COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE PLANNING BOARD WILL MEET IN THE MUNICIPAL CENTER COURTROOM AT 7:00 P.M. THE REGULAR MEETING WILL BEGIN IMMEDIATELY AT 7:00 P.M. AS THERE IS NO TRAINING SESSION.

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

July 12, 2022
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue Public Hearing on application for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 37 units, Conklin Street, submitted by Beacon Views, LLC
2. Continue Public hearing for SEQRA environmental review on application for Site Plan Approval, Special Use Permit, and Subdivision (lot merger) Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company
3. Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC (postponed to August 9, 2022 at the request of the applicant)
4. Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, 46 Judson Street, submitted by 46 Judson, LLC (postponed to August 9, 2022 at the request of the applicant)
5. Continue Public Hearing on application for Site Plan Approval, indoor and outdoor event space, 4 Hanna lane, submitted by Jason Hughes
6. Public Hearing on application for Subdivision Approval, 2-lot residential, 146 Verplanck Avenue, submitted by James Petty
7. Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval, and Subdivision, Mirbeau Inn & Spa at Howland Estate, 7 Craig House Lane, submitted by The Mirbeau Companies
8. Public Hearing on application for Subdivision Approval, 2-lot residential, 67 Grove Street, Submitted by Dawn Brill
9. Public Hearing on application for Site Plan Approval, small cell wireless facility on an existing light pole and one antenna, 2 Red Flynn Drive, submitted by Verizon Wireless of the East, LP (dba Verizon Wireless)
10. Review application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael

Braden

11. Review application for Special Use Permit Approval, accessory apartment, 31 Beacon Street, submitted by Kyle Donnelly
12. Review application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders Inc

Miscellaneous Business

1. Zoning Board of Appeals - No July meeting
2. City Council request to review Local Law to amend Chapter 223, Section 24.1 and Section 14, and Chapter 223 Attachment 2:2 of City Code concerning Accessory Apartments

Architectural Review

1. Certificate of Appropriateness - 426 Main Street; Signage

City of Beacon Planning Board Agenda
07/12/2022

Title:

Continue Public Hearing on application for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 37 units, Conklin Street, submitted by Beacon Views, LLC

ATTACHMENTS

Beacon Views 50' Easement.pdf

Beacon Views Final Plat.pdf

Beacon Views Letter.pdf

Beacon Views Site Plans.pdf

Beacon Views w&wer.pdf

Planners Comments Beacon Views 7.7.22.pdf

Engineers Comments Beacon Views 07-07-22 review.pdf

Beacon Views Subdivision & Site Plan Resolution (4871-3752-4775.3).pdf

Highland Meadows Comment Letter - July 12th 2022.pdf

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

19131100 June 27, 2022

Proposed 50 Foot Wide
City of Beacon Right of Way

ALL that certain plot, piece or parcel of land situate, lying and being in the City of Beacon, County of Dutchess and State of New York, being a portion of Lot 2 as shown on a map entitled “Resubdivision (Lot Line Realignment) Plat for: Hudson Valley Properties and Rentals, Inc. etc.”, filed August 11, 1999 as map no. 10853 being more particularly bounded and described as follows:

Beginning at a point in the easterly line of lands now or formerly of Highland Meadows Senior Limited Partnership being located along said line N 27° 12' 40" W as computed (N 27° 41' 40" W per Filed Map No. 10853), a distance of 471.77 feet from a concrete monument located at the southwesterly corner of said Lot 2 of Filed Map No. 10853;

Thence from said point of beginning along said easterly line of lands now or formerly of Highland Meadows Senior Limited Partnership N 27° 12' 40" W a distance of 50.84 feet to a point of non-tangency through which point a radial bears N 18° 25' 03" W

Thence through lands of the grantor herein the following courses and distances:

along a curve to the right having a radius of 175.00, feet a central angle of 25° 26' 37", an arc length of 77.71 feet to a point of tangency,

S 82° 58' 25" E a distance of 311.78 feet to a point of curvature and

along a curve to the left having a radius of 125.00 feet, a central angle of 58° 28' 34", an arc length of 127.58 feet to a point of non-tangency in the line of lands of AK Property Holding LLC as shown on a map entitled “25 Townsend Street Final Subdivision, etc.”, filed March 10, 2022 as map no. 12743, through which point a radial bears S 51° 27' 00" E;

Thence along said lands S 24° 59' 10" E a distance of 54.00 feet to a point of non-tangency through which point a radial bears S 43° 32' 48" E;

Thence through lands of the grantor herein the following courses and distances:

along a curve to the right having a radius of 175.00', a central angle of 50°34'23", an arc length of 154.47 feet to a point of tangency,

N 82°58'25" W a distance of 311.78 feet to a point of curvature and

along a curve to the left having a radius of 125.00 feet, a central angle of 21° 52' 24", an arc length of 47.73 to the point and place of beginning.

Approved Subdivision for 25 Townsend Street

n/f N.Y.S. Matteawan State Hospital

n/f Ovitt

n/f Coulter

n/f Bieber

n/f Davis

n/f Blumenthal

n/f Meadow Ridge II HDF Co Inc

n/f St. Francis Hospital (Highland Meadows Senior Housing)

n/f Westchester County Health Care (Wingate at Beacon)

38 COMMON SPACE

39 COMMON SPACE

USACE WETLAND

EXISTING ACCESS AND STORMWATER MANAGEMENT EASEMENT

PROPOSED 50' CITY OF BEACON RIGHT OF WAY

EXISTING PROPERTY LINE (TYP.)

EXISTING RETAINING WALL

Lot Line Realignment prepared for JCMW, Inc. (map Supersedes 25, 1987 as map no. 8100)

DE SOTO AVE.

CONKLIN STREET

HASTINGS DRIVE

Proposed Monument

END OF EXISTING RIGHT OF WAY

END OF RIGHT OF WAY

Existing Concrete Monument

Drain Line-Fence Generally on Line

Existing Utility Easement as per FM 10853

POOL

Frame Shed

LOCATION MAP

SCALE: 1" = 400'±

SITE

RD-5

RM-40

RM-7.5

RM-12

D-6

H

ASYLUM ROAD

MEAD

TOWNSEND AVE

DE SOTO AVE

CONKLIN AVE

HASTINGS DRIVE

MATTEAWAN ROAD

W.N.Y.S. RR

Applicant:
Beacon Views, LLC
500 River Avenue, Suite 145
Wakefield, NJ 08701

Record Owner:
Highlands at Beacon, LLC
2847 Church Street
Pine Plains, NY 12567

Site Data:
Tax Map No.: 6055-03-331123
Total Lot Area: 8.60 AC.

General Notes:

1. Property line shown on these plans is based upon a map entitled "Boundary and Topographic Survey of Property prepared for Beacon Community Foundation, Inc.", dated March 22, 2005 as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
2. Topography shown on these plans are based upon aerial photography dated April 14, 2003 and is photogrametrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D. 1988) as derived by GPS observation. The contour interval is 2'.
3. Site features and topography at the boundary of the access and stormwater easement where it meets Hastings Drive were field located on August 8, 2019 by Insite Engineering, Surveying & Landscape Architecture, P.C.
4. The existing wetland limit line as shown on these plans is based on a field delineation performed by Ecological Solutions, LLC on April 15, 2019 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. The area of the wetland on the subject property is 2.55 acres.

LEGEND

- EXISTING & PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- WL A23 / WL A24 — EXISTING WETLAND FLAG
- EXISTING TREE LINE
- 190 — EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- × 215.1 EXISTING SPOT GRADE
- W — EXISTING 12"ø WATER MAIN

LOT AREA TABLE:

Town House Lots	Area (S.F.)
Lot 1	1862
Lot 2	1824
Lot 3	1808
Lot 4	1808
Lot 5	1808
Lot 6	1983
Lot 7	1983
Lot 8	1808
Lot 9	1808
Lot 10	1808
Lot 11	1808
Lot 12	1808
Lot 13	1983
Lot 14	2008
Lot 15	1830
Lot 16	1830
Lot 17	1830
Lot 18	1830
Lot 19	1830
Lot 20	1903
Lot 21	1978
Lot 22	1803
Lot 23	1803
Lot 24	1803
Lot 25	1803
Lot 26	1946
Lot 27	1951
Lot 28	1808
Lot 29	1808
Lot 30	1983
Lot 31	1983
Lot 32	1808
Lot 33	1808
Lot 34	2634
Lot 35	1916
Lot 36	1746
Lot 37	1916
Total of Lots	69,652
Common Lots	
Lot 38	139,670
Lot 39	139,478
Right-of-Way	25,735

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 IN. = 40 FT.

Dutchess County Health Department

This plan does not constitute a realty subdivision as defined by Article XI, Title II of Section 1116 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.

Date: _____

_____
Authorized Representative of the Commissioner of Health

Consent to File

The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the City to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.

Owner _____
Date _____
Applicant _____
Date _____

Engineering and Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

Professional Engineer — STATE OF NEW YORK, JEFFREY J. CONTARINO, 51931, LICENSED PROFESSIONAL ENGINEER

Professional Land Surveyor — NEW YORK STATE, NICHOLAS G. CHAPIS, 049330, LICENSED LAND SURVEYOR

Land Surveyor's Certification

I hereby certify that the survey shown hereon was completed on _____ ; that this map was completed _____ , 2022; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

NICHOLAS G. CHAPIS, L.S.
New York State License No. 049330

City of Beacon Endorsement

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

Final Plat

Prepared for the

Beacon Views

Situate in the

City of Beacon

Dutchess County, New York

Rev: June 28, 2022

Prepared by:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

© 2022 Insite Engineering, Surveying & Landscape Architecture, P.C. All Rights Reserved.

19131.100
19131.FP-1.dwg

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

June 28, 2022

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

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

Enclosed please find the following documents in support of the subject application:

- Site Plan Set, last revised June 28, 2022.
- Final Plat, last revised June 28, 2022.
- Proposed 50' Wide City of Beacon Right of Way, dated June 27, 2022.
- Water & Wastewater Engineering Report, last revised June 28, 2022.

In response to open comments provided by John Russo, PE of Lanc & Tully Engineering and Surveying, P.C., dated June 10, 2022 we offer the following responses:

General Comments

1. All correspondence between the applicant and the Army Corps of Engineers (ACOE) will be shared with the Planning Board.

2. All correspondence between the applicant and the Dutchess County Department of Health (DCDOH) will be shared with the Planning Board.

3. A revised stormwater pollution prevention plan (SWPPP) will be provided once the supplementary testing is complete.

4. A revised Engineer's Report is enclosed herewith.

Subdivision Plat:

1. The final plat in enclosed herewith and bearings and distances have been provided.

2. A description of the road right-of-way is enclosed herewith. The previously proposed easements have been eliminated in favor of a blanket easement for access and utilities.

Grading and Drainage:

1. The note has been revised as requested.

2. SDI-14A has been shifted as suggested.

Please place the project on the Planning Board's July 12, 2022 meeting agenda for further discussion.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

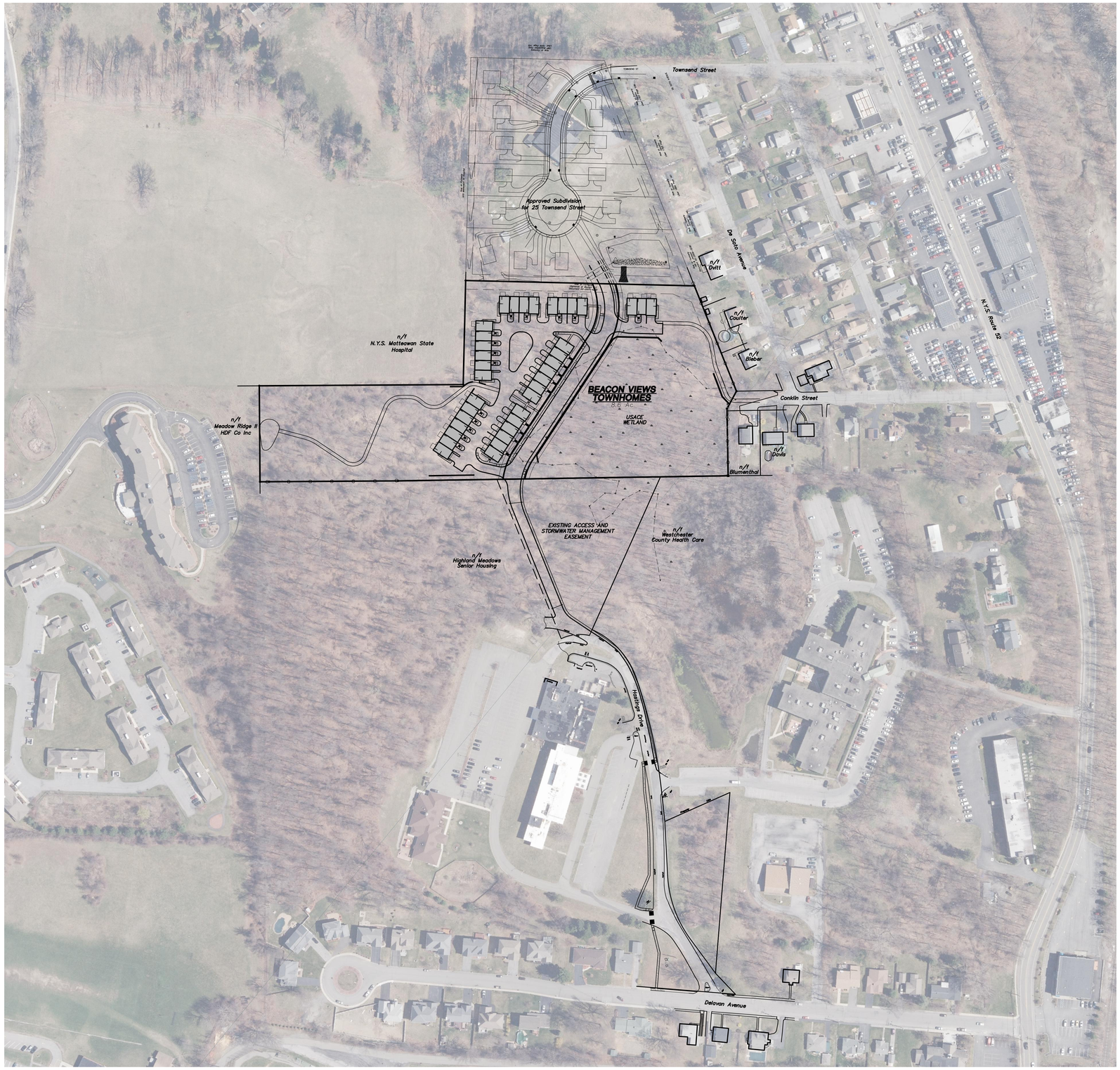
Enclosures (all email only)

cc: Nathan Kahn
Greg Kamedulski
Richard Cantor, Esq.
Aryeh Siegel
Phil Grealy, P.E.
James Bates

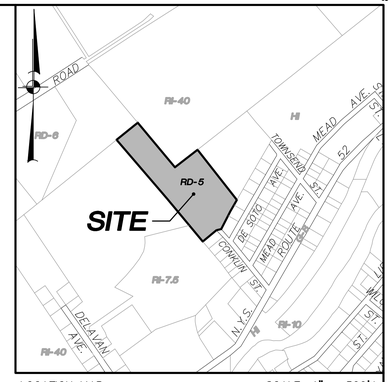
Insite File No. 19131.100

BEACON VIEWS

HASTINGS DRIVE / CONKLIN STREET
CITY OF BEACON, NY



SITE PLAN DRAWING LIST		
DRAWING NO.	DRAWING NAME	SHEET NO.
CS-1	COVER SHEET	1
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	2
SP-1	LAYOUT & LANDSCAPE PLAN	3
SP-2.1	GRADING & DRAINAGE PLAN	4
SP-2.2	UTILITIES PLAN	5
SP-3	EROSION & SEDIMENT CONTROL PLAN	6
SP-4	ENLARGED PLANS	7
SP-5	OFF-SITE IMPROVEMENTS PLAN	8
SP-6	VEHICLE MANEUVERING PLAN	9
LP-1	LIGHTING PLAN	10
PR-1	DRAINAGE PROFILES	11
PR-2	WATER & SEWER PROFILES	12
D-1	DETAILS	13
D-2	DETAILS	14
D-3	DETAILS	15
D-4	DETAILS	16
D-5	DETAILS	17
A-1	BUILDING PLANS - FRONT GARAGE	18
A-2	BUILDING PLANS - REAR GARAGE	19
A-3	ELEVATIONS / VIEWS	20



LOCATION MAP SCALE: 1" = 500'±

Applicant:
Beacon Views, LLC
500 River Avenue, Suite 145
Wakefield, NJ 08701

Record Owner:
Highlands at Beacon, LLC
2847 Church Street
Pine Plains, NY 12567

Site Data:

Tax Map No.:	6055-03-331123
Total Lot Area:	8.6 AC.
Zone:	RD-5

General Notes:

1. Property line shown on these plans is based upon a map entitled "Boundary and Topographic Survey of Property prepared for Beacon Community Foundation, Inc.", dated March 22, 2005 as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
2. Topography shown on these plans are based upon aerial photography dated April 14, 2003 and is photogrametrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D. 1988) as derived by GPS observation. The contour interval is 2'.
3. Site features and topography at the boundary of the access and stormwater easement where it meets Hastings Drive were field located on August 8, 2019 by Insite Engineering, Surveying & Landscape Architecture, P.C.
4. The existing wetland limit line as shown on these plans is based on a field delineation performed by Ecological Solutions, LLC on April 15, 2019 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. The area of the wetland on the subject property is 2.55 acres.

Site Access Notes:

1. The applicant seeks to utilize the proposed connection to the right of way through the approved subdivision on 25 Townsend Street as its primary means of access for the Beacon Views Properties.
2. The road shown in the existing easement on the Highland Meadows Senior Housing Property would be utilized as an emergency access only, in this case.

Affordable-Workforce-Housing Notes:

1. The project shall comply with the requirements of city code Chapter 223 Zoning, Article IVB Affordable Workforce Housing.
2. Based on the proposed unit count of 37 townhomes, there shall be four (4) townhomes meeting the requirements for below-market-rate requirements of the code.

Habitat Protection Notes:

1. Trees clearing will only occur between the period of October 1 through March 31 when bats are not in the vicinity of the site.
2. Lighting on the site will use City of Beacon Planning Board approved light fixtures that have tops that direct light down to minimize light pollution and not interfere with potential bat foraging activities.
3. Implementing soil conservation and dust control best management practices, such as watering dry disturbed soil areas to keep dust down, and using staked, recessed silt fence and anti tracking pads to prevent erosion and sedimentation in surface waters on the site.
4. Stormwater pond/s will not be maintained with any chemicals that might adversely affect bats or insect populations on which they may feed.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Site Plan

Approved by resolution of the Beacon Planning Board on the 12th day of July, 2022.

Chairman, City Planning Board — Date

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

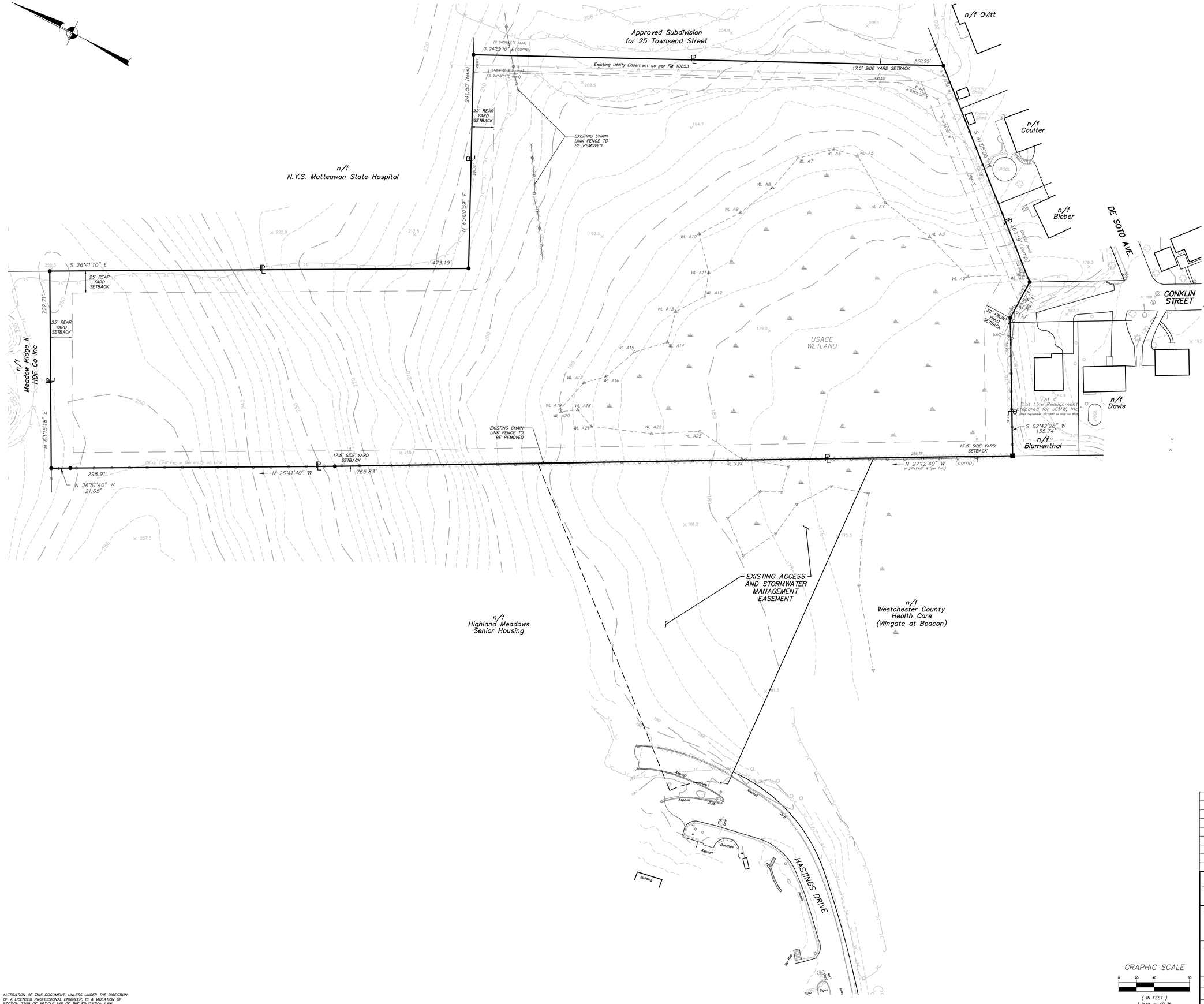
DRAWING: COVER SHEET

STATE OF NEW YORK — JAMES J. COUTELIS — 61931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	CS-1	1 / 20
SCALE	1" = 100'	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\EVERYBODY ADMIN\01-CS-1.dwg 8/27/2021 1:09:57 PM, Jeffrey.T.T



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- Wl. A23 — Wl. A24 EXISTING WETLAND FLAG
- EXISTING TREE LINE
- 190 EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- × 215.1 EXISTING SPOT GRADE
- EXISTING ITEMS TO BE REMOVED

General Notes:

1. Property line shown on these plans is based upon a map entitled "Boundary and Topographic Survey of Property prepared for Beacon Community Foundation, Inc.", dated March 22, 2005 as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
2. Topography shown on these plans are based upon aerial photography dated April 14, 2003 and is photogrametrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D. 1988) as derived by GPS observation. The contour interval is 2'.
3. Site features and topography at the boundary of the access and stormwater easement where it meets Hastings Drive were field located on August 8, 2019 by Insite Engineering, Surveying & Landscape Architecture, P.C.
4. The existing wetland limit line as shown on these plans is based on a field delineation performed by Ecological Solutions, LLC on April 15, 2019 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C. The area of the wetland on the subject property is 2.55 acres.

UNIT DENSITY CALCULATIONS (RD-5)

Based on note "H" of Chapter 223-17D Schedule of Dimensional Regulations

Total Parcel (8.6 acres)	= 374,518 SF±
Wetland	= 111,078 SF±
Slopes 25% or Greater	= 8,500 SF±
Buildable Area	= 254,940 SF
Permitted Units @ 5,000 SF per Unit	= 50 Units
Proposed Units	= 37 Units

* Pursuant to article IVB of the city code, four (4) units of the proposed thirty seven (37) are to be below-market-rate.

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-3690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

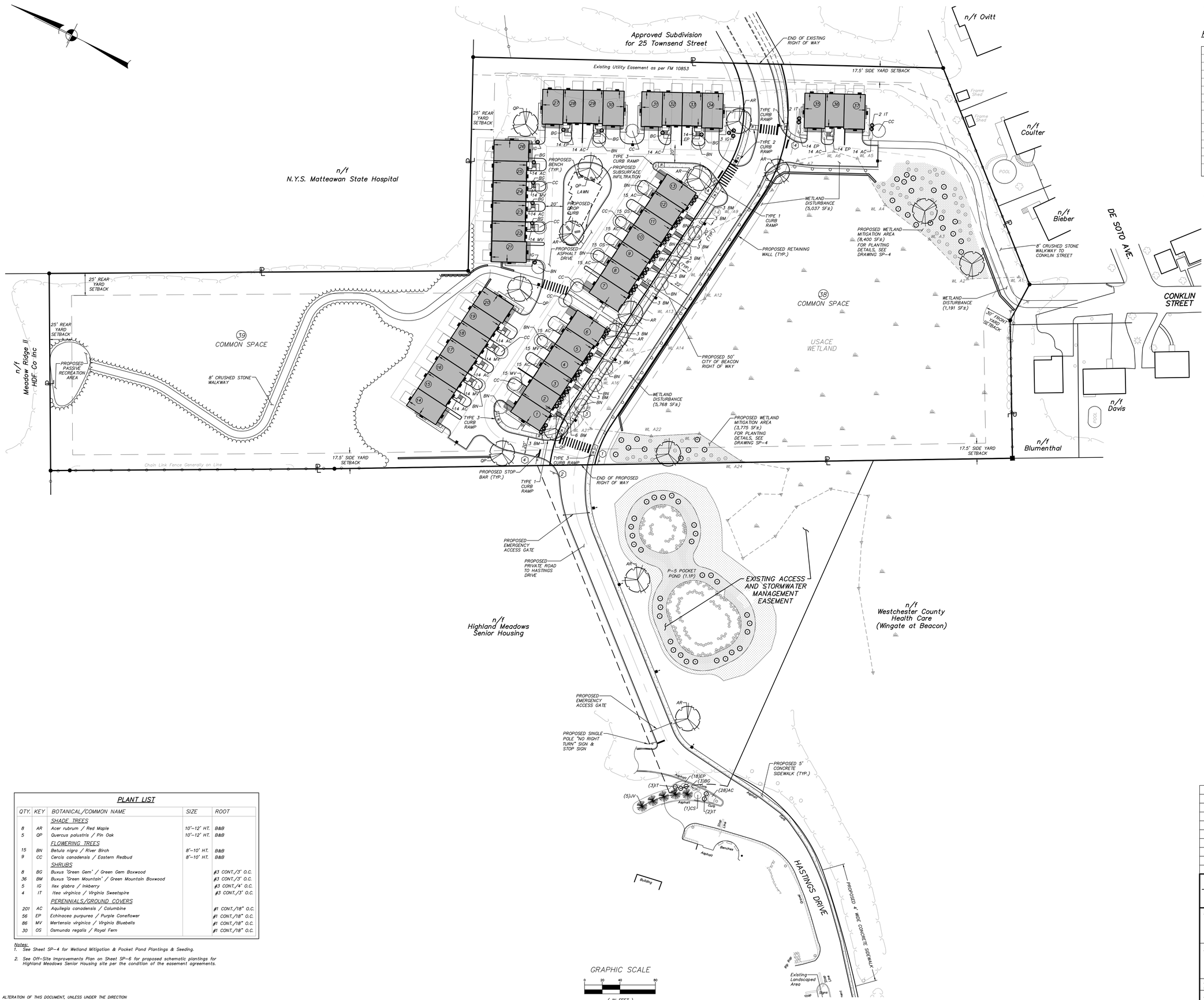
DRAWING:
EXISTING CONDITIONS & REMOVALS PLAN

STATE OF NEW YORK — MARY J. CONTELMO — 21931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	EX-1	2 / 20
SCALE	1" = 40'	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\19131\00\Admin\ED EX-1.dwg, 6/27/2022 1:56:43 PM, AutoSave, 1:1



GENERAL NOTES:

1. Trash and recycling to be collected at each unit by a privately hired waste management contractor.

RD-5 ZONE REQUIREMENTS:

	Required/Permitted:	Provided:
Minimum Lot Area:	5,000 SF	374,518 SF±
Minimum Lot Width:	50'	440'±
Minimum Lot Depth:	100'	848'±
Minimum Yard Setbacks:		
Front:	30'	30'
Minimum Side:	17.5'	32'
Total of 2:	20'	71'
Rear:	25'	25'
Minimum Distance Between Buildings on the Same Lot:	30'	20'*
Maximum Building Height:	3 Stories or 35'	Less than 35'
Minimum Building Height:	1 Story and 12'	More than 12'
Maximum Building Coverage		
Multi-family:	20%	10.5%
Other uses:	30%	0%
Maximum No. of Dwelling Units per Building	16	7

* Seeking relief from minimum distance as part of terms of conservation subdivision.

PARKING REQUIREMENTS:

2 per Dwelling Unit + .25 Spaces per Bedroom	= 102 Total Spaces Required
Garage Spaces	= 74 Spaces Provided
Driveway Spaces	= 37 Spaces Provided
Visitor Spaces	= 14 Spaces Provided
	= 125 Total Spaces Provided

RECREATION AREAS SUMMARY

Required SF @ 2,000 for First 20 Units Required 100 SF for Each Additional Unit	= 3,700 SF Required
Western Trail Passive Recreation Area	= 7,500 SF
Eastern Trail to Conklin Street Area	= 2,300 SF
	= 9,800 SF Provided

WETLANDS SUMMARY

U.S.A.C.E. WETLAND PFOIE

TOTAL PROPOSED DISTURBANCE = 12,000 SF±

PROPOSED ON-SITE MITIGATION AREA = 12,175 SF± (1:1+ MITIGATION:DISTURBANCE)

*SEE WETLAND MITIGATION NOTES ON SP-4

**ADDITIONAL OFF-SITE WETLAND MITIGATION IS ALSO BEING CONSIDERED AND WILL BE DETERMINED BY ARMY CORPS OF ENGINEERS REQUIREMENTS

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- WL A23 / WL A24 — EXISTING WETLAND FLAG
- EXISTING TREE LINE
- (1) — PROPOSED SIGN
- PROPOSED DOOR LOCATION
- (9) — PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED STOPBAR
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPING
- PROPOSED GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED BUILDING MOUNTED LIGHT

SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1		R3-1	30" x 30"	White Background Black Arrow Red Symbol Black Border
2	NO OUTLET		12" x 18"	Red on White
3	RIGHT LANE MUST TURN RIGHT	R3-32C	30" x 30"	Black on White
4	STOP	R1-1C	30" x 30"	White on Red

PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHADE TREES		
8	AR	Acer rubrum / Red Maple	10'-12' HT.	B&B
5	QP	Quercus palustris / Pin Oak	10'-12' HT.	B&B
		FLOWERING TREES		
15	BN	Betula nigra / River Birch	8'-10' HT.	B&B
9	CC	Cercis canadensis / Eastern Redbud	8'-10' HT.	B&B
		SHRUBS		
8	BG	Buxus 'Green Gem' / Green Gem Boxwood		#3 CONT./3' O.C.
36	BM	Buxus 'Green Mountain' / Green Mountain Boxwood		#3 CONT./3' O.C.
5	IG	Ilex glabra / Inkberry		#3 CONT./4' O.C.
4	IT	Itea virginica / Virginia Sweetspire		#3 CONT./3' O.C.
		PERENNIALS/GROUND COVERS		
201	AC	Aquilegia canadensis / Columbine		#1 CONT./18" O.C.
56	EP	Echinacea purpurea / Purple Coneflower		#1 CONT./18" O.C.
86	MV	Mertensia virginica / Virginia Bluebells		#1 CONT./18" O.C.
30	OS	Osmunda regalis / Royal Fern		#1 CONT./18" O.C.

Notes:
1. See Sheet SP-4 for Wetland Mitigation & Pocket Pond Plantings & Seeding.
2. See Off-Site Improvements Plan on Sheet SP-6 for proposed schematic plantings for Highland Meadows Senior Housing site per the condition of the easement agreements.

