CITY OF BEACON, NEW YORK
COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
Richard Muscat
John Gunn

May 21, 2020
7:00 PM
Planning Board Agenda

Regular Meeting

Continue review of application for Site Plan Approval, 3 Water Street, submitted by POK Associates, LLC

Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, â€œBeacon Views Townhousesâ€ 39 units, Conklin Street, submitted by Beacon Views, LLC

Miscellaneous Business

Architectural Review

1. Certificate of Appropriateness â€“ 466 Main Street; new faÃ§ade color

City of Beacon Planning Board Agenda
05/21/2020

Title:

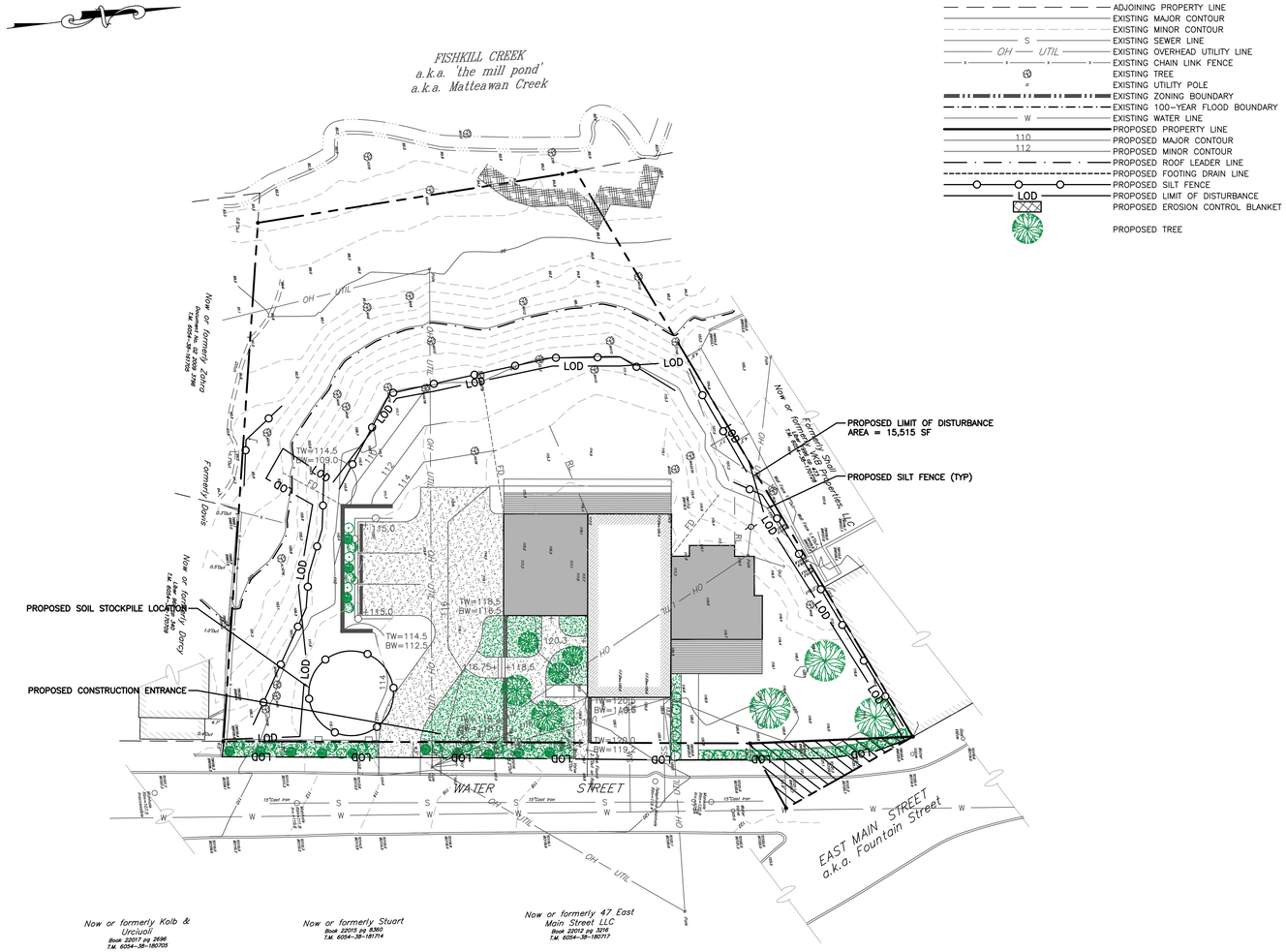
Continue review of application for Site Plan Approval, 3 Water Street, submitted by POK Associates, LLC

Subject:

Regular Meeting

ATTACHMENTS

- 3 Water Street Sheet 4 Erosion & Sediment Control.pdf
- 3 Water Street Sheet 5 Construction Details.pdf
- 3 Water Street Sheet 6 Construction Details 2.pdf
- 3 Water Street Subdivision Plat.pdf
- 3 Water Street Architect Cover Letter.pdf
- 3 Water Street Engineer Cover Letter.pdf
- 3 Water Street Planner Review Letter.pdf
- 3 Water Street Sheet 1 Site Plan.pdf
- 3 Water Street Sheet 2 Existing Conditions Demolition Plan.pdf
- 3 Water Street Sheet 3 Grading & Utilities.pdf



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING ZONING BOUNDARY
- EXISTING 100-YEAR FLOOD BOUNDARY
- EXISTING WATER LINE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED TREE

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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.

SILT FENCE:

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

SOIL STOCKPILE:

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

DUST CONTROL:

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

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.

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.

9. 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.

10. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	PER PLANNING BOARD COMMENTS	MAB				

SEAL

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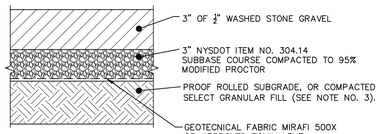
EROSION & SEDIMENT CONTROL PLAN

3 WATER STREET SITE PLAN

3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-170722

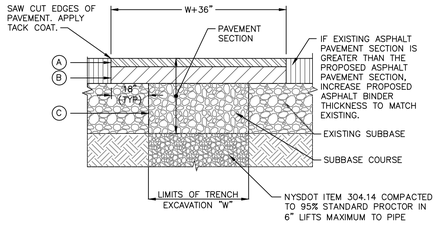
JOB #:	2020:013
DATE:	3/31/2020
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	4 OF 6

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



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. 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.

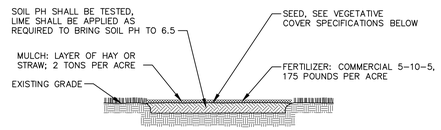
GRAVEL PARKING AREA SECTION DETAIL
NOT TO SCALE



LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

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

STREET PAVEMENT RESTORATION 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:

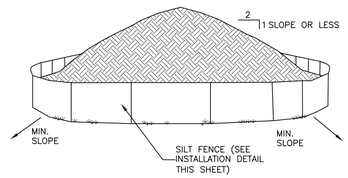
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

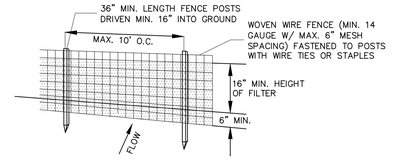
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

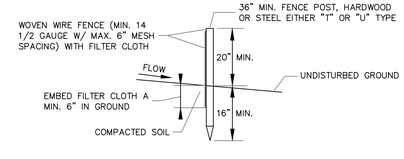


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



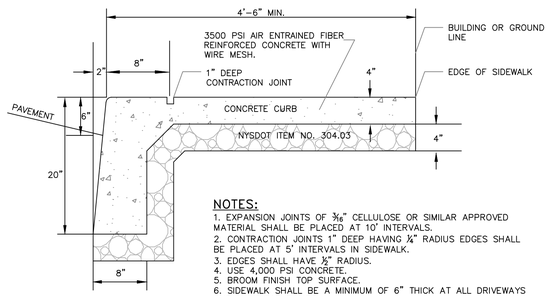
PERSPECTIVE VIEW



SECTION VIEW

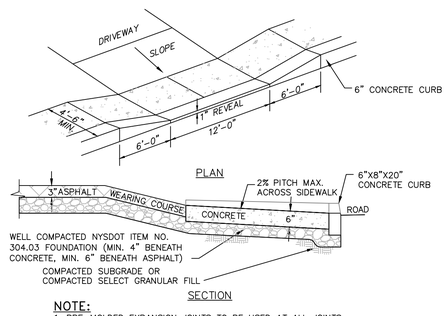
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED 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



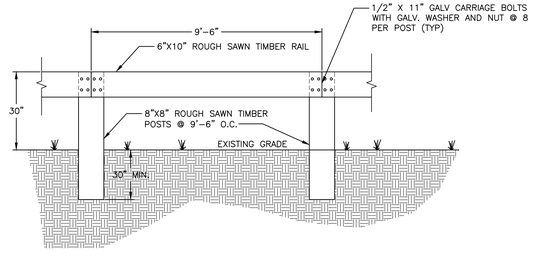
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE

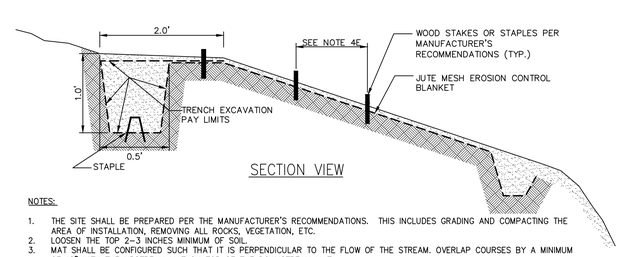


NOTE:
1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



TIMBER GUIDERAIL DETAIL
NOT TO SCALE



SECTION VIEW

NOTES:
1. THE SITE SHALL BE PREPARED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS INCLUDES GRADING AND COMPACTING THE AREA OF INSTALLATION, REMOVING ALL ROCKS, VEGETATION, ETC.
2. LOOSEN THE TOP 2–3 INCHES MINIMUM OF SOIL.
3. MAT SHALL BE CONFIGURED SUCH THAT IT IS PERPENDICULAR TO THE FLOW OF THE STREAM. OVERLAP COURSES BY A MINIMUM OF 18" WITH THE UPSTREAM MAT ON TOP OF THE DOWNSTREAM MAT.
4. INSTALL THE MAT:
A: EXCAVATE A 12"X6" MINIMUM LONGITUDINAL ANCHOR TRENCH 2–3 FEET OVER CREST OF SLOPE.
B: INSTALL TOP END OF MAT INTO TRENCH AND SECURE TO BOTTOM USING MANUFACTURER'S SUGGESTED ANCHORING DEVICE AND DEPTH SPACED EVERY 12" MINIMUM. BACKFILL AND COMPACT SOIL INTO TRENCH.
C: UNROLL MAT DOWN SLOPE.
D: OVERLAPS SHALL BE 18" MINIMUM AND ANCHORED EVERY 18" MINIMUM ALONG THE OVERLAP. SECURE USING WOOD STAKES AS SPECIFIED ON THIS PLAN.
E: UNROLL MAT IN A MANNER TO MAINTAIN DIRECT CONTACT WITH SOIL. SECURE MAT TO GROUND SURFACE USING WOOD STAKE ANCHORING DEVICES. ANCHORS SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND LANDSCAPE DESIGNER.
F: EXCAVATE A 12"X6" KEY ANCHOR TRENCH AT 1.5 YR ELEVATION.
G: PLACE BOTTOM END OF MAT INTO KEY ANCHOR TRENCH AT 1.5 YR. ELEVATION AND SECURE TO BOTTOM OF TRENCH USING WOOD STAKE GROUND ANCHORING DEVICES SPACED EVERY 12" MINIMUM. BACKFILL AND COMPACT SOIL INTO TRENCH. ADDITIONAL ANCHORING IN AREAS WHERE STANDING AND/OR FLOWING WATER EXISTS THE TOE OF THE SLOPE MAY BE REQUIRED. CONTACT THE MANUFACTURER IN THESE CASES.
5: JUTE MESH SHALL BE OF A UNIFORM OPEN PLAIN WEAVE OF UNDYED AND UNBLEACHED SINGLE JUTE YARN. JUTE MESH SHALL BE WOVEN AS FOLLOWS:
APPROXIMATELY 78 WARP ENDS PER YARD WIDTH.
APPROXIMATELY 41 WEFT ENDS PER LINEAR YARD.
MASS OF JUTE MESH SHALL AVERAGE 1 POUND PER SQUARE YARD (PLUS OR MINUS 5%).

ROLLED EROSION CONTROL MAT DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	PER PLANNING BOARD COMMENTS	MAB				

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CONSTRUCTION DETAILS

3 WATER STREET SITE PLAN

3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–38–170722

JOB #:	2020:013
DATE:	3/31/2020
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	5 OF 6

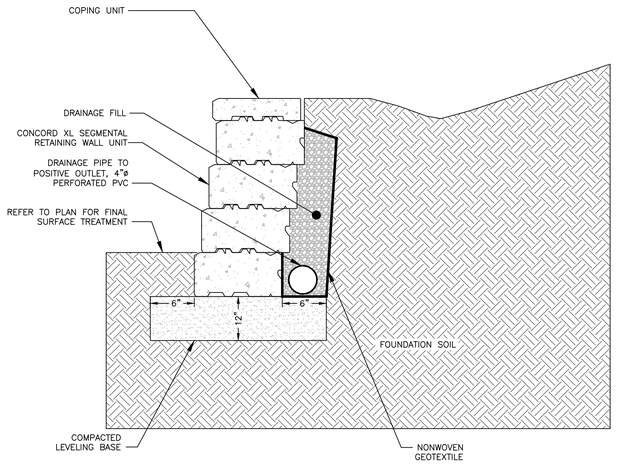
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

GENERAL RETAINING WALL NOTES:

1. PROPOSED RETAINING WALL TO BE UNILOCK CONCORD WALL XL OR ESTATE WALL (SEE PLAN AND PROFILE SHEETS). ALL WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY MATERIAL COLORS WITH THE OWNER.
3. LEVELING BASE IS THE COMPACTED GRANULAR SOIL, OR IF SPECIFIED IN THE CONSTRUCTION DOCUMENTS AN UNREINFORCED CONCRETE FOOTING, PLACED BENEATH THE FIRST COURSE OF SEGMENTAL RETAINING WALL UNITS.
   - 3.1. THE LEVELING BASE MATERIAL SHALL BE NON-FROST SUSCEPTIBLE, WELL GRADED, COMPACTED ANGULAR GRAVEL-SAND MIXTURE (GW AS PER ASTM D2487).
4. DRAINAGE FILL IS A FREE DRAINING AGGREGATE WITH HIGH PERMEABILITY PLACED DIRECTLY BEHIND THE MODULAR CONCRETE UNITS. THIS WILL INCLUDE A DRAINAGE PIPE AND MAY BE SEPARATED FROM OTHER FILL WITH A SUITABLE GEOTEXTILE FILTER.
   - 4.1. THE DRAINAGE FILL SHALL BE A FREE DRAINING ANGULAR, GRAVEL MATERIAL OF UNIFORM PARTICLE SIZE SMALLER THAN 1 INCH AND GREATER THAN 1/4 INCH. THE DRAINAGE FILL SHALL BE SEPARATED FROM THE REINFORCED FILL OR RETAINED FILL BY A SPECIFIED GEOTEXTILE FILTER.
5. DRAINAGE PIPE IS A PERFORATED PIPE USED TO CARRY WATER, COLLECTED FROM WITHIN THE SEGMENTAL RETAINING WALL, TO OUTLETS, TO PREVENT PORE WATER PRESSURES FROM BUILDING UP WITHIN THE SEGMENTAL RETAINING WALL AND SPECIFICALLY BEHIND THE SEGMENTAL RETAINING WALL UNITS.
   - 5.1. THE DRAINAGE PIPE SHALL BE A PERFORATED CORRUGATED POLYETHYLENE OR PERFORATED PVC PIPE, WITH A MINIMUM DIAMETER OF 4 INCHES, PROTECTED BY A GEOTEXTILE FILTER TO PREVENT THE MIGRATION OF SOIL PARTICLES INTO THE DRAINAGE PIPE.
6. GEOTEXTILE FILTER IS A PERMEABLE PLANAR POLYMER STRUCTURE THAT WILL ALLOW THE PASSAGE OF WATER FROM ONE SOIL MEDIUM TO ANOTHER WHILE PREVENTING THE MIGRATION OF FINE PARTICLES THAT MIGHT CLOG THE DOWNSTREAM FILL. SELECTION OF A GEOTEXTILE FILTER IS BASED ON THE CHARACTERISTICS OF THE DIFFERENT SOILS USED IN AND SURROUNDING THE SEGMENTAL RETAINING WALL.
   - 6.1. THE GEOTEXTILE FILTER SHALL BE NEEDLE PUNCHED NONWOVEN (FOR DRAINAGE AND SEPARATION) BY ADS OR APPROVED EQUAL.
7. DESIGN ASSUMPTIONS:
   - 7.1. THE FOUNDATION SOILS WILL PRODUCE ACCEPTABLE TOTAL AND DIFFERENTIAL SETTLEMENT GIVEN THE APPLIED LOAD OF THE SEGMENTAL RETAINING WALL.
   - 7.2. THE MAXIMUM GROUNDWATER ELEVATION IS AT LEAST 2/3 X H (HEIGHT) BELOW THE BASE OF THE SEGMENTAL RETAINING WALL.
   - 7.3. THERE WILL BE NO HYDROSTATIC PRESSURE WITHIN OR BEHIND THE SEGMENTAL RETAINING WALL.
   - 7.4. THE SURROUNDING STRUCTURES WILL NOT EXERT ANY ADDITIONAL LOADING ON THE SEGMENTAL RETAINING WALL.
   - 7.5. THERE ARE NO STRUCTURES (UTILITIES SUCH AS GAS/WATER MAINS, STORM SEWERS, ELECTRICAL/COMMUNICATIONS CABLES, ETC) TO BE PLACED WITHIN OR BELOW THE REINFORCED FILL DURING OR AFTER CONSTRUCTION. (NOT APPLICABLE – NO REINFORCED FILL THIS PROJECT).
8. IF UNEXPECTED SOURCES OF WATER ARE IDENTIFIED (E.G., A HIGHER WATER TABLE OR WEEPING SOIL LAYERS), ADDITIONAL DRAINAGE STRUCTURES MAY BE REQUIRED (E.G., BLANKET DRAINS OR CHIMNEY DRAINS). THE SPECIFIC DETAILS WILL NEED TO BE DETERMINED BY THE DESIGN ENGINEER. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF UNEXPECTED SOURCES OF WATER ARE IDENTIFIED DURING INITIAL EXCAVATION.
9. GENERAL INSTALLATION GUIDES ILLUSTRATING PROPER METHODS AND TECHNIQUES FOR GOOD CONSTRUCTION ARE AVAILABLE TO THE INSTALLER FROM RISI STONE SYSTEMS OR THE SEGMENTAL RETAINING WALL MANUFACTURER UPON REQUEST.
10. CONSTRUCTION: SITE PREPARATION.
    - 10.1. COMPLY WITH ALL CURRENT FEDERAL, STATE, AND LOCAL REGULATIONS FOR EXECUTION OF THE WORK, INCLUDING LOCAL BUILDING CODES AND EXCAVATION REGULATIONS. PROVIDE EXCAVATION SUPPORT AS REQUIRED TO MAINTAIN STABILITY OF THE AREA DURING EXCAVATION AND SEGMENTAL RETAINING WALL CONSTRUCTION AND TO PROTECT EXISTING STRUCTURES, UTILITIES, LANDSCAPE FEATURES, PROPERTY OR IMPROVEMENTS.
    - 10.2. PRIOR TO GRADING OR EXCAVATION OF THE SITE, CONFIRM THE LOCATION OF THE SEGMENTAL RETAINING WALL AND ALL UNDERGROUND FEATURES, INCLUDING UTILITY LOCATIONS WITHIN THE AREA OF CONSTRUCTION. ENSURE SURROUNDING STRUCTURES ARE PROTECTED FROM EFFECTS OF SEGMENTAL RETAINING WALL EXCAVATION.
    - 10.3. COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH SEGMENTAL RETAINING WALL INSTALLATION.
    - 10.4. CONTROL SURFACE WATER DRAINAGE AND PREVENT INUNDATION OF THE SEGMENTAL RETAINING WALL CONSTRUCTION AREA DURING THE CONSTRUCTION PROCESS.
    - 10.5. THE FOUNDATION SOIL SHALL BE EXCAVATED OR FILLED AS REQUIRED TO THE GRADES AND DIMENSIONS SHOWN ON THE PLAN.
    - 10.6. THE FOUNDATION SOIL SHALL BE PROOF ROLLED AND EXAMINED BY THE GENERAL REVIEW ENGINEER TO ENSURE THAT IT MEETS THE MINIMUM STRENGTH REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. IF UNACCEPTABLE FOUNDATION SOIL IS ENCOUNTERED, THE GENERAL REVIEW ENGINEER SHOULD CONTACT THE DESIGN ENGINEER TO DISCUSS OPTIONS AND DETERMINE THE MOST APPROPRIATE COURSE OF ACTION.
    - 10.7. IN CUT SITUATIONS, THE NATIVE SOIL SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN IN THE CONSTRUCTION DOCUMENTS AND REMOVED FROM THE SITE OR STOCKPILED FOR REUSE AS REINFORCED OR RETAINED FILL AS IDENTIFIED ON THE PLAN. CARE SHOULD BE TAKEN NOT TO CONTAMINATE OR OVERLY SATURATE THE STOCKPILED FILL MATERIAL.
11. CONSTRUCTION: INSTALLING DRAINAGE SYSTEM.
    - 11.1. THE APPROVED GEOTEXTILE FILTER SHALL BE SET AGAINST THE BACK OF THE FIRST SEGMENTAL RETAINING WALL UNIT, OVER THE PREPARED FOUNDATION SOIL EXTENDING TOWARDS THE BACK OF THE EXCAVATION, UP THE EXCAVATION FACE AND EVENTUALLY OVER THE TOP OF THE DRAINAGE FILL TO THE BACK OF THE SEGMENTAL RETAINING WALL UNITS NEAR THE TOP OF THE WALL OR AS SHOWN ON THE PLAN. GEOTEXTILE OVERLAPS SHALL BE A MINIMUM OF 1 FOOT AND SHALL BE SHINGLED DOWN THE FACE OF THE EXCAVATION IN ORDER TO PREVENT THE MIGRATION OF PARTICLES FROM ONE FILL TYPE TO ANOTHER.
    - 11.2. THE DRAINAGE PIPE SHALL BE PLACED AS SHOWN ON THE PLAN, IN ACCORDANCE WITH THE OVERALL DRAINAGE PLAN FOR THE SITE. THE MAIN COLLECTION DRAIN PIPE SHALL BE A MINIMUM OF 4 INCHES IN DIAMETER. THE PIPE SHALL BE LAID TO ENSURE GRAVITY FLOW OF WATER FROM THE REINFORCED FILL. CONNECT DRAINAGE COLLECTION PIPE AT A STORM SEWER CATCH BASIN OR DAYLIGHT ALONG SLOPE AT AN ELEVATION LOWER THAN LOWEST POINT OF PIPE, EVERY 50 FEET MAXIMUM.
    - 11.3. IF OTHER SOURCES OF WATER ARE DISCOVERED DURING EXCAVATION OR ANTICIPATED, REFER TO NOTE 8 ABOVE.
12. CONSTRUCTION: INSTALLING SEGMENTAL RETAINING WALL UNITS.
    - 12.1. THE BOTTOM ROW OF SEGMENTAL RETAINING WALL UNITS SHALL BE PLACED ON THE LEVELING BASE AS SHOWN IN THE CONSTRUCTION DOCUMENTS. THE UNITS SHALL BE PLACED IN THE MIDDLE OF THE LEVELING BASE. CARE SHALL BE TAKEN TO ENSURE THAT THE SEGMENTAL RETAINING WALL UNITS ARE ALIGNED PROPERLY, LEVELED FROM SIDE TO SIDE AND FRONT TO BACK AND ARE IN COMPLETE CONTACT WITH THE LEVELING BASE.
    - 12.2. THE SEGMENTAL RETAINING WALL UNITS ABOVE THE BOTTOM COURSE SHALL BE PLACED TO INTERCONNECT THE SHEAR KEY AND THEN PUSHED FORWARD, CREATING THE SPECIFIED BATTER OF THE SEGMENTAL RETAINING WALL FACE.
    - 12.3. THE SEGMENTAL RETAINING WALL UNITS SHALL BE SWEPT CLEAN BEFORE PLACING ADDITIONAL COURSES TO ENSURE THAT NO DIRT, CONCRETE OR OTHER FOREIGN MATERIALS BECOME LODGED BETWEEN SUCCESSIVE LIFTS OF THE SEGMENTAL RETAINING WALL UNITS.
    - 12.4. SUCCESSIVE COURSES SHALL BE PLACED TO CREATE A RUNNING BOND PATTERN WITH THE EDGE OF ALL UNITS BEING APPROXIMATELY ALIGNED WITH THE MIDDLE OF THE UNIT IN THE COURSE BELOW IT. CUT SEGMENTAL RETAINING WALL UNITS MAY NEED TO BE PLACED TO ENSURE THE VERTICAL LINE BETWEEN ADJACENT SEGMENTAL RETAINING WALL UNITS REMAINS WITHIN THE MIDDLE THIRD OF THE SEGMENTAL RETAINING WALL UNIT BELOW.
    - 12.5. WHERE APPLICABLE, A MAXIMUM OF 3 COURSES OF SEGMENTAL RETAINING WALL UNITS CAN BE PLACED ABOVE THE LEVEL OF THE REINFORCED FILL AT ANY TIME.
    - 12.6. THE INSTALLER SHALL CHECK THE LEVEL OF SEGMENTAL RETAINING WALL UNITS WITH EACH LIFT TO ENSURE THAT NO GAPS ARE FORMED BETWEEN SUCCESSIVE LIFTS THAT MAY AFFECT THE PERFORMANCE OF THE SEGMENTAL RETAINING WALL.
    - 12.7. CARE SHALL BE TAKEN TO ENSURE THAT THE SEGMENTAL RETAINING WALL UNITS AND GEOSYNTHETIC REINFORCEMENT, WHERE APPLICABLE, ARE NOT DAMAGED DURING HANDLING AND PLACEMENT.
    - 12.8. NO HEAVY EQUIPMENT, FOR COMPACTION, FILL PLACEMENT OR OTHER, SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE SEGMENTAL RETAINING WALL UNITS.
13. CONSTRUCTION: DRAINAGE FILL.
    - 13.1. THE DRAINAGE FILL WILL BE PLACED BEHIND THE SEGMENTAL RETAINING WALL UNITS WITH A MINIMUM WIDTH OF 1 FOOT AND SEPARATED FROM OTHER SOILS USING THE SPECIFIED GEOTEXTILE FILTER. DUE TO SITE CONSTRAINTS, THE DRAINAGE FILL MINIMUM WIDTH IS 6 INCHES FOR THIS PROJECT).
    - 13.2. DRAINAGE FILL SHALL BE PLACED BEHIND THE SEGMENTAL RETAINING WALL FACING IN MAXIMUM LIFTS OF 6 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR.
14. CONSTRUCTION: SECURE COPING.
    - 14.1. COPING UNITS SHALL BE SECURED TO THE TOP OF THE SEGMENTAL RETAINING WALL WITH TWO 3/8 INCH BEADS OF CONCRETE ADHESIVE POSITIONED 2 INCHES IN FRONT AND BEHIND THE TONGUE OF THE LAST COURSE OF SEGMENTAL RETAINING WALL UNITS.

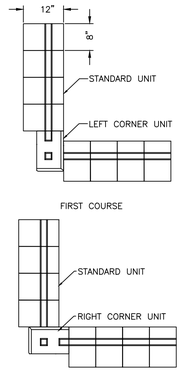
PROJECT SPECIFIC RETAINING WALL NOTES:

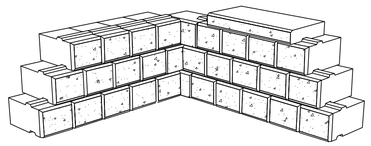
1. THE CONTRACTOR SHALL BE COGNIZANT OF THE CLOSE PROXIMITY TO THE ADJACENT PROPERTY LINE, AND SHALL MAINTAIN LIMITS OF WORK WITHIN THE SUBJECT PROPERTY BOUNDS.
2. IN ORDER TO MAKE THE TRANSITION FROM THE CONCORD XL UNITS TO THE STATE WALL UNITS, THE TONGUE ON THE CONCORD XL UNITS SHALL BE CHIPPED OFF. TWO 3/8 INCH BEADS OF CONCRETE ADHESIVE POSITIONED 2 INCHES IN FRONT AND BEHIND THE REMOVED TONGUE OF THE SEGMENTAL RETAINING WALL UNITS SHALL BE APPLIED.
3. IN ADDITION TO THE COPING ADHESIVE INSTALLATION, ALL ESTATE WALL UNITS SHALL HAVE CONCRETE ADHESIVE APPLIED: TWO 3/8 INCH BEADS OF CONCRETE ADHESIVE POSITIONED 2 INCHES FROM THE FACE AND THE BACK OF EACH SEGMENTAL RETAINING WALL UNIT.
4. DUE TO LIMITED AVAILABLE PROPERTY CONTROL, THE LEVELING BASE SHALL EXTEND 6 INCHES BEYOND THE BACK OF THE BASE CONCORD XL UNIT. THE CONTRACTOR SHALL PREPARE A NEAR VERTICAL EXCAVATION AT THE PROPERTY LINE IN ORDER TO CREATE THE REQUIRED SECTION.
5. THE DRAINAGE PIPE SHALL TRANSITION TO 4"ø SCH40 SOLID PVC AT THE FITTING AT THE END OF THE ESTATE WALL.



NOTES:
1. REFER TO RETAINING WALL NOTES, THIS SHEET.

SEGMENTAL RETAINING WALL DETAIL – GRAVITY WALL SECTION
NOT TO SCALE





NOTES:
1. REFER TO RETAINING WALL NOTES, THIS SHEET.

SEGMENTAL RETAINING WALL DETAIL – 90° INSIDE CORNER
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	NO CHANGE THIS SHEET	MAB				

SEAL

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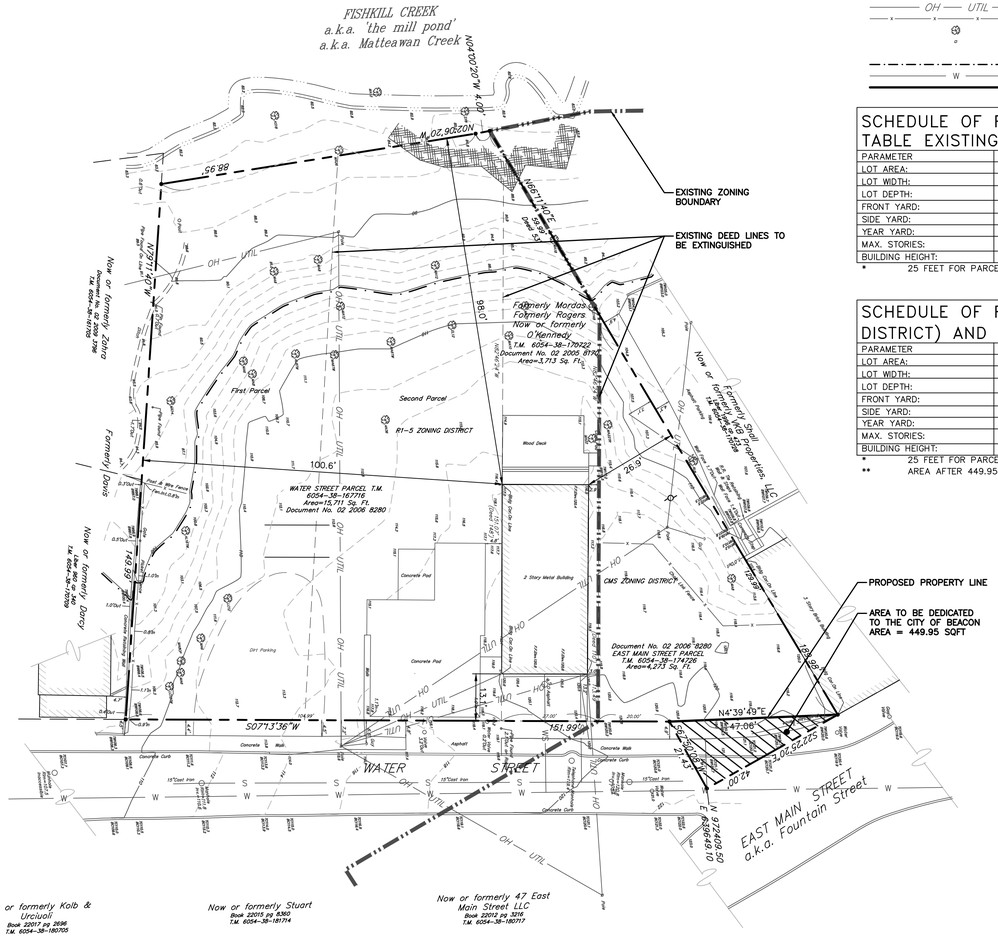
CONSTRUCTION DETAILS

3 WATER STREET SITE PLAN

3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-170722

JOB #:	2020:013
DATE:	3/31/2020
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	6 OF 6

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



SUBDIVISION PLAT
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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- S — EXISTING SEWER LINE
- OH — UTIL — EXISTING OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING ZONING BOUNDARY
- EXISTING 100-YEAR FLOOD BOUNDARY
- W — EXISTING WATER LINE
- PROPOSED PROPERTY LINE

PROJECT INFORMATION:

APPLICANT:	POK BEACON, LLC, 3 WATER STREET BEACON, NY 12508
PROJECT SURVEYOR:	BADEY & WATSON SURVEYING AND ENGINEERING, P.C.
PARCEL LOCATION:	3 WATER STREET, BEACON, NY 12508
TAX PARCEL ID:	6054-38-170722
PARCEL AREA:	±0.53-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

SCHEDULE OF REGULATIONS (CMS & R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE EXISTING CONDITIONS:

PARAMETER	REQUIREMENT R1-5	REQUIREMENT CMS	PARCEL 6054-38-167716	PARCEL 6058-38-170722	PARCEL 6058-38-174726
LOT AREA:	5,000 SQUARE FEET MIN	N/A	15,711 S.F.	3,713 S.F.	4,273 S.F.
LOT WIDTH:	50 FEET MINIMUM	N/A	±100 FEET	± 27 FEET	± 59 FEET
LOT DEPTH:	100 FEET MINIMUM	N/A	±158 FEET	± 133 FEET	± 73 FEET
FRONT YARD:	30 FEET	0 FEET; 10 FEET MAX	N/A	13.1 FEET	N/A
SIDE YARD:	10 FEET (20 TOTAL OF TWO)	0 FEET	N/A	0 FEET; 3 FEET	N/A
YEAR YARD:	30 FEET	25 FEET*	N/A	± 28 FEET	N/A
MAX. STORIES:	2 1/2 (1 STORY MIN.)	2 STORIES MIN.; 3 MAX.	N/A	2 STORIES	N/A
BUILDING HEIGHT:	35 FEET (12 FEET MIN.)	38 FEET	N/A	±24 FEET	N/A

* 25 FEET FOR PARCELS 100 FEET DEEP OR MORE AND MINIMUM 10 FEET FOR PARCELS UNDER 100 FEET DEEP.

SCHEDULE OF REGULATIONS (CMS & R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT R1-5	REQUIREMENT CMS	PARCEL 6054-38-170722
LOT AREA:	5,000 SQUARE FEET MIN	N/A	23,247 S.F.**
LOT WIDTH:	50 FEET MINIMUM	N/A	±155 FEET
LOT DEPTH:	100 FEET MINIMUM	N/A	±160 FEET
FRONT YARD:	30 FEET	0 FEET; 10 FEET MAX	N/A
SIDE YARD:	10 FEET (20 TOTAL OF TWO)	0 FEET	26.9 FEET; 127.5 FEET (TOTAL OF TWO)
YEAR YARD:	30 FEET	25 FEET*	98.0 FEET
MAX. STORIES:	2 1/2 (1 STORY MIN.)	2 STORIES MIN.; 3 MAX.	2 STORIES
BUILDING HEIGHT:	35 FEET (12 FEET MIN.)	38 FEET	±24 FEET

* 25 FEET FOR PARCELS 100 FEET DEEP OR MORE AND MINIMUM 10 FEET FOR PARCELS UNDER 100 FEET DEEP.
** AREA AFTER 449.95 S.F. CONVEYANCE TO THE CITY OF BEACON.



SITE LOCATION MAP SCALE: 1" = 200'

SURVEY NOTES:

1. THE THREE PARCELS SHOWN ON THIS MAP HAVE BEEN CONSOLIDATED INTO ONE LOT WITH THE PARCEL NO. DESIGNATION 6054-38-170722, AND A TOTAL AREA OF ±0.53 AC, AND FILED WITH THE DUTCHESS COUNTY CLERK'S OFFICE IN AUGUST 2017. THE CONSOLIDATION SHOWN ON THESE PLANS ARE FOR THE PURPOSES OF THE CITY OF BEACON ONLY.
2. APPROXIMATELY 449 SQUARE FEET IS PROPOSED TO BE CONVEYED AND OFFERED FOR DEDICATION TO THE CITY OF BEACON.
3. THIS SURVEY IS OF PROPERTY DESCRIBED IN THE DUTCHESS COUNTY CLERK'S DOCUMENT NO'S 02 2005 8170 AND 02 2006 8280.
4. THE MERIDIAN, DISTANCES AND COORDINATE VALUES SHOWN HEREON REFER TO THE NEW YORK COORDINATE SYSTEM, EAST ZONE (NAD 83), EXPRESSED IN FEET. THE DISTANCES SHOWN ON THIS MAP ARE GRID DISTANCES. THEY HAVE BEEN SCALED BY A GRID FACTOR (SCALE FACTOR X SEA LEVEL FACTOR) OF 0.99991900. TO OBTAIN GROUND DISTANCES DIVIDE THE DISTANCES ON THIS MAP BY THE GRID FACTOR.
5. THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

MAP REFERENCE:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY ENTITLED "SURVEY OR PROPERTY PREPARED FOR POK BEACON, LLC" COMPLETED ON JULY 14, 2011, BY BADEY & WATSON.
2. THE LOCATION OF THE WATER MAIN SHOWN IN WATER STREET HAS NOT BEEN SURVEYED AND THE LOCATION IS CONSIDERED REPUTED.

FLOOD BOUNDARY:

1. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	PER PLANNING BOARD COMMENTS	MAB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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PRELIMINARY SUBDIVISION PLAT

3 WATER STREET

3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-170722

JOB #:	2020:013
DATE:	3/31/2020
SCALE:	1" = 20'
TITLE:	SD-1
SHEET:	1 OF 1

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

ARYEH SIEGEL
ARCHITECT

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

Re: 3 Water Street Accessory Apartment, Beacon, New York
Special Use Permit Application – Responses to Comments

April 28, 2020

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated April 9, 2020, and Lanc & Tully's Memorandum dated April 10, 2020.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. The Special Use Permit was approved by the City Council on March 16, 2020.

2. The Subdivision Plat notes and tables will be updated.

3. The site plan has been corrected to show the parcel area after conveyance of a portion of the land to the City of Beacon, and consolidation of the lots. Sheet titles have been updated to reflect 6 sheets total.

4. The demolition plan has been updated to show removal of the existing chain link fence.

5. The stockade fence location has been clarified.

6. The Board did not require additional street trees to be added at the last meeting. It was determined that the landscaping visible from the street was adequate.

7. We are working with the Applicant and Central Hudson to avoid interference with the pole and bracing at the driveway.

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

Lanc & Tully Comment Responses:

Sheet 1 of 6

1. The Index of Drawings and sheet numbering have been corrected.
2. The lot areas have been corrected on the Bulk Regulations Table
3. The area to be conveyed to the City of Beacon is called out on the Site Plan.
4. The stockade fence detail has been enlarged for clarity.
5. The stockade fence symbol has been modified for plan visibility.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

April 28, 2020

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

Re: 3 Water Street Subdivision and Site Plan
3 Water Street
Tax parcel: 6054-38-170722 ±0.54 acres
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 been retained by the Applicant to prepare engineering plans and supporting materials in response to John Clark Planning and Design's comment memorandum dated April 9, 2020, and Lanc & Tully's comment letter dated April 10, 2020. Below is a point-by-point response to the comment letters received. Aryeh Siegel has responded to the Consultants' comments under a separate letter.

John Clarke January 9, 2020 Comment Memorandum

1. Comment noted.
2. The tax map number and acreage have been corrected on the Plat.
3. Aryeh Siegel has responded to this comment.
4. Aryeh Siegel has responded to this comment.
5. Aryeh Siegel has responded to this comment.
6. Aryeh Siegel has responded to this comment.
7. The sidewalk has been widened to accommodate ADA passage.

Lanc & Tully January 10, 2020 Comment Letter

Subdivision Plat

1. The date of the consolidation has been updated per information obtained from the Dutchess County Clerk.
2. The tax map number has been corrected.
3. The Parcel Area has been corrected in the Project Information Table.
4. The metes and bounds have been enlarged on the plat.
5. The line distance has been masked over the hatch area for clarity.
6. The fence is owned by the Applicant, and it is now shown to be removed on the site plan set.

General Comments

1. Aryeh Siegel has responded to this comment.

Site Plan (Sheet 1 of 6)

1. Aryeh Siegel has responded to this comment.
2. Aryeh Siegel has responded to this comment.
3. Aryeh Siegel has responded to this comment.
4. Aryeh Siegel has responded to this comment.
5. Aryeh Siegel has responded to this comment.

Grading & Utility Plan (Sheet 3 of 6)

1. The grading was not necessary in that area and was only shown to provide a uniform slope over the existing slope. Therefore, the grading has been removed and the wall elevations have been adjusted.
2. The existing water and sewer service locations and sizes are now shown on the plans.
3. The driveway has been re-configured to avoid the pole and guy wire.
4. The utility pole is proposed to be re-located or removed. We will continue to find who the pole belongs to, and what purpose it serves.
5. The roof leader drain has been re-routed away as much as possible from the adjacent property to the rear of the existing parcel while avoiding interference with existing trees to remain.
6. The hatching has been scaled back so that the elevation labels can been seen with more clarity.
7. The water line is now labeled as 6” on the plans.
8. There is no grading proposed at the north side of the accessory apartment. The existing slope will be left undisturbed to the greatest extent possible.

Construction Details (Sheet 5 of 6)

1. The detail has been revised to reflect 4,000 psi concrete.

Enclosed electronically for your continued review is the following:

- Cover letter from Aryeh Siegel (1 copy);
- Response to comments letter from Aryeh Siegel (1 copy);
- Preliminary Subdivision Plat Sheet 1 of 1 (1 copy);
- Site Plan set consisting of 6 sheets (1 copy), and

We look forward to discussing this project at your next available 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: POK Beacon, LLC
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 8, 2020
Re: **3 Water Street, Site Plan, Subdivision, and Special Permit for Accessory Apartment**

I have reviewed response letters from Aryeh Siegel and Hudson Land Design, a Preliminary Subdivision Plat, and a 6-sheet Special Permit Application set, all dated April 28, 2020.

Proposal

The applicant is proposing to construct a one-story accessory apartment addition on a 0.54-acre site in the R1-5 and CMS zoning districts. A subdivision is also needed to consolidate the site into one lot.

Comments and Recommendations

1. For the Subdivision Plat, the Schedule of Regulations tables should show the CMS required minimum lot depth as 75 feet.

2. There is an existing telephone pole in the center of the narrow sidewalk just north of the relocated driveway. The applicant is working with Central Hudson to resolve the issue and the sidewalk is shown as widened in this area, but it should have at least 4-foot clearance around the pole and guy wires to allow convenient pedestrian passage.

All my other planning issues have been addressed. If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

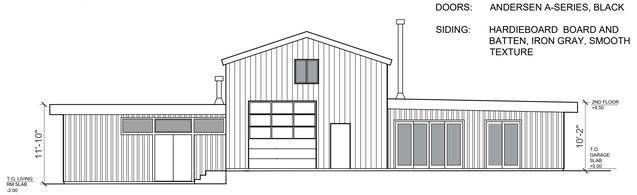
c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

EXISTING SIDING: RIBBED GALVANIZED METAL

WINDOWS: ANDERSEN A-SERIES, BLACK

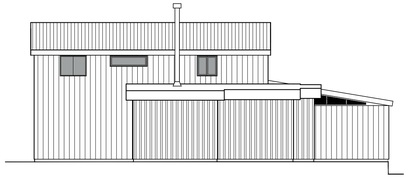
DOORS: ANDERSEN A-SERIES, BLACK

SIDING: HARDIEBOARD BOARD AND BATTEN, IRON GRAY, SMOOTH TEXTURE



Water Street (East) Elevation

Scale: 3/32" = 1'-0"



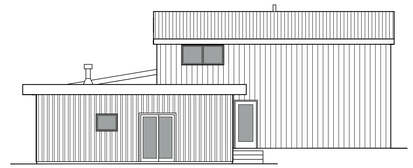
North Elevation

Scale: 3/32" = 1'-0"



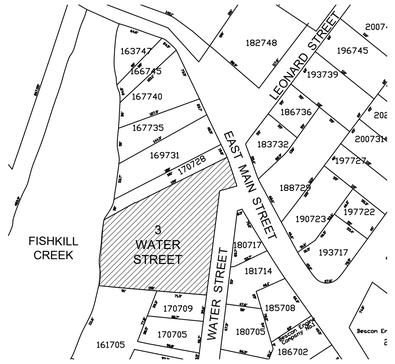
West Elevation

Scale: 3/32" = 1'-0"



South Elevation

Scale: 3/32" = 1'-0"



Location Plan

Not to Scale



L1: Wall Mounted

HAMPTON BAY
"1-LIGHT ZINC OUTDOOR WALL LANTERN" MODEL # HSP1691A - 60 W INCANDESCENT LAMP OR LED EQUIVALENT - MAX COLOR TEMPERATURE SHALL BE 2700K. SHIELD LIGHTS TO PREVENT LIGHT SPILL ACROSS TO ADJACENT PROPERTIES OR ABOVE THE HORIZONTAL PLANE INTO THE SKY

Bulk Regulations Table

Zoning District	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Lot Area
	Front	Side	Rear	Front	Side	Rear							
R1-5 ONE FAMILY RESIDENCE	30'	10'	30'	13.1' Existing non-conforming	76.36'	94.19'	100'	149.69'	NA	2,056 SF	2-1/2 Story	2 Story	
CMS - CENTRAL MAIN STREET	0 Minimum, 10' Maximum	0	25'	30.00' at addition	12.67'	NA	75'	130'	NA	573 SF	3 stories. With special permit, 4 stories with a 15' step back above 38'	2 story at existing. 1 story at additions	23,247 SF total lot area after merging of lots and after conveyance of land to City of Beacon

Zoning Summary

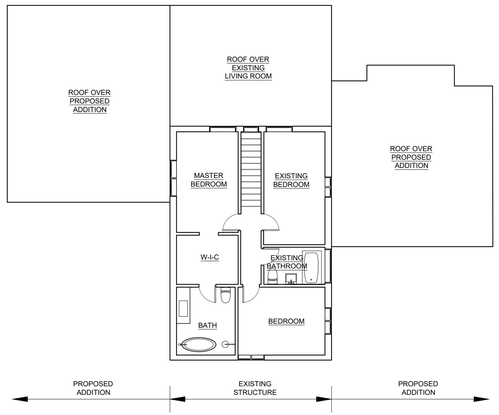
Zoning District:	R1-5 & CMS
Tax Map No.:	6054-38-170722
Lot Area:	+-0.53 acre
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residence
Proposed Use:	Owner-Occupied Single-Family Residence with Accessory Apartment

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
	Acessory apartment	2 parking spaces
Total Required Parking Spaces		**4 Parking Spaces**
Total Proposed Parking Spaces		**4 Parking Spaces**

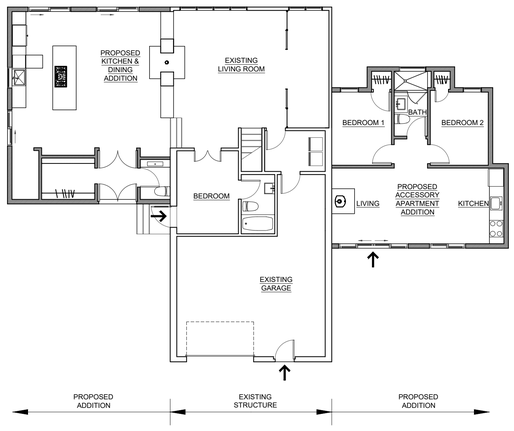
Notes:

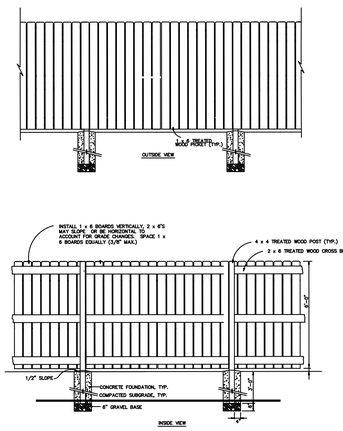
1. The applicant merged the separate parcels to create one lot prior to the re-zoning of a portion of the lot to CMS.
2. The Applicant will submit a Subdivision application to merge the lots according to the City's specifications.
3. Per City of Beacon Zoning Section 223-24.1 Accessory Apartments:
   a. The Accessory Apartment is connected to an owner-occupied single-family residence
   b. The area of the accessory apartment is 590 SF (Maximum 650 SF for attached accessory apartments).
   c. The accessory apartment constitutes 21% of the total square footage (2,792 SF). The maximum area for an Accessory Apartment shall not exceed 30% of the floor area of the residence in which it is located.
   d. The exterior appearance maintains that of a single-family residence.
   e. The Accessory Apartment has 2 parking spaces assigned to it.
4. Note that there is one existing garage parking space, and 3 proposed surface parking spaces.
5. The City Council approved the Special Use Permit for the Accessory Apartment at their March 16, 2020 public hearing.



2nd Floor Plan

Scale: 3/32" = 1'-0"

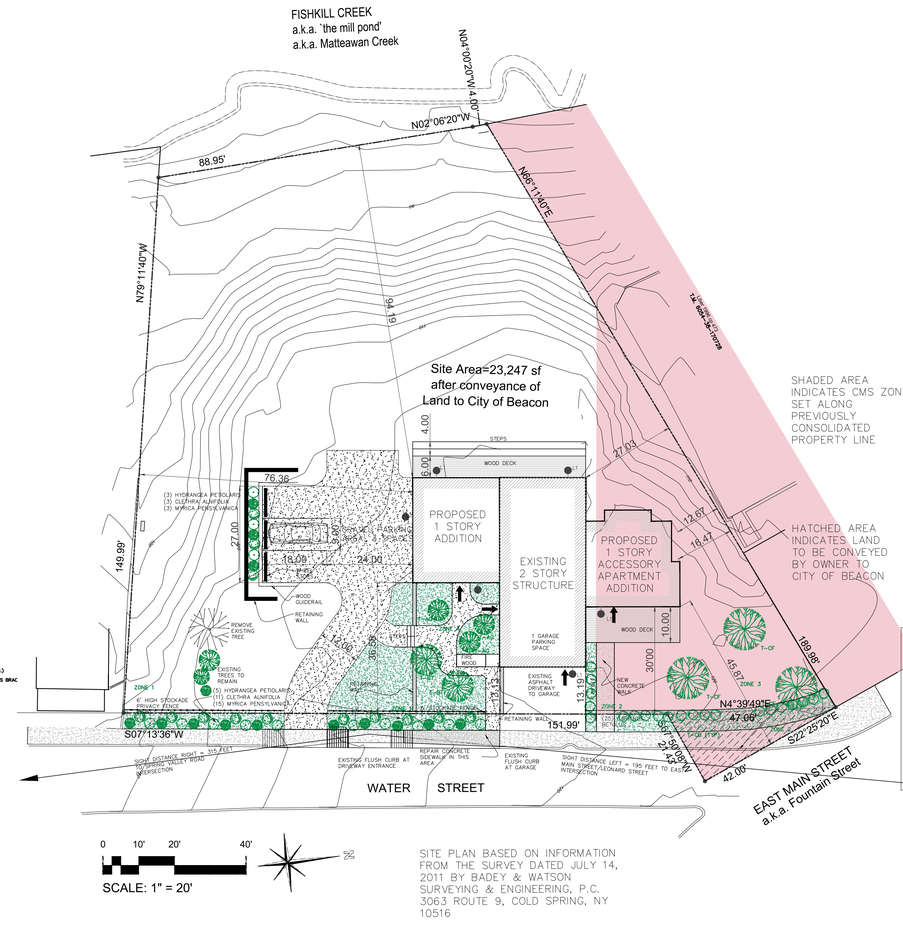




WOOD FENCE DETAILS

Stockade Fence

Scale: NOT TO SCALE



Site Plan

Scale: 1" = 20'

SITE PLAN BASED ON INFORMATION FROM THE SURVEY DATED JULY 14, 2011 BY BADEY & WATSON SURVEYING & ENGINEERING, P.C. 3063 ROUTE 9, COLD SPRING, NY 10516

PLANT SHEDULE | 3 WATER ST BEACON					
QUANTITY		**BOTANIC NAME**	**COMMON NAME**	**SIZE**	**PLANTING TIME**	**AREA**
TREES						
3	T-AG	Amelanchier × grandiflora 'Autumn Brilliance'	apple serviceberry	2" cal	Spring Fall	Zone 4
2	T-BT	*Betula nigra*	river birch	10'-12'	Spring Fall	zone 4
23	T-CB	*Carpinus betulus*	common hornbeam	10 gal	Spring Fall	Zone 2
3	T-CF	Cornus florida	flowering dogwood	2" cal	Spring Fall	Zone 3
SHRUBS						
14	S-CA	*Clethra alnifolia*	sweet pepperbush	7 gal	Spring Fall	Zone 1
18	S-MP	*Myrica pensylvanica*	bayberry	7 gal	Spring Fall	Zone 1
VINES						
8	V-HA	*Hydrangea anomala* subsp. petiolaris	climbing hydrangea	5 gal	Spring Fall	Zone 1

Index of Drawings

Sheet 1 of 6	Site Plan, Floor Plans & Elevations
Sheet 2 of 6	Existing Conditions / Site Demolition Plan
Sheet 3 of 6	Grading and Drainage Plan
Sheet 4 of 6	Erosion & Sediment Control Plan
Sheet 5 of 6	Construction Details
Sheet 6 of 6	Construction Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/31/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	04/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 1 of 6 - Site Plan

3 Water Street Accessory Apartment

Beacon, New York
Scale: As Noted
October 29, 2019

Owner:
POK Beacon LLC
3 Water 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

Recommended For Approval:

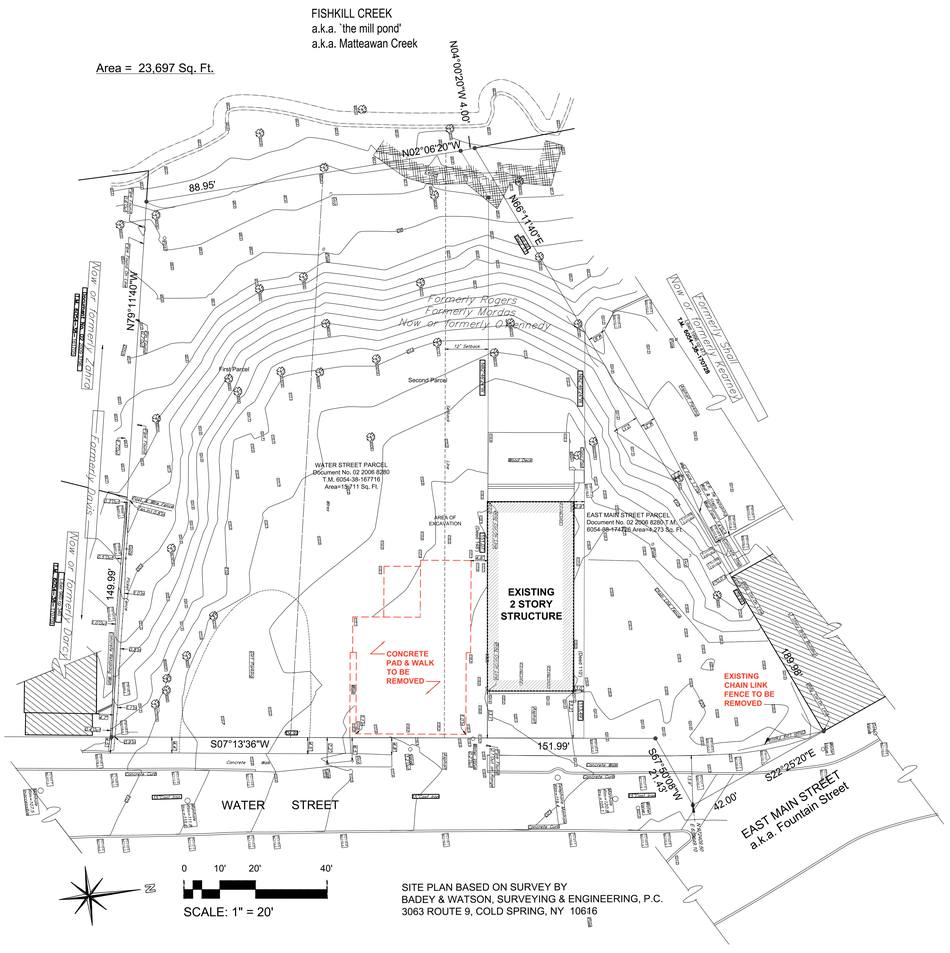
_____ _____
Chairman, City Planning Board Date

Approved by Resolution of the City Council of Beacon
on the _____day of _____, 20___

_____
City Clerk

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/31/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	04/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS





Site Demolition Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 2 of 6 - Existing Conditions / Site Demolition Plan

3 Water Street Accessory Apartment

Beacon, New York
Scale: As Noted
October 29, 2019

Owner:
POK Beacon LLC
3 Water Street
Beacon, NY 12508

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

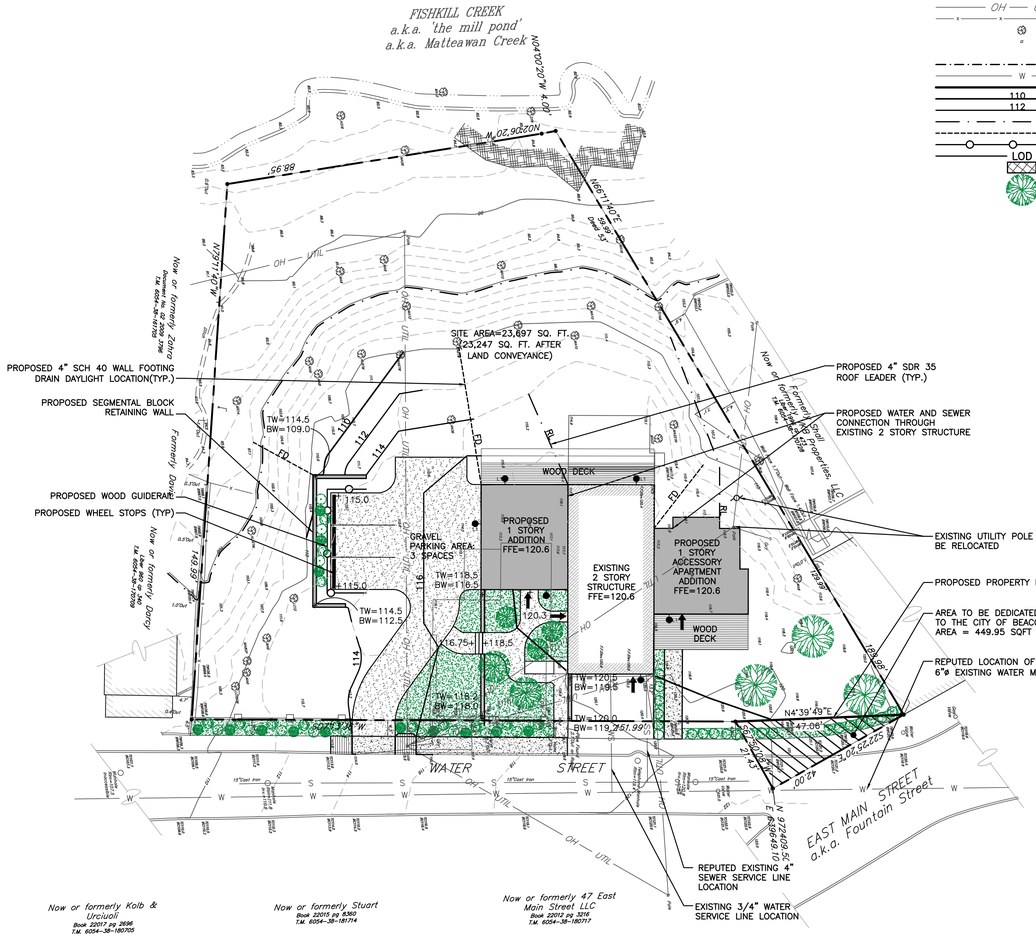
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Recommended For Approval:

_____ _____
Chairman, City Planning Board Date

Approved by Resolution of the City Council of Beacon
on the _____day of _____, 20___

_____
City Clerk



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SEWER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING UTILITY POLE
- EXISTING ZONING BOUNDARY
- EXISTING 100-YEAR FLOOD BOUNDARY
- EXISTING WATER LINE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED EROSION CONTROL BLANKET
- PROPOSED TREE

PROJECT INFORMATION:

APPLICANT:	POK BEACON, LLC, 3 WATER STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT ARCHITECT:	ARYEH SIEGEL ARCHITECT, 84 MASON CIRCLE, BEACON NY 12508
PARCEL LOCATION:	3 WATER STREET, BEACON, NY 12508
TAX PARCEL ID:	6054-38-170722
PARCEL AREA:	±0.53-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY ENTITLED "SURVEY OF PROPERTY PREPARED FOR POK BEACON, LLC" COMPLETED ON JULY 14, 2011, BY BADEY & WATSON.
2. THE LOCATION OF THE WATER MAIN SHOWN IN WATER STREET HAS NOT BEEN SURVEYED AND THE LOCATION IS CONSIDERED REPUTED.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE EXISTING LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER AND SEWER SERVICE LINES FOR THE BUILDING ADDITION AND ACCESSORY APARTMENT TO BE MADE VIA CONNECTION THROUGH THE EXISTING STRUCTURE. SEE ARCHITECTURAL DRAWINGS FOR LOCATION.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
6. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
7. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
8. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

INDIANA BAT PROTECTION NOTES:

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

FLOOD BOUNDARY:

1. A PORTION OF THE SUBJECT PARCEL IS LOCATED IN ZONE AE (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

GRADING AND UTILITY PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	04/28/2020	PER PLANNING BOARD COMMENTS	MAB				

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 AND UTILITY PLAN

3 WATER STREET SITE PLAN

3 WATER STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-38-170722

JOB #:	2020:013
DATE:	3/31/2020
SCALE:	1" = 20'
TITLE:	GD-1
SHEET:	3 OF 6

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

City of Beacon Planning Board Agenda
05/21/2020

Title:

Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, “Beacon Views Townhouses” 39 units, Conklin Street, submitted by Beacon Views, LLC

Subject:

Regular Meeting

ATTACHMENTS

4-28-20 PB Submission - 416-420 Main Street with Exhibits A-E and Plans(4446742.1).pdf
416 420 Main_Sheet 5_Building Elevations and Views_Planning Board Submission 1_200508.pdf
416 Main Street Planner Review Letter.pdf
416-420 Main Street Application for SUP.pdf
416-420 Main Street Cover Letter.pdf
416-420 Main Street Engineer Project Narrative.pdf
416-420 Main Street Entity Disclosure Form.pdf
416-420 Main Street Sheet 1 Site Plan.pdf
416-420 Main Street Sheet 2 Existing Condition Demolition Plan.pdf
416-420 Main Street Sheet 3 Landscape and Lighting Plan.pdf
416-420 Main Street Sheet 4 Floor Plans.pdf
416-420 Main Street Sheet 5 Building Elevations and Views.pdf
416-420 Main Street Sheet 6 Grading Plan.pdf
416-420 Main Street Sheet 7 Erosion Control.pdf
416-420 Main Street Sheet 8 Utility Profiles.pdf
416-420 Main Street Sheet 9 Construction Details 1.pdf
416-420 Main Street Sheet 10 Construction Details 2.pdf
416-420 Main Street Short EAF.pdf
416-420 Main Street Subdivision Plat.pdf
416-420 Main Street Traffic Review Letter.pdf
416-420 Main Street Traffic Study.pdf

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White Plains, New York 10601
T 914 761 1300
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cuddyfeder.com

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

April 28, 2020

VIA E-MAIL

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

Re: Application for Special Use Permit, Subdivision (Lot Line Change) & Site Plan Approvals
Office, Commercial and Residential Mixed-Use Development
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (collectively, the "Applicant"), the owners of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for a Special Use Permit Approval (the "SUP Application")[1] proposing to redevelop the Premises for a proposed zoning-compliant 16,848 sq. ft. mixed-use office, commercial and limited residential development, including a large green space area as the property transitions northeast to South Street. *See* Attached Site Plans & Renderings.

The Project consists of two (2) buildings, the first of which is a proposed 14,703 sq. ft. mixed-use building with frontages along Main Street and Schenck Avenue that will be comprised of a 4,616 sq. ft. ground floor retail space (1,675 sq. ft. of which consists of the existing Kitchen & Coffee space – formerly Ella's Bellas),[2] as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two (2) apartment units on the stepped-back fourth floor. The proposed mixed-use building will include improvements on the presently vacant 416 Main Street parcel, as well as vertical improvements above the existing building located at 418-420 Main Street, which structure will be maintained. The Applicant also

[1] Note: The Application also involves the removal of the existing lot line (Subdivision Approval) and Site Plan review by the City of Beacon Planning Board. Additionally, in accordance with the City of Beacon Zoning Code Section 223-18(B)(1), an "[a]pplication for required special permits shall be made to the Planning Board as agent for the City Council..."

[2] Note: The Kitchen & Coffee commercial space will remain.

proposes to construct a 2,145 sq. ft. single family home, artist/live work space in the rear of the Premises, fronting on South Street.

PROJECT BACKGROUND:

The 416-420 Main Street Premises is unique property in the City of Beacon as it is "split-zoned" between two (2) of the City's Commercial Zoning Districts, including the Central Main Street District ("CMS") and the Business Off-Street Parking District ("PB"). The Premises is presently comprised of two (2) lots, which the Applicant proposes to consolidate into one (1) resultant lot.[3] The proposed mixed-use building is located exclusively on the portion of the Premises zoned CMS, and the limited residential structure located in the rear of the Premises is on the portion of the Premises that is *presently* zoned PB.

As this Board may be aware, since 2019 the Applicant has been closely monitoring the City Council's efforts to update the City's Zoning Tables, as well as the City Council's proposed zoning map amendments for properties that are presently classified in the PB, OB and LB Zoning Districts, which properties are anticipated to be rezoned into a new "Transitional ('T')" Zoning District. Recognizing the importance of these zoning changes and the transition between Main Street and the surrounding mixed-use and residential neighborhoods that support Main Street, the Project was designed in furtherance of the City's efforts to bring office and commercial to Main Street while respecting the community character of the surrounding neighborhood. Given the above, and as is more fully detailed in the zoning table in the enclosed Site Plans, the residential structure in the rear portion of the Premises has also been designed to be zoning-compliant under both PB and T zoning regulations. We would also note that the proposed zoning amendments referenced herein *would not* impact the proposed zoning-compliant mixed-use building located in the portion of the Premises that is zoned CMS.

Give the above, as a Beacon resident the Applicant desires to redevelop the Premises to increase the attractiveness of the property along Main Street and to support the vitality and sustainability of the Main Street corridor with mixed-uses. Accordingly, the development program for this mixed-used Project is designed to be consistent with the traditional character of Main Street in the City's Historic District Overlay ("HDLO") Zone.

PROCEDURAL INFORMATION:

In order for the Applicant to proceed before this Board in connection with the Site Development

[3] Note: The Applicant proposes to own both of the proposed buildings on the resultant one (1) lot in a condominium ownership structure, which has been discussed and reviewed with the City Attorney in anticipation of this Application submission.

Plan,[4] Subdivision (Lot Line Change) and Architectural Review Board Approvals, the Applicant also requires a Special Use Permit for the proposed fourth-story tower for this corner lot, together with the proposed fourth-story 15-ft. stepback on both the Main Street and Schenck Avenue frontages for the (2) apartment units proposed in the mixed-use building. *See* Attached Site Plans & Renderings. We would also highlight that but for the proposed fourth-story improvements, the mixed-uses proposed for the Premises would otherwise be considered permitted uses. As noted above, the instant Application is also fully zoning-compliant, and does not require any variances from the Zoning Board of Appeals.

The Applicant respectfully requests to appear at the Planning Board's May 12th meeting in order to discuss the Project with this Board and in order to initiate the environmental review process pursuant to the State Environmental State Environmental Quality Review Act ("SEQRA"). The proposed Project is classified as an Unlisted Action pursuant to SEQRA, and an Environmental Assessment Form ("EAF") for the Project is enclosed herein as **Exhibit A**.

THE PROPOSED PROJECT SATISFIES THE SPECIAL USE PERMIT CRITERIA:

Pursuant to N.Y. Gen. City Law § 27-b and City of Beacon Zoning Code § 223-18 (the "Special Permit Provisions"), special uses shall be deemed to be principally permitted use in their respective districts, subject to the standards set forth in Zoning Code § 223-18.[5]

According to the New York Court of Appeals, New York's highest court, generally:

> a special exception [permit/use] gives permission to use property in a way that is consistent with the zoning ordinance, although not necessarily allowed as of right. The significance of this distinction is that the 'inclusion of the permitted use in the ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood'...[6]

---

[4] This Application for Site Plan Approval, including this narrative and the referenced enclosures, are submitted in accordance with the procedures for Site Development Plan Review detailed in Zoning Code Section 223-41.13(G).

[5] Note: A copy of the fully executed Special Use Permit Application Form is enclosed as **Exhibit B**.

[6] Retail Prop. Trust v. Bd. of Zoning Appeals of Town of Hempstead, 98 N.Y.2d 190, 195, 774 N.E.2d 727 (2002) (*citing* Matter of North Shore Steak House v. Board of Appeals of Inc. Vil. of Thomaston, 30 N.Y.2d 238, 243 (1972) [citations omitted]); *see also* Nathan v. Bd. of Appeals of Town of Hempstead, 125 A.D.3d 866, 5 N.Y.S.3d 127 (N.Y. App. Div. 2015) (holding that "[a]n applicant for a special exception permit need only show that it has complied with every legislatively imposed condition on the permitted use"); *see also* Juda Const., Ltd. v. Spencer, 21 A.D.3d 898, 900, 800 N.Y.S.2d 741, 743 (2005) (the Supreme Court, Appellate Division, Second Department held that "[a] use permitted by special exception use permit is a use that has been found by the local legislative body to be appropriate for the zoning district and 'in harmony

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In considering the SUP Application, Zoning Code §223-18(B)(1) directs that the City Council shall consider the following standards and conditions:

(a) The location and size of the use, the nature 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 district in which it is located.

(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 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 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, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

As this Board is aware, the CMS District is designed to increase the vitality, attractiveness, and marketability of Main Street, as recommended in the City of Beacon Comprehensive Plan Update adopted on April 3, 2017.[7] There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the proposed Project and it is respectfully submitted that the proposed the commercial and office uses proposed in this Project further these goals.

Additionally, the Project is also built to be consistent with the character of the existing Beacon Hotel and the uses along the Main Street frontage that the Premises share. In addition to its design-compatibility with the historic character of adjacent and nearby buildings in the HDLO, the proposed mixed-use building is also designed the ensure that there are no substantial detrimental effects from shadows, parking or traffic, which is consistent with the findings prescribed in City of Beacon Zoning Code (the "Zoning Code") Section 223-41.18. *See* attached Site Plans & Renderings & **Exhibit C** – Traffic & Parking Study. Indeed, the Applicant's Traffic Consultant, Maser Consulting P.A., prepared a Traffic Impact Study & Parking Analysis ("Traffic & Parking Study") for consideration during the SEQRA review process. The Traffic & Parking Study evaluated the proposed entry and exit points of the Premises and the potential traffic and parking impacts associated with the proposed Project. Ultimately, the TIS concludes that similar levels of service and delays will be experienced at the area intersections under the future No-Build and Build Conditions. *See* **Exhibit C** - Traffic & Parking Study at page 15. Additionally, the Traffic & Parking Study concludes that parking needs for the proposed development can be

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with the general zoning plan and will not adversely affect the neighborhood'" [citations omitted] and further held that "[t]he [special] permit must be granted if the application satisfies the criteria set forth in the zoning law (*citing* Matter of Pleasant Val. Home Constr. v. Van Wagner, 41 N.Y.2d 1028, 1029, 395 N.Y.S.2d 631, 363 N.E.2d 1376).

[7] *See* ZONING CODE Section 223-41.16.

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accommodated by the public parking in the vicinity of the Premises during both Weekday and Weekend peak parking periods. *See* **Exhibit C** - Traffic & Parking Study at page 15.

It is also important to note that even in these uncertain times, the Applicant proposes to further the City's efforts to bring office space to Main Street through the development of the proposed Project. At the same time, the location, size, nature, and intensity of the proposed Project is in harmony with the appropriate and orderly development of the CMS and PB Zoning Districts, and the Project even contemplates potential zoning amendments including the formation of the T Zoning District. As noted above, in addition to monitoring the City's efforts regarding the new T Zoning District, the Applicant has also reviewed the City Council's Work Sessions and Regular Meeting discussions regarding potential changes that would be applied to projects in the CMS Zoning District that propose fourth stories. Accordingly, the development program for the Project also incorporates public benefits, including green building designs, green space between the mixed-use building and the proposed residential building and the development of two (2) upper floors of commercial office space right on Main Street. *See* attached Site Plans & Renderings.

It is respectfully submitted that the proposed Project complies with these legislatively imposed criteria and will have no adverse impacts on the neighborhood as demonstrated herein.

CONCLUSION:

For the foregoing reasons, and as will be further discussed at this Board's May 12th regular meeting and the subsequent Public Hearings before the Board and the City Council on this Project, the Applicant respectfully submits that the proposed Project satisfies the purposes of the CMS and PB zoning districts by providing a mix of commercial, office and residential uses that will add handsome architectural features and add to the vibrancy of Main Street

In support of this Application, please find enclosed the following documents:[8]

Exhibit A:	Short Environmental Assessment Form;
Exhibit B:	Application for Special Use Permit Approval;
Exhibit C:	Traffic Impact Study & Parking Analysis prepared by Maser Consulting P.A., dated April 28, 2020;
Exhibit D:	Engineer Project Narrative, prepared by Hudson Land Design; and
Exhibit E:	Entity Disclosure Form.

In further support of this Application, we respectfully submit copies of the site plans and renderings entitled "Site Plan Application – 416-420 Main Street", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated April 28, 2020, numbered and titled as follows:

[8] Note: Pursuant to our communications with the City of Beacon Building Department, only electronic submissions are requested at this time.

CUDDY +FEDER LLP

- Sheet 1 of 1 – Preliminary Subdivision Plat;
- Sheet 1 of 10 – Site Plan;
- Sheet 2 of 10 – Existing Conditions & Demolition Plan;
- Sheet 3 of 10 – Landscape Plan & Planting Schedule;
- Sheet 4 of 10 – Building Plans;
- Sheet 5 of 10 – Building Plans & Renderings;
- Sheet 6 of 10 – Grading & Utility Plan;
- Sheet 7 of 10 – Erosion and Sediment Control Details;
- Sheet 8 of 10 – Utility Profiles;
- Sheet 9 of 10 – Construction Details; and
- Sheet 10 of 10 – Construction Details

Additionally, we understand that the Applicant mailed e-check payable to the City of Beacon in the amount of $5,243.75, representing the Application filing fee, as well as a second check payable to the City of Beacon in the amount of $8,000, for the establishment of an escrow for professional fees.[9]

We look forward to appearing at this Board's regular meeting on Tuesday, May 12th in order to initially review the proposed Project and to initiate the environmental review process. 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.
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.

[9] Note: An existing escrow is on file in the amount of $1,500.

Exhibit A

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

416 Main Street Beacon, LLC & 420 Main Street, LLC D/B/A 420 Main St. Beacon, LLC

Name of Action or Project:

416-420 Main Street Site Plan, Subdivision & Special Permit Applications

Project Location (describe, and attach a location map):

416-420 Main Street Beacon, NY 12508

Brief Description of Proposed Action:

The site, which is currently partially unoccupied, is proposed to consist of two buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front building (fronting Main Street) and 2,145 sq. ft. at rear building (fronting South Street). The front building will consist of an addition to the existing building at 420 Main, and new building addition extending onto 416 Main Street. The front building will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two residential apartment units on the fourth floor. The rear building will consist of a 2,145 sq. ft. residential space that will contain either one (1) residential apartment under the PB zone or one (1) artist live/work unit under the forthcoming Transitional Zoning. The Site will provide limited parking facilities with one driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use of the front building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the property, which will also be provided two (2) off-street parking spaces. The two lots will be consolidated as part of the proposal.

Name of Applicant or Sponsor:	Telephone: 347-559-0880
Mr. Thomas Lee	E-Mail: spamtom@gmail.com

Address:

319 Lafayette #151

City/PO:	State:	Zip Code:
New York	NY	10012

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Council - Special Use Permit; Building Department - Building Permit; Dutchess County Dept. of Health - Plat	☐	☑

3. a. Total acreage of the site of the proposed action? 0.245 acres
   b. Total acreage to be physically disturbed? 0.245 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.245 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
CRIS identifies 416 & 418-420 Main St. as eligible for listing on the NYS Register of Historic Places. Beacon Upper Main Historic Dist.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater generated from new impervious surfaces will be collected by a proposed stormwater collection system and convey it to the existing stormwater collection system within South Street. Two new catch basins will be installed on South Street.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: This question was auto filled by the NYSDEC EAF Mapper. Further research of the NYSDEC spill database turned up no results for the subject parcels or surrounding adjacent parcels.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael A. Bodendorf, P.E. - Hudson Land Design Date: April 28, 2020

Signature: Title: Engineer for Applicant

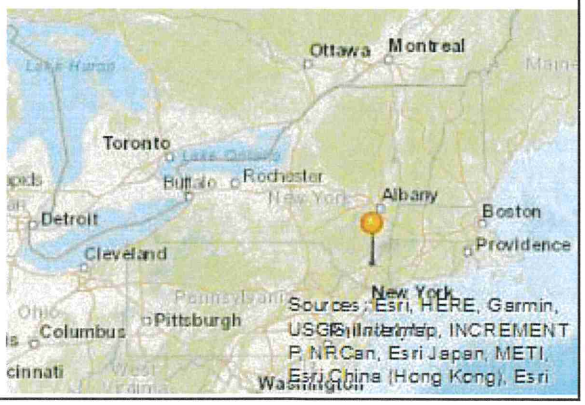
PRINT FORM

EAF Mapper Summary Report

Monday, April 27, 2020 10:21 AM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Exhibit B

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

Address: 688 Broadway, New York, NY 10012

Signature: _____

Date: April 28, 2020

Phone: (347) 559-0880

(For Official Use Only)	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Cuddy + Feder LLP

Address: 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601

Phone: (914) 761-1300

Fax: (914) 761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 416-420 Main Street, Beacon, NY 12508

Tax Map Designation: 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Land Area: 0.245 Zoning District(s) CMS / PB (Note: PB Zoning Changing to Transitional)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Commercial, Office & Residential Development

Gross Non-Residential Floor Space: Existing (Former Ellas Bella's Space) 1,675 sq. ft. Proposed 10,813 sq. ft.

TOTAL: 12,488 sq. ft.

Dwelling Units (by type): Existing 0 Proposed 3

TOTAL: 2 Apartments in Mixed-Use Building & 1 Unit in the Single-Family Live/Work Structure in the Rear of the Premises.

ITEMS TO ACCOMPANY THIS APPLICATION

a. Five (5) folded copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Five (5) folded copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Five (5) folded copies and One (1) digital copy of additional sketches, renderings or other information.

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____
Chairman, City Planning Board Date

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Thomas Lee

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

Applicant Address: 319 Lafayette #151, New York, NY 10012

Project Address: 416-420 Main Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Type of Application Special Permit and Subdivision (Lot Line Removal) for Mixed-Use Project

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

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

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

416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

By:

Signature of Owner (Thomas Lee)

Principal

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

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

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

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

****Please see attached project narrative in connection with this Application Form ****

Applicant/Sponsor Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

Signature: _____

Exhibit C

Engineers Planners Surveyors Landscape Architects Environmental Scientists

MASER CONSULTING P. A.

Traffic Impact Study

416-420 Main Street

City of Beacon, Dutchess County, New York

April 28, 2020

Prepared For

416 Main Street, LLC
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC
319 Lafayette #151
New York, NY 101

Prepared By

Maser Consulting P.A.
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
914.347.7500

Philip J. Grealy, Ph.D., P.E.
License No. 59858

Richard G. D'Andrea, P.E., PTOE
License No. 090241

MC Project No. 20000282A

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I. INTRODUCTION

A. PROJECT DESCRIPTION AND LOCATION

(Figure No. 1)

This report has been prepared to evaluate the potential traffic and parking impacts associated with the proposed 416-420 Main Street Mixed-Use Development, which is proposed to be developed on the property located on the northeast corner of the Main Street/Schenck Avenue intersection and extended to South Street in the City of Beacon, Dutchess County, New York. The Site, which is improved by and existing one (1)-story retail building and a vacant adjoining lot, is proposed to consist of two (2) buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front mixed-use building (fronting on Main Street) and 2,145 sq. ft. at rear building (fronting on South Street). The mixed-use building fronting on Main Street will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two (2) residential apartment units on the fourth floor. The rear lot building will consist of a 2,145 sq. ft. residential live/work building that will contain one (1) residential unit. The Site will provide limited parking facilities with one (1) driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use by the residential tenants in the mixed-use building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site, which will also provide two (2) off-street parking spaces.

A Design Year of 2025 has been utilized in completing the traffic analysis in order to evaluate future traffic conditions associated with this proposed development.

B. SCOPE OF STUDY

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the proposed 416-420 Main Street Mixed-Use Development. Existing and future parking conditions were also evaluated.

All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Maser Consulting, P.A. These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT). Together these data were utilized to establish the Year 2020 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site.

The Year 2020 Existing Traffic Volumes were then projected to the 2025 Design Year to take into account background traffic growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the Year 2025 No-Build Traffic Volumes.

Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see Section III-C for further discussion). The resulting site generated traffic volumes were then added to the roadway system and combined with the Year 2020 No-Build Traffic Volumes resulting in the Year 2020 Build Traffic Volumes.

The Existing, No-Build and Build Traffic Volumes were then compared to roadway capacities based on the procedures from the Highway Capacity Manual to determine existing and future Levels of Service and operating conditions. Recommendations for improvements were made where necessary to serve the existing and/or future traffic volumes.

In addition to the traffic analysis summarized above, a detailed parking analysis has also been conducted, which identifies the current available parking supply in the vicinity of the site based on observations of the occupied and available parking spaces during weekday and weekend peak periods. The available parking supply was then compared to the required parking spaces as determined by the City of Beacon Zoning Code parking requirements.

II. EXISTING ROADWAY AND TRAFFIC DESCRIPTIONS

A. DESCRIPTION OF EXISTING ROADWAYS

(Figure No. 1)

As shown on Figure No. 1, the proposed 416-420 Main Street Mixed-Use Development will be accessed from Main Street, Schenck Avenue and South Street. One driveway connection will be provided to Schenck Avenue for parking to be provided for the building with Main Street frontage while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site. The following is a brief description of the roadways located within the study area. In addition, Section III-F provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix "D" contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Main Street

Main Street is a City street that consists of one lane in each direction and traverses in a northwest/southeast direction between NYS Route 9D and Churchill Street. Beyond Churchill Street, Main Street continues in a more northeasterly direction. Northwest of Fishkill Avenue, the roadway is classified as an Urban Major Collector, southeast of Fishkill Avenue it is classified as a local roadway. In the vicinity of the site, the roadway intersects with Schenck Avenue at an unsignalized "T" shaped intersection as well as with Fishkill Avenue/Teller Avenue (NYS Route 52) at a signalized full movement intersection. Sidewalks are provided on both sides of the street and striped pedestrian crossings are provided at the Schenck Avenue intersection. Signalized pedestrian crossings are provided at the Fishkill Avenue/Teller Avenue intersection. Parking is permitted on both sides of Main Street for its entire length with the parking limited to two-hour parking between 9AM and 5PM seven days a week. Main Street has a City Speed Limit of 30 MPH northeast of Fishkill Avenue, while the speed limit southwest of Fishkill Avenue is 25 MPH.

2. Schenck Avenue

Schenck Avenue is a local City street that consists of one lane in each direction and traverses in a north/south direction. Within the study area, the roadway intersects with Main Street and South Street at two unsignalized "T" shaped intersections. Sidewalks and on-street parking, with no parking restrictions, are provided on both sides of the roadway between Main Street and Van Nydeck Avenue. South of Van Nydeck Avenue a sidewalk is only provided on the west side of the roadway.

3. Fishkill Avenue/Teller Avenue (NYS Route 52)

Fishkill Avenue and Teller Avenue are classified as Urban Minor Arterials. These roadways are also known as NYS Route 52 but are owned and maintained by the City. Fishkill Avenue and Teller Avenue each consist of one lane in each direction and traverse in a generally north/south direction. The roadway intersects Main Street at a full movement signalized intersection. Sidewalks are provided on both sides of the roadway to the north and south of Main Street. On street parking is not permitted along Teller Avenue, while limited on street parking is permitted along the east side of Fishkill Avenue. Fishkill Avenue and Teller Avenue each have a posted City Speed Limit of 30 MPH.

B. YEAR 2019 EXISTING TRAFFIC VOLUMES

(Figures No. 2, 3 and 4)

Manual traffic counts were collected by representatives of Maser Consulting, P.A. on Tuesday February 4, 2020 for the AM and PM Peak Hours and Saturday February 1, 2020 for the Saturday Midday Peak Hour to determine the existing traffic volume conditions at the study area intersections. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of Transportation (NYSDOT) for the Fishkill Avenue/Teller Avenue (NYS Route 52) Corridor. Based on this information, the Year 2020 Existing Traffic Volumes were established for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours at the following study area intersections.

- Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
- Main Street and Schenck Avenue

Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- Weekday Peak AM Hour 8:30 AM – 9:30 AM
- Weekday Peak PM Hour 3:45 PM – 4:45 PM
- Saturday Peak Hour 12:00 PM – 1:00 PM

The resulting Year 2020 Existing Traffic Volumes are shown on Figures No. 2, 3 and 4 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

III. EVALUATION OF FUTURE TRAFFIC CONDITIONS

A. YEAR 2025 NO-BUILD TRAFFIC VOLUMES

(Figure No. 5 through 13)

The Year 2020 Existing Traffic Volumes were increased by a growth factor of 2.0% per year to account for general background growth resulting in the Year 2025 Projected Traffic Volumes, which are shown on Figures No. 5, 6 and 7 for each of the Peak Hours. In addition, traffic associated with the proposed 13 Creek Drive Development was also accounted for. The resulting Other Development traffic volumes associated with that development are shown on Figures No. 8, 9 and 10 for each of the peak hours. These volumes were added to the 2025 Projected Traffic Volumes resulting in the Year 2025 No-Build Traffic Volumes, which are shown on Figures No. 11, 12 and 13 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

B. SITE GENERATED TRAFFIC VOLUMES

(Table No. 1)

Estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 820 – Retail, 710 – Office Building and 220 – Multifamily Home and 210 – Single Family Home. Table No. 1 summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Hours.

It should be noted that the Kitchen & Coffee use (formerly Ella's Bellas Café), which consists of 1,675 sq. ft. is an existing operating use that will be incorporated into the overall development but will remain upon completion. Traffic associated with this use has been captured in the existing traffic volume counts identified above, therefore no additional traffic generation associated with this use has been accounted for in the analysis.

In addition, the rear lot which is currently zoned PB – Business Off-Street, may be rezoned into to the T-Transitional Zone in the near future. Under this zoning, even if the proposed single-family home artist/live work space was be modified to two (2) artist live-work units, it is expected that this would result in similar traffic generation to the single live-work space and therefore no separate analysis has been conducted for this condition.

C. ARRIVAL/DEPARTURE DISTRIBUTIONS

(Figures No. 14 and 15)

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were identified. The anticipated arrival and departure distributions are shown on Figures No. 14 and 15, respectively.

D. 2020 BUILD CONDITIONS TRAFFIC VOLUMES

(Figures No. 16 through 21)

The Site Generated Traffic Volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 16, 17 and 18 for each of the peak hours, respectively. The site generated traffic volumes were then added to the Year 2025 No-Build Traffic Volumes to obtain the Year 2025 Build Traffic Volumes. The resulting Year 2025 Build Traffic Volumes are shown on Figures No. 19, 20 and 21 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

E. DESCRIPTION OF ANALYSIS PROCEDURES

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

- Signalized Intersection Capacity Analysis
  The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

- Unsignalized Intersection Capacity Analysis
  The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix "C" of this report.

F. RESULTS OF ANALYSIS

(Tables No. 2AM, 2PM and 2SAT)

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors were performed at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Tables No. 2AM, 2PM and 2SAT, contained in Appendix "B" summarize the results of the capacity analysis for the 2020 Existing, 2025 No-Build and 2025 Build Conditions for each of the peak hours analyzed, respectively. Appendix "D" contains copies of the capacity analysis which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
   Fishkill Avenue/Teller Avenue and Main Street intersect at a full movement signalized intersection. Each of the approaches to the intersection consist of a single lane and signalized pedestrian crosswalks are provided on all four intersection approaches. "Right Turns on Red" are also prohibited on all four approaches. On-street parking is also provided on each of the Main Street intersection approaches as well as the east side of Fishkill Avenue within approximately 250 ft. of the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" during each of the peak hours and will remain under all analysis conditions (existing, no-build and build).

2. Main Street and Schenck Avenue

Main Street and Schenck Avenue intersect at a "T" shaped unsignalized intersection. Main Street consists of one lane in each direction and on-street parallel parking is provided on both sides of the street. Schenck Avenue also consists of one lane in each direction and is controlled by a "Stop" sign approaching the intersection. On-street parallel parking is provided on the west side of Schenck Avenue only. Painted pedestrian crosswalks are provided on the eastbound and southbound approaches to the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" or better during all time periods and that this level of service will be maintained under future No-Build and Build conditions.

IV. PARKING ANALYSIS

A. EXISTING PARKING CONDITIONS

(Figure 1P, Tables P-1, P-2, P-3)

Manual parking counts of the available and occupied parking spaces were collected by representatives of Maser Consulting, P.A. for all on-street and off-street public parking spaces found within 500± ft. of the proposed project Site location, in order to identify the existing parking conditions in the area. These parking counts included the following areas, which are also identified on Figure 1P contained in Appendix "A":

- Main Street between Tioronda Avenue & Veterans Place (On-Street)
- Van Nydeck Avenue between Tioronda Avenue & Fishkill Avenue (On-Street)
- Schenck Avenue between Main Street & North Street (On-Street)
- South Street between Schenck Avenue & Locust Place (On-Street)
- North Street between Schenck Avenue & North Street (On-Street)
- Main Street/Van Nydeck Street Public Lot (70 Spaces Off-Street)
- Van Nydeck Street Public Lot (23 Spaces Off-Street)
- Veterans Place/Henry Street Public Lot (70 Spaces Off-Street)

Figure No. 1P also provides a summary of the parking restrictions for the study area including in the off-street public parking lots and all area roadways listed above with on-street parking provided.

The parking counts were conducted on Wednesday February 5th, 2020 during the AM (7AM-9AM), Midday (11AM-2PM) and PM (3:30PM-7PM) peak periods, on Saturday February 8th, 2020 between 11:00 AM and 2:30 PM and Sunday February 9th, 202 between 11:00 AM and 2:00 PM.

The parking counts are summarized in Tables P-1, P-2 and P-3, contained in Appendix "B", for the Weekday, Saturday and Sunday parking counts respectively. The tables identify the total parking spaces, the total occupied spaces and the total available (unoccupied) spaces within the studied area. The parking count data indicates that during the Weekday periods there are in excess of 125 available (unoccupied) parking spaces within the 500± ft. study area, while during the Saturday and Sunday peak periods there are as few as 30 available parking spaces in the vicinity of the site.

B. FUTURE PARKING CONDITIONS

The parking requirements for the proposed development based on the City of Beacon Code as identified in Section 223-26.F and 223-41.18.G.(2) were reviewed in order to determine the required parking supply for the development. The below summarizes the required City Code parking supply ratios and the equivalent required number of parking spaces for each use within the proposed development. Note that the below parking requirements does not account for the parking required for the existing Kitchen & Coffee (formerly Ella's Bellas Café) since this is an existing use and any parking currently associated with this use is already accounted for in the parking counts discussed above.

SUMMARY OF OFF-STREET PARKING REQUIREMENTS PER CITY OF BEACON CITY CODE		
USE	**REQUIRED PARKING RATIO**	**REQUIRED PARKING SPACES**
MIXED-USE BUILDING FRONTING MAIN STREET (CMS – CENTRAL MAIN STREET ZONING DISTRICT)		
NEW RETAIL (2,941 SQ.FT.)	2 SPACE/1,000 SQ. FT.	6 SPACES
OFFICE (7,872 SQ.FT.)	2 SPACE/1,000 SQ. FT.	16 SPACES
APARTMENTS (2 UNITS)	1 SPACE/DWELLING UNIT	2 SPACES
REAR LOT BUILDING (PB- BUSINESS OFF-STREET ZONING DISTRICT)		
RESIDENTIAL (1 UNIT)	2 SPACES/DWELLING UNIT	2 SPACES
	TOTAL	**26 SPACES**

The proposed development will be provided a total of four (4) off-street parking spaces, two (2) spaces for the use of the mixed-use building's 4th floor residential units and two (2) spaces for the rear residential building. No designated parking will be provided for the retail or commercial office space in the mixed-use building. The rear lot building will be provided with two (2) off-street parking spaces in the driveway for the one (1) live/work unit. The remaining of the required 22 parking spaces would have to be accommodated by public parking, both on-street and in City of Beacon Public Parking lots in the area. In addition, as part of the proposed development, the Applicant proposes to stripe new on-street parking spaces along the east side of Schenck Avenue between Main Street and South Street and along both sides of South Street in the vicinity of the Site in order better define

parking in this area. Furthermore, the elimination of one (1) of the two (2) existing curb cuts to the subject property from Schenck Avenue will provide for an additional parking space along the east side of Schenck Avenue.

As indicated previously, during a typical weekday, greater than 125 parking spaces were found to be available within 500 ft. of the proposed development, which would more than accommodate the required parking that is not captured by the on-site parking provided. During the Weekend (Saturday & Sunday) peak parking periods, as few as 30 parking spaces were found to be available within 500 ft. of the proposed development. However, on Saturday and Sunday the second and third floor office uses are anticipated to be closed and/or have very limited activity. In fact, based on Institute of Transportation Engineers (ITE) data contained in their publication entitled Parking Generation Manual, 5th Edition, an office use of this size can be expected to generate a peak parking demand of between 2 (based on average parking rate) and 6 vehicles (based on 85th percentile parking rate) on a Saturday. Using the ITE parking data for a Saturday, the development would require 16 total parking spaces on Saturday and a similar total would be required on Sunday. Including the four (4) parking spaces provided on-site the net parking demand on the weekend would be approximately 12 spaces, which can be accommodated by the available public parking in the vicinity of the site.

In addition to the above, per Section 223-26C(6) of the City Code *"…the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment."* Shared on-street parking can be expected to occur within 500 ft. of the Site between the proposed project and other uses along Main Street where patrons may park along the Main Street area to visit multiple properties/uses in the same trip and/or spaces occupied by residential tenants during the nighttime hours may be available for use by retail and commercial patrons during the daytime hours. While shared parking may occur as indicated, no credit for this has been accounted for in the parking analysis discussed above.

Finally, it should also be noted that as indicate in the City Code Section 223-41.18.G.(3) the CMS Zone parking requires identified in Section 223-41.18.G.(2) may be modified by the Planning, in its discretion, based on information provided demonstrating one or more of the following.

(a) That the projected operational characteristics of the proposed use require a different amount of parking.
(b) That adequate shared parking, contractually obligated for the duration of the proposed use, is available within 500 feet of the site and within the CMS or PB Districts.
(c) That the applicant has provided sufficient bicycle parking to reduce anticipated vehicular travel demand.
(d) That there is sufficient public parking available within 800 feet of the site and within the CMS or PB Districts to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.
(e) That the applicant will voluntarily dedicate land for public parking on site or will acquire land by purchase or long-term lease (for the duration of the proposed use) within 800 feet of the site and within the CMS or PB Districts and voluntarily dedicate such land to the City for public parking.
(f) That 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.

The information presented herein demonstrates that items (b), (d), (e) and (f) are met for this development. The Applicant is also proposing to provide two (2) sets of bicycle racks at the rear of the front lot building for public use, which satisfies item (c) as well.

C. OTHER PARKING RELATED CONSIDERATIONS

1. Off-Street Loading – No separate off-street loading space is provided as part of the proposed development. Per City Code Section 233-26H.2.(a) and (b) no off-street loading spaces are required for retail buildings with a gross floor of less than 5,000 sq. ft. and for office establishments of less than 10,000 sq. ft.

2. Rear Lot Zoning – As previously indicated the rear lot is currently zoned PB – Business Off-Street but may be rezoned to the T-Transitional Zone in the future by the City. Under this zoning, even if the proposed single-family artist live/work space was modified to one (1) artist live-work unit with two bedrooms, the unit would require the same number of parking spaces (two (2) spaces - 1 space per dwelling unit + 1/4 for

each bedroom + 1/2 for the live/work space) as the apartment unit, which results in the same parking conclusions as discussed above.

3. Schenck Avenue One-Way – Schenck Avenue is currently a two-way roadway with on-street parking on both sides of the roadway. Between Main Street and South Street, the roadway has an approximate width of 26 ft. curb-to-curb. Assuming a 7 ft. parking lane on each side of the street this leaves an approximately 12 ft. travel lane between parked vehicles to accommodate two-way traffic. While hourly volumes on this road are relatively low, less than 70 cars per hour, the City could consider making this roadway a one-way roadway from Main Street to South Street. This would result in southbound traffic traveling towards Main Street being redirected to other local roadways, but it is not anticipated that this would result in any significant traffic impacts. Appropriate signing would be necessary at the Main Street/Schenck Avenue and Schenck Avenue/South Street intersections would be required to accommodate this modification. A modification to one-way flow on this portion of Schenck Avenue would better accommodate the existing two-sided parking.

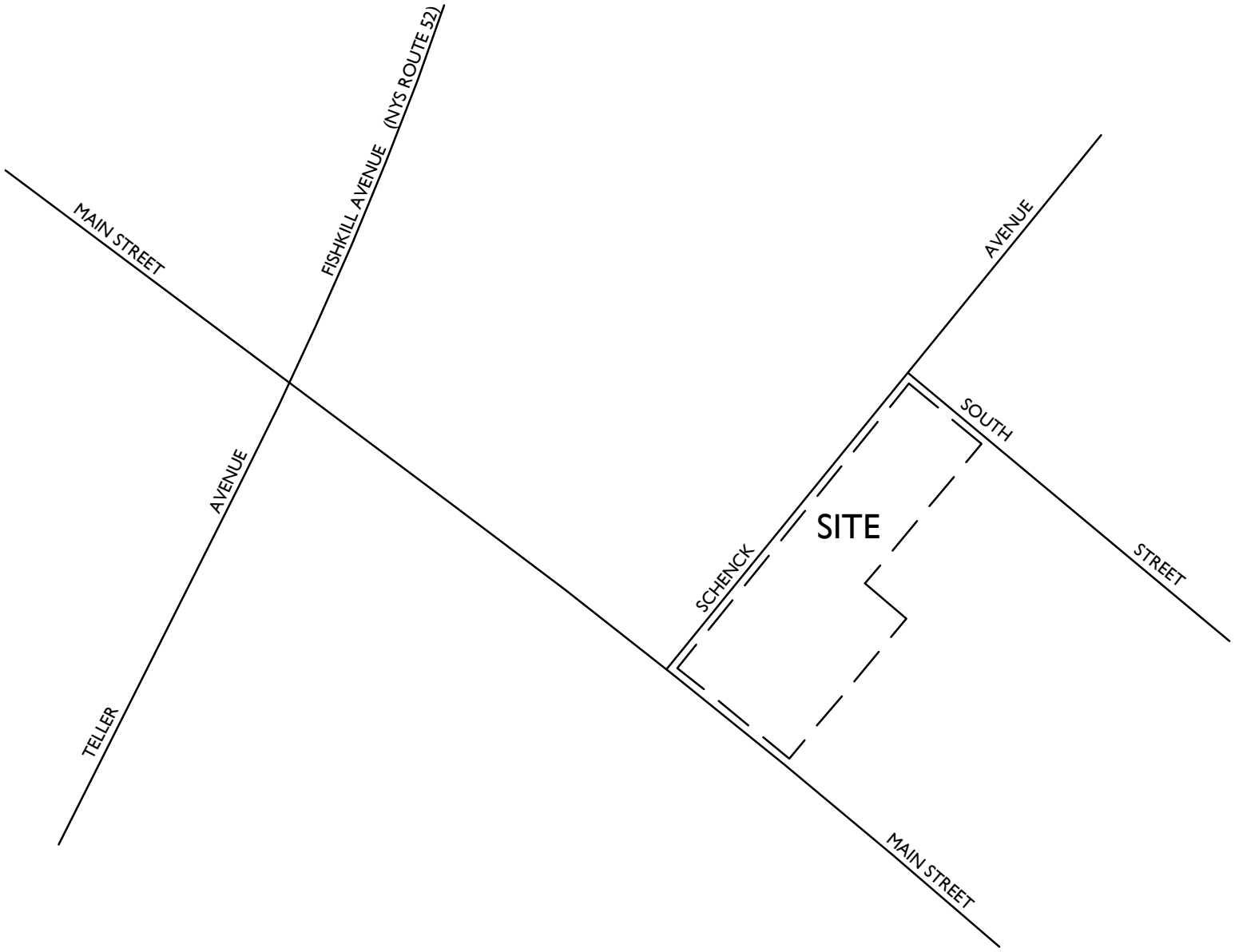
V. SUMMARY AND CONCLUSION

Based on the above analysis, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the traffic associated with the proposed 416-420 Main Street Mixed-Use Development is not expected to cause any significant impact in overall operation. Furthermore, based on the observations of the existing available parking in the vicinity of the Site as well as the analysis of the required parking demand of the development, the parking needs for the proposed development can be accommodated by the public parking in the vicinity of the Site during both Weekday and Weekend peak parking periods.

416 – 420 MAIN STREET

APPENDIX A

FIGURES



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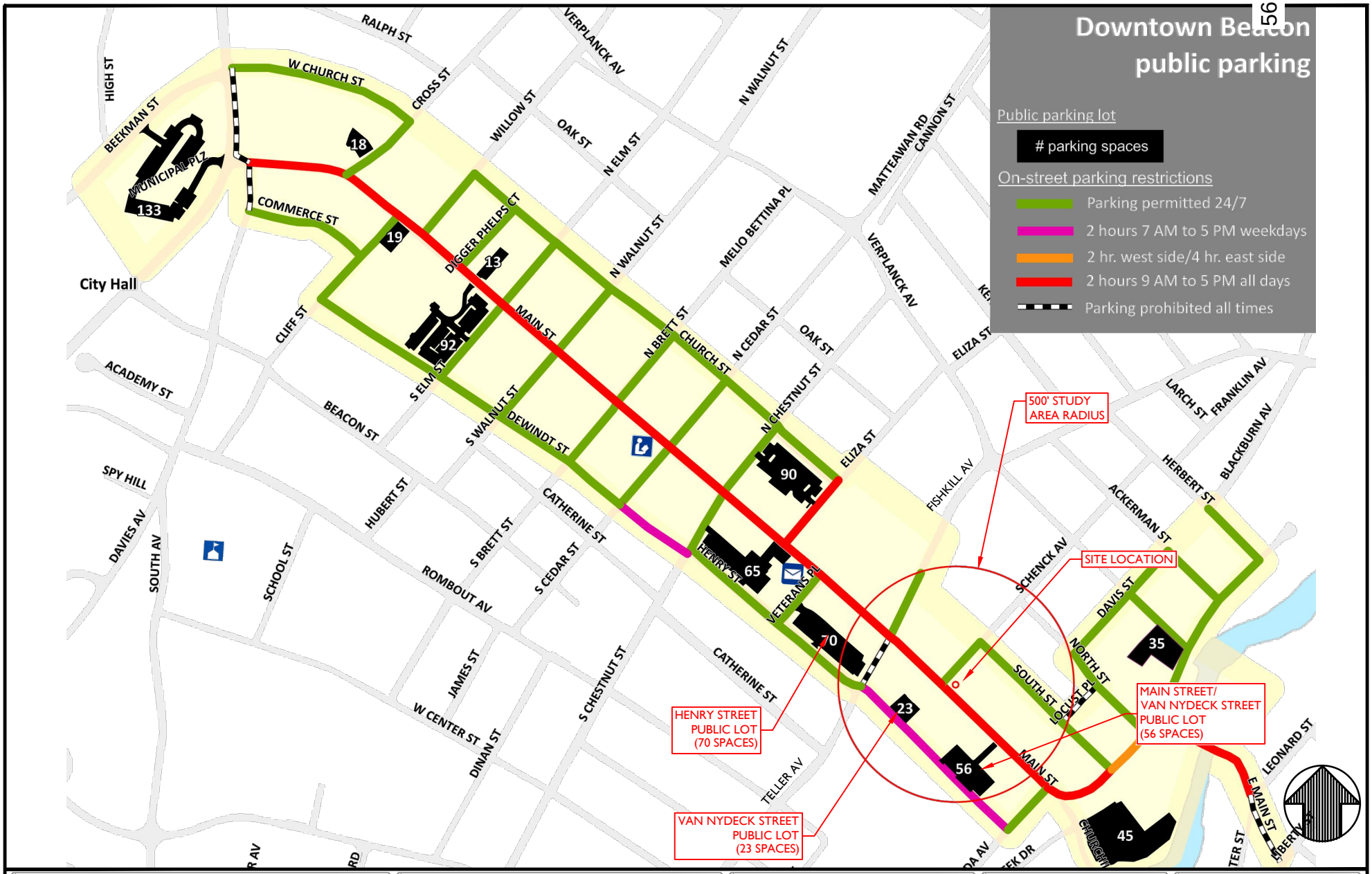
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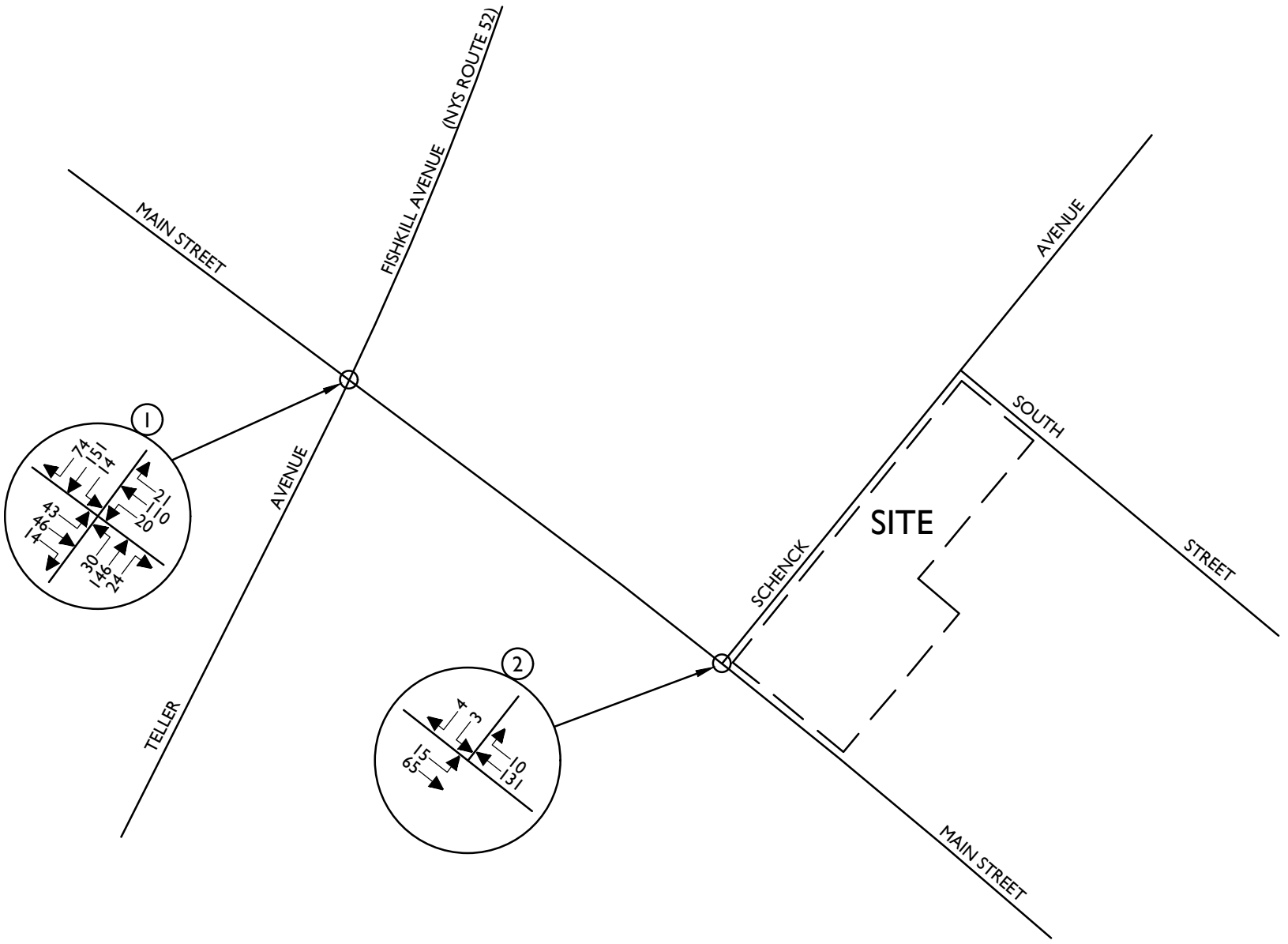
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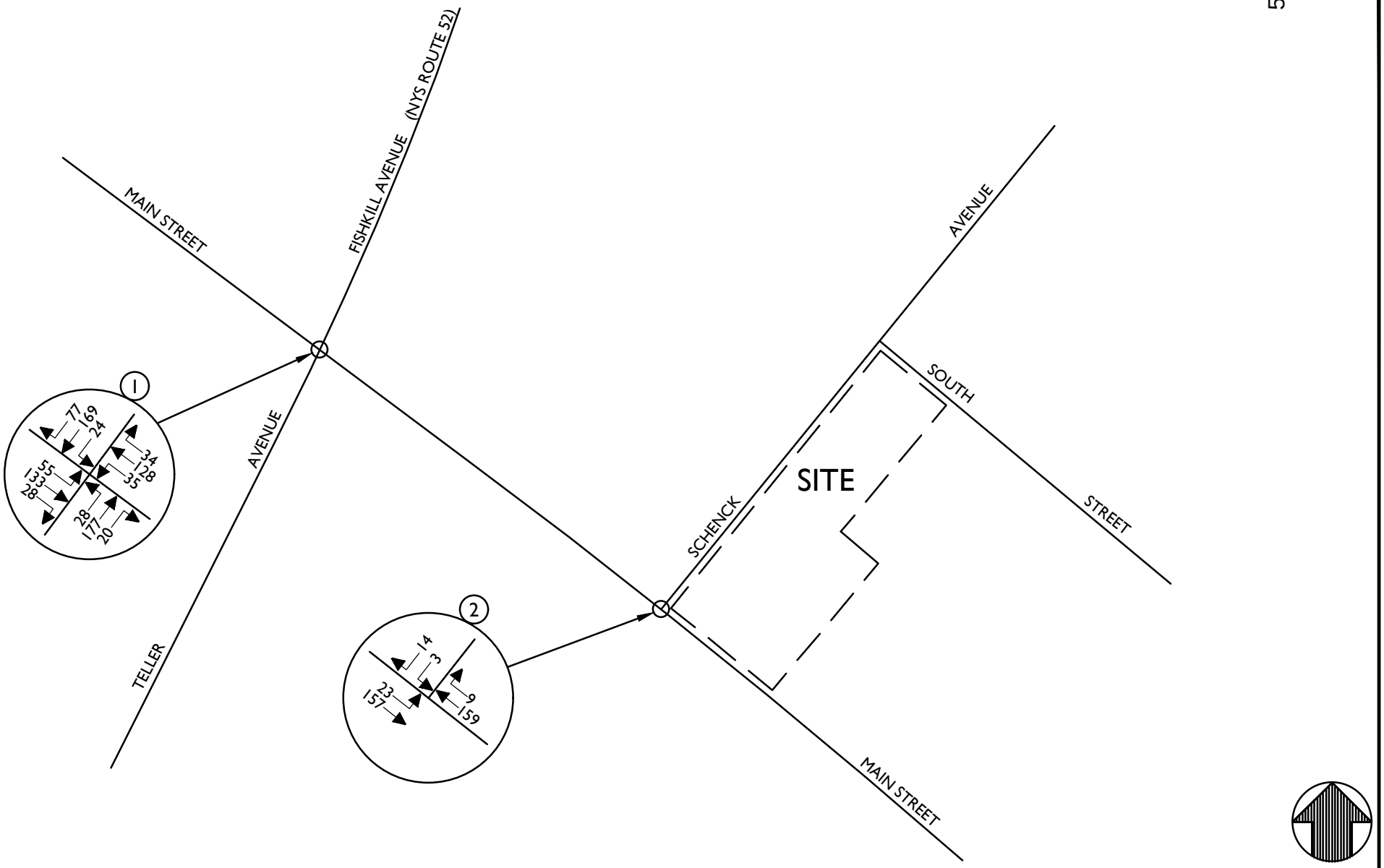
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
2020 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
2



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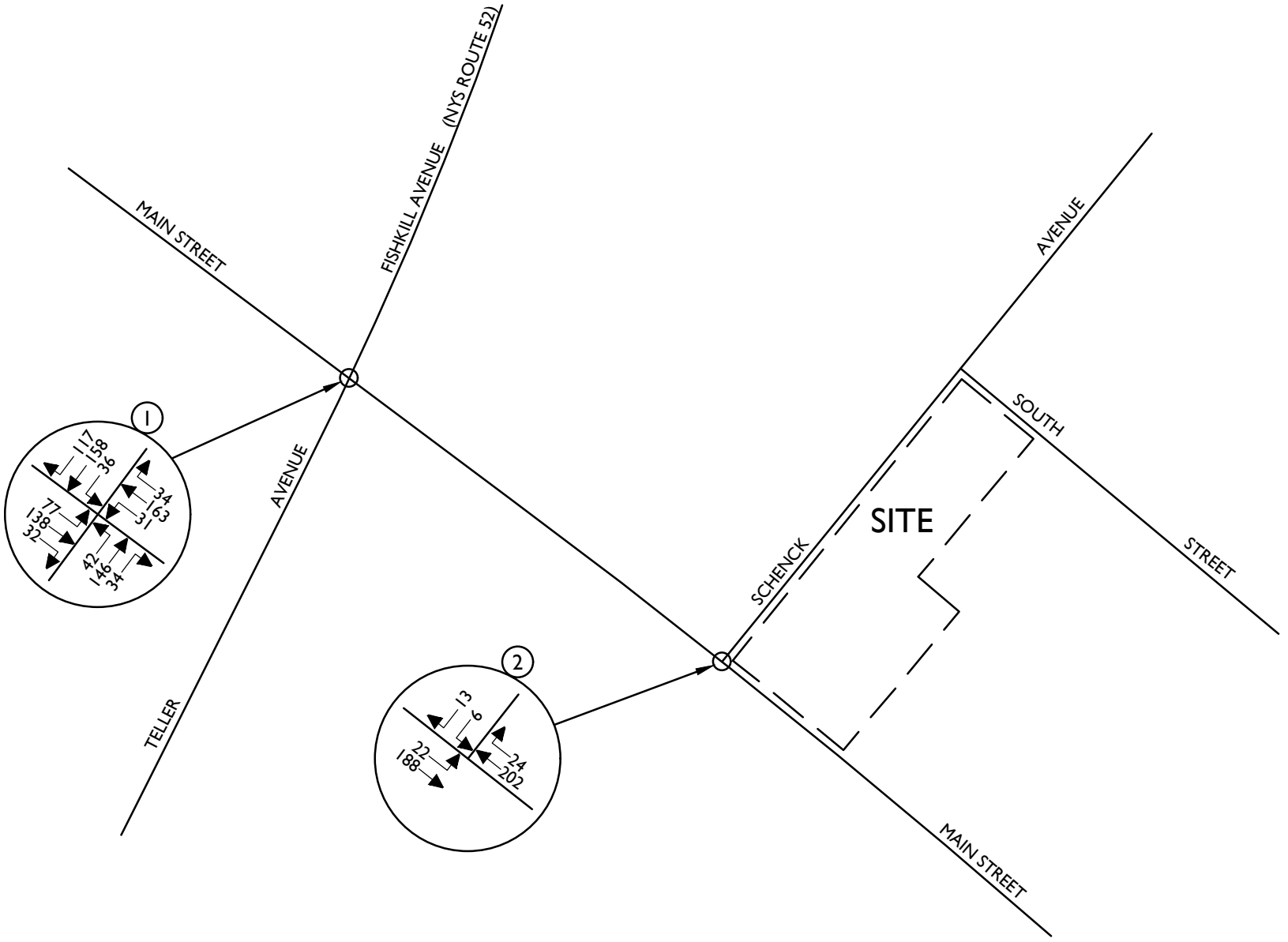
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AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER: 20000282A

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2020 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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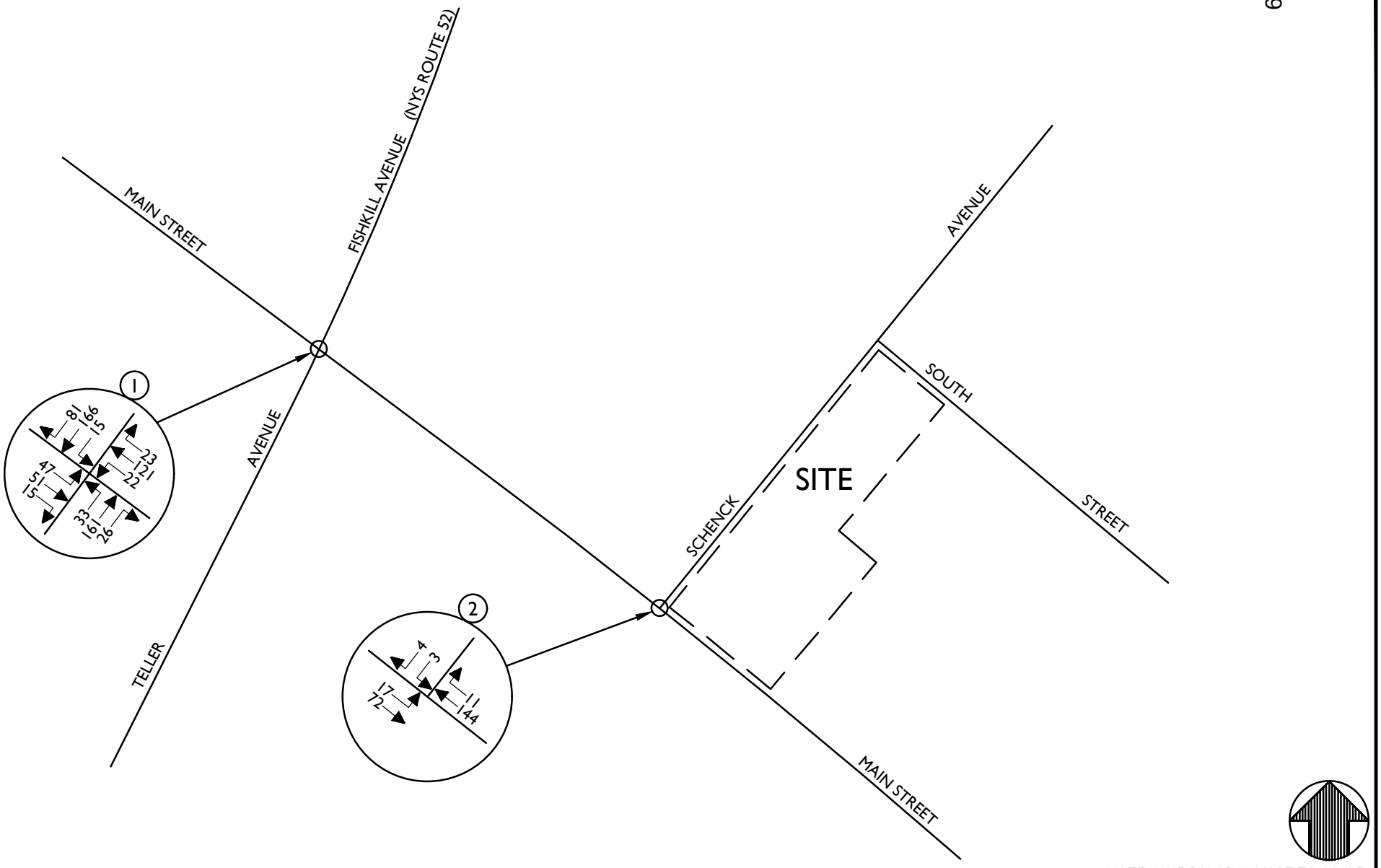
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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PROJECT NUMBER:	DRAWING NAME:
20000282A	200428RGD_FIGURE