NO.	DATE	REVISION	BY
9	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
8	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
7	4-26-22	REVISED CONCEPT FOR PLANNING BOARD SUBMISSION	JFR
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
LAYOUT & LANDSCAPE PLAN

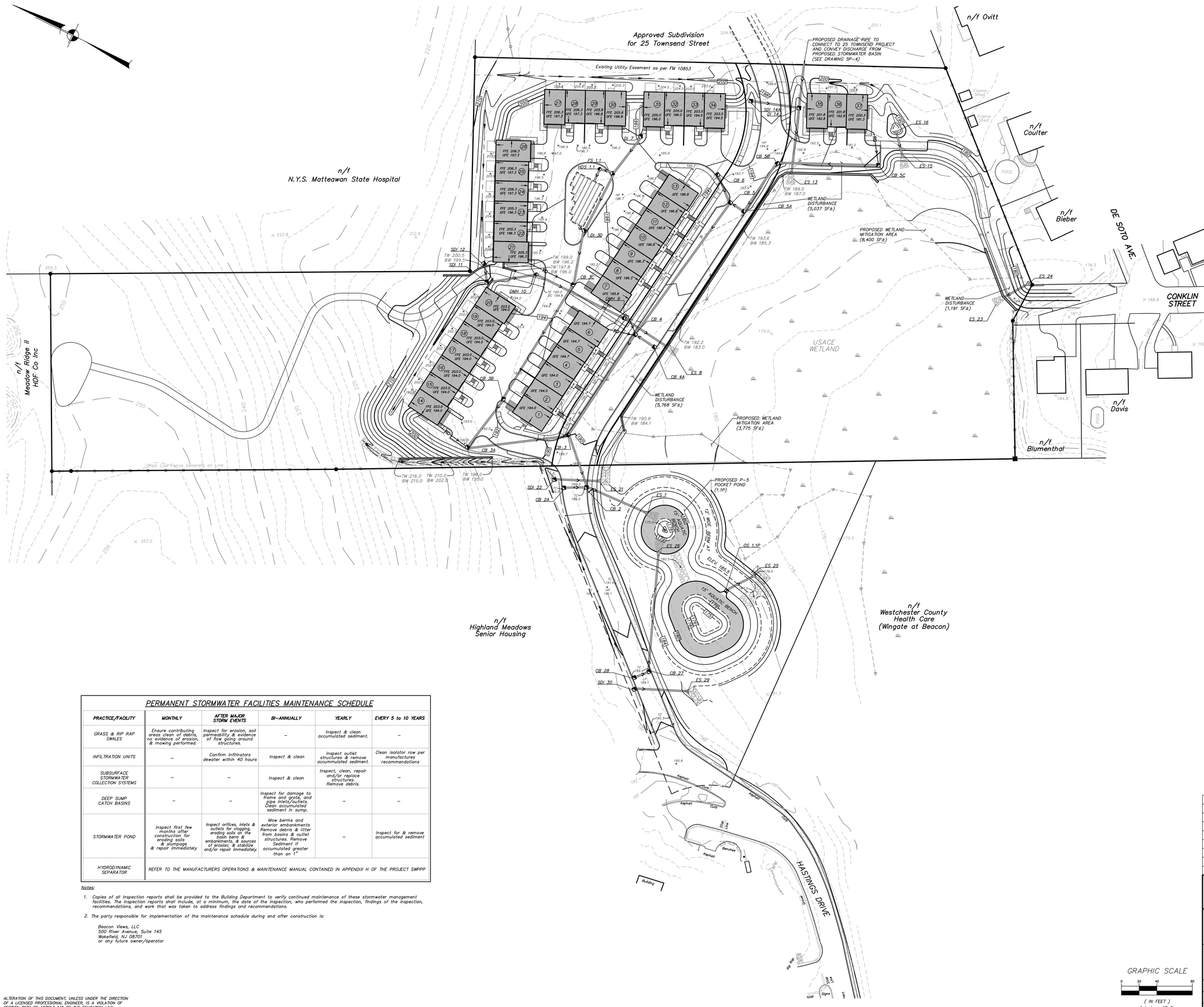
STATE OF NEW YORK — MARK J. CONTENTO — 21931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8-27-19	DRAWN BY	J.F.R.
SCALE	1" = 40'	CHECKED BY	A.D.T.

DRAWING NO. SP-1 SHEET 3 / 20

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\C\19131\DGN\19131 SP-1.dwg, 6/27/2022 1:16:43 PM, dwilson_1:1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED HDPE DRAINAGE PIPE (SIZE AS NOTED)
- PROPOSED GRASS SWALE

General Notes:

1. Stormwater management facilities located within the access and utility easement on the Highland Meadows property are to be maintained by the applicant and subsequent ownership of the proposed project. Maintenance of these facilities will not fall on the City, or the Highland Meadows ownership. All stormwater facilities shall be inspected by a licensed engineer on an annual basis and a copy of the inspection report, along with any findings and recommendations, shall be provided to the City of Beacon Building Department and City Engineer's office.
2. In an emergency event the City of Beacon will have the right to maintain the drainage between CB3 and ES1, if the applicant or subsequent owners fail to fulfill their maintenance obligations.
3. All drainage improvements within the proposed City right of way are to be dedicated to the City of Beacon.

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
GRASS & RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & evidence of flow going around structures.	–	Inspect & clean accumulated sediment.	–
INFILTRATION UNITS	–	Confirm infiltrators dewater within 40 hours	Inspect & clean	Inspect outlet structures & remove accummulated sediment.	Clean isolator row per manufactures recommendations
SUBSURFACE STORMWATER COLLECTION SYSTEMS	–	–	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	–
DEEP SUMP CATCH BASINS	–	–	Inspect for damage to frame and grate, and pipe inlets/outlets. Clean accumulated sediment in sump.	–	–
STORMWATER POND	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion; & stabilize and/or repair immediately.	Mow berms and exterior embankments Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	–	Inspect for & remove accumulated sediment
HYDRODYNAMIC SEPARATOR	REFER TO THE MANUFACTURERS OPERATIONS & MAINTENANCE MANUAL CONTAINED IN APPENDIX H OF THE PROJECT SWPPP				

Notes:

1. Copies of all inspection reports shall be provided to the Building Department to verify continued maintenance of these stormwater management facilities. The inspection reports shall include, at a minimum, the date of the inspection, who performed the inspection, findings of the inspection, recommendations, and work that was taken to address findings and recommendations.
2. The party responsible for implementation of the maintenance schedule during and after construction is:

   Beacon Views, LLC
   500 River Avenue, Suite 145
   Wakefield, NJ 08701
   or any future owner/operator

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 Inch = 40 ft.

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

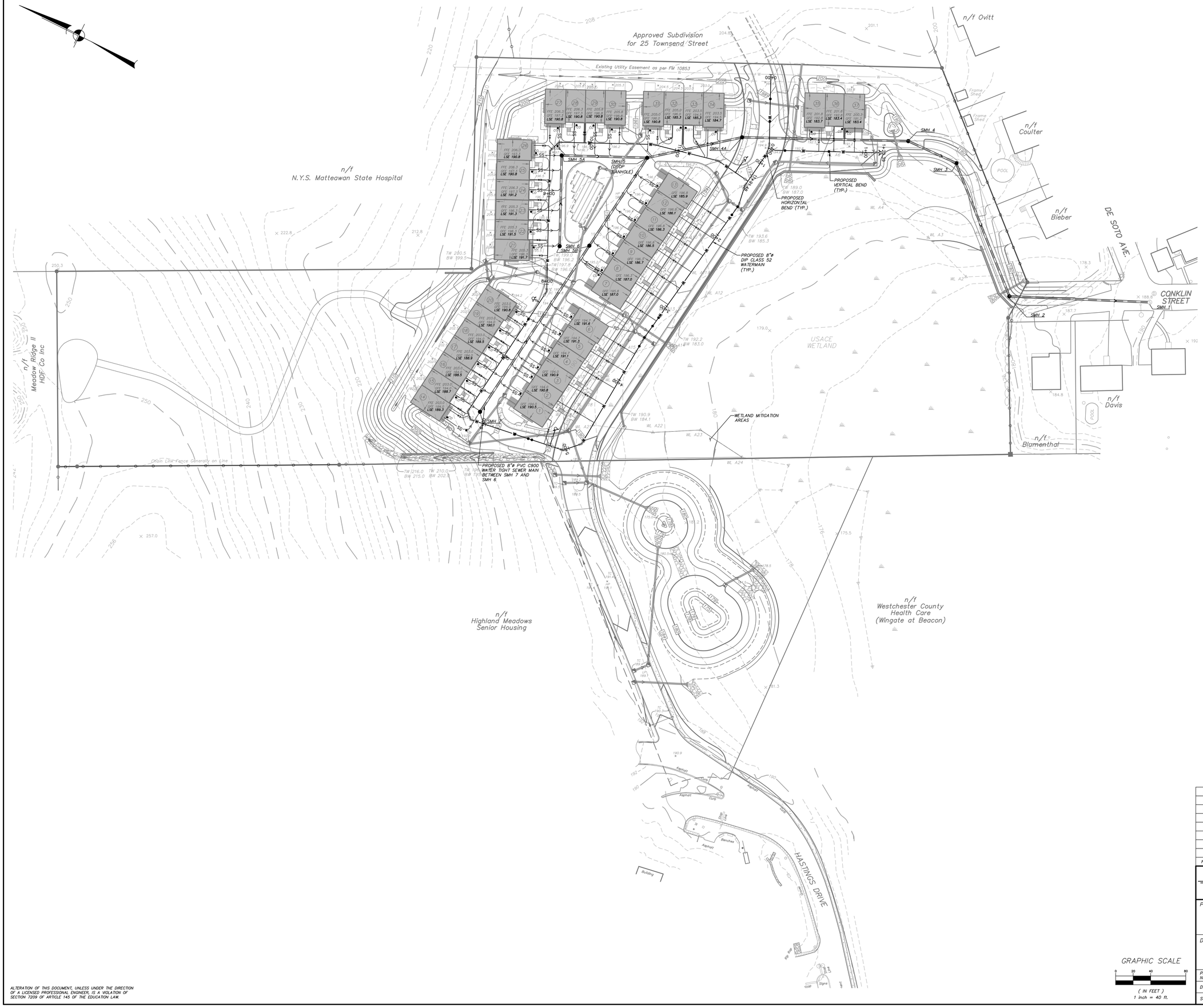
DRAWING:
GRADING & DRAINAGE PLAN

STATE OF NEW YORK — JAMES J. CONTENTO — 51431 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	SP-2.1	4 / 20
SCALE	1" = 40'	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\DWG\19100\Plan\SP-2.1.dwg, 8/27/2020 1:58:51 PM, Gerben, 1:1



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING 12"ø WATER MAIN
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED OUTLET STRUCTURE
- PROPOSED END SECTION
- PROPOSED WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED HDPE DRAINAGE PIPE (SIZE AS NOTED)
- PROPOSED 8"ø PVC SDR 35 SEWER MAIN (UNLESS OTHERWISE NOTED)
- PROPOSED 4"ø PVC SDR 35 SEWER SERVICE WITH CLEANOUT
- PROPOSED 8"ø DIP CLASS 52 WATER MAIN
- PROPOSED 1"ø DIP WATER SERVICE LINE
- PROPOSED GRASS SWALE

General Notes:

1. The City of Beacon shall own, operate and maintain the water main and all hydrants/stubs.
2. All sanitary sewer mains and manholes up to the existing manhole shall be owned, operated, and maintained by the City of Beacon.
3. Blanket agreements and easements to be granted to the City of Beacon for access and utility maintenance purposes.
4. Prior to final approval, a letter from the Town of Fishkill shall be required to show that the required established calculated fee, as provided in Appendix C of the project Water & Wastewater Engineering Report, has been paid and that the project is authorized to make the proposed connection to the existing water main.

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

BEACON VIEWS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:

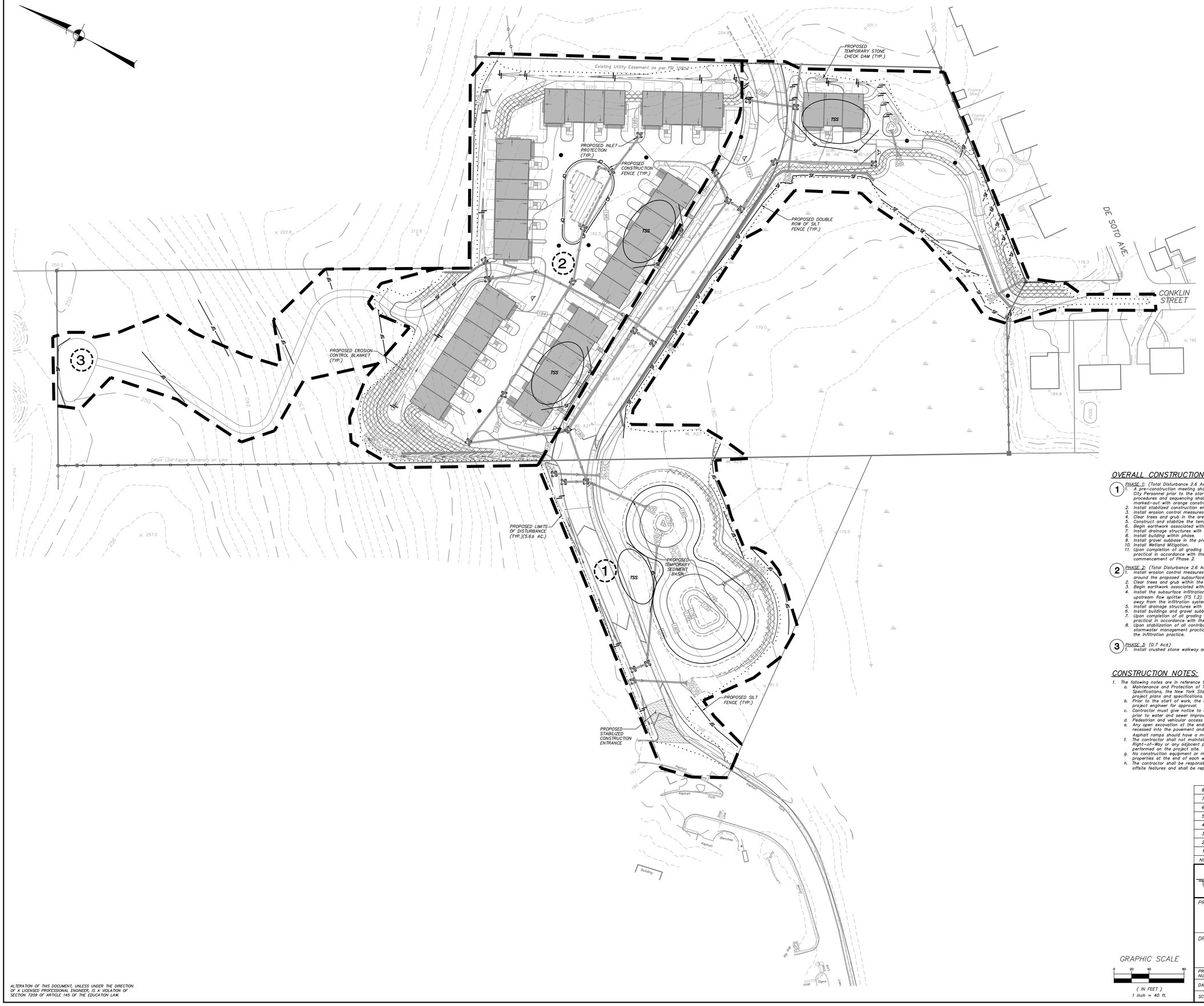
UTILITIES PLAN

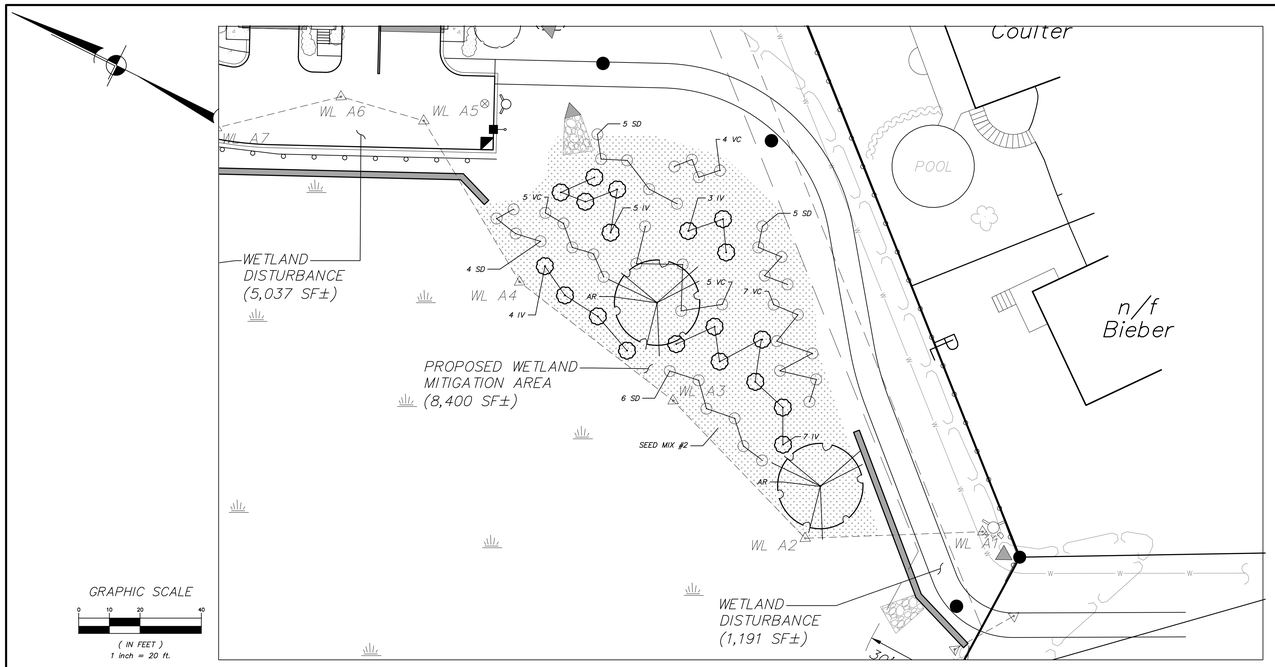
STATE OF NEW YORK · JEFFREY J. COTTELMO · 81931 · LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	SP-2.2	5 / 20
SCALE	1" = 40'	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\19131000 Kohn\05 SP-2.2.dwg, 6/27/2022 1:56:58 PM, Kohlman, 1:1


PROPOSED TEMPORARY STONE CHECK DAM (TYP.)
Existing Utility Easement as per FM 10854
PROPOSED INLET PROTECTION (TYP.)
PROPOSED CONSTRUCTION FENCE (TYP.)
PROPOSED DOUBLE ROW OF SILT FENCE (TYP.)
PROPOSED EROSION CONTROL BLANKET (TYP.)
PROPOSED LIMITS OF DISTURBANCE (TYP.)(5.6± AC.)
PROPOSED TEMPORARY SEDIMENT BASIN
PROPOSED SILT FENCE (TYP.)
PROPOSED STABILIZED CONSTRUCTION ENTRANCE
TSS
SF
CF
DE SOTO AVE.
CONKLIN STREET
POOL
Frame Shed
Chain Link Fence Generally on Line
Asphalt
Curb
Bldg Line
Benches
Building
Sign
Gravel Lane
Fence
Wetland
Wetland Buffer
Wetland Flag
Contour
Spot Grade
Tree Line
Edge of Pavement
Top of Bank
Toe of Slope
Retaining Wall
Utility Pole
Guide Rail
Inlet
Manhole
Catch Basin
Outlet Structure
Hydrant
Gate
Valve
Water Line
Sewer Line
Gas Line
Overhead Wires
Underground Electric
Underground Telephone
Underground Cable TV
Underground Fiber Optic
Drainage Line
Culvert
Flow Arrow
Limit of Disturbance
Limit of Work
Limit of Clearing
Limit of Grading
Limit of Fill
Limit of Cut
Limit of Excavation
Limit of Paving
Limit of Curbing
Limit of Sidewalk
Limit of Driveway
Limit of Parking
Limit of Loading
Limit of Unloading
Limit of Storage
Limit of Stockpile
Limit of Topsoil
Limit of Subsoil
Limit of Rock
Limit of Boulders
Limit of Trees
Limit of Shrubs
Limit of Grass
Limit of Lawn
Limit of Garden
Limit of Flowerbed
Limit of Hedge
Limit of Fence
Limit of Wall
Limit of Gate
Limit of Sign
Limit of Light
Limit of Utility
Limit of Easement
Limit of Property
Limit of Subdivision
Limit of Zoning
Limit of Flood Zone
Limit of Wetland
Limit of Buffer
Limit of Stream
Limit of Pond
Limit of Lake
Limit of River
Limit of Creek
Limit of Ditch
Limit of Swale
Limit of Berm
Limit of Mound
Limit of Depression
Limit of Slope
Limit of Grade
Limit of Elevation
Limit of Contour
Limit of Spot Grade
Limit of Survey
Limit of Boundary
Limit of Monument
Limit of Benchmark
Limit of Control Point
Limit of Reference Point
Limit of Datum
Limit of Coordinate
Limit of Bearing
Limit of Distance
Limit of Angle
Limit of Curve
Limit of Tangent
Limit of Radius
Limit of Chord
Limit of Arc
Limit of Intersection
Limit of Point of Curvature
Limit of Point of Tangency
Limit of Point of Intersection
Limit of Point of Reverse Curvature
Limit of Point of Compound Curvature
Limit of Point of Spiral
Limit of Point of Transition
Limit of Point of Beginning
Limit of Point of Ending
Limit of Point of Commencement
Limit of Point of Termination
Limit of Point of Origin
Limit of Point of Destination
Limit of Point of Interest
Limit of Point of Reference
Limit of Point of Control
Limit of Point of Survey
Limit of Point of Boundary
Limit of Point of Monument
Limit of Point of Benchmark
Limit of Point of Control Point
Limit of Point of Reference Point
Limit of Point of Datum
Limit of Point of Coordinate
Limit of Point of Bearing
Limit of Point of Distance
Limit of Point of Angle
Limit of Point of Curve
Limit of Point of Tangent
Limit of Point of Radius
Limit of Point of Chord
Limit of Point of Arc



WETLAND MITIGATION PLANTINGS & SEEDING PLAN

LEGEND

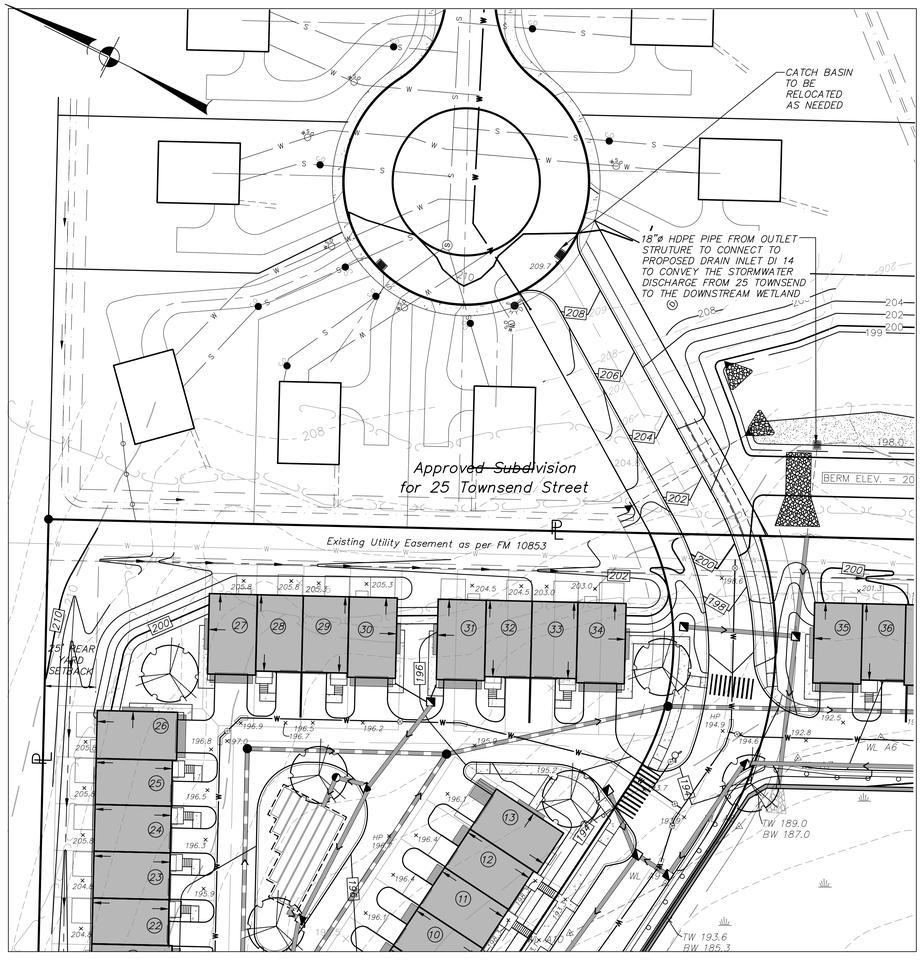
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- EXISTING WETLAND FLAG (WL A23 — WL A24)
- EXISTING TREE LINE
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED STOPBAR
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPING
- PROPOSED GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED BUILDING MOUNTED LIGHT

WETLAND MITIGATION NOTES:

1. Limits of both on-site and off-site wetland mitigation areas will be staked prior to the commencement of mitigation.
2. In addition to the plantings shown hereon the mitigation area is to be seeded at a rate of 25 lbs. per acre: New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites from New England Wetland Plants, Inc. of Amherst, MA. See seeding notes for additional information.
3. All plant material to be nursery grown.
4. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
5. Plants shall be taken from healthy nursery stock.
6. Plants shall be grown under climate conditions similar to those in the locality of the project.
7. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
8. Provide a 3" layer of shredded mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
9. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
10. All landscape and mitigation plantings shall be installed by hand. No mechanical equipment shall be permitted.

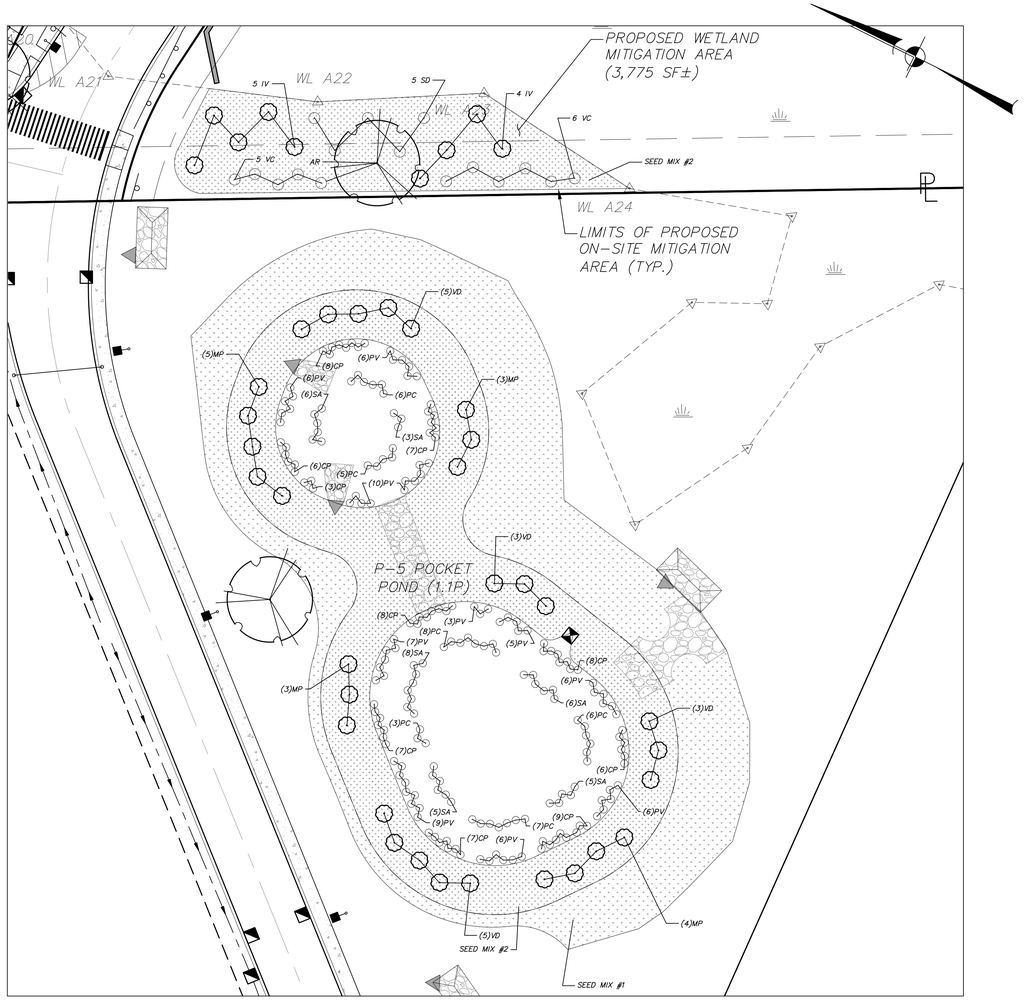
WETLAND MITIGATION & POCKET POND PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHADE TREES		
3	AR	Acer rubrum / Red Maple	10'-12' HT.	B&B
		SHRUBS		
28	IV	Ilex verticillata / Winterberry		#5 CONT./15' O.C.
15	MP	Myrica pensylvanica / Bayberry		#2 CONT./10' O.C.
25	SD	Salix discolor / Pussy Willow		#5 CONT./15' O.C.
32	VC	Vaccinium corymbosum / Highbush Blueberry		#5 CONT./15' O.C.
16	VD	Viburnum dentatum / Arrowwood Viburnum		#2 CONT./10' O.C.
		PERENNIALS/GRASSES/GROUND COVERS		
35	PC	Pontederia cordata / Pickerelweed		#1 CONT./36" O.C.
33	SA	Schoenoplectus acutus / Hard Stem Bulrush		#1 CONT./36" O.C.
64	PV	Panicum virgatum / Switchgrass		#1 CONT./36" O.C.
69	CP	Carex pensylvanica / Pennsylvania Sedge		#1 CONT./24" O.C.



25 TOWNSEND STREET THROUGH CONNECTION

Note: See site access notes on sheet CS-1.



WETLAND MITIGATION & POCKET POND PLANTINGS & SEEDING PLAN

NO.	DATE	REVISION	BY
6	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
5	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
4	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
3	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
ENLARGED PLANS

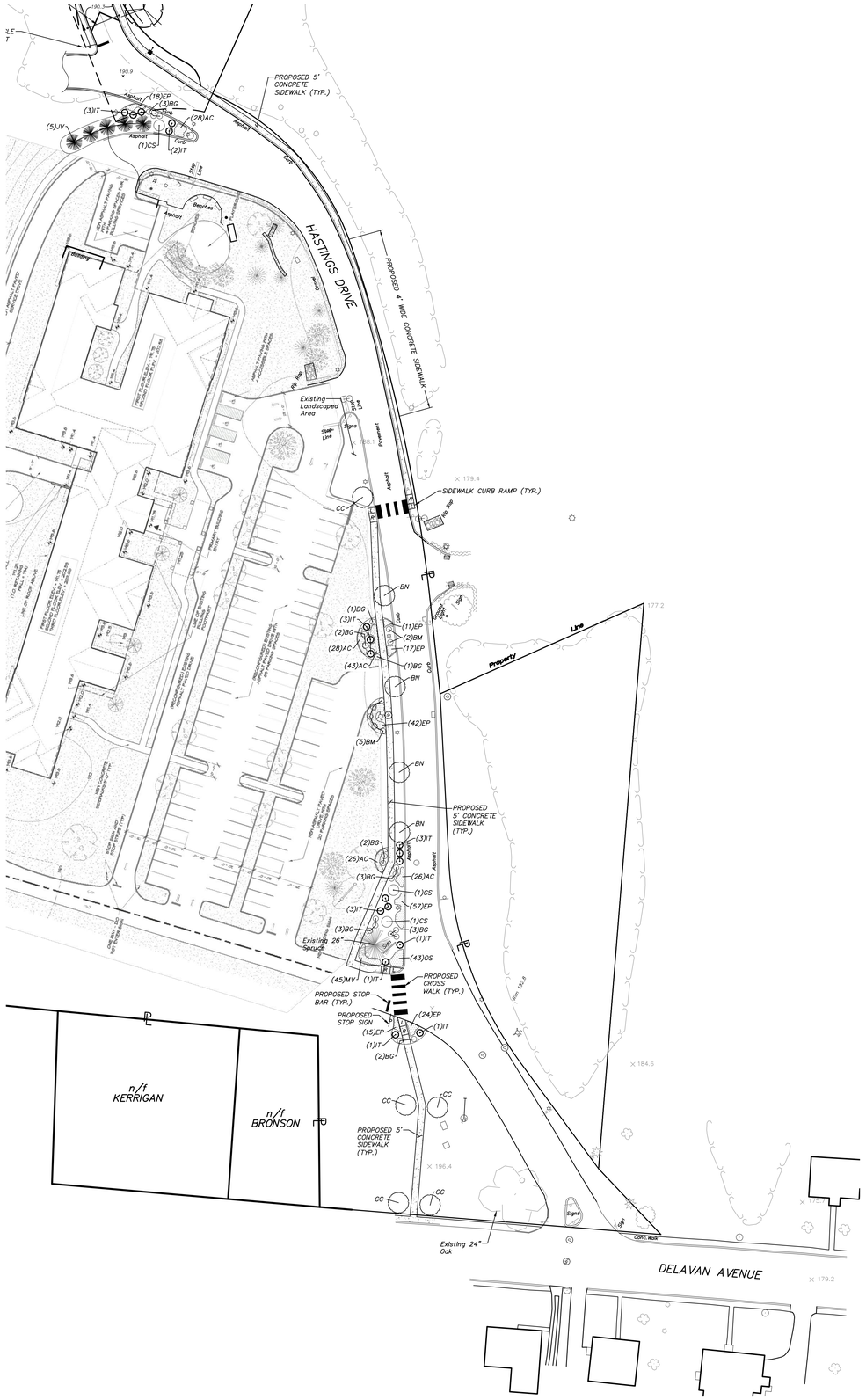
STATE OF NEW YORK — JEFFREY J. COSTELLO — 91931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	5-26-20	DRAWN BY	J.F.R.
SCALE	AS SHOWN	CHECKED BY	A.D.T.

DRAWING NO. SP-4 — SHEET 7 / 20

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E19\100\dwk\SP-4.dwg, 6/27/2022 2:51:38 PM, darlene, 1:1



OFF-SITE IMPROVEMENTS PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
		EVERGREEN TREES		
5	JV	Juniperus virginiana / Eastern Red Cedar	10'-12' HT.	B&B
		FLOWERING TREES		
4	BN	Betula nigra / River Birch	8'-10' HT.	B&B
5	CC	Cercis canadensis / Eastern Redbud	8'-10' HT.	B&B
		SHRUBS		
20	BG	Buxus 'Green Gem' / Green Gem Boxwood		#3 CONT./3' O.C.
7	BM	Buxus 'Green Mountain' / Green Mountain Boxwood		#3 CONT./3' O.C.
3	CS	Cornus sericea / Red Twig Dogwood		#3 CONT./4' O.C.
18	IT	Itea virginica / Virginia Sweetspire		#3 CONT./3' O.C.
		PERENNIALS/GROUND COVERS		
151	AC	Aquilegia canadensis / Columbine		#1 CONT./18" O.C.
184	EP	Echinacea purpurea / Purple Coneflower		#1 CONT./18" O.C.
45	MV	Mertensia virginica / Virginia Bluebells		#1 CONT./18" O.C.
43	OS	Osmunda regalis / Royal Fern		#1 CONT./18" O.C.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING TREE LINE
- EXISTING UTILITY POLE W/ GUY WIRE
- EXISTING HYDRANT
- EXISTING DRAINAGE MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING LIGHT
- EXISTING SIGN
- EXISTING TREES
- PROPOSED SIGN
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED PAINTED STOPBAR
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPING

General Note:

1. Boundary information and field conditions shown hereon were field located on August 6, 2019 by Insite Engineering, Surveying & Landscape Architecture, P.C.
2. Property line information for the Kerrigan and Bronson lots were taken from the Dutchess County Tax Map.
3. Layout information for the Highland Meadows Senior Housing property was taken from design plans by The Schwartz Architectural Group, P.C., dated November 3, 2011.
4. The 140 LF portion of the proposed sidewalk that is proposed at 4' wide is reduced from the 5' width shown elsewhere to accommodate the existing edge of pavement, and its close proximity to the property line. All other proposed sidewalks shown on this plan are 5' wide.

OFF-SITE IMPROVEMENTS PLAN

Notes:
1. See Site Access Notes on Sheet CS-1.

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
4	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
3	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
2	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
1	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
OFF SITE IMPROVEMENTS PLAN

STATE OF NEW YORK — STACEY J. CONSTANTINO — 31931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	7-28-20	DRAWN BY	J.F.R.
SCALE	1" = 40'	CHECKED BY	A.D.T.

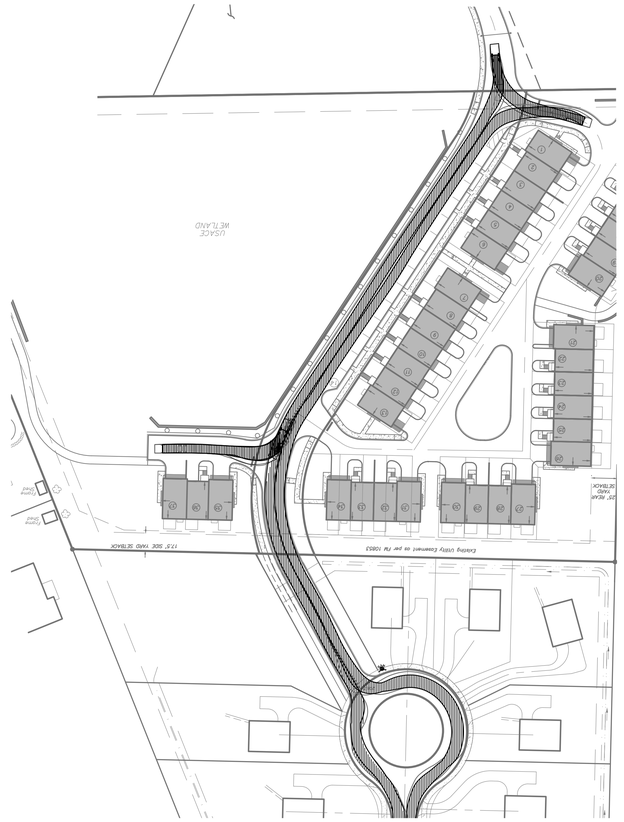
DRAWING NO. SP-5 | SHEET 8 / 20

Z:\E19\19100 Admin\08 SP-5.dwg, 6/27/2022 2:55:24 PM, Adobe PDF

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

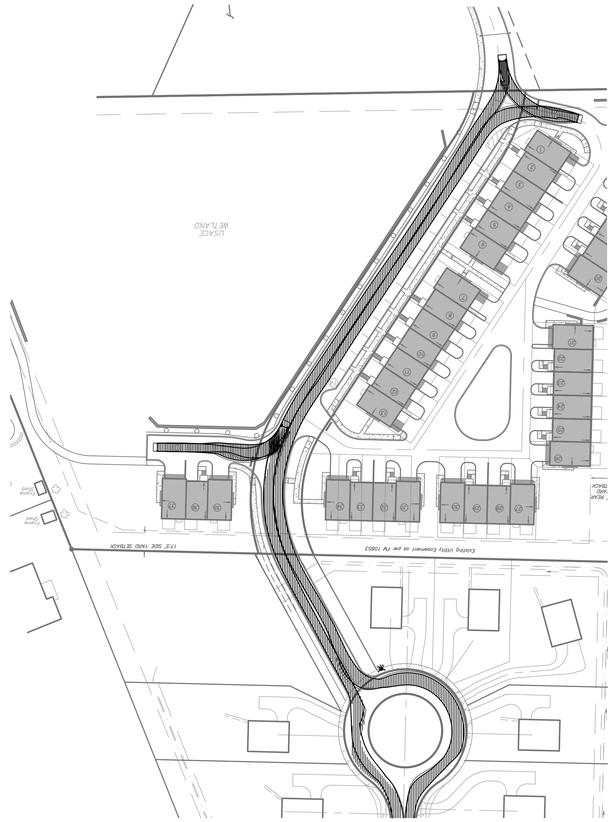
FIRE TRUCK MANEUVER 2

SCALE : 1" = 60'



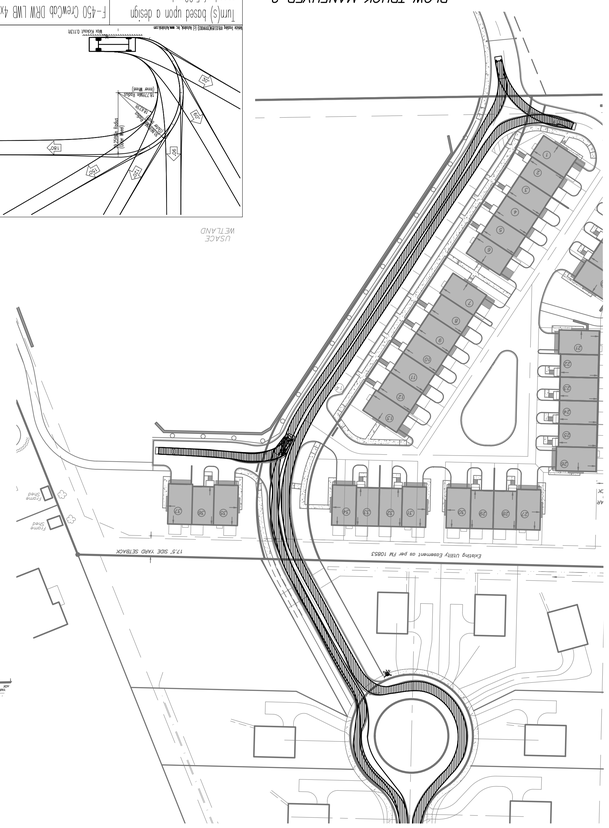
DELIVERY TRUCK MANEUVER 2

SCALE : 1" = 60'



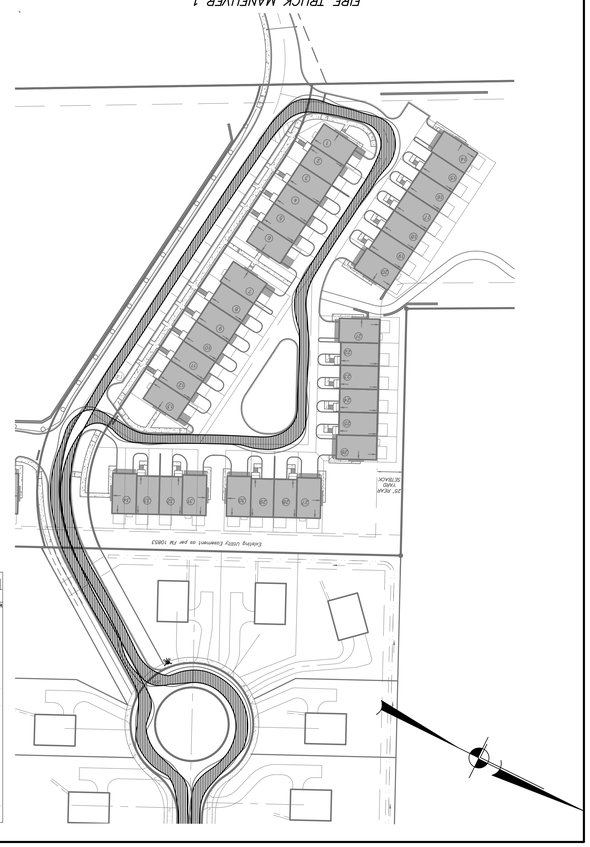
PLOW TRUCK MANEUVER 2

SCALE : 1" = 60'



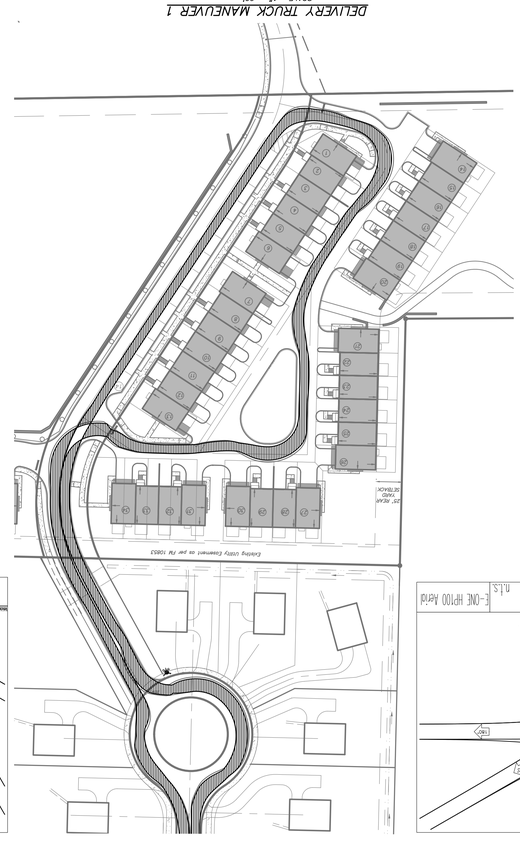
FIRE TRUCK MANEUVER 1

SCALE : 1" = 60'



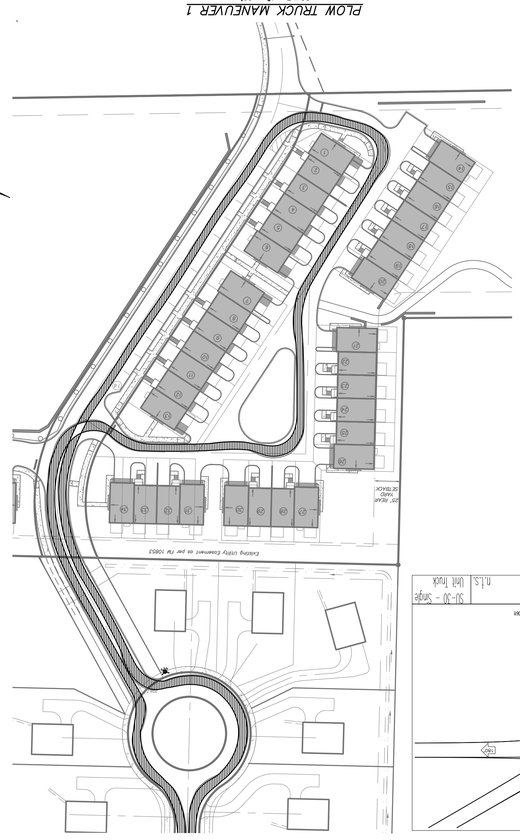
DELIVERY TRUCK MANEUVER 1

SCALE : 1" = 60'



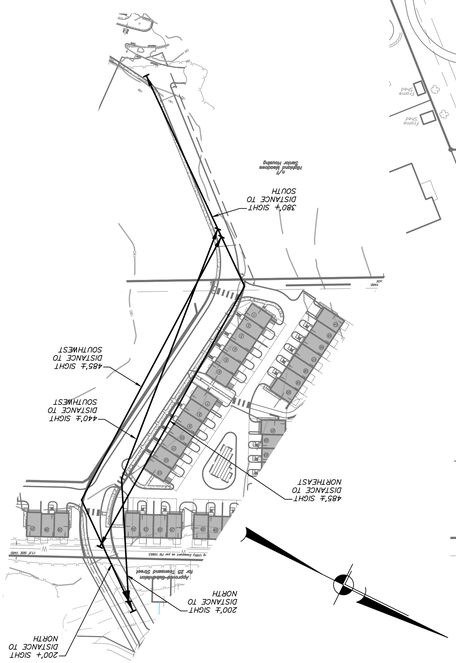
PLOW TRUCK MANEUVER 1

SCALE : 1" = 60'



SIGHT DISTANCE ANALYSIS

SCALE : 1" = 100'



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING WETLAND
- EXISTING WETLAND FLAG
- EXISTING TREE LINE
- PROPOSED SIGN
- PROPOSED DOOR LOCATION
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED STOPBAR
- PROPOSED CROSSWALK
- PROPOSED LANDSCAPING
- PROPOSED GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED BUILDING MOUNTED LIGHT

REFER TO CS-1 FOR SITE ACCESS NOTES

NO.	DATE	REVISION	BY
1	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JRR
2	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JRR
3	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JRR
4	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Cornell Place
Cornwall, NY 12512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

BEACON VIEWS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:

VEHICLE MANEUVERING PLAN

STATE OF NEW YORK — STEVEN J. COSTELLO — 81931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	6-30-20	DRAWN BY	J.F.R.
SCALE	AS SHOWN	CHECKED BY	A.D.T.

DRAWING NO. SP-6 SHEET 9 / 20

turn(s) based upon a design speed of 5.0Mph.
n.t.s.
F-450 CrewCab DRW LWB 4x4
Box Kessel 53304
Max Tube Extension 2 Tubes in, 1 Tube out
Front Tube Extension 2 Tubes in, 1 Tube out
Front Tube Extension
Rear Tube Extension
Rear Tube Extension
Front Tube Extension



Streetworks

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

GAN=Galleon
AF=1A Drive Current
01=1
LED=Solid
U=Universal (120-277V)
T4W=Type IV Wide
8030=80 CRI 3000K[1]

DIMENSIONS

GAN
GALLEON LED

1-10 Light Squares
Solid State LED

AREA / ROADWAY LUMINAIRE
GAN-AF-01-LED-U-T4W-8030

1-Light Zinc Outdoor Wall Barn Light Sconce Lantern
by **Hampton Bay**

Details

Compatible Bulb Type	CFL,Incandescent,LED	Exterior Lighting Product Type	Outdoor Lanterns
Fixture Color/Finish	Zinc	Fixture Material	Stainless Steel
Glass/Lens Type	No Glass/Lens	Included	Hardware Included
Light Bulb Base Code	E26	Light Bulb Type Included	No Bulbs Included
Maximum Bulb Wattage	60	Maximum Wattage (watts)	0
Number of Lights	1 Light	Outdoor Lighting Features	Dark Sky,Dimmable,Weather Resistant
Power Type	Hardwired	Power Type	Hardwired
Product Size	Small	Product Size	Medium
Product Weight (lb.)	1.756	Recommended Light Bulb Shape Code	A19
Returnable	180-Day	Sconce Type	Barn Light
Size	Medium	Style	Farmhouse,Industrial,Rustic
UL Listing	1-UL Listed	Voltage Type	Line Voltage

LIGHTING NOTES:

1. All lighting shall be as noted on the plan or approved equal.
2. Style and finish of all luminaires to be selected by owner and approved by the Planning Board.
3. Site lights will be on photocells and will run from dusk to dawn.
4. Photometrics for building mounted lights are not depicted in this plan.
5. Type, location, and shading of all proposed lighting shall prevent the spillover of light onto all adjacent residential properties.

LIGHT CONTOUR LEGEND

0.1	0.10 Foot Candles
0.5	0.50 Foot Candles
1	1.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	Mounting Height
▪■	14	GAN-AF-01-LED -U-T4W-8030	Galleon Area and Roadway Luminaire, 80 CRI, 3000K, Type 4 Distribution	LED	12' – 0"
▬■	120	–	1-Light Zinc Outdoor Wall Barn Sconce Lantern Outfitted with 2700K 9W LED Bulbs CRI 80	LED	7' – 0"

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
LIGHTING PLAN

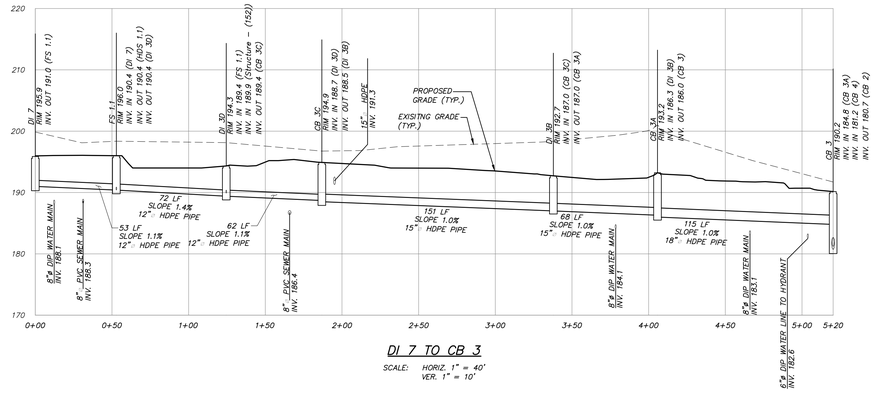
STATE OF NEW YORK — ANTHONY J. CONTENTO — 019331 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8-27-19	DRAWN BY	J.F.R.
SCALE	1" = 40'	CHECKED BY	A.D.T.

DRAWING NO. LP-1 SHEET 10 / 20

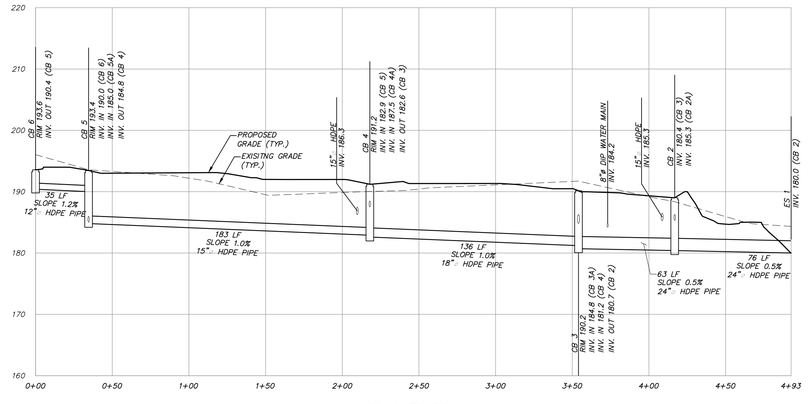
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\EVERYBODY\8000\8019\LP-1.dwg, 8/27/2020 2:35:40 PM, Jennifer_11



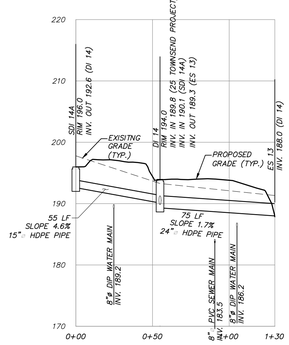
DI 7 TO CB 3

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



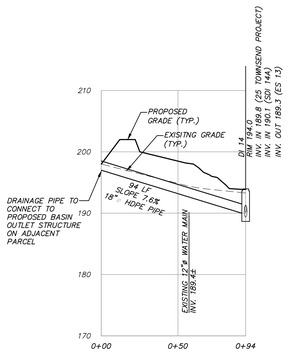
CB 6 TO ES 1

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



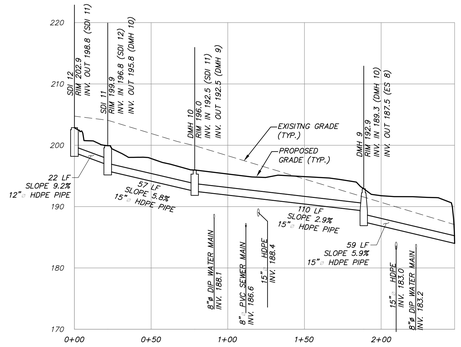
SDI 14A TO ES 13

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



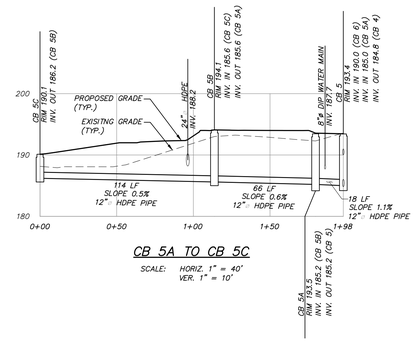
DRAINAGE EXTENSION FROM ADJACENT PROJECT TO DI 14

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



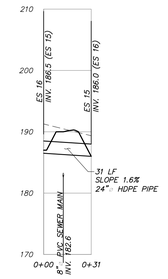
SDI 12 TO ES 8

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



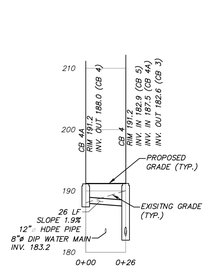
CB 5A TO CB 5C

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



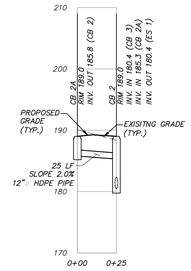
ES 16 TO ES 15

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



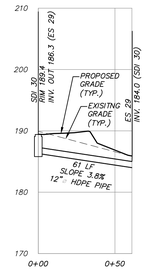
CB 4A TO CB 4

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



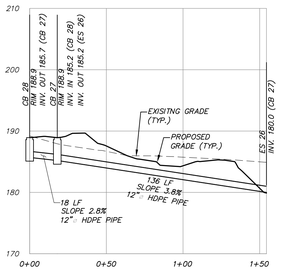
CB 2A TO CB 2

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



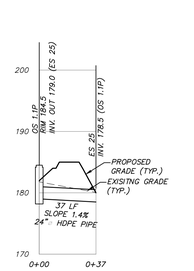
SDI 30 TO ES 29

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



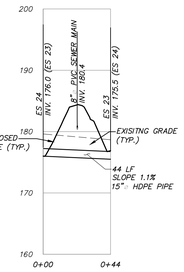
CB 28 TO ES 26

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



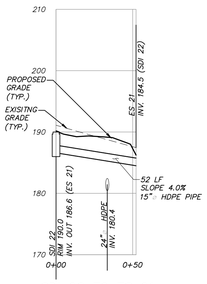
OS 1.1P TO ES 25

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



ES 24 TO ES 23

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



SDI 22 TO ES 21

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'

NO.	DATE	REVISION	BY
6	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
5	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
4	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
3	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
DRAINAGE PROFILES

STATE OF NEW YORK — JEFFREY J. COTTEK — 51931 — LICENSED PROFESSIONAL ENGINEER

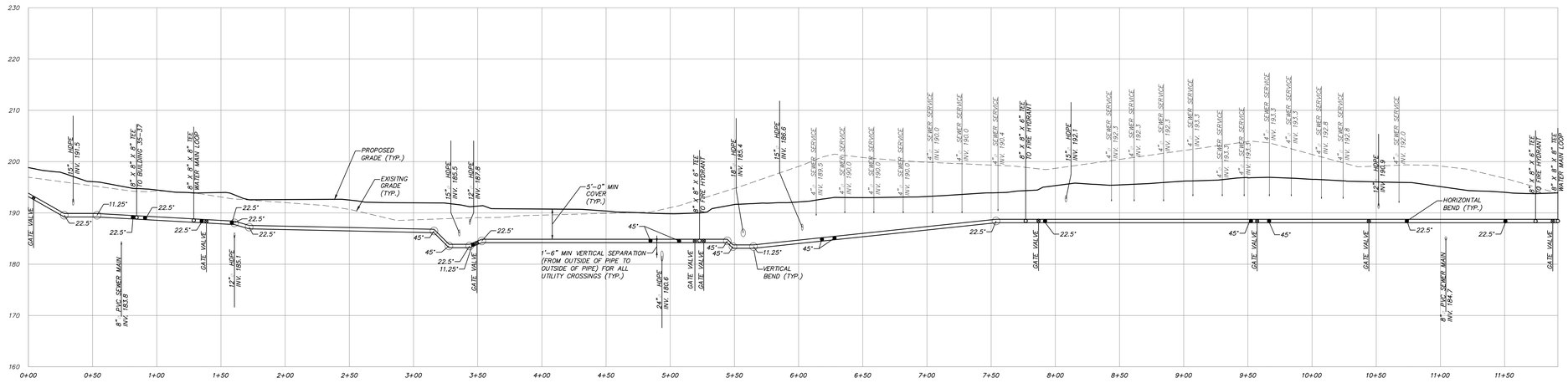
GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8-27-19	DRAWN BY	E.J.P.
SCALE	AS SHOWN	CHECKED BY	Z.M.P.

DRAWING NO. PR-1 SHEET 11 / 20

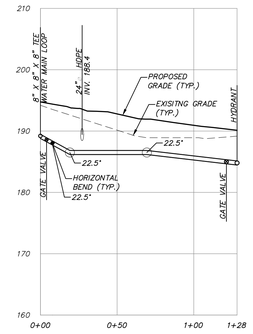
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E19\19100 Kahn\11 PR 2-Proj. 6/27/2022 2:24:50 PM, Jackson 11



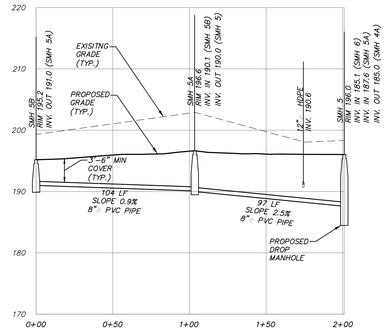
PROPOSED WATER MAIN LOOP PROFILE

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



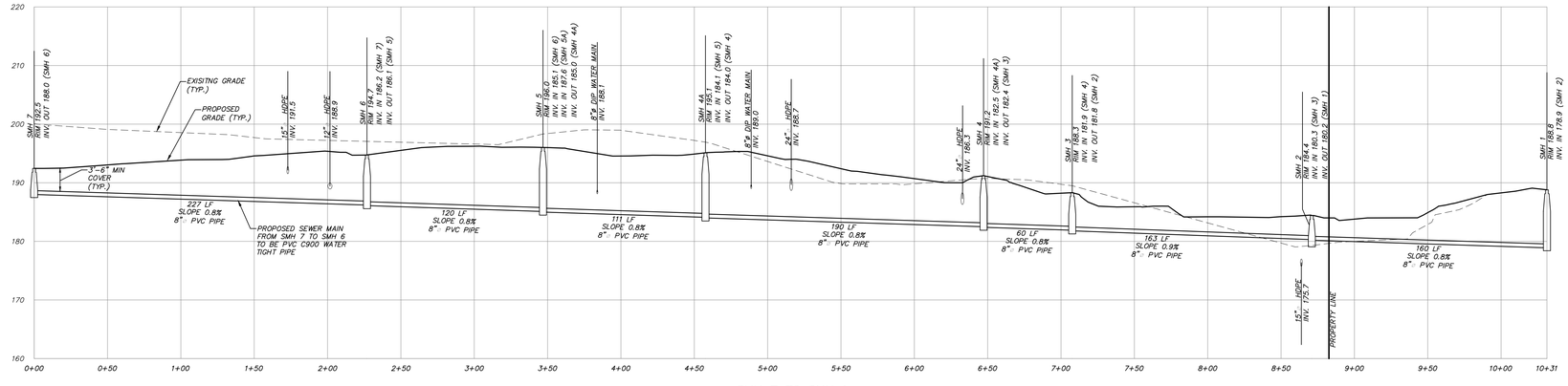
PROPOSED WATER MAIN EXTENSION TO BUILDING 35-40

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



SMH 5B TO SMH 5

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'



SMH 7 TO SMH 1

SCALE: HORIZ. 1" = 40'
VER. 1" = 10'

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

NO.	DATE	REVISION	BY
6	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
5	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
4	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
3	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
WATER & SEWER PROFILES

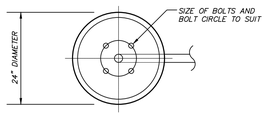
STATE OF NEW YORK — JEFFREY J. CONTOLI — 51931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8-27-19	DRAWN BY	E.J.P.
SCALE	AS SHOWN	CHECKED BY	Z.M.P.

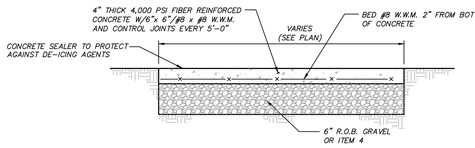
DRAWING NO. PR-2
SHEET 12 / 20

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

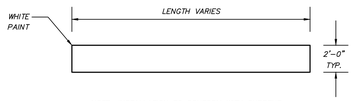
Z:\C19\19131\00 Admin\11 PM 2-2 Proj. 6/27/2022 2:25:36 PM, Jackson, 11



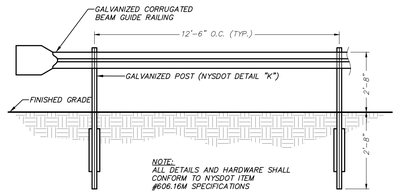
LIGHT POLE BASE DETAIL
(N.T.S.)



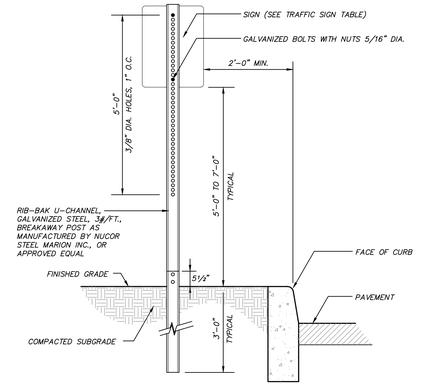
CONCRETE SIDEWALK DETAIL
(N.T.S.)