SHEET TITLE:
2020 EXISTING TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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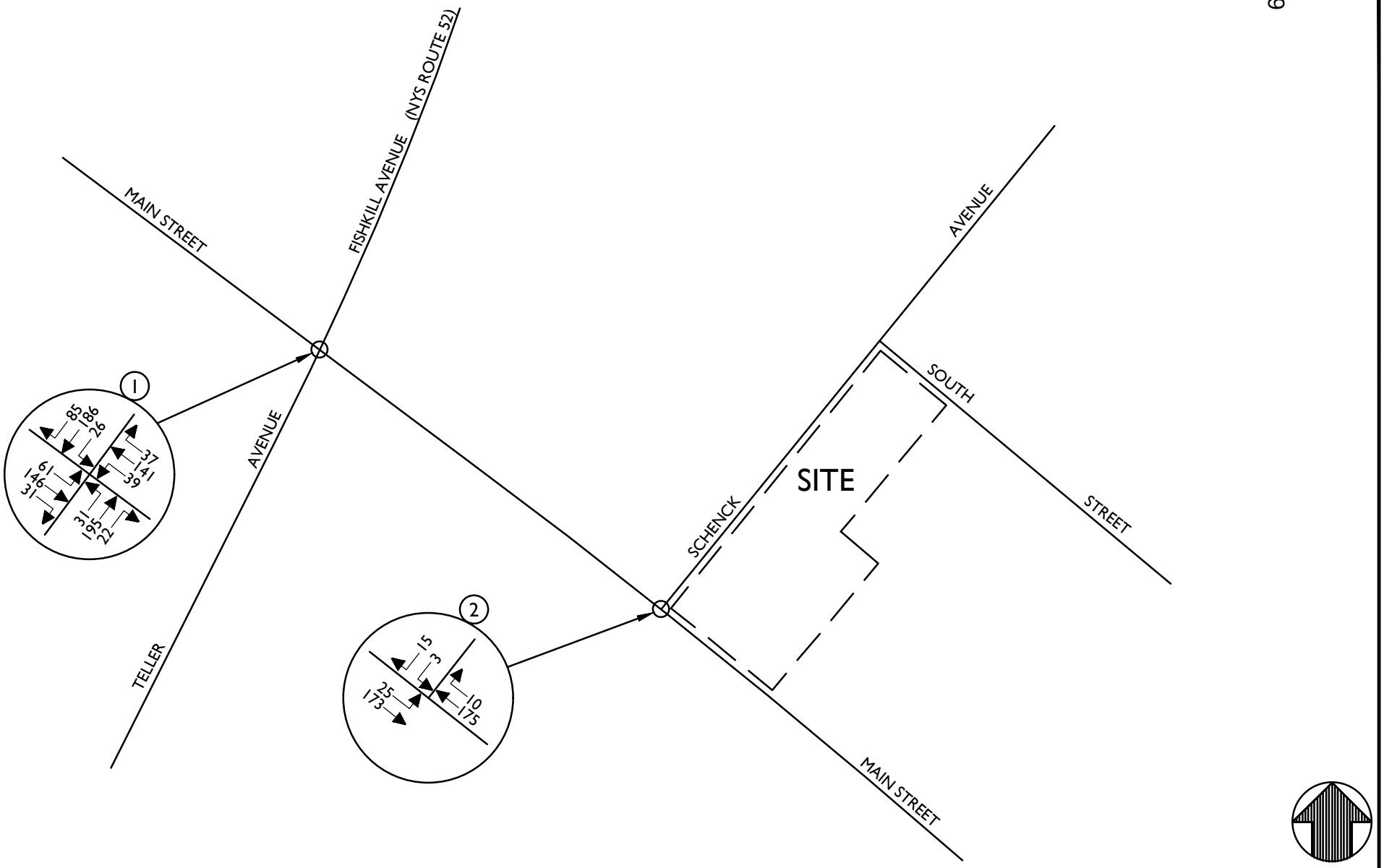
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PROJECT NUMBER: 20000282A
DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
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WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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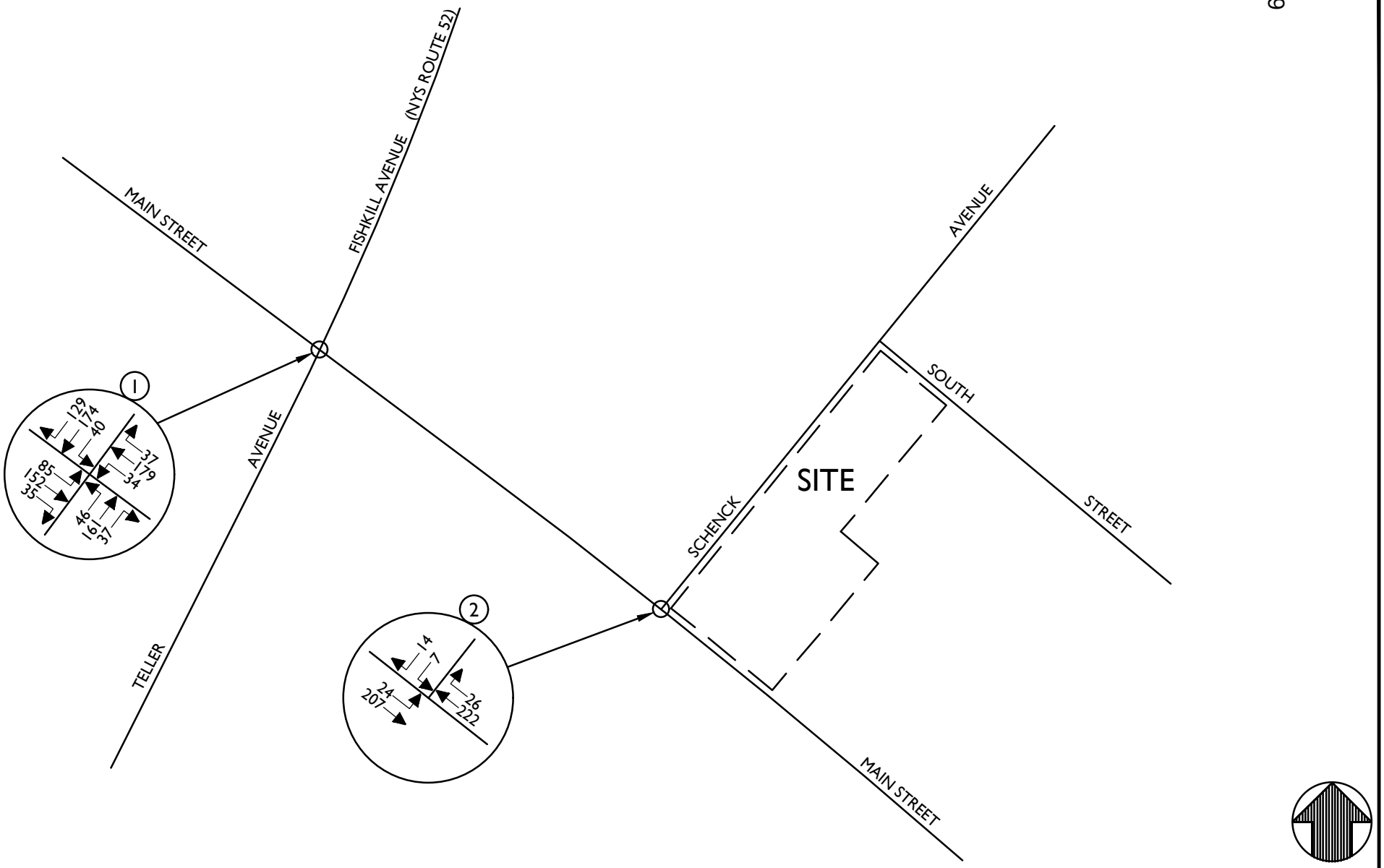
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PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

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WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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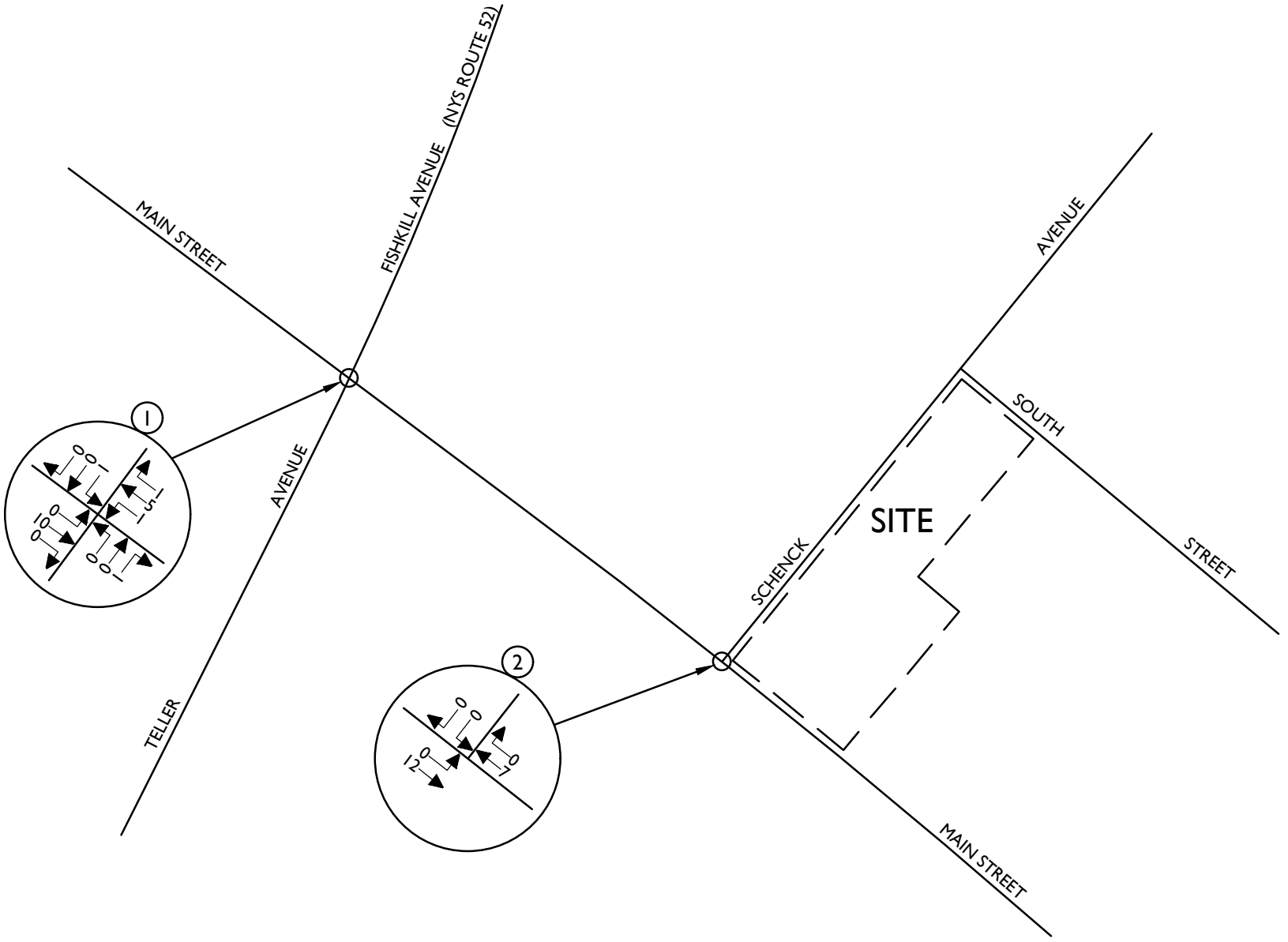
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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PROJECT NUMBER:	DRAWING NAME:
20000282A	200428RGD_FIGURE

SHEET TITLE:
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WEEKEND PEAK SAT HOUR

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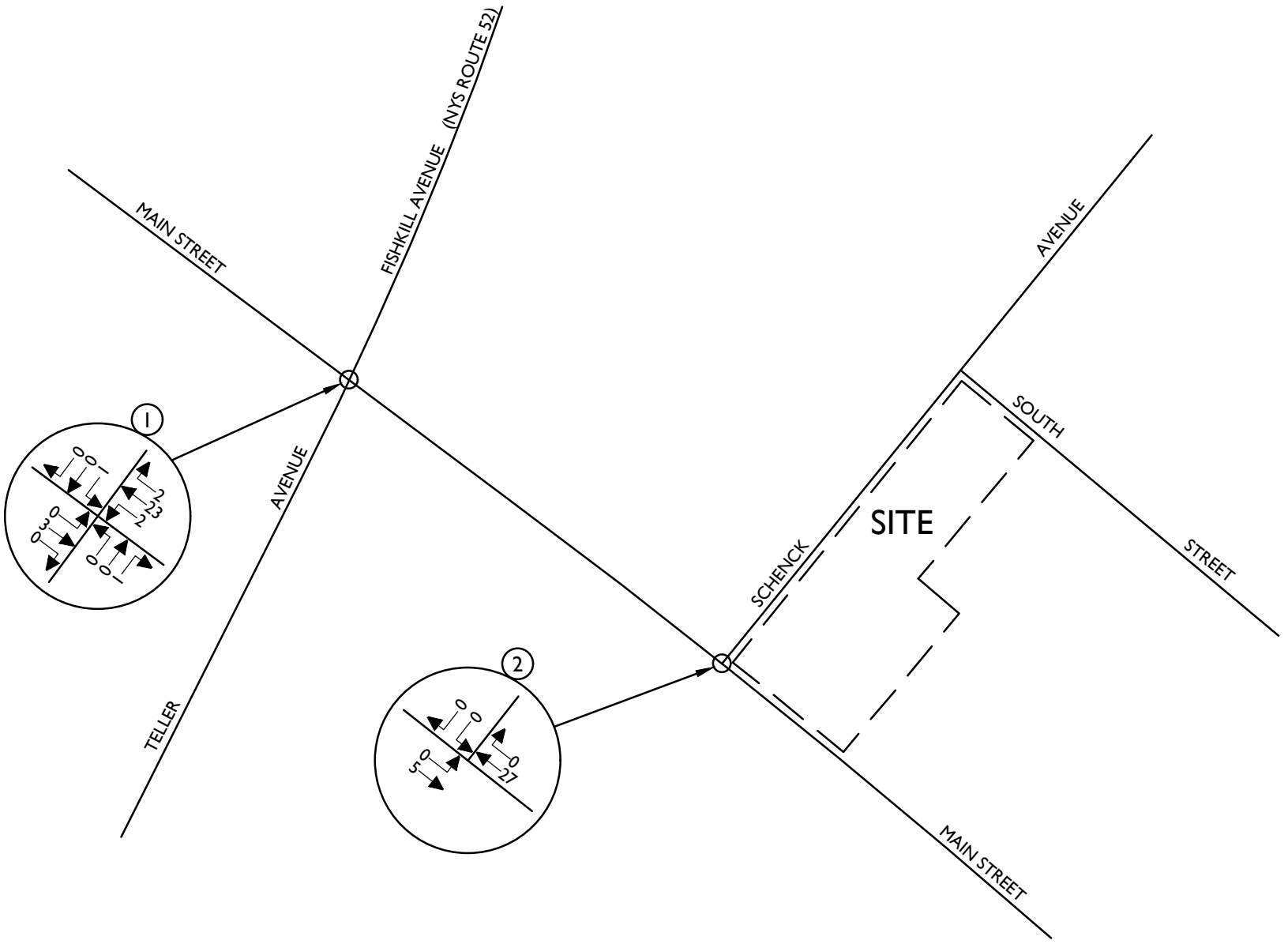
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PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER: 8



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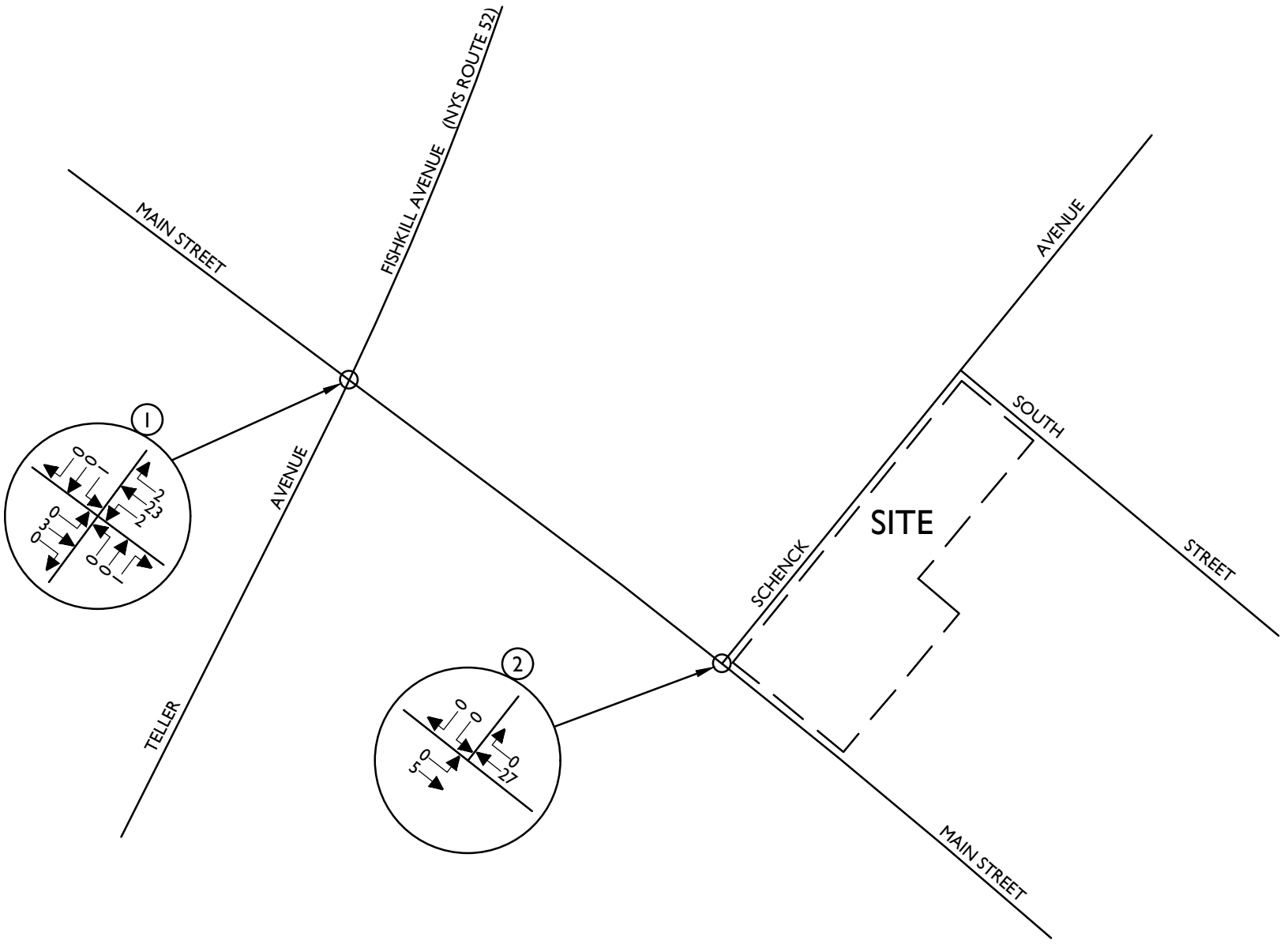
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PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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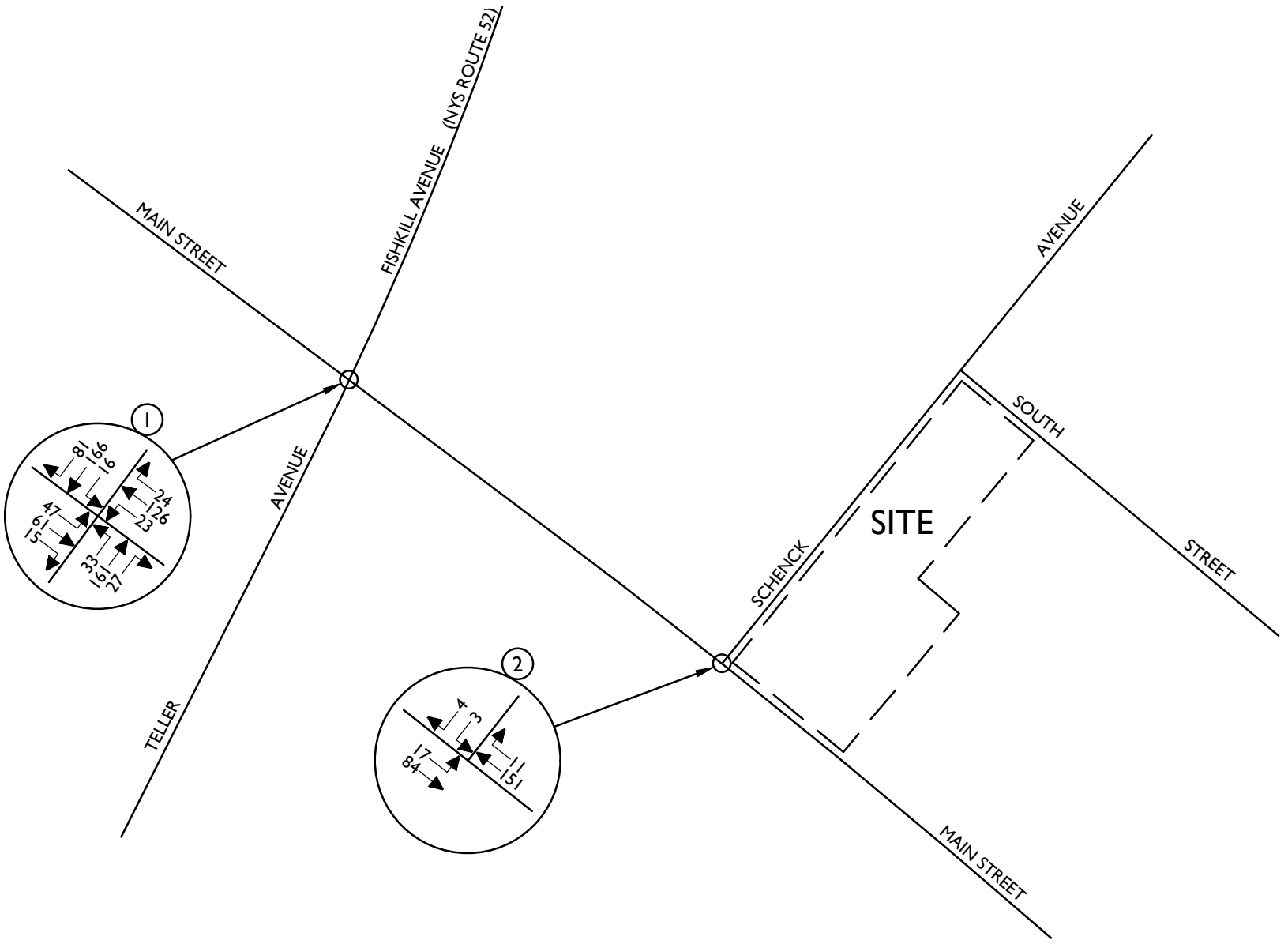
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER: 20000282A
DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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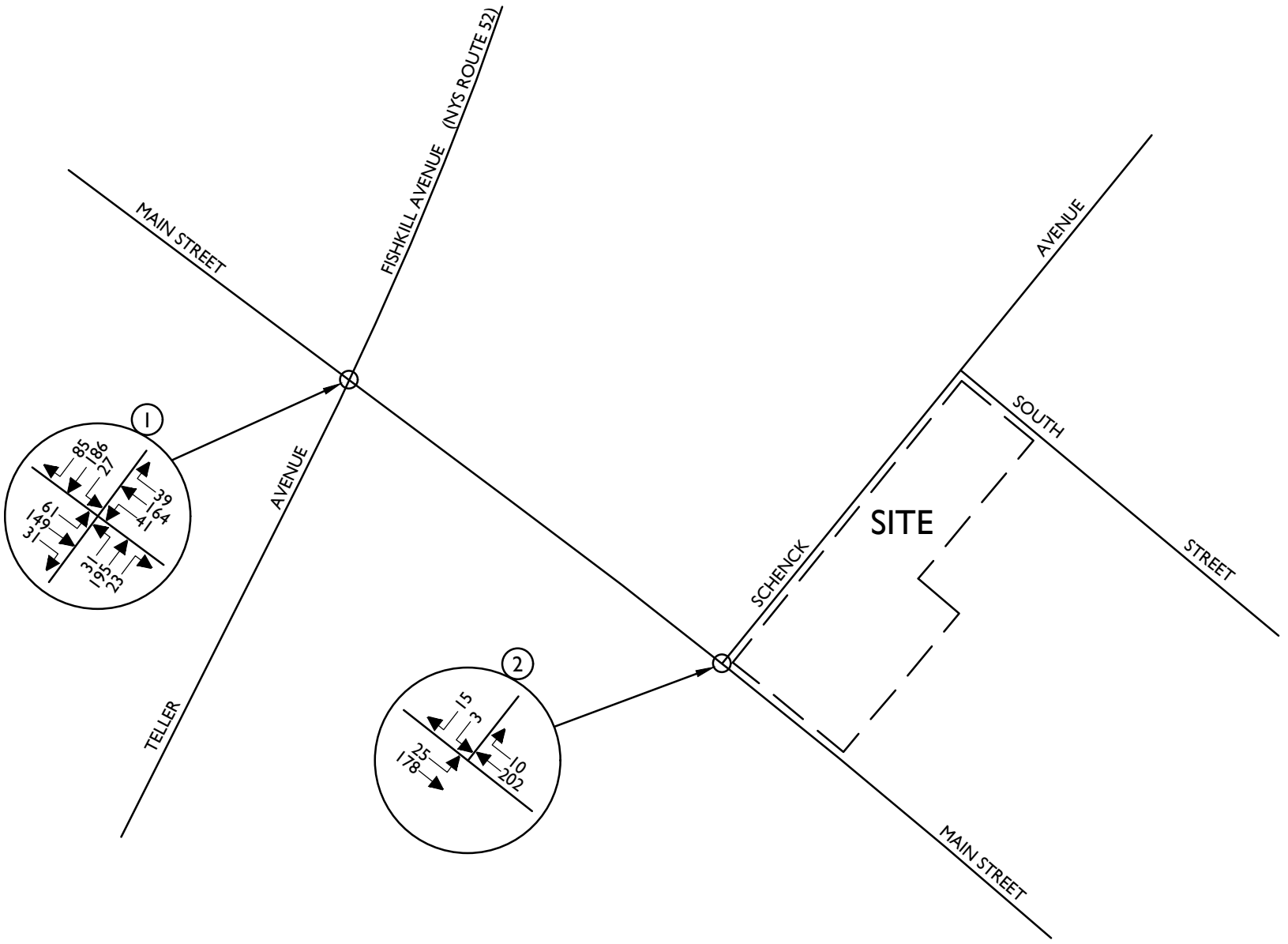
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PROJECT NUMBER: 20000282A
DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
2025 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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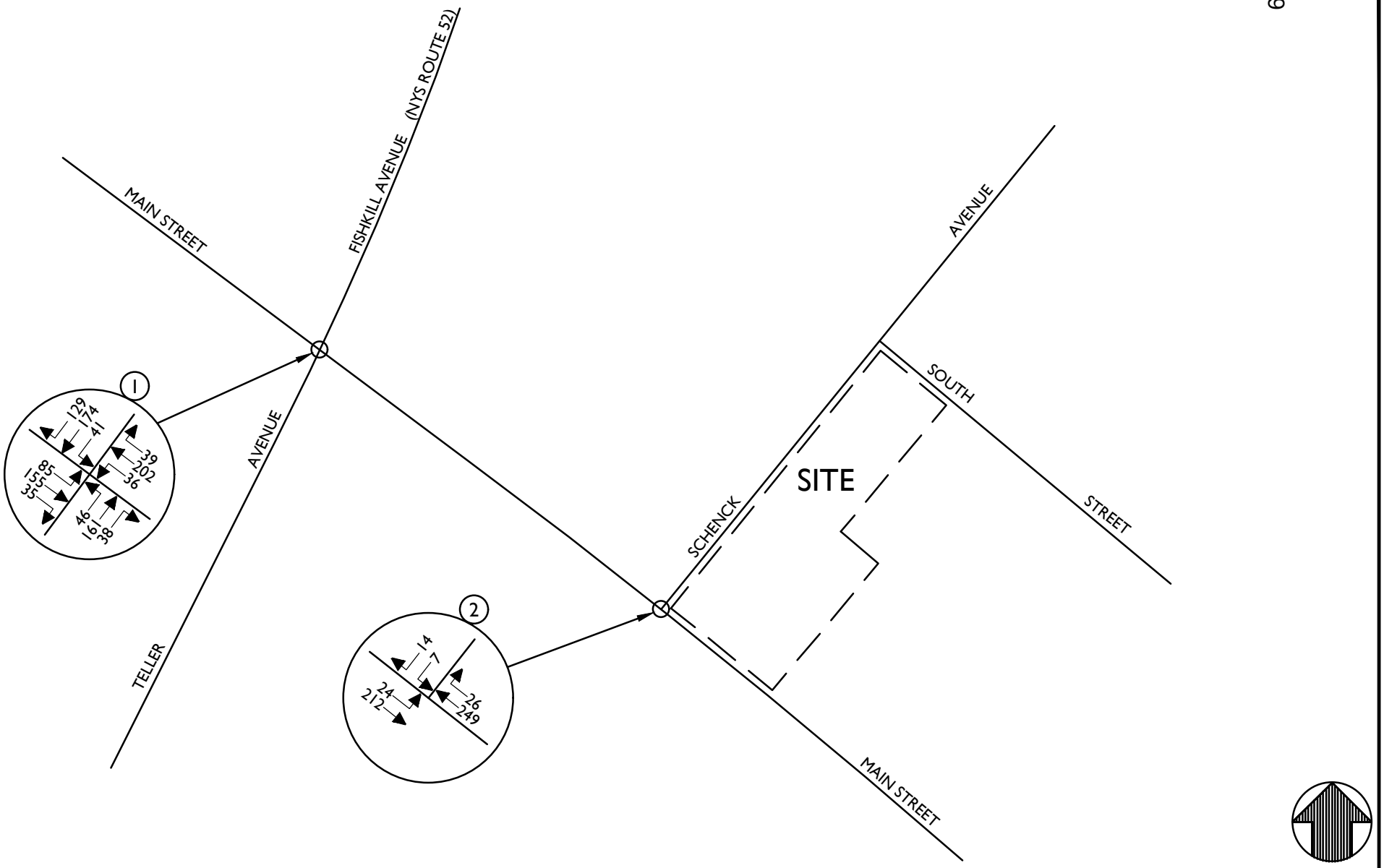
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PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
2025 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
12



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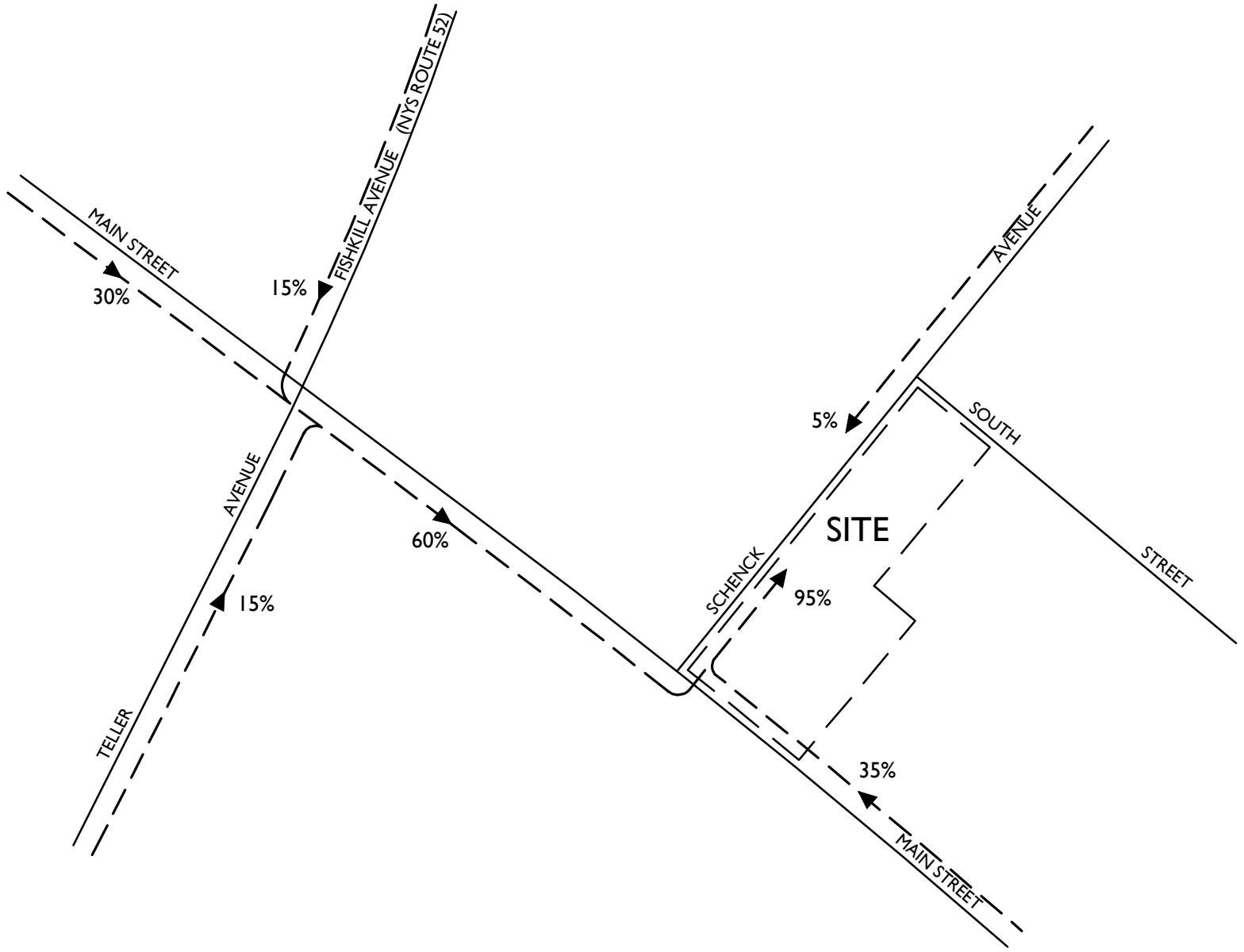
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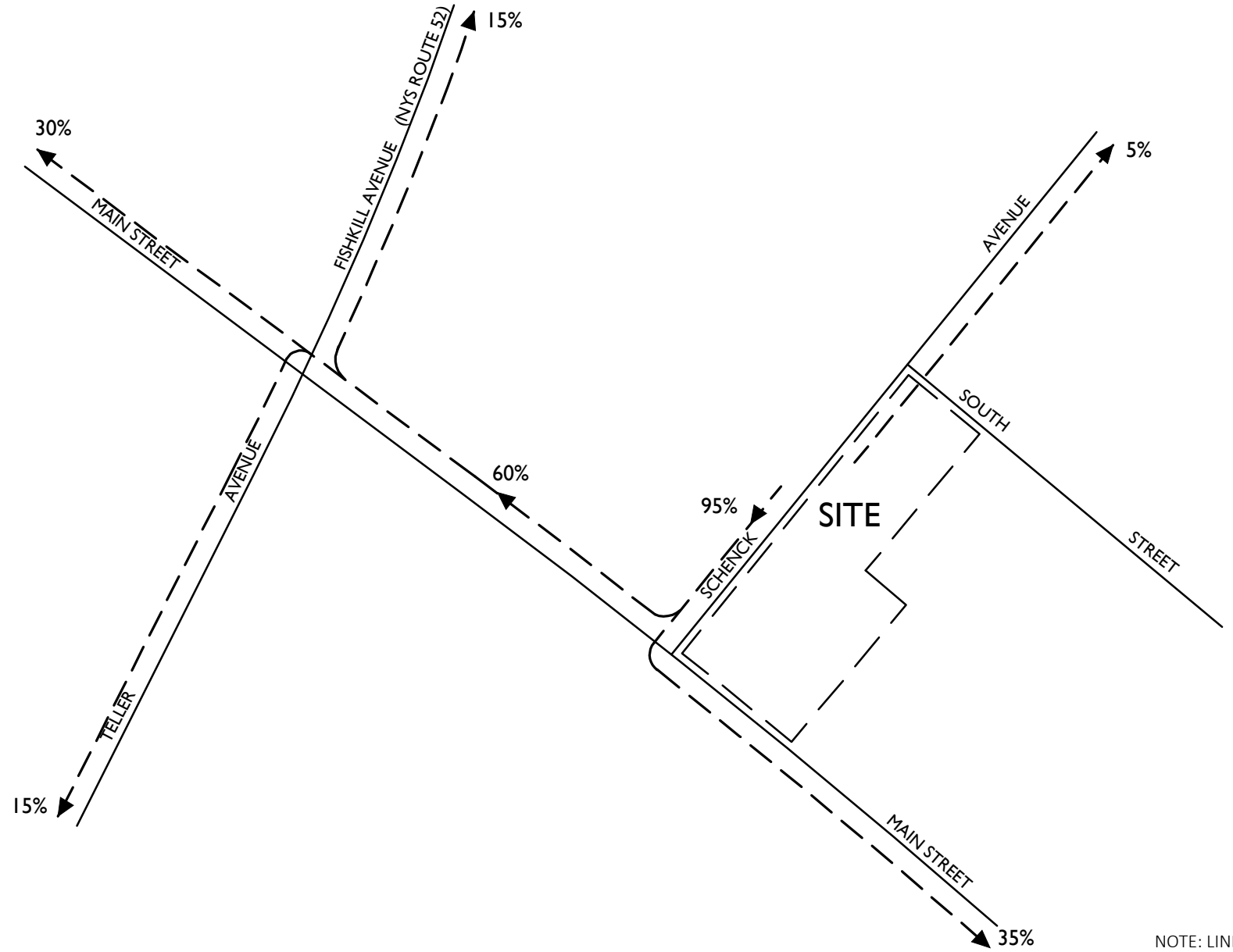
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SHEET NUMBER:
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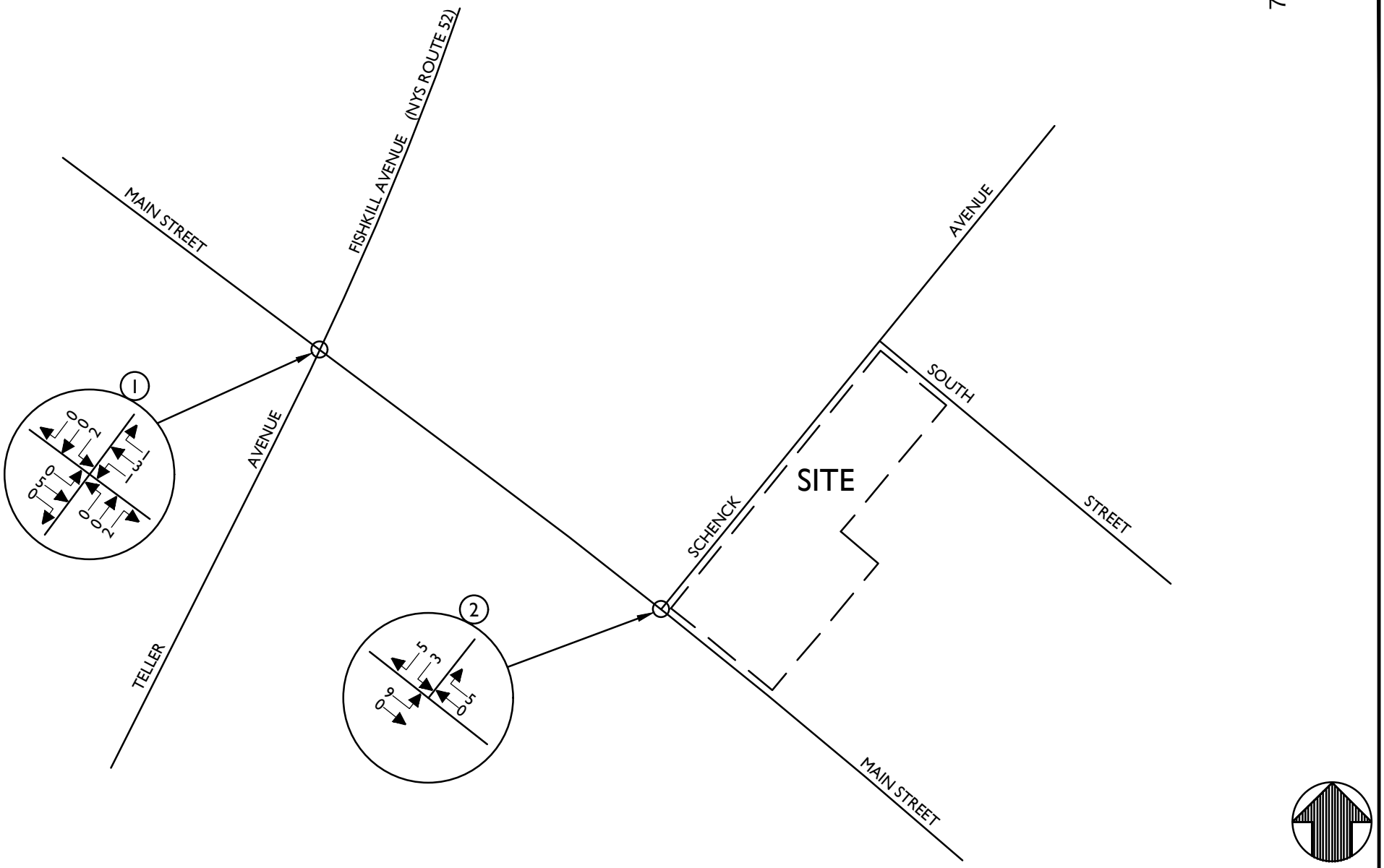
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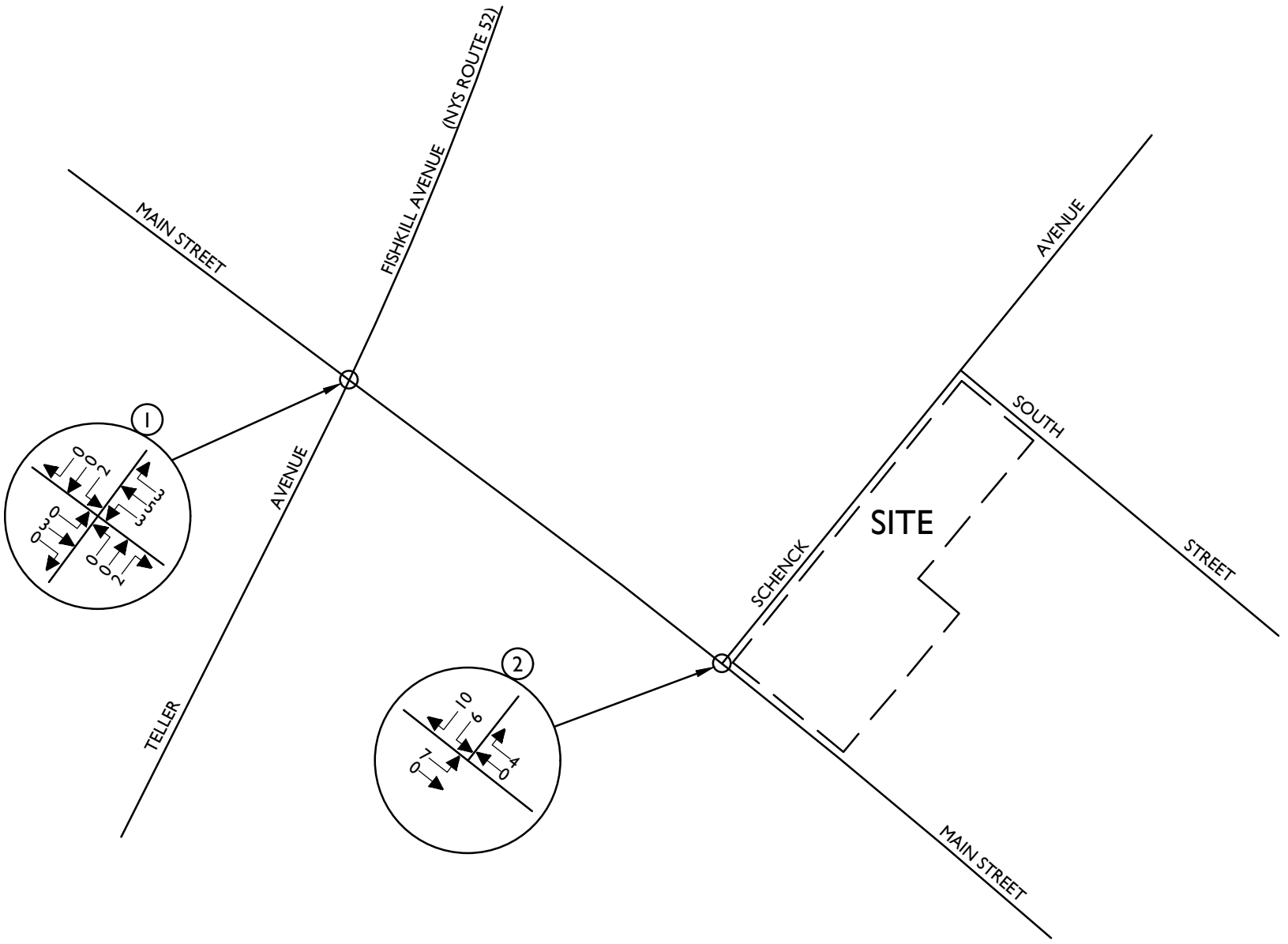
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DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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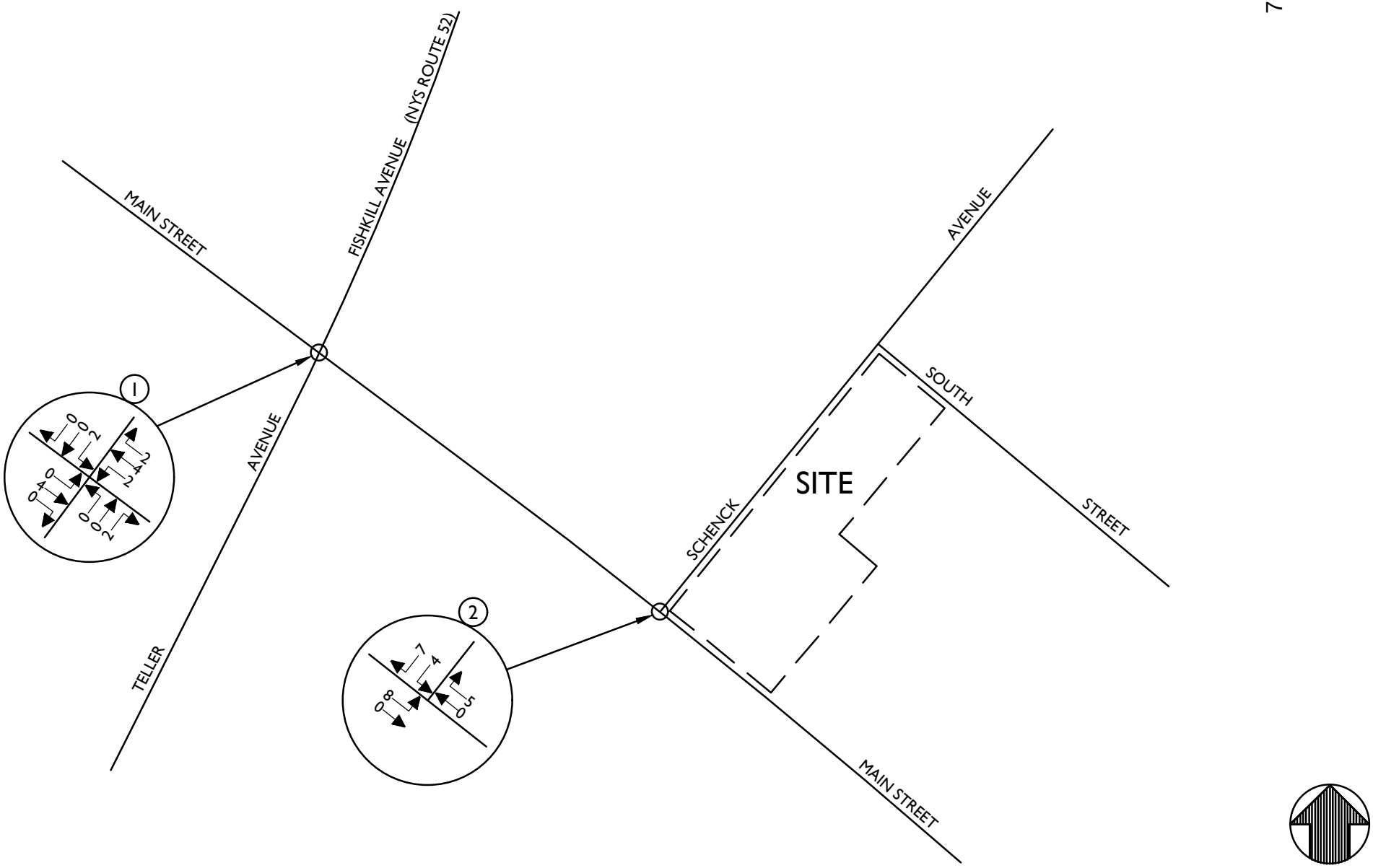
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TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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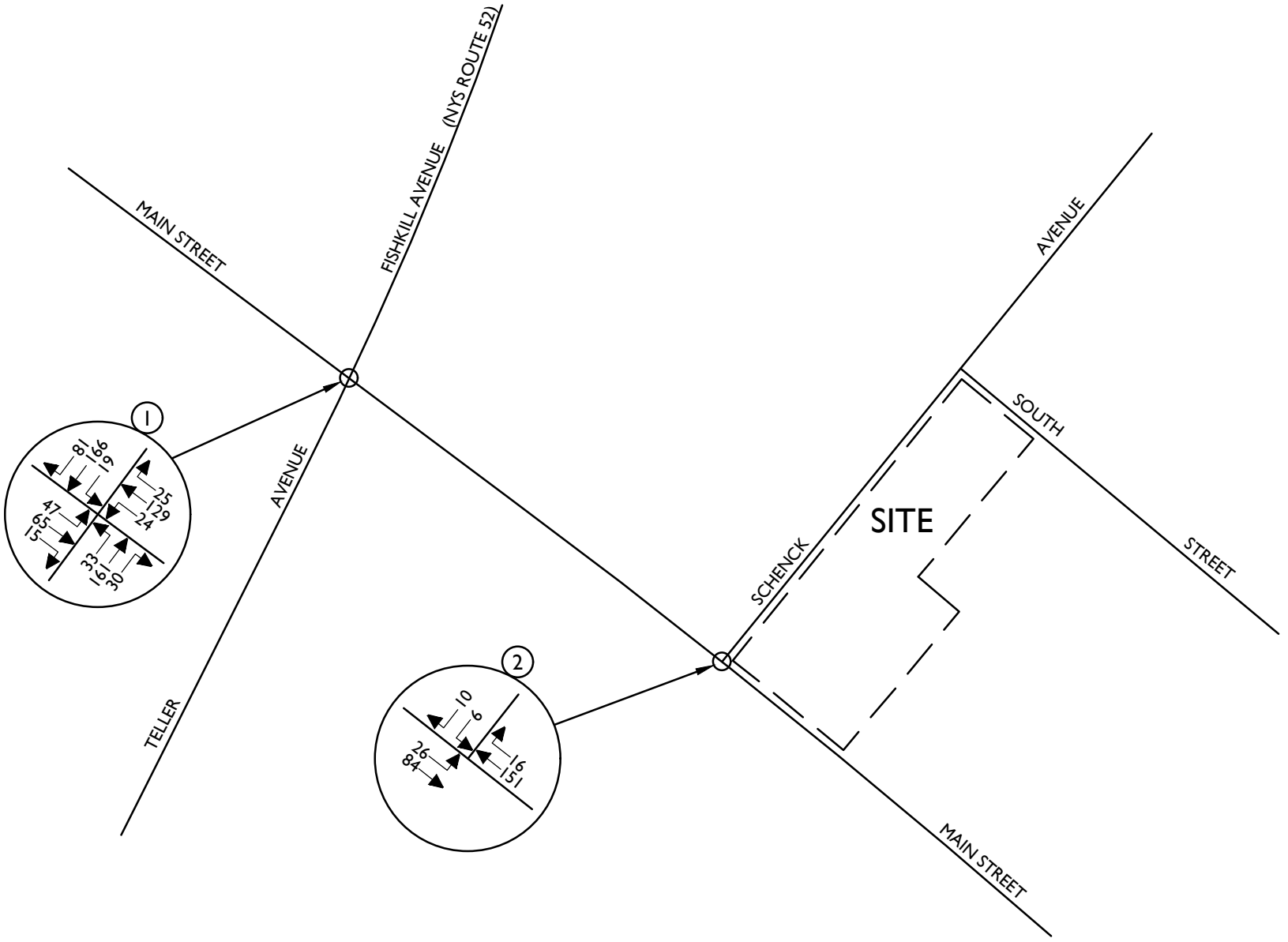
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TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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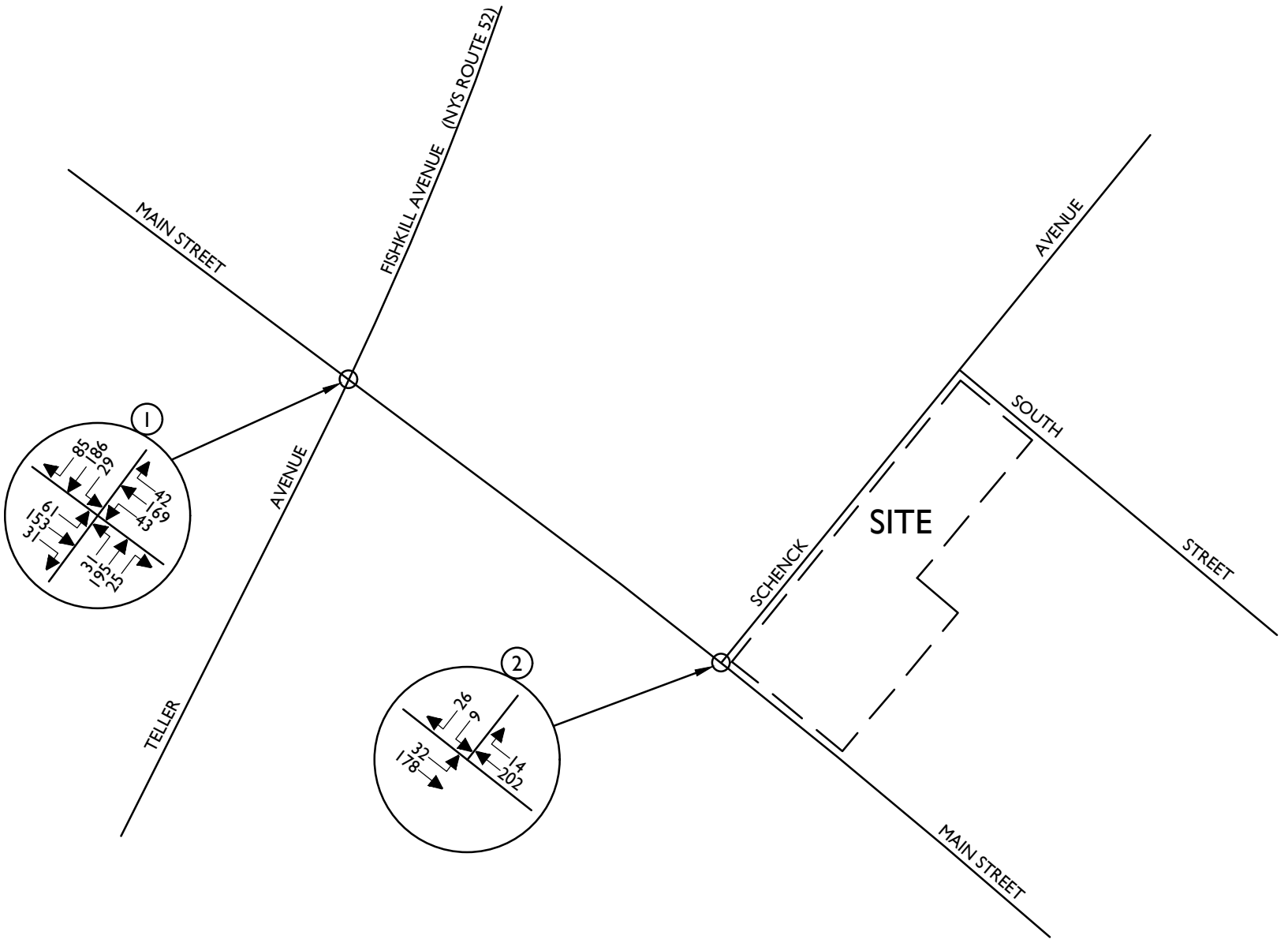
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SHEET TITLE:
2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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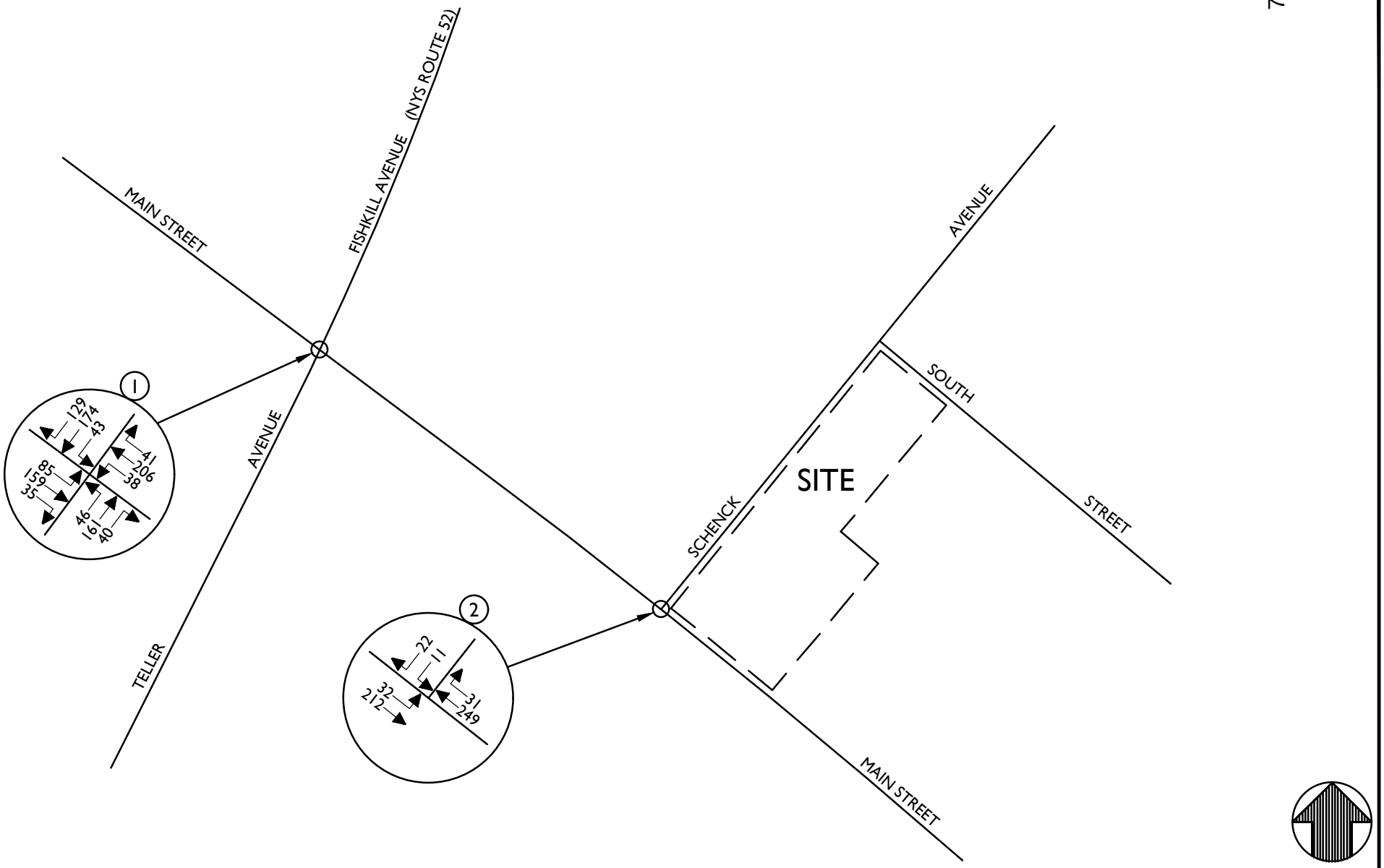
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2025 BUILD TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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416 – 420 MAIN STREET

APPENDIX B

TABLES

TABLE NO. 1

HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED SITE GENERATED TRAFFIC VOLUMES

416-420 MAIN STREET CITY OF BEACON, NEW YORK	ENTRY		EXIT	
	HTGR[1]	VOLUME	HTGR[1]	VOLUME
NEW RETAIL[2] (2,941 S.F.)				
PEAK AM HOUR	1.70	5	1.36	4
PEAK PM HOUR	2.04	6	2.04	6
SATURDAY PEAK HOUR	2.38	7	2.04	6
OFFICE (7,872 S.F.)				
PEAK AM HOUR	1.02	8	0.13	1
PEAK PM HOUR	0.13	1	1.14	9
SATURDAY PEAK HOUR	0.25	2	0.25	2
APARTMENTS 4TH FLOOR RESIDENTIAL (2 DWELLING UNITS)				
PEAK AM HOUR	0.50	1	1.00	2
PEAK PM HOUR	1.00	2	0.50	1
SATURDAY PEAK HOUR	1.00	2	1.00	2
APARTMENTS REAR LOT RESIDENTIAL (1 DWELLING UNITS)				
PEAK AM HOUR	0.50	1	1.00	2
PEAK PM HOUR	1.00	2	0.50	1
SATURDAY PEAK HOUR	1.00	2	1.00	2
TOTAL				
PEAK AM HOUR	-	15	-	9
PEAK PM HOUR	-	11	-	17
SATURDAY PEAK HOUR	-	13	-	12

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 10TH EDITION, 2017. ITE LAND USE CODE - 820 - SHOPPING CENTER, ITE LAND USE CODE - 710 - OFFICE BUILDING, ITE LAND USE CODE - 220 - MULTIFAMILY HOME, AND ITE LAND USE CODE - 210 - SINGLE FAMILY.

2) ELLA'S BELLAS CAFÉ (1,675 S.F.) IS AN EXISTING USE THAT WILL BE INCORPORATED INTO THE PROPOSED DEVELOPMENT. TRAFFIC GENERATION ASSOCIATED WITH THIS USE IS CAPTURED IN THE EXISTING TRAFFIC VOLUME COUNTS AND THEREFORE NO NEW TRAFFIC GENERATION HAS BEEN ASSUMED FOR THIS USE. THE TOTAL RETAIL SPACE INCLUDED IN THE DEVELOPMENT WILL BE 3,618 S.F.