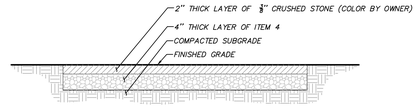
PAINTED STOP BAR DETAIL
(N.T.S.)



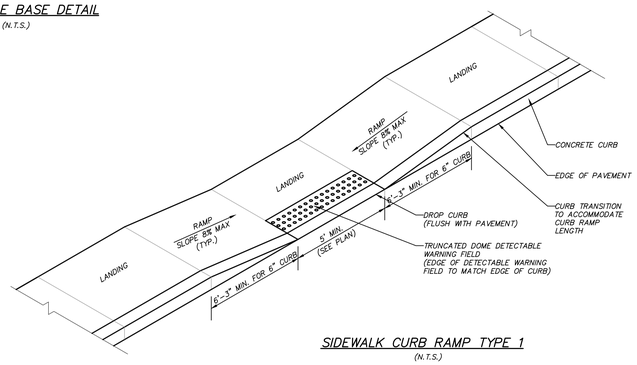
GUIDERAIL DETAIL
(N.T.S.)



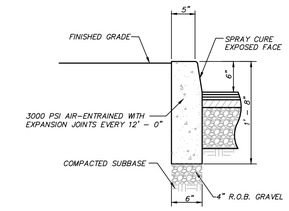
TRAFFIC SIGN DETAIL
(N.T.S.)



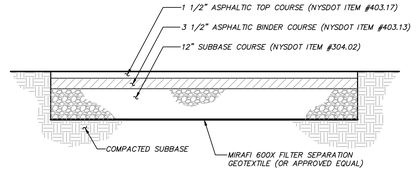
GRAVEL WALKWAY DETAIL
(N.T.S.)



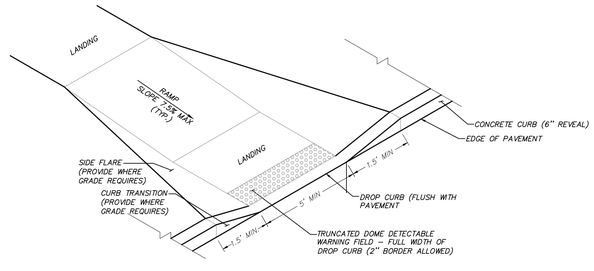
SIDEWALK CURB RAMP TYPE 1
(N.T.S.)



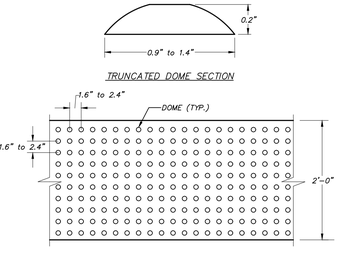
CONCRETE CURB DETAIL
(N.T.S.)



RIGHT OF WAY ASPHALT DETAIL
(N.T.S.)



SIDEWALK CURB RAMP TYPE 2
(N.T.S.)



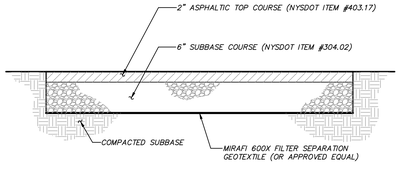
TRUNCATED DOME SECTION

TRUNCATED DOME SPACING

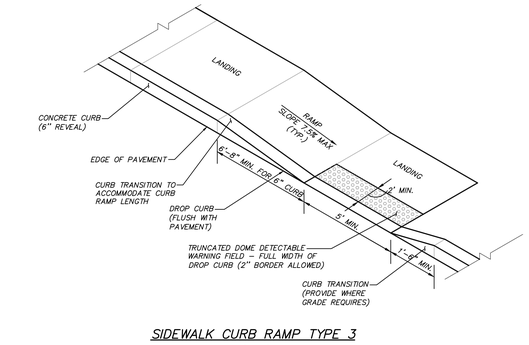
TRUNCATED DOME DETAIL
(N.T.S.)

TRUNCATED DOME DETECTABLE WARNING FIELD NOTES:

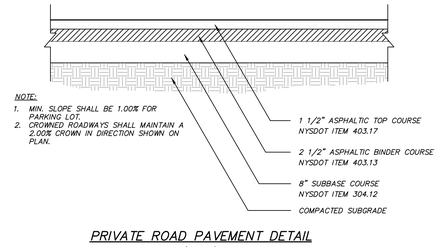
1. The detectable warning field shall consist of raised truncated domes with a nominal diameter of 0.9 inches, a nominal height of 0.2 inches, and a nominal spacing of 2.35 inches on center in accordance with the most recent version of ANSI ICC A117.1.
2. The details provided are not drawn to scale. The quantity of domes depicted on the detectable warning field (the domes and the entire 24 inch level surface) is for illustration only.
3. The size of the detectable warning field shall be 24 inches in the direction of travel and shall extend the full width of the curb ramp or flush surface, exclusive of side flares.
4. Detectable warnings shall be located so that the edge of the warning field nearest to the roadway or street surface is 6 inches to 9 inches from the edge of the roadway/street, or from the front of the dropped curb, where a dropped curb continues across the bottom of the sidewalk curb ramp.
5. Domes shall be aligned on a square grid in the predominant direction of travel.
6. The detectable warning field shall be yellow.



PRIVATE DRIVEWAY ASPHALT DETAIL
(N.T.S.)



SIDEWALK CURB RAMP TYPE 3
(N.T.S.)



PRIVATE ROAD PAVEMENT DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(945) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

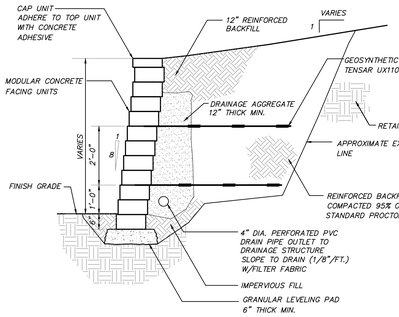
DRAWING:
DETAILS

STATE OF NEW YORK — JEFFREY J. COTTEKA — 091931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	D-1	13 / 20
SCALE	AS NOTED	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\19131100 Beacon\13 D-1 - Dtails 6/27/2022 2:19:42 PM, Jordan, 11

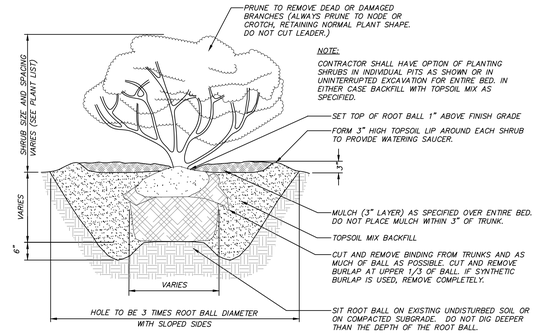


NOTES:

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.(ASTM D-698)
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.
13. GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
14. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
15. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
16. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
17. MODULAR BLOCK RETAINING WALL AT STEPS TO BE INSTALLED VERTICALLY (NO BATTER)
18. MODULAR BLOCK RETAINING WALL MANUFACTURER TO SUPPLY CONSTRUCTION DETAILS OF WALL SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF NEW YORK.

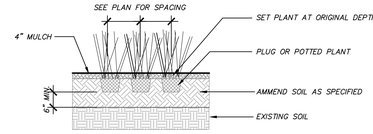
MODULAR BLOCK RETAINING WALL DETAIL

(N.T.S.)



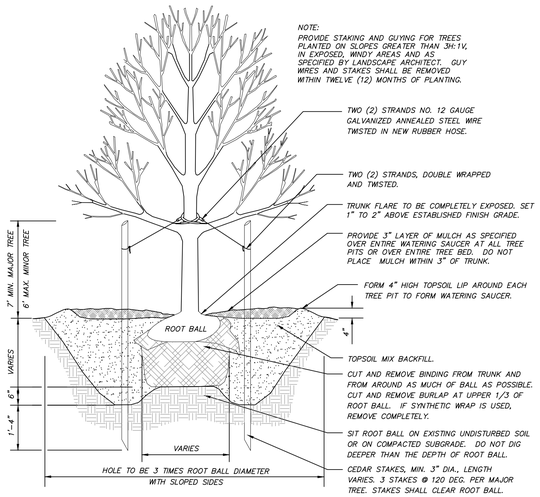
SHRUB PLANTING DETAIL

(N.T.S.)



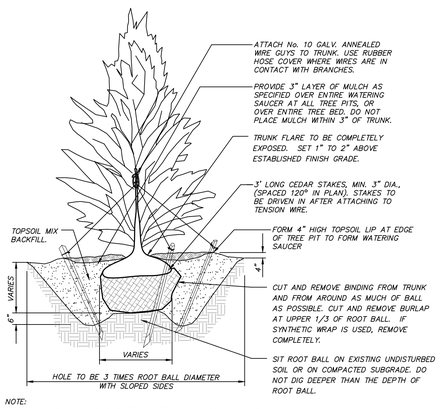
PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL

(N.T.S.)



TREE PLANTING DETAIL

(N.T.S.)



NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL

(N.T.S.)

GENERAL PLANTING NOTES:

1. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
3. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
4. All plant material to be nursery grown.
5. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
6. Plant material shall be taken from healthy nursery stock.
7. All plants shall be grown under climate conditions similar to those in the locality of the project.
8. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
9. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
10. Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
11. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixture per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
   - If the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. Seed Mix #1 for areas as shown on the drawings, including tops of berms and backslopes of embankments of stormwater basins at a rate of 25 lbs. per acre: New England Conservation/Wildlife Mix from New England Wetland Plants, Inc. of Amherst, MA.
4. Seed Mix #2 for areas as shown on the drawings in stormwater basins with no standing water at a rate of 18 lbs per acre: Erosion Control/ Restoration Mix for Detention Basins and Moist Sites from New England Wetland Plants, Inc. of Amherst MA.
5. Seed Mix #3 for all other disturbed areas not specified as seed mix #1 or #2. Primarily for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:

Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

6. Seed mixes to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
7. Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

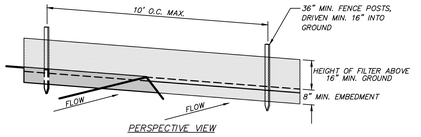
DRAWING:
DETAILS

STATE OF NEW YORK — PATRICK J. CONTELMO — 51931 — LICENSED PROFESSIONAL ENGINEER

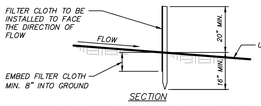
PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	8-27-19	DRAWN BY	J.F.R.	D-2	14 / 20
SCALE	AS NOTED	CHECKED BY	A.D.T.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E19\100\Admin\13 D-1 - S Reg Ar\7/7/2022 2:20:27 PM, dwilson, 1:1



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

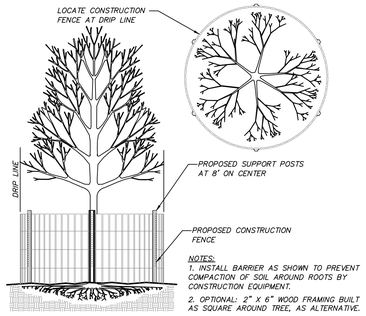
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL

(N.T.S.)



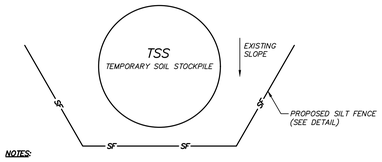
NOTES:
1. INSTALL BARRIER AS SHOWN TO PREVENT COMPACTION OF SOIL AROUND ROOTS BY CONSTRUCTION EQUIPMENT.
2. OPTIONAL: 2" X 6" WOOD FRAMING BUILT AS SQUARE AROUND TREE, AS ALTERNATIVE.

TREE PROTECTION DETAIL

(N.T.S.)

TREE PROTECTION NOTES:

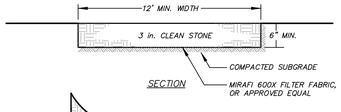
1. Trees to be preserved in proximity to disturbance areas shall be marked in the field by the Landscape Architect prior to start of construction.
2. Install tree protection measures prior to start of site clearing & construction.
3. No construction equipment shall be parked and no earth or construction materials shall be stockpiled or stored under the canopy of trees to be preserved.
4. During tree removal operations associated with construction, do not damage adjacent trees to remain. Lower limbs and tree trunks, do not drop them.
5. Carefully tie back any tree branches that conflict with construction equipment.
6. Where trenching for utilities is required within a root zone, tunneling under and around roots shall be by hand digging. If roots 3" or larger are encountered immediately adjacent to the location of new construction and relocation is not practical, the roots shall be hand pruned under the supervision of a Certified Arborist or Landscape Architect to 6" back from the new construction limit. All exposed roots to receive appropriate treatment prior to backfilling.
7. If tree protection fencing to protect the root zone is not possible, six to eight inches of wood chip mulch and 3/4 inch plywood shall be placed over the entire affected root zone area to prevent soil compaction.
8. Any tree damaged during construction activities must be immediately repaired by a qualified arborist at no additional cost to the owner.



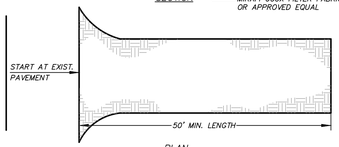
NOTES:
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)



SECTION



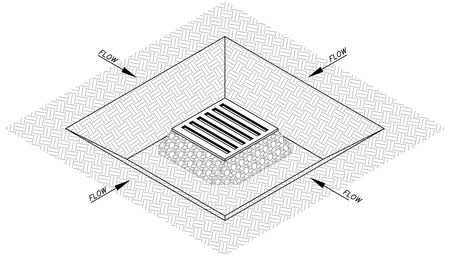
PLAN

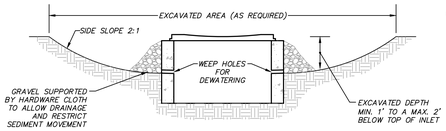
INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. 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

(N.T.S.)





1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

EXCAVATED DROP INLET PROTECTION DETAIL

(N.T.S.)

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a–i of General Permit GP-0-20-001:

a. *Background Information: The subject project consists of the construction of (7) townhome buildings with appurtenances and utilities.*

b. *Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.*

c. *Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Bernardston Silt Loam (BeB), Canandigua Silt Loam (Ca), and Nassau–Cardigan Complex (NwC) as identified on the Soil Conservation Service Websoil Survey. These soil types belong to the Hydrologic Soil Group "C/D" and "D".*

d. *Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.*

e. *Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.*

f. *Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided heron identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.*

g. *Site map / construction drawing: This plan set serves to satisfy this SWPPP requirement.*

h. *The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.*

i. *An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP–0–20–001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Erosion and Sediment Control Notes.*

j. *A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.*

k. *A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.*

l. *Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."*

CROSS SECTION

PLAN VIEW

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON–EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTION–ABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULAR–ITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PRO–VIDED AFTER EACH RAIN EVENT.
9. STABILIZATION SHALL BE AS PER THE CHART BELOW:

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5 AC. OR LESS)	B (5–10 AC.)
1	0.5–3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1–5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1–8.0%	SEED WITH JUTE OR EXCELSIOR; SOD	LINED RIP–RAP 4–8" RECYCLED CONCRETE EQUIVALENT
4	8.1–20%	LINED 4–8" RIP–RAP	ENGINEERED DESIGN

TEMPORARY SWALE DETAIL

(N.T.S.)

REQUIRED POST–CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. *Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP–0–20–001), all construction projects needing post–construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post–construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a–g and III.B.3.*

   a. *Identification of all post–construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.*

   b. *A site map/construction drawing(s) showing the specific location and size of each post–construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.*

   A Stormwater Modeling and Analysis Report including pre–development conditions, post–development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis will be provided in a Preliminary Stormwater Pollution Prevention Plan.

   c. *Soil testing results and locations. This SWPPP requirement will be provided in the Preliminary Stormwater Pollution Prevention Plan.*

   d. *Infiltration testing results. This SWPPP requirement will be provided in the Preliminary Stormwater Pollution Prevention Plan.*

   e. *An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post–construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.*

2. *Enhanced Phosphorus Removal Standards – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post–construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post–construction stormwater management practice component of the SWPPP shall include items 2.a – 2.f above. These standards do not apply to the subject project.*

EROSION & SEDIMENT CONTROL NOTES:

1. *The Erosion and Sediment Control Plan is only to be referred to for the installation of erosion and sediment control measures. For all other construction related activities, including, but not limited to, grading and utilities, refer to the appropriate drawings.*
2. *Each contractor or subcontractor responsible for soil disturbance shall have a NYSDEC trained contractor onsite during soil disturbing activities. The NYSDEC trained contractor will be responsible to comply with the stormwater pollution prevention plan and for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction. The NYSDEC trained contractor shall sign a certification statement required by GP–0–20–001.*
3. *All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.*
4. *Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time, unless prior authorization is granted by the MS4.*
5. *When land is exposed during development, the exposure shall be kept to the shortest practical period of time, but in no case more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized in the areas required to perform construction.*
6. *All construction vehicles shall be kept clear of the watercourses and wetland control areas outside the areas of proposed development. Silt fence and orange construction fence shall be installed in the areas where the grading is in close proximity of the watercourses or wetland control areas.*
7. *The stabilized construction entrance and silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.*
8. *All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded with a rye grass mixture having a quick germination time.*
9. *Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. Refer to "Site Seeding Notes" for additional detail and application rate.*
10. *Grass seed mix may be applied by either mechanical or hydroseeding methods. Turf establishment shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610–3.02, Method No. 1".*
11. *Cut or fill (all) slopes steeper than 3:1 shall be stabilized immediately after grading with a rolled erosion control product (RECP) such as, Curlex I Single Net Erosion Control Blanket, or approved equal.*
12. *Paved roadways shall be kept clean at all times.*
13. *The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.*
14. *All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.*
15. *Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.*
16. *Erosion and sediment control measures shall be inspected and maintained on a daily basis by the NYSDEC Trained Contractor, to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the site engineer.*
17. *Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the trained contractor or site engineer.*
18. *Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.*
19. *All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.*
20. *The NYSDEC Trained Contractor shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.*
21. *As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and the Town Engineer shall be installed by the contractor.*
22. *Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.*
23. *After completion of the site improvements, the owner will assume responsibility for maintenance of the access drive, parking lot, drainage system and stormwater facilities. Each spring the paved areas shall be cleaned to remove the winter accumulation of traction sand. After this is completed all drain inlet and catch basin sumps should be cleaned. All pipes should be checked for debris and blockage and cleaned as required. During the cleaning process, the drain inlets, catch basins and pipes should be inspected for structural integrity and overall condition. Repairs and/or replacements should be made as required.*
24. *Inspection of the stormwater basin should be performed every 6 months and after large storm events. These inspections should, at a minimum, check the outlet pipes for blockage and the general overall integrity of the basin and appurtenances.*
25. *Maintain basin vegetation including removal of trees and replacement of vegetation that should die. Remove any litter which accumulates as necessary. Typically, the accumulated silt will be required to be removed every 10 to 20 years. Any accumulated silt shall be removed from the stormwater basins once the site has been stabilized.*
26. *Refer to the Stormwater Pollution Prevention Plan for additional details regarding long–term maintenance of the storm drainage facilities.*

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	–	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	–	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	–	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	–	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	–	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	–	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	–	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	–	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	–	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	–	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	–	Inspect	Inspect	Clean	Clean

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas area permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

BEACON VIEWS, LLC
500 RIVER AVENUE
WAKEFIELD, NEW JERSEY 08701

and/or the current owner(s) of the subject property.

SOIL RESTORATION REQUIREMENTS[1,2]

(ONSITE SOILS WITHIN THE LIMIT OF DISTURBANCE BELONG TO THE HYDROLOGIC SOIL GROUP (HSG) C/D)

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT		COMMENTS/EXAMPLES
No soil disturbance	Restoration not permitted		Preservation of Natural Features
Minimal soil disturbance	Restoration not required		Clearing and grubbing
Areas where topsoil is stripped only – no change in grade	~~HSG A & B~~ ~~Apply 6" of topsoil~~	HSG C & D Aerate[3] and apply 6" of topsoil	Protect area from any ongoing construction activities
Areas of cut or fill	~~HSG A & B~~ ~~Aerate[3] and apply 6" of topsoil~~	HSG C & D Apply full Soil Restoration[4]	
Heavy traffic areas on site (especially in a zone 5–25 feet around buildings but not within a 5 foot perimeter around foundation walls.)	Apply full Soil Restoration[5] (de–compaction and compost enhancement)[6]		
Areas where runoff reduction and/or infiltration practices are applied	Restoration not required, but may be applied for appropriate practices.		Keep construction equipment from crossing these areas. To protect newly installed practices from any ongoing construction activities construction a single phase operation fence area.
~~Redevelopment projects~~	~~Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.~~		

1. Table taken from Chapter 5 of the "New York State Stormwater Management Design Manual"
2. Items struck out on the table are items that are not applicable to this project.
3. Aeration includes the use of machines such as tractor–drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which functions like a mini–subsoiler.
4. Per "Deep Ripping and Decompaction, DEC 2008"
5. During periods of relatively low to moderate subsoil moisture, the disturbed soils are returned to rough grade and the following Soil Restoration steps applied:
   5.1. Apply 3 inches of compost over subsoil.
   5.2. Till compost into subsoil to a depth of at least 12 inches using a cat–mounted ripper, tractor–mounted disc, or tiller, mixing, and circulating air and compost into subsoils.
   5.3. Rock–pick until uplifted stone/rock materials of four inches and larger size area cleaned off the site.
   5.4. Apply topsoil to a depth of 6 inches.
   5.5. Vegetate as required by Erosion & Sediment Control Note #9.
   5.6. Tilling should not be performed within the drip line of any existing trees or over any utility installations that are within 24 inches of the surface
6. Compost shall be aged, from plant derived materials, free of viable weed seeds, have no visible free water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

NO.	DATE	REVISION	BY
8	6–28–22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5–31–22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11–30–21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12–29–20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7–28–20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6–30–20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5–26–20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4–28–20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT: BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING: DETAILS

STATE OF NEW YORK — JEFFREY J. COSTELLO — 31931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8–27–19	DRAWN BY	J.F.R.
SCALE	AS NOTED	CHECKED BY	A.D.T.

DRAWING NO. D–3 SHEET 15 / 20

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\EVERYBODY Add-13 S-1 - 3.dwg, 6/27/2022 2:20:54 PM, darlow, 1:1

SEWER TESTING PROCEDURES

TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE

The leakage shall be determined by exfiltration, infiltration or low pressure air.

A. *Exfiltration Testing*

1. *Exfiltration tests shall be made by filling a section of pipeline with water and measuring the quantity of leakage.*
2. *The head of water at the beginning of the test shall be at least 2 feet above the highest pipe within the section being tested.*
   a. *Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater.*
   b. *Should the requirement of 2 feet of water above the highest pipe subject any joint at the lower end of the test section to a differential head of greater than 11.5 feet, another method of testing shall be employed.*

B. *Infiltration Testing*

1. *Infiltration tests will be allowed only when the water table gauges determine the groundwater level to be 2 feet or more above the highest pipe of the section being tested.*
2. *Infiltration test shall be made by measuring the quantity of water leaking into a section of pipeline.*
3. *Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested.*

C. *Allowable Leakage for Non-Pressure Pipelines*

1. *The allowable leakage (exfiltration or infiltration) for non-pressure pipelines shall not exceed the following in gallons per 24 hours per inch of diameter per 1000 feet of pipe:*

Type of Pipe	Leakage
Ductile iron – mechanical or push-on joints	100
Polyvinyl chloride, thermal plastic or fiberglass with rubber joints	100
Cast iron soil pipe	0

2. *Regardless of the above allowable leakage, any spurting leaks detected shall be permanently stopped.*

D. *Low Pressure Air Testing*

1. *Air testing for acceptance shall not be performed until the backfilling has been completed.*
2. *Low pressure air tests shall conform to ASTM F1417-92, Section 8.2.2, Time-Pressure Drop Method for a 0.5 psi drop, except as specified herein and shall not be limited to type or size of pipe.*
3. *All sections of pipelines shall be cleaned and flushed prior to testing.*
4. *The air test shall be based on the starting pressure of 3.5 to 4.0 psi gauge. The time allowed for the 0.5 psi drop in pressure, measured in seconds, will be computed based on the size and length of the test section by the Engineer.*
   a. *When groundwater is present, the average test pressure of 3 psig shall be above any back pressure due to the groundwater level.*
   b. *The maximum pressure allowed under any condition in air testing shall be 10 psig. The maximum groundwater level for air testing is 13 feet above the top of the pipe.*
5. *The equipment required for air testing shall be furnished by the Contractor and shall include the necessary compressor, valves, gauges and plugs to allow for the monitoring of the pressure, release of pressure and a separate test gauge.*
   a. *The test gauge shall be sized to allow for the measuring of the 0.5 psig loss allowed during the test period and shall be on a separate line to the test section.*

E. *Deflection Testing*

1. *Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less then 95% of the pipe diameter through the pipe. The test shall be performed without mechanical pulling devices.*

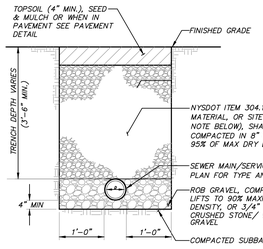
F. *Manhole Testing*

1. *General*
   a. *Each manhole shall be tested by vacuum testing.*
2. *Vacuum testing shall be performed after backfilling in accordance with the latest revision of ASTM C1244-11 as follows:*
   a. *The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.*
   b. *A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum pump shut off. The time shall be measured for the vacuum to drop to 9 in. of mercury.*
   c. *The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the values indicated below:*

Minimum Test Times for Various Manhole Diameters in Seconds:

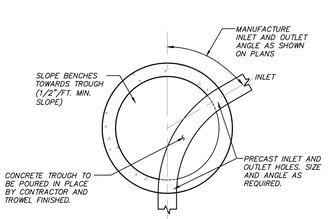
Depth (ft)	Diameter (inches) 48	60
	Time (seconds)	
8 or less	20	26
10	25	33
12	30	39
14	35	46
16	40	52
18	45	59
20	50	65

   d. *If the manhole fails the initial test, necessary repairs shall be made by an approved method. The manhole shall then be retested until a satisfactory test is obtained.*



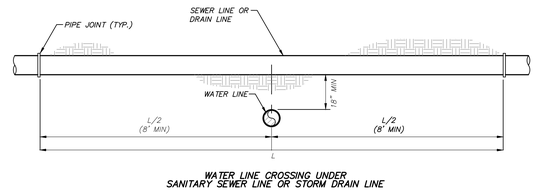
SANITARY SEWER / SANITARY SERVICE LINE TRENCH DETAIL

(N.T.S.)



MANHOLE TROUGH DETAIL

(N.T.S.)



WATER LINE CROSSING UNDER SANITARY SEWER LINE OR STORM DRAIN LINE

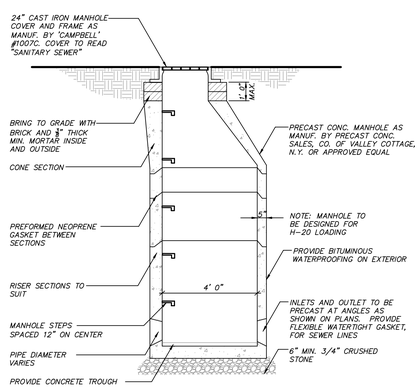
NOTES:
1. *WHEN 18" SEPARATION CANNOT BE MAINTAINED, THE WATER LINE SHALL BE ENCASED IN CONCRETE (SEE DETAIL) ONLY WITH PRIOR APPROVAL OF THE DESIGN ENGINEER AND DEPARTMENT OF HEALTH.*
2. *PROVIDE PIPE AND FITTING RESTRAINT AS REQUIRED.*
3. *THE 18" SEPARATION APPLIES TO WATER MAINS AND WATER SERVICE CONNECTIONS.*

WATER LINE CROSSING DETAIL

(N.T.S.)

NOTES:

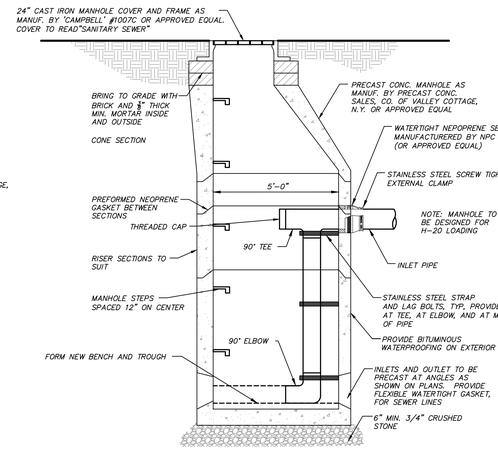
1. *WHERE WATERMAIN TRENCHES LIE WITHIN THE PROPOSED CITY OF BEACON R.O.W., TRENCHES ARE TO BE BACKFILLED WITH NYSDOT ITEM 304.12 BACKFILL MATERIAL. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF MAX DRY DENSITY.*
2. *WHERE WATERMAIN AND SERVICE CONNECTION TRENCHES LIE OUTSIDE THE PUBLIC R.O.W., TRENCHES TO BE FILLED WITH CLEAN SITE SOIL.*



SANITARY MANHOLE DETAIL

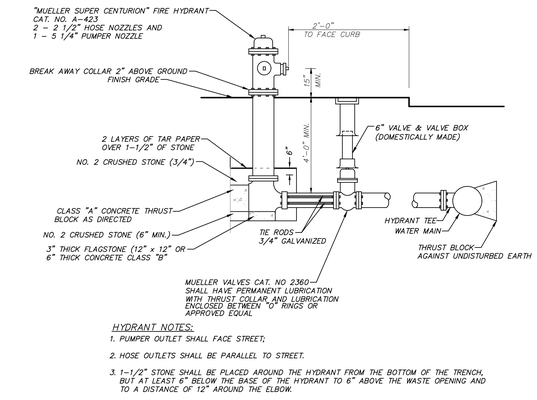
(N.T.S.)

NOTE: ALL MANHOLE CASTINGS AND CATCH BASIN CASTINGS ARE TO BE DOMESTICALLY MADE FOR ANY STRUCTURE LOCATED WITHIN THE CITY RIGHT-OF-WAY, OR TO BE DEDICATED TO THE CITY.



INTERNAL DROP SANITARY MANHOLE DETAIL

(N.T.S.)



HYDRANT NOTES:

1. *PUMPER OUTLET SHALL FACE STREET;*
2. *HOSE OUTLETS SHALL BE PARALLEL TO STREET.*
3. *1-1/2" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.*
4. *IF GROUND WATER IS ENCOUNTERED WITHIN 7' OF SURFACE, THEN HYDRANT DRAINS SHOULD BE PLUGGED. WHEN THE DRAINS ARE PLUGGED, THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A GRAVEL POCKET OR DRY WELL SHALL BE PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRANT DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS OR STORM DRAINS.*

HYDRANT DETAIL

(N.T.S.)

DUCTILE IRON PIPE WATER TESTING PROCEDURES

TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

A. *Hydrostatic Pressure Test*
Hydrostatic testing shall be performed in accordance with the revision of AWWA C600, Section 5.2, "Hydrostatic Testing".

1. *Test pressure shall be as scheduled or, where no pressure is scheduled, shall be 150 psi, or 1.25 times the static operating pressure, whichever is higher.*
2. *Test pressure shall be held on the piping for a period of at least 2 hours, unless a longer period is requested by the Engineer.*
3. *The test medium shall be water.*

B. *Hydrostatic Leakage Test*

1. *The leakage test shall be conducted concurrently with the pressure test.*
2. *The rate of leakage shall be determined at 15-minute intervals by means of volumetric measurement of the makeup water added to maintain the test pressure. The test shall proceed until the rate of leakage has stabilized or is decreasing below an allowable value, for three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.*
   a. *At the completion of the test, the pressure shall be released at the furthermost point from the point of application.*
3. *All exposed piping shall be examined during the test and all leaks, defective material or joints shall be repaired or replaced before repeating the tests.*
4. *The allowable leakage will be determined by the following formula.*

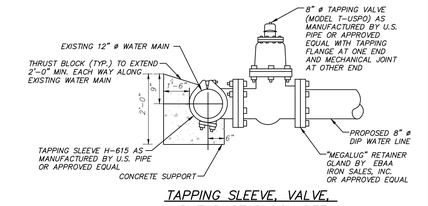
$$Q = \frac{LD\sqrt{P}}{148{,}000}$$

Where:
Q = quantity of makeup water, in gallons per hour
L = length of pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

5. *Regardless of the above allowables, any visible leaks shall be permanently stopped.*
6. *The test medium shall be water.*

C. *Disinfection*
Prior to placing the water main into service, the new pipe shall be cleaned and disinfected in accordance with the latest revision of AWWA C651, Section 4.4.3, "The Continuous Feed Method". The "Tablet Method" will not be accepted.

1. *All work under this section shall be performed in the presence of the Design Engineer, and a representative of the public health authority having jurisdiction, as required.*
2. *Chlorination shall be scheduled such that sampling and flushing will be performed during normal daylight working hours. The contractor shall provide acceptable backflow prevention on all supply water to prevent any potential backflow contamination or cross connection.*
3. *Chlorination shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be contained in the pipe or structure as specified.*
4. *Prior to chlorination, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.*
5. *The chlorine solution shall be introduced to pipelines through corporation stops placed in the horizontal axis of the pipe, to structures by means of tubing extending directly into the structure, or other approved methods.*
6. *The application of the chlorine solution shall be by means of a controlled solution feed device. The rate of chlorine solution flow shall be in such proportion to the rate of water entering the pipe or structure that the resulting free chlorine residual shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/l).*
7. *The chlorine treated water shall be retained in the pipe or structure at least 24 hours, unless otherwise directed. During the retention period, all valves and hydrants within the treated sections shall be operated.*
8. *The chlorine residual shall be not less than 10 PPM (or mg/l) at any point in the pipe or structure at the end of the 24-hour retention period.*
9. *When making repairs to, or when specified, structures and portions of pipelines shall be chlorinated by a concentrated chlorine solution containing not less than 200 PPM (mg/l) of free chlorine. The solution shall be applied with a brush or sprayed on the entire inner surface of the empty pipes or structures. The structures disinfected shall remain in contact with the strong chlorine solution for at least 30 minutes.*
10. *After the required retention of chlorinated water in the pipe or structures, they shall be thoroughly flushed until the replacement water shall, upon test, both chemically and bacteriological, be proven equal to water quality served by the public from the existing water supply system.*
11. *The disposal of chlorinated water from any pipe or structure shall be such that it will not cause damage to any vegetation, fish, or animal life.*
12. *The Contractor shall make all arrangements for the testing of water quality by an approved independent laboratory. Two acceptable bacteriological test, taken at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples must be collected from every 1,000 LF of the new water main, plus one set from the end of the line and at least one set from each branch. The results for all tests shall be forwarded to the Design Engineer and the public health authority having jurisdiction.*
13. *All water quality requirements shall be fulfilled prior to the passage of any water through the new system to a public supply or the use of the new system.*



TAPPING SLEEVE, VALVE, AND THRUST BLOCK DETAIL

(N.T.S.)

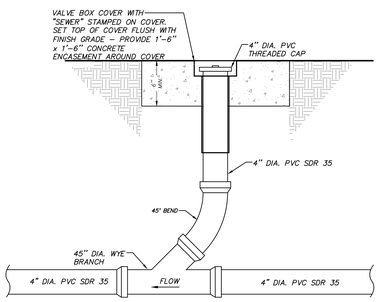
Dutchess County Department of Health Notes:

Standard Notes for Projects with Central Water & Sewer

1. *The design, construction and installation shall be in accordance with this plan and generally accepted standards in effect at the time of construction which include:*
   - *"New York State Design Standards for Intermediate Sized Wastewater Treatment Systems", NYSDEC*
   - *"Recommended Standards for Sewage Treatment Works, (Ten States)."*
   - *"Recommended Standards for Water Works, (Ten States)."*
   - *"New York State Department of Health and Dutchess County Environmental Health Services Division policies, procedures and standards."*
   - *"Dutchess County and New York State Sanitary Codes."*
   - *"Dutchess County Environmental Health Services Division Certificate of Approval letter."*
2. *This plan is approved as meeting the appropriate and applied technical standards, guidelines, policies and procedures for arrangement of sewage disposal and water supply facilities.*
3. *Upon completion of the facilities, the finished works shall be inspected, tested, and certified complete to the DC EHSD by the New York State licensed Professional Engineer supervising construction. No part of the facilities shall be placed into service until accepted by the DC EHSD.*
4. *Approval of any plan(s) or amendment thereto shall be valid for a period of five (5) years from the date of approval. Following the expiration of said approval, the plan(s) shall be re-submitted to the Commissioner of Health for consideration for re-approval. Re-submission or revised submission of plans and/or associated documents shall be subject to compliance with the technical standards, guidelines, policies and procedures in effect at the time of the re-submission.*
5. *No cellar, footing, floor, garage, cooler or roof drains shall be discharged into the sewage collection system.*
6. *All buildings shall be constructed at an elevation high enough to ensure gravity flow to the sewage collection system.*
7. *All required Erosion & Sediment Control and Stormwater Pollution Prevention Water Quality & Quantity Control structures, permanent and temporary, are shown on the plans.*
8. *The DC EHSD shall be notified sixty days prior to any change in use; use changes may require re-approval by the DC EHSD.*
9. *No buildings are to be occupied and the new water system shall not be placed into service, until a "Completed Works Approval" is issued under section 5-1.22(d) of Part 5 of the New York State Sanitary Code (10NYCRR5).*
10. *No buildings are to be occupied and the new wastewater collection system shall not be placed into service until, a "Certificate of Construction Compliance" is issued under section 19.7 of Article 19 of the Dutchess County Sanitary Code.*
11. *All service lines are the responsibility of the owner up to the property line. The water and sewer companies shall be responsible for all valves and pipes which are not on the owner's property.*
12. *The retaining wall / slope stabilization details shown on the project plans are not certified for structural integrity by the DC EHSD.*
13. *The undersigned owners of the property hereon state that they are familiar with this map, its contents and its legends and hereby consent to all said terms and conditions as stated hereon.*

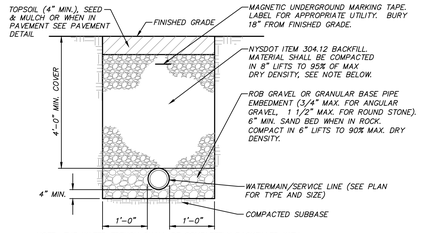
_____ Owner Signature

_____ Date



SEWER LINE CLEANOUT DETAIL

(N.T.S.)



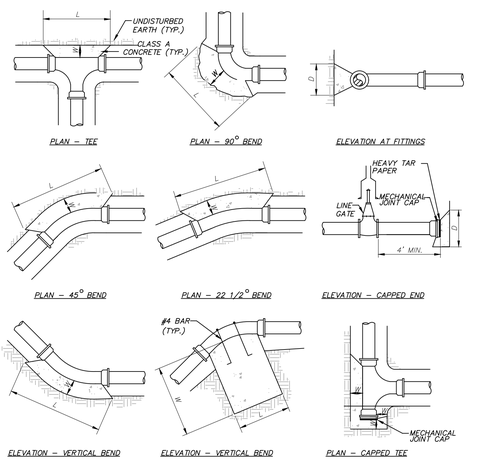
NOTE: THE WATER TRENCH SHALL BE COMPLETELY BACKFILLED WITH NYSDOT ITEM 304.12 WITHIN THE NYSDOT RIGHT OF WAY

WATERMAIN/SERVICE LINE TRENCH DETAIL

(N.T.S.)

NOTES:

1. *WHERE WATERMAIN TRENCHES LIE WITHIN THE PROPOSED CITY OF BEACON R.O.W., TRENCHES ARE TO BE BACKFILLED WITH NYSDOT ITEM 304.12 BACKFILL MATERIAL. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF MAX DRY DENSITY.*
2. *WHERE WATERMAIN AND SERVICE CONNECTION TRENCHES LIE OUTSIDE THE PUBLIC R.O.W., TRENCHES TO BE FILLED WITH CLEAN SITE SOIL.*



THRUST BLOCK SCHEDULE									
PIPE SIZE	CAP/TEE L	CAP/TEE D	22 1/2° L	22 1/2° D	45° L	45° D	90° L	90° D	W
6"	2'	1.5'	2'	1.5'	2'	1.5'	2'	1.5'	1.5'

THRUST BLOCK DETAILS

(N.T.S.)

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: **BEACON VIEWS**
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING: **DETAILS**

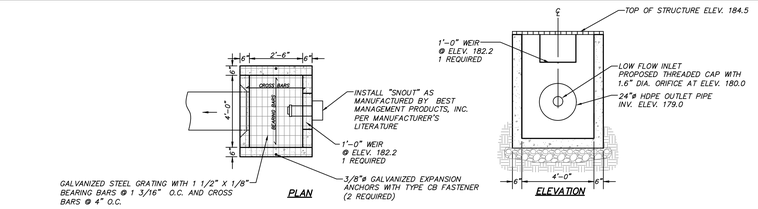
STATE OF NEW YORK – JEFFREY J. CONTESSA – 81931 – LICENSED PROFESSIONAL ENGINEER

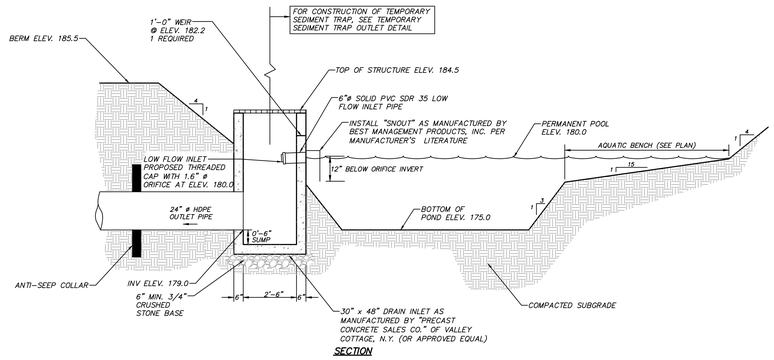
PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8-27-19	DRAWN BY	J.F.R.
SCALE	AS NOTED	CHECKED BY	A.D.T.

DRAWING NO. D-4 | SHEET 16 / 20

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\19131\100 sheet\13-1-1.dwg, 6/27/2022 2:31:34 PM, Adrian, 1:1





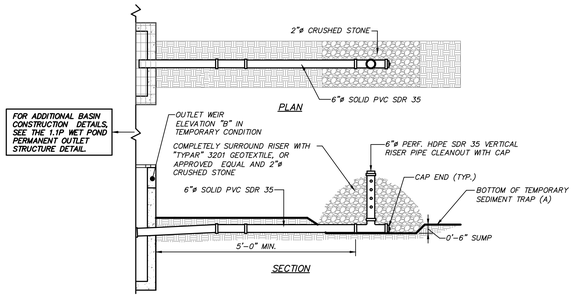
NOTE: THE "SNOUT" ON THE OUTLET STRUCTURE IS PROVIDED AS AN ANTI-CLOGGING DEVICE TO MEET THE REQUIREMENTS OF THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL".

1.1P POCKET POND (NYSDEC DESIGN P-5) PERMANENT OUTLET STRUCTURE DETAIL

(N.T.S.)

POCKET POND OUTLET NOTES

1. THE POCKET POND (1.1P) BASIN IS PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION.
2. AFTER THE CONTRIBUTING AREAS TO THE BASIN HAS BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:
   - A. CLEAN BASIN AND OUTLET STRUCTURE AND REMOVE 6"ø PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.
   - B. ADD THREADED CAP WITH ORIFICE AT DISCHARGE END OF 6"ø SOLID PVC SDR 35 PIPES PER DETAIL.
   - C. REPLACE THE PERFORATED PIPE AND CRUSHED STONE. DO NOT REPLACE FILTER FABRIC.
   - D. ESTABLISH THE FINAL VEGETATION IN THE BASIN IN ACCORDANCE WITH THE TYPICAL P-2 WET POND BASIN PLANTING DETAIL.
3. FOLLOWS: * WHEN INITIALLY USED AS THE TEMPORARY SEDIMENT BASIN DEWATERING DEVICE THE RISER SHALL BE WRAPPED WITH TYPAR 3201 GEOTEXTILE OR APPROVED EQUAL AND SURROUNDED WITH 2"ø STONE. THE TOP OF THE RISER SHALL BE SET AT THE SAME ELEVATION AS THE WEIRS AS SHOWN IN THE STORMWATER BASIN OUTLET STRUCTURE DETAILS.

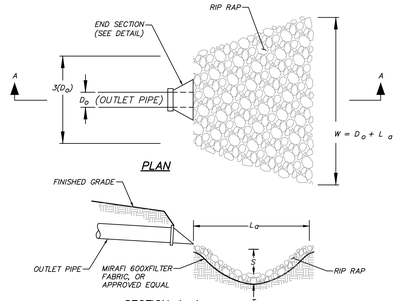


OUTLET STRUCTURE	BOTTOM OF TEMPORARY SEDIMENT TRAP (A)	OUTLET WEIR ELEVATION (B)	CONTRIBUTING AREA (ACRES)	MINIMUM VOLUME REQUIRED* (CF)	VOLUME PROVIDED (CF)
OS 1.1P	180.0	182.2	3.6	12,960	18,258

*MINIMUM 3,600 C.F. OF STORAGE PROVIDED PER ACRE OF CONTRIBUTING AREA PER "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL".

TEMPORARY SEDIMENT TRAP OUTLET STRUCTURE DETAIL

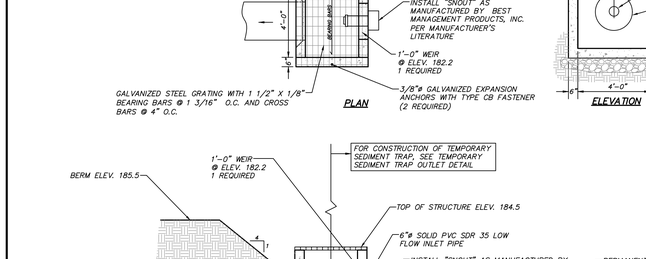
(N.T.S.)



END SECTION ID	OUTLET PIPE DIAMETER (D_o)	CONTRIBUTING DRAINAGE AREA (AC.)	DISCHARGE (100-YEAR)	D50 RIP RAP SIZE	MAX. RIP RAP SIZE	THICKNESS RIP RAP (T)	LENGTH (L_a)MIN.	SUMP DEPTH (S)
ES 1	18"	3.4	8.1 CFS	6"	9"	14"	11 FT	2 FT.
ES 8	15"	4.3	8.3 CFS	6"	9"	14"	8 FT	2 FT.
ES 13	24"	4.4	8.4 CFS	6"	9"	14"	12 FT	2 FT.
ES 15	24"	0.5	1.4 CFS	6"	9"	14"	12 FT	2 FT.
ES 23	15"	0.8	4.1 CFS	6"	9"	14"	8 FT	2 FT.
ES 26	12"	0.2	1.1 CFS	6"	9"	14"	6 FT	2 FT.

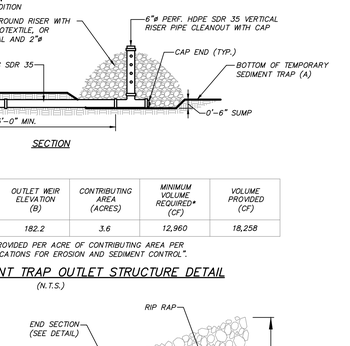
ROCK OUTLET PROTECTION DETAIL

(N.T.S.)



STORMWATER INFILTRATION SYSTEM 1.2P (NYSDEC DESIGN I-4) DETAIL

(N.T.S.)



Notes:

1. Headloss K factor of 1.04 for hydraulic gradeline calculations
2. Sump depths shown are typical. Additional depth can be added as required
3. Multiple inlet pipes allowed
4. Drops allowed
5. Inlet invert elevations should be the same or higher than the outlet invert elevation. Inlet can be up to 12" (300 mm) lower than outlet if pretreatment area is omitted but 12" (300 mm) must be added to sump depth to maintain overall treatment volume.
6. Solid Cover shown. HydroStorm can be design with an inlet grate if required.
7. Oil capacities given are spill capacities.
8. Sediment depths are maximum holding capacities and not recommended capacities for regular maintenance.
9. Capacities are rounded down to nearest 5 gal or ft3 (1L or 0.1 m3 for metric units)
10. Base Extensions not provided on standard units larger than the HS 6. Extensions can be provided if required due to groundwater/buoyancy concerns at the request of the engineer of record.
11. HS4 to HS6 models require one frame and cover. HS7 to HS12 models require two covers

HydroStorm Dimensions / Capacities

Model	Diameter ft (m) (A)	Sump Depth ft (m) (SD)	Inner Chamber Diam ft (m) (D)	Max. Pipe ø (mm) (E)	Oil Spill Volume gal (L)	Sediment Volume ft3 (m3)	Total Volume gal (L)
HS 6	6 (1.8)	6 (1.8)	3 (0.9)	36 (900)	270 (1030)	110 (3.2)	1265 (4800)

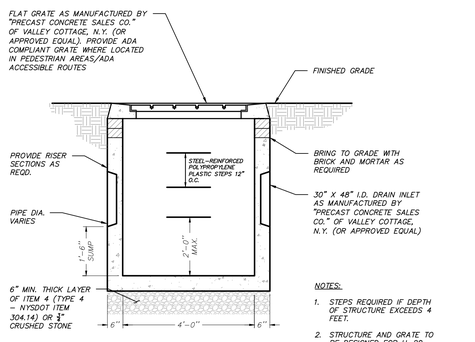
HDS 1.2 HYDROWORKS HYDROSTORM HS 6 HYDRODYNAMIC SEPARATOR DETAIL

(N.T.S.)

FLOW SPLITTER FS 1.2 DETAIL

(N.T.S.)

NOTE: ALL MANHOLE CASTINGS AND CATCH BASIN CASTINGS ARE TO BE DOMESTICALLY MADE FOR ANY STRUCTURE LOCATED WITHIN THE CITY RIGHT-OF-WAY, OR TO BE DEDICATED TO THE CITY.



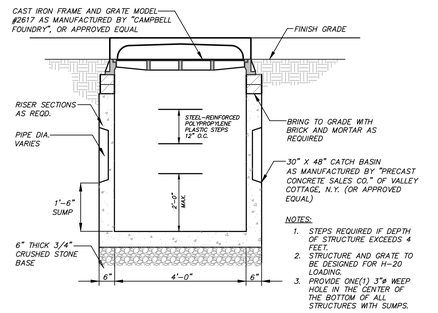
NOTES:

1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.

30" X 48" DRAIN INLET DETAIL

(N.T.S.)

NOTE: ALL MANHOLE CASTINGS AND CATCH BASIN CASTINGS ARE TO BE DOMESTICALLY MADE FOR ANY STRUCTURE LOCATED WITHIN THE CITY RIGHT-OF-WAY, OR TO BE DEDICATED TO THE CITY.



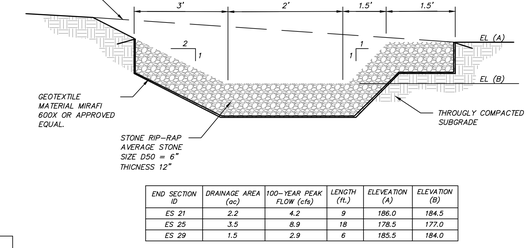
NOTES:

1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.
3. PROVIDE ONE(1) 3"ø WEEP HOLE IN THE CENTER OF THE BOTTOM OF ALL STRUCTURES WITH SUMPS.

CATCH BASIN DETAIL

(N.T.S.)

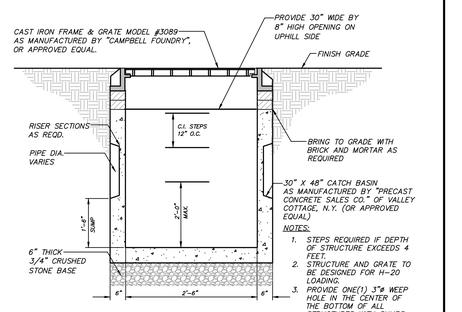
NOTE: ALL MANHOLE CASTINGS AND CATCH BASIN CASTINGS ARE TO BE DOMESTICALLY MADE FOR ANY STRUCTURE LOCATED WITHIN THE CITY RIGHT-OF-WAY, OR TO BE DEDICATED TO THE CITY.



END SECTION ID	DRAINAGE AREA (ac)	100-YEAR PEAK FLOW (cfs)	LENGTH (ft.)	ELEVEATION (A)	ELEVATION (B)
ES 21	2.2	4.2	9	186.0	184.5
ES 25	3.5	8.9	18	178.5	177.0
ES 29	1.5	2.9	6	185.5	184.0

LEVEL SPREADER DETAIL

(N.T.S.)



NOTES:

1. STEPS REQUIRED IF DEPTH OF STRUCTURE EXCEEDS 4 FEET.
2. STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING.
3. PROVIDE ONE(1) 3"ø WEEP HOLE IN THE CENTER OF THE BOTTOM OF ALL STRUCTURES WITH SUMPS.

SIDE DRAIN INLET DETAIL

(N.T.S.)

(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)

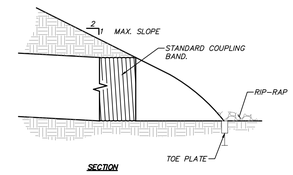
NOTE: ALL MANHOLE CASTINGS AND CATCH BASIN CASTINGS ARE TO BE DOMESTICALLY MADE FOR ANY STRUCTURE LOCATED WITHIN THE CITY RIGHT-OF-WAY, OR TO BE DEDICATED TO THE CITY.

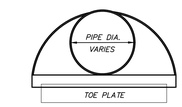
DRAINAGE LINE TRENCH DETAIL

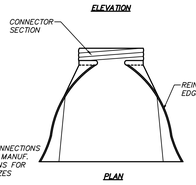
(N.T.S.)

NOTES:

1. WHERE WATERMAIN TRENCHES LIE WITHIN THE PROPOSED CITY OF BEACON R.O.W., TRENCHES ARE TO BE BACKFILLED WITH NYSDOT ITEM 304.12 BACKFILL MATERIAL. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF MAX DRY DENSITY.
2. WHERE WATERMAIN AND SERVICE CONNECTION TRENCHES LIE OUTSIDE THE PUBLIC R.O.W., TRENCHES TO BE FILLED WITH CLEAN SITE SOIL.



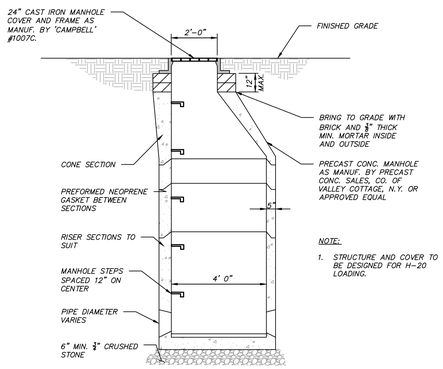




NOTE:
END SECTION CONNECTIONS TO CONFORM TO MANUF. RECOMMENDATIONS FOR VARIOUS PIPE SIZES

END SECTION DETAIL

(N.T.S.)



NOTE:

1. STRUCTURE AND COVER TO BE DESIGNED FOR H-20 LOADING.

DRAINAGE MANHOLE DETAIL

(N.T.S.)

NOTE: ALL MANHOLE CASTINGS AND CATCH BASIN CASTINGS ARE TO BE DOMESTICALLY MADE FOR ANY STRUCTURE LOCATED WITHIN THE CITY RIGHT-OF-WAY, OR TO BE DEDICATED TO THE CITY.

NO.	DATE	REVISION	BY
8	6-28-22	REVISED PER PLANNING BOARD COMMENTS	DSW
7	5-31-22	REVISED PER PLANNING BOARD COMMENTS	PJM
6	11-30-21	REVISED PER PLANNING BOARD COMMENTS	EJP
5	12-29-20	REVISED PER PLANNING BOARD COMMENTS	JFR
4	7-28-20	REVISED PER PLANNING BOARD COMMENTS	JFR
3	6-30-20	REVISED PER PLANNING BOARD COMMENTS	JFR
2	5-26-20	REVISED PER PLANNING BOARD COMMENTS	JFR
1	4-28-20	RESUBMISSION TO PLANNING BOARD	JFR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
DETAILS

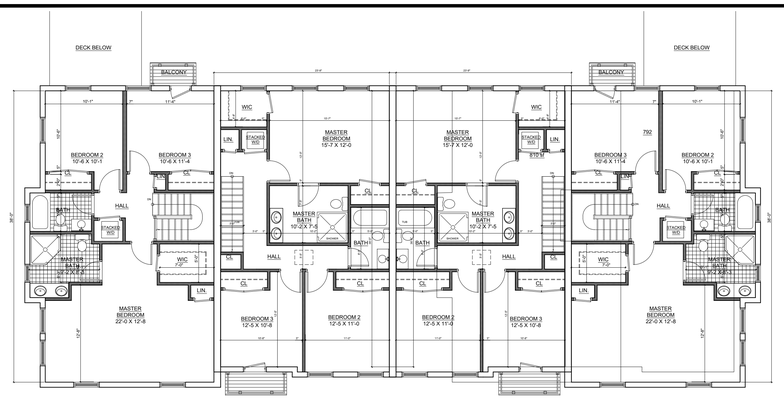
STATE OF NEW YORK — STANLEY J. COMPLAK — 81931 — LICENSED PROFESSIONAL ENGINEER

PROJECT NUMBER	19131.100	PROJECT MANAGER	J.J.C.
DATE	8-27-19	DRAWN BY	J.F.R.
SCALE	AS NOTED	CHECKED BY	A.D.T.

DRAWING NO. D-5 | SHEET 17 / 20

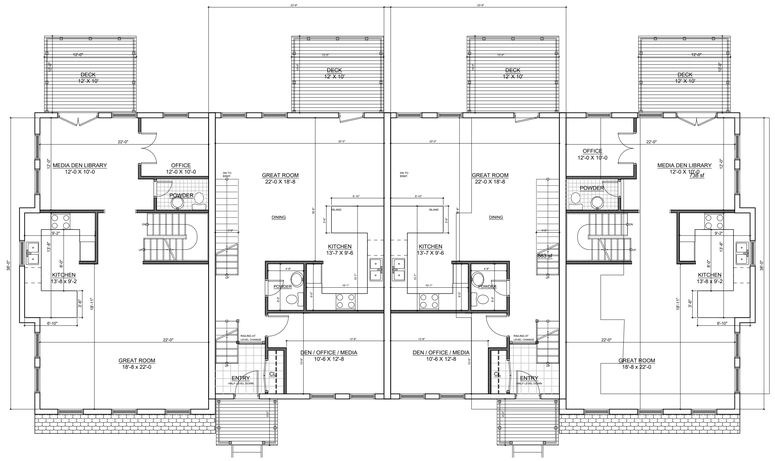
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E\19131.100 Admin\13 Dr\1-5.dwg, 8/27/2022 2:32:29 PM, darlison, 1:1



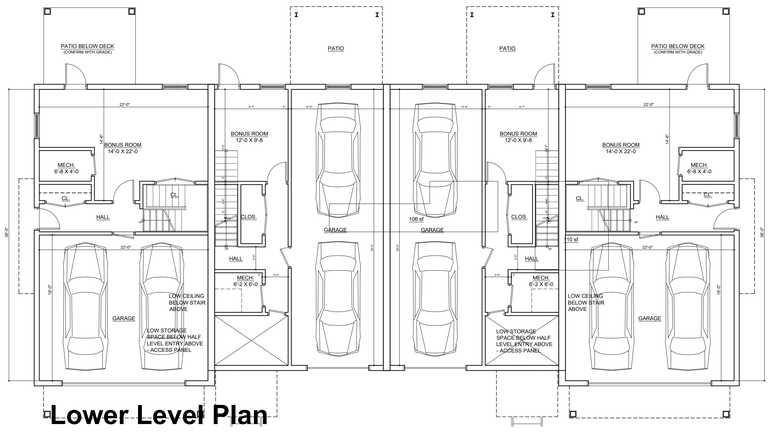
2nd Floor Plan

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



1st Floor Plan

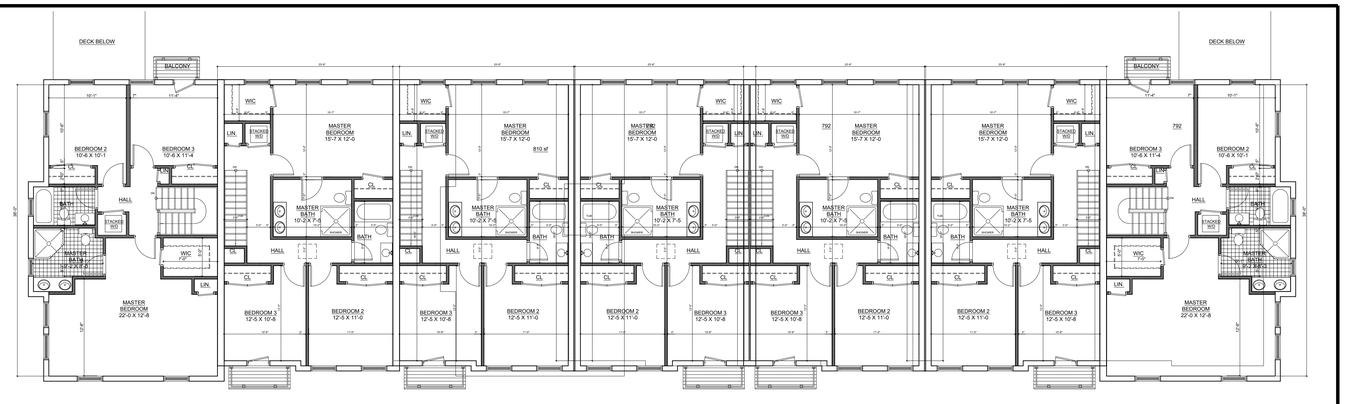
Scale: $\frac{1}{8}$" = 1'-0"



Lower Level Plan

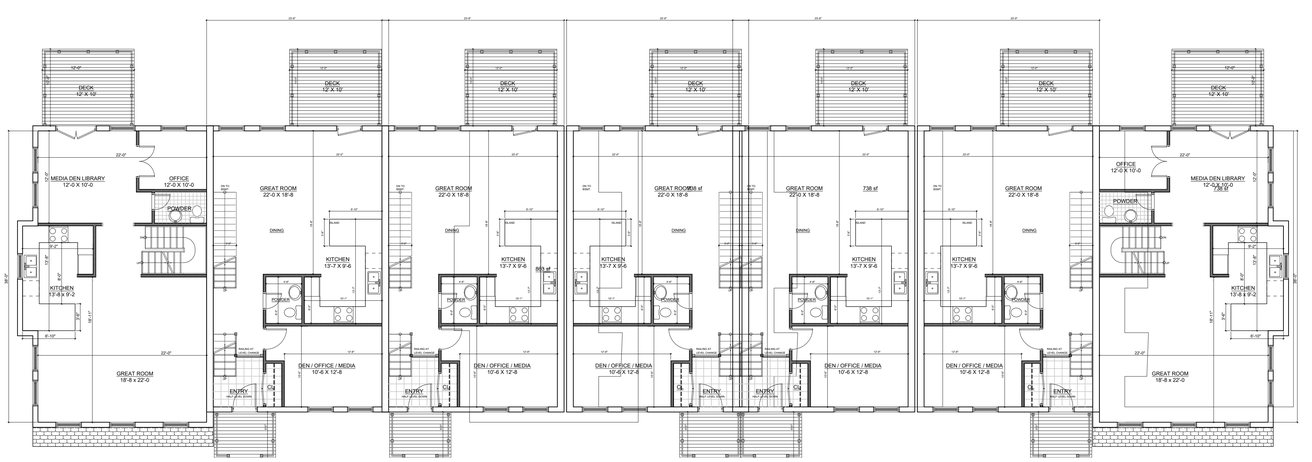
Scale: $\frac{1}{8}$" = 1'-0"

4 Unit Townhouse Plans - Front Garage



2nd Floor Plan

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



1st Floor Plan

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

Lower Level Plan

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

7 Unit Townhouse Plans - Front Garage

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.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
5	7/28/20	NO CHANGE	AJS
4	6/30/20	NO CHANGE	AJS
3	5/26/20	NO CHANGE	AJS
2	4/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
1	2/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS

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

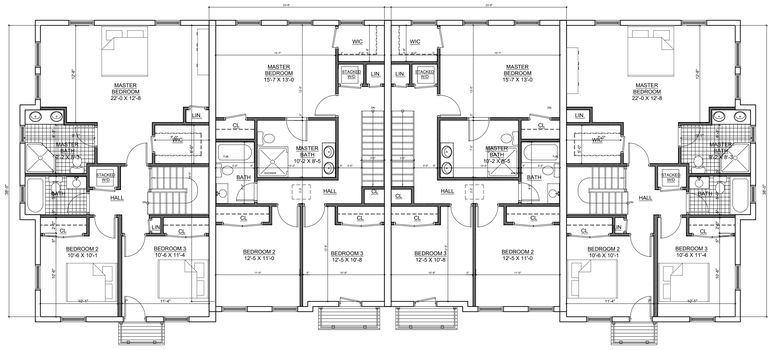
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
Building Plans – Front Garage