TABLE NO. 2 AM

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
		AM		V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.20	B	14.1	0.22	B	14.2	0.22	B	14.2	0.0
	MAIN STREET	WB	LTR	0.26	B	14.7	0.27	B	14.7	0.28	B	14.8	0.1
	TELLER AVENUE	NB	LTR	0.27	B	11.6	0.30	B	11.9	0.30	B	11.9	0.0
	FISHKILL AVENUE	SB	LTR	0.30	B	11.9	0.33	B	12.2	0.34	B	12.3	0.1
		OVERALL		**-**	**B**	**12.7**	**-**	**B**	**13.0**	**-**	**B**	**13.1**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.01	A	7.7	0.01	A	7.8	0.02	A	7.8	0.0
	SCHENCK AVENUE	SB	LR	0.01	A	9.8	0.01	B	10.0	0.03	B	10.2	0.2

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 PM

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
		PM		V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.37	B	16.2	0.42	B	16.8	0.42	B	16.9	0.1
	MAIN STREET	WB	LTR	0.32	B	15.5	0.40	B	16.5	0.41	B	16.7	0.2
	TELLER AVENUE	NB	LTR	0.28	B	11.6	0.31	B	12.0	0.31	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.32	B	12.1	0.35	B	12.4	0.35	B	12.5	0.1
		OVERALL		**-**	**B**	**13.7**	**-**	**B**	**14.3**	**-**	**B**	**14.4**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.02	A	7.9	0.02	A	8.0	0.03	A	8.1	0.1
	SCHENCK AVENUE	SB	LR	0.03	B	10.6	0.03	B	10.9	0.07	B	11.5	0.6

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 SAT

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
		SAT		V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.45	B	17.3	0.50	B	18.2	0.50	B	18.4	0.2
	MAIN STREET	WB	LTR	0.37	B	16.2	0.45	B	17.3	0.47	B	17.6	0.3
	TELLER AVENUE	NB	LTR	0.28	B	11.7	0.31	B	12.0	0.32	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.37	B	12.7	0.42	B	13.2	0.42	B	13.3	0.1
		OVERALL		**-**	**B**	**14.4**	**-**	**B**	**15.2**	**-**	**B**	**15.3**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.02	A	8.3	0.02	A	8.5	0.03	A	8.5	0.0
	SCHENCK AVENUE	SB	LR	0.04	B	12.7	0.05	B	13.4	0.08	B	13.8	0.4

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE P-1

SUMMARY OF BEACON PARKING SPACE UTILIZATION
WEEKDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: WEDNESDAY
DATE: 02/05/20
TIME: 7:00 AM - 9:30AM, 11:00 AM - 2:30 PM, & 3:30 PM - 7:00 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
7:00 AM 7:30 AM	3	0	30	15	15	3	6	2	**74**	**225**
7:30 AM 8:00 AM	6	0	27	15	9	3	8	3	**71**	**228**
8:00 AM 8:30 AM	11	0	23	15	11	3	8	1	**72**	**227**
8:30 AM 9:00 AM	17	0	22	12	14	3	6	2	**76**	**223**
9:00 AM 9:30 AM	26	0	23	14	24	6	10	2	**105**	**194**
11:00 AM 11:30 AM	51	1	27	14	44	8	14	1	**160**	**139**
11:30 AM 12:00 PM	48	0	29	13	47	8	10	1	**156**	**143**
12:00 PM 12:30 PM	43	1	28	13	47	7	12	1	**152**	**147**
12:30 PM 1:00 PM	46	1	32	13	48	8	12	1	**161**	**138**
1:00 PM 1:30 PM	44	1	35	12	48	9	11	3	**163**	**136**
1:30 PM 2:00 PM	45	1	44	11	47	9	11	3	**171**	**128**
2:00 PM 2:30 PM	43	1	43	11	47	10	10	3	**168**	**131**
3:30 PM 4:00 PM	34	1	42	11	50	9	8	2	**157**	**142**
4:00 PM 4:30 PM	39	1	39	11	39	7	7	2	**145**	**154**
4:30 PM 5:00 PM	41	2	37	12	37	5	6	2	**142**	**157**
5:00 PM 5:30 PM	40	1	40	13	48	2	7	2	**153**	**146**
5:30 PM 6:00 PM	43	2	40	14	42	3	7	4	**155**	**144**
6:00 PM 6:30 PM	33	1	40	13	46	3	9	4	**149**	**150**
6:30 PM 7:00 PM	27	1	41	11	45	2	8	5	**140**	**159**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

TABLE P-2

SUMMARY OF BEACON PARKING SPACE UTILIZATION
SATURDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SATURDAY
DATE: 02/08/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT[3]	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
11:00 AM 11:30 AM	68	2	55	23	55	10	15	6	**234**	**65**
11:30 AM 12:00 PM	64	2	57	24	56	15	17	5	**240**	**59**
12:00 PM 12:30 PM	70	2	54	30	57	16	15	4	**248**	**51**
12:30 PM 1:00 PM	72	2	56	26	59	14	16	3	**248**	**51**
1:00 PM 1:30 PM	72	6	57	31	59	17	19	4	**265**	**34**
1:30 PM 2:00 PM	72	6	57	29	57	16	18	5	**260**	**39**
2:00 PM 2:30 PM	70	5	57	29	58	14	15	3	**251**	**48**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UN MARKED PARKING SPACES DURING PEAK PARKING PERIODS.

TABLE P-3

SUMMARY OF BEACON PARKING SPACE UTILIZATION
SUNDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SUNDAY
DATE: 02/09/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT[3]	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
11:00 AM 11:30 AM	46	4	46	16	50	7	9	9	**187**	**112**
11:30 AM 12:00 PM	47	5	51	21	53	7	14	8	**206**	**93**
12:00 PM 12:30 PM	46	6	57	28	53	9	16	9	**224**	**75**
12:30 PM 1:00 PM	56	3	57	28	58	13	16	8	**239**	**60**
1:00 PM 1:30 PM	60	6	57	31	60	13	21	6	**254**	**45**
1:30 PM 2:00 PM	68	14	57	31	59	14	20	6	**269**	**30**
2:00 PM 2:30 PM	62	12	57	32	57	13	20	6	**259**	**40**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UN MARKED PARKING SPACES DURING PEAK PARKING PERIODS.

416 – 420 MAIN STREET

APPENDIX C

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.

LOS D describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.

LOS E describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
≤10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

LEVEL OF SERVICE CRITERIA
FOR TWO-WAY STOP-CONTROLLED (TWSC) UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 20-2

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

LEVEL OF SERVICE CRITERIA
FOR ALL-WAY STOP-CONTROLLED (AWSC) UNSIGNALIZED INTERSECTIONS

The Levels of Service (LOS) for all-way stop-controlled (AWSC) intersections are given in Exhibit 21-8. As the exhibit notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane exceeds 1.0, regardless of the control delay. For assessment of LOS at the approach and intersection levels, LOS is based solely on control delay.

The Level of Service Criteria for AWSC unsignalized intersections are given in Exhibit 21-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 21-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

For approaches and intersection wide assessment, LOS is defined solely by control delay.

416 – 420 MAIN STREET

APPENDIX D

CAPACITY ANALYSIS

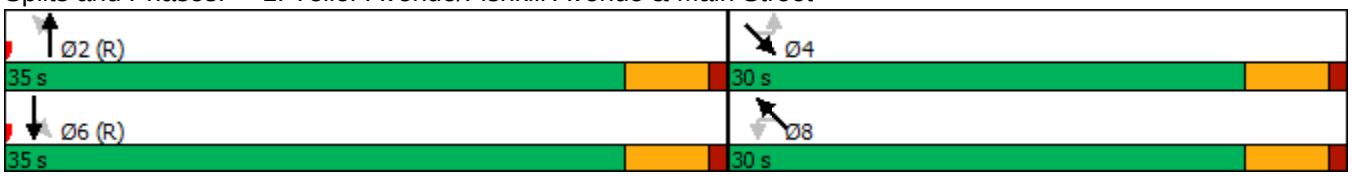
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.984			0.958			0.982			0.981	
Flt Protected		0.993			0.997			0.979			0.993	
Satd. Flow (prot)	0	1955	0	0	1921	0	0	1512	0	0	1568	0
Flt Permitted		0.930			0.979			0.840			0.959	
Satd. Flow (perm)	0	1828	0	0	1886	0	0	1279	0	0	1511	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	34	166	27	16	172	84	49	52	16	23	125	24
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	227	0	0	272	0	0	117	0	0	172	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.31			0.24			0.30	
Control Delay		11.9			12.3			15.2			15.7	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.3			15.2			15.7	
Queue Length 50th (ft)		52			64			30			46	
Queue Length 95th (ft)		91			108			62			86	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		843			870			491			581	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.31			0.24			0.30	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	34	166	27	16	172	84	49	52	16	23	125	24
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	615	93	78	562	260	262	251	69	108	478	85
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1333	202	41	1218	562	476	653	179	117	1243	220
Grp Volume(v), veh/h	227	0	0	272	0	0	117	0	0	172	0	0
Grp Sat Flow(s),veh/h/ln	1696	0	0	1821	0	0	1308	0	0	1580	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.0	0.0	0.0	6.1	0.0	0.0	3.3	0.0	0.0	4.7	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.42		0.14	0.13		0.14
Lane Grp Cap(c), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
V/C Ratio(X)	0.27	0.00	0.00	0.30	0.00	0.00	0.20	0.00	0.00	0.26	0.00	0.00
Avail Cap(c_a), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	13.3	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.4	0.0	0.0	1.2	0.0	0.0	1.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	11.9	0.0	0.0	14.1	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		227			272			117			172	
Approach Delay, s/veh		11.6			11.9			14.1			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.0	5.3	8.1	6.7
Green Ext Time (p_c), s	0.9	0.4	1.1	0.6

Intersection Summary	
HCM 6th Ctrl Delay	12.7
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	15	65	131	10	3	4
Future Volume (vph)	15	65	131	10	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.990		0.923	
Flt Protected		0.991			0.979	
Satd. Flow (prot)	0	1806	1835	0	1495	0
Flt Permitted		0.991			0.979	
Satd. Flow (perm)	0	1806	1835	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	16	71	144	11	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	87	155	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.8

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	15	65	131	10	3	4
Future Vol, veh/h	15	65	131	10	3	4
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	16	71	144	11	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	189	0	-	0	316	218
Stage 1	-	-	-	-	184	-
Stage 2	-	-	-	-	132	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1355	-	-	-	739	847
Stage 1	-	-	-	-	892	-
Stage 2	-	-	-	-	928	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1326	-	-	-	698	802
Mov Cap-2 Maneuver	-	-	-	-	698	-
Stage 1	-	-	-	-	861	-
Stage 2	-	-	-	-	908	-

Approach	SE	NW	SW
HCM Control Delay, s	1.5	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1326	-	754
HCM Lane V/C Ratio	-	-	0.012	-	0.01
HCM Control Delay (s)	-	-	7.7	0	9.8
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	0

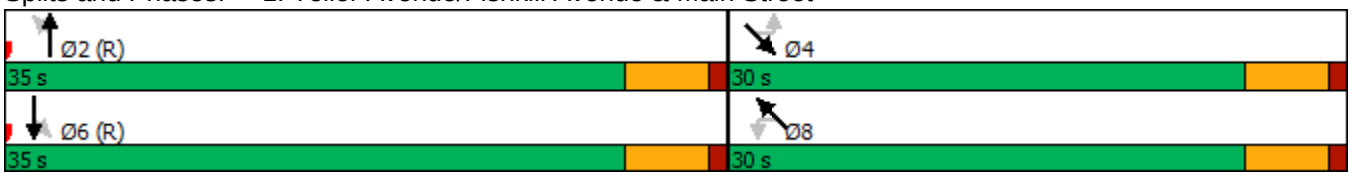
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.97			0.97	
Frt		0.988			0.961			0.983			0.977	
Flt Protected		0.994			0.996			0.987			0.991	
Satd. Flow (prot)	0	1971	0	0	1929	0	0	1543	0	0	1544	0
Flt Permitted		0.943			0.964			0.879			0.920	
Satd. Flow (perm)	0	1868	0	0	1866	0	0	1352	0	0	1423	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	29	186	21	25	178	81	58	140	29	37	135	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	284	0	0	227	0	0	208	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.33			0.44			0.38	
Control Delay		11.9			12.5			18.1			17.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.5			18.1			17.0	
Queue Length 50th (ft)		55			67			64			58	
Queue Length 95th (ft)		97			117			120			108	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		862			861			520			547	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.33			0.44			0.38	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	29	186	21	25	178	81	58	140	29	37	135	36
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	118	666	71	95	563	238	172	366	69	131	413	100
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	121	1444	153	75	1219	516	267	952	178	171	1073	260
Grp Volume(v), veh/h	236	0	0	284	0	0	227	0	0	208	0	0
Grp Sat Flow(s),veh/h/ln	1717	0	0	1810	0	0	1397	0	0	1504	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.3	0.0	0.0	6.3	0.0	0.0	7.0	0.0	0.0	6.0	0.0	0.0
Prop In Lane	0.12		0.09	0.09		0.29	0.26		0.13	0.18		0.17
Lane Grp Cap(c), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.32	0.00	0.00	0.37	0.00	0.00	0.32	0.00	0.00
Avail Cap(c_a), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	14.4	0.0	0.0	14.1	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	1.8	0.0	0.0	1.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.5	0.0	0.0	2.5	0.0	0.0	2.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	12.1	0.0	0.0	16.2	0.0	0.0	15.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			284			227			208	
Approach Delay, s/veh		11.6			12.1			16.2			15.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.3	9.0	8.3	8.0
Green Ext Time (p_c), s	0.9	0.8	1.1	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.7
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	23	157	159	9	3	14
Future Volume (vph)	23	157	159	9	3	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.993		0.886	
Flt Protected		0.994			0.992	
Satd. Flow (prot)	0	1842	1840	0	1454	0
Flt Permitted		0.994			0.992	
Satd. Flow (perm)	0	1842	1840	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	26	178	181	10	3	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	204	191	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	23	157	159	9	3	14
Future Vol, veh/h	23	157	159	9	3	14
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	178	181	10	3	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	248	0	-	0	521	300
Stage 1	-	-	-	-	243	-
Stage 2	-	-	-	-	278	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1318	-	-	-	596	771
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1270	-	-	-	541	703
Mov Cap-2 Maneuver	-	-	-	-	541	-
Stage 1	-	-	-	-	804	-
Stage 2	-	-	-	-	801	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	10.6
HCM LOS			B

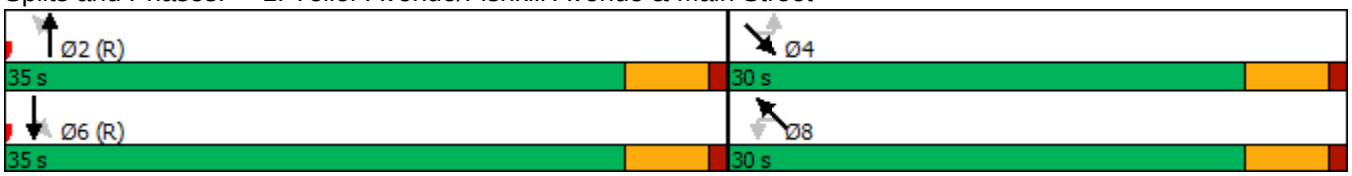
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1270	-	668
HCM Lane V/C Ratio	-	-	0.021	-	0.029
HCM Control Delay (s)	-	-	7.9	0	10.6
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.949			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1527	0	0	1536	0
Flt Permitted		0.894			0.947			0.845			0.934	
Satd. Flow (perm)	0	1801	0	0	1808	0	0	1269	0	0	1429	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	45	155	36	38	168	124	82	147	34	33	173	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	330	0	0	263	0	0	242	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.28			0.40			0.54			0.44	
Control Delay		12.0			13.3			20.6			18.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.0			13.3			20.6			18.0	
Queue Length 50th (ft)		55			81			79			69	
Queue Length 95th (ft)		98			138			146			126	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		831			834			488			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.40			0.54			0.44	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.92		0.86	0.92		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	45	155	36	38	168	124	82	147	34	33	173	36
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	169	550	118	114	459	308	201	320	67	107	454	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	224	1191	255	113	995	667	334	833	173	115	1180	226
Grp Volume(v), veh/h	236	0	0	330	0	0	263	0	0	242	0	0
Grp Sat Flow(s),veh/h/ln	1670	0	0	1776	0	0	1341	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.2	0.0	0.0	7.7	0.0	0.0	8.5	0.0	0.0	7.1	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.37	0.00	0.00	0.45	0.00	0.00	0.37	0.00	0.00
Avail Cap(c_a), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.5	0.0	0.0	14.9	0.0	0.0	14.5	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	1.2	0.0	0.0	2.4	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	2.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	0.0	0.0	12.7	0.0	0.0	17.3	0.0	0.0	16.2	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			330			263			242	
Approach Delay, s/veh		11.7			12.7			17.3			16.2	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.2	10.5	9.7	9.1
Green Ext Time (p_c), s	0.9	1.0	1.4	0.8

Intersection Summary	
HCM 6th Ctrl Delay	14.4
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	22	188	202	24	6	13
Future Volume (vph)	22	188	202	24	6	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.905	
Flt Protected		0.995			0.985	
Satd. Flow (prot)	0	1844	1827	0	1475	0
Flt Permitted		0.995			0.985	
Satd. Flow (perm)	0	1844	1827	0	1475	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	24	202	217	26	6	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	226	243	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	22	188	202	24	6	13
Future Vol, veh/h	22	188	202	24	6	13
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	202	217	26	6	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	356	0	-	0	697	456
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1203	-	-	-	494	644
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	784	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1117	-	-	-	415	533
Mov Cap-2 Maneuver	-	-	-	-	415	-
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	728	-

Approach	SE	NW	SW
HCM Control Delay, s	0.9	0	12.7
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1117	-	489
HCM Lane V/C Ratio	-	-	0.021	-	0.042
HCM Control Delay (s)	-	-	8.3	0	12.7
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

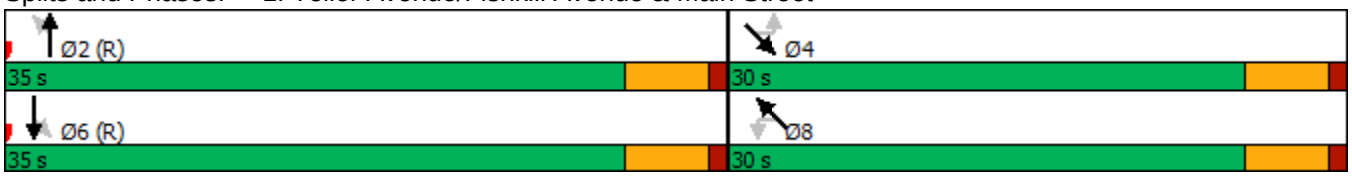
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.983			0.958			0.983			0.981	
Flt Protected		0.993			0.997			0.981			0.993	
Satd. Flow (prot)	0	1953	0	0	1921	0	0	1366	0	0	1411	0
Flt Permitted		0.923			0.977			0.840			0.955	
Satd. Flow (perm)	0	1812	0	0	1882	0	0	1155	0	0	1354	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	31	18	189	92	53	69	17	26	143	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	252	0	0	299	0	0	139	0	0	196	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.30			0.34			0.31			0.38	
Control Delay		12.2			12.6			16.5			17.1	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.6			16.5			17.1	
Queue Length 50th (ft)		59			72			37			54	
Queue Length 95th (ft)		101			119			75			100	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		836			868			444			520	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.30			0.34			0.31			0.38	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	31	18	189	92	53	69	17	26	143	27
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	609	96	79	561	258	259	313	69	112	533	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1319	208	44	1215	560	475	813	180	128	1385	242
Grp Volume(v), veh/h	252	0	0	299	0	0	139	0	0	196	0	0
Grp Sat Flow(s),veh/h/ln	1688	0	0	1819	0	0	1468	0	0	1755	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	0.0	0.0	6.8	0.0	0.0	3.5	0.0	0.0	4.8	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.38		0.12	0.13		0.14
Lane Grp Cap(c), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.33	0.00	0.00	0.22	0.00	0.00	0.27	0.00	0.00
Avail Cap(c_a), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.2	0.0	0.0	13.4	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.2	0.0	0.0	14.2	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		252			299			139			196	
Approach Delay, s/veh		11.9			12.2			14.2			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.7	5.5	8.8	6.8
Green Ext Time (p_c), s	1.0	0.5	1.2	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.0
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	17	84	151	11	3	4
Future Volume (vph)	17	84	151	11	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.923	
Flt Protected		0.992			0.979	
Satd. Flow (prot)	0	1809	1837	0	1495	0
Flt Permitted		0.992			0.979	
Satd. Flow (perm)	0	1809	1837	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	19	92	166	12	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	111	178	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.7

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	17	84	151	11	3	4
Future Vol, veh/h	17	84	151	11	3	4
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	19	92	166	12	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	212	0	-	0	365	240
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	159	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1329	-	-	-	702	826
Stage 1	-	-	-	-	877	-
Stage 2	-	-	-	-	909	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1300	-	-	-	661	782
Mov Cap-2 Maneuver	-	-	-	-	661	-
Stage 1	-	-	-	-	845	-
Stage 2	-	-	-	-	889	-

Approach	SE	NW	SW
HCM Control Delay, s	1.3	0	10
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1300	-	725
HCM Lane V/C Ratio	-	-	0.014	-	0.011
HCM Control Delay (s)	-	-	7.8	0	10
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0	-	0

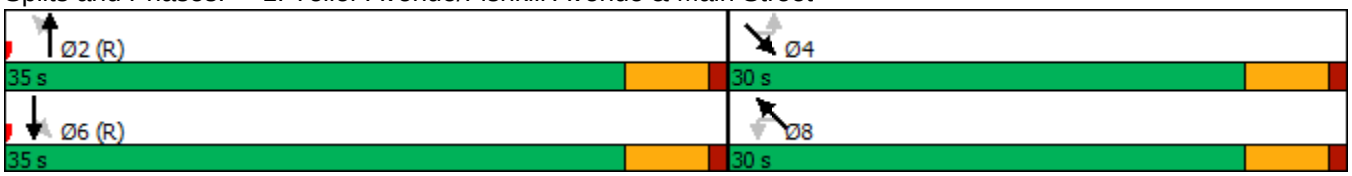
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.988			0.962			0.982			0.978	
Flt Protected		0.994			0.996			0.988			0.992	
Satd. Flow (prot)	0	1971	0	0	1931	0	0	1543	0	0	1550	0
Flt Permitted		0.936			0.960			0.864			0.915	
Satd. Flow (perm)	0	1854	0	0	1860	0	0	1330	0	0	1421	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	24	28	196	89	64	157	33	43	173	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	262	0	0	313	0	0	254	0	0	257	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.36			0.50			0.47	
Control Delay		12.2			12.9			19.4			18.6	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.9			19.4			18.6	
Queue Length 50th (ft)		61			76			74			74	
Queue Length 95th (ft)		107			129			137			135	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		855			858			511			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.36			0.50			0.47	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	24	28	196	89	64	157	33	43	173	41
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	120	659	72	96	561	237	170	368	70	125	429	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	124	1428	157	78	1215	514	263	957	182	157	1116	242
Grp Volume(v), veh/h	262	0	0	313	0	0	254	0	0	257	0	0
Grp Sat Flow(s),veh/h/ln	1709	0	0	1807	0	0	1402	0	0	1514	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.1	0.0	0.0	7.8	0.0	0.0	7.6	0.0	0.0
Prop In Lane	0.13		0.09	0.09		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.40	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	14.7	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	1.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.4	0.0	0.0	16.8	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		262			313			254			257	
Approach Delay, s/veh		12.0			12.4			16.8			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	9.8	9.1	9.6
Green Ext Time (p_c), s	1.0	0.9	1.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	25	178	202	10	3	15
Future Volume (vph)	25	178	202	10	3	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.994		0.885	
Flt Protected		0.994			0.993	
Satd. Flow (prot)	0	1842	1842	0	1454	0
Flt Permitted		0.994			0.993	
Satd. Flow (perm)	0	1842	1842	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	28	202	230	11	3	17
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	230	241	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	25	178	202	10	3	15
Future Vol, veh/h	25	178	202	10	3	15
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	202	230	11	3	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	298	0	-	0	599	350
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	306	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1263	-	-	-	549	728
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	813	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1217	-	-	-	497	664
Mov Cap-2 Maneuver	-	-	-	-	497	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	784	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	10.9
HCM LOS			B

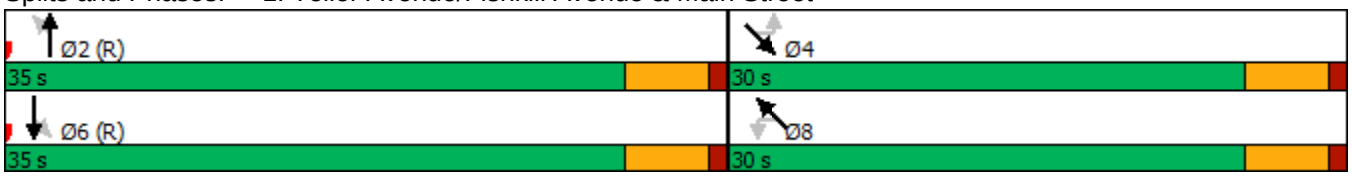
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1217	-	629
HCM Lane V/C Ratio	-	-	0.023	-	0.033
HCM Control Delay (s)	-	-	8	0	10.9
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.97	
Frt		0.979			0.949			0.983			0.981	
Flt Protected		0.991			0.994			0.985			0.994	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1528	0	0	1542	0
Flt Permitted		0.885			0.939			0.825			0.930	
Satd. Flow (perm)	0	1783	0	0	1793	0	0	1244	0	0	1428	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	40	44	185	137	90	165	37	38	215	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	260	0	0	366	0	0	292	0	0	294	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.61			0.54	
Control Delay		12.4			14.0			22.8			19.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			22.8			19.9	
Queue Length 50th (ft)		61			93			90			87	
Queue Length 95th (ft)		107			155			167			157	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			827			478			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.61			0.54	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	40	44	185	137	90	165	37	38	215	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	167	550	118	118	454	306	199	323	65	104	464	82
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	219	1191	256	122	984	662	328	841	170	109	1206	213
Grp Volume(v), veh/h	260	0	0	366	0	0	292	0	0	294	0	0
Grp Sat Flow(s),veh/h/ln	1667	0	0	1769	0	0	1338	0	0	1528	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	8.7	0.0	0.0	9.9	0.0	0.0	9.0	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.37	0.31		0.13	0.13		0.14
Lane Grp Cap(c), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.45	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.2	0.0	0.0	15.1	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.0	0.0	0.0	2.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.2	0.0	0.0	17.3	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		260			366			292			294	
Approach Delay, s/veh		12.0			13.2			18.2			17.3	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.8	11.9	10.7	11.0
Green Ext Time (p_c), s	1.0	1.1	1.5	1.0

Intersection Summary	
HCM 6th Ctrl Delay	15.2
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	24	212	249	26	7	14
Future Volume (vph)	24	212	249	26	7	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.987		0.912	
Flt Protected		0.995			0.983	
Satd. Flow (prot)	0	1844	1829	0	1483	0
Flt Permitted		0.995			0.983	
Satd. Flow (perm)	0	1844	1829	0	1483	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	26	228	268	28	8	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	254	296	0	23	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	24	212	249	26	7	14
Future Vol, veh/h	24	212	249	26	7	14
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	228	268	28	8	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	409	0	-	0	779	508
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1150	-	-	-	452	606
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	766	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1067	-	-	-	378	502
Mov Cap-2 Maneuver	-	-	-	-	378	-
Stage 1	-	-	-	-	685	-
Stage 2	-	-	-	-	711	-

Approach	SE	NW	SW
HCM Control Delay, s	0.9	0	13.4
HCM LOS			B

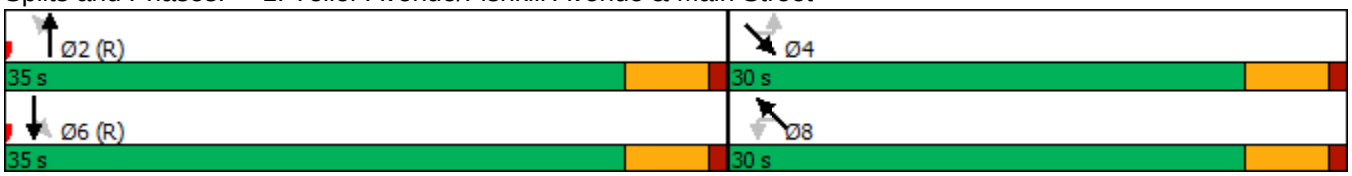
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1067	-	453
HCM Lane V/C Ratio	-	-	0.024	-	0.05
HCM Control Delay (s)	-	-	8.5	0	13.4
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	30	19	166	81	47	65	15	25	129	26
Future Volume (vph)	33	161	30	19	166	81	47	65	15	25	129	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.982			0.959			0.984			0.980	
Flt Protected		0.993			0.996			0.982			0.993	
Satd. Flow (prot)	0	1951	0	0	1922	0	0	1369	0	0	1409	0
Flt Permitted		0.923			0.970			0.842			0.952	
Satd. Flow (perm)	0	1810	0	0	1871	0	0	1160	0	0	1348	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	34	22	189	92	53	74	17	28	147	30
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	255	0	0	303	0	0	144	0	0	205	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.35			0.32			0.40	
Control Delay		12.2			12.7			16.6			17.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.7			16.6			17.4	
Queue Length 50th (ft)		60			73			39			57	
Queue Length 95th (ft)		102			121			78			105	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		835			863			446			518	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.35			0.32			0.40	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	30	19	166	81	47	65	15	25	129	26
Future Volume (veh/h)	33	161	30	19	166	81	47	65	15	25	129	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	34	22	189	92	53	74	17	28	147	30
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	137	602	104	86	556	254	251	325	67	114	522	98
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	158	1304	225	58	1204	550	457	845	174	134	1358	256
Grp Volume(v), veh/h	255	0	0	303	0	0	144	0	0	205	0	0
Grp Sat Flow(s),veh/h/ln	1687	0	0	1812	0	0	1476	0	0	1748	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	6.9	0.0	0.0	3.7	0.0	0.0	5.1	0.0	0.0
Prop In Lane	0.15		0.13	0.07		0.30	0.37		0.12	0.14		0.15
Lane Grp Cap(c), veh/h	842	0	0	896	0	0	643	0	0	735	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.34	0.00	0.00	0.22	0.00	0.00	0.28	0.00	0.00
Avail Cap(c_a), veh/h	842	0	0	896	0	0	643	0	0	735	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	13.4	0.0	0.0	13.9	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.3	0.0	0.0	14.2	0.0	0.0	14.8	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		255			303			144			205	
Approach Delay, s/veh		11.9			12.3			14.2			14.8	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.8	5.7	8.9	7.1
Green Ext Time (p_c), s	1.0	0.5	1.2	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.1
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	26	84	151	17	7	10
Future Volume (vph)	26	84	151	17	7	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.922	
Flt Protected		0.988			0.979	
Satd. Flow (prot)	0	1797	1827	0	1494	0
Flt Permitted		0.988			0.979	
Satd. Flow (perm)	0	1797	1827	0	1494	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	29	92	166	19	8	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	121	185	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.3

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	26	84	151	17	7	10
Future Vol, veh/h	26	84	151	17	7	10
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	29	92	166	19	8	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	219	0	-	0	389	244
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	179	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1321	-	-	-	685	822
Stage 1	-	-	-	-	875	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1292	-	-	-	640	778
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	875	-

Approach	SE	NW	SW
HCM Control Delay, s	1.9	0	10.2
HCM LOS			B

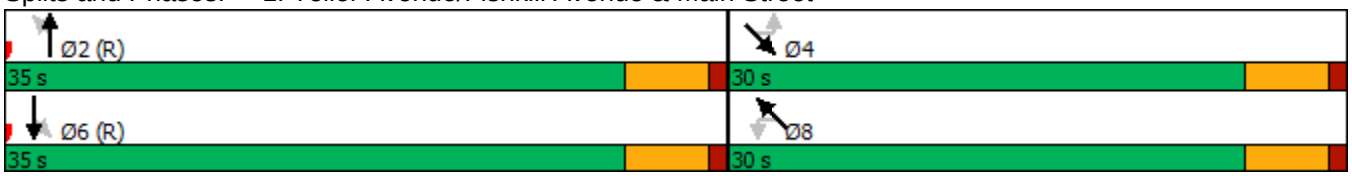
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1292	-	715
HCM Lane V/C Ratio	-	-	0.022	-	0.026
HCM Control Delay (s)	-	-	7.8	0	10.2
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	25	29	186	85	61	153	31	43	169	42
Future Volume (vph)	31	195	25	29	186	85	61	153	31	43	169	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.987			0.962			0.983			0.978	
Flt Protected		0.994			0.995			0.988			0.992	
Satd. Flow (prot)	0	1968	0	0	1929	0	0	1545	0	0	1549	0
Flt Permitted		0.936			0.954			0.864			0.913	
Satd. Flow (perm)	0	1852	0	0	1849	0	0	1332	0	0	1417	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	26	31	196	89	64	161	33	45	178	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	264	0	0	316	0	0	258	0	0	267	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.37			0.50			0.49	
Control Delay		12.3			13.0			19.5			19.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.3			13.0			19.5			19.0	
Queue Length 50th (ft)		62			77			76			78	
Queue Length 95th (ft)		109			131			140			141	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		854			853			512			545	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.37			0.50			0.49	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	25	29	186	85	61	153	31	43	169	42
Future Volume (veh/h)	31	195	25	29	186	85	61	153	31	43	169	42
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	26	31	196	89	64	161	33	45	178	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	119	654	78	102	556	234	168	372	69	126	424	96
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	123	1417	168	89	1205	507	258	968	180	158	1103	249
Grp Volume(v), veh/h	264	0	0	316	0	0	258	0	0	267	0	0
Grp Sat Flow(s),veh/h/ln	1708	0	0	1801	0	0	1406	0	0	1511	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.2	0.0	0.0	7.9	0.0	0.0	8.0	0.0	0.0
Prop In Lane	0.12		0.10	0.10		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	892	0	0	610	0	0	646	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.41	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	892	0	0	610	0	0	646	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.4	0.0	0.0	14.8	0.0	0.0	14.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	2.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.9	0.0	0.0	2.9	0.0	0.0	3.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.5	0.0	0.0	16.9	0.0	0.0	16.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			316			258			267	
Approach Delay, s/veh		12.0			12.5			16.9			16.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.0		30.0		35.0		30.0					
Change Period (Y+Rc), s	5.0		5.0		5.0		5.0					
Max Green Setting (Gmax), s	30.0		25.0		30.0		25.0					
Max Q Clear Time (g_c+I1), s	8.0		9.9		9.2		10.0					
Green Ext Time (p_c), s	1.0		0.9		1.3		0.9					

Intersection Summary												
HCM 6th Ctrl Delay		14.4										
HCM 6th LOS		B										



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	33	178	202	14	10	26
Future Volume (vph)	33	178	202	14	10	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.901	
Flt Protected		0.992			0.987	
Satd. Flow (prot)	0	1839	1837	0	1472	0
Flt Permitted		0.992			0.987	
Satd. Flow (perm)	0	1839	1837	0	1472	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	38	202	230	16	11	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	240	246	0	41	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.5

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	33	178	202	14	10	26
Future Vol, veh/h	33	178	202	14	10	26
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	202	230	16	11	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	303	0	-	0	621	352
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	326	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1258	-	-	-	536	726
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	801	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1212	-	-	-	481	662
Mov Cap-2 Maneuver	-	-	-	-	481	-
Stage 1	-	-	-	-	763	-
Stage 2	-	-	-	-	772	-

Approach	SE	NW	SW
HCM Control Delay, s	1.3	0	11.5
HCM LOS			B

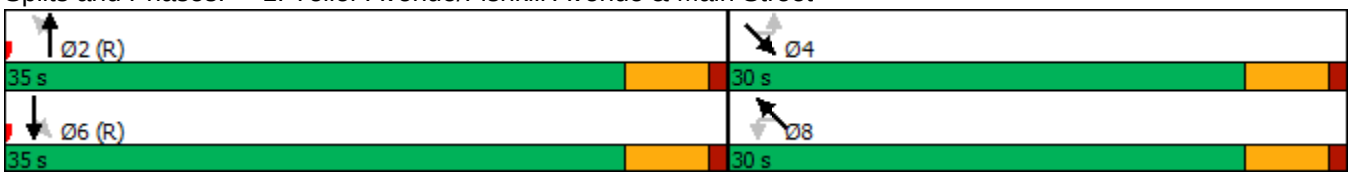
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1212	-	599
HCM Lane V/C Ratio	-	-	0.031	-	0.068
HCM Control Delay (s)	-	-	8.1	0	11.5
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	41	43	174	129	85	159	35	38	206	41
Future Volume (vph)	46	161	41	43	174	129	85	159	35	38	206	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.96			0.97	
Frt		0.977			0.950			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	1999	0	0	1904	0	0	1528	0	0	1537	0
Flt Permitted		0.886			0.935			0.822			0.927	
Satd. Flow (perm)	0	1781	0	0	1788	0	0	1241	0	0	1421	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	44	46	185	137	90	169	37	40	219	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	264	0	0	368	0	0	296	0	0	303	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.45			0.62			0.55	
Control Delay		12.4			14.0			23.1			20.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			23.1			20.4	
Queue Length 50th (ft)		62			93			92			91	
Queue Length 95th (ft)		110			157			170			163	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			825			477			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.45			0.62			0.55	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	41	43	174	129	85	159	35	38	206	41
Future Volume (veh/h)	46	161	41	43	174	129	85	159	35	38	206	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	44	46	185	137	90	169	37	40	219	44
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	165	542	128	122	452	303	196	326	64	106	457	85
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	215	1173	278	129	979	657	322	849	167	113	1187	221
Grp Volume(v), veh/h	264	0	0	368	0	0	296	0	0	303	0	0
Grp Sat Flow(s),veh/h/ln	1666	0	0	1765	0	0	1338	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.9	0.0	0.0	8.8	0.0	0.0	10.1	0.0	0.0	9.4	0.0	0.0
Prop In Lane	0.19		0.17	0.12		0.37	0.30		0.12	0.13		0.15
Lane Grp Cap(c), veh/h	834	0	0	877	0	0	587	0	0	648	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.47	0.00	0.00
Avail Cap(c_a), veh/h	834	0	0	877	0	0	587	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.3	0.0	0.0	15.2	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.1	0.0	0.0	2.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.3	0.0	0.0	18.4	0.0	0.0	17.6	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			368			296			303	
Approach Delay, s/veh		12.0			13.3			18.4			17.6	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.9	12.1	10.8	11.4
Green Ext Time (p_c), s	1.1	1.1	1.5	1.0

Intersection Summary	
HCM 6th Ctrl Delay	15.3
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	33	212	249	31	11	22
Future Volume (vph)	33	212	249	31	11	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.985		0.910	
Flt Protected		0.993			0.984	
Satd. Flow (prot)	0	1840	1826	0	1482	0
Flt Permitted		0.993			0.984	
Satd. Flow (perm)	0	1840	1826	0	1482	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	35	228	268	33	12	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	263	301	0	36	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.3

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	33	212	249	31	11	22
Future Vol, veh/h	33	212	249	31	11	22
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	228	268	33	12	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	414	0	-	0	800	511
Stage 1	-	-	-	-	398	-
Stage 2	-	-	-	-	402	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1145	-	-	-	442	604
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	755	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1063	-	-	-	366	500
Mov Cap-2 Maneuver	-	-	-	-	366	-
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	701	-

Approach	SE	NW	SW
HCM Control Delay, s	1.1	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1063	-	446
HCM Lane V/C Ratio	-	-	0.033	-	0.08
HCM Control Delay (s)	-	-	8.5	0	13.8
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.3

Exhibit D

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

April 28, 2020

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

Re: 416-420 Main Street Subdivision, Site Plan and Special Use Permit
416-420 Main Street
Tax parcels: 6054-29-056780, ±0.18 ac. (416 Main Street)
6054-29-056774, ±0.07 ac. (418-420 Main Street)
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 been retained by the Applicant to prepare engineering plans and supporting materials in support of the proposed development located at 416-420 Main Street. In short, The site, which is currently partially unoccupied, is proposed to consist of two buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front building (fronting Main Street) and 2,145 sq. ft. at rear building (fronting South Street). The front building will consist of an addition to the existing building at 420 Main, and new building addition extending onto 416 Main Street. The front building will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two residential apartment units on the fourth floor. The rear building will consist of a 2,145 sq. ft. residential space that will contain either one (1) residential apartment under the PB zone or one (1) artist live/work unit under the forthcoming Transitional Zoning. The Site will provide limited parking facilities with one driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use of the front building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the property, which will also be provided two (2) off-street parking spaces. The two lots will be consolidated as part of the proposal.

Enclosed electronically for your continued review is the following:

- Short Form EAF (1 copy);
- Preliminary Subdivision Plat Sheet 1 of 1 (1 copy);
- Site Plan set consisting of 10 sheets (1 copy), and

Please note that HLD has prepared Sheets 6 through 10 of the site plan set, and Aryeh Siegel has prepare Sheets 1 through 5. We look forward to discussing this project at your next available 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: 416 Main Street Beacon, LLC & 420 Main Street Beacon, LLC
Taylor Palmer, Esq.
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

Exhibit E

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 416 Main Street Beacon, LLC 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC	Telephone Contact Information 347-559-0880
Principal Place of Business of Entity 319 Lafayette #151; New York, NY 10012	Place and Date of incorporation NYS DOS September 18, 2019 (416 Main Street) NYS DOS October 23, 2019 (420 Main Street)
Method of Incorporation Foreign Limited Liability Company	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	**Resident Address**	**Resident Telephone Number**	**Nature and Extent of Interest**
Thomas Lee	688 Broadway New York, NY 10012	347-559-0880	100% - Principal

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
416 Main Street Beacon, LLC	**319 Lafayette #151; New York, NY 10012**	**347-559-0880**	**Deed**	**Dutchess County Clerk recorded on 9/17/19 as Document No. 02-2019-6077**
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC	**319 Lafayette #151; New York, NY 10012**	**347-559-0880**	**Deed**	**Dutchess County Clerk recorded on 11/21/19 as Document No. 02-2019-50684**

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ **YES** ☒ **NO**

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐ **YES** ☒ **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	**Title**	**Date of Hire, Date Elected, or Date Appointed**	**Position or Nature of Relationship**

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ **YES** ☒ **NO**

Current Name	**Other Names**

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	**Address**
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC	**319 Lafayette #151 New York, NY 10012**
416 Main Street Beacon, LLC	**319 Lafayette #151 New York, NY 10012**
McDemott Properties	**48 Foxboro Road Essex, CT 06426**
DTE Diversified LLC	**33 Henry Street Beacon, NY 12508**
EB I, LLC and Ella's Bellas Bakery, LLC	**418 Main Street Beacon, NY 12508**

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

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

Name of the Corporation 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC 416 Main Street Beacon, LLC	Telephone Contact Information 347-559-0880
Principal Business Address 319 Lafayette #151, New York, NY 10012 319 Lafayette #151, New York, NY 10012	Place and Date of Incorporation October 23, 2019 & Sept. 18, 2019

Method of Incorporation Foreign LLC	Official place where the documents and papers of incorporation were filed NYS DOS

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**
Thomas Lee	688 Broadway New York, NY 10012	347-559-0880

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☒ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

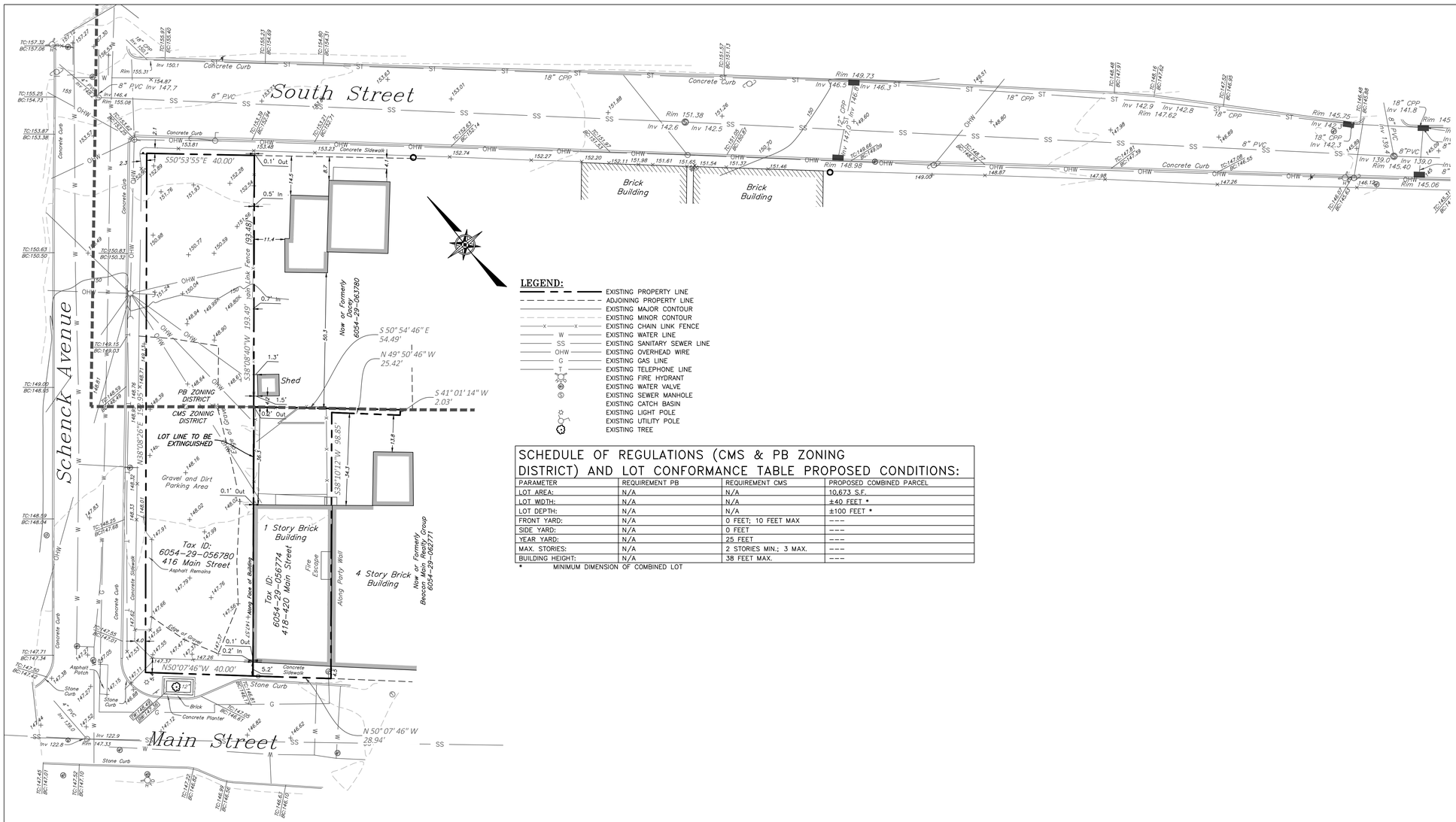
☐ **YES** ☒ **NO**

I, THOMAS LEE being first duly sworn, according to law, deposes and says that I am (Title) Principal, an active and qualified member of the 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) THOMAS LEE

(Signature) _____

PLANS





SITE LOCATION MAP SCALE: 1" = 400'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE

SCHEDULE OF REGULATIONS (CMS & PB ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT PB	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	N/A	10,673 S.F.
LOT WIDTH:	N/A	N/A	±40 FEET *
LOT DEPTH:	N/A	N/A	±100 FEET *
FRONT YARD:	N/A	0 FEET; 10 FEET MAX	---
SIDE YARD:	N/A	0 FEET	---
YEAR YARD:	N/A	25 FEET	---
MAX. STORIES:	N/A	2 STORIES MIN.; 3 MAX.	---
BUILDING HEIGHT:	N/A	38 FEET MAX.	---

* MINIMUM DIMENSION OF COMBINED LOT

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY COMPLETED IN DECEMBER 22, 2019, BY TEC LAND SURVEYING P.C..

SURVEY NOTES:

1. COPYRIGHT TEC LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2016 8895
DTE Diverified LLC
To
McDermott Properties
December 15, 2016

Doc. #02 2014 5391
Fir Properties, Inc.
To
EB 1 LLC
September 10, 2014

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
6054-29-056774
6054-29-056780

AREA

6054-29-056744
2,947 Square Feet
0.068 Acres

6054-29-056780
7,726 Square Feet
0.177 Acre

DATE OF SURVEY

Field Completion: December 22, 2019

OWNERS

416 Main Street Beacon, LLC
420 Main Street, LLC D/B/A 420 Main Street Beacon, LLC

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.

PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
TOM LEE DATE

SEAL

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

PRELIMINARY SUBDIVISION PLAT

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	SUB-1
SHEET:	1 OF 1

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

Bulk Zoning Regulations Table - Main Building

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear								
Zoning District														
CMS*	0'	0'	25'	6'-3" - 7'-3" **	0'	25'	100%	100%	75'	Varies: 105' - 192'-11"	3 | 38' & 4th Story w/ Special Permit	4 Stories ***	10,674 SF	14,703 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & PB Zoning Districts
* Main Building lies within the CMS District
** Front setback varies along Main Street
*** Seeking special permit for 4th-Story w/ 15' Building stepback & 4-Story Tower at the street intersection

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
PB*	30'	10'	30'	10'	10'/1' **	146'	100'	Varies: 105' - 192'-11"	2.5 | 35'	2 | 34'	10,674 SF	2,145 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & PB Zoning Districts
* Live/Work Residence lies within the PB District. Adjacent Residential District is R1-5.
** 10' side yard towards neighbor. 1' yard towards Schenck Ave.

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	10'	10'/1' **	146'	100'	192'-11"	2.5 | 35'	2 | 34'	10,674 SF	2,145 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Live/Work Residence lies within the T District.
** 10' side yard towards neighbor. 1' yard towards Schenck Ave.



Site Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & PB (Business Off-Street Parking)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,616 SF (Front Building) & 1,048 SF (Back Building) = 5,664 SF Total Footprint
Historical Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the PB District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(2) Apartments in Front Building	2 parking spaces
(2) spaces per dwelling unit	(1) Single Family Residence in Back Building	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	3,707 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	5,997 sf	12 parking spaces
Total Required		**24 parking spaces**
Total Provided		**4 parking spaces** See Note 1

Notes:

1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for commercial uses.
2. There are public parking lots within 800' of the property.
3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

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Sheet 1 of 10	Site Plan
Sheet 2 of 10	Existing Conditions & Demolition Plan
Sheet 3 of 10	Landscape Plan & Planting Schedule
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Building Elevations & Renderings
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Sheet 7 of 10	Erosion and Sediment Control Plan
Sheet 8 of 10	Utility Profiles
Sheet 9 of 10	Construction Details
Sheet 10 of 10	Construction Details

Site Plan Application

Sheet 1 of 10 - Site Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

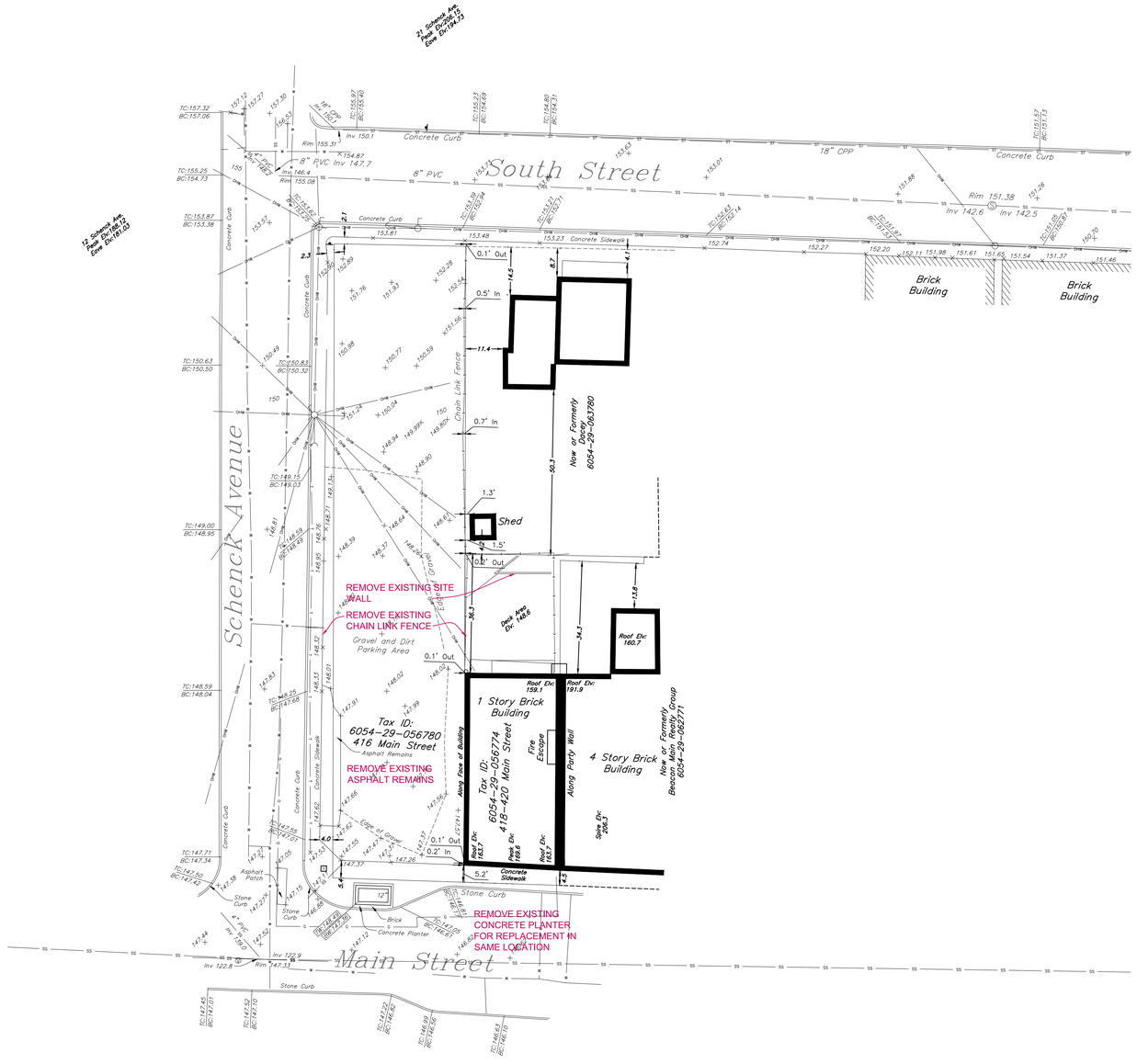
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street

Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019



REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Existing Conditions & Demolition Plan

Scale: 1" = 20'

Site Plan Application

Sheet 2 of 10 -Existing Conditions & Demolition Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

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416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019



POLE MOUNTED LIGHT (L1)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES CONFORMING TO THE COLOR TEMPERATURES SPECIFIED IN THE CITY OF BEACON ZONING CODE IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



WALL MOUNTED HOUSE LIGHT (L2)

BARNLIGHT ELECTRIC. WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

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

LIGHTING NOTES:

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

(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.

(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.

(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:

(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.

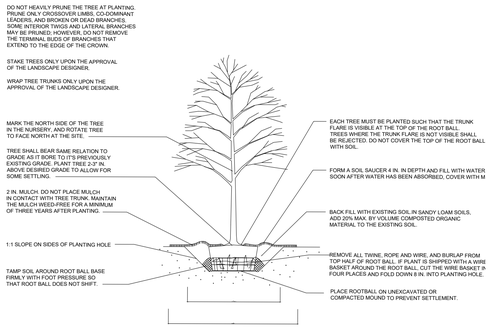
(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.

(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.

(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.

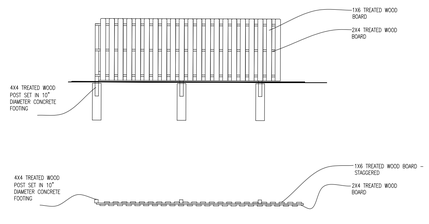
(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.





Tree Planting Detail

Scale: NTS



Shadowbox Fence Detail

Scale: NTS



Landscaping & Lighting Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 3 of 10 - Landscaping & Lighting Plan

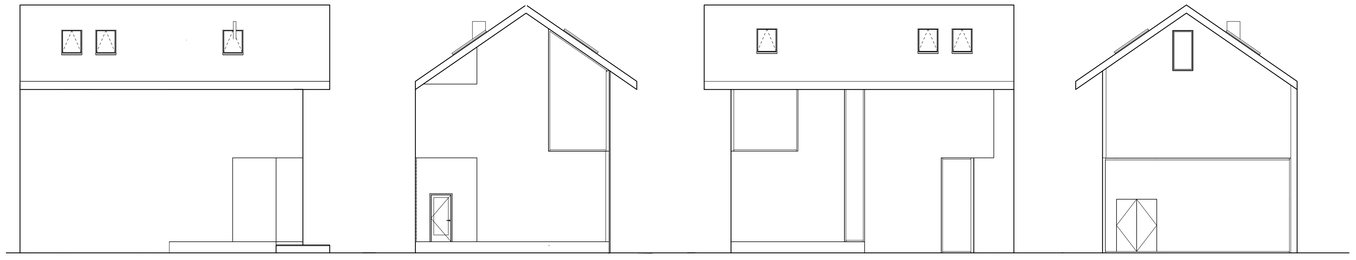
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

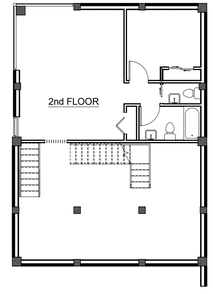
Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019



East North West South

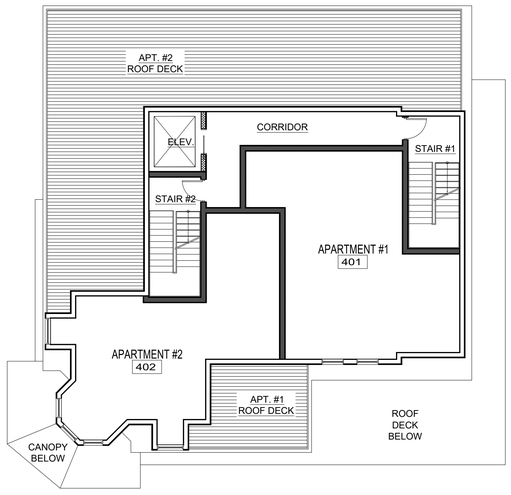
Live/Work Space Elevations



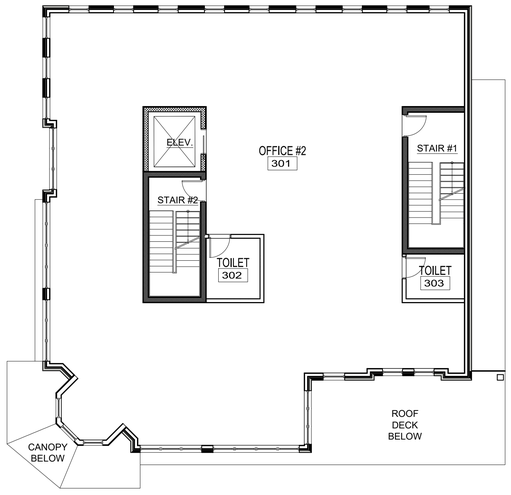
2nd Floor Plan

1st Floor Plan

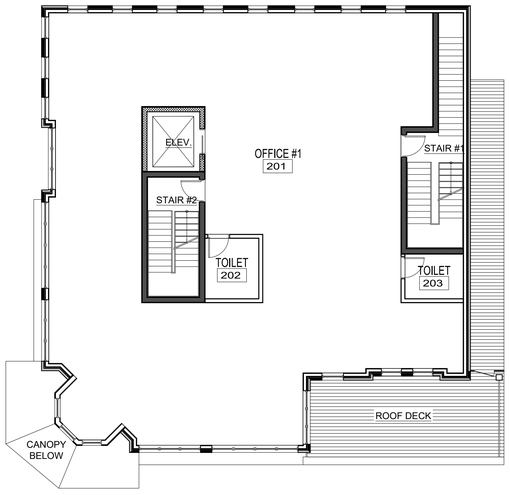
Live/Work Space Floor Plans



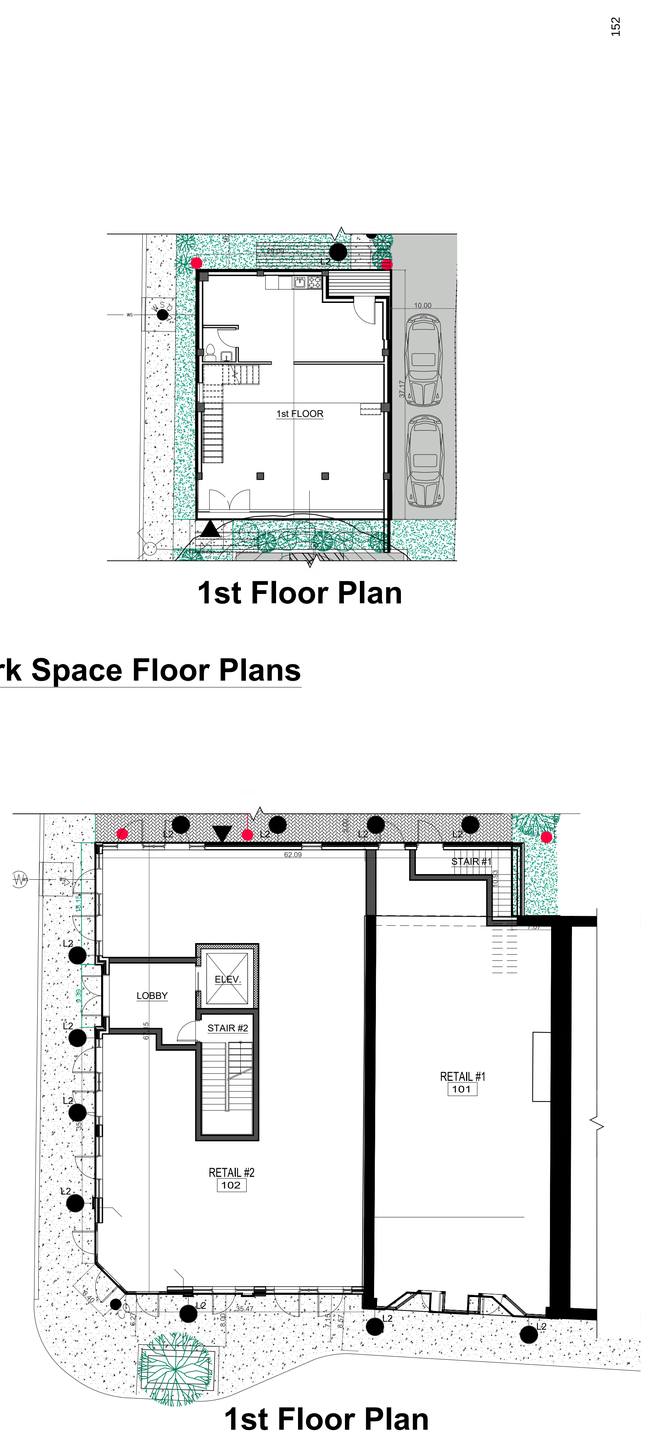
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application

Sheet 4 of 10 - Building Plans

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
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Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 3/32" = 1'-0"
April 28, 2019



Elevations: Front

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



Elevations: Side

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



Elevations: Rear

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



View from Main Street

Scale: 1" = 20'



View from Main Street

Scale: 1" = 20'



View from Corner

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 5 of 10 - Building Elevations & Renderings

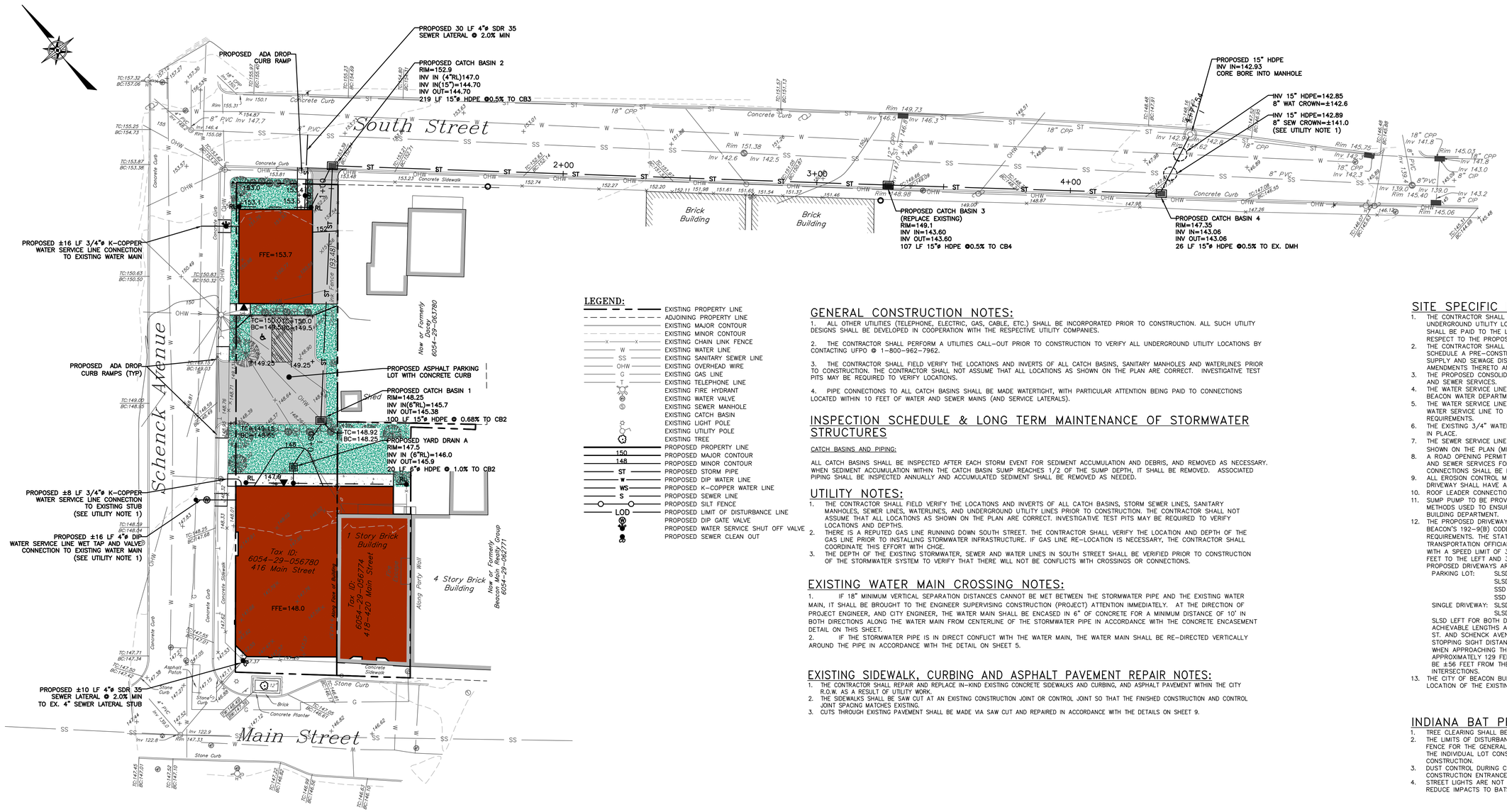
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416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
April 28, 2019



GRADING AND UTILITY PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DIP WATER LINE
- PROPOSED K-COPPER WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

GENERAL CONSTRUCTION NOTES:

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

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS AND DEPTHS.
2. THERE IS A REPUTED GAS LINE RUNNING DOWN SOUTH STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE GAS LINE PRIOR TO INSTALLING STORMWATER INFRASTRUCTURE. IF GAS LINE RE-LOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH CHGE.
3. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES IN SOUTH STREET SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.

EXISTING WATER MAIN CROSSING NOTES:

1. IF 18" MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MET BETWEEN THE STORMWATER PIPE AND THE EXISTING WATER MAIN, IT SHALL BE BROUGHT TO THE ENGINEER SUPERVISING CONSTRUCTION (PROJECT) ATTENTION IMMEDIATELY. AT THE DIRECTION OF PROJECT ENGINEER, AND CITY ENGINEER, THE WATER MAIN SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM DISTANCE OF 10' IN BOTH DIRECTIONS ALONG THE WATER MAIN FROM CENTERLINE OF THE STORMWATER PIPE IN ACCORDANCE WITH THE CONCRETE ENCASEMENT DETAIL ON THIS SHEET.
2. IF THE STORMWATER PIPE IS IN DIRECT CONFLICT WITH THE WATER MAIN, THE WATER MAIN SHALL BE RE-DIRECTED VERTICALLY AROUND THE PIPE IN ACCORDANCE WITH THE DETAIL ON SHEET 5.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON SHEET 9.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED CONSOLIDATED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE FOR THE SINGLE FAMILY HOUSE SHALL BE 3/4"ø K-COPPER, AND THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
6. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
7. THE SEWER SERVICE LINE FOR BOTH BUILDINGS SHALL BE 4"ø SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR EACH LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
11. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
12. THE PROPOSED DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS ARE AS FOLLOWS:
    - PARKING LOT: SLSD LEFT = ±129 FEET (TO INTERSECTION OF MAIN STREET); SLSD RIGHT = ±324 FEET (TO CREST IN HILL); SSD LEFT = ±129 FEET (TO INTERSECTION OF MAIN STREET); SSD RIGHT = ±328 FEET (TO CREST IN HILL)
    - SINGLE DRIVEWAY: SLSD LEFT = ±56 FEET (TO INTERSECTION OF SCHENCK AVENUE); SLSD RIGHT = N/A - ONE WAY STREET

    SLSD LEFT FOR BOTH DRIVEWAYS ARE DEFICIENT; HOWEVER THESE WERE THE MAXIMUM ACHIEVABLE LENGTHS AS THE SLSD LEFT WAS MEASURED TO A T-TYPE INTERSECTION WITH MAIN ST. AND SCHENCK AVENUE.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED PARKING LOT DRIVEWAY FROM THE RIGHT, AND APPROXIMATELY 129 FEET FROM THE LEFT. SSD FOR THE SINGLE DRIVEWAY WAS OBSERVED TO BE ±56 FEET FROM THE LEFT. BOTH SSD FROM THE LEFT ARE MEASURED FROM T-TYPE INTERSECTIONS.
13. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

INDIANA BAT PROTECTION NOTES:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

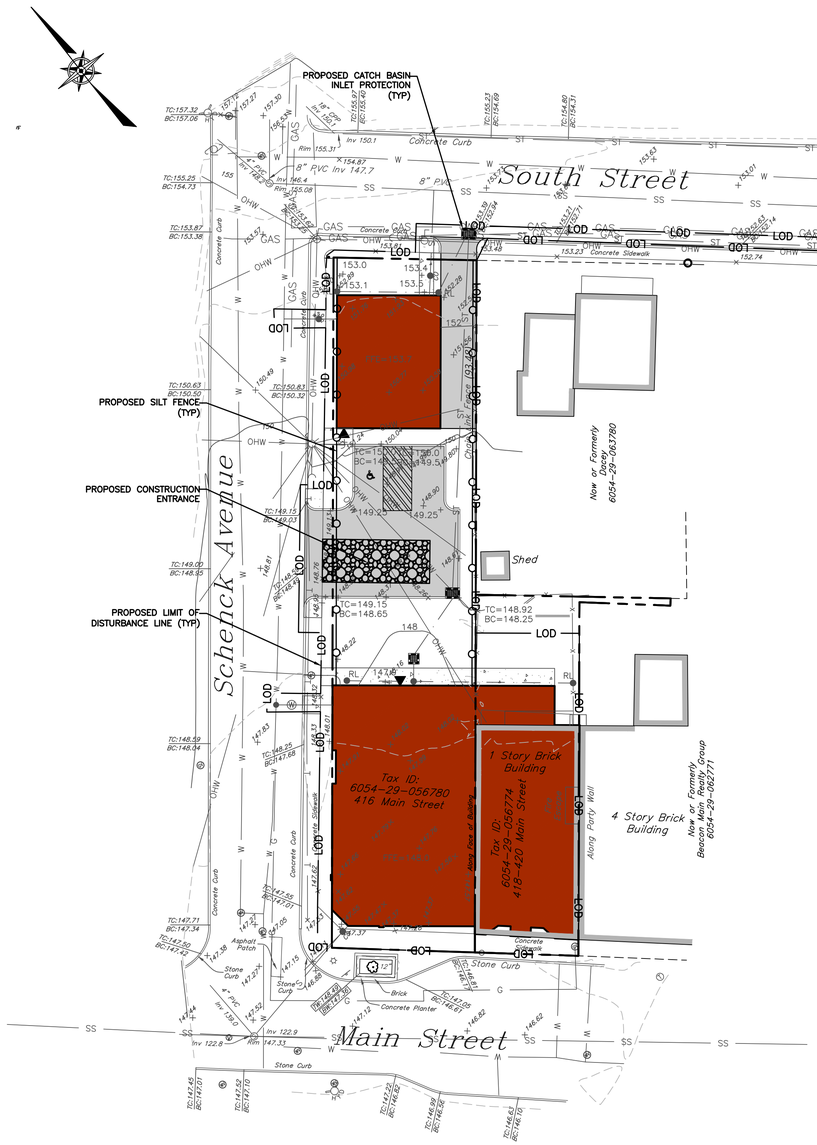
GRADING PLAN

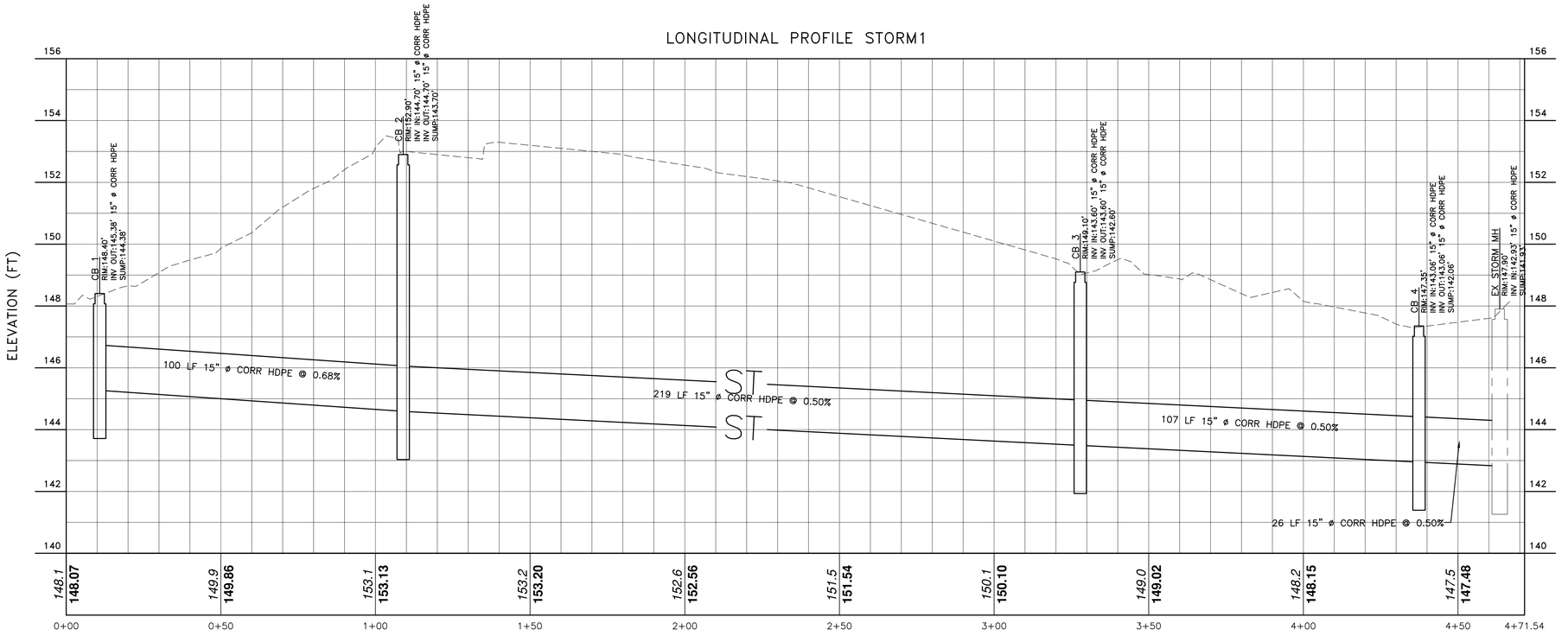
416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	GR-1
SHEET:	6 OF 10

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


PROPOSED CATCH BASIN INLET PROTECTION (TYP)
PROPOSED SILT FENCE (TYP)
PROPOSED CONSTRUCTION ENTRANCE
PROPOSED LIMIT OF DISTURBANCE LINE (TYP)
South Street
Schenck Avenue
Main Street
Tax ID: 6054-29-056780 416 Main Street
Tax ID: 6054-29-056774 418-420 Main Street
1 Story Brick Building
4 Story Brick Building
Brick Building
Brick Building
Shed
Now or Formerly 6054-29-063780
Now or Formerly Beacon Hotel Group 6054-29-062771
Concrete Curb
Concrete Sidewalk
Stone Curb
Asphalt Patch
Brick
Concrete Planter
Rim 149.73
Rim 151.38
Rim 148.98
Rim 145.75
Rim 145.03
Rim 145.06
Inv 146.5
Inv 146.3
Inv 142.6
Inv 142.5
Inv 142.8
Inv 147.62
Inv 141.8
Inv 143.0
Inv 143.2
Inv 139.0
Inv 145.40
Inv 122.8
Inv 122.9
Rim 147.33
Inv 150.1
Rim 155.31
Inv 147.7
Rim 155.08
Inv 146.4
Rim 146.48
Inv 142.3
Rim 147.62
Inv 147.5
Rim 147.58
Inv 147.3
Rim 147.61
Inv 147.1
Rim 147.56
Inv 147.0
Rim 147.61
Inv 146.9
Rim 147.58
Inv 146.8
Rim 147.61
Inv 146.7
Rim 147.58
Inv 146.6
Rim 147.61
Inv 146.5
Rim 147.58
Inv 146.4
Rim 147.61
Inv 146.3
Rim 147.58
Inv 146.2
Rim 147.61
Inv 146.1
Rim 147.58
Inv



PROPOSED STORM PROFILE
SCALE: 1" = 20'

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

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F: 845-440-6637

UTILITY PROFILES

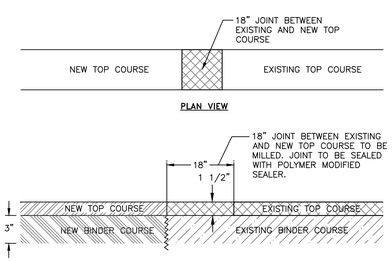
416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	PR-1
SHEET:	8 OF 10

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

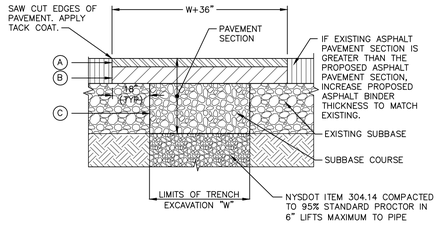
SITE DETAILS



NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE



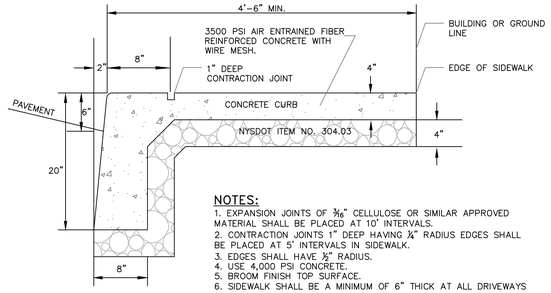
LEGEND

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

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

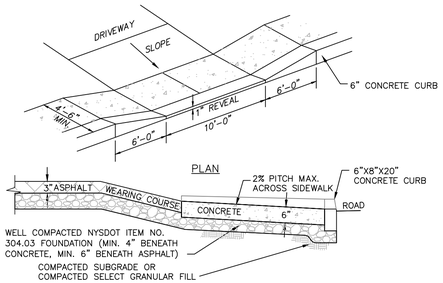
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF ⅜" 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 4,000 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.

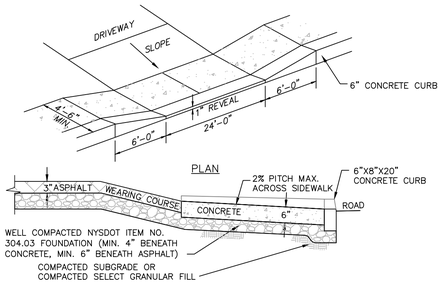
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTE:

1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

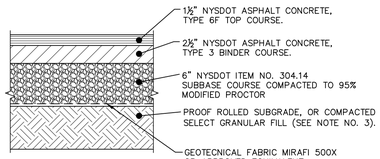
ONE WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTE:

1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

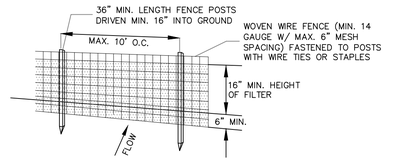
TWO WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. 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.
3. 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.

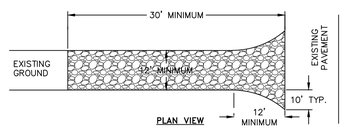
PARKING AREA SECTION DETAIL
NOT TO SCALE



NOTES:

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

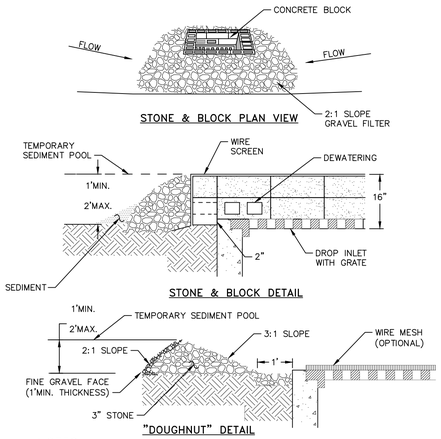
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
3) THICKNESS – NOT LESS THAN SIX (6) INCHES.
4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

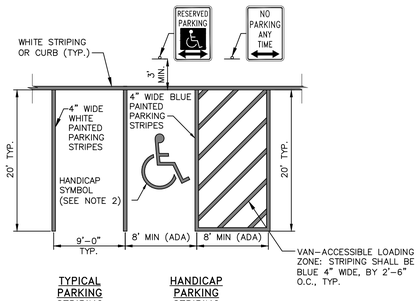
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

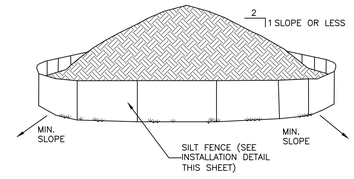
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

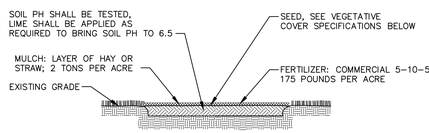
PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

1. 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

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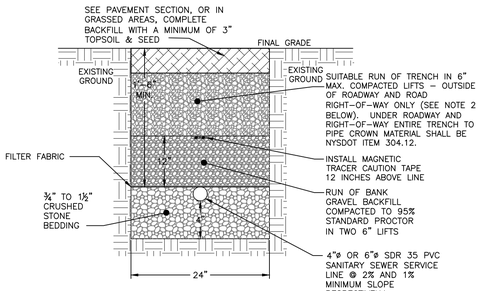
CONSTRUCTION DETAILS

416 MAIN STREET

416–420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–29–056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD–1
SHEET:	9 OF 10

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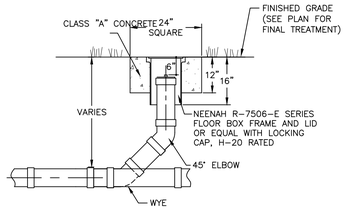


NOTES:

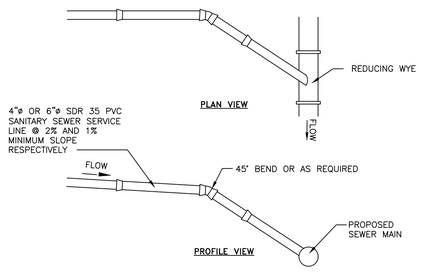
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

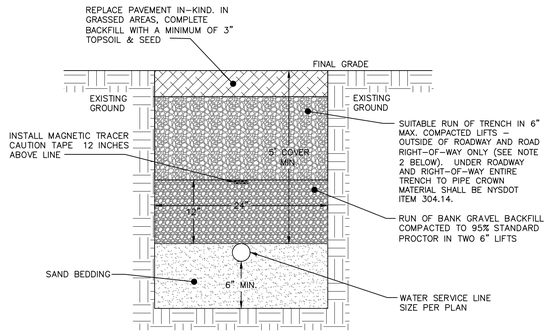


NOTES:

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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



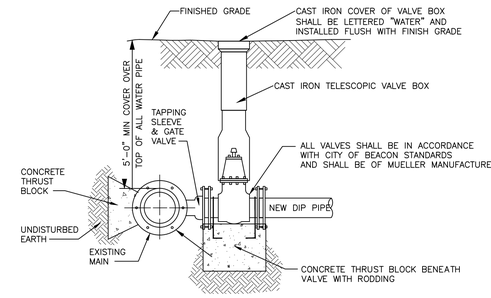
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

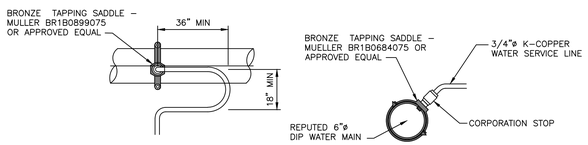
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

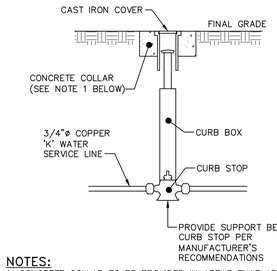
TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

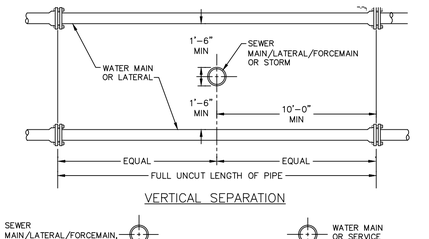
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



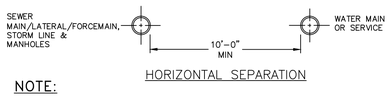
NOTES:

1. 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



VERTICAL SEPARATION

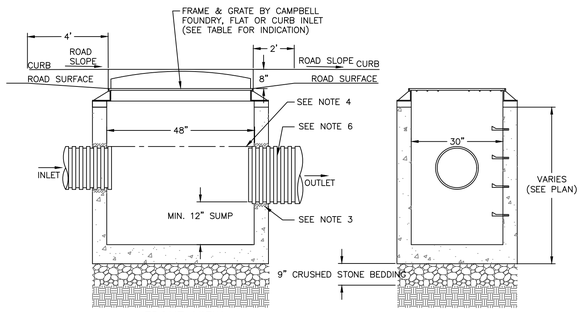


HORIZONTAL SEPARATION

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.

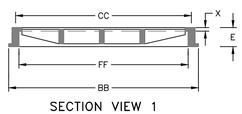
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. 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



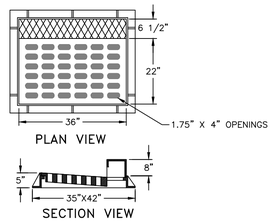
DIMENSION TABLE:

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. CB 1 SHALL RECEIVE A FLAT INLET. CATCH BASINS 2 & 3 RECEIVE CURB INLETS (RE-USE EXISTING CURB INLET ON CB 3)

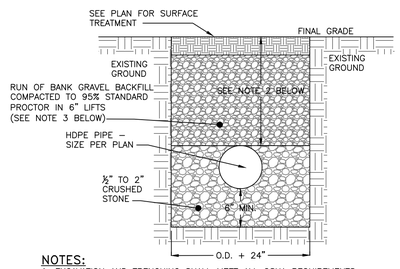
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



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 2 AND CB 3 WITHIN SOUTH STREET.

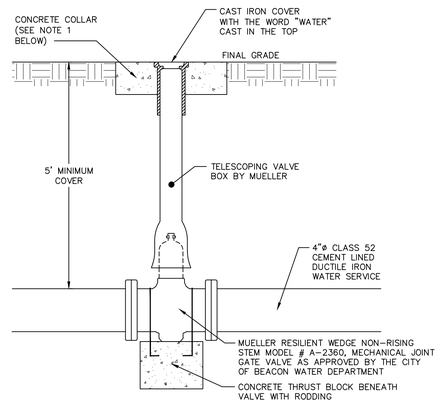
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.14 SUBBABSE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



NOTES:

1. 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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD-2
SHEET:	10 OF 10

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

ROOF:
STANDING SEAM METAL.
COLOR: ZINC

CORNICE:
PAINTED AZEK TRIM AND PAINTED FIBERGLASS CORBELS.

WINDOWS:
CASEMENT WINDOWS BY ANDERSEN OR APPROVED EQUAL. COLOR: BLACK

SIDING:
STANDING SEAM METAL TO MATCH ROOF AT 4TH FLOOR.

PAINTED WOOD AT CORNER TOWER

GLEN GARY 56DD BRICK AT EXTERIOR WALLS

CANOPY:
SHEET METAL. COLOR: BRICK RED

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: GRAY



Elevations: Front

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



Elevations: Side

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

ROOF:
STANDING SEAM METAL.
COLOR: ZINC

CORNICE:
PAINTED AZEK TRIM AND PAINTED FIBERGLASS CORBELS.

WINDOWS:
CASEMENT WINDOWS BY ANDERSEN OR APPROVED EQUAL. COLOR: BLACK

SIDING:
STANDING SEAM METAL TO MATCH ROOF AT 4TH FLOOR.

PAINTED WOOD AT CORNER TOWER

GLEN GARY 56DD BRICK AT EXTERIOR WALLS

CANOPY:
SHEET METAL. COLOR: BRICK RED

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: GRAY



Elevations: Rear

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



View from Schenck Avenue



View from Main Street



View from Corner



Aerial View



View from Main Street

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 5 of 10 - Building Elevations & Renderings

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
April 28, 2019

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 8, 2020
Re: **416-420 Main Street Site Plan, Special Permit, and Subdivision**

I have reviewed the cover letter from Cuddy + Feder with attached exhibits, including a Short EAF, Special Permit Application, and Traffic Impact Study by Maser Consulting, a Preliminary Subdivision Plat, and a 10-sheet Site Plan set, all dated April 28, 2020.

Proposal

The applicant is proposing to construct a 4-story, mixed-use building with 14,703 square feet on the front portion of the parcel in the Central Main Street (CMS) district and a 2,145 square foot apartment or live/work home on the rear portion of the parcel in the PB district. The project also needs subdivision approval to consolidate the two Main Street parcels. The entire 0.245-acre site is also in the Historic District and Landmark Overlay Zone (HDLO). A moratorium has been adopted by the City Council, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

1. For the Preliminary Subdivision Plat, the Schedule of Regulations should show the CMS minimum required lot depth as 75 feet and the PB district standards should be filled-in as "regulated in the least restrictive adjoining residential district" or in this case matching the R1-5 district across South Street.

2. For the Sheet 1 Site Plan:

    a. In the CMS Zoning Table, the required front setback is 0-10 feet, the Main Street Frontage Proposed heading is mislabeled, and the minimum landscaped area should be included.

    b. In the PB Zoning Table, an artist live/work use would require a special permit under Section 223-24.7 for the HDLO zone. Also, the proposed one-foot side yard will require a variance.

    c. In the proposed T Zoning Table, the work/live home would be as-of-right, but the side yard would still need an area variance.

    d. In the Parking Table, the office and retail floor areas do not match the numbers in the EAF or the Traffic Impact Study.

    e. The central parking area could be enlarged to include at least 6 spaces, especially if the rear house was smaller and moved slightly closer to the South Street frontage.

    f. The bike racks should be relocated to avoid damage from backing out vehicles.

    g. The applicant should explain why the existing front tree and planter must be replaced.

3. For the Sheet 3 Landscaping and Lighting Plan, all the proposed landscaping should be identified by species and summarized in a planting schedule.

4. For the Sheets 4 and 5 Building Plans:

    a. The proposed 4th story with 15-foot stepbacks and the corner tower will need special permits from the City Council, since the project is in the HDLO zone. Recent amendments to the CMS building height section require a specific public benefit(s) for a special permit approval.

    b. The elevations, especially for the live/work house, will need additional details, including materials, colors, and major measurements.

    c. When appropriate, the elevations and renderings should be referred to the Architectural Review Subcommittee.

5. The plans should note how the trash is going to handled.

6. The Board should discuss the relatively narrow width of Schenck Avenue, the proposal to stripe on-street parking on the east side, and the consideration of one-way designation in the Traffic Impact Study on page 14.

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

John Clarke, Beacon Planning Consultant

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

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

Address: 688 Broadway, New York, NY 10012

Signature: _____

Date: April 28, 2020

Phone: (347) 559-0880

(For Official Use Only)	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PREFESSIONAL

Name: Cuddy + Feder LLP

Address: 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601

Phone: (914) 761-1300

Fax: (914) 761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 416-420 Main Street, Beacon, NY 12508

Tax Map Designation: 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Land Area: 0.245 Zoning District(s) CMS / PB (Note: PB Zoning Changing to Transitional)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Commercial, Office & Residential Development

Gross Non-Residential Floor Space: Existing (Former Ellas Bella's Space) 1,675 sq. ft. Proposed 10,813 sq. ft.

TOTAL: 12,488 sq. ft.

Dwelling Units (by type): Existing 0 Proposed 3

TOTAL: 2 Apartments in Mixed-Use Building & 1 Unit in the Single-Family Live/Work Structure in the Rear of the Premises.

ITEMS TO ACCOMPANY THIS APPLICATION

a. Five (5) folded copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Five (5) folded copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Five (5) folded copies and One (1) digital copy of additional sketches, renderings or other information.

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____
Chairman, City Planning Board Date

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Thomas Lee

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

Applicant Address: 319 Lafayette #151, New York, NY 10012

Project Address: 416-420 Main Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Type of Application Special Permit and Subdivision (Lot Line Removal) for Mixed-Use Project

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

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

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

416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

By:

Signature of Owner (Thomas Lee)

Principal

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

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

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

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

****Please see attached project narrative in connection with this Application Form ****

Applicant/Sponsor Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

Signature: _____

CUDDY +FEDER LLP

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

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

April 28, 2020

VIA E-MAIL

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

Re: Application for Special Use Permit, Subdivision (Lot Line Change) & Site Plan Approvals
Office, Commercial and Residential Mixed-Use Development
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (collectively, the "Applicant"), the owners of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for a Special Use Permit Approval (the "SUP Application")[1] proposing to redevelop the Premises for a proposed zoning-compliant 16,848 sq. ft. mixed-use office, commercial and limited residential development, including a large green space area as the property transitions northeast to South Street. *See* Attached Site Plans & Renderings.

The Project consists of two (2) buildings, the first of which is a proposed 14,703 sq. ft. mixed-use building with frontages along Main Street and Schenck Avenue that will be comprised of a 4,616 sq. ft. ground floor retail space (1,675 sq. ft. of which consists of the existing Kitchen & Coffee space – formerly Ella's Bellas),[2] as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two (2) apartment units on the stepped-back fourth floor. The proposed mixed-use building will include improvements on the presently vacant 416 Main Street parcel, as well as vertical improvements above the existing building located at 418-420 Main Street, which structure will be maintained. The Applicant also

[1] Note: The Application also involves the removal of the existing lot line (Subdivision Approval) and Site Plan review by the City of Beacon Planning Board. Additionally, in accordance with the City of Beacon Zoning Code Section 223-18(B)(1), an "[a]pplication for required special permits shall be made to the Planning Board as agent for the City Council..."

[2] Note: The Kitchen & Coffee commercial space will remain.

proposes to construct a 2,145 sq. ft. single family home, artist/live work space in the rear of the Premises, fronting on South Street.

PROJECT BACKGROUND:

The 416-420 Main Street Premises is unique property in the City of Beacon as it is "split-zoned" between two (2) of the City's Commercial Zoning Districts, including the Central Main Street District ("CMS") and the Business Off-Street Parking District ("PB"). The Premises is presently comprised of two (2) lots, which the Applicant proposes to consolidate into one (1) resultant lot.[3] The proposed mixed-use building is located exclusively on the portion of the Premises zoned CMS, and the limited residential structure located in the rear of the Premises is on the portion of the Premises that is *presently* zoned PB.

As this Board may be aware, since 2019 the Applicant has been closely monitoring the City Council's efforts to update the City's Zoning Tables, as well as the City Council's proposed zoning map amendments for properties that are presently classified in the PB, OB and LB Zoning Districts, which properties are anticipated to be rezoned into a new "Transitional ('T')" Zoning District. Recognizing the importance of these zoning changes and the transition between Main Street and the surrounding mixed-use and residential neighborhoods that support Main Street, the Project was designed in furtherance of the City's efforts to bring office and commercial to Main Street while respecting the community character of the surrounding neighborhood. Given the above, and as is more fully detailed in the zoning table in the enclosed Site Plans, the residential structure in the rear portion of the Premises has also been designed to be zoning-compliant under both PB and T zoning regulations. We would also note that the proposed zoning amendments referenced herein *would not* impact the proposed zoning-compliant mixed-use building located in the portion of the Premises that is zoned CMS.

Give the above, as a Beacon resident the Applicant desires to redevelop the Premises to increase the attractiveness of the property along Main Street and to support the vitality and sustainability of the Main Street corridor with mixed-uses. Accordingly, the development program for this mixed-used Project is designed to be consistent with the traditional character of Main Street in the City's Historic District Overlay ("HDLO") Zone.

PROCEDURAL INFORMATION:

In order for the Applicant to proceed before this Board in connection with the Site Development

[3] Note: The Applicant proposes to own both of the proposed buildings on the resultant one (1) lot in a condominium ownership structure, which has been discussed and reviewed with the City Attorney in anticipation of this Application submission.

Plan,[4] Subdivision (Lot Line Change) and Architectural Review Board Approvals, the Applicant also requires a Special Use Permit for the proposed fourth-story tower for this corner lot, together with the proposed fourth-story 15-ft. stepback on both the Main Street and Schenck Avenue frontages for the (2) apartment units proposed in the mixed-use building. *See* Attached Site Plans & Renderings. We would also highlight that but for the proposed fourth-story improvements, the mixed-uses proposed for the Premises would otherwise be considered permitted uses. As noted above, the instant Application is also fully zoning-compliant, and does not require any variances from the Zoning Board of Appeals.

The Applicant respectfully requests to appear at the Planning Board's May 12th meeting in order to discuss the Project with this Board and in order to initiate the environmental review process pursuant to the State Environmental State Environmental Quality Review Act ("SEQRA"). The proposed Project is classified as an Unlisted Action pursuant to SEQRA, and an Environmental Assessment Form ("EAF") for the Project is enclosed herein as **Exhibit A**.

THE PROPOSED PROJECT SATISFIES THE SPECIAL USE PERMIT CRITERIA:

Pursuant to N.Y. Gen. City Law § 27-b and City of Beacon Zoning Code § 223-18 (the "Special Permit Provisions"), special uses shall be deemed to be principally permitted use in their respective districts, subject to the standards set forth in Zoning Code § 223-18.[5]

According to the New York Court of Appeals, New York's highest court, generally:

> a special exception [permit/use] gives permission to use property in a way that is consistent with the zoning ordinance, although not necessarily allowed as of right. The significance of this distinction is that the 'inclusion of the permitted use in the ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood'...[6]

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[4] This Application for Site Plan Approval, including this narrative and the referenced enclosures, are submitted in accordance with the procedures for Site Development Plan Review detailed in Zoning Code Section 223-41.13(G).

[5] Note: A copy of the fully executed Special Use Permit Application Form is enclosed as **Exhibit B**.

[6] Retail Prop. Trust v. Bd. of Zoning Appeals of Town of Hempstead, 98 N.Y.2d 190, 195, 774 N.E.2d 727 (2002) (*citing* Matter of North Shore Steak House v. Board of Appeals of Inc. Vil. of Thomaston, 30 N.Y.2d 238, 243 (1972) [citations omitted]); *see also* Nathan v. Bd. of Appeals of Town of Hempstead, 125 A.D.3d 866, 5 N.Y.S.3d 127 (N.Y. App. Div. 2015) (holding that "[a]n applicant for a special exception permit need only show that it has complied with every legislatively imposed condition on the permitted use"); *see also* Juda Const., Ltd. v. Spencer, 21 A.D.3d 898, 900, 800 N.Y.S.2d 741, 743 (2005) (the Supreme Court, Appellate Division, Second Department held that "[a] use permitted by special exception use permit is a use that has been found by the local legislative body to be appropriate for the zoning district and 'in harmony

CUDDY +FEDER LLP

In considering the SUP Application, Zoning Code §223-18(B)(1) directs that the City Council shall consider the following standards and conditions:

(a) The location and size of the use, the nature 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 district in which it is located.

(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 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 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, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

As this Board is aware, the CMS District is designed to increase the vitality, attractiveness, and marketability of Main Street, as recommended in the City of Beacon Comprehensive Plan Update adopted on April 3, 2017.[7] There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the proposed Project and it is respectfully submitted that the proposed the commercial and office uses proposed in this Project further these goals.

Additionally, the Project is also built to be consistent with the character of the existing Beacon Hotel and the uses along the Main Street frontage that the Premises share. In addition to its design-compatibility with the historic character of adjacent and nearby buildings in the HDLO, the proposed mixed-use building is also designed the ensure that there are no substantial detrimental effects from shadows, parking or traffic, which is consistent with the findings prescribed in City of Beacon Zoning Code (the "Zoning Code") Section 223-41.18. *See* attached Site Plans & Renderings & **Exhibit C** – Traffic & Parking Study. Indeed, the Applicant's Traffic Consultant, Maser Consulting P.A., prepared a Traffic Impact Study & Parking Analysis ("Traffic & Parking Study") for consideration during the SEQRA review process. The Traffic & Parking Study evaluated the proposed entry and exit points of the Premises and the potential traffic and parking impacts associated with the proposed Project. Ultimately, the TIS concludes that similar levels of service and delays will be experienced at the area intersections under the future No-Build and Build Conditions. *See* **Exhibit C** - Traffic & Parking Study at page 15. Additionally, the Traffic & Parking Study concludes that parking needs for the proposed development can be

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with the general zoning plan and will not adversely affect the neighborhood'" [citations omitted] and further held that "[t]he [special] permit must be granted if the application satisfies the criteria set forth in the zoning law (*citing* Matter of Pleasant Val. Home Constr. v. Van Wagner, 41 N.Y.2d 1028, 1029, 395 N.Y.S.2d 631, 363 N.E.2d 1376).

[7] *See* ZONING CODE Section 223-41.16.

accommodated by the public parking in the vicinity of the Premises during both Weekday and Weekend peak parking periods. *See* **Exhibit C** - Traffic & Parking Study at page 15.

It is also important to note that even in these uncertain times, the Applicant proposes to further the City's efforts to bring office space to Main Street through the development of the proposed Project. At the same time, the location, size, nature, and intensity of the proposed Project is in harmony with the appropriate and orderly development of the CMS and PB Zoning Districts, and the Project even contemplates potential zoning amendments including the formation of the T Zoning District. As noted above, in addition to monitoring the City's efforts regarding the new T Zoning District, the Applicant has also reviewed the City Council's Work Sessions and Regular Meeting discussions regarding potential changes that would be applied to projects in the CMS Zoning District that propose fourth stories. Accordingly, the development program for the Project also incorporates public benefits, including green building designs, green space between the mixed-use building and the proposed residential building and the development of two (2) upper floors of commercial office space right on Main Street. *See* attached Site Plans & Renderings.

It is respectfully submitted that the proposed Project complies with these legislatively imposed criteria and will have no adverse impacts on the neighborhood as demonstrated herein.

CONCLUSION:

For the foregoing reasons, and as will be further discussed at this Board's May 12th regular meeting and the subsequent Public Hearings before the Board and the City Council on this Project, the Applicant respectfully submits that the proposed Project satisfies the purposes of the CMS and PB zoning districts by providing a mix of commercial, office and residential uses that will add handsome architectural features and add to the vibrancy of Main Street

In support of this Application, please find enclosed the following documents:[8]

Exhibit A:	Short Environmental Assessment Form;
Exhibit B:	Application for Special Use Permit Approval;
Exhibit C:	Traffic Impact Study & Parking Analysis prepared by Maser Consulting P.A., dated April 28, 2020;
Exhibit D:	Engineer Project Narrative, prepared by Hudson Land Design; and
Exhibit E:	Entity Disclosure Form.

In further support of this Application, we respectfully submit copies of the site plans and renderings entitled "Site Plan Application – 416-420 Main Street", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated April 28, 2020, numbered and titled as follows:

[8] Note: Pursuant to our communications with the City of Beacon Building Department, only electronic submissions are requested at this time.

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- Sheet 1 of 1 – Preliminary Subdivision Plat;
- Sheet 1 of 10 – Site Plan;
- Sheet 2 of 10 – Existing Conditions & Demolition Plan;
- Sheet 3 of 10 – Landscape Plan & Planting Schedule;
- Sheet 4 of 10 – Building Plans;
- Sheet 5 of 10 – Building Plans & Renderings;
- Sheet 6 of 10 – Grading & Utility Plan;
- Sheet 7 of 10 – Erosion and Sediment Control Details;
- Sheet 8 of 10 – Utility Profiles;
- Sheet 9 of 10 – Construction Details; and
- Sheet 10 of 10 – Construction Details

Additionally, we understand that the Applicant mailed e-check payable to the City of Beacon in the amount of $5,243.75, representing the Application filing fee, as well as a second check payable to the City of Beacon in the amount of $8,000, for the establishment of an escrow for professional fees.[9]

We look forward to appearing at this Board's regular meeting on Tuesday, May 12th in order to initially review the proposed Project and to initiate the environmental review process. 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.
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.

[9] Note: An existing escrow is on file in the amount of $1,500.

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

April 28, 2020

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

Re: 416-420 Main Street Subdivision, Site Plan and Special Use Permit
416-420 Main Street
Tax parcels: 6054-29-056780, ±0.18 ac. (416 Main Street)
6054-29-056774, ±0.07 ac. (418-420 Main Street)
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 been retained by the Applicant to prepare engineering plans and supporting materials in support of the proposed development located at 416-420 Main Street. In short, The site, which is currently partially unoccupied, is proposed to consist of two buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front building (fronting Main Street) and 2,145 sq. ft. at rear building (fronting South Street). The front building will consist of an addition to the existing building at 420 Main, and new building addition extending onto 416 Main Street. The front building will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two residential apartment units on the fourth floor. The rear building will consist of a 2,145 sq. ft. residential space that will contain either one (1) residential apartment under the PB zone or one (1) artist live/work unit under the forthcoming Transitional Zoning. The Site will provide limited parking facilities with one driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use of the front building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the property, which will also be provided two (2) off-street parking spaces. The two lots will be consolidated as part of the proposal.

Enclosed electronically for your continued review is the following:

- Short Form EAF (1 copy);
- Preliminary Subdivision Plat Sheet 1 of 1 (1 copy);
- Site Plan set consisting of 10 sheets (1 copy), and

Please note that HLD has prepared Sheets 6 through 10 of the site plan set, and Aryeh Siegel has prepare Sheets 1 through 5. We look forward to discussing this project at your next available 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: 416 Main Street Beacon, LLC & 420 Main Street Beacon, LLC
Taylor Palmer, Esq.
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 416 Main Street Beacon, LLC 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC	Telephone Contact Information 347-559-0880
Principal Place of Business of Entity 319 Lafayette #151; New York, NY 10012	Place and Date of incorporation NYS DOS September 18, 2019 (416 Main Street) NYS DOS October 23, 2019 (420 Main Street)
Method of Incorporation Foreign Limited Liability Company	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	**Resident Address**	**Resident Telephone Number**	**Nature and Extent of Interest**
Thomas Lee	688 Broadway New York, NY 10012	347-559-0880	100% - Principal

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
416 Main Street Beacon, LLC	**319 Lafayette #151; New York, NY 10012**	**347-559-0880**	**Deed**	**Dutchess County Clerk recorded on 9/17/19 as Document No. 02-2019-6077**
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC	**319 Lafayette #151; New York, NY 10012**	**347-559-0880**	**Deed**	**Dutchess County Clerk recorded on 11/21/19 as Document No. 02-2019-50684**

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ **YES** ☒ **NO**

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐ **YES** ☒ **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	**Title**	**Date of Hire, Date Elected, or Date Appointed**	**Position or Nature of Relationship**

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ **YES** ☒ **NO**

Current Name	**Other Names**

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	**Address**
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC	**319 Lafayette #151 New York, NY 10012**
416 Main Street Beacon, LLC	**319 Lafayette #151 New York, NY 10012**
McDemott Properties	**48 Foxboro Road Essex, CT 06426**
DTE Diversified LLC	**33 Henry Street Beacon, NY 12508**
EB I, LLC and Ella's Bellas Bakery, LLC	**418 Main Street Beacon, NY 12508**

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

N/A

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

Name of the Corporation 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC 416 Main Street Beacon, LLC	Telephone Contact Information 347-559-0880
Principal Business Address 319 Lafayette #151, New York, NY 10012 319 Lafayette #151, New York, NY 10012	Place and Date of Incorporation October 23, 2019 & Sept. 18, 2019

Method of Incorporation Foreign LLC	Official place where the documents and papers of incorporation were filed NYS DOS

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**
Thomas Lee	688 Broadway New York, NY 10012	347-559-0880

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☒ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ **YES** ☒ **NO**

I, THOMAS LEE being first duly sworn, according to law, deposes and says that I am (Title) Principal, an active and qualified member of the 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) THOMAS LEE

(Signature) _____

Bulk Zoning Regulations Table - Main Building

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear								
Zoning District														
CMS*	0'	0'	25'	6'-3" - 7'-3" **	0'	25'	100%	100%	75'	Varies: 105' - 192'-11"	3 | 38' & 4th Story w/ Special Permit	4 Stories ***	10,674 SF	14,703 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & PB Zoning Districts
* Main Building lies within the CMS District
** Front setback varies along Main Street
*** Seeking special permit for 4th-Story w/ 15' Building stepback & 4-Story Tower at the street intersection

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
PB*	30'	10'	30'	10'	10'/1' **	146'	100'	Varies: 105' - 192'-11"	2.5 | 35'	2 | 34'	10,674 SF	2,145 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & PB Zoning Districts
* Live/Work Residence lies within the PB District. Adjacent Residential District is R1-5.
** 10' side yard towards neighbor. 1' yard towards Schenck Ave.

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	10'	10'	20'	10'	10'/1' **	146'	100'	192'-11"	2.5 | 35'	2 | 34'	10,674 SF	2,145 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Live/Work Residence lies within the T District.
** 10' side yard towards neighbor. 1' yard towards Schenck Ave.



Site Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & PB (Business Off-Street Parking)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,616 SF (Front Building) & 1,048 SF (Back Building) = 5,664 SF Total Footprint
Historical Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the PB District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(2) Apartments in Front Building	2 parking spaces
(2) spaces per dwelling unit	(1) Single Family Residence in Back Building	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	3,707 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	5,997 sf	12 parking spaces
Total Required		**24 parking spaces**
Total Provided		**4 parking spaces** See Note 1

Notes:

1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for commercial uses.
2. There are public parking lots within 800' of the property.
3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

Sheet 1 of 1	Subdivision Plat
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Sheet 10 of 10	Construction Details

Site Plan Application

Sheet 1 of 10 - Site Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

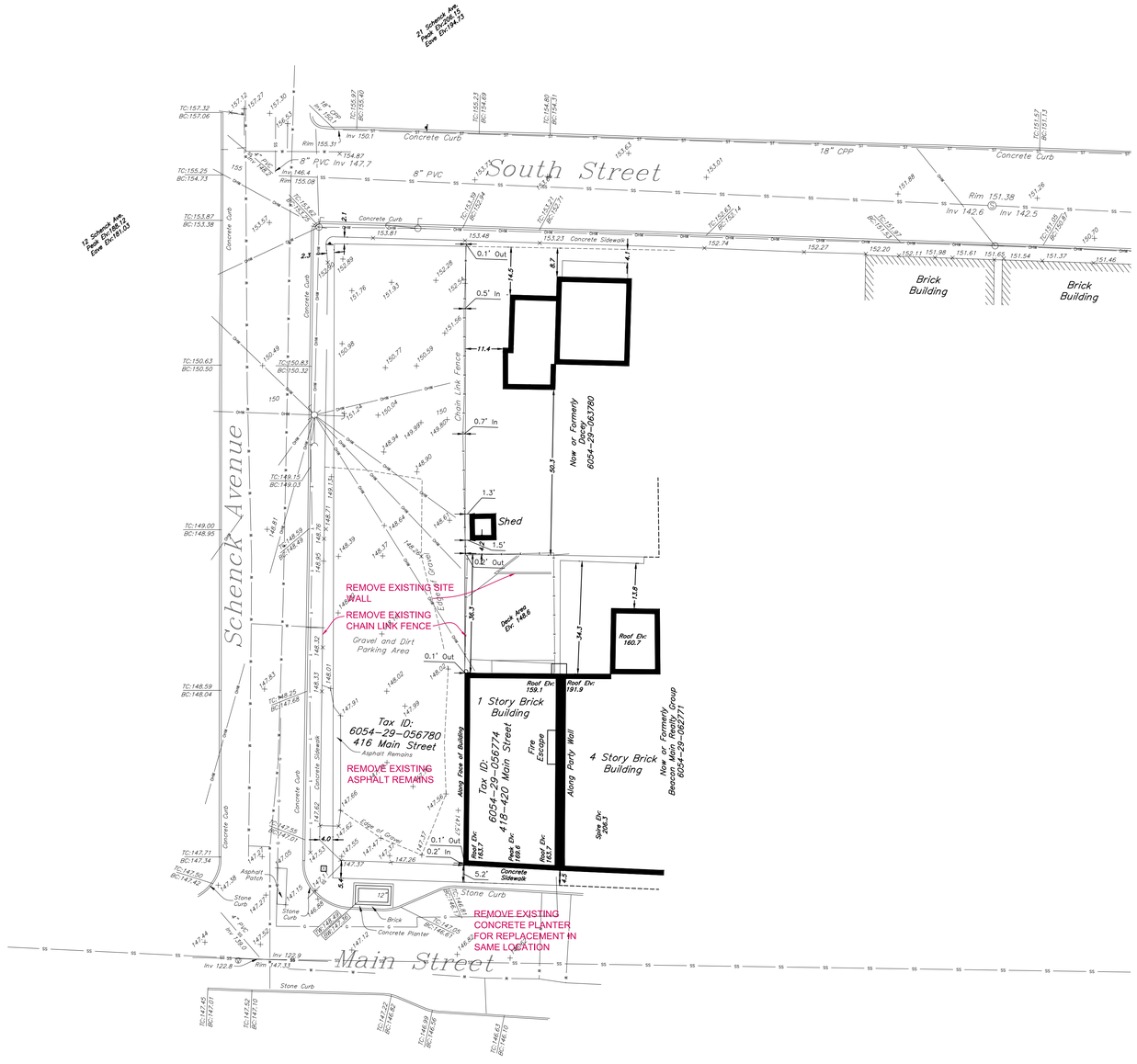
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street

Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019



Existing Conditions & Demolition Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 2 of 10 -Existing Conditions & Demolition Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019



POLE MOUNTED LIGHT (L1)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES CONFORMING TO THE COLOR TEMPERATURES SPECIFIED IN THE CITY OF BEACON ZONING CODE IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



WALL MOUNTED HOUSE LIGHT (L2)

BARNLIGHT ELECTRIC. WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

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

LIGHTING NOTES:

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

(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.

(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.

(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:

(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.

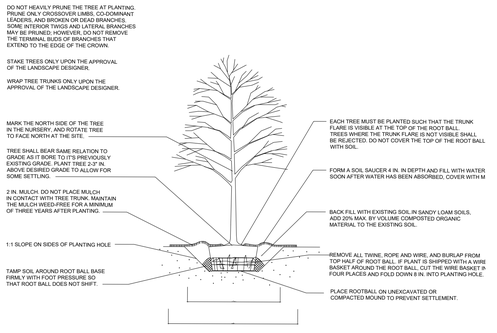
(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.

(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.

(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.

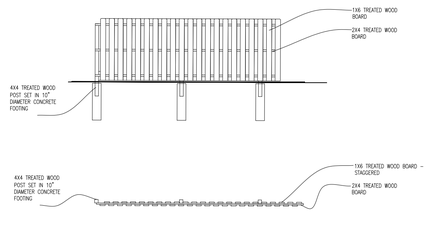
(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.





Tree Planting Detail

Scale: NTS



Shadowbox Fence Detail

Scale: NTS



Landscaping & Lighting Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 3 of 10 - Landscaping & Lighting Plan

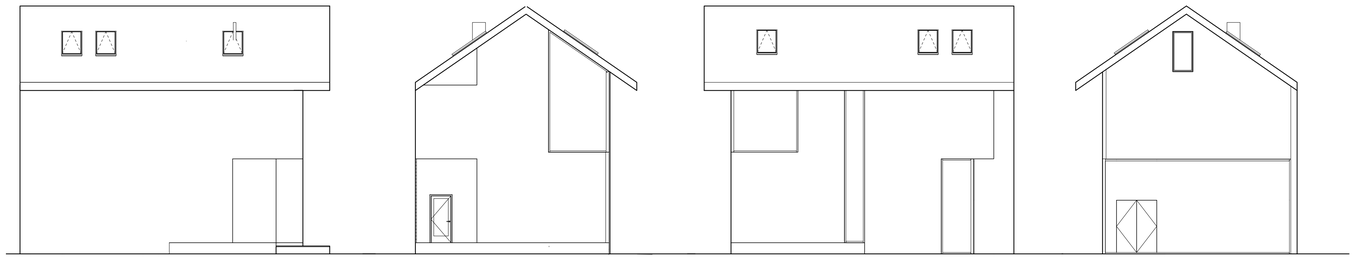
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

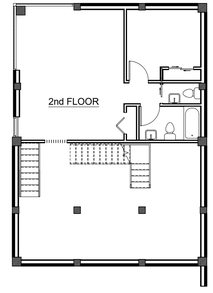
Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019

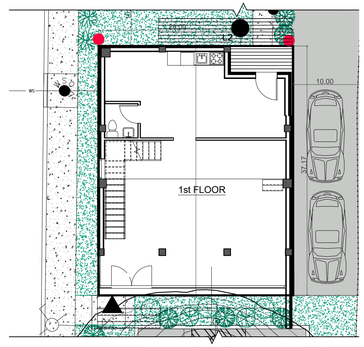


East North West South

Live/Work Space Elevations

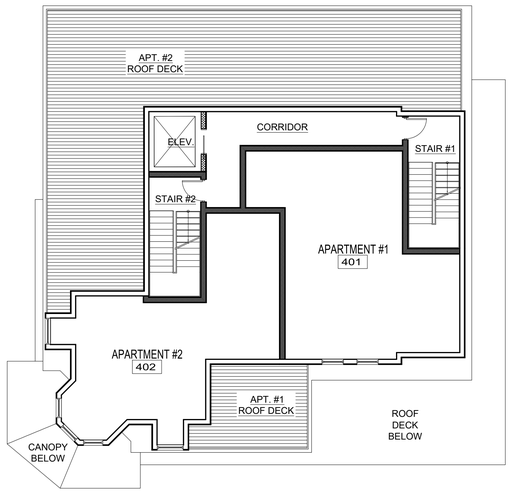


2nd Floor Plan

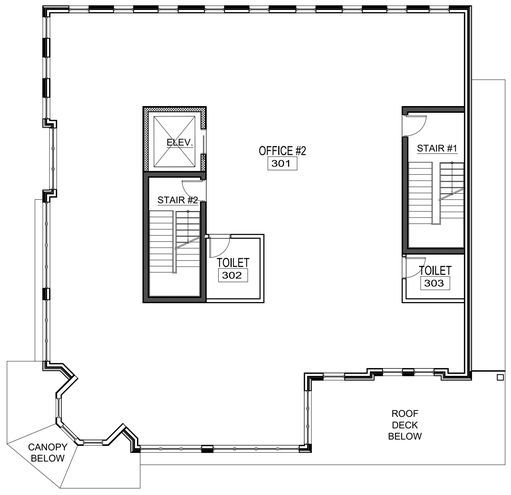


1st Floor Plan

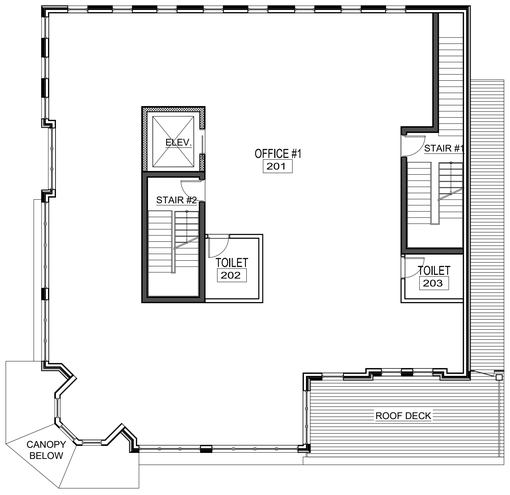
Live/Work Space Floor Plans



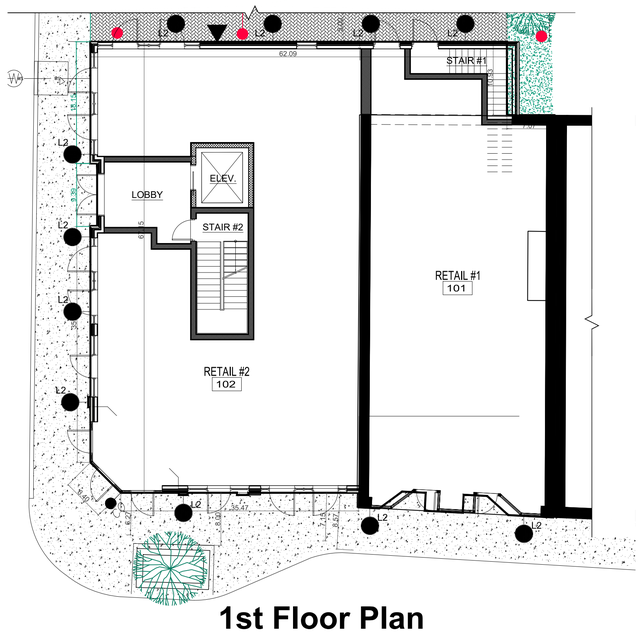
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application

Sheet 4 of 10 - Building Plans

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 3/32" = 1'-0"
April 28, 2019



Elevations: Front

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



Elevations: Side

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



Elevations: Rear

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



View from Main Street

Scale: 1" = 20'



View from Main Street

Scale: 1" = 20'



View from Corner

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 5 of 10 - Building Elevations & Renderings

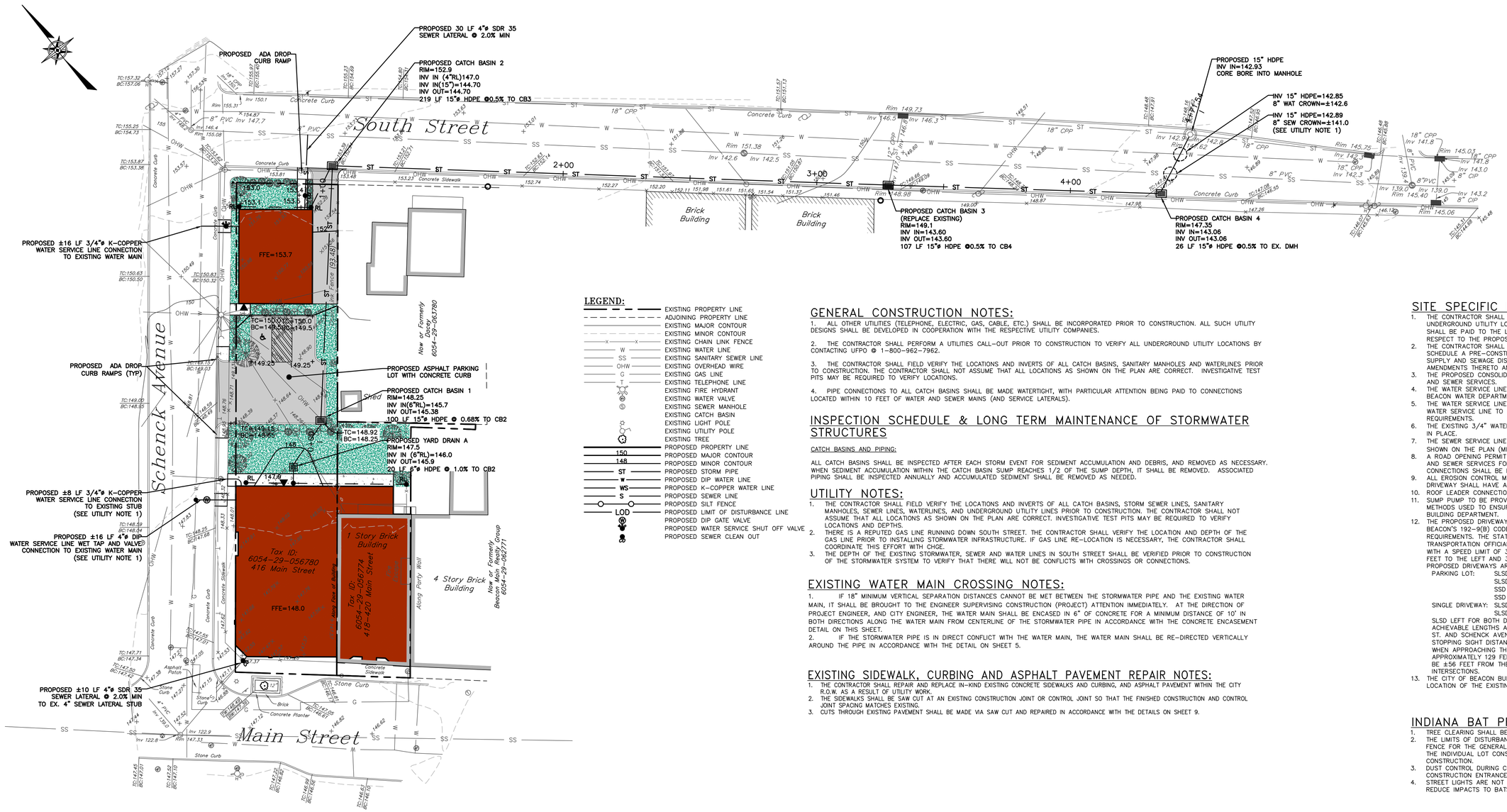
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
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445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
April 28, 2019



GRADING AND UTILITY PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DIP WATER LINE
- PROPOSED K-COPPER WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

GENERAL CONSTRUCTION NOTES:

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

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS AND DEPTHS.
2. THERE IS A REPUTED GAS LINE RUNNING DOWN SOUTH STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE GAS LINE PRIOR TO INSTALLING STORMWATER INFRASTRUCTURE. IF GAS LINE RE-LOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH CHGE.
3. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES IN SOUTH STREET SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.