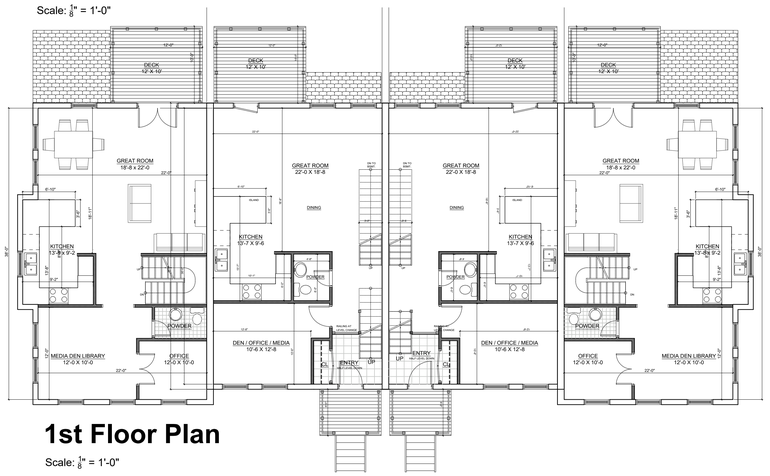
PROJECT NUMBER	19131.100	PROJECT MANAGER	
DATE	10-29-19	DRAWN BY	AJS
SCALE	Not to Scale	CHECKED BY	

DRAWING NO. A-1
SHEET 18 / 20



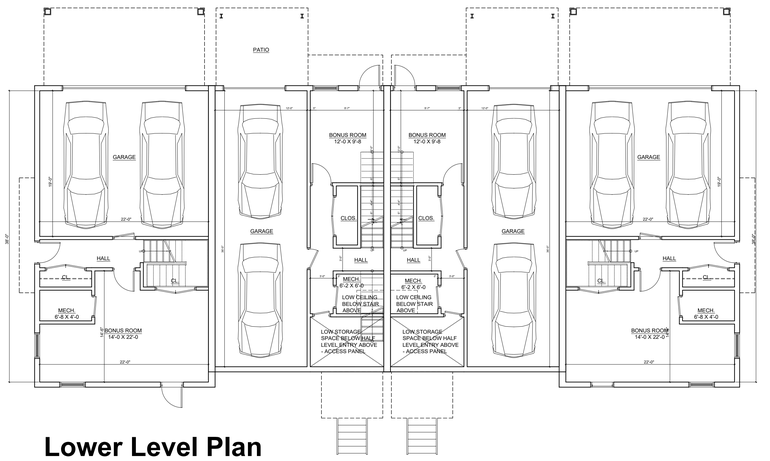
2nd Floor Plan

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



1st Floor Plan

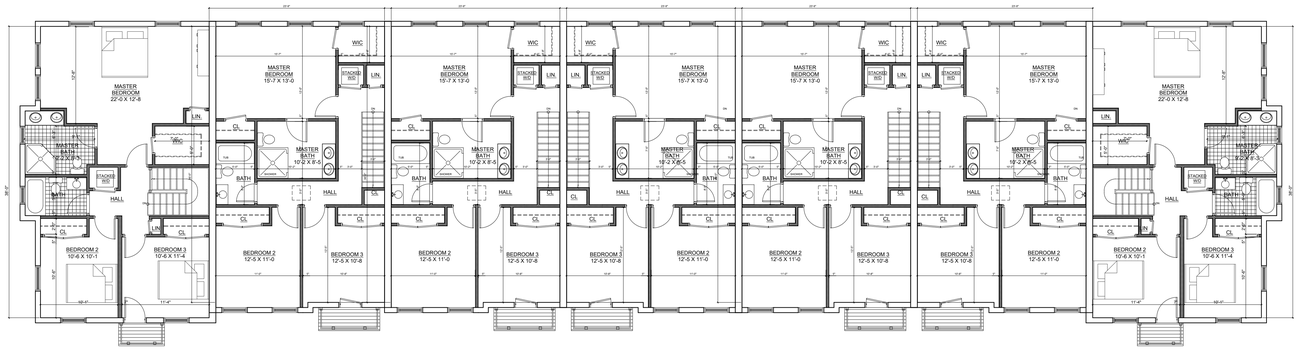
Scale: $\frac{1}{8}$" = 1'-0"



Lower Level Plan

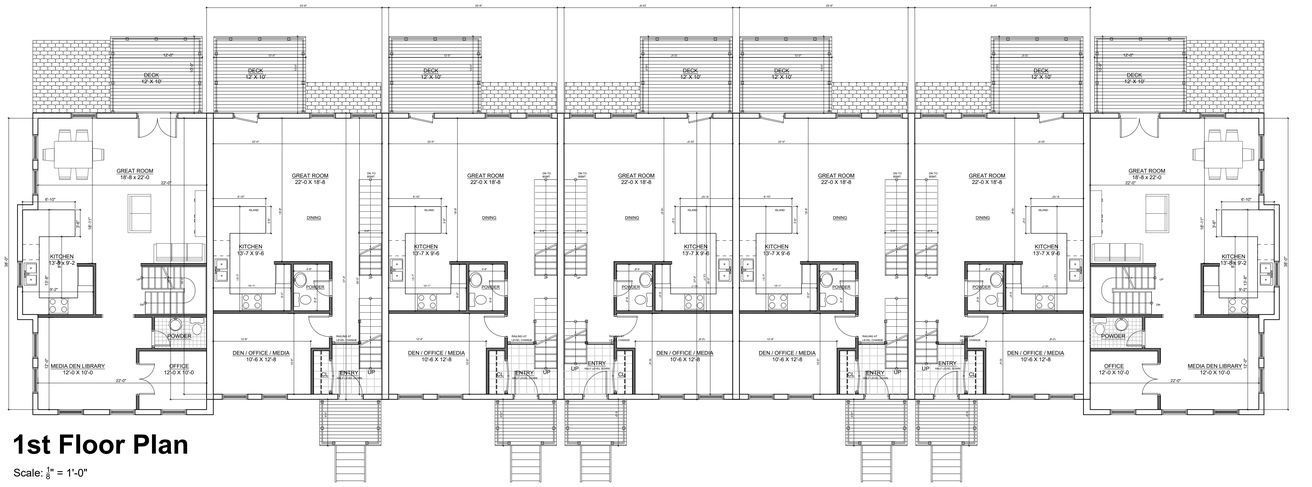
Scale: $\frac{1}{8}$" = 1'-0"

4 Unit Townhouse Plans - Rear Garage



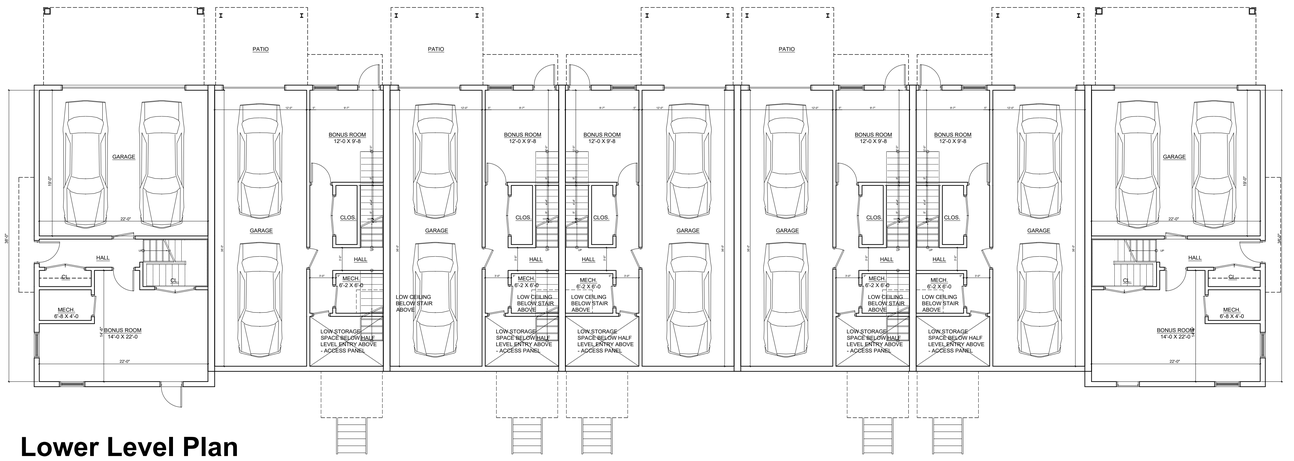
2nd Floor Plan

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



1st Floor Plan

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



Lower Level Plan

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

7 Unit Townhouse Plans - Rear Garage

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.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
5	7/28/20	NO CHANGE	AJS
4	6/30/20	NO CHANGE	AJS
3	5/26/20	NO CHANGE	AJS
2	4/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
1	2/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS

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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT: BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING: Building Plans – Rear Garage

PROJECT NUMBER	19131.100	PROJECT MANAGER	
DATE	10-29-19	DRAWN BY	AJS
SCALE	Not to Scale	CHECKED BY	

DRAWING NO. A-2 | SHEET 19/20

ROOF:
ARCHITECTURAL ASPHALT SHINGLES. COLOR: GRAY

PARAPETS:
SHEET METAL FLASHING. COLOR: LEAD GRAY

WINDOWS:
VINYL CLAD DOUBLE HUNG WINDOWS BY ANDERSEN OR APPROVED EQUAL. COLOR: WHITE

SIDING:
HORIZONTAL VINYL SIDING. COLOR: VARIATIONS ON LIGHT GRAY SHADES. NOTE THAT EACH BUILDING GROUP WILL BE ONE COLOR, BUT THERE WILL BE 3 COLORS OF SIDING THROUGHOUT THE PROJECT

WINDOW TRIM:
AZEK. COLOR: WHITE

PORCH & BALCONY TRIM:
AZEK. COLOR: LIGHT GRAY



Elevation: Front

BRICK:
GLEN GARY THIN BRICK. COLOR: 56DD OR APPROVED EQUAL



Elevation: Right Side



Elevation: Left Side

RAILING:
TREX RAILING SYSTEM AND DECKING, OR APPROVED EQUAL. COLOR: LIGHT GRAY

GARAGE DOOR:
AUTOMATIC ROLLUP GARAGE DOOR. PANELS AND GLAZING SIMILAR TO DRAWING. COLOR: LIGHT GRAY



Elevation: Rear

Elevations: Rear Garage Entrance

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



View at Garage Side

Not to Scale

ROOF:
ARCHITECTURAL ASPHALT SHINGLES. COLOR: GRAY

PARAPETS:
SHEET METAL FLASHING. COLOR: LEAD GRAY

WINDOWS:
VINYL CLAD DOUBLE HUNG WINDOWS BY ANDERSEN OR APPROVED EQUAL. COLOR: WHITE

SIDING:
HORIZONTAL VINYL SIDING. COLOR: VARIATIONS ON LIGHT GRAY SHADES. NOTE THAT EACH BUILDING GROUP WILL BE ONE COLOR, BUT THERE WILL BE 3 COLORS OF SIDING THROUGHOUT THE PROJECT

WINDOW TRIM:
AZEK. COLOR: WHITE

PORCH & BALCONY TRIM:
AZEK. COLOR: LIGHT GRAY



Elevation: Front

BRICK:
GLEN GARY THIN BRICK. COLOR: 56DD OR APPROVED EQUAL



Elevation: Right Side



Elevation: Left Side

RAILING:
TREX RAILING SYSTEM AND DECKING, OR APPROVED EQUAL. COLOR: LIGHT GRAY

GARAGE DOOR:
AUTOMATIC ROLLUP GARAGE DOOR. PANELS AND GLAZING SIMILAR TO DRAWING. COLOR: LIGHT GRAY



Elevation: Rear

Elevations: Front Garage Entrance

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



View at Entry Side

Not to Scale

NOTE THAT THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY; AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF SITE CONDITIONS. CHANGES TO DESIGN ELEMENTS MAY OCCUR IN THE FINAL CONSTRUCTION DOCUMENTS TO SUIT TENANT LAYOUTS AND BUILDING CODE REQUIREMENTS

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.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
5	7/28/20	UPDATE ELEVATIONS	AJS
4	6/30/20	UPDATE RENDERING	AJS
3	5/26/20	NO CHANGE	AJS
2	4/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
1	2/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS

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

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

DRAWING:
Elevations / Views

PROJECT NUMBER	19131.100	PROJECT MANAGER	
DATE	10-29-19	DRAWN BY	AJS
SCALE	Not to Scale	CHECKED BY	

DRAWING NO. A-3

SHEET 20 / 20

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

WATER & WASTEWATER ENGINEERING REPORT

For

Beacon Views
City of Beacon, New York

June 28, 2022

Prepared By
Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, New York 10512



PAGE

1.0 INTRODUCTION 1

2.0 WATER AND WASTEWATER DESIGN FLOWS 1

3.0 PROPOSED WATER CONNECTION TO CITY OF BEACON SYSTEM 2
3.1 System Characteristics 2
3.2 Service Connection 2
3.2.1 Static Pressure 2
3.2.2 Residual Pressure – Peak Combined Flow 3
3.2.3 Onsite Fire Flow at Proposed Hydrant 3

4.0 PROPOSED WASTEWATER CONNECTIONS TO CITY OF BEACON SYSTEM 3

APPENDICES

Appendix A City of Beacon – Town of Fishkill Water Agreement
Appendix B HDR Memo Addressing Sewer Impacts
Appendix C Email correspondence from the Town of Fishkill
Appendix D Headloss Calculations

FIGURES

Figure 1 Hydrant Flow Test Figure

1.0 INTRODUCTION

The Beacon Views project is located on a parcel adjacent to Conklin Street and Hastings Drive. The subject property is in the City's RD-5 District and is identified as Tax Map No. 6055-03-331123. The applicant, Beacon Views, LLC wishes to construct nine buildings containing 37 townhomes.

The project is in the City of Beacon Water and Sewer area. Water for the development will be provided by an 8" diameter watermain connection to the existing watermain running through the site. The existing 12" diameter onsite watermain is the subject of a water agreement between the City of Beacon and Town of Fishkill (see Appendix A). It is proposed to install an 8" City of Beacon watermain extension to provide water service to the development.

Sewer will be provided with an 8" diameter gravity main through the site that will collect service connections from each unit. The 8" diameter gravity main will discharge to the existing city sewer system in Conklin Street. The City's Consultant HDR has performed an analysis of the existing sewer system and concluded the system can handle the project sewer flows (see Appendix B).

2.0 PROJECT DESIGN FLOWS AND ANTICIPATED FLOWS

Design maximum daily wastewater flows for the proposed project, Beacon Views, are based on the hydraulic loading rates given in the New York State Department of Environmental Conservation (NYSDEC) publication *Design Standards for Intermediate Sized Wastewater Treatment Works – 2014* (DEC 14). The design maximum daily water use is a conservative design flow on which the water infrastructure will be designed. This value does not represent the average daily flow which is expected to be substantially less.

The following table calculates the hydraulic loading rates and the design flow rates (gallons per day or gpd) for the proposed project.

Table 1: Beacon Views Project Design Maximum Daily Flow Rate

Proposed Use	Hydraulic Loading Rate	Design Maximum Daily Flow (gpd)
37 –Three Bedroom Townhome	330 gpd/dwelling	12,210
	Total	**12,210**

The anticipated design average daily flows for the project are expected to be significantly less than the design maximum daily design flow. The design maximum daily flows represent conservative flows to ensure that the proposed sewer infrastructure is designed with an ample factor of safety. The anticipated average daily flows are based on occupancy rates and measured data for water use. Statistical data (obtained from *Rutgers University, Center for Urban Policy Research, Residential Demographic Multipliers*, June 2006) for the average number of occupants in single family attached units (based on number of bedrooms) is 3.08. In order to provide a conservative estimate and average occupancy rate of 3.5 people per unit was used to calculate the expected number of residents anticipated for the project as shown in the table below. Data from the American Water Works Association (AWWA) shows that the average in home water use is 69 gpd per person. This number is reduced to 45 gpd per person when water saving fixtures are used, which is the case for this project.

Table 2: Design Average Daily Flow

Proposed Use	Average Occupancy Rate	Total Anticipated Residents	Water Use Per Resident (gpd)	Water Use (gpd)
37 –Three Bedroom Townhome	3.5 people/unit	130	45	5,850
			Total Anticipated Water Use (gpd)	**5,850**

As demonstrated above, through the use of water saving fixtures as required by current building code, a design maximum flow of 12,210 gpd is proposed for the project, while the design average daily flows are anticipated to be substantially less 5,850 gpd.

The peak hourly flow is calculated using a peaking factor that is based on the population of the subject project. A peaking factor of four will be used for the project based on Figure 1 from *Recommended Standards for Wastewater Facilities* (RRWW).

Peak Hourly Domestic Flow

12,210 gpd ÷ (24 hr/day) ÷ (60 min/hr) = 8.5 gallons per minute (gpm)

Peak Hourly Flow = 8.5 gpm x 4 = 34 gpm

Although the anticipated flows (design average daily flow) for the project are lower than the design maximum daily flows, the design maximum daily flows are used for the design of the system. This provides an additional factor of safety in the proposed design.

The requirements for fire water demand were preliminarily established for the project. The fire flow for the proposed onsite hydrants is 500 gpm at 50 psi. The fire flow should be verified by the project MEP. This results in a peak fire and domestic combined flow of;

Peak Fire and Domestic Combined Flow

34 gpm + 500 gpm = **534 gpm**

3.0 PROPOSED WATER CONNECTION TO THE CITY OF BEACON SYSTEM

3.1 System Characteristics

Based on review of existing system in vicinity of the subject project, there is an existing 12" diameter watermain located on the subject property. It is proposed to extend an 8" watermain from the existing 12" diameter watermain on the property to service the proposed development.

3.2 Proposed Water Service Connection

The existing watermain which the project proposes to connect to is a City watermain used to transport water to the Town of Fishkill. Discussions with the City of Beacon Water and Sewer Department will be required regarding the potential connection to the existing watermain in this location. The project proposes one (1) 8" diameter DIP watermain extension from the existing watermain. The water service lines to the buildings will be sized for each of the residential building units.

Four (4) fire hydrants are proposed throughout the proposed development. All hydrants will be manufactured by Mueller as required by the City.

Restrained joint connections will be provided at all pipe bends. Upon completion of the water service installation pressure testing, disinfection, and flushing will be performed in accordance with AWWA standards.

RSWW recommends that the normal working pressure not be below 35 psi, and both the RSWW and the *American Water Works Association* (AWWA) M 31 recommend that a minimum of 20 psi be maintained at all points in the water distribution system during fire flows.

Flow testing on the existing watermain in Conklin Street was performed and witnessed by the City on August 27, 2020. The hydrant at the corner of Conklin Street and De Soto Avenue was flowed and the residual was measured at the next hydrant to the north, on the subject property. A static pressure of 68 psi was measured at the residual hydrant and during the flow test a residual pressure of 66 psi was witnessed with a flow of 1,250 gpm.

3.2.1 Static Pressures

The static pressure at the first-floor elevation (FFE) will be calculated by comparing the approximate elevation of the tested hydrant to the elevation of the first floor of the building and the elevation of the proposed hydrant:

Static Pressure at Residual Hydrant (SPH)	= 68 psi
Elevation of Residual Pressure Hydrant	= 177' ±
First Floor Elevation of Highest Building (FFE):	= 206' ±
Static Head Change = Hydrant Elevation - FFE = 177' – 206' =	= -29' ±

Static Pressure Change (SPC) = Static Head Change / 2.31 ft/psi

SPCB = -29' / 2.31 ft/psi = = -13 psi

Static Pressure at FFE = SPH + SPC = 68 psi + (-13 psi) = = 55 psi

3.2.2 Residual Pressure – Peak Combined Flow

The equation below is taken from AWWA M17. The equation is used to calculate flow available at different pressures or differences in the residual pressure that would result from different flow rates. Here the equation is used to calculate the residual pressure at the observation hydrant for the peak combined flow, using the pressures and flow rates measured during the flow test. The proposed water service lines will be sized for the peak combined flow to 534 gpm (500 gpm sprinkler flow and 34 gpm domestic flow).

$Q_R = Q_F * h_r^{0.54} / h_f^{0.54}$

Where:

Q_R = peak combined flow (534 gpm)

Q_F = flow from hydrant during test (1250 gpm)

h_r = the difference in pressure between the static pressure measured at the observation hydrant and the residual pressure at the total combined flow

h_f = the difference between the static pressure and residual pressure measured at the observation hydrant during the flow test, (2 psi)

534 gpm = 1250 gpm * $h_r^{0.54}$ / 2psi $^{0.54}$

h_r = 0.4 psi **= 1 psi**

The results in a residual pressure of 67 psi at the residual pressure hydrant.

Next the frictional head loss must be calculated for the main from the tested hydrant to the proposed building. As shown in the attached calculations in Appendix D head loss of 3 ft (2 psi) for the peak combined flow is calculated. This results in a calculated pressure of:

67 psi – loss in main + Static Pressure Change

67 psi – 2 psi + (-13 psi) = 52 psi

Based on the calculated residual pressures at the observation hydrants used for the flow testing and the head loss calculations included in Appendix D there is adequate pressure and flow available in the existing watermains to meet the 35 psi minimum pressure per RSWW recommendations.

3.2.3 Onsite Fire Flow at Proposed Hydrant

Based on the results of the flow test similar flows (1250 gpm +/-) can be anticipated at the onsite hydrants. As shown in the fire flow test figure attached to this report, the highest proposed hydrant is approximately 18 feet higher than the residual pressure hydrant used for the flow test. As shown in Appendix D, there is a total static and dynamic headloss of -26' (-11 psi) from the residual pressure hydrant to the proposed onsite fire hydrant. This results in a pressure of 56 psi at the proposed onsite fire hydrant.

4.0 PROPOSED WASTEWATER CONNECTION TO THE CITY OF BEACON SYSTEM

Sanitary sewer connection for the Beacon Views development will be provided via a gravity sewer main through the development with a connection to the gravity sewer system located east of the project site, on Conklin Street. The proposed onsite gravity sewer main will be 8" PVC SDR 35. The sewer main will convey the wastewater flows from the project site to the existing sewer manhole on the corner of Conklin Street and De Soto Avenue.

Wastewater flow from each building will be conveyed by 4" diameter PVC SDR 35 sewer service lines to the proposed 8" main. The service connections will be installed with a minimum slope of ¼" per

foot slope meeting the requirements of DEC14. All PVC pipe will contain rubber push on gaskets at pipe connections. Cleanouts will be provided on each sewer service connection just outside of each building. Upon installation of the sewer mains will be tested with low pressure air tests in conformance with ASTM F1417-92 and the sewer manholes shall be vacuum tested in conformance with ASTM 1244-02, per the notes on the project plans. As stated above all sewer service lines will be 4" PVC SDR 35 at a minimum of 2% slope.

APPENDIX A

City of Beacon – Town of Fishkill Water Agreement

AGREEMENT

THIS AGREEMENT, made this 13th day of November, 2001, among the CITY OF BEACON, New York, a municipal corporation with offices at One Municipal Plaza, Beacon, New York 12508 (hereinafter called the "City" and sometimes referred to as the "Seller"), the TOWN OF FISHKILL, a municipal corporation with offices at the Town Hall, 807 Route 52, Fishkill, New York 12524 (hereinafter called the "Town"), the Rombout Water District, a special improvement district established by the Town, also with offices at the Town Hall, 401 Route 52, Fishkill, New York 12524 (hereinafter called the "District"), the Town and the District being sometimes referred to herein collectively as "the Purchasers".

W I T N E S S E T H:

WHEREAS, the City has a water supply and distribution system that can accommodate a portion of the water requirements of the Town and the District; and

WHEREAS, the Town and the District desire to purchase part of the existing and future unused capacity of the City water supply under a program that will benefit the parties; and

WHEREAS, the implementation of this Agreement will serve the regional water needs of two growing municipalities through economies of scale; and

WHEREAS, the City agrees to sell water to the Purchasers, and the Purchasers agree to purchase water from the City under the following terms and conditions:

1. **Area To Be Serviced.** The service area, which shall be the subject of this contract, will be the (*current*) franchise area of the Hudson View Water Works Transportation Corporation as currently defined within Water Supply Permit No. 8463, dated November 21, 1991.

2. **Term of the Agreement.**

(a) The duration of this Agreement shall be for a period of forty (40) years

from the effective date as hereafter defined.

(b) The Purchasers shall have a right to terminate this Agreement for any reason after twenty (20) years or more elapse from the effective date, provided that the Purchasers have communicated a written notice of such intention to terminate to the City not less than one (1) year prior to the stated date of termination. Notice of such termination must be served on the City Administrator or on the City Mayor either personally or by registered mail or certified mail. Such termination shall be without penalty to the Purchasers.

(c) In the event of termination notice by the Purchaser, the City shall have the right to continuation of this Agreement in the event the City promptly offers to match the cost of the Purchaser's acquisition of an alternative source of supply from another source.

3. Maximum Quantity. Purchaser shall be limited to a maximum daily usage of 500,000 gallons (6,100,000 cf/quarter/annually).

4. Minimum Percentage Consumption. No later than the fifth (5th) anniversary of the effective date of this agreement, the Purchaser will purchase a quantity of water amounting to no less than fifty (50%) of the Rombout Water District's total customer consumption.

5. Minimum Quantity. Between the effective date of this agreement and the end of the calendar year which includes the third (3rd) anniversary of the effective date, Purchaser shall purchase from the City a minimum of 60,000 gallons per day (which is the equivalent of 731,000 cf/quarter/annually). Effective for the calendar year which follows the third (3rd) anniversary of the effective date, the minimum quantity to be purchased shall be adjusted annually, but shall never fall below 60;000 gallons per day. Each annual adjustment to the minimum quantity required to be purchased shall be based upon the Purchaser's average monthly metered usage, measured at the master meter hereinafter described in paragraph "16", for the twelve (12) month period of August 31 through September 1 (the "measurement period") preceding the calendar year for which the adjustment shall be

made, so as to allow the Purchaser the opportunity to budget for each calendar year in advance. The adjusted minimum quantity required to be purchased, for each succeeding calendar year, shall be sixty-five (65%) of the averaged monthly metered usage during the preceding twelve (12) month measurement period.

6. **Engineering Specifications.**

(a) All plans, design and specifications for new transmission and connection lines to be installed for the Rombout Water District, or any other new transmission lines and connections shall be subject to review and comment of the City and the City's engineering consultants (but such right of review shall extend only to those lines which are direct connections to City mains).

(b) the Purchasers agree that the design and construction of the improvements related to connection of the Rombout Water District to the City system shall be compatible with the City's existing water transmission lines. All such plans, design and specifications as required herein shall be made available to the City's engineering consultants routinely throughout the design phase of such improvements.

(c) The City and the Purchasers shall at all reasonable times, upon prior notice, have reciprocal rights to inspect the other party's water supply facilities and transmissions lines.

7. **Permits**. The Purchaser's shall be responsible, at their sole expense, for obtaining all requisite permits or approvals from any county or state agency pertaining to the subject matter of this Agreement. (Except that the Purchasers shall not be responsible for obtaining permits directly related to the City's operation of its water supply system, or improvements/modifications to the City's system mandated by county, state, or federal agencies.) Copies of applications for permits or approvals from such agencies shall be provided to the City simultaneous to filing with the pertinent county or state agency. The City shall on reasonable notice of the Purchaser, promptly make available any information or documents necessary to aid the Purchaser in obtaining regulatory agency approvals.

8. **Quality**. The City covenants that as a condition to the performance of this Agreement by the Purchasers, the City shall produce water that conforms in all respects to the requirements of Chapter I, the New York State Sanitary Code, Sub-part 5-1 as amended; the Dutchess County Sanitary Code and the requirements of the Dutchess County Department of Health. The City covenants that at all times a chlorine residual of not less than 0.2 mg./l will be maintained at the point of connection of the Purchaser's meter and conveyance facilities to be determined by the City Engineer and the Town Engineer.

9. **Purchase Price**. The Town of Fishkill proposes the following price terms for the purchase of water:

(a) 1.25 times the non-commercial in-city customer rate (currently ~~$2.875/ccf~~ 2.67 / ccf), with that rate to apply until Town usage reaches 60,000 gallons per day (the equivalent of 722,000 cf/quarter/annually);

(b) A rate of 1.2 times the non-commercial in-city customer rate for all usage once the Town exceeds 60,000 gallons per day;

(c) A rate of 1.1 times the non-commercial in-city rate for all usage once the Town exceeds 120,000 gallons per day (the equivalent of 1.4 million cf/quarter/annually);

(d) A rate of 1.0 times the non-commercial in-city rate for all usage when usage reaches the threshold of 180,000 gallons per day (the equivalent of 2.1 million cf/quarter/annually);

(e) Upon reaching the 240,000 gallons per day threshold, the rate for all usage shall fall to 0.90 times the non-commercial in-City rate, but in no event shall the rate paid by the purchasers fall below, or be less than, the commercial user rate charged by the City.

The non-commercial in-city rate in effect as of the making of this Agreement shall not be upwardly adjusted by the City, insofar as that rate affects the purchase prices set forth in this Agreement,

to reflect any future debt service or capital expenditures incurred by the City under the following circumstances: (a) for the design and/or making of capital improvements to the City's water supply system to make additional capacity available to proposed future user(s), other than the Purchasers, pursuant to a water use or purchase agreements, and (b) such user(s) default in obligations owed to the City under such water use or purchase agreements which induced the City to undertake such design and capital improvement expenditures.

10. No Additional Charges. All costs sustained by the City under this contract are included in the purchase price stated herein. There shall be no additional costs charged to the Purchasers.

11. Access to Meter. The Purchaser and the City shall have shared access to the meters described in paragraph "13" through the respective duly authorized representatives of each, in order to monitor the flow of water and the accuracy of the meters.

12. Water Conservation.

(a) The Parties acknowledge their obligation to promote water conservation measures each in their own respective jurisdictions. This commitment to conservation coincides with the policy imperatives contained in the Environmental Conservation Law that all agencies must conduct their affairs with an awareness that they are stewards of the air, water and land and that they have an obligation to protect the environment for the use and enjoyment of future generations.

(b) On and after the date of this Agreement, the Purchasers shall require all users who connect to any of the Purchasers' distribution systems to obtain a water line connection permit from the Purchasers prior to connection, such permit to be granted upon such conditions as the Town and the District may from time to time establish. The Purchasers shall not issue such permit if it would cause the total water volume entering the Purchasers' distribution system from the City distribution system to exceed the Purchaser's maximum reserved capacity established in this Agreement.

(c) The specific scope and methods of water conservation are left to each Party to be satisfied as dictated by local authority. This Agreement shall not be interpreted to require any specific conservation measures in order to achieve the goal of water conservation, except where the City has declared a water emergency as set forth below.

(d) In the event that the lawful authority of the City declares a water shortage or emergency and imposes water usage restrictions on City water users, it is expressly prohibited from limiting the supply of public water delivered to the Purchasers during such period except in accordance with the following procedure in paragraph "13".

13. Water Emergency Procedure.

(a) Where the City has declared a water emergency and has imposed mandatory supply and usage reductions on its residents, the City shall serve official notice on the Town Supervisor of the Town of Fishkill of said emergency declaration, citing specifically the reasons for mandatory conservation measures, the nature of restrictions imposed and the official date of commencement of such restrictions. The Purchasers shall then decide whether to impose the same, or similar, water restrictions on Town residents served pursuant to this Agreement, and, in addition, shall specify such conservation measures as are practicable, and shall otherwise regulate water use within the Town in a manner consistent with applicable Town conservation regulations.

(b) In the event that water consumption in the Town and the District falls below the minimum usage established in paragraph "3" of this Agreement, due to a formal declaration of water emergency by the City and Town Board, the minimum consumption requirements in paragraph "3" shall be suspended until such water emergency order is rescinded by the City and Town.

(c) In addition, the Parties acknowledge that water supply shortages may cause decreased pressure in the water supplied to Purchasers, due to pressure reductions system-wide. Such system-wide decreases in water pressure shall not constitute a breach of this Agreement. However,

actual mechanical reductions in the supply by the City are expressly prohibited under the terms of this Agreement.

14. Reserved Capacity.

(a) The Purchasers represent that the estimated total demand upon the Rombout Water District, as of full build out of the properties located therein, is 600,000 gallons per day, and that an entity known as AVR Realty is actively pursuing build-out of nearly all of the remaining unimproved property of the district pursuant to rezoning and site development plan approvals previously granted for the "Waterfront at Fishkill" project.

(b) Under paragraph "4" of this agreement, the Purchasers are required to purchase, as of the fifth (5th) anniversary of the effective date, fifty (50%) percent of the total customer consumption of the Rombout Water District from the City.

(c) Consequently, upon full build-out of the properties of the Rombout Water District, the Purchasers may possess an obligation to purchase an estimated sum of 300,000 gallons per day under this agreement, i.e., 50% of 600,000 gallons per day.

(d) Under paragraph "5" of this agreement, the Purchasers have committed to the eventual phased escalation of an initial 60,000 gallons per day minimum purchase obligation, i.e., to make minimum purchases of 65% of the monthly usage during a 12 month measurement period.

(e) The Purchasers are concerned with assuring the City's maintenance of the ability to provide the water supply which the Purchasers become committed to purchase hereunder, and that concern is amplified by the Purchasers' need to construct, at an estimated cost in excess of $500,000, a transmission pipeline to connect to the City's water supply system.

(f) The City is concerned with assuming an indefinite obligation to hold in reserve its finite current surplus capacity, represented by the City to currently amount to approximately 500,000 gallons per day, for the Purchasers under this agreement which has a maximum duration of 40

years, given the potential of demands upon that capacity arising from future development or changes of use of properties situated in the City.

(g) To reconcile these concerns, and in lieu of City's committing over the full duration of this agreement to reservation of 500,000 gallons per day for the Purchasers, the parties agree as follows.

(h) The parties shall regularly keep each other advised of significant actual or potential future demands for customer use affecting the remaining capacity of the City's water supply system. No later than September 1 of each year of this agreement's duration, the parties shall meet to disclose, share and review any available information or projections of increased water usage of their respective systems, at which time the City shall report its actual remaining excess capacity.

(i) For the period of three (3) years following the effective date, the Purchasers shall be entitled to an unconditional 500,000 gallons per day of capacity reserved by the City for their use. Thereafter, and for the duration of this agreement, the Purchasers shall have a conditional reserved capacity of 500,000 per day, in that

(i) the City shall retain water supply capacity sufficient to meet 500,000 gallons per day usage by the Purchasers upon demand, until and unless the City experiences demand from new or expanded use, or change of use, of city properties which would result in the need to make use of any of the Purchasers' remaining reserved capacity;

(ii) in that event, the City shall upon written notice of not less than sixty (60) days give the Purchasers the right to commit to make actual use, within one (1) year, of the amount of the Purchasers' reserved capacity which would need to be taken back by the City to satisfy the new demand by in-city properties; the Purchasers shall have the option, exercisable within 60 days of receipt of the City's notice, to commit to make such actual use within one (1) year, or to consent to the City's taking back of that portion of the Town's reserved, but unused capacity;

(iii) in the event that the Purchasers elect to commit to use of the subject amount of reserved capacity, and the City is consequently required to make capital improvements to its system specifically to establish added capacity to meet the new in-city demand of which notice was given, then the Purchasers at their option shall at the close of the (1) year period either "take or pay" for subject amount of water, or defray and reimburse as liquidated damages the actual unit costs of the City in making the capital improvements necessary to service the new in-city demand of which notice was given; upon the exercise of either payment option, the subject amount of capacity shall be deemed unconditionally reserved to the Purchasers by the City for the duration of the agreement;

(iv) in the event, and to the extent, that the City takes back any of the Purchasers' reserved capacity under the above circumstances, the City shall be obligated, within one (1) year of written notice by the Purchasers to make any capital improvements to its water supply system necessary to meet the Purchasers' actual subsequent demand up to 500,000 gallons per day, and the actual costs of such improvements shall be not be surcharged against the Purchasers, but shall instead be recaptured per customary factoring into the City's generally prevailing water rates; in the event that the Purchasers make demand, and to the extent that the City expends to make the capital improvements necessary to meet the demand, the Purchasers shall at the end of one (1) year "take or pay" for the capacity demanded, or at the Purchasers' option, shall defray and reimburse the City as liquidated damages the actual unit costs of the City in making the capital improvements necessary to satisfy the Purchasers' demand; upon the exercise of either payment option, the subject amount of capacity shall be deemed unconditionally reserved to the Purchasers by the City for the duration of the agreement;

15. Third-Party Use of Purchasers' Transmission Line.

(a) Purchasers will be constructing a transmission line, at their expense, to reach the water supply system of the City, and a significant portion of that line shall be located in the City. After completion of the transmission line, Purchasers shall transfer

ownership of the portion of the line between Purchasers' meter pit and its connection point to the City's water supply system (the "Transferred Line") to the City.

(b) The Transferred Line will pass through or adjacent to City properties which may in the future connect to the City's water supply system through the Transferred Line. Purchasers shall be entitled to recover a portion of their capital expenditure on the construction of the Transferred Line from properties connecting to that line. No applicant for connection shall be permitted to connect to the Transferred Line by the City of Beacon unless the applicant has paid a one time capital cost reduction fee (the "Connection Fee") to Purchasers. The Connection Fee for each such property connection shall be calculated as set forth in subparagraph (c).

(c) Each Connection Fee shall be calculated as follows:

(i) each City property to be connected to the Transferred Line shall be assigned the number of benefit units prescribed by the Benefit Unit Formulation Chart annexed hereto as Exhibit "A".

(ii) the Connection Fee per Benefit Unit shall be derived by dividing the total cost of the construction of the Transferred Line (the "Total Cost") by 11,133, the total number of benefit units assigned in the District as of the date of this Agreement. (Total Cost ÷ 11,133 = Connection Fee per Benefit Unit)

(iii) Total Cost is calculated by determining the actual cost of construction of the Transferred Line as of the date of completion of construction and adding to it nine percent (9%) for professional services. (Total Cost = cost of construction plus 9%)

(iv) An applicant's Connection Fee shall be the number of benefits units assigned to the applicant's property multiplied by the Connection Fee per Benefit Unit. (Connection Fee = Benefit Units x Connection Fee per Benefit Unit)

(v) An applicant's Connection Fee shall be increased by eight percent (8%) for each year that has passed at the time of applicant's payment of the Connection Fee since the date of completion of the Transferred Line.

(d) City property owners connected to the Transferred Line shall be and shall remain the exclusive customers of the City of Beacon for the purchase of water.

16. Meters.

(a) All water supplied to the Purchasers by the City shall be metered. Such meters shall be installed at no cost to the City, and shall be of a type and arrangement which are acceptable to the City and the Purchasers. The Purchasers shall cause the meters used for billing purposes under this Agreement to be maintained, calibrated and certified in accordance with the manufacturer's recommended schedule, but not less than one time per year. Copies of the certification shall be filed with the City Administrator.

(b) In the event that any of the meters are found to read incorrectly or are out of service, the City will bill the Town for each day the meter is not functioning at the average daily consumption rate as determined by the records for the previous four (4) quarters of water actually consumed by the Purchasers. If four (4) quarters of data is not available, the calculation will employ all of the data that is available. The charge shall be added to the quarterly billing to the Purchasers.

(c) The point of delivery of water by the City shall be at or about a meter pit generally located in close proximity to the corporate boundary line separating the parties, and to be further determined by the parties.

17. Representations and Warranties by the City. The City hereby represents and warrants as follows:

(a) The City facility, including, without limitation, its pipes, well mechanisms and pumping stations, have the mechanical capacity and shall be maintained adequately so

that they draw and transmit the water purchased under this Agreement and the design capacity is sufficient to service the reserved capacity to the Purchasers as provided herein; the facility is in compliance with all applicable laws, rules and regulations of any state, federal or municipal agency or body having jurisdiction, and all permits, licenses and approvals issued pursuant to same.

(b) The City shall maintain and operate its supply facility and distribution system in full compliance with all applicable laws, rules and regulations of any state, federal or municipal agency or body having jurisdiction and all permits, licenses and approvals issued pursuant to same. The City shall provide the Purchasers with notice of any unusual occurrences, system malfunctions or improvements which may affect normal service.

18. Representations and Warranties by the Purchasers.

(a) Purchasers shall, through the term of this Agreement, maintain a permit system for any users who connect to any distribution system serviced under this Agreement; and no user shall be allowed to connect to the system without first obtaining a water line connection permit from the Town. The Town represents and warrants that it will adequately police the system so as to prevent unlawful connection to the distribution system serviced under this Agreement.

(b) The Purchasers shall maintain and operate their respective distribution systems in full compliance with all applicable laws, rules and regulations of any state, federal or municipal agency or body having jurisdiction and all permits, licenses and approvals issued pursuant to same. The Purchasers shall provide the City with notice of any unusual occurrences, system malfunctions or improvements which may affect demand for water supply under this Agreement.

(c) The Purchasers covenant that all reasonable steps will be taken to keep their distribution systems in good repair, so as to prevent substantial water loss during the term of this Agreement.

19. Indemnification.

(a) The Purchasers shall indemnify, defend and hold harmless the City, its agents and employees, from and against all losses, damages, suits, claims, judgements and decrees, including reasonable attorneys' fees and court costs, resulting from breach by, and any material inaccuracy of the representations of the Purchasers set forth herein.

(b) The City shall indemnify, defend and hold harmless the Purchasers, its agents and employees, from and against all losses, costs, damages, suits, claims, judgements, decrees and reasonable attorney's fees and litigation costs, resulting from breach by the City of any material provision of this Agreement.

20. Compliance with Laws.

(a) The Parties shall comply with all applicable laws, rules, and regulations of any county, state or federal agency with respect to the water pipes and facilities within their municipal boundaries.

(b) Each party shall exercise due diligence to prosecute, or seek prosecution for the violation of such laws, rules and regulations against persons or entities who damage the distribution system or facility within such parties' boundaries or who endanger any portion of the water supply as transmitted through the respective distribution system belonging to the Parties.

(c) In the event that the City becomes aware that a maximum contaminant level is exceeded under the regulations contained in Chapter I of the New York State Sanitary Code Sub-part 5-1, Section 5-1.52 Tables 1 through 7 as amended, the City shall immediately notify the Town Supervisor about the source and nature of the contaminant. The City covenants that it will transmit such notice by telephone in advance of, or concurrently with, the transmission of such notice to the Department of Health in accord with the notification requirements indicated in that same Sub-part, Section 5-1.52 Table 13.

21. Waiver of Right of Termination. Except as expressly provided herein to the contrary or by law, if at any time during the term of this Agreement the City or Purchasers materially breach this Agreement, neither party may terminate this Agreement and each party expressly waives any right of termination.

22. Municipal Approvals. This Agreement has been agreed to and approved by formal resolutions of the Town Board of the Town of Fishkill, the Board of Commissioners of the Rombout Water District and the Common Council of the City of Beacon, New York.

23. Assignability. This Agreement may not be assigned by a party without the express written consent by the other parties hereto.

24. Severability. Should any provision of this Agreement be found by a court of competent jurisdiction to be for any reason whatsoever, invalid, void or unenforceable, it shall be deemed severed from the balance of this Agreement and the balance of the Agreement shall remain in full force and effect.

25. Waiver. The Waiver by either party of the breach of any one or more of the covenants of this Agreement is not a waiver of any other provision hereof or of a subsequent breach of the same covenant or covenants.

26. No Oral Modification. This document contains the entire Agreement among the parties and may not be changed, modified or in any way amended, except by agreement in writing.

27. No Implication of Joint Venture. The Parties agree that the execution, delivery and performance of this Agreement does not constitute a joint venture, partnership or other joint association of the Parties, and that except as limited by this Agreement, the City has sole control of the operation of the wells and distribution system in the City.

28. Notices. All notices hereunder shall be in writing sent by certified mail, return receipt requested, or by personal delivery to the address of the respective parties set forth above and

hereafter designated by such party in the manner required for the giving of notice hereunder.

29. Effective Date. The date on which all transmission facilities and related improvements constructed by the purchasers to connect the Rombout Water District to the City's water system are approved for usage by all relevant state or local regulatory agencies.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names, the date and year set forth above.

TOWN OF FISHKILL

By: _____
HON. JOAN A. PAGONES
Supervisor

ROMBOUT WATER DISTRICT

By: _____
HON. JOAN A. PAGONES
Chairman of the Board of Commissioners

CITY OF BEACON

By: _____
HON. CLARA LOU GOULD
Mayor

By: _____
JOSEPH BRAUN
City Administrator

STATE OF NEW YORK)
County of Dutchess)ss:

On November 7, 2001, before me personally came **JOAN A. PAGONES**, to be known, who, being by me duly swom, did depose and says that she resides in the Town of Fishkill, County of Dutchess, State of New York and she is the Supervisor of the Town of Fishkill, a municipal corporation and described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of said corporation; deponent signed deponent's name thereto by like order.

RONALD C. BLASS, JR.
Notary Public, State of New York
No. 4954821
Qualified in Dutchess County
Commission Expires August 21, ~~19~~ 2005

NOTARY PUBLIC

STATE OF NEW YORK)
County of Dutchess)ss:

On November 13, 2001, before me personally came **CLARA LOU GOULD**, to be known, who, being by me duly sworn, did depose and says that he resides in the City of Beacon, Dutchess County, State of New York and she is the Mayor of the City of Beacon, a municipal corporation and described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of said corporation; deponent signed deponent's name thereto by like order.

GERARD J. PISANELLI
NOTARY PUBLIC, State of New York
Reg. No. 4517013
Qualified in Dutchess County
Commission Expires Sept. 30, ~~19~~ 2002

NOTARY PUBLIC

STATE OF NEW YORK)
County of Dutchess)ss:

On November 13, 2001, before me personally came **JOSEPH BRAUN**, to be known, who, being by me duly swom, did depose and says that he resides in the Town of Marlborough, Dutchess County, State of New York and he is the City Administrator of the City of Beacon, a municipal corporation and described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of said corporation; deponent signed deponent's name thereto by like order.

GERARD J. PISANELLI
NOTARY PUBLIC, State of New York
Reg. No. 4517013
Qualified in Dutchess County
Commission Expires Sept. 30, ~~19~~ 2002

NOTARY PUBLIC

K:\WPDOCS\Fishkill (0060)\Rombout Water District (330)\Beacon (525)\08.01.01 Beacon water agreement amended.wpd

RIDER TO AGREEMENT BETWEEN CITY OF BEACON ("CITY") AND TOWN OF FISHKILL ("TOWN") AND ROMBOUT WATER DISTRICT ("DISTRICT")

WHEREAS, on even date herewith, the parties entered into an agreement (the "main agreement") for sale of water by the City to the Town and the District; and

WHEREAS, the effective date of the main agreement is the completion of construction by the District of certain permanent subsurface transmission facilities connecting the District's facilities to the water supply facilities of the City (see paragraph "20" of the main agreement); and

WHEREAS, during the formulation of the main agreement, the District has experienced a water supply shortage which requires redress immediately, and in advance of the District's undertaking of construction of the transmission facilities contemplated within the main agreement; and

WHEREAS, by this rider to the main agreement, the parties undertake to arrange a source of water supply to the District's facilities by the City in advance of construction of the transmission facilities contemplated in the main agreement, and the parties do so by this rider to avoid triggering the effective date of all terms of the main agreement;

NOW, IT IS HEREBY AGREED, by and between the parties for mutual and valuable consideration that:

1. The City agrees to sell water to the District on an as needed basis, effective the date of this rider, up to the maximum sum of 500,000 gallons per day at the purchase prices set forth in paragraph "9" of the main agreement for transmission by the District by means of temporary facilities over or through the lands and improvements of the New York State Bridge Authority near with the easterly terminus to the Beacon-Newburgh Bridge, and the means of connection of the Beacon water supply system to the District by this means, and the metering of the District's usage by this means, shall be subject to the advance approval of the City, said approval not to be unreasonably withheld.

2. The Town and the District shall exercise good faith and due diligence to construct and to complete the permanent subsurface facilities contemplated within the main agreement, at which time that main agreement shall become effective, and upon that event the District shall discontinue and hold in reserve until necessary due to emergency at some future time, if at all, the transmission of water purchased from the City over and through the property of the Bridge Authority. Said future

transmission over the property of the Bridge Authority shall be subject to the advance consent of the City, said consent not to be unreasonably witheld.

3. In the event of future use of the transmission of water over or through the property of the Bridge Authority after the effective date of the main agreement, all terms of the main agreement shall govern.

4. The terms of this rider shall have a duration commencing with its execution by the parties, and ceasing as of the expiration or earlier termination of the main agreement.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names, the date and year set forth above.

TOWN OF FISHKILL

By: _____
HON. JOAN A. PAGONES
Supervisor

ROMBOUT WATER DISTRICT

By: _____
HON. JOAN A. PAGONES
Chairman, Board of Commissioners

CITY OF BEACON

By: _____
HON. CLARA LOU GOULD
Mayor

By: _____
JOSEPH BRAUN
City Administrator

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On November 7, 2001 before me personally came **JOAN A. PAGONES**, to me known, who, being by me duly sworn, did depose and says that she resides in the Town of Fishkill, County of Dutchess, State of New York and she is the Supervisor of the Town of Fishkill, a municipal corporation and described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; the seal affixed to said instrument is such corporate seal; that ait was so affixed by order of the Board of said corporation; deponent signed deponent's name thereto by like order.

_____
NOTARY PUBLIC

RONALD C. BLASS, JR.
Notary Public, State of New York
No. 4954821
Qualified in Dutchess County
Commission Expires August 21, ~~19~~2005

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On November 13, 2001, before me personally came **CLARA LOU GOULD**, to me known, who, being by me duly sworn, did depose and says that she resides in the City of Beacon, Dutchess County, State of New York and she is the Mayor of the City of Beacon, a municipal corporation and described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of said corporation; deponent signed deponent's name thereto by like order.

_____
NOTARY PUBLIC

GERARD J. PISANELLI
NOTARY PUBLIC, State of New York
Reg. No. 4517013
Qualified in Dutchess County
Commission Expires Sept. 30, ~~19~~ 2002

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On November 13, 2001, before me personally came **JOSEPH BRAUN**, to me known, who, being by me duly sworn, did depose and says that he resides in the Town of Marlborough, Dutchess County, State of New York and he is the City Administrator of the City of Beacon, a municipal corporation and described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of said corporation; deponent signed deponent's name thereto by like order.

GERARD J. PISANELLI
NOTARY PUBLIC, State of New York
Reg. No. 4517013
Qualified in Dutchess County
Commission Expires Sept. 30, ~~19~~ 2002

Gerard J. Pisanelli
NOTARY PUBLIC

K:\WPDOCS\Fishkill (0060)\Rombout Water District (330)\Beacon (525)\Rider to Beacon contract-latest version.wpd

APPENDIX B

HDR Memo Addressing Sewer Impacts

Memo

Date: Monday, July 13, 2020

To: Anthony Ruggiero, Ed Balicki, Nick Ward Willis, John Russo

From: Nitin Katiyar, PE
Yingying Wu

Subject: Hydraulic Impact Analyses of Proposed Development with Sewer Connection at Beacon Views (Conklin St at De Soto Ave)

Henningson, Durham & Richardson Architecture and Engineering, PC (HDR) evaluated the impact of the development proposed for connection at Beacon Views development on the hydraulic capacity of the City of Beacon's (City) sanitary sewer system during critical conditions. This memorandum presents a high-level summary of the results and conclusions of that analysis.

Methodology

HDR applied the City's InfoWorks CS sanitary sewer system model to evaluate the impact of the development proposed for connection at Conklin St at De Soto Ave on sewer system hydraulics from the point of connection to the Sewage Treatment Plant (STP). This development represent an additional average daily flow of 13,200 gpd, or additional peak hourly flow of 56,760 gpd using a peaking factor of 4.3 (in accordance with the Ten State Standards.) In order to analyze the impact of this additional flow on the sewer system hydraulics, HDR expanded the existing model, which previously extended only to Townsend St, to extend to the point of connection at Conklin St at De Soto Ave. For purposes of this analysis, and to be consistent with previous similar analyses, HDR applied conditions associated with a large, 5.6-inch rainfall event from September 27, 2011 (a one-in-17-year storm event). These analyses also assume that previously approved developments at 25 Townsend Ave and 511 Fishkill Ave would also be in place.

The results of the analysis indicate that no sanitary sewer overflows (SSOs) are expected to occur anywhere in the sewer system from the proposed connection point through to the STP, with or without the proposed development. Table 1 summarizes the calculated increases in peak water levels at locations from the point of connection to the STP. In segments where the sewer pipe is 8 inches (Hanna Street to Conklin St), the proposed development is expected to increase peak water levels as much as 1.27 ft.

Conclusions

1. The additional flow from development proposed for connection to Beacon's sewer system at Beacon Views development is not expected to cause SSOs, even during extreme conditions associated with a large (5.6-inch, 1-in-17-year) storm.

2. During extreme wet-weather conditions, the proposed developments are expected to increase hydraulic grade lines by as much as 1.27 ft. along Fishkill Ave near Delevan

St. Table 1 provides the differences in hydraulic grade lines expected at several locations from the point of connection to the STP.

Table 1.
Model Results for Peak Water Levels, With and Without Proposed Development, During Critical Conditions (5.6-inch Storm)

Location	Manhole ID	Peak Water Level (ft)		
		Future Baseline	Future With Proposed Development	Difference
Fishkill Ave at Townsend	7380	172.48	172.53	0.05
Fishkill Ave at Delevan	7054	149.87	151.14	1.27
Herbert and Main St	3214	119.18	119.25	0.08
S. Interceptor north of Wolcott	8277	74.35	74.41	0.06
S. Interceptor near Heaney	8125	61.52	61.62	0.10
S. Interceptor near Kristy	8325	51.55	51.61	0.06
S. Interceptor near South Ave	8809	27.88	28.00	0.12
Sewage Treatment Plant	STP_Junction	13.02	13.03	0.01

Please do not hesitate to contact us with any questions that you may have regarding this analysis.

APPENDIX C

Email Correspondence from the Town of Fishkill

Evan Pendleton

From: Sharon Mitchell <smitchell@fishkill-ny.gov>
Sent: Friday, July 24, 2020 2:34 PM
To: Jeff Contelmo
Cc: Gregory Kamedulski
Subject: RE: Town of Fishkill/City of Beacon

Jeff,

I have been able to ascertain that the total cost of construction only for the transferred line is Four Hundred Twenty Thousand Eight Hundred Ninety Three dollars ($420,893). These expenditures were incurred in 2002.

Please let me know if you need any additional information. My apologies for the delay in obtaining a confirmation of the amount for you.

Sharon A Mitchell
Town of Fishkill
Comptroller
845-831-7800 ext. 3331 | smitchell@fishkill-ny.gov
807 Route 52, Fishkill, NY 12524
www.fishkill-ny.gov

Office hours: Monday - Friday: 8:00am - 4:30pm

From: Jeff Contelmo [mailto:JContelmo@insite-eng.com]
Sent: Friday, July 24, 2020 2:10 PM
To: Sharon Mitchell <smitchell@fishkill-ny.gov>
Cc: Gregory Kamedulski <gkamedulski@gmail.com>
Subject: RE: Town of Fishkill/City of Beacon

Sharon,
Is there any updates you can provide?
Thanks,
Jeff

Jeffrey J. Contelmo, PE
Senior Principal Engineer

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, New York 10512
(845) 225-9690 x114
(845) 225-9717 Fax
www.insite-eng.com



This email is intended for the sole use of the addressee(s). Any attached file(s) have been issued for convenience only and at the specific request of the client or their agent. It is specifically understood that any attached file(s) are not certified by Insite Engineering, Surveying, and Landscape Architecture, P.C. (Insite). No use or reproduction of the information provided is permitted without the written consent of Insite.

From: Sharon Mitchell <smitchell@fishkill-ny.gov>
Sent: Friday, July 17, 2020 4:18 PM
To: Jeff Contelmo <JContelmo@insite-eng.com>
Subject: Town of Fishkill/City of Beacon

Jeff,

I just wanted to touch base with you, I had promised to reach out by the end of the week. We have been reviewing the Town files and I believe that we have found the cost of construction for the transmission to connect to the City of Beacon's water supply to the Town's Rombout Water District. (Beacon High school was completed before the transmission line was completed).

Before I give you the information, I just want to confirm with the Town's engineer and water/sewer operator.

Thank you for your patience. Have a great weekend!

Sharon A Mitchell

Town of Fishkill
Comptroller
845-831-7800 ext. 3331 | smitchell@fishkill-ny.gov
807 Route 52, Fishkill, NY 12524
www.fishkill-ny.gov

Office hours: Monday - Friday: 8:00am - 4:30pm

APPENDIX D

Headloss Calculations

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

Beacon Views
Head Loss Calculations

Head Loss in Existing 12" Water Main from Residual Pressure Hydrant to Proposed Connection.

C	110		Roughness coefficient for ductile iron pipe
d	12	in	Diameter of water main
L	550	ft	Length of 12" Watermain
Q	537	gpm	Flow Rate
V	1.5	ft/s	Velocity
L_e	35	ft	Equivalent length to account for losses in valves and bends
L_t	180	ft	Total Length = $L + L_e$
HL	0	ft	$HL = \frac{10.44(L_t)(Q^{1.85})}{(C^{1.85})(d^{4.87})}$

Head Loss in Proposed 8" Watermain

C	110		Roughness coefficient for ductile iron pipe
d	8	in	Diameter of water service line
L	420	ft	Length of 8" Watermain
Q	534	gpm	Flow Rate
V	3.4	ft/s	Velocity
L_e	20	ft	Equivalent length to account for losses in valves and bends
L_t	440	ft	Total Length = $L + L_e$
HL	3	ft	$HL = \frac{10.44(L_t)(Q^{1.85})}{(C^{1.85})(d^{4.87})}$

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

Beacon Views
From Residual Pressure Hydrant to Furthest Proposed Hydrant at Highest Elevation

Static Head Loss	-18	ft	Vertical distance from Residual Hydrant to Proposed Hydrant

Loss in 12" Watermain

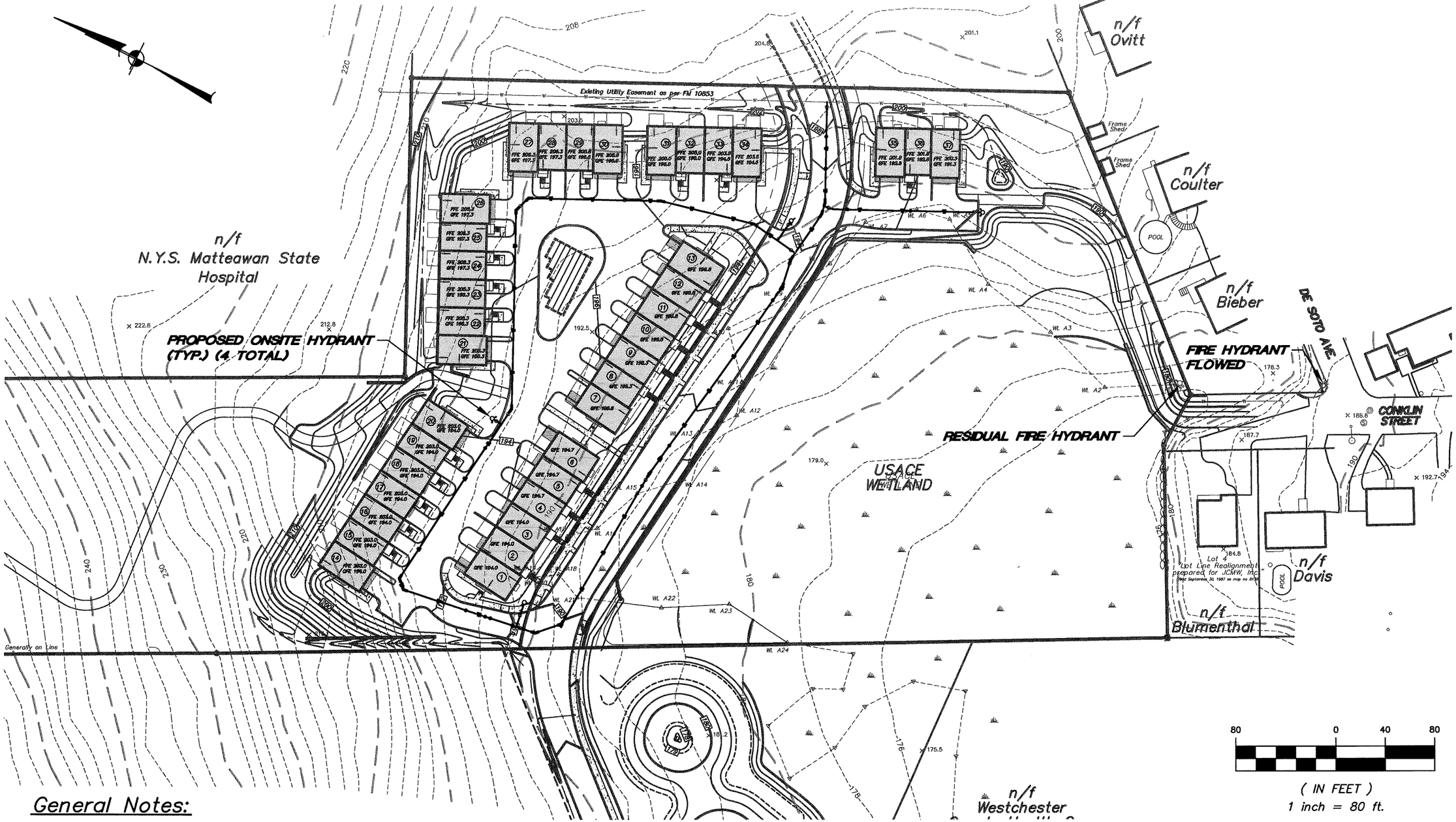
C	110		Roughness coefficient for ductile iron pipe
d	12	in	Diameter of Pipe
L	550	ft	Length of Pipe
Q	1250	gpm	Flow Rate
V	3.5	ft/s	Velocity
L_e	50	ft	Equivalent length to account for losses in valves and bends
L_t	600	ft	Total Length = $L + L_e$
Head Loss in Watermain	-3	ft	$HL = \frac{10.44(L_t)(Q^{1.85})}{(C^{1.85})(d^{4.87})}$

Loss in 8" Watermain

C	110		Roughness coefficient for smooth plastic pipe
d	8	in	Diameter of Pipe
L	550	ft	Length of Pipe
Q	534	gpm	Flow Rate
V	3.4	ft/s	Velocity
L_e	25	ft	Equivalent length to account for losses in valves and bends
L_t	575	ft	Total Length = $L + L_e$
Head Loss in Watermain	-4	ft	$HL = \frac{10.44(L_t)(Q^{1.85})}{(C^{1.85})(d^{4.87})}$

Total Dynamic Head Loss	-26	ft	=	-11	psi

FIGURES



General Notes:

1. *Property line shown on these plans is based upon a map entitled "Boundary and Topographic Survey of Property prepared for Beacon Community Foundation, Inc.", dated March 22, 2005 as prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.*

2. *Topography shown on these plans are based upon aerial photography dated April 14, 2003 and is photogrametrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D, 1988) as derived by GPS observation. The contour interval is 2'.*

3. *Flow testing on the existing watermain in Conklin Street was performed and witnessed by the City on August 27, 2020. The hydrant at the corner of Conklin Street and DeSoto Avenue was flowed and the residual was measured at the next hydrant to the north, on the subject property. A static pressure of 68 psi was measured at the residual hydrant and during the flow test a residual pressure of 66 psi was witnessed with a flow of 1,250 gpm*

DATE: 6-28-2022
SCALE: 1" = 80'
PROJECT NO.: 19131.100
FIGURE: 1

PREPARED BY:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

PROJECT: BEACON VIEWS
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK 12508

DRAWING: HYDRANT FLOW TEST FIGURE

Z:\E\19131100 Kahn\Water & Wastewater\Figures\01 Fig-1.dwg, 6/27/2022 9:59:36 AM, ependleton, 1:1

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **Beacon Views Townhouses Site Plan and Subdivision**

I reviewed a June 28, 2022 response letter by Insite Engineering, June 28, 2022 Final Plat by Insite Engineering, and a 20-sheet Site Plan set, with sheets 1-17 dated June 28, 2022 and building sheets 18-20 dated July 28, 2020.

Proposal

The applicant is proposing to subdivide and develop an 8.6-acre site with 37 for-sale townhouse units. The parcel is in the RD-5 zoning district. The applicant is requesting a conservation subdivision under Section 223-12 J, which allows the Board to modify lot sizes, setbacks, building separations, streets, and other requirements in order to help preserve natural features in the site.