EXISTING WATER MAIN CROSSING NOTES:

1. IF 18" MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MET BETWEEN THE STORMWATER PIPE AND THE EXISTING WATER MAIN, IT SHALL BE BROUGHT TO THE ENGINEER SUPERVISING CONSTRUCTION (PROJECT) ATTENTION IMMEDIATELY. AT THE DIRECTION OF PROJECT ENGINEER, AND CITY ENGINEER, THE WATER MAIN SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM DISTANCE OF 10' IN BOTH DIRECTIONS ALONG THE WATER MAIN FROM CENTERLINE OF THE STORMWATER PIPE IN ACCORDANCE WITH THE CONCRETE ENCASEMENT DETAIL ON THIS SHEET.
2. IF THE STORMWATER PIPE IS IN DIRECT CONFLICT WITH THE WATER MAIN, THE WATER MAIN SHALL BE RE-DIRECTED VERTICALLY AROUND THE PIPE IN ACCORDANCE WITH THE DETAIL ON SHEET 5.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON SHEET 9.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED CONSOLIDATED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE FOR THE SINGLE FAMILY HOUSE SHALL BE 3/4"ø K-COPPER, AND THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
6. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
7. THE SEWER SERVICE LINE FOR BOTH BUILDINGS SHALL BE 4"ø SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR EACH LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
11. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
12. THE PROPOSED DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS ARE AS FOLLOWS:
    - PARKING LOT: SLSD LEFT = ±129 FEET (TO INTERSECTION OF MAIN STREET); SLSD RIGHT = ±324 FEET (TO CREST IN HILL); SSD LEFT = ±129 FEET (TO INTERSECTION OF MAIN STREET); SSD RIGHT = ±328 FEET (TO CREST IN HILL)
    - SINGLE DRIVEWAY: SLSD LEFT = ±56 FEET (TO INTERSECTION OF SCHENCK AVENUE); SLSD RIGHT = N/A – ONE WAY STREET

    SLSD LEFT FOR BOTH DRIVEWAYS ARE DEFICIENT; HOWEVER THESE WERE THE MAXIMUM ACHIEVABLE LENGTHS AS THE SLSD LEFT WAS MEASURED TO A T-TYPE INTERSECTION WITH MAIN ST. AND SCHENCK AVENUE.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED PARKING LOT DRIVEWAY FROM THE RIGHT, AND APPROXIMATELY 129 FEET FROM THE LEFT. SSD FOR THE SINGLE DRIVEWAY WAS OBSERVED TO BE ±56 FEET FROM THE LEFT. BOTH SSD FROM THE LEFT ARE MEASURED FROM T-TYPE INTERSECTIONS.
13. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

INDIANA BAT PROTECTION NOTES:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

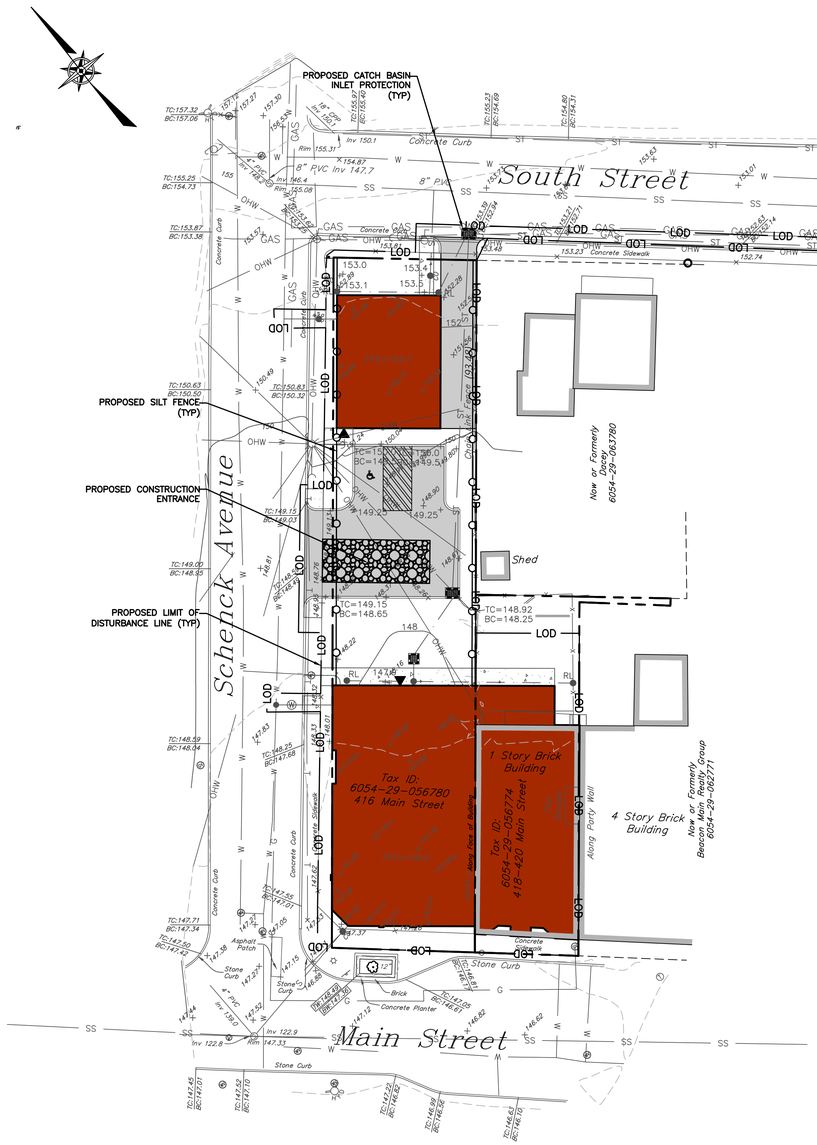
GRADING PLAN

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	GR-1
SHEET:	6 OF 10

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



EROSION AND 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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DIP WATER LINE
- PROPOSED K-COPPER WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

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.

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.

9. 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.

10. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

STABILIZED CONSTRUCTION ENTRANCE:

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

SILT FENCE:

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

SOIL STOCKPILE:

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

DUST CONTROL:

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

DEWATERING PITS:

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

CATCH BASINS:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

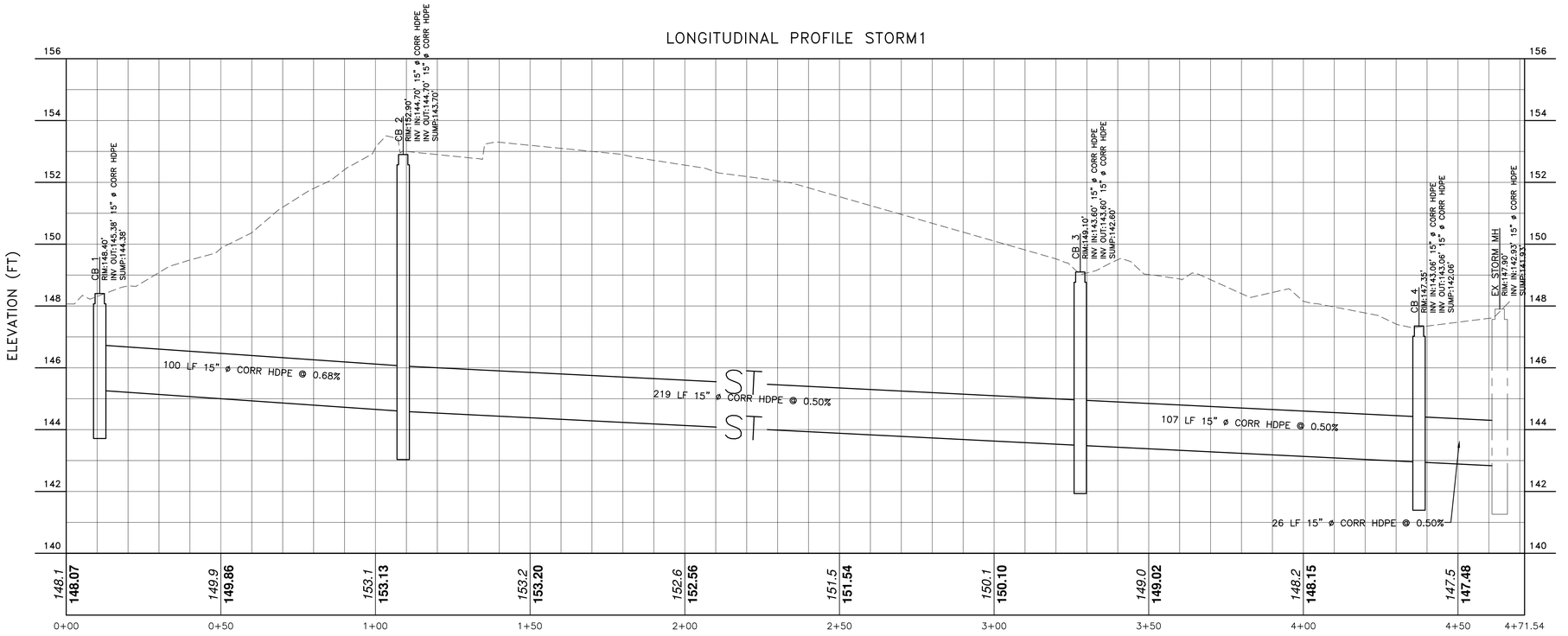
EROSION AND SEDIMENT CONTROL PLAN

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	7 OF 10

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



PROPOSED STORM PROFILE
SCALE: 1" = 20'

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

SEAL

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UTILITY PROFILES

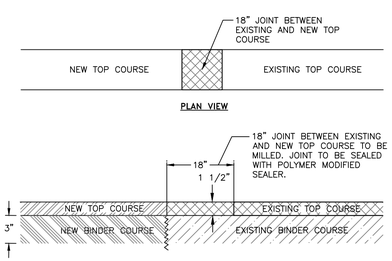
416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	PR-1
SHEET:	8 OF 10

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

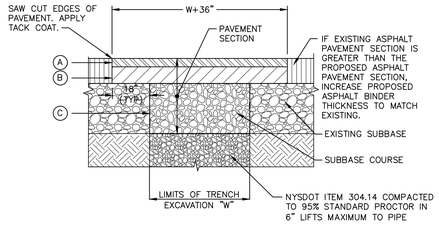
SITE DETAILS



NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE



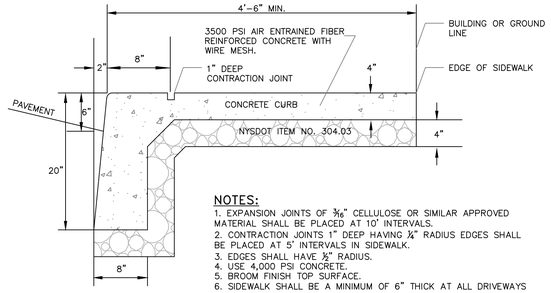
LEGEND

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

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

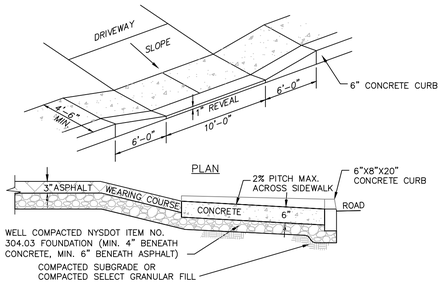
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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 4,000 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.

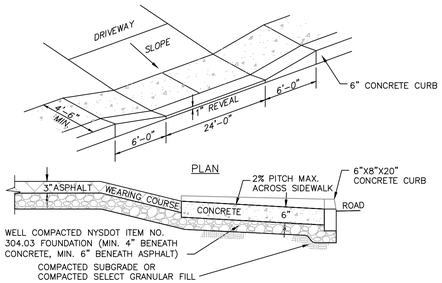
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTE:

1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

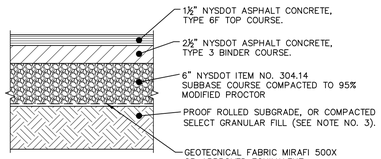
ONE WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTE:

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2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

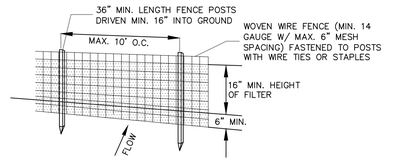
TWO WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTES:

1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. 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.
3. 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.

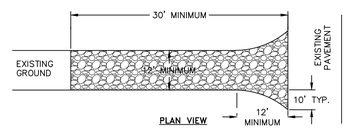
PARKING AREA SECTION DETAIL
NOT TO SCALE



NOTES:

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

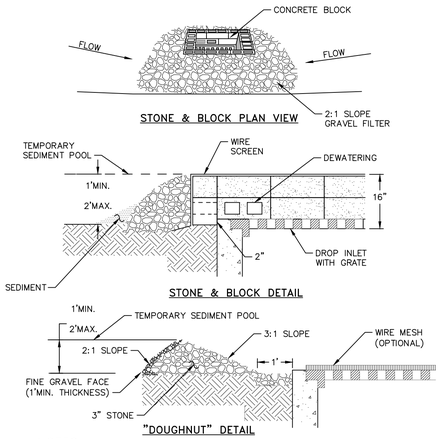
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
3) THICKNESS – NOT LESS THAN SIX (6) INCHES.
4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

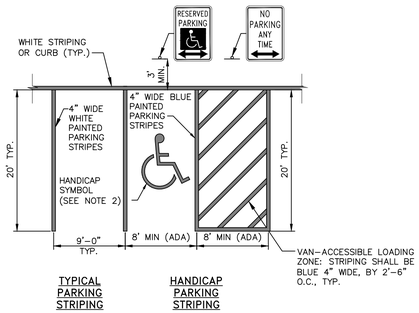
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

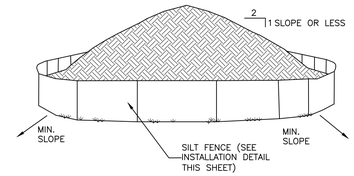
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

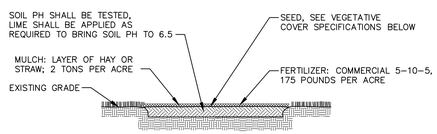
PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

1. 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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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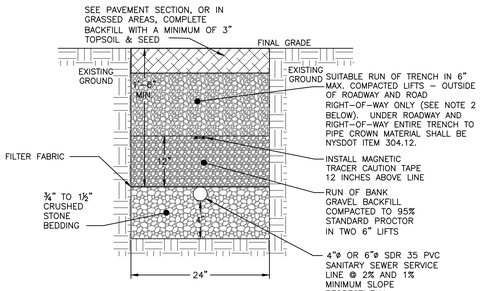
CONSTRUCTION DETAILS

416 MAIN STREET

416–420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–29–056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD–1
SHEET:	9 OF 10

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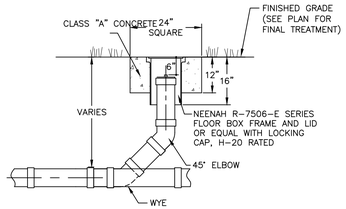


NOTES:

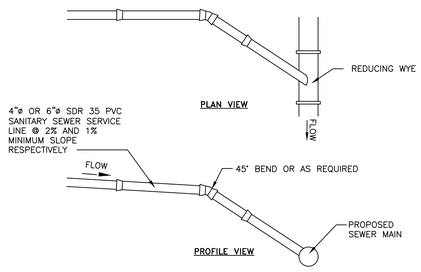
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

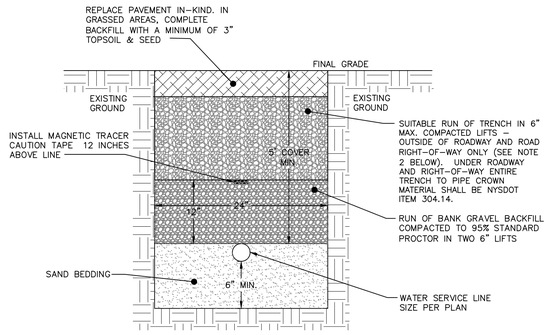


NOTES:

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SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



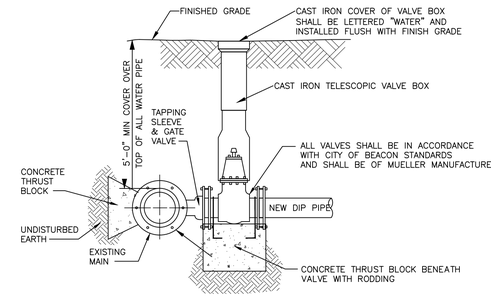
NOTES:

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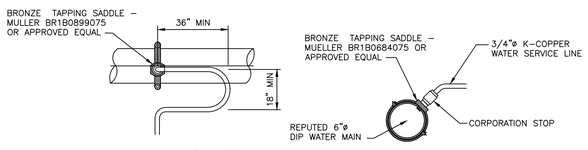
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

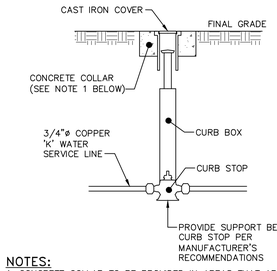
TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

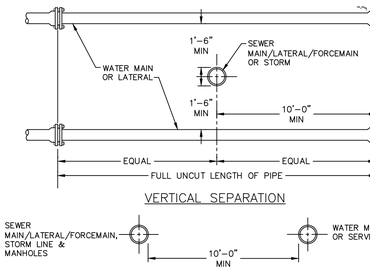
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. 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



VERTICAL SEPARATION

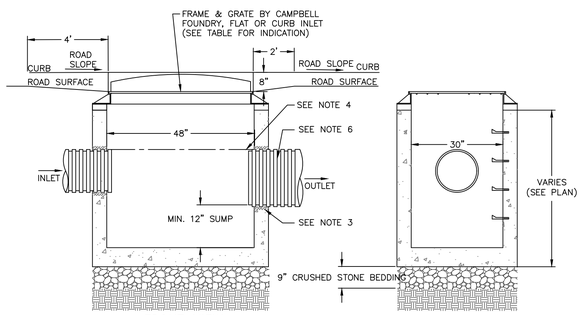


HORIZONTAL SEPARATION

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

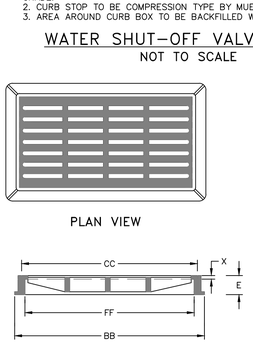


FRONT VIEW SIDE VIEW

NOTES:

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

CATCH BASIN DETAIL
NOT TO SCALE



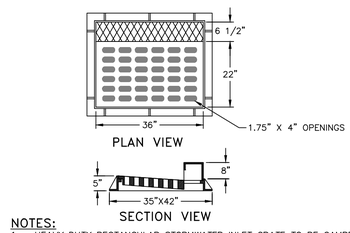
DIMENSION TABLE:

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. CB 1 SHALL RECEIVE A FLAT INLET. CATCH BASINS 2 & 3 RECEIVE CURB INLETS (RE-USE EXISTING CURB INLET ON CB 3)

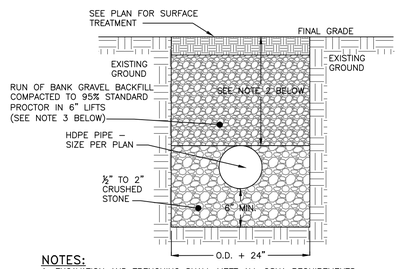
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



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 2 AND CB 3 WITHIN SOUTH STREET.

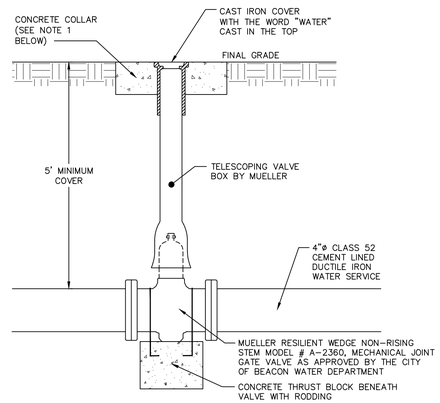
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.14 SUBBABSE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



NOTES:

1. 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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD-2
SHEET:	10 OF 10

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

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

416 Main Street Beacon, LLC & 420 Main Street, LLC D/B/A 420 Main St. Beacon, LLC

Name of Action or Project:

416-420 Main Street Site Plan, Subdivision & Special Permit Applications

Project Location (describe, and attach a location map):

416-420 Main Street Beacon, NY 12508

Brief Description of Proposed Action:

The site, which is currently partially unoccupied, is proposed to consist of two buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front building (fronting Main Street) and 2,145 sq. ft. at rear building (fronting South Street). The front building will consist of an addition to the existing building at 420 Main, and new building addition extending onto 416 Main Street. The front building will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two residential apartment units on the fourth floor. The rear building will consist of a 2,145 sq. ft. residential space that will contain either one (1) residential apartment under the PB zone or one (1) artist live/work unit under the forthcoming Transitional Zoning. The Site will provide limited parking facilities with one driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use of the front building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the property, which will also be provided two (2) off-street parking spaces. The two lots will be consolidated as part of the proposal.

Name of Applicant or Sponsor:	Telephone: 347-559-0880
Mr. Thomas Lee	E-Mail: spamtom@gmail.com

Address:

319 Lafayette #151

City/PO:	State:	Zip Code:
New York	NY	10012

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City Council - Special Use Permit; Building Department - Building Permit; Dutchess County Dept. of Health - Plat	☐	☑

3. a. Total acreage of the site of the proposed action? 0.245 acres
   b. Total acreage to be physically disturbed? 0.245 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.245 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
CRIS identifies 416 & 418-420 Main St. as eligible for listing on the NYS Register of Historic Places. Beacon Upper Main Historic Dist.		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☑ Suburban

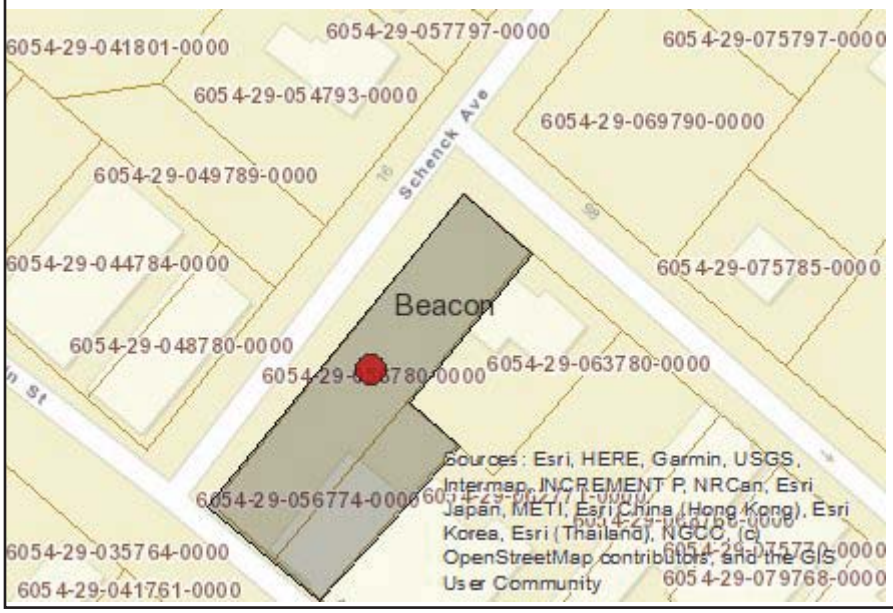
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Stormwater generated from new impervious surfaces will be collected by a proposed stormwater collection system and convey it to the existing stormwater collection system within South Street. Two new catch basins will be installed on South Street.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: This question was auto filled by the NYSDEC EAF Mapper. Further research of the NYSDEC spill database turned up no results for the subject parcels or surrounding adjacent parcels.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael A. Bodendorf, P.E. - Hudson Land Design Date: April 28, 2020

Signature: Title: Engineer for Applicant

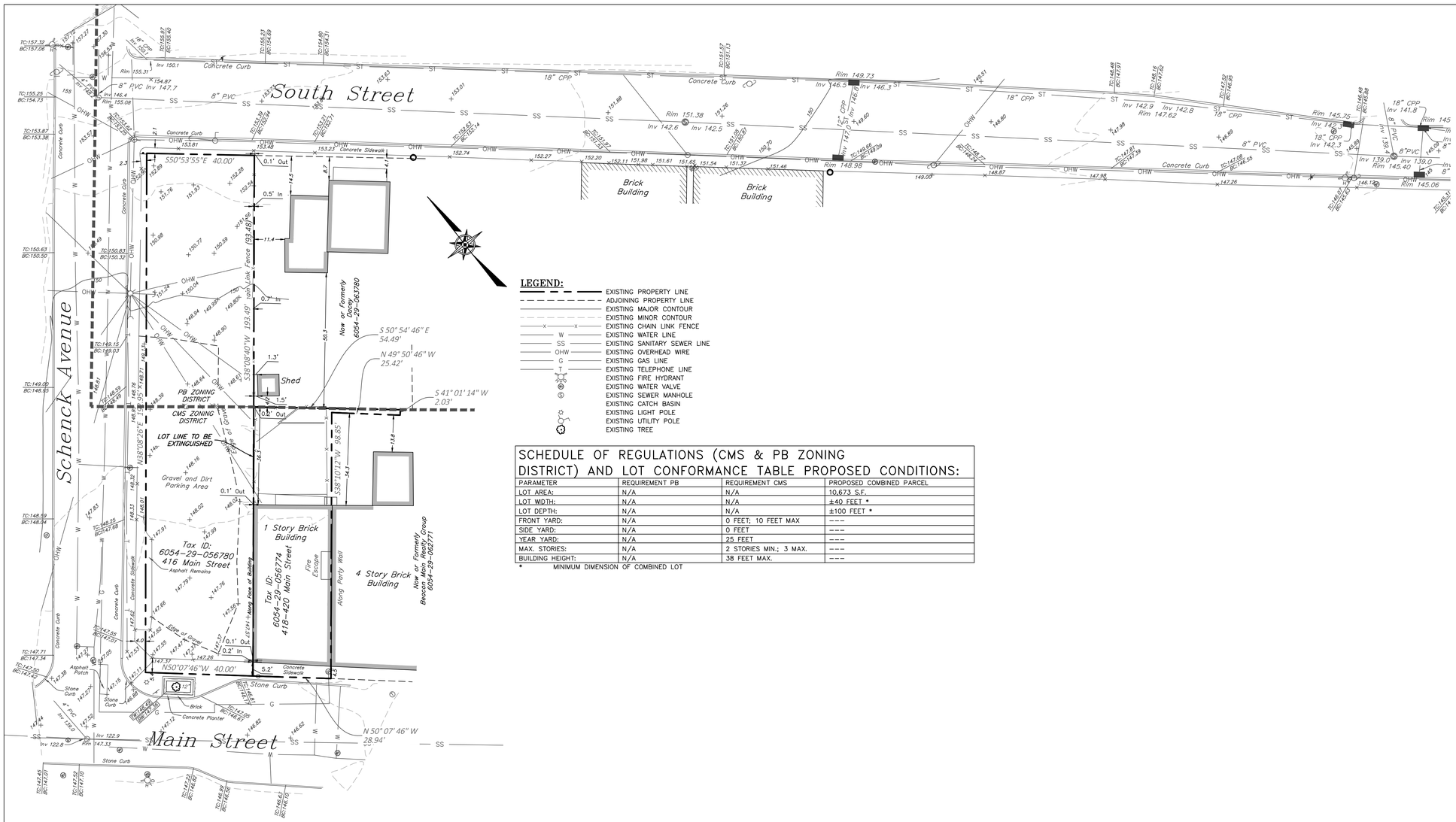
PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE

SCHEDULE OF REGULATIONS (CMS & PB ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT PB	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	N/A	10,673 S.F.
LOT WIDTH:	N/A	N/A	±40 FEET *
LOT DEPTH:	N/A	N/A	±100 FEET *
FRONT YARD:	N/A	0 FEET; 10 FEET MAX	---
SIDE YARD:	N/A	0 FEET	---
YEAR YARD:	N/A	25 FEET	---
MAX. STORIES:	N/A	2 STORIES MIN.; 3 MAX.	---
BUILDING HEIGHT:	N/A	38 FEET MAX.	---

* MINIMUM DIMENSION OF COMBINED LOT

PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.


SITE
MAIN STREET
FISHKILL AVENUE
CHURCH STREET
VERPLANCK AVENUE
ROMBOUT AVENUE
HENRY STREET
VETERANS PLACE
NORTH WILLIAMS STREET
SOUTH WILLIAMS STREET
NORTH CHESTNUT STREET
SOUTH CHESTNUT STREET
NORTH ELM STREET
SOUTH ELM STREET
NORTH ADAMS STREET
SOUTH ADAMS STREET
NORTH MARKET STREET
SOUTH MARKET STREET
NORTH CLINTON STREET
SOUTH CLINTON STREET
NORTH CLOVE ROAD
SOUTH CLOVE ROAD
NORTH ROAD
SOUTH ROAD
EAST MAIN STREET
MAIN STREET
MAIN STREET

May 8, 2020

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

RE: Site Plan and Traffic Review #1 for **Proposed Mixed-Used Development,** 416-420 Main Street, City of Beacon, Dutchess County, New York; CM Project #120-046(2)

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the documents listed below in connection with the proposed mixed-used development, which consists of a 14,703-square-foot mixed-use building fronting Main Street and a 2,145-square-foot residential/live work building fronting South Street. The following documents were reviewed:

- Site Plan (Sheet 1 of 10) prepared by Aryeh Sigel, Architect, dated April 28, 2019
- Traffic Impact Study prepared by Maser Consulting, PA (Maser), dated April 28, 2020

The mixed-use building front Main Street will consist of 4,616 square feet of first floor retail space (including the existing 1,675-square-foot Kitchen & Coffee that will remain), 7,872 square feet of commercial office space on the second and third floors, and 2,215 square feet of residential space split between two apartment units. Two off-street parking spaces will be provided for use by the residential tenants in the mixed-use building and will be accessed via a driveway on Schenck Avenue. Two off-street parking spaces will be provided for the residential live/work building and will be accessed via a driveway on South Street.

We offer the following comments:

Site Plan

1. Sight lines should be shown on plans for both proposed driveways.
2. CM recommends providing pavers under bicycle racks rather than grass/turf for ease of maintenance.

Traffic Impact Study

1. The applicant accurately describes the existing parking permitted on both sides of Main Street. It is also noted that alternate side of the street parking is enforced from 4:00 AM to 9:00 AM.
2. CM agrees with the values shown in appended Table No. 1 for anticipated site-generated trips: 24 total trips during the weekday morning peak hour, 28 total trips during the weekday evening peak hour, and 25 total trips during the Saturday peak hour. The capacity analysis findings, which demonstrate minimal changes in levels of service, are consistent with NYSDOT and ITE's guideline stating that projects generating fewer than 100 trips are not anticipated to result in a significant impact.
3. CM agrees with the values shown on Figures 14 and 15 for arrival and departure distributions.
4. The applicant is seeking a substantial waiver/variance in the number of off-street parking spaces required for the project—26 spaces are required and four are proposed. The project's location in the heart of Beacon's central business district lends itself to this kind of request since a project of this kind could not be realized if it satisfied the off-street parking requirement. The applicant identified several existing public parking areas within 500 feet of the subject site that may be available to tenants and visitors of the proposed development.

The 500-foot radius is an acceptance and reasonable walking distance, and the methodology for collecting existing parking conditions data is sound.

a. Has the parking analysis been coordinated with other pending projects that may be utilizing the same public parking areas to satisfy their parking requirements? Similarly, have vacancies in existing buildings with no off-street parking been considered?
b. Notwithstanding the preceding question, CM agrees that the available on-street parking is sufficient for the retail and office uses on a weekday. The Saturday and Sunday data demonstrates that the existing demand for parking is approaching the available supply with as few as 30 spaces available. Given that the study was performed in the winter, CM recommends that the parking data be seasonally adjusted.
c. Of the proposed two spaces for the residential units located on the 4th floor, one is an ADA-accessible space. If at least one of the tenants does not meet the requirements to use the ADA-accessible space, how will the parking needs be addressed?

5. The applicant seeks to mitigate its parking shortfall by proposing striped parking spaces on the east side of Schenck Avenue between Main Street and South Street. CM's site visit in early May 2020 revealed that there is a No Parking restriction on the east side of Schenck Avenue presumably due to width of this roadway, approximately 25 feet (see photo below). Although traffic volumes are low on Schenck Avenue, permitting curbside parking on the east side on Schenck Avenue would leave an approximately 10-foot-wide area for two-way traffic, which is too narrow unless Schenck Avenue was changed to a one-way street for this block, as Maser discussed on page 14. The applicant should clarify if the on-street parking supply on Schenck Avenue (19 spaces) includes the east side of the street where parking is restricted.



General

1. As noted above, the applicant discusses the potential for Schenck Avenue being converted to a one-way northbound street for at least the block between Main Street and South Street. The applicant is correct that traffic volumes on Schenck Avenue are realtively low; presumably traffic volumes on South Street are also relatively low. Residents of South Street could experience a "doubling" of traffic as a result of the new traffic pattern plus a portion of the site's exiting traffic that could no longer use Schenck Avenue to return to Main Street. Capacity is not an issue with such a change in traffic patterns, but a change in character could be a concern. Further study and outreach to affected residents are advised.
2. The crosswalk spanning Main Street at Schenck Avenue does provide the requisite pedestrian crossing signs. With the potential for an increase in pedestrian activity at this intersection resulting from the project, the applicant should show the appropriate MUTCD-compliant signs on the plan.

3. A “Stop” sign and stop line are missing from the Schenck Avenue approach to Main Street. With the potential for an increase in vehicular activity at this intersection resulting from the project, the plans should detail these traffic control features on the plan.

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

Respectfully,
Creighton Manning Engineering, LLP

Frank A. Filiciotto, PE
\\CME-FILE01\Company\Projects\2020\120-046 Beacon - 2020 Traffic Reviews\Working\Correspondence\416-420 Main Street_Review 1.docx

Engineers Planners Surveyors Landscape Architects Environmental Scientists

MASER CONSULTING P. A.

Traffic Impact Study

416-420 Main Street

City of Beacon, Dutchess County, New York

April 28, 2020

Prepared For

416 Main Street, LLC
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC
319 Lafayette #151
New York, NY 101

Prepared By

Maser Consulting P.A.
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
914.347.7500

Philip J. Grealy, Ph.D., P.E.
License No. 59858

Richard G. D'Andrea, P.E., PTOE
License No. 090241

202

MC Project No. 20000282A

www.maserconsulting.com

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I. INTRODUCTION

A. PROJECT DESCRIPTION AND LOCATION

(Figure No. 1)

This report has been prepared to evaluate the potential traffic and parking impacts associated with the proposed 416-420 Main Street Mixed-Use Development, which is proposed to be developed on the property located on the northeast corner of the Main Street/Schenck Avenue intersection and extended to South Street in the City of Beacon, Dutchess County, New York. The Site, which is improved by and existing one (1)-story retail building and a vacant adjoining lot, is proposed to consist of two (2) buildings totaling 16,848 sq. ft. including 14,703 sq. ft. at the front mixed-use building (fronting on Main Street) and 2,145 sq. ft. at rear building (fronting on South Street). The mixed-use building fronting on Main Street will consist of a total of 4,616 sq. ft. of first floor retail space, which will include the existing 1,675 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 7,872 sq. ft. of commercial office space on the second and third floors and 2,215 sq. ft. of residential space containing two (2) residential apartment units on the fourth floor. The rear lot building will consist of a 2,145 sq. ft. residential live/work building that will contain one (1) residential unit. The Site will provide limited parking facilities with one (1) driveway connection to Schenck Avenue for two (2) off-street parking spaces that will be provided for use by the residential tenants in the mixed-use building while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site, which will also provide two (2) off-street parking spaces.

A Design Year of 2025 has been utilized in completing the traffic analysis in order to evaluate future traffic conditions associated with this proposed development.

B. SCOPE OF STUDY

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the proposed 416-420 Main Street Mixed-Use Development. Existing and future parking conditions were also evaluated.

All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Maser Consulting, P.A. These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT). Together these data were utilized to establish the Year 2020 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site.

The Year 2020 Existing Traffic Volumes were then projected to the 2025 Design Year to take into account background traffic growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the Year 2025 No-Build Traffic Volumes.

Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see Section III-C for further discussion). The resulting site generated traffic volumes were then added to the roadway system and combined with the Year 2020 No-Build Traffic Volumes resulting in the Year 2020 Build Traffic Volumes.

The Existing, No-Build and Build Traffic Volumes were then compared to roadway capacities based on the procedures from the Highway Capacity Manual to determine existing and future Levels of Service and operating conditions. Recommendations for improvements were made where necessary to serve the existing and/or future traffic volumes.

In addition to the traffic analysis summarized above, a detailed parking analysis has also been conducted, which identifies the current available parking supply in the vicinity of the site based on observations of the occupied and available parking spaces during weekday and weekend peak periods. The available parking supply was then compared to the required parking spaces as determined by the City of Beacon Zoning Code parking requirements.

II. EXISTING ROADWAY AND TRAFFIC DESCRIPTIONS

A. DESCRIPTION OF EXISTING ROADWAYS

(Figure No. 1)

As shown on Figure No. 1, the proposed 416-420 Main Street Mixed-Use Development will be accessed from Main Street, Schenck Avenue and South Street. One driveway connection will be provided to Schenck Avenue for parking to be provided for the building with Main Street frontage while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site. The following is a brief description of the roadways located within the study area. In addition, Section III-F provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix "D" contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Main Street

Main Street is a City street that consists of one lane in each direction and traverses in a northwest/southeast direction between NYS Route 9D and Churchill Street. Beyond Churchill Street, Main Street continues in a more northeasterly direction. Northwest of Fishkill Avenue, the roadway is classified as an Urban Major Collector, southeast of Fishkill Avenue it is classified as a local roadway. In the vicinity of the site, the roadway intersects with Schenck Avenue at an unsignalized "T" shaped intersection as well as with Fishkill Avenue/Teller Avenue (NYS Route 52) at a signalized full movement intersection. Sidewalks are provided on both sides of the street and striped pedestrian crossings are provided at the Schenck Avenue intersection. Signalized pedestrian crossings are provided at the Fishkill Avenue/Teller Avenue intersection. Parking is permitted on both sides of Main Street for its entire length with the parking limited to two-hour parking between 9AM and 5PM seven days a week. Main Street has a City Speed Limit of 30 MPH northeast of Fishkill Avenue, while the speed limit southwest of Fishkill Avenue is 25 MPH.

2. Schenck Avenue

Schenck Avenue is a local City street that consists of one lane in each direction and traverses in a north/south direction. Within the study area, the roadway intersects with Main Street and South Street at two unsignalized "T" shaped intersections. Sidewalks and on-street parking, with no parking restrictions, are provided on both sides of the roadway between Main Street and Van Nydeck Avenue. South of Van Nydeck Avenue a sidewalk is only provided on the west side of the roadway.

3. Fishkill Avenue/Teller Avenue (NYS Route 52)

Fishkill Avenue and Teller Avenue are classified as Urban Minor Arterials. These roadways are also known as NYS Route 52 but are owned and maintained by the City. Fishkill Avenue and Teller Avenue each consist of one lane in each direction and traverse in a generally north/south direction. The roadway intersects Main Street at a full movement signalized intersection. Sidewalks are provided on both sides of the roadway to the north and south of Main Street. On street parking is not permitted along Teller Avenue, while limited on street parking is permitted along the east side of Fishkill Avenue. Fishkill Avenue and Teller Avenue each have a posted City Speed Limit of 30 MPH.

B. YEAR 2019 EXISTING TRAFFIC VOLUMES

(Figures No. 2, 3 and 4)

Manual traffic counts were collected by representatives of Maser Consulting, P.A. on Tuesday February 4, 2020 for the AM and PM Peak Hours and Saturday February 1, 2020 for the Saturday Midday Peak Hour to determine the existing traffic volume conditions at the study area intersections. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of Transportation (NYSDOT) for the Fishkill Avenue/Teller Avenue (NYS Route 52) Corridor. Based on this information, the Year 2020 Existing Traffic Volumes were established for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours at the following study area intersections.

- Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
- Main Street and Schenck Avenue

Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- Weekday Peak AM Hour 8:30 AM – 9:30 AM
- Weekday Peak PM Hour 3:45 PM – 4:45 PM
- Saturday Peak Hour 12:00 PM – 1:00 PM

The resulting Year 2020 Existing Traffic Volumes are shown on Figures No. 2, 3 and 4 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

III. EVALUATION OF FUTURE TRAFFIC CONDITIONS

A. YEAR 2025 NO-BUILD TRAFFIC VOLUMES

(Figure No. 5 through 13)

The Year 2020 Existing Traffic Volumes were increased by a growth factor of 2.0% per year to account for general background growth resulting in the Year 2025 Projected Traffic Volumes, which are shown on Figures No. 5, 6 and 7 for each of the Peak Hours. In addition, traffic associated with the proposed 13 Creek Drive Development was also accounted for. The resulting Other Development traffic volumes associated with that development are shown on Figures No. 8, 9 and 10 for each of the peak hours. These volumes were added to the 2025 Projected Traffic Volumes resulting in the Year 2025 No-Build Traffic Volumes, which are shown on Figures No. 11, 12 and 13 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

B. SITE GENERATED TRAFFIC VOLUMES

(Table No. 1)

Estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 820 – Retail, 710 – Office Building and 220 – Multifamily Home and 210 – Single Family Home. Table No. 1 summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Hours.

It should be noted that the Kitchen & Coffee use (formerly Ella's Bellas Café), which consists of 1,675 sq. ft. is an existing operating use that will be incorporated into the overall development but will remain upon completion. Traffic associated with this use has been captured in the existing traffic volume counts identified above, therefore no additional traffic generation associated with this use has been accounted for in the analysis.

In addition, the rear lot which is currently zoned PB – Business Off-Street, may be rezoned into to the T-Transitional Zone in the near future. Under this zoning, even if the proposed single-family home artist/live work space was be modified to two (2) artist live-work units, it is expected that this would result in similar traffic generation to the single live-work space and therefore no separate analysis has been conducted for this condition.

C. ARRIVAL/DEPARTURE DISTRIBUTIONS

(Figures No. 14 and 15)

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were identified. The anticipated arrival and departure distributions are shown on Figures No. 14 and 15, respectively.

D. 2020 BUILD CONDITIONS TRAFFIC VOLUMES

(Figures No. 16 through 21)

The Site Generated Traffic Volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 16, 17 and 18 for each of the peak hours, respectively. The site generated traffic volumes were then added to the Year 2025 No-Build Traffic Volumes to obtain the Year 2025 Build Traffic Volumes. The resulting Year 2025 Build Traffic Volumes are shown on Figures No. 19, 20 and 21 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

E. DESCRIPTION OF ANALYSIS PROCEDURES

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

- Signalized Intersection Capacity Analysis
  The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

- Unsignalized Intersection Capacity Analysis
  The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix "C" of this report.

F. RESULTS OF ANALYSIS

(Tables No. 2AM, 2PM and 2SAT)

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors were performed at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Tables No. 2AM, 2PM and 2SAT, contained in Appendix "B" summarize the results of the capacity analysis for the 2020 Existing, 2025 No-Build and 2025 Build Conditions for each of the peak hours analyzed, respectively. Appendix "D" contains copies of the capacity analysis which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
   Fishkill Avenue/Teller Avenue and Main Street intersect at a full movement signalized intersection. Each of the approaches to the intersection consist of a single lane and signalized pedestrian crosswalks are provided on all four intersection approaches. "Right Turns on Red" are also prohibited on all four approaches. On-street parking is also provided on each of the Main Street intersection approaches as well as the east side of Fishkill Avenue within approximately 250 ft. of the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" during each of the peak hours and will remain under all analysis conditions (existing, no-build and build).

2. Main Street and Schenck Avenue

Main Street and Schenck Avenue intersect at a "T" shaped unsignalized intersection. Main Street consists of one lane in each direction and on-street parallel parking is provided on both sides of the street. Schenck Avenue also consists of one lane in each direction and is controlled by a "Stop" sign approaching the intersection. On-street parallel parking is provided on the west side of Schenck Avenue only. Painted pedestrian crosswalks are provided on the eastbound and southbound approaches to the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" or better during all time periods and that this level of service will be maintained under future No-Build and Build conditions.

IV. PARKING ANALYSIS

A. EXISTING PARKING CONDITIONS

(Figure 1P, Tables P-1, P-2, P-3)

Manual parking counts of the available and occupied parking spaces were collected by representatives of Maser Consulting, P.A. for all on-street and off-street public parking spaces found within 500± ft. of the proposed project Site location, in order to identify the existing parking conditions in the area. These parking counts included the following areas, which are also identified on Figure 1P contained in Appendix "A":

- Main Street between Tioronda Avenue & Veterans Place (On-Street)
- Van Nydeck Avenue between Tioronda Avenue & Fishkill Avenue (On-Street)
- Schenck Avenue between Main Street & North Street (On-Street)
- South Street between Schenck Avenue & Locust Place (On-Street)
- North Street between Schenck Avenue & North Street (On-Street)
- Main Street/Van Nydeck Street Public Lot (70 Spaces Off-Street)
- Van Nydeck Street Public Lot (23 Spaces Off-Street)
- Veterans Place/Henry Street Public Lot (70 Spaces Off-Street)

Figure No. 1P also provides a summary of the parking restrictions for the study area including in the off-street public parking lots and all area roadways listed above with on-street parking provided.

The parking counts were conducted on Wednesday February 5th, 2020 during the AM (7AM-9AM), Midday (11AM-2PM) and PM (3:30PM-7PM) peak periods, on Saturday February 8th, 2020 between 11:00 AM and 2:30 PM and Sunday February 9th, 202 between 11:00 AM and 2:00 PM.

The parking counts are summarized in Tables P-1, P-2 and P-3, contained in Appendix "B", for the Weekday, Saturday and Sunday parking counts respectively. The tables identify the total parking spaces, the total occupied spaces and the total available (unoccupied) spaces within the studied area. The parking count data indicates that during the Weekday periods there are in excess of 125 available (unoccupied) parking spaces within the 500± ft. study area, while during the Saturday and Sunday peak periods there are as few as 30 available parking spaces in the vicinity of the site.

B. FUTURE PARKING CONDITIONS

The parking requirements for the proposed development based on the City of Beacon Code as identified in Section 223-26.F and 223-41.18.G.(2) were reviewed in order to determine the required parking supply for the development. The below summarizes the required City Code parking supply ratios and the equivalent required number of parking spaces for each use within the proposed development. Note that the below parking requirements does not account for the parking required for the existing Kitchen & Coffee (formerly Ella's Bellas Café) since this is an existing use and any parking currently associated with this use is already accounted for in the parking counts discussed above.

SUMMARY OF OFF-STREET PARKING REQUIREMENTS PER CITY OF BEACON CITY CODE		
USE	**REQUIRED PARKING RATIO**	**REQUIRED PARKING SPACES**
MIXED-USE BUILDING FRONTING MAIN STREET (CMS – CENTRAL MAIN STREET ZONING DISTRICT)		
NEW RETAIL (2,941 SQ.FT.)	2 SPACE/1,000 SQ. FT.	6 SPACES
OFFICE (7,872 SQ.FT.)	2 SPACE/1,000 SQ. FT.	16 SPACES
APARTMENTS (2 UNITS)	1 SPACE/DWELLING UNIT	2 SPACES
REAR LOT BUILDING (PB- BUSINESS OFF-STREET ZONING DISTRICT)		
RESIDENTIAL (1 UNIT)	2 SPACES/DWELLING UNIT	2 SPACES
	TOTAL	**26 SPACES**

The proposed development will be provided a total of four (4) off-street parking spaces, two (2) spaces for the use of the mixed-use building's 4th floor residential units and two (2) spaces for the rear residential building. No designated parking will be provided for the retail or commercial office space in the mixed-use building. The rear lot building will be provided with two (2) off-street parking spaces in the driveway for the one (1) live/work unit. The remaining of the required 22 parking spaces would have to be accommodated by public parking, both on-street and in City of Beacon Public Parking lots in the area. In addition, as part of the proposed development, the Applicant proposes to stripe new on-street parking spaces along the east side of Schenck Avenue between Main Street and South Street and along both sides of South Street in the vicinity of the Site in order better define

parking in this area. Furthermore, the elimination of one (1) of the two (2) existing curb cuts to the subject property from Schenck Avenue will provide for an additional parking space along the east side of Schenck Avenue.

As indicated previously, during a typical weekday, greater than 125 parking spaces were found to be available within 500 ft. of the proposed development, which would more than accommodate the required parking that is not captured by the on-site parking provided. During the Weekend (Saturday & Sunday) peak parking periods, as few as 30 parking spaces were found to be available within 500 ft. of the proposed development. However, on Saturday and Sunday the second and third floor office uses are anticipated to be closed and/or have very limited activity. In fact, based on Institute of Transportation Engineers (ITE) data contained in their publication entitled Parking Generation Manual, 5th Edition, an office use of this size can be expected to generate a peak parking demand of between 2 (based on average parking rate) and 6 vehicles (based on 85th percentile parking rate) on a Saturday. Using the ITE parking data for a Saturday, the development would require 16 total parking spaces on Saturday and a similar total would be required on Sunday. Including the four (4) parking spaces provided on-site the net parking demand on the weekend would be approximately 12 spaces, which can be accommodated by the available public parking in the vicinity of the site.

In addition to the above, per Section 223-26C(6) of the City Code *"…the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment."* Shared on-street parking can be expected to occur within 500 ft. of the Site between the proposed project and other uses along Main Street where patrons may park along the Main Street area to visit multiple properties/uses in the same trip and/or spaces occupied by residential tenants during the nighttime hours may be available for use by retail and commercial patrons during the daytime hours. While shared parking may occur as indicated, no credit for this has been accounted for in the parking analysis discussed above.

Finally, it should also be noted that as indicate in the City Code Section 223-41.18.G.(3) the CMS Zone parking requires identified in Section 223-41.18.G.(2) may be modified by the Planning, in its discretion, based on information provided demonstrating one or more of the following.

(a) That the projected operational characteristics of the proposed use require a different amount of parking.
(b) That adequate shared parking, contractually obligated for the duration of the proposed use, is available within 500 feet of the site and within the CMS or PB Districts.
(c) That the applicant has provided sufficient bicycle parking to reduce anticipated vehicular travel demand.
(d) That there is sufficient public parking available within 800 feet of the site and within the CMS or PB Districts to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.
(e) That the applicant will voluntarily dedicate land for public parking on site or will acquire land by purchase or long-term lease (for the duration of the proposed use) within 800 feet of the site and within the CMS or PB Districts and voluntarily dedicate such land to the City for public parking.
(f) That 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.

The information presented herein demonstrates that items (b), (d), (e) and (f) are met for this development. The Applicant is also proposing to provide two (2) sets of bicycle racks at the rear of the front lot building for public use, which satisfies item (c) as well.

C. OTHER PARKING RELATED CONSIDERATIONS

1. Off-Street Loading – No separate off-street loading space is provided as part of the proposed development. Per City Code Section 233-26H.2.(a) and (b) no off-street loading spaces are required for retail buildings with a gross floor of less than 5,000 sq. ft. and for office establishments of less than 10,000 sq. ft.

2. Rear Lot Zoning – As previously indicated the rear lot is currently zoned PB – Business Off-Street but may be rezoned to the T-Transitional Zone in the future by the City. Under this zoning, even if the proposed single-family artist live/work space was modified to one (1) artist live-work unit with two bedrooms, the unit would require the same number of parking spaces (two (2) spaces - 1 space per dwelling unit + 1/4 for

each bedroom + 1/2 for the live/work space) as the apartment unit, which results in the same parking conclusions as discussed above.

3. Schenck Avenue One-Way – Schenck Avenue is currently a two-way roadway with on-street parking on both sides of the roadway. Between Main Street and South Street, the roadway has an approximate width of 26 ft. curb-to-curb. Assuming a 7 ft. parking lane on each side of the street this leaves an approximately 12 ft. travel lane between parked vehicles to accommodate two-way traffic. While hourly volumes on this road are relatively low, less than 70 cars per hour, the City could consider making this roadway a one-way roadway from Main Street to South Street. This would result in southbound traffic traveling towards Main Street being redirected to other local roadways, but it is not anticipated that this would result in any significant traffic impacts. Appropriate signing would be necessary at the Main Street/Schenck Avenue and Schenck Avenue/South Street intersections would be required to accommodate this modification. A modification to one-way flow on this portion of Schenck Avenue would better accommodate the existing two-sided parking.

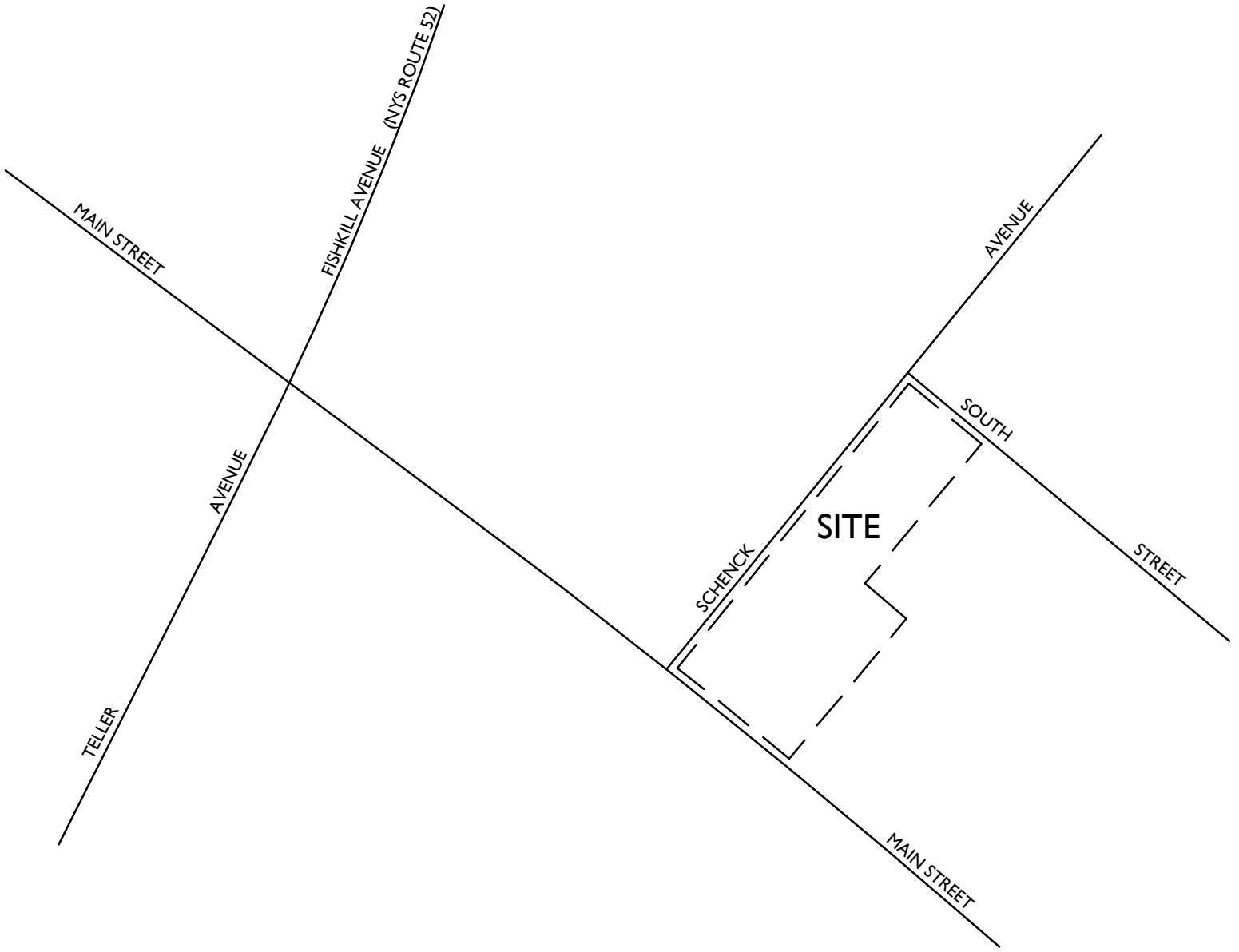
V. SUMMARY AND CONCLUSION

Based on the above analysis, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the traffic associated with the proposed 416-420 Main Street Mixed-Use Development is not expected to cause any significant impact in overall operation. Furthermore, based on the observations of the existing available parking in the vicinity of the Site as well as the analysis of the required parking demand of the development, the parking needs for the proposed development can be accommodated by the public parking in the vicinity of the Site during both Weekday and Weekend peak parking periods.