Comments and Recommendations

1. The note on Sheet 20 should add that Planning Board approval is based on the Site Plan drawings and Building Elevations.

2. The applicant has addressed all my other previous planning concerns.

3. Additional steps include completion of the public hearings, potential follow-up on any comments, a vote on conditional approval, an agreement regarding the proposed off-site improvements along Hastings Drive, and a wetland permit application to the Army Corps of Engineers.

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
Jeffrey Contelmo, P.E., Project Engineer

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 7, 2022

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

RE: Beacon Views
City of Beacon
Special Use & Site Plan Application

Dear Mr. Gunn:

Our office has received the following in regard to the Beacon Views project, located adjacent to the 25 Townsend project and The Highland Meadows Senior Housing parcel:

- Response correspondence from INSITE Engineering & Surveying, dated June 28, 2022.
- Description of 50-Foot Right-of-Way to be offered to the City of Beacon, dated June 27, 2022, as prepared by INSITE Engineering & Surveying.
- Report titled "Water & Wastewater Engineering Report for Beacon Views", dated June 28, 2022, as prepared by INSITE Engineering & Surveying.
- Plan titled "Final Plat prepared for the Beacon Views", with the latest revision date of June 28, 2022, as prepared by INSITE Engineering & Surveying.
- Plan set titled "Beacon Views", with the latest revision date of June 28, 2022, and consisting of Sheets 1 of 20 through 20, as prepared by INSITE Engineering and Surveying, and Aryeh Siegel, Architect.

The plans have been updated to reflect the reduction of 3 units in the easterly corner of the project site near Conklin Street, as well as to show the 1:1 mitigation for the wetlands on site. Based on our review of the above materials, we would like to offer the following comments:

General Comments:

1. Wetland mitigation plans and report shall be prepared and submitted to the Army Corp. of Engineers and Beacon Planning Board for review and approval. The applicant shall provide copies of all correspondences between the applicant and Army Corp. of Engineers to the Planning Board and City Engineer's office once submission has been made to the Army Corp. the wetland mitigation plans shall be made part of the overall plan set. ***Applicant notes that all correspondences will be shared with the Planning Board.***

2. The proposed water distribution and sanitary sewer collection system will need to be reviewed and approved by the Dutchess County Department of Health (DCDOH). All correspondences to and from the DCDOH shall be copied to the Planning Board and City Engineer's office. ***Applicant notes that all correspondences will be shared with the Planning Board.***

3. The previously reviewed Stormwater Pollution Prevention Plan for the project will need to be revised to reflect the recent changes to the project site. ***Applicant notes that this will be forth coming once supplementary testing is completed.***

4. The "Proposed 50-Foot-Wide Right of Way" description for the proposed road dedication was reviewed and found to be acceptable.

5. As the swale lines along the back of building units 14 through 37, are partially located on the individual lots, how will the applicant ensure that these swales are not filled, blocked, and properly maintained? Additional, notes shall be added to the plans to ensure that these drainage swale lines are not blocked by fencing or other structures.

6. A Maintenance Agreement shall be prepared for all stormwater facilities in accordance with Section 190-9, Paragraph D of the City Code, and submitted for review. General Note No. 1 on Sheet 4 of 20 shall be incorporated into this maintenance agreement.

7. Sheets 4 and 5 shall include a note stating, "Upon completion of construction, topographic as-built drawings shall be prepared for the project and submitted to the City of Beacon."

8. The plans shall be revised to show the full design of the road from the 25 Townsend project into the site.

Engineer's Water & Sewer Report:

1. Section 3.2, on Page 2 of the report, states "*The existing watermain which the project proposes to connect to is a City watermain used to transport water to the Town of Fishkill. Discussions with the City of Beacon Water and Sewer Department will be required regarding the potential connection to the existing watermain in this location.*" If this discussion has not occurred, it should happen sooner than later.

Final Subdivision Plat Comments:

1. The Final Plat shall be updated to reflect a monument installed at the point of tangency on Lot 3, and another on the south side of the right-of-way across from Lot 3 in accordance with Section 195-23, paragraph D(1)(a) of the City Code. It is understood that monuments cannot be installed on the easterly end of the road at the points of curvature due to the location of the points and conflicts with the proposed drive entrance and the retaining wall on the opposite side.

2. Although the applicant has noted that easements would not be necessary for the utilities since a blanket easement will be provided, it is unclear as to how a blanket easement will be provided over the fee-simple parcels where water and sewer utilities are running. This should be further reviewed by the applicant, as this may require additional easements be provided to the City of Beacon for the water and sewer mains and appurtenances that are located on the individual lots.

Grading & Drainage (Sheet 4 of 20):

1. Note No. 2 under "General Notes" states "*In an emergency event the City of Beacon will have the right to maintain the drainage between CB3 and ES1, if the applicant or subsequent owners fail to fulfill their maintenance obligations.*" As a portion of this drainage system is located on the Highland Meadows Senior Housing parcel, what rights will the City of Beacon have to enter onto the adjoining property?

Utilities Plan (Sheet 5 of 20):

1. There are a number of black dots located along the water main in various locations. What do these black dots represent? According to the "Legend" on the plan, the black dot represents a sewer manhole. The plan shall clarify what the dots represent, and a different symbol used so that it is not identified as a sewer manhole.

2. Structure labels should not be covered over by lines and hatching, so that they are legible.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT
AND SITE PLAN APPROVALS
FOR CONKLIN STREET - BEACON VIEWS

Parcel No. 6055-03-331223

WHEREAS, the Beacon Planning Board received an application for Preliminary and Final Subdivision Plat and Site Plan Approvals from Beacon Views, LLC (the "Applicant") to subdivide 8.6 acres to construct 42 for-sale townhouse units within a conservation subdivision (the "Project") for property located on Conklin Street and designated on the City tax maps as Parcel No. **6055-03-331233** in the RD-5 Zoning District and owned by Highlands at Beacon, LLC (the "Property"); and

WHEREAS, during the Planning Board's review of the application the number of proposed townhouse units was reduced by five (5) such that the application now proposes a total of 37 for-sale townhouse units; and

WHEREAS, the application consists of application forms, correspondence, Full Environmental Assessment Form ("FEAF"), and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Preliminary Subdivision Plat is shown on the drawing, entitled "Beacon Views" Preliminary Plat, dated April 24, 2020, last revised May 31, 2022, as prepared by Insite Engineering, Surveying and Landscape Architecture, P.C.; and

WHEREAS, the Final Subdivision Plat is shown on the drawing, entitled "Beacon Views" Final Plat, dated June 28, 2022, as prepared by Insite Engineering, Surveying and Landscape Architecture, P.C.; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Beacon Views" Sheets 1-20, dated August 27, 2109, last revised June 28, 2022, as prepared by Insite Engineering, Surveying and Landscape Architecture, P.C., as follows:

Sheet	Title
CS-1	*Cover Sheet*
EX-1	*Existing Conditions & Removals Plan*
SP-1	*Layout & Landscape Plan*
SP-2.1	*Grading & Drainage Plan*
SP-2.2	*Utilities Plan*
SP-3	*Erosion & Sediment Control Plan*

SP-4	*Enlarged Plans*
SP-5	*Off-Site Improvements Plan*
SP-6	*Vehicle Maneuvering Plan*
LP-1	*Lighting Plan*
PR-1	*Drainage Profiles*
PR-2	*Water & Sewer Profiles*
D-1	*Details*
D-2	*Details*
D-3	*Details*
D-4	*Details*
D-5	*Details*
A-1	*Building Plans – Front Garage*
A-2	*Building Plans – Rear Garage*
A-3	*Elevations/Views*; and

WHEREAS, the Planning Board reviewed the application at its meetings on September 10, 2019, November 12, 2019, March 10, 2020, May 12, 2020, June 9, 2020, July 14, 2020, August 11, 2020, January 12, 2021, December 14, 2021, May 10, 2022, June 14, 2022 and July 12, 2022; and

WHEREAS, the Planning Board referred the Application to the Planning Board's Architectural Review Subcommittee for review of the architecture of the proposed buildings; and

WHEREAS, the Applicant met with the Architectural Review Subcommittee on several dates to review the architectural plans for the Project and the Planning Board reviewed the Architectural Review Subcommittee's recommendations; and

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

WHEREAS, on May 12, 2020, the Planning Board opened a duly noticed public hearing to receive public comments related to any environmental impacts of the Project ("SEQRA public hearing"), which was continued to June 9, 2020, July 14, 2020, August 11, 2020, January 12, 2021, December 14, 2021, May 10, 2022, and June 14, 2022, at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the SEQRA public hearing was closed on June 14, 2022; and

WHEREAS, on June 14, 2022, the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the EAF and all associated materials prepared in connection with the Project and finding that the Project will not result in any significant adverse environmental impacts; and

WHEREAS, the Planning Board is the approval authority for the Subdivision and Site Plan applications pursuant to City of Beacon Code §§ 195-2 and 223-25, respectively; and

WHEREAS, the Planning Board is authorized pursuant to City of Beacon Code § 223-12.J to modify lot sizes, setbacks, building separations, streets and other requirements of a conservation subdivision in order to preserve natural features on the site; and

WHEREAS, on June 14, 2022, the Planning Board opened a duly noticed public hearing on the Subdivision and Site Plan applications, which was continued to and closed on July 12, 2022, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board notes that public comment received during review of the application indicates that there is a legal dispute between the Applicant and the neighboring property owner (Parcel ID 6055-03-268090, the "Highland Meadows Property") as to the validity of certain easements for access and stormwater management purportedly held by the Applicant over the Highland Meadows Property. In short, it is the Planning Board's understanding that the Applicant generally asserts it is the beneficial holder of such easements and may rely on them for purposes of developing the Project, whereas Highland Meadows asserts that the Project is beyond the scope of the previously granted easements. Documents submitted to the Planning Board by the public and the Applicant regarding the easement rights appear on their face to provide the Applicant with the necessary rights related to the pending Project, and it is therefore reasonable for the Planning Board to rely on such easements for purposes of the application pending before it in terms of access to the Property and related stormwater management improvements. The existence or non-existence of easements rights as between two private parties, particularly where disputed amongst the parties, is not a matter for the Planning Board to determine and it is the Planning Board's understanding that the Applicant and Highland Meadows are parties to a court action seeking a judicial declaration as to the nature of the purported easement rights benefiting the Applicant's Property. Nonetheless, it is within the best interests of the City of Beacon to require confirmation of the Applicant's easement rights prior to authorizing land disturbance pursuant to the within approvals; and

WHEREAS, the application involves the direct disturbance of approximately 12,000 s.f. within a 2-acre wetland on the 8.6-acre Property and the Planning Board considered the impacts of the Project on the on-site wetland under the jurisdiction of the U.S. Army Corp of Engineers (ACOE) which consideration resulted in a reduction in the density of the Property as a means to minimize direct impacts to the wetlands and an on-site mitigation ratio of 1:1 will be required to prevent any net loss of wetlands; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials enumerated above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval as set forth and detailed on the plans and elevations prepared by Insite Engineering, Surveying and Landscape Architecture, P.C. and Aryeh Siegel, Architect, subject to the following conditions set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board:

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

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

3. The comments contained in the City Planner's letter to the Planning Board dated July 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

4. The comments contained in the City Engineer's letter to the Planning Board dated July 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

5. Pursuant to Section 195-15 of the City Code, the Applicant shall submit a performance guarantee for the construction of all public improvements in an amount to be determined by the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer and in a form acceptable to the City Attorney.

6. All existing and proposed easements, declarations of restrictive covenants, offers of dedication and notes, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication or other appropriate documents corresponding with such notations on the Final Subdivision Plat shall be

prepared, as applicable, and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

7. The proposed water and sewer lines serving the Project are being offered for dedication to the City of Beacon. An Offer of Dedication shall be submitted to the City Council along with a draft Water Line Easement Agreement and Sewer Line Easement Agreement. In the event the City Council does not accept dedication of the installed water and/or sewer lines, the Applicant shall be solely responsible for the maintenance, repair and replacement of such lines including the formation of a Transportation Corporation, if necessary.

8. The Applicant is proposing to connect to the existing 12" water main running through the Property which is subject to a certain Water Agreement between the Town of Fishkill and the City of Beacon. Pursuant to the Water Agreement, the Applicant is required to pay to the Town of Fishkill a calculated fee to allow for recovery of a portion of the Town's capital expenditures on the construction of the line. The Applicant shall submit a letter from the Town of Fishkill stating that the fee has been paid and the Town authorizes the proposed connection to the existing water main.

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

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

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Planner's letter to the Planning Board dated July 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
4. The comments contained in the City Engineer's letter to the Planning Board dated July 7, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
5. The Applicant shall submit a final, non-appealable declaration, determination, judgement or other such order from the Court, or contemporary agreement of the

parties, which conclusively establishes the Applicant's right of access over the Highland Meadows Property (Parcel ID 6055-03-268090) and rights to install proposed improvements within the easement area including stormwater management improvements.

6. The Applicant shall provide to the Building Department a copy of the filed Subdivision Plat in an amount and format to be determined by the Building Department.

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

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

1. Pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the public improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the required performance guaranty.

2. The Applicant shall fund an escrow account with the City of Beacon for the required monthly stormwater inspections in an amount as determined by the City Engineer.

3. Pursuant to Section 223-41.10.A, the Applicant shall submit plans which indicate the location of each of the four (4) BMR units to be provided which provide a mix of unit types in the same proportion as all other units in the development, subject to approval by the Planning Board.

D. Prior to the issuance of a Certificate of Occupancy, the following conditions shall be fulfilled:

1. The Applicant shall submit a five-year Wetland Monitoring and Maintenance Plan that includes a detailed cost estimate for determining the required 35% maintenance guaranty, referenced below. The estimate should include plant materials cost, fencing, labor and other materials require to install the required wetland mitigation measures.

2. The Applicant shall submit a five-year maintenance guaranty in a form acceptable to Town Counsel, in the amount of 35% of the total cost estimate for the cost of materials and labor to install the required wetland mitigation.

3. The Applicant shall submit a Certification and an As-Built Plan of the required wetland mitigation as prepared by a New York State Licensed Landscape Architect or Wetland Scientist.

4. Pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the public improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the required performance guaranty.

5. The Applicant shall submit an as-built topographic survey that includes all storm, sanitary sewer and water utilities as constructed, along with the monuments installed along the road right-of-way. Such survey shall be submitted prior to any acceptance of the roadway or infrastructure by the City.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the 37 new lots as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of a Certificate of Occupancy, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

2. Pursuant to Section 223-41.9 of the City Code, the Project shall include a minimum of four (4) below-market-rate (BMR) townhouses which shall be governed by the provisions of Article IVB of the City Code entitled "Affordable-Workforce Housing."

3. The Applicant shall provide a minimum of 1:1 on-site wetland mitigation to achieve no net loss in wetlands on the Property. In the event ACOE requires more than the proposed 1:1 on-site mitigation, it is the Planning Board's strong preference that the Applicant shall perform off-site mitigation on the Van Buren property (Parcel ID 6054-02-807897) pursuant to the easement agreement presented to the Planning Board during its review of this application.

4. As required by the SEQRA Negative Declaration, the following measures shall be implemented to protect against any impacts to the Indiana Bat:

    a. Tree removal at the Project Site will take place between October 1 and March 31.

b. Lighting on the site will use light fixtures approved by the City of Beacon Planning Board, that direct light down to minimize light pollution and not interfere with potential bat foraging activities.
c. The Applicant shall implement soil conservation and dust control best management practices, such as watering dry disturbed soil areas to keep dust down, and using staked, recessed silt fence and anti-tracking pads to prevent erosion and sedimentation in surface waters on the site.
d. Stormwater pond/s will not be maintained with any chemicals that might adversely affect bats or inspect populations on which they may feed.

5. As proposed by the Applicant, access via Hastings Drive shall be limited to a controlled emergency access only. The approvals granted herein are based upon the Applicant's proposal for the primary access route via Townsend Street. Any modifications to such access routes shall require amended approvals from the Planning Board, including any required supplemental SEQRA review. The Planning Board understands that access via Townsend Street is reliant upon the construction of the proposed extension of Townsend Street previously approved by the Planning Board by Resolution entitled "Final Subdivision Plat Approval For 25 Townsend Street," dated July 10, 2018 and filed in the City Clerk's Office on July 12, 2018, including (i) the City of Beacon's acceptance of the offer of dedication for the extension of Townsend Street which will allow such extension to be a public street, or (ii) a private access easement over such extension of Townsend Street in the event the street remains privately-owned which access easement shall be subject to review by the City Attorney.

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

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

8. As used herein, the term "Applicant" shall include Beacon Views, LLC and Highlands at Beacon, LLC, and its successors and assigns.

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

10. This approval is conditioned upon compliance with all mitigation measures specified in the Applicant's Environmental Assessment Form and the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this

Resolution may be inconsistent with the EAF or the SEQRA Negative Declaration, the terms of this Resolution shall be controlling.

11. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

12. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

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

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

15. The Planning Board shall retain jurisdiction over this Site Plan and Subdivision such that if it is later determined by a Court or other adjudicatory entity or individual with proper jurisdiction that the Property is not benefited by easement rights for access or stormwater management as represented by the Applicant, the Applicant shall return to the Planning Board to amend the Site Plan and Subdivision, as necessary.

Resolution Adopted: July 12, 2022
Beacon, New York

_____ _____, 2022
John Gunn, Chairman Dated
City of Beacon Planning Board

Subdivision and Site Plan Approval
Beacon Views– Conklin Street_____

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
J.C. Calderon	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairman	Voting
Jill Reynolds	Voting		

Resolution:

HUDSON VALLEY HOUSING DEVELOPMENT FUND COMPANY, INC.

July 12, 2022

VIA ELECTRONIC MAIL (jgunn@cityofbeacon.org)

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

Re: *Beacon Views Townhouses, Conklin Street by Beacon Views, LLC ("Applicant")*

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Highland Meadows Senior Housing Development Fund Company, Inc. and Highland Meadows Senior Limited Partnership, the following comment is offered in response to the Beacon Views, LLC Subdivision and Site Plan Public Hearing:

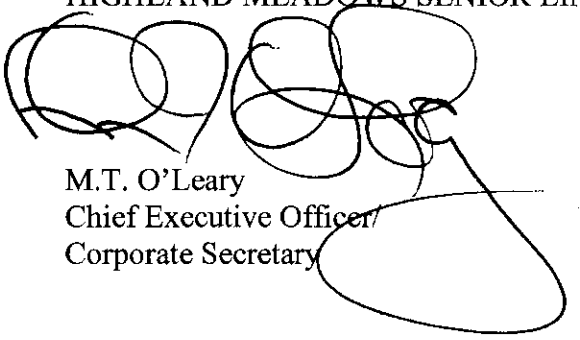
Allowing Applicant's design, as proposed, creates an attractive nuisance and public safety issue. For example, Highland Meadows' residents often have visiting family members with young children who use the property for walks or other outdoor activities. The proposed retention pond poses a safety risk to these children who may be attracted to the pond. Highland Meadows understands that while this public safety issue along is not sufficient grounds to deny the application, the public safety risk and resulting liability is real and foreseeable. The risk, can however be mitigated by requiring Applicant to install fencing around the entire stormwater facility, installing appropriate landscaping to mitigate visual impacts of the facility and fencing, and requiring that Applicant develop and adhere to a commercially reasonable landscaping maintenance plan. Highland Meadows requests that the Planning Board consider these reasonable mitigation efforts, and require the Applicant to incorporate them into its Site Plan so long as the proposed stormwater facilities will be constructed on Highland Meadow's property under the disputed stormwater easement.[1]

Thank you.

[1] It should be noted that the stormwater easement area (and access easement) continues to be under dispute and is subject to litigation entitled *Highland Meadows Senior Housing Development Fund Company, Inc. et al. v. Highlands at Beacon, LLC et al.*, Index no. 2021-53599 (Sup. Ct. Dutchess County) (Hon. Edward McLoughlin), and any Planning Board decision will be subject to the decision of the Court. Highland Meadow's request for a perimeter fence should not be construed as a waiver of any rights.

Sincerely,

HUDSON VALLEY HOUSING DEVELOPMENT FUND COMPANY, INC./
HIGHLAND MEADOWS SENIOR LIMITED PARTNERSHIP



M.T. O'Leary
Chief Executive Officer/
Corporate Secretary

City of Beacon Planning Board Agenda
07/12/2022

Title:

Continue Public hearing for SEQRA environmental review on application for Site Plan Approval, Special Use Permit, and Subdivision (lot merger) Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company

ATTACHMENTS

16 W Main Letter.pdf

Heady Easement - Draft.pdf

20 - C-901 Construction Details.pdf

21 - C-902 Construction Details.pdf

22 - C-903 Construction Details.pdf

23 - C-904 Construction Details.pdf

24 - C-905 Construction Details.pdf

25 - C-906 Construction Details.pdf

26 - C-907 Construction Details.pdf

27 - C-908 Construction Details.pdf

28 - L-100 Landscaping Plan.pdf

01 - C-000 Cover Sheet.pdf

02 - C-010 Existing Conditions Plan.pdf

03 - C-020 Demolition Plan.pdf

04 - C-100 Site Plan.pdf

05 - C-200 Grading Plan.pdf

06 - C-300 Utilities Plan.pdf

07 - C-310 Storm Profile.pdf

08 - C-400 Sediment and Erosion Control Plan.pdf

09 - C-600 Lighting Plan.pdf

10 - C-601 Lighting Specifications.pdf

11 - C-700 Garbage Truck Turning Plan (Front Loading).pdf

12 - C-701 Garbage Truck Turning Plan (Rear Loading).pdf

13 - C-702 Fire Truck Turning Plan (Scenario 1).pdf

14 - C-703 Fire Truck Turning Plan (Scenario 2).pdf

15 - C-704 Fire Truck Turning Plan (Scenario 3).pdf

16 - C-800 Aerial Site Plan.pdf

17 - C-801 Sight Distance Plan.pdf

18 - C-802 Conceptual Improvements Plan.pdf

19 - C-900 Construction Details.pdf

Traffic Study_2022-06-28.pdf

Beacon Todd LLC Easement - Draft.pdf

16 W. Main AR 6.17.22.pdf

Planners Comments Beacon Commons 7.7.22.pdf

Engineers Comments 16 West Main 07-08-22 review.pdf

Traffic Comments Beacon Commons_Review 4.pdf

Beacon Commons -16 West Main Street - FEAF Part 2 (4888-7749-2520.3).pdf

Beacon Commons - 16 West Main - LWRP Resolution (4865-3324-0361.1).pdf

Beacon Commons - 16 West Main Street - SEQRA Negative Declaration (4868-9156-7646.5).pdf

Beacon Commons - 16 West Main Street - FEAF Part 3 (4892-4724-6632.2).pdf

June 28, 2022

Honorable Chairman John Gunn and Members of the Board
City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Re: JMC Project 18119
Beacon Commons
16 West Main Street
City of Beacon, NY 12508

Site Plan Approval

Dear Chairman Gunn and Members of the Board:

On behalf of Farrell Building Company, we are pleased to provide five (5) sets of the following revised documents in support of Site Plan Approval for the above captioned project:

1. **JMC Site Plans**

Dwg	Title	Last Revised Date
C-000	Cover Sheet	06/28/2022
C-010	Existing Conditions Plan	06/28/2022
C-020	Demolition Plan	06/28/2022
C-100	Site Plan	06/28/2022
C-200	Grading Plan	06/28/2022
C-300	Utilities Plan	06/28/2022
C-310	Storm Profiles	06/28/2022
C-400	Sediment and Erosion Control Plan	06/28/2022
C-600	Lighting Plan	06/28/2022
C-601	Lighting Specifications	06/28/2022
C-700	Garbage Truck Turning Plan (Front-Loading)	06/28/2022
C-701	Garbage Truck Turning Plan (Rear-Loading)	06/28/2022
C-702	Fire Truck Turning Plan (Scenario 1)	06/28/2022
C-703	Fire Truck Turning Plan (Scenario 2)	06/28/2022
C-704	Fire Truck Turning Plan (Scenario 3)	06/28/2022
C-800	Aerial Site Plan	06/28/2022
C-801	Sight Distance Plan	06/28/2022

C-802	Conceptual Improvements Plan	06/28/2022
C-900	Construction Details	06/28/2022
C-901	Construction Details	06/28/2022
C-902	Construction Details	06/28/2022
C-903	Construction Details	06/28/2022
C-904	Construction Details	06/28/2022
C-905	Construction Details	06/28/2022
C-906	Construction Details	06/28/2022
C-907	Construction Details	06/28/2022
C-908	Construction Details	06/28/2022
L-100	Landscaping Plan	06/28/2022

2. **Traffic Study, revised 6/28/2022**

3. **Draft Easement Agreements**

A. Below please find our responses to the comments within the John Clarke Planning and Design Memorandum, dated June 10, 2022.

Comment No. 1

Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council. The applicant should also have evidence of agreement from the adjacent property owner for the proposed access drive across the corner of the parcel to the east.

Response No. 1

The Special Permit is noted and will be applied for once the Planning Board can close the SEQRA process.

Enclosed are the draft easement agreements between Farrell Building Company (16 West Main Street) and Beacon Todd (18 West Main Street) and between Farrell Building Company (16 West Main Street) and John Heady (16 Bank Street). Final signatures are expected this week and the final documents can be submitted for City review prior to filing with the County Clerk.

Comment No. 2

For the Sheet 9 Lighting Plan, each of the lighting fixtures should be illustrated on the plans with a summary of the specifications.

Response No. 2

Additional information for the site light and canopy light fixtures has been added to the JMC Drawing C-600 "Lighting Plan". The previously submitted lighting specification sheets have also been provided as part of the drawing set as JMC Drawing C-601 "Lighting Specifications".

Comment No. 3

For the Sheets A-100 to A-200 Building Plans, elevations and a complete roof plan have now been included. The drawings are generally consistent with the comments from the Architectural Review Subcommittee at its meeting on May 6, 2022. The ARS has scheduled one additional meeting with the project architect on June 17, 2022.

Response No. 3

So noted.

The City Architectural Review Subcommittee accepted the building design at their meeting on June 17, 2022 with a couple of minor comments, and recommended approval to the Planning Board.

B. Below please find our responses to the comments within the Creighton Manning comment letter dated June 10, 2022.

Comment No. 1

As depicted on Sheet C-701, a garbage truck entering via the driveway on West Main Street would encroach on the opposing travel lane. This scenario could lead to the garbage truck being forced to reverse onto the public roadway. Therefore, it is recommended that garbage trucks be restricted from entering the site via the driveway on West Main Street. Furthermore, it is recommended that garbage pickup occur during off-peak hours. Regarding access for fire apparatus, it is noted that the applicant is awaiting approval from the City Fire Department.

Response No. 1

A rear loading garbage truck is depicted encroaching the opposing lane on the proposed site driveway along West Main Street as the truck is entering the property. It is anticipated that the garbage truck operations will occur during off-peak times which is typical, which would reduce the likeliness of conflict. It should be noted that a front loading garbage truck as depicted on Drawing C-700 enters the property from Bank Street. In our experience, most garbage vehicles that service trash enclosures/dumpsters are front loaders.

Comment No. 2

The applicant is proposing pedestrian improvements to the to north leg of the West Main Street/Bank Street intersection that will enhance pedestrian connectivity, accessibility, and visibility as pedestrian access the Beacon Train Station.

Response No. 2

Comment noted.

Comment No. 3

The revised traffic study considers a build year of 2022. The applicant should address the likelihood that the project, if approved, is not built until 2023 or later. Also, the traffic generated by the 1113 Wolcott Avenue development (currently under review by the Planning Board) should be considered.

Response No. 3

The traffic study has been revised to utilize a 2024 design year. The volumes associated with the Wolcott Avenue development have been incorporated into the traffic study. The no-build and build volumes have been updated to incorporate the revised design year and the additional other development.

Comment No. 4

The applicant's traffic engineer stated that a warrant analysis of the intersection of West Main Street/Beekman Street/The View Driveway under all-way stop control is not possible due to the unavailability of some data. If the City of Beacon is interested in pursuing all-way stop control at this location, (i) a full MUTCD warrant analysis and (ii) level of service analysis are recommend. It is CM's understanding that the intended benefit of the all-way stop control is for left-turning traffic from West Main Street onto Beekman Street during periods of congestion on Beekman Street. The analysis should explore how effective the all-way stop control will be in benefitting this moving contrasted with the drawbacks of stopping mainline traffic.

Response No. 4

A multi-way stop warrant analysis based on the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) has been included within the traffic study. The intersection of Beekman Street and West Main Street does not meet the criteria for the installation of a multi-way stop as described in the MUTCD. Since the criteria has not been met, the Applicant is not proposing modifications to this intersection. However, the applicant is willing to install multi-way stop improvements if directed by the City.

A level of service analysis of the intersection as a multi-way stop has been prepared and is included on Tables 2 and 3 of the Traffic Study. During both analyzed hours, the overall intersection operates at a Level of Service B as a multi-way stop.

During the analyzed peak weekday AM and PM hours, the Beekman Street approach to the signalized intersection of NY 9D is not projected to queue to the intersection of Beekman Street and West Main Street. The West Main Street approach to its intersection with Beekman Street is projected to operate at a Level of Service C with a queue length of less than one vehicle during both analyzed hours under the existing stop control conditions. With the installation of the multi-way stop, the West Main Street approach to Beekman Street is projected to improve in delay to operate at a Level of Service A during the analyzed hours. However, the Beekman Street westbound approach during the peak weekday morning hour as well as the Beekman Street eastbound approach during the peak weekday afternoon hour are projected to increase in delay to operate at a Level of Service B with the installation of the multi-way stop.

Comment No. 5

The proposed improvements at the Bank Street/Tompkins Avenue intersection would benefit pedestrians.

Response No. 5

Comment noted.

Comment No. 6

The proposed improvements at the Tompkins Avenue/NYS Route 9D intersection will enhance visibility of the stop condition for the Tompkins Avenue approach.

Response No. 6

Comment noted.

C. Comments in Lanc & Tully, memorandum dated June 10, 2022

General Comments

Comment No. 1

A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review. Applicant acknowledges this comment.

Response No. 1

So noted. A construction estimate shall be prepared by the project team once a construction manager is added to the team and it will be submitted for review.

Comment No. 2

Although the applicant has submitted 3 concept plans for offsite improvements with regards to traffic, none of the proposed improvements are discussed with in the Traffic Study. The Traffic Study revised to include discussion for these proposed improvements and the benefits that these improvements will provide. Any proposed offsite improvements shall be provided as part of the overall plan set for the project.

Response No. 2

The traffic study has been updated to included discussion on the proposed off-site improvements. The conceptual improvement figures previously submitted have been included within the traffic study. Drawing C-802 has been prepared and included within the site plan set to depict the off-site improvements proposed by the applicant.

Comment No. 3

Table 2 of the Traffic Study notes that the composite for Beekman Street, at the signalized intersection of NY 9D, in the AM hours improves in level of service in comparison to current conditions. The study should discuss how this improvement in level of service is being obtained. Are signal timing adjustments to be made at this intersection, or what other actions are occurring that would account for the improvement in the level of service?

Response No. 3

The change in level of service for the Beekman Street approach to its intersection with NY 9D during the peak weekday AM hour is discussed within the No-Build Volumes section of the traffic study (page 9).

Comment No. 4

Table 2 of the Traffic Study notes that Tompkins Avenue, at the signalized intersection of NY 9D, is currently operating at a Level of Service "C" but will operate at a Level of Service of "F" in in the No Build in 2022 and Level of Service of "F" 2022 Build scenario. The applicant should further study this intersection with NYSDOT to see if improvements can be made at the intersection, or signal timing adjusted, so that the Tompkins Avenue approach does not operate at a Level of Service "F".

Response No. 4

The intersection of NY 9D and Tompkins Avenue is an unsignalized intersection. As mentioned in prior comment letter from Creighton Manning, "it is difficult to mitigate the level of service at an unsignalized intersection. As depicted in Table 2, the increase in delay to a level of service F occurs under the no-build condition

(without the proposed development) and is a result of other developments. As requested in prior comment letters from Creighton Manning, the applicant reviewed this intersection and proposes safety improvements to the Tompkins Avenue approach at its intersection with NY 9D.

Comment No. 5

We would recommend that the traffic counts for the project be updated to reflect current traffic conditions, as the original traffic count was conducted in March of 2020, which was over 2-years ago, and the study is looking at the "Build" scenario being 2022, which is not realistic given we are in June of 2022.

Response No. 5

The traffic counts for the proposed development were conducted in February of 2020, prior to traffic disruptions due to COVID-19. As stated in Creighton Manning's 05/10/2022 comment letter, "JMC's Traffic Impact Study