416 – 420 MAIN STREET

APPENDIX A

FIGURES



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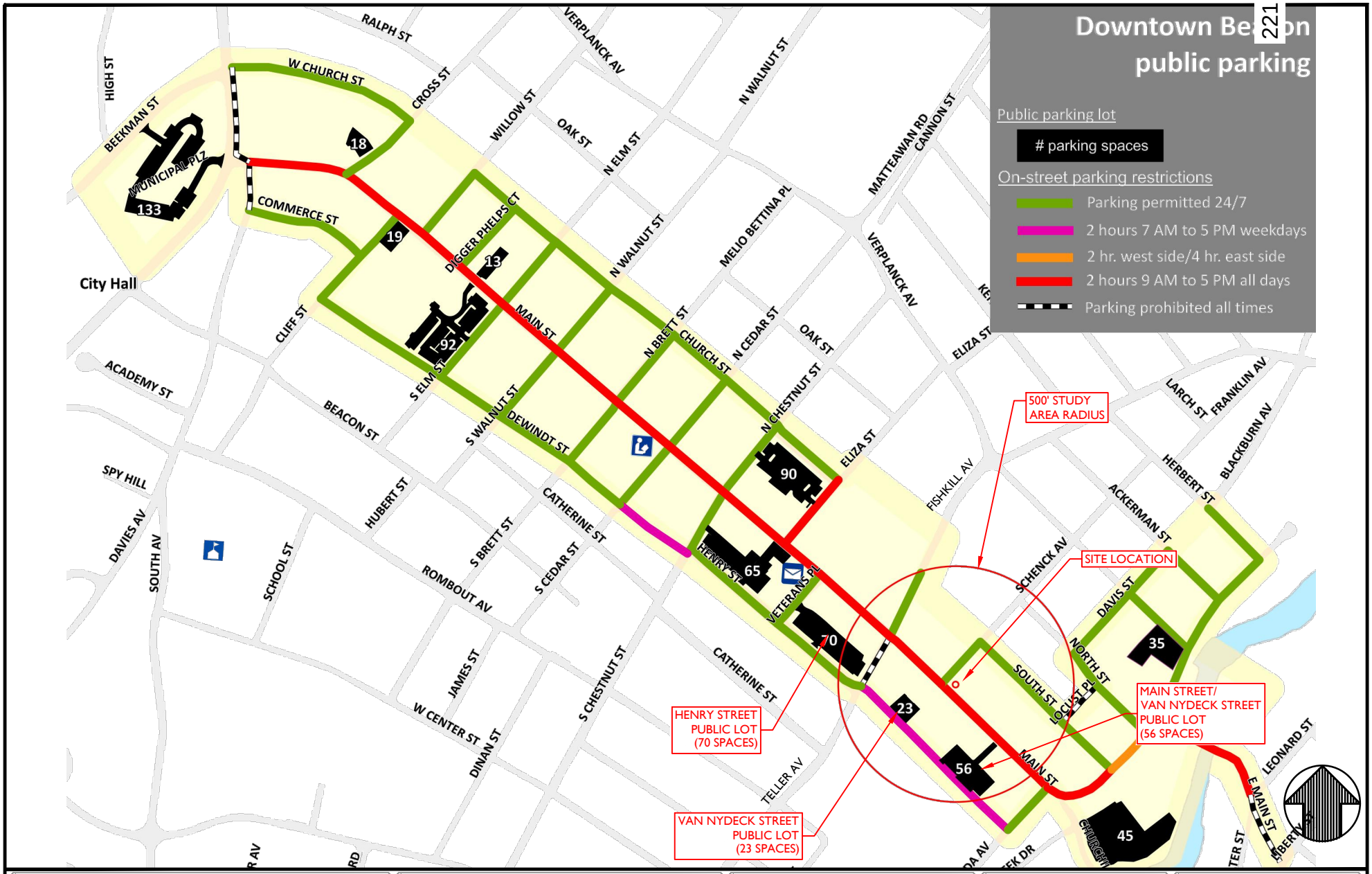
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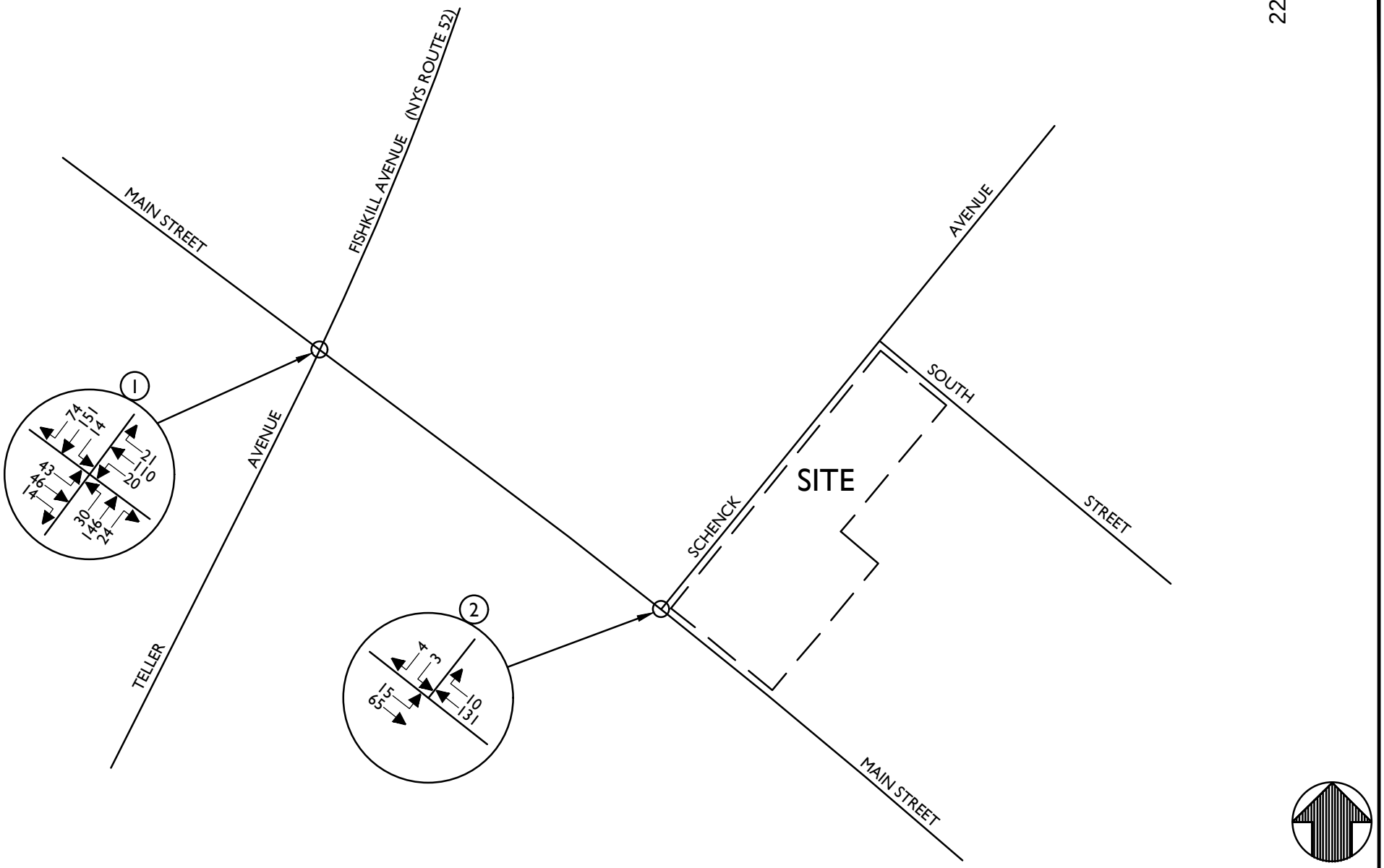
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SHEET TITLE: PARKING IDENTIFICATION MAP

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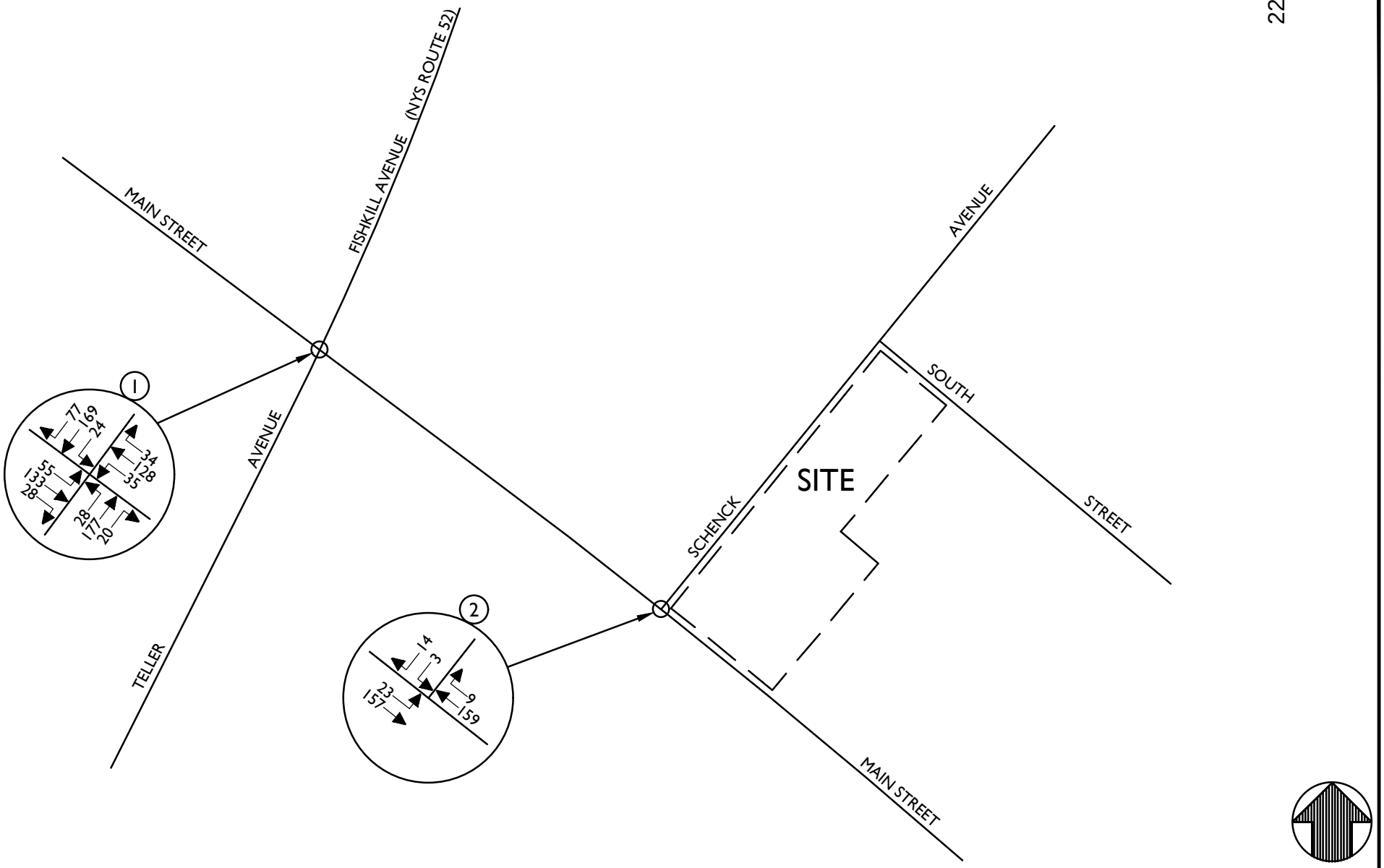
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2020 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

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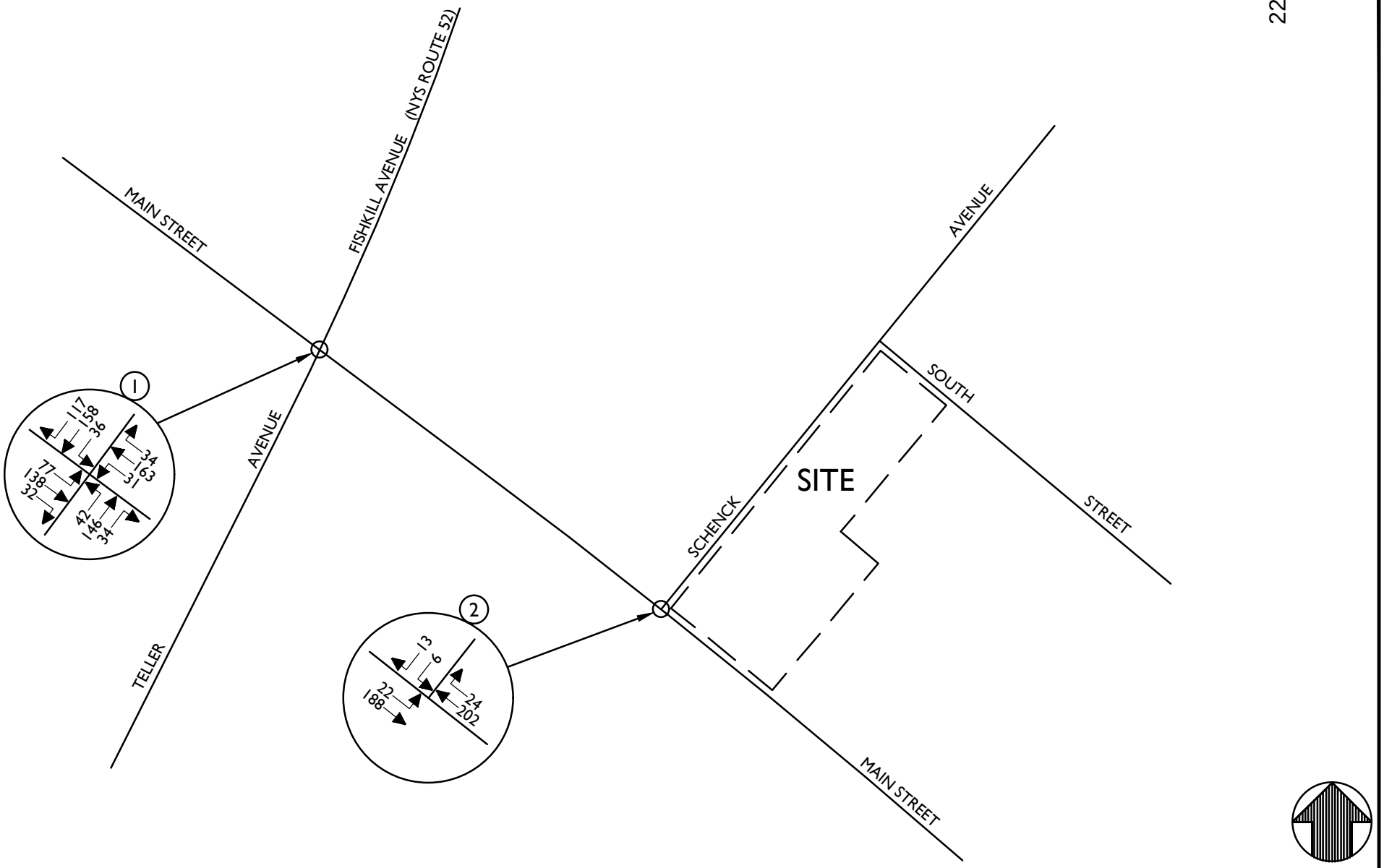
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AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
2020 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
3



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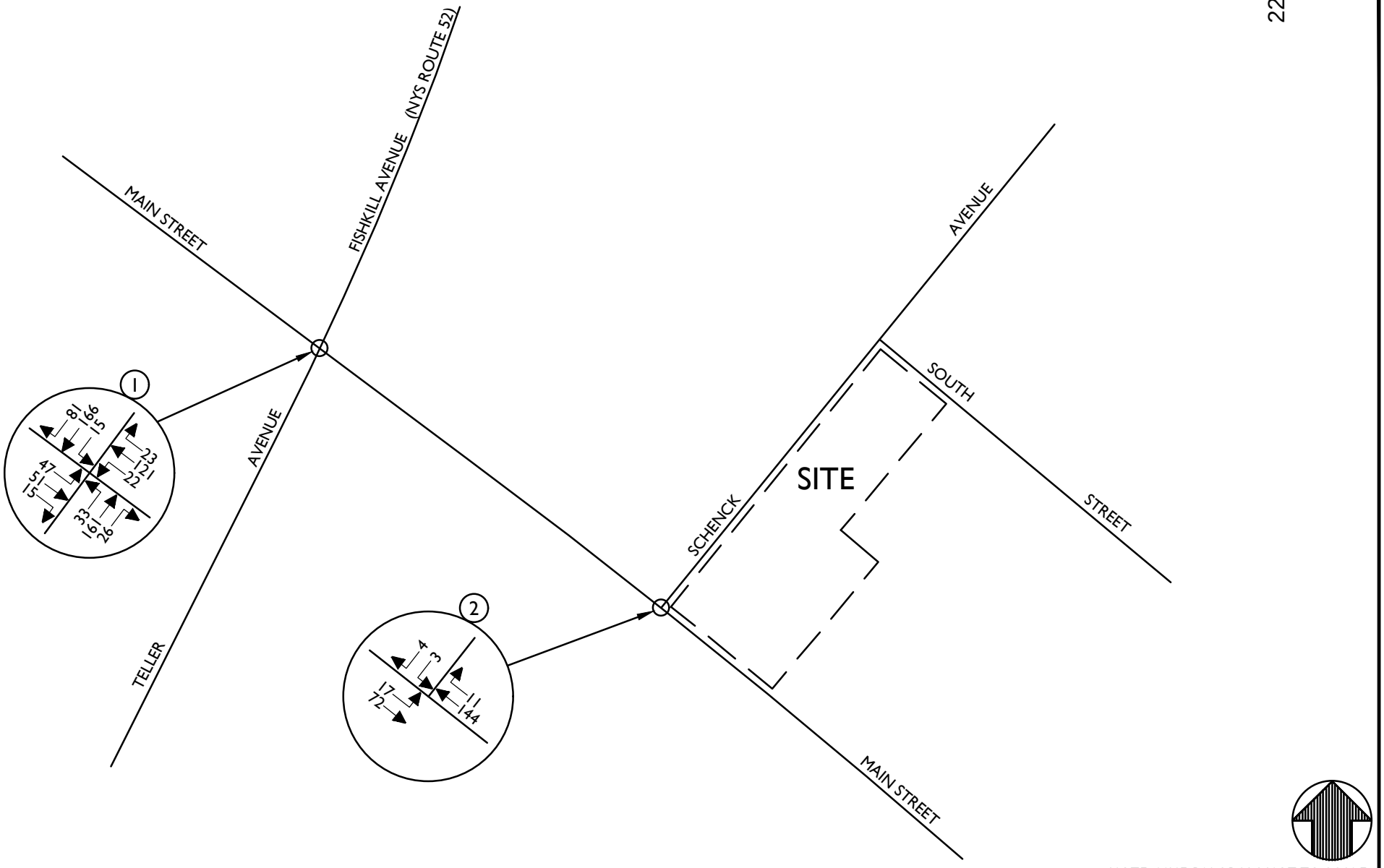
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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
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WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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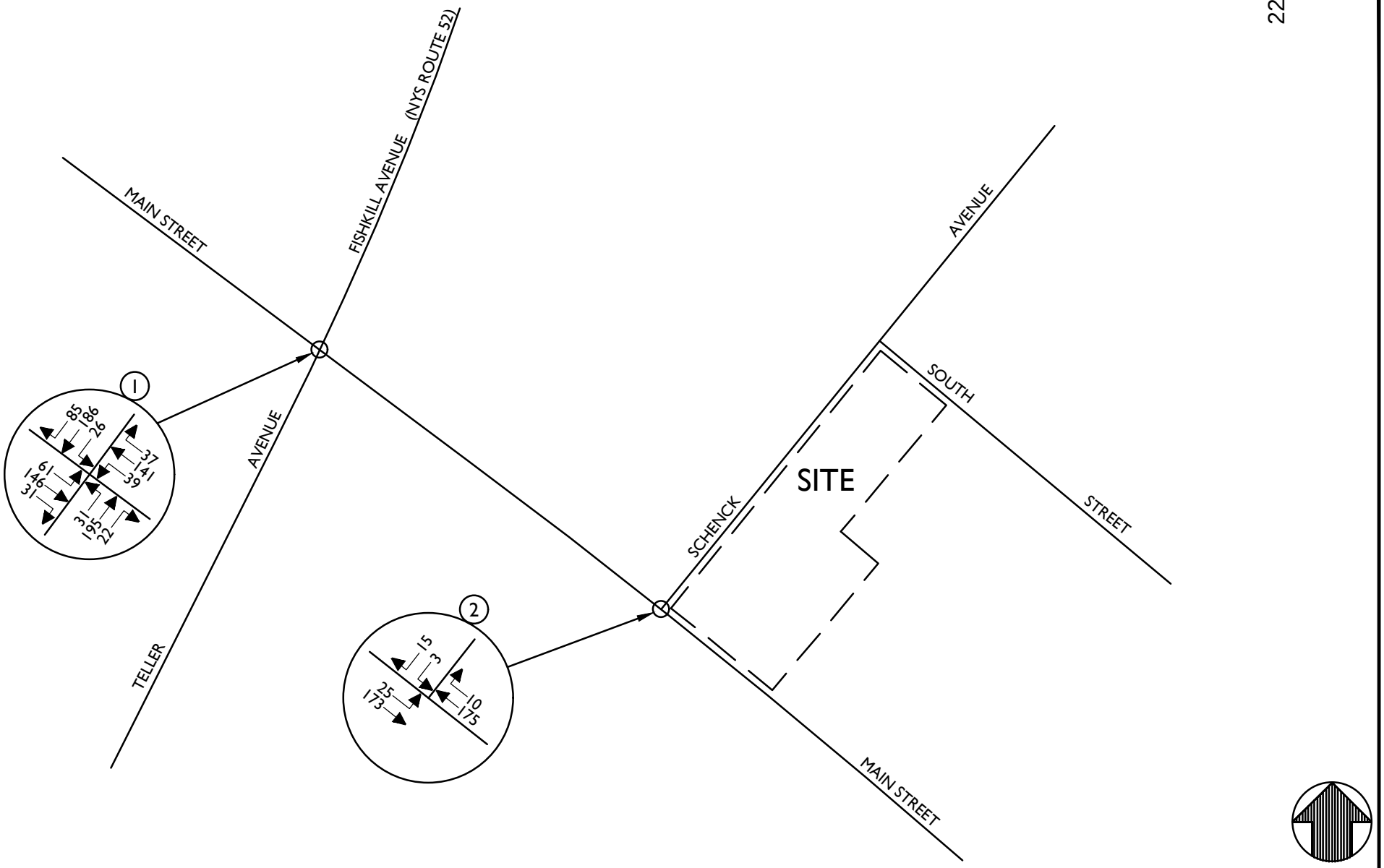
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PROJECT NUMBER: 20000282A

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SHEET TITLE:
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WEEKDAY PEAK AM HOUR

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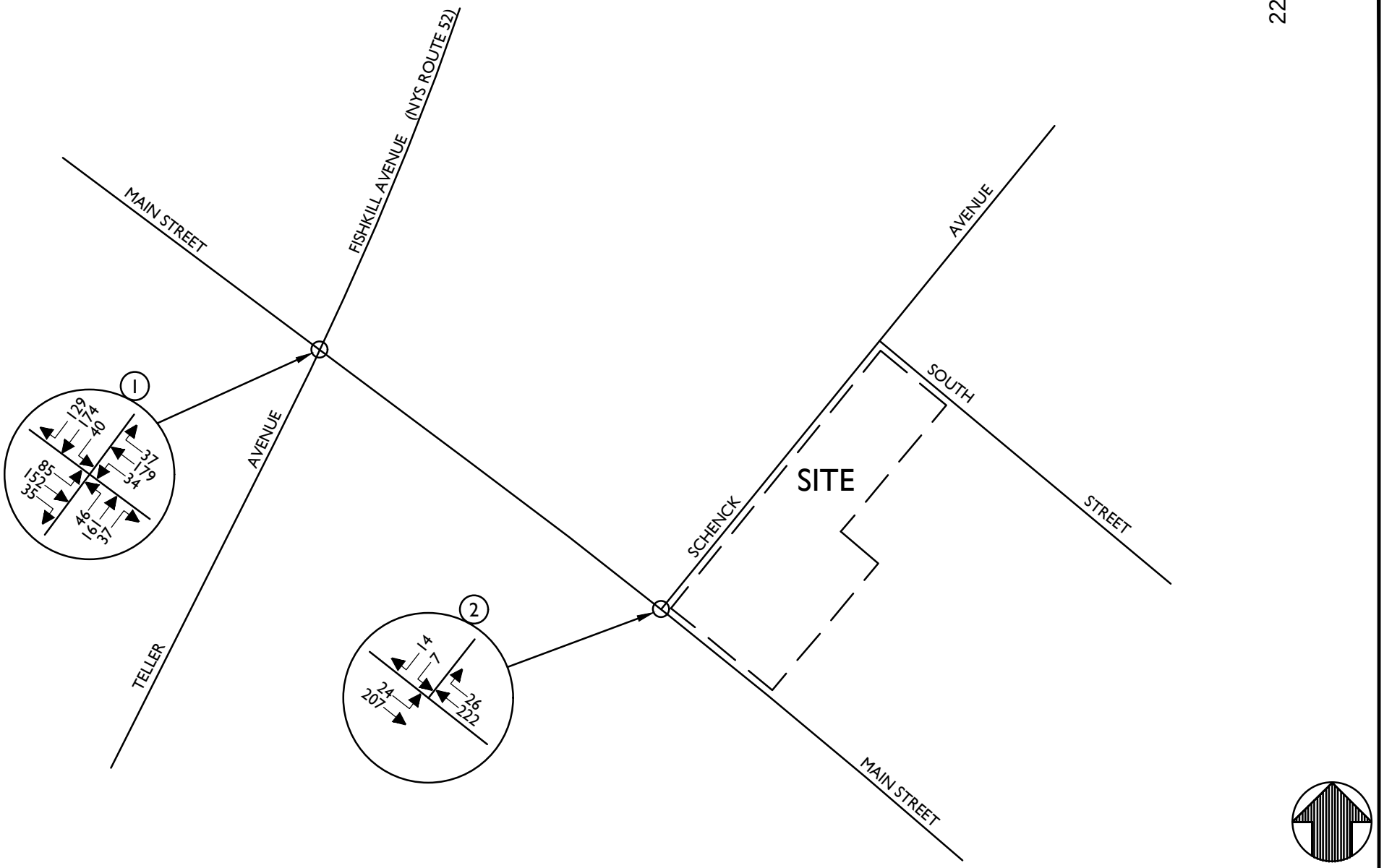
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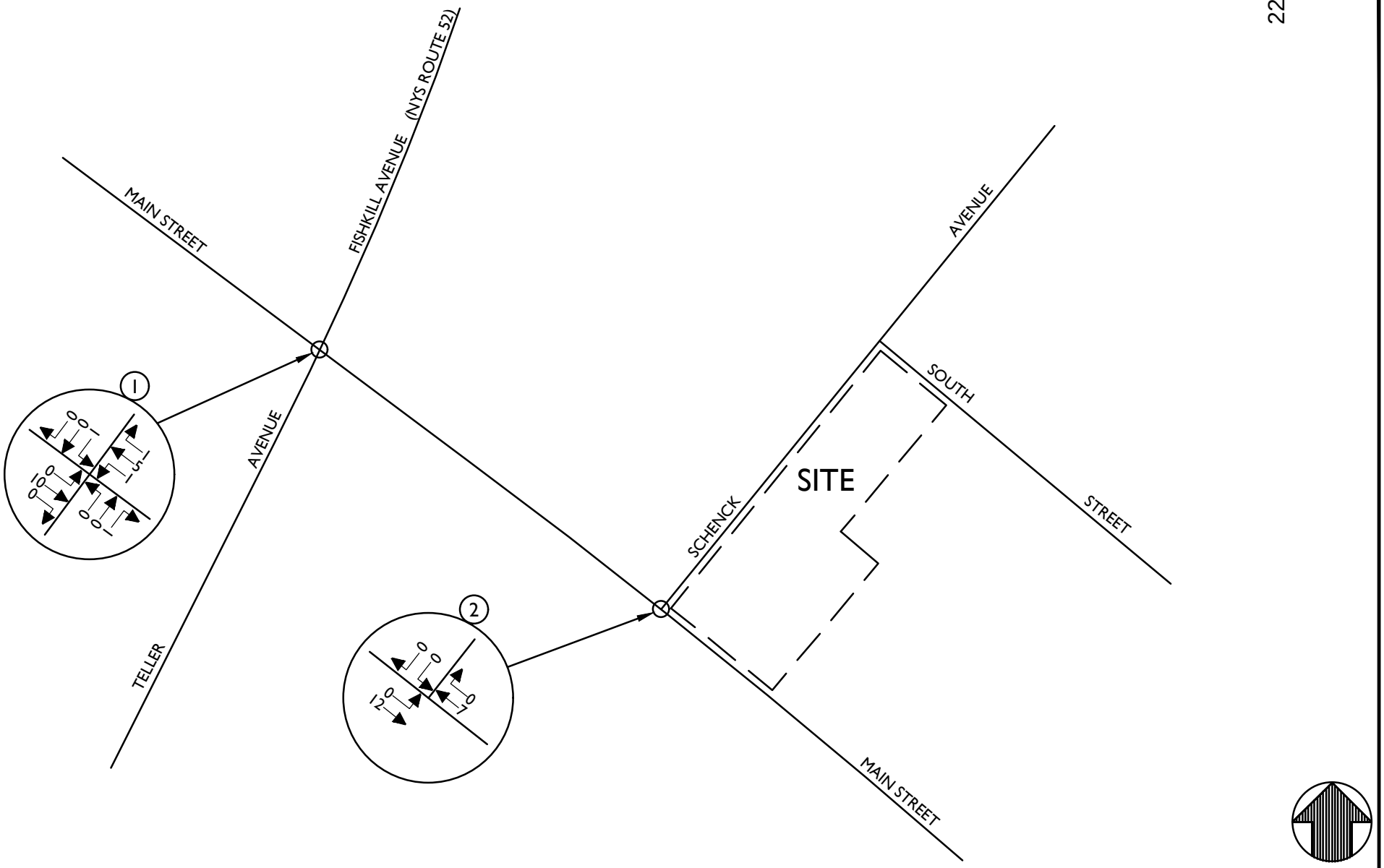
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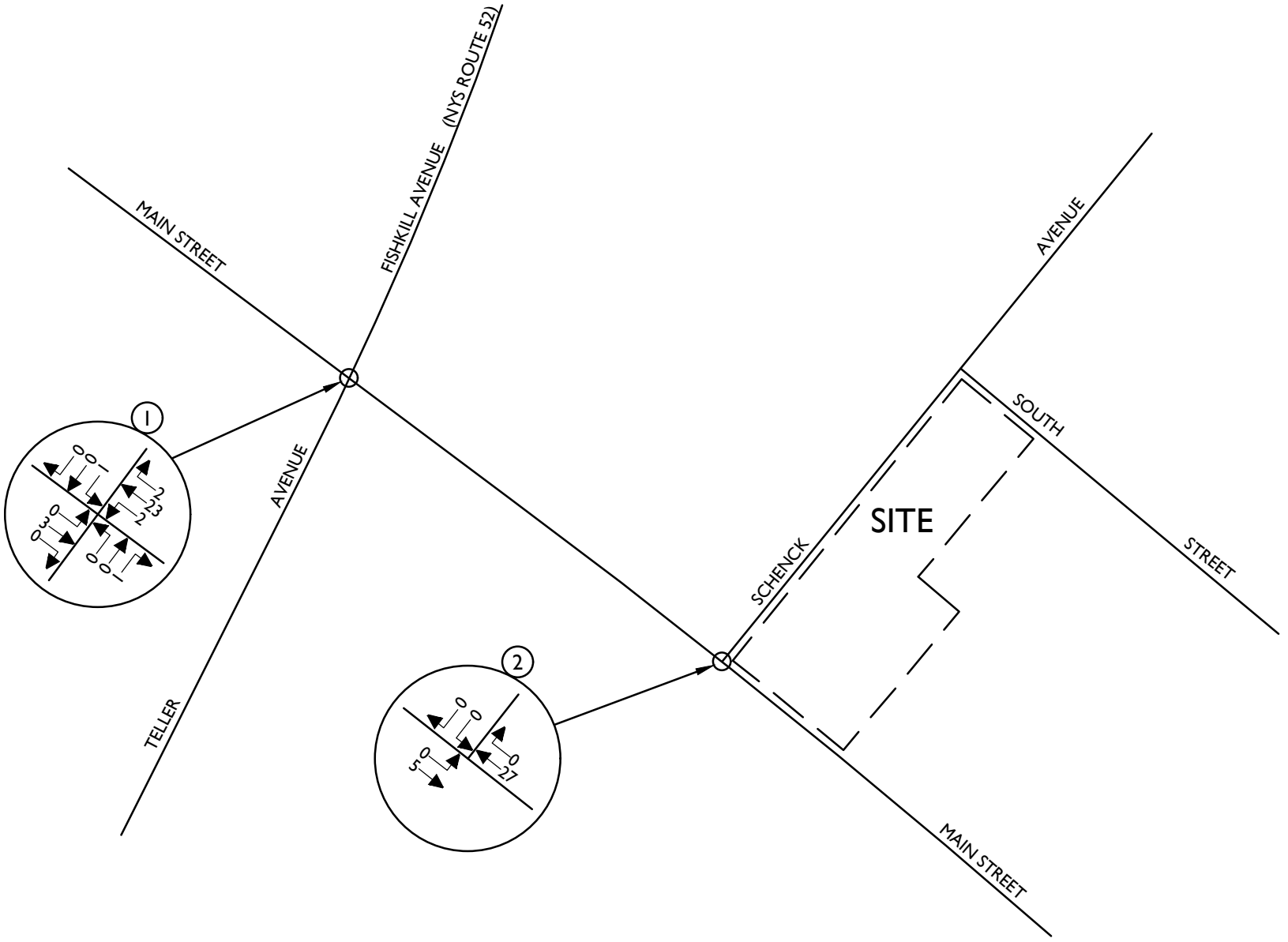
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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
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WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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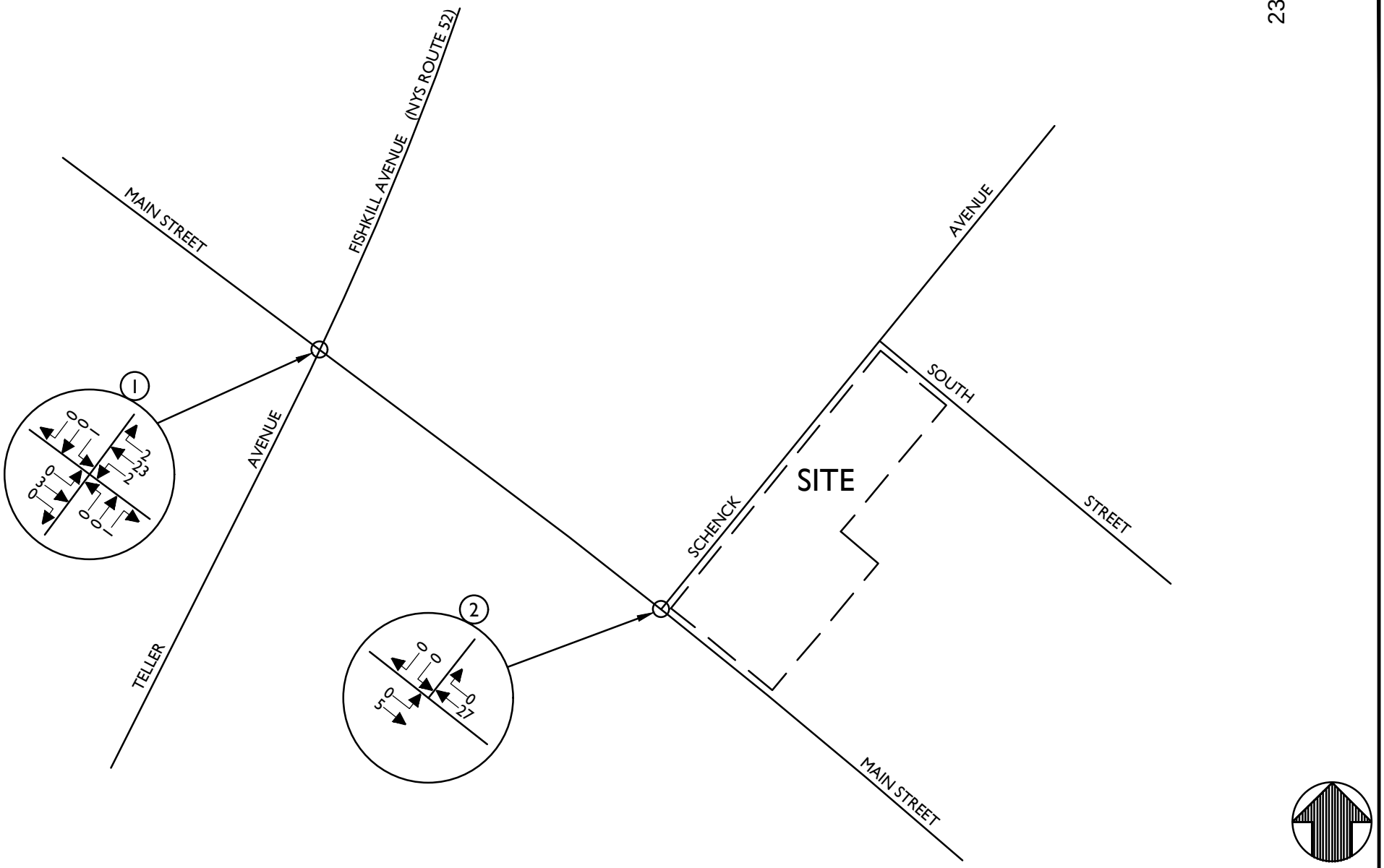
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PROJECT NUMBER: 20000282A

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TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

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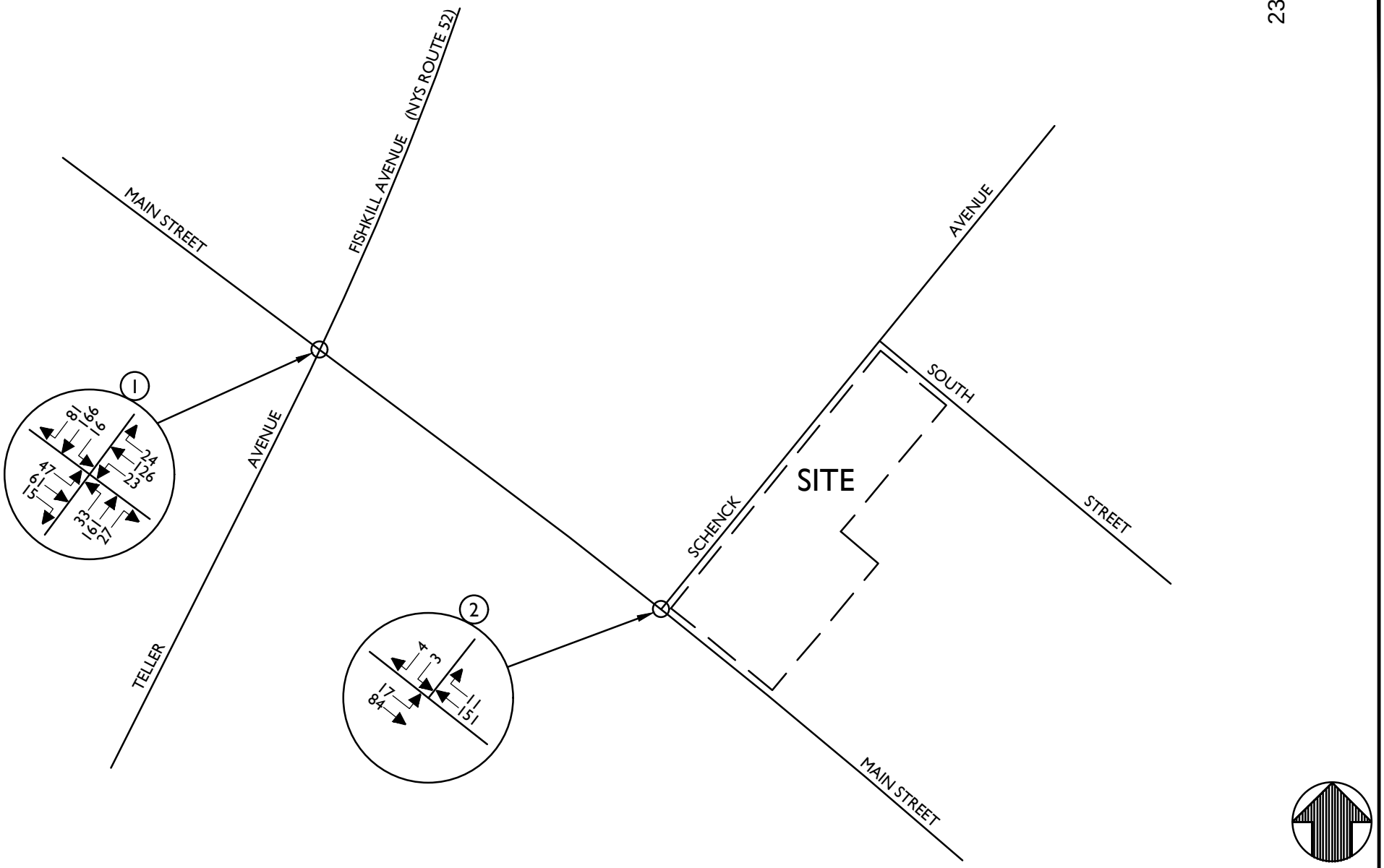
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DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
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WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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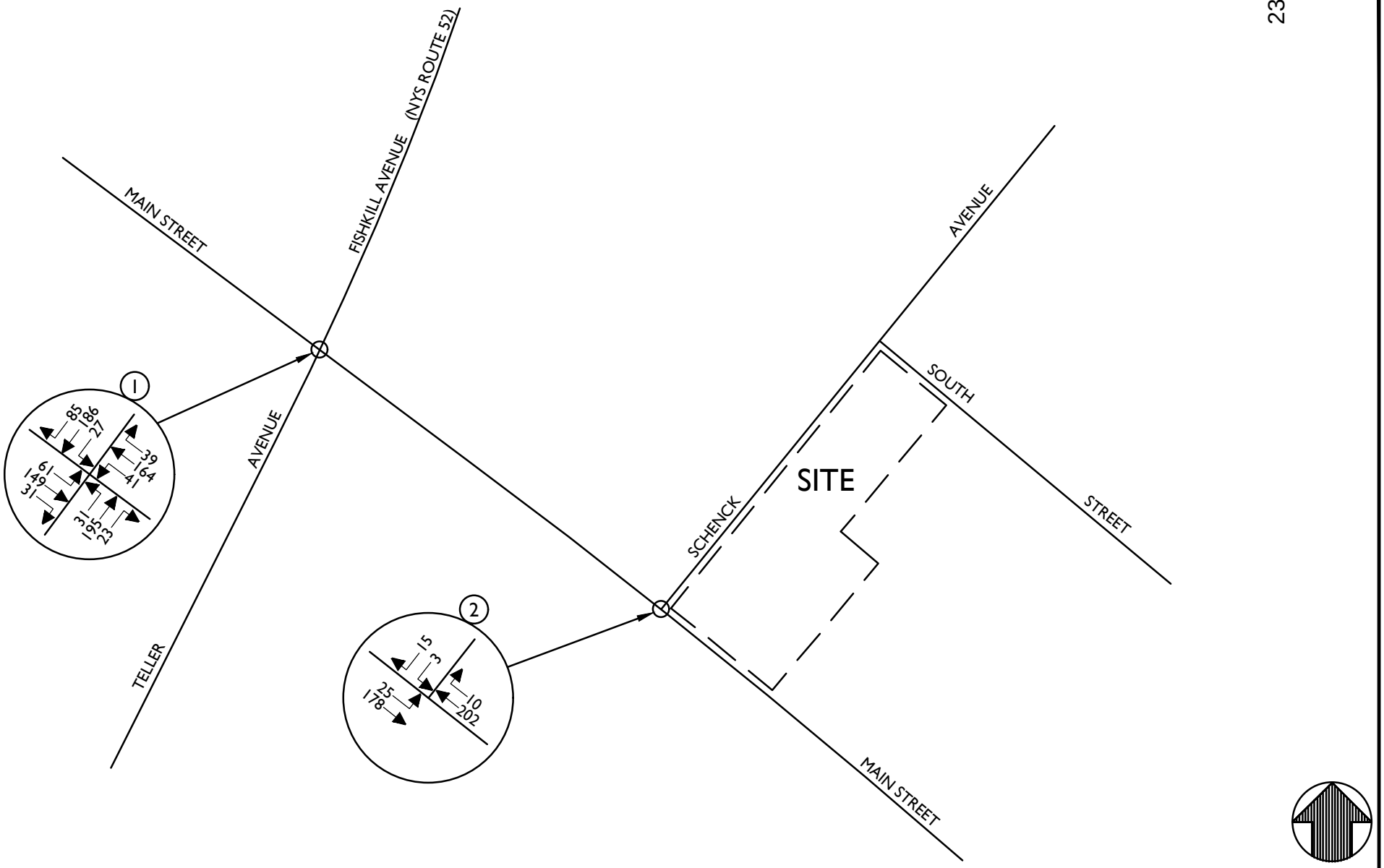
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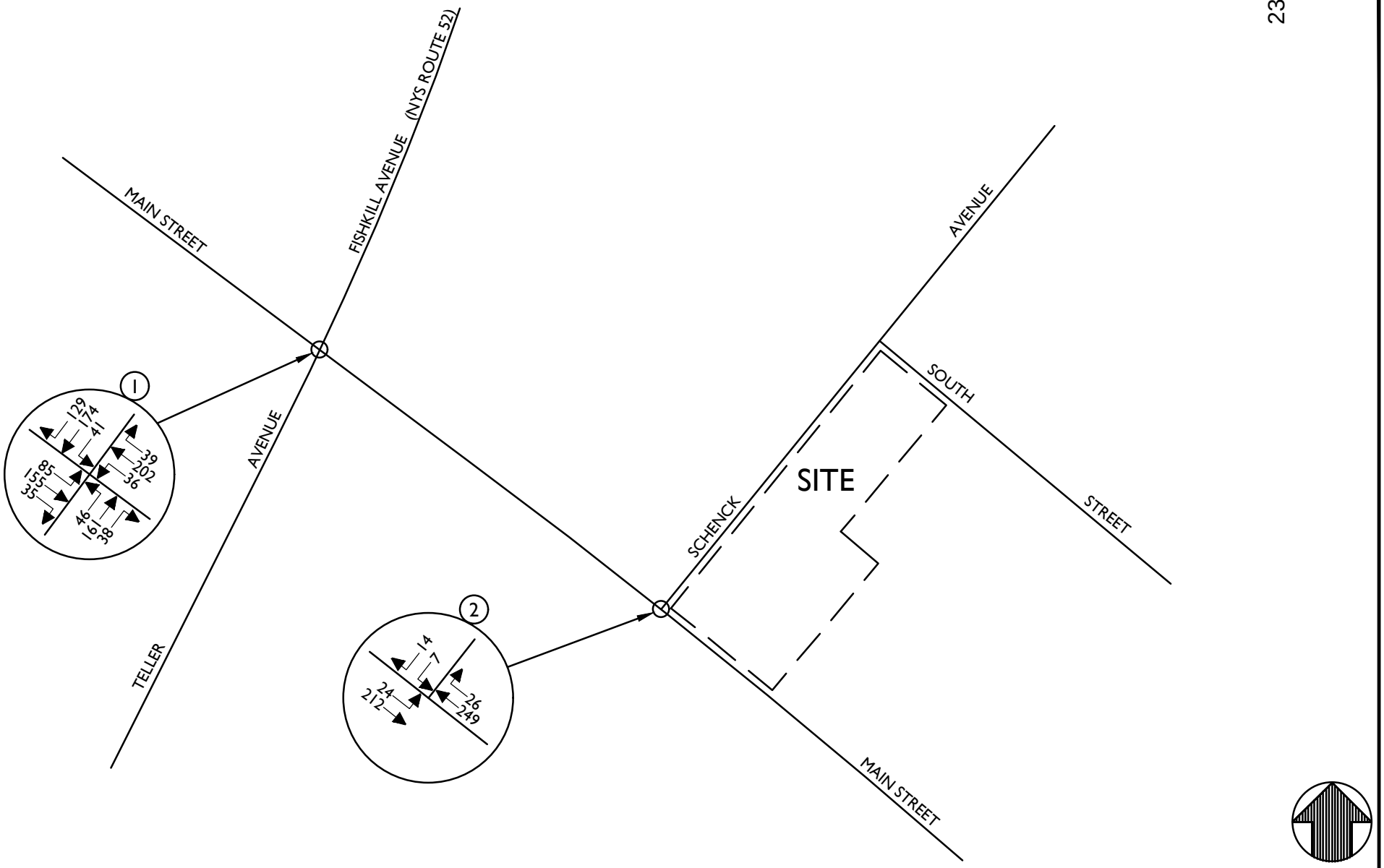
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PROJECT NUMBER: 20000282A
DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
2025 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
12



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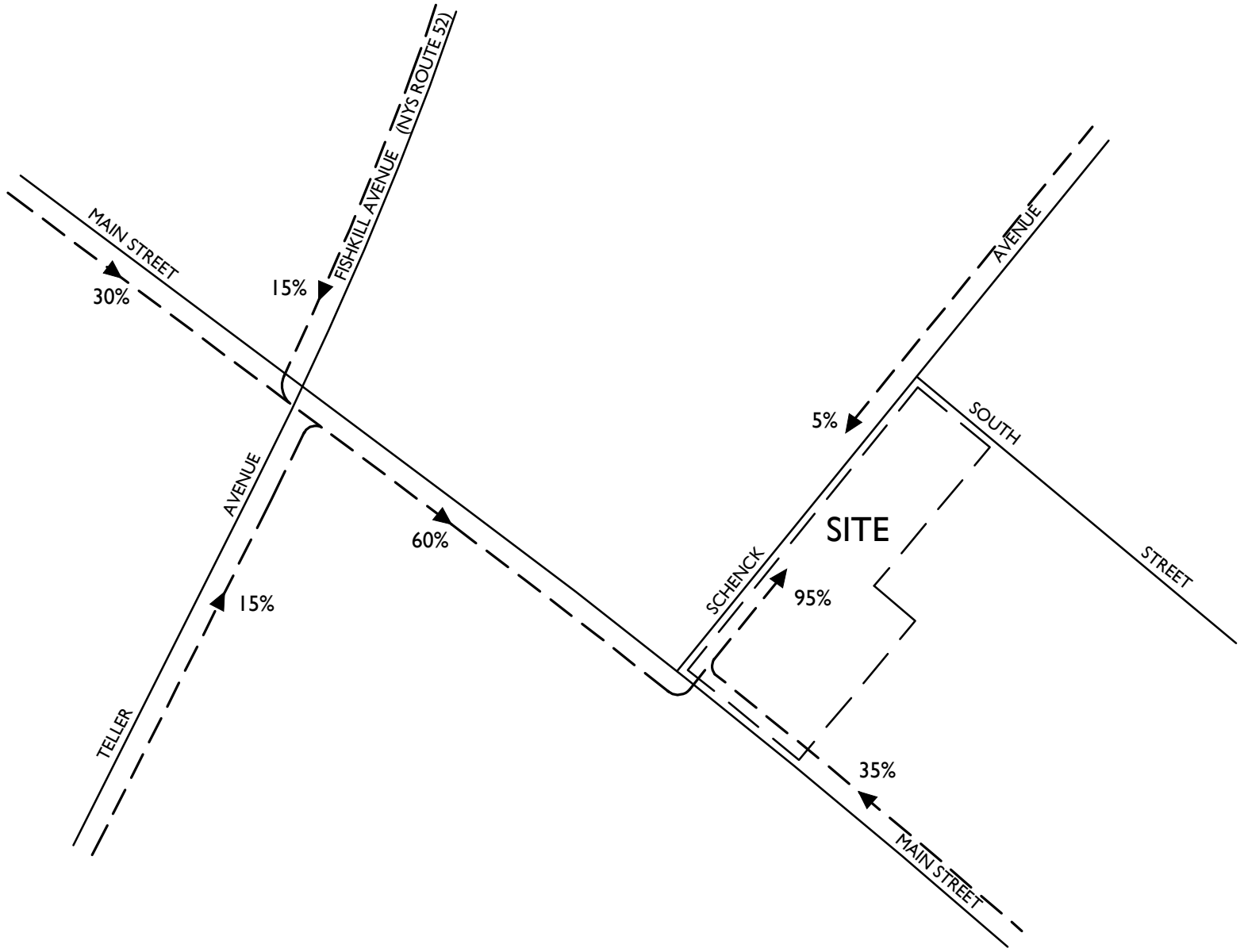
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WEEKEND PEAK SAT HOUR

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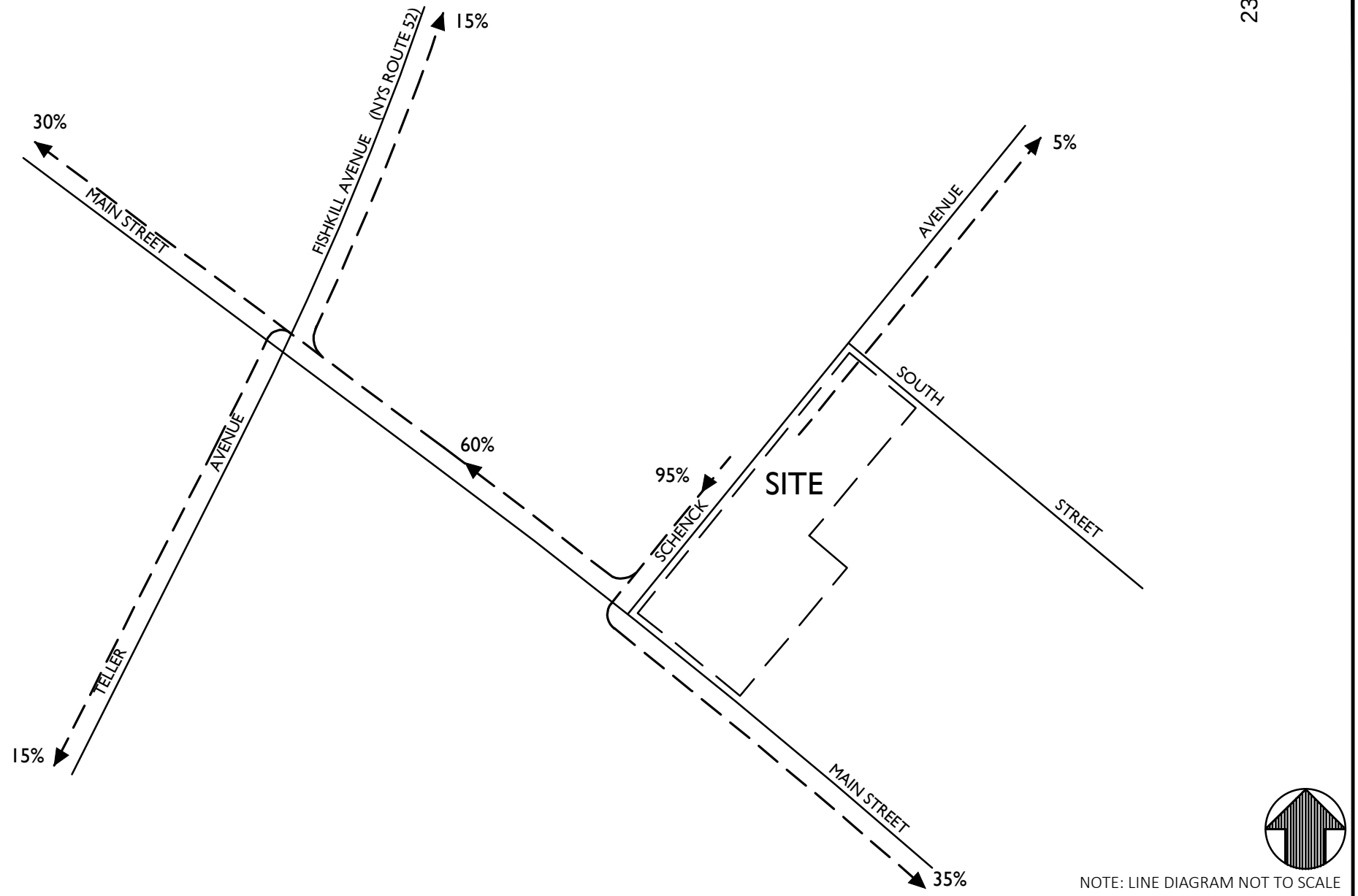
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ARRIVAL DISTRIBUTION
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SHEET NUMBER:
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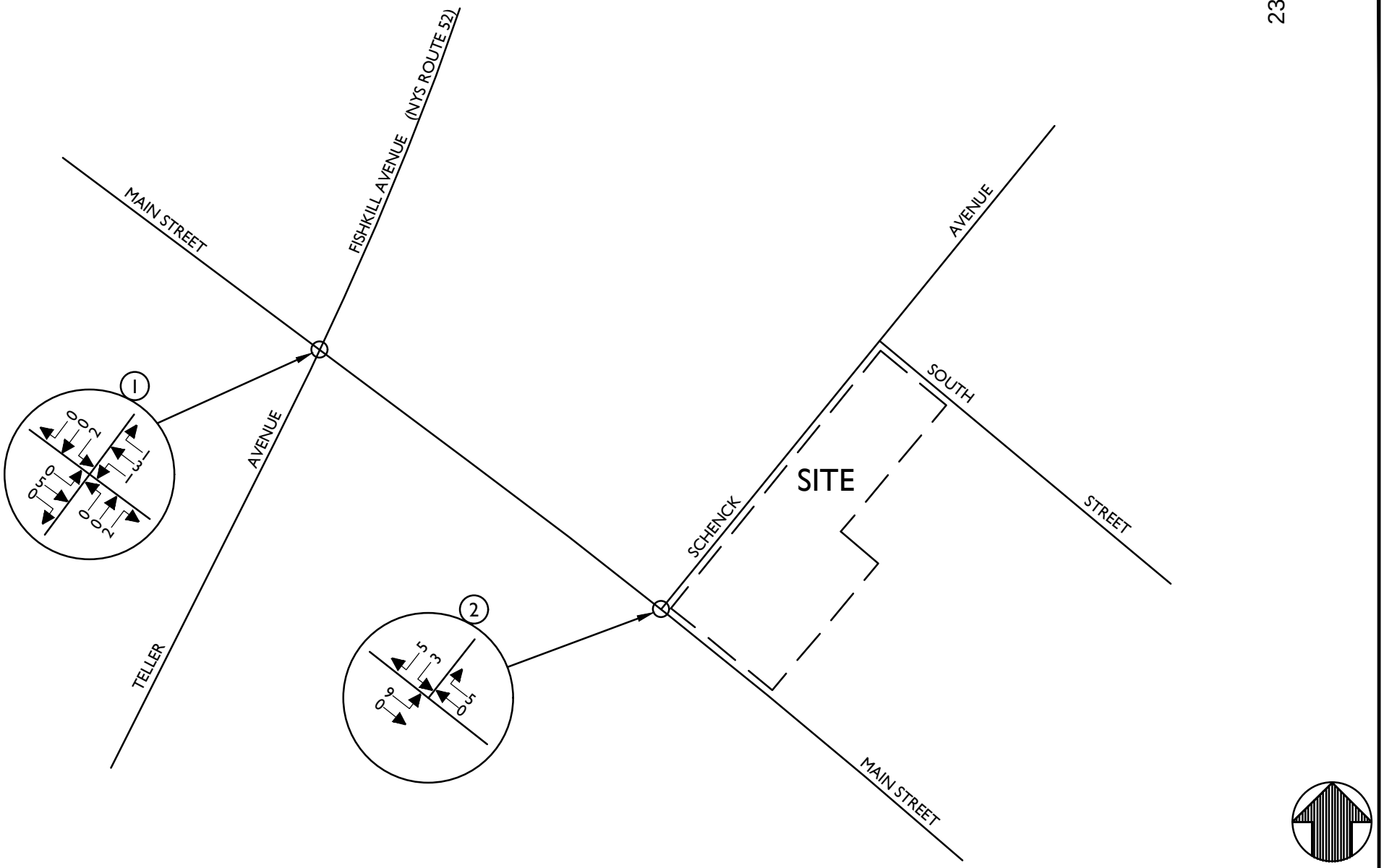
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PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE:
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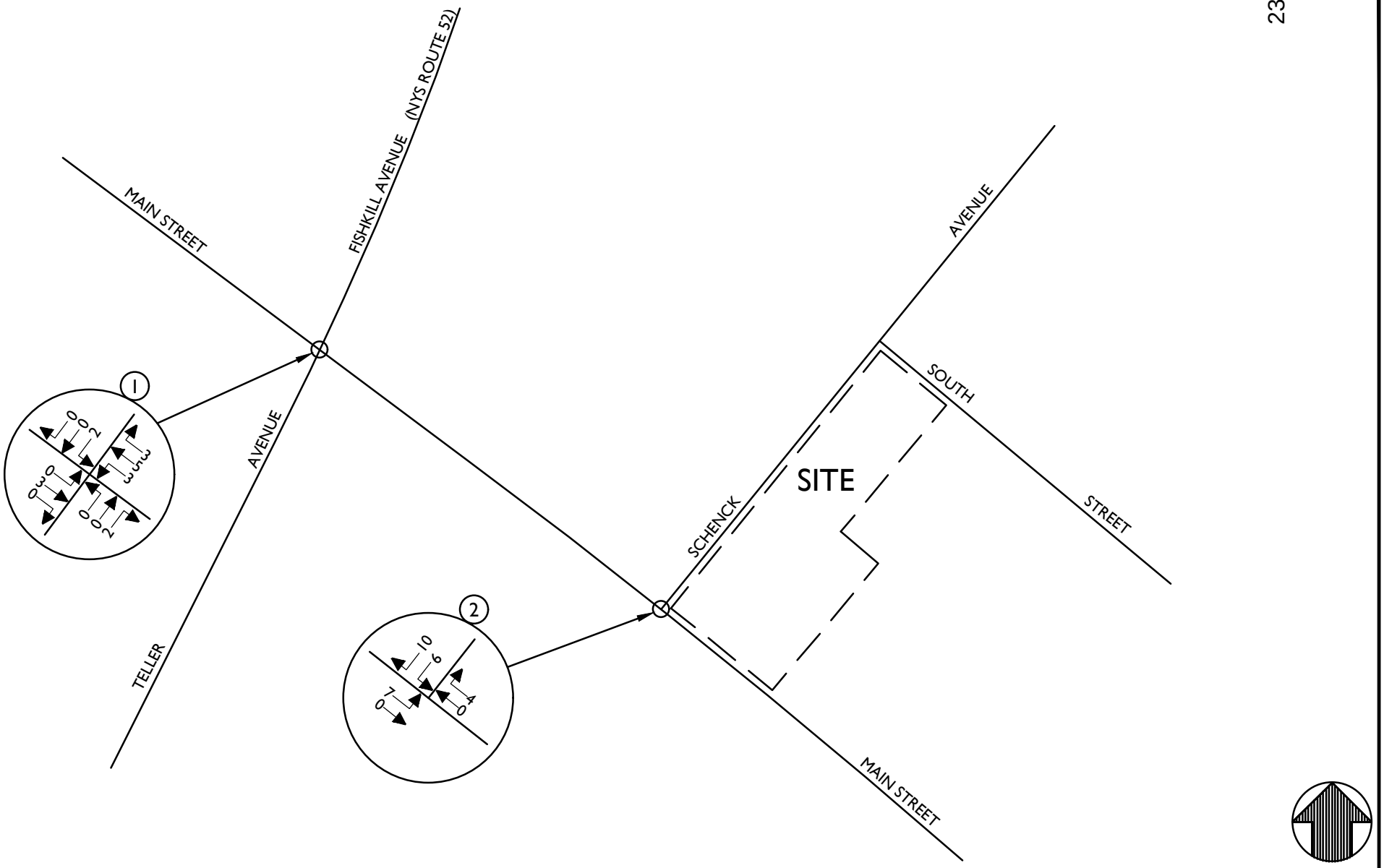
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PROJECT NUMBER: 20000282A

DRAWING NAME: 200428RGD_FIGURE

SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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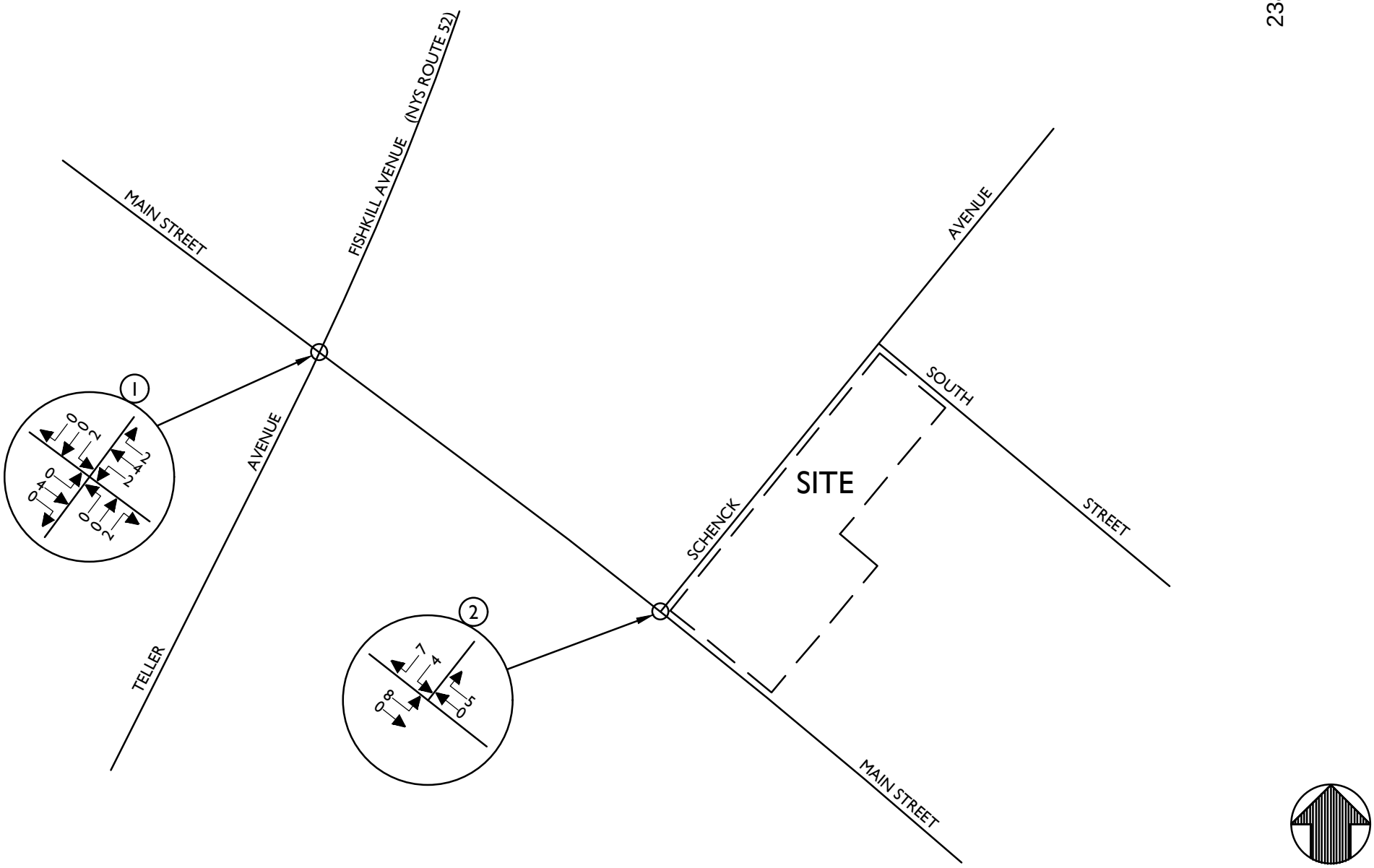
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WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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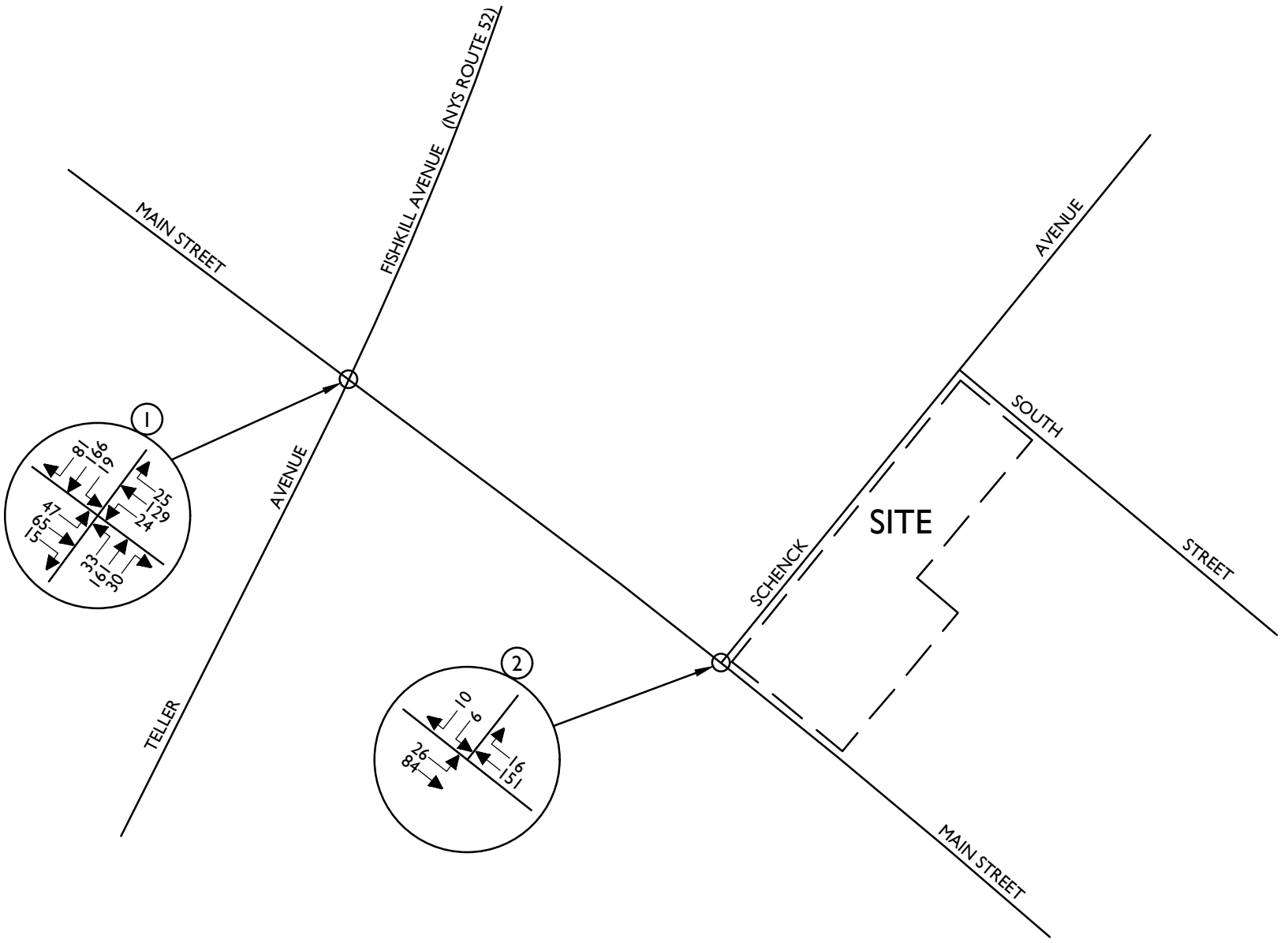
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TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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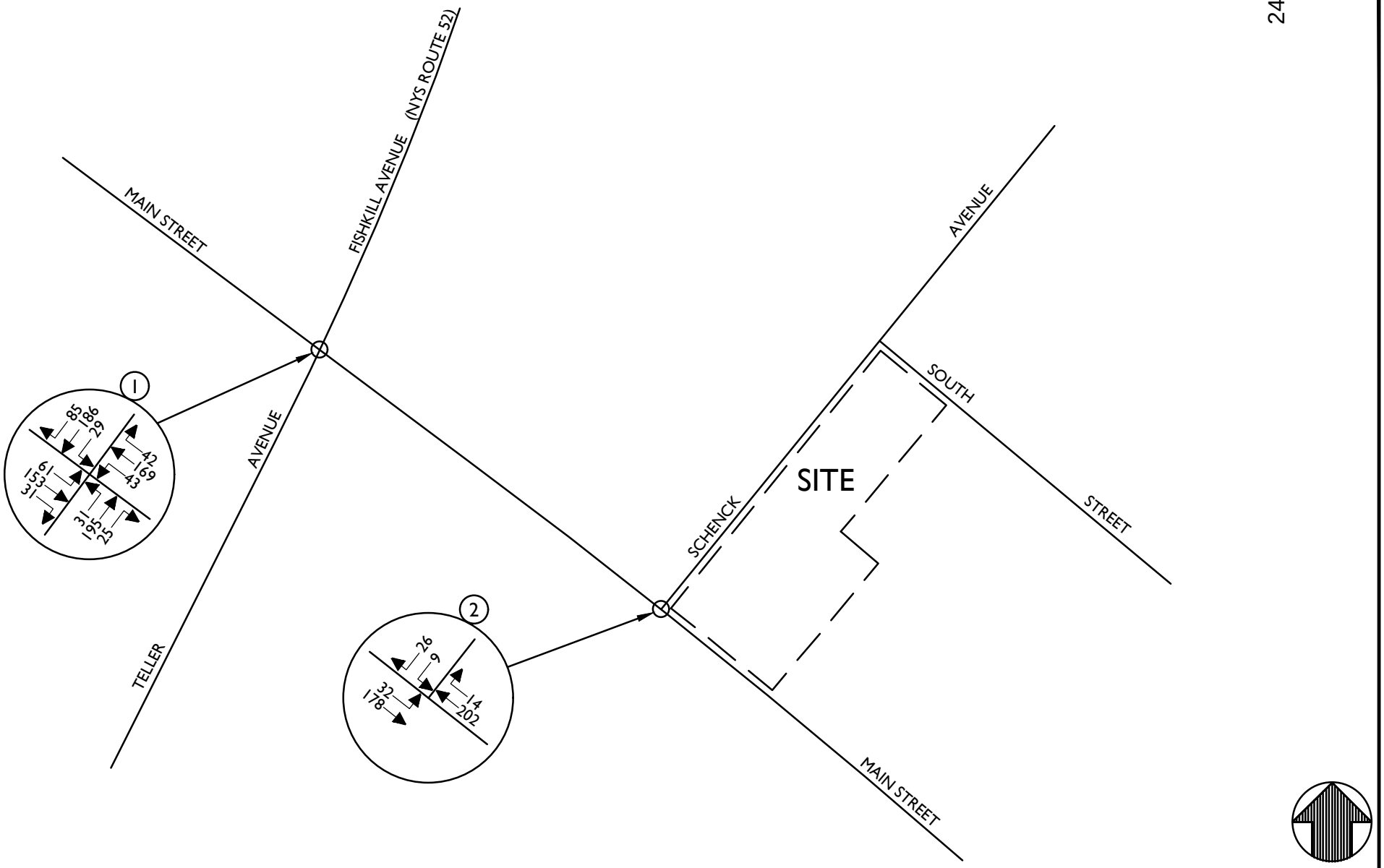
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WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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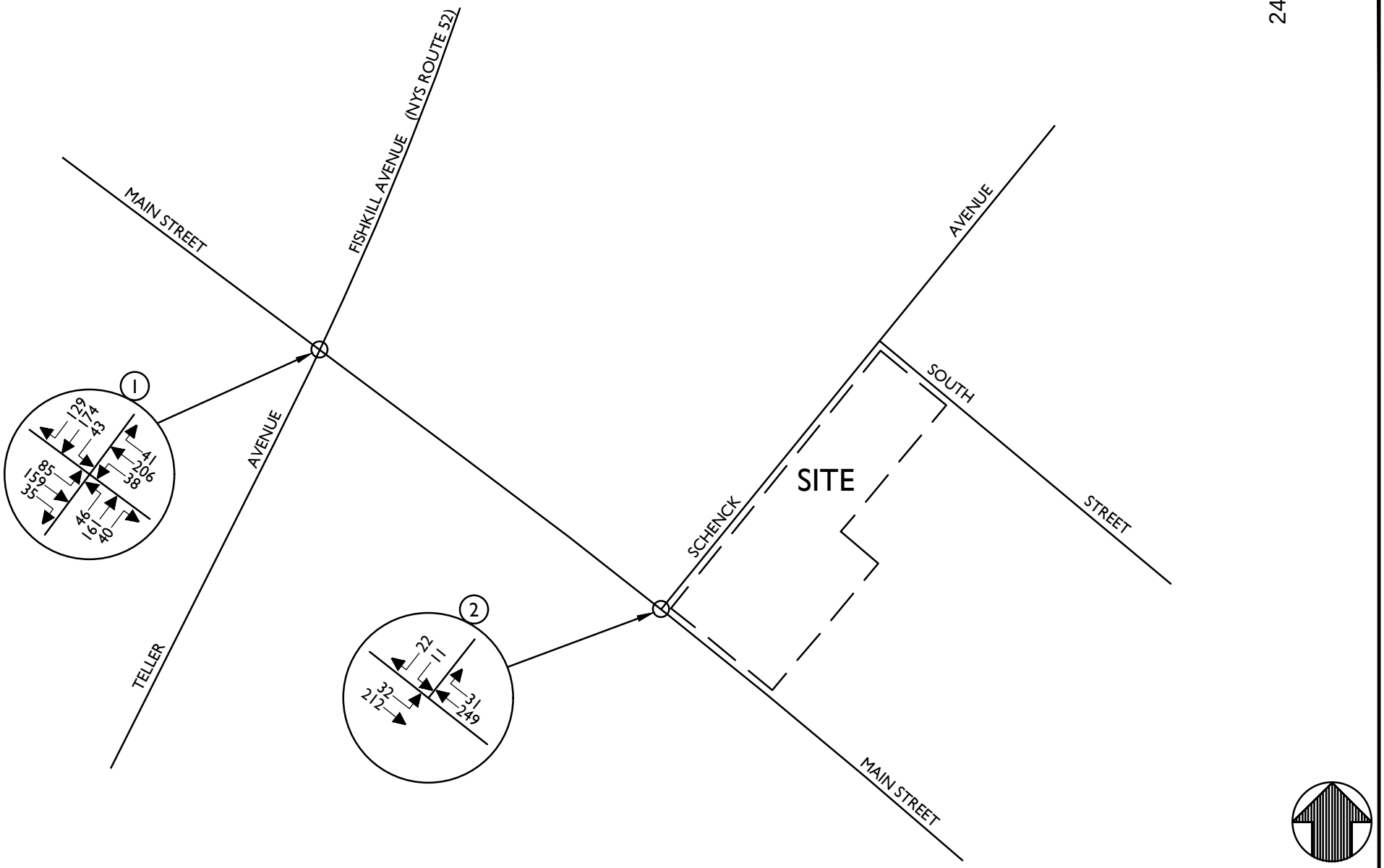
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2025 BUILD TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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416 – 420 MAIN STREET

APPENDIX B

TABLES

TABLE NO. 1

HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED SITE GENERATED TRAFFIC VOLUMES

416-420 MAIN STREET CITY OF BEACON, NEW YORK	ENTRY		EXIT	
	HTGR[1]	VOLUME	HTGR[1]	VOLUME
NEW RETAIL[2] (2,941 S.F.)				
PEAK AM HOUR	1.70	5	1.36	4
PEAK PM HOUR	2.04	6	2.04	6
SATURDAY PEAK HOUR	2.38	7	2.04	6
OFFICE (7,872 S.F.)				
PEAK AM HOUR	1.02	8	0.13	1
PEAK PM HOUR	0.13	1	1.14	9
SATURDAY PEAK HOUR	0.25	2	0.25	2
APARTMENTS 4TH FLOOR RESIDENTIAL (2 DWELLING UNITS)				
PEAK AM HOUR	0.50	1	1.00	2
PEAK PM HOUR	1.00	2	0.50	1
SATURDAY PEAK HOUR	1.00	2	1.00	2
APARTMENTS REAR LOT RESIDENTIAL (1 DWELLING UNITS)				
PEAK AM HOUR	0.50	1	1.00	2
PEAK PM HOUR	1.00	2	0.50	1
SATURDAY PEAK HOUR	1.00	2	1.00	2
TOTAL				
PEAK AM HOUR	-	15	-	9
PEAK PM HOUR	-	11	-	17
SATURDAY PEAK HOUR	-	13	-	12

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 10TH EDITION, 2017. ITE LAND USE CODE - 820 - SHOPPING CENTER, ITE LAND USE CODE - 710 - OFFICE BUILDING, ITE LAND USE CODE - 220 - MULTIFAMILY HOME, AND ITE LAND USE CODE - 210 - SINGLE FAMILY.

2) ELLA'S BELLAS CAFÉ (1,675 S.F.) IS AN EXISTING USE THAT WILL BE INCORPORATED INTO THE PROPOSED DEVELOPMENT. TRAFFIC GENERATION ASSOCIATED WITH THIS USE IS CAPTURED IN THE EXISTING TRAFFIC VOLUME COUNTS AND THEREFORE NO NEW TRAFFIC GENERATION HAS BEEN ASSUMED FOR THIS USE. THE TOTAL RETAIL SPACE INCLUDED IN THE DEVELOPMENT WILL BE 3,618 S.F.

TABLE NO. 2 AM

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
	AM			V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.20	B	14.1	0.22	B	14.2	0.22	B	14.2	0.0
	MAIN STREET	WB	LTR	0.26	B	14.7	0.27	B	14.7	0.28	B	14.8	0.1
	TELLER AVENUE	NB	LTR	0.27	B	11.6	0.30	B	11.9	0.30	B	11.9	0.0
	FISHKILL AVENUE	SB	LTR	0.30	B	11.9	0.33	B	12.2	0.34	B	12.3	0.1
		OVERALL		**-**	**B**	**12.7**	**-**	**B**	**13.0**	**-**	**B**	**13.1**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.01	A	7.7	0.01	A	7.8	0.02	A	7.8	0.0
	SCHENCK AVENUE	SB	LR	0.01	A	9.8	0.01	B	10.0	0.03	B	10.2	0.2

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 PM

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
	PM			V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.37	B	16.2	0.42	B	16.8	0.42	B	16.9	0.1
	MAIN STREET	WB	LTR	0.32	B	15.5	0.40	B	16.5	0.41	B	16.7	0.2
	TELLER AVENUE	NB	LTR	0.28	B	11.6	0.31	B	12.0	0.31	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.32	B	12.1	0.35	B	12.4	0.35	B	12.5	0.1
		OVERALL		**-**	**B**	**13.7**	**-**	**B**	**14.3**	**-**	**B**	**14.4**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.02	A	7.9	0.02	A	8.0	0.03	A	8.1	0.1
	SCHENCK AVENUE	SB	LR	0.03	B	10.6	0.03	B	10.9	0.07	B	11.5	0.6

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 SAT

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
		SAT		V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.45	B	17.3	0.50	B	18.2	0.50	B	18.4	0.2
	MAIN STREET	WB	LTR	0.37	B	16.2	0.45	B	17.3	0.47	B	17.6	0.3
	TELLER AVENUE	NB	LTR	0.28	B	11.7	0.31	B	12.0	0.32	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.37	B	12.7	0.42	B	13.2	0.42	B	13.3	0.1
		OVERALL		**-**	**B**	**14.4**	**-**	**B**	**15.2**	**-**	**B**	**15.3**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.02	A	8.3	0.02	A	8.5	0.03	A	8.5	0.0
	SCHENCK AVENUE	SB	LR	0.04	B	12.7	0.05	B	13.4	0.08	B	13.8	0.4

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE P-1

SUMMARY OF BEACON PARKING SPACE UTILIZATION
WEEKDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: WEDNESDAY
DATE: 02/05/20
TIME: 7:00 AM - 9:30AM, 11:00 AM - 2:30 PM, & 3:30 PM - 7:00 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
7:00 AM 7:30 AM	3	0	30	15	15	3	6	2	**74**	**225**
7:30 AM 8:00 AM	6	0	27	15	9	3	8	3	**71**	**228**
8:00 AM 8:30 AM	11	0	23	15	11	3	8	1	**72**	**227**
8:30 AM 9:00 AM	17	0	22	12	14	3	6	2	**76**	**223**
9:00 AM 9:30 AM	26	0	23	14	24	6	10	2	**105**	**194**
11:00 AM 11:30 AM	51	1	27	14	44	8	14	1	**160**	**139**
11:30 AM 12:00 PM	48	0	29	13	47	8	10	1	**156**	**143**
12:00 PM 12:30 PM	43	1	28	13	47	7	12	1	**152**	**147**
12:30 PM 1:00 PM	46	1	32	13	48	8	12	1	**161**	**138**
1:00 PM 1:30 PM	44	1	35	12	48	9	11	3	**163**	**136**
1:30 PM 2:00 PM	45	1	44	11	47	9	11	3	**171**	**128**
2:00 PM 2:30 PM	43	1	43	11	47	10	10	3	**168**	**131**
3:30 PM 4:00 PM	34	1	42	11	50	9	8	2	**157**	**142**
4:00 PM 4:30 PM	39	1	39	11	39	7	7	2	**145**	**154**
4:30 PM 5:00 PM	41	2	37	12	37	5	6	2	**142**	**157**
5:00 PM 5:30 PM	40	1	40	13	48	2	7	2	**153**	**146**
5:30 PM 6:00 PM	43	2	40	14	42	3	7	4	**155**	**144**
6:00 PM 6:30 PM	33	1	40	13	46	3	9	4	**149**	**150**
6:30 PM 7:00 PM	27	1	41	11	45	2	8	5	**140**	**159**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

TABLE P-2

SUMMARY OF BEACON PARKING SPACE UTILIZATION
SATURDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SATURDAY
DATE: 02/08/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT[3]	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
11:00 AM 11:30 AM	68	2	55	23	55	10	15	6	**234**	**65**
11:30 AM 12:00 PM	64	2	57	24	56	15	17	5	**240**	**59**
12:00 PM 12:30 PM	70	2	54	30	57	16	15	4	**248**	**51**
12:30 PM 1:00 PM	72	2	56	26	59	14	16	3	**248**	**51**
1:00 PM 1:30 PM	72	6	57	31	59	17	19	4	**265**	**34**
1:30 PM 2:00 PM	72	6	57	29	57	16	18	5	**260**	**39**
2:00 PM 2:30 PM	70	5	57	29	58	14	15	3	**251**	**48**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UN MARKED PARKING SPACES DURING PEAK PARKING PERIODS.

TABLE P-3

SUMMARY OF BEACON PARKING SPACE UTILIZATION
SUNDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SUNDAY
DATE: 02/09/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT[3]	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
11:00 AM 11:30 AM	46	4	46	16	50	7	9	9	**187**	**112**
11:30 AM 12:00 PM	47	5	51	21	53	7	14	8	**206**	**93**
12:00 PM 12:30 PM	46	6	57	28	53	9	16	9	**224**	**75**
12:30 PM 1:00 PM	56	3	57	28	58	13	16	8	**239**	**60**
1:00 PM 1:30 PM	60	6	57	31	60	13	21	6	**254**	**45**
1:30 PM 2:00 PM	68	14	57	31	59	14	20	6	**269**	**30**
2:00 PM 2:30 PM	62	12	57	32	57	13	20	6	**259**	**40**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UN MARKED PARKING SPACES DURING PEAK PARKING PERIODS.

416 – 420 MAIN STREET

APPENDIX C

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.

LOS D describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.

LOS E describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
≤10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

LEVEL OF SERVICE CRITERIA
FOR TWO-WAY STOP-CONTROLLED (TWSC) UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 20-2

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

LEVEL OF SERVICE CRITERIA
FOR ALL-WAY STOP-CONTROLLED (AWSC) UNSIGNALIZED INTERSECTIONS

The Levels of Service (LOS) for all-way stop-controlled (AWSC) intersections are given in Exhibit 21-8. As the exhibit notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane exceeds 1.0, regardless of the control delay. For assessment of LOS at the approach and intersection levels, LOS is based solely on control delay.

The Level of Service Criteria for AWSC unsignalized intersections are given in Exhibit 21-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 21-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

For approaches and intersection wide assessment, LOS is defined solely by control delay.

416 – 420 MAIN STREET

APPENDIX D

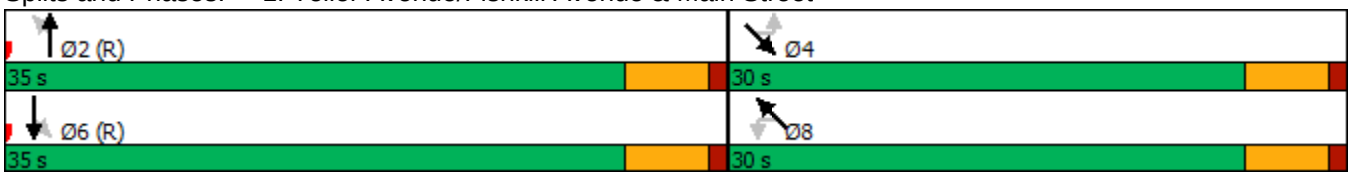
CAPACITY ANALYSIS

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.984			0.958			0.982			0.981	
Flt Protected		0.993			0.997			0.979			0.993	
Satd. Flow (prot)	0	1955	0	0	1921	0	0	1512	0	0	1568	0
Flt Permitted		0.930			0.979			0.840			0.959	
Satd. Flow (perm)	0	1828	0	0	1886	0	0	1279	0	0	1511	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	34	166	27	16	172	84	49	52	16	23	125	24
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	227	0	0	272	0	0	117	0	0	172	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.31			0.24			0.30	
Control Delay		11.9			12.3			15.2			15.7	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.3			15.2			15.7	
Queue Length 50th (ft)		52			64			30			46	
Queue Length 95th (ft)		91			108			62			86	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		843			870			491			581	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.31			0.24			0.30	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	34	166	27	16	172	84	49	52	16	23	125	24
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	615	93	78	562	260	262	251	69	108	478	85
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1333	202	41	1218	562	476	653	179	117	1243	220
Grp Volume(v), veh/h	227	0	0	272	0	0	117	0	0	172	0	0
Grp Sat Flow(s),veh/h/ln	1696	0	0	1821	0	0	1308	0	0	1580	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.0	0.0	0.0	6.1	0.0	0.0	3.3	0.0	0.0	4.7	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.42		0.14	0.13		0.14
Lane Grp Cap(c), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
V/C Ratio(X)	0.27	0.00	0.00	0.30	0.00	0.00	0.20	0.00	0.00	0.26	0.00	0.00
Avail Cap(c_a), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	13.3	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.4	0.0	0.0	1.2	0.0	0.0	1.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	11.9	0.0	0.0	14.1	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		227			272			117			172	
Approach Delay, s/veh		11.6			11.9			14.1			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.0	5.3	8.1	6.7
Green Ext Time (p_c), s	0.9	0.4	1.1	0.6

Intersection Summary	
HCM 6th Ctrl Delay	12.7
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	15	65	131	10	3	4
Future Volume (vph)	15	65	131	10	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.990		0.923	
Flt Protected		0.991			0.979	
Satd. Flow (prot)	0	1806	1835	0	1495	0
Flt Permitted		0.991			0.979	
Satd. Flow (perm)	0	1806	1835	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	16	71	144	11	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	87	155	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.8

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	15	65	131	10	3	4
Future Vol, veh/h	15	65	131	10	3	4
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	16	71	144	11	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	189	0	-	0	316	218
Stage 1	-	-	-	-	184	-
Stage 2	-	-	-	-	132	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1355	-	-	-	739	847
Stage 1	-	-	-	-	892	-
Stage 2	-	-	-	-	928	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1326	-	-	-	698	802
Mov Cap-2 Maneuver	-	-	-	-	698	-
Stage 1	-	-	-	-	861	-
Stage 2	-	-	-	-	908	-

Approach	SE	NW	SW
HCM Control Delay, s	1.5	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1326	-	754
HCM Lane V/C Ratio	-	-	0.012	-	0.01
HCM Control Delay (s)	-	-	7.7	0	9.8
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	0

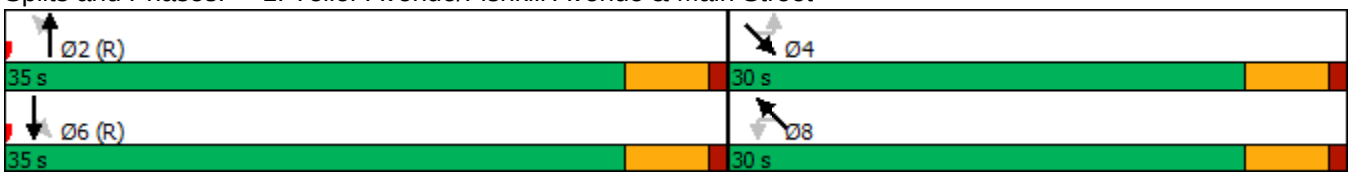
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.97			0.97	
Frt		0.988			0.961			0.983			0.977	
Flt Protected		0.994			0.996			0.987			0.991	
Satd. Flow (prot)	0	1971	0	0	1929	0	0	1543	0	0	1544	0
Flt Permitted		0.943			0.964			0.879			0.920	
Satd. Flow (perm)	0	1868	0	0	1866	0	0	1352	0	0	1423	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	29	186	21	25	178	81	58	140	29	37	135	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	284	0	0	227	0	0	208	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.33			0.44			0.38	
Control Delay		11.9			12.5			18.1			17.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.5			18.1			17.0	
Queue Length 50th (ft)		55			67			64			58	
Queue Length 95th (ft)		97			117			120			108	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		862			861			520			547	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.33			0.44			0.38	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	29	186	21	25	178	81	58	140	29	37	135	36
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	118	666	71	95	563	238	172	366	69	131	413	100
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	121	1444	153	75	1219	516	267	952	178	171	1073	260
Grp Volume(v), veh/h	236	0	0	284	0	0	227	0	0	208	0	0
Grp Sat Flow(s),veh/h/ln	1717	0	0	1810	0	0	1397	0	0	1504	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.3	0.0	0.0	6.3	0.0	0.0	7.0	0.0	0.0	6.0	0.0	0.0
Prop In Lane	0.12		0.09	0.09		0.29	0.26		0.13	0.18		0.17
Lane Grp Cap(c), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.32	0.00	0.00	0.37	0.00	0.00	0.32	0.00	0.00
Avail Cap(c_a), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	14.4	0.0	0.0	14.1	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	1.8	0.0	0.0	1.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.5	0.0	0.0	2.5	0.0	0.0	2.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	12.1	0.0	0.0	16.2	0.0	0.0	15.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			284			227			208	
Approach Delay, s/veh		11.6			12.1			16.2			15.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.3	9.0	8.3	8.0
Green Ext Time (p_c), s	0.9	0.8	1.1	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.7
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	23	157	159	9	3	14
Future Volume (vph)	23	157	159	9	3	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.993		0.886	
Flt Protected		0.994			0.992	
Satd. Flow (prot)	0	1842	1840	0	1454	0
Flt Permitted		0.994			0.992	
Satd. Flow (perm)	0	1842	1840	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	26	178	181	10	3	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	204	191	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	23	157	159	9	3	14
Future Vol, veh/h	23	157	159	9	3	14
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	178	181	10	3	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	248	0	-	0	521	300
Stage 1	-	-	-	-	243	-
Stage 2	-	-	-	-	278	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1318	-	-	-	596	771
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1270	-	-	-	541	703
Mov Cap-2 Maneuver	-	-	-	-	541	-
Stage 1	-	-	-	-	804	-
Stage 2	-	-	-	-	801	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	10.6
HCM LOS			B

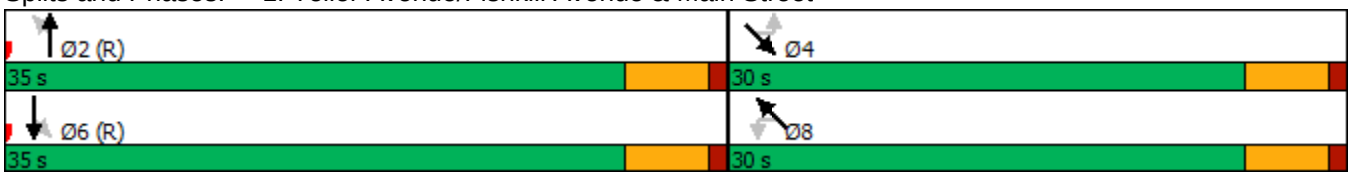
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1270	-	668
HCM Lane V/C Ratio	-	-	0.021	-	0.029
HCM Control Delay (s)	-	-	7.9	0	10.6
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.949			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1527	0	0	1536	0
Flt Permitted		0.894			0.947			0.845			0.934	
Satd. Flow (perm)	0	1801	0	0	1808	0	0	1269	0	0	1429	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	45	155	36	38	168	124	82	147	34	33	173	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	330	0	0	263	0	0	242	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.28			0.40			0.54			0.44	
Control Delay		12.0			13.3			20.6			18.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.0			13.3			20.6			18.0	
Queue Length 50th (ft)		55			81			79			69	
Queue Length 95th (ft)		98			138			146			126	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		831			834			488			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.40			0.54			0.44	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.92		0.86	0.92		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	45	155	36	38	168	124	82	147	34	33	173	36
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	169	550	118	114	459	308	201	320	67	107	454	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	224	1191	255	113	995	667	334	833	173	115	1180	226
Grp Volume(v), veh/h	236	0	0	330	0	0	263	0	0	242	0	0
Grp Sat Flow(s),veh/h/ln	1670	0	0	1776	0	0	1341	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.2	0.0	0.0	7.7	0.0	0.0	8.5	0.0	0.0	7.1	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.37	0.00	0.00	0.45	0.00	0.00	0.37	0.00	0.00
Avail Cap(c_a), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.5	0.0	0.0	14.9	0.0	0.0	14.5	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	1.2	0.0	0.0	2.4	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	2.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	0.0	0.0	12.7	0.0	0.0	17.3	0.0	0.0	16.2	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			330			263			242	
Approach Delay, s/veh		11.7			12.7			17.3			16.2	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.2	10.5	9.7	9.1
Green Ext Time (p_c), s	0.9	1.0	1.4	0.8

Intersection Summary	
HCM 6th Ctrl Delay	14.4
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	22	188	202	24	6	13
Future Volume (vph)	22	188	202	24	6	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.905	
Flt Protected		0.995			0.985	
Satd. Flow (prot)	0	1844	1827	0	1475	0
Flt Permitted		0.995			0.985	
Satd. Flow (perm)	0	1844	1827	0	1475	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	24	202	217	26	6	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	226	243	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	22	188	202	24	6	13
Future Vol, veh/h	22	188	202	24	6	13
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	202	217	26	6	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	356	0	-	0	697	456
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1203	-	-	-	494	644
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	784	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1117	-	-	-	415	533
Mov Cap-2 Maneuver	-	-	-	-	415	-
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	728	-

Approach	SE	NW	SW
HCM Control Delay, s	0.9	0	12.7
HCM LOS			B

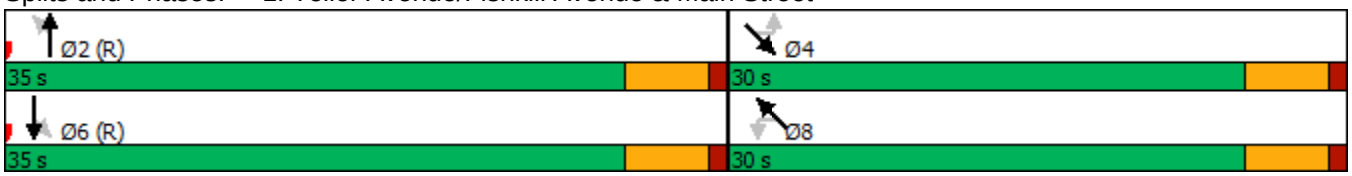
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1117	-	489
HCM Lane V/C Ratio	-	-	0.021	-	0.042
HCM Control Delay (s)	-	-	8.3	0	12.7
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.983			0.958			0.983			0.981	
Flt Protected		0.993			0.997			0.981			0.993	
Satd. Flow (prot)	0	1953	0	0	1921	0	0	1366	0	0	1411	0
Flt Permitted		0.923			0.977			0.840			0.955	
Satd. Flow (perm)	0	1812	0	0	1882	0	0	1155	0	0	1354	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	31	18	189	92	53	69	17	26	143	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	252	0	0	299	0	0	139	0	0	196	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.30			0.34			0.31			0.38	
Control Delay		12.2			12.6			16.5			17.1	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.6			16.5			17.1	
Queue Length 50th (ft)		59			72			37			54	
Queue Length 95th (ft)		101			119			75			100	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		836			868			444			520	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.30			0.34			0.31			0.38	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	31	18	189	92	53	69	17	26	143	27
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	609	96	79	561	258	259	313	69	112	533	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1319	208	44	1215	560	475	813	180	128	1385	242
Grp Volume(v), veh/h	252	0	0	299	0	0	139	0	0	196	0	0
Grp Sat Flow(s),veh/h/ln	1688	0	0	1819	0	0	1468	0	0	1755	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	0.0	0.0	6.8	0.0	0.0	3.5	0.0	0.0	4.8	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.38		0.12	0.13		0.14
Lane Grp Cap(c), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.33	0.00	0.00	0.22	0.00	0.00	0.27	0.00	0.00
Avail Cap(c_a), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.2	0.0	0.0	13.4	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.2	0.0	0.0	14.2	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		252			299			139			196	
Approach Delay, s/veh		11.9			12.2			14.2			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.7	5.5	8.8	6.8
Green Ext Time (p_c), s	1.0	0.5	1.2	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.0
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	17	84	151	11	3	4
Future Volume (vph)	17	84	151	11	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.923	
Flt Protected		0.992			0.979	
Satd. Flow (prot)	0	1809	1837	0	1495	0
Flt Permitted		0.992			0.979	
Satd. Flow (perm)	0	1809	1837	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	19	92	166	12	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	111	178	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.7

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	17	84	151	11	3	4
Future Vol, veh/h	17	84	151	11	3	4
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	19	92	166	12	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	212	0	-	0	365	240
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	159	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1329	-	-	-	702	826
Stage 1	-	-	-	-	877	-
Stage 2	-	-	-	-	909	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1300	-	-	-	661	782
Mov Cap-2 Maneuver	-	-	-	-	661	-
Stage 1	-	-	-	-	845	-
Stage 2	-	-	-	-	889	-

Approach	SE	NW	SW
HCM Control Delay, s	1.3	0	10
HCM LOS			B

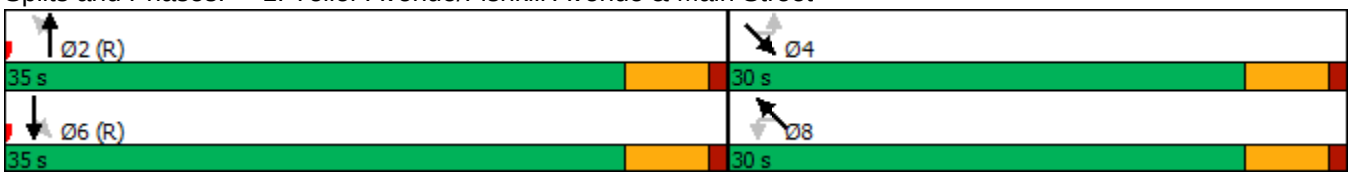
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1300	-	725
HCM Lane V/C Ratio	-	-	0.014	-	0.011
HCM Control Delay (s)	-	-	7.8	0	10
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0	-	0

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.988			0.962			0.982			0.978	
Flt Protected		0.994			0.996			0.988			0.992	
Satd. Flow (prot)	0	1971	0	0	1931	0	0	1543	0	0	1550	0
Flt Permitted		0.936			0.960			0.864			0.915	
Satd. Flow (perm)	0	1854	0	0	1860	0	0	1330	0	0	1421	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	24	28	196	89	64	157	33	43	173	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	262	0	0	313	0	0	254	0	0	257	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.36			0.50			0.47	
Control Delay		12.2			12.9			19.4			18.6	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.9			19.4			18.6	
Queue Length 50th (ft)		61			76			74			74	
Queue Length 95th (ft)		107			129			137			135	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		855			858			511			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.36			0.50			0.47	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	24	28	196	89	64	157	33	43	173	41
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	120	659	72	96	561	237	170	368	70	125	429	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	124	1428	157	78	1215	514	263	957	182	157	1116	242
Grp Volume(v), veh/h	262	0	0	313	0	0	254	0	0	257	0	0
Grp Sat Flow(s),veh/h/ln	1709	0	0	1807	0	0	1402	0	0	1514	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.1	0.0	0.0	7.8	0.0	0.0	7.6	0.0	0.0
Prop In Lane	0.13		0.09	0.09		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.40	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	14.7	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	1.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.4	0.0	0.0	16.8	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		262			313			254			257	
Approach Delay, s/veh		12.0			12.4			16.8			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	9.8	9.1	9.6
Green Ext Time (p_c), s	1.0	0.9	1.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	25	178	202	10	3	15
Future Volume (vph)	25	178	202	10	3	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.994		0.885	
Flt Protected		0.994			0.993	
Satd. Flow (prot)	0	1842	1842	0	1454	0
Flt Permitted		0.994			0.993	
Satd. Flow (perm)	0	1842	1842	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	28	202	230	11	3	17
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	230	241	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	25	178	202	10	3	15
Future Vol, veh/h	25	178	202	10	3	15
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	202	230	11	3	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	298	0	-	0	599	350
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	306	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1263	-	-	-	549	728
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	813	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1217	-	-	-	497	664
Mov Cap-2 Maneuver	-	-	-	-	497	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	784	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	10.9
HCM LOS			B

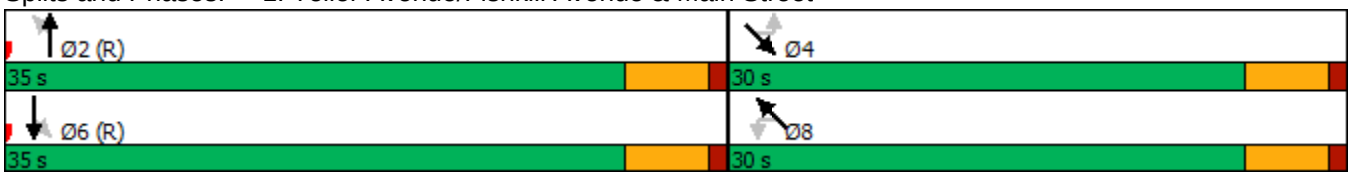
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1217	-	629
HCM Lane V/C Ratio	-	-	0.023	-	0.033
HCM Control Delay (s)	-	-	8	0	10.9
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.97	
Frt		0.979			0.949			0.983			0.981	
Flt Protected		0.991			0.994			0.985			0.994	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1528	0	0	1542	0
Flt Permitted		0.885			0.939			0.825			0.930	
Satd. Flow (perm)	0	1783	0	0	1793	0	0	1244	0	0	1428	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	40	44	185	137	90	165	37	38	215	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	260	0	0	366	0	0	292	0	0	294	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.61			0.54	
Control Delay		12.4			14.0			22.8			19.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			22.8			19.9	
Queue Length 50th (ft)		61			93			90			87	
Queue Length 95th (ft)		107			155			167			157	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			827			478			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.61			0.54	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	40	44	185	137	90	165	37	38	215	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	167	550	118	118	454	306	199	323	65	104	464	82
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	219	1191	256	122	984	662	328	841	170	109	1206	213
Grp Volume(v), veh/h	260	0	0	366	0	0	292	0	0	294	0	0
Grp Sat Flow(s),veh/h/ln	1667	0	0	1769	0	0	1338	0	0	1528	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	8.7	0.0	0.0	9.9	0.0	0.0	9.0	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.37	0.31		0.13	0.13		0.14
Lane Grp Cap(c), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.45	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.2	0.0	0.0	15.1	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.0	0.0	0.0	2.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.2	0.0	0.0	17.3	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		260			366			292			294	
Approach Delay, s/veh		12.0			13.2			18.2			17.3	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.0		30.0		35.0		30.0					
Change Period (Y+Rc), s	5.0		5.0		5.0		5.0					
Max Green Setting (Gmax), s	30.0		25.0		30.0		25.0					
Max Q Clear Time (g_c+I1), s	7.8		11.9		10.7		11.0					
Green Ext Time (p_c), s	1.0		1.1		1.5		1.0					

Intersection Summary												
HCM 6th Ctrl Delay		15.2										
HCM 6th LOS		B										



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	24	212	249	26	7	14
Future Volume (vph)	24	212	249	26	7	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.987		0.912	
Flt Protected		0.995			0.983	
Satd. Flow (prot)	0	1844	1829	0	1483	0
Flt Permitted		0.995			0.983	
Satd. Flow (perm)	0	1844	1829	0	1483	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	26	228	268	28	8	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	254	296	0	23	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	24	212	249	26	7	14
Future Vol, veh/h	24	212	249	26	7	14
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	228	268	28	8	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	409	0	-	0	779	508
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1150	-	-	-	452	606
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	766	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1067	-	-	-	378	502
Mov Cap-2 Maneuver	-	-	-	-	378	-
Stage 1	-	-	-	-	685	-
Stage 2	-	-	-	-	711	-

Approach	SE	NW	SW
HCM Control Delay, s	0.9	0	13.4
HCM LOS			B

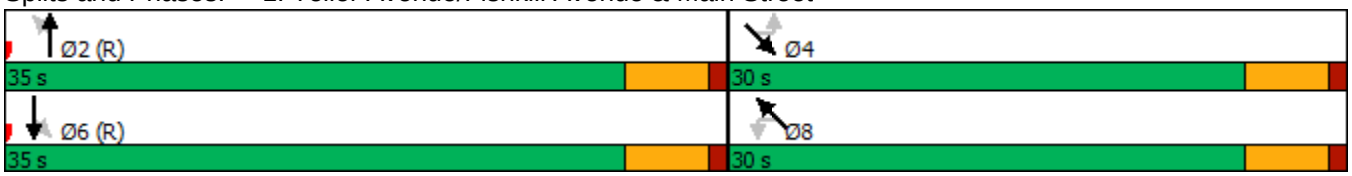
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1067	-	453
HCM Lane V/C Ratio	-	-	0.024	-	0.05
HCM Control Delay (s)	-	-	8.5	0	13.4
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	30	19	166	81	47	65	15	25	129	26
Future Volume (vph)	33	161	30	19	166	81	47	65	15	25	129	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.982			0.959			0.984			0.980	
Flt Protected		0.993			0.996			0.982			0.993	
Satd. Flow (prot)	0	1951	0	0	1922	0	0	1369	0	0	1409	0
Flt Permitted		0.923			0.970			0.842			0.952	
Satd. Flow (perm)	0	1810	0	0	1871	0	0	1160	0	0	1348	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	34	22	189	92	53	74	17	28	147	30
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	255	0	0	303	0	0	144	0	0	205	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.35			0.32			0.40	
Control Delay		12.2			12.7			16.6			17.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.7			16.6			17.4	
Queue Length 50th (ft)		60			73			39			57	
Queue Length 95th (ft)		102			121			78			105	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		835			863			446			518	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.35			0.32			0.40	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	30	19	166	81	47	65	15	25	129	26
Future Volume (veh/h)	33	161	30	19	166	81	47	65	15	25	129	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	34	22	189	92	53	74	17	28	147	30
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	137	602	104	86	556	254	251	325	67	114	522	98
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	158	1304	225	58	1204	550	457	845	174	134	1358	256
Grp Volume(v), veh/h	255	0	0	303	0	0	144	0	0	205	0	0
Grp Sat Flow(s),veh/h/ln	1687	0	0	1812	0	0	1476	0	0	1748	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	6.9	0.0	0.0	3.7	0.0	0.0	5.1	0.0	0.0
Prop In Lane	0.15		0.13	0.07		0.30	0.37		0.12	0.14		0.15
Lane Grp Cap(c), veh/h	842	0	0	896	0	0	643	0	0	735	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.34	0.00	0.00	0.22	0.00	0.00	0.28	0.00	0.00
Avail Cap(c_a), veh/h	842	0	0	896	0	0	643	0	0	735	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	13.4	0.0	0.0	13.9	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.3	0.0	0.0	14.2	0.0	0.0	14.8	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		255			303			144			205	
Approach Delay, s/veh		11.9			12.3			14.2			14.8	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.8	5.7	8.9	7.1
Green Ext Time (p_c), s	1.0	0.5	1.2	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.1
HCM 6th LOS	B



Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	26	84	151	17	7	10
Future Volume (vph)	26	84	151	17	7	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.922	
Flt Protected		0.988			0.979	
Satd. Flow (prot)	0	1797	1827	0	1494	0
Flt Permitted		0.988			0.979	
Satd. Flow (perm)	0	1797	1827	0	1494	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	29	92	166	19	8	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	121	185	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.3

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	26	84	151	17	7	10
Future Vol, veh/h	26	84	151	17	7	10
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	29	92	166	19	8	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	219	0	-	0	389	244
Stage 1	-	-	-	-	210	-
Stage 2	-	-	-	-	179	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1321	-	-	-	685	822
Stage 1	-	-	-	-	875	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1292	-	-	-	640	778
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	836	-
Stage 2	-	-	-	-	875	-

Approach	SE	NW	SW
HCM Control Delay, s	1.9	0	10.2
HCM LOS			B

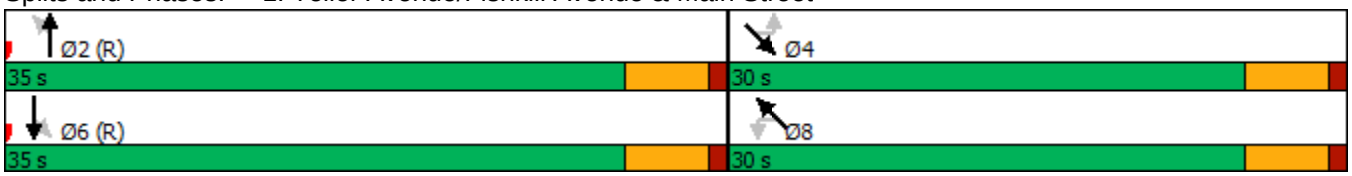
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1292	-	715
HCM Lane V/C Ratio	-	-	0.022	-	0.026
HCM Control Delay (s)	-	-	7.8	0	10.2
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	25	29	186	85	61	153	31	43	169	42
Future Volume (vph)	31	195	25	29	186	85	61	153	31	43	169	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.987			0.962			0.983			0.978	
Flt Protected		0.994			0.995			0.988			0.992	
Satd. Flow (prot)	0	1968	0	0	1929	0	0	1545	0	0	1549	0
Flt Permitted		0.936			0.954			0.864			0.913	
Satd. Flow (perm)	0	1852	0	0	1849	0	0	1332	0	0	1417	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	26	31	196	89	64	161	33	45	178	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	264	0	0	316	0	0	258	0	0	267	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.37			0.50			0.49	
Control Delay		12.3			13.0			19.5			19.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.3			13.0			19.5			19.0	
Queue Length 50th (ft)		62			77			76			78	
Queue Length 95th (ft)		109			131			140			141	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		854			853			512			545	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.37			0.50			0.49	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	25	29	186	85	61	153	31	43	169	42
Future Volume (veh/h)	31	195	25	29	186	85	61	153	31	43	169	42
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.96		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	26	31	196	89	64	161	33	45	178	44
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	119	654	78	102	556	234	168	372	69	126	424	96
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	123	1417	168	89	1205	507	258	968	180	158	1103	249
Grp Volume(v), veh/h	264	0	0	316	0	0	258	0	0	267	0	0
Grp Sat Flow(s),veh/h/ln	1708	0	0	1801	0	0	1406	0	0	1511	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.2	0.0	0.0	7.9	0.0	0.0	8.0	0.0	0.0
Prop In Lane	0.12		0.10	0.10		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	892	0	0	610	0	0	646	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.41	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	892	0	0	610	0	0	646	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.4	0.0	0.0	14.8	0.0	0.0	14.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	2.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.9	0.0	0.0	2.9	0.0	0.0	3.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.5	0.0	0.0	16.9	0.0	0.0	16.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			316			258			267	
Approach Delay, s/veh		12.0			12.5			16.9			16.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	9.9	9.2	10.0
Green Ext Time (p_c), s	1.0	0.9	1.3	0.9

Intersection Summary	
HCM 6th Ctrl Delay	14.4
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	33	178	202	14	10	26
Future Volume (vph)	33	178	202	14	10	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.901	
Flt Protected		0.992			0.987	
Satd. Flow (prot)	0	1839	1837	0	1472	0
Flt Permitted		0.992			0.987	
Satd. Flow (perm)	0	1839	1837	0	1472	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	38	202	230	16	11	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	240	246	0	41	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.5

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	33	178	202	14	10	26
Future Vol, veh/h	33	178	202	14	10	26
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	202	230	16	11	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	303	0	-	0	621	352
Stage 1	-	-	-	-	295	-
Stage 2	-	-	-	-	326	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1258	-	-	-	536	726
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	801	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1212	-	-	-	481	662
Mov Cap-2 Maneuver	-	-	-	-	481	-
Stage 1	-	-	-	-	763	-
Stage 2	-	-	-	-	772	-

Approach	SE	NW	SW
HCM Control Delay, s	1.3	0	11.5
HCM LOS			B

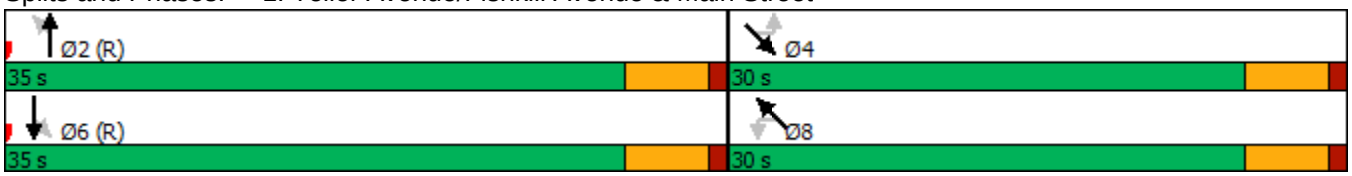
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1212	-	599
HCM Lane V/C Ratio	-	-	0.031	-	0.068
HCM Control Delay (s)	-	-	8.1	0	11.5
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	41	43	174	129	85	159	35	38	206	41
Future Volume (vph)	46	161	41	43	174	129	85	159	35	38	206	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.96			0.97	
Frt		0.977			0.950			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	1999	0	0	1904	0	0	1528	0	0	1537	0
Flt Permitted		0.886			0.935			0.822			0.927	
Satd. Flow (perm)	0	1781	0	0	1788	0	0	1241	0	0	1421	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	44	46	185	137	90	169	37	40	219	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	264	0	0	368	0	0	296	0	0	303	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.45			0.62			0.55	
Control Delay		12.4			14.0			23.1			20.4	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			23.1			20.4	
Queue Length 50th (ft)		62			93			92			91	
Queue Length 95th (ft)		110			157			170			163	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			825			477			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.45			0.62			0.55	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	41	43	174	129	85	159	35	38	206	41
Future Volume (veh/h)	46	161	41	43	174	129	85	159	35	38	206	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	44	46	185	137	90	169	37	40	219	44
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	165	542	128	122	452	303	196	326	64	106	457	85
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	215	1173	278	129	979	657	322	849	167	113	1187	221
Grp Volume(v), veh/h	264	0	0	368	0	0	296	0	0	303	0	0
Grp Sat Flow(s),veh/h/ln	1666	0	0	1765	0	0	1338	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.9	0.0	0.0	8.8	0.0	0.0	10.1	0.0	0.0	9.4	0.0	0.0
Prop In Lane	0.19		0.17	0.12		0.37	0.30		0.12	0.13		0.15
Lane Grp Cap(c), veh/h	834	0	0	877	0	0	587	0	0	648	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.47	0.00	0.00
Avail Cap(c_a), veh/h	834	0	0	877	0	0	587	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.3	0.0	0.0	15.2	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.1	0.0	0.0	2.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.3	0.0	0.0	18.4	0.0	0.0	17.6	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		264			368			296			303	
Approach Delay, s/veh		12.0			13.3			18.4			17.6	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2		4		6		8					
Phs Duration (G+Y+Rc), s	35.0		30.0		35.0		30.0					
Change Period (Y+Rc), s	5.0		5.0		5.0		5.0					
Max Green Setting (Gmax), s	30.0		25.0		30.0		25.0					
Max Q Clear Time (g_c+I1), s	7.9		12.1		10.8		11.4					
Green Ext Time (p_c), s	1.1		1.1		1.5		1.0					

Intersection Summary												
HCM 6th Ctrl Delay		15.3										
HCM 6th LOS		B										

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	33	212	249	31	11	22
Future Volume (vph)	33	212	249	31	11	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.985		0.910	
Flt Protected		0.993			0.984	
Satd. Flow (prot)	0	1840	1826	0	1482	0
Flt Permitted		0.993			0.984	
Satd. Flow (perm)	0	1840	1826	0	1482	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	35	228	268	33	12	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	263	301	0	36	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.3

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	33	212	249	31	11	22
Future Vol, veh/h	33	212	249	31	11	22
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	35	228	268	33	12	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	414	0	-	0	800	511
Stage 1	-	-	-	-	398	-
Stage 2	-	-	-	-	402	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1145	-	-	-	442	604
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	755	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1063	-	-	-	366	500
Mov Cap-2 Maneuver	-	-	-	-	366	-
Stage 1	-	-	-	-	677	-
Stage 2	-	-	-	-	701	-

Approach	SE	NW	SW
HCM Control Delay, s	1.1	0	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1063	-	446
HCM Lane V/C Ratio	-	-	0.033	-	0.08
HCM Control Delay (s)	-	-	8.5	0	13.8
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.3

City of Beacon Planning Board Agenda
05/21/2020

Title:

Certificate of Appropriateness – 466 Main Street; new façade color

Subject:

Architectural Review

ATTACHMENTS

16 Coyne Hill Road Application.pdf
16 Coyne Hill Road Elevations.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: April 22, 2020

Project Address: 16 Coyne Hill Road 5954-16-946464

Project Architect/Engineer: Roy Fredricksen

Owner/Builder: Stephen Spaccarelli/ Claire Tipley

Contact Phone No.: (845) 264-4239

Approval Requested: _____Certificate of Appropriateness X New Single Family House

Color/Materials:

Siding: 8" Fiber Cement Ship-lap Siding, Behr 'Iron Mountain' gray

Roofing: Cedar Shingle Roofing

Windows: Color: "Arcadian" green Type: Weathershield Contemporary Collection

Trim: 2.5" Fiber Cement, Behr 'Iron Mountain' gray

Garage Door: N/A

Stone/Brick: N/A

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

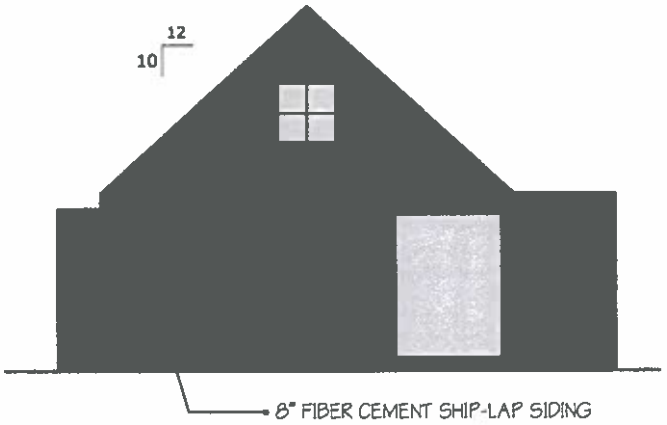
Plan Approved _____
(Date)

Subject to the following:

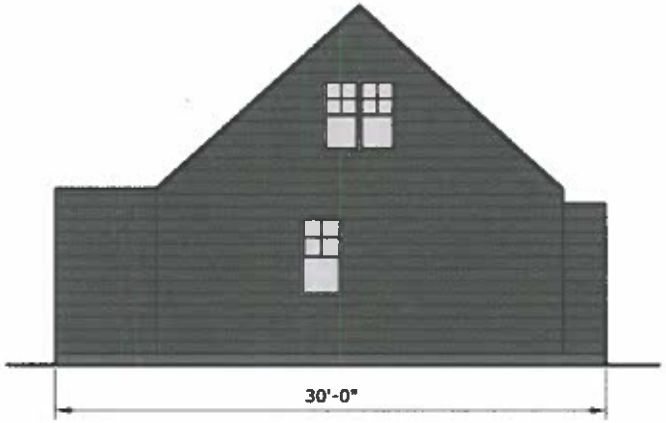
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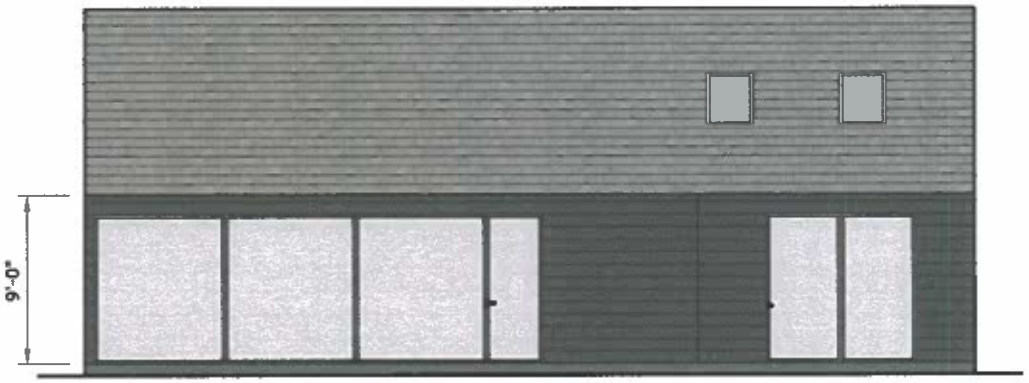
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

TIPLEY/ SPACCARELLI 16 COYNE HILL ROAD, BEACON, DUTCHESS COUNTY, NEW YORK	project: NEW SINGLE FAMILY HOUSE	date: MAR/ 2020		page: 1/1
	drawing: ELEVATIONS FOR ARCH REVIEW	scale: NTS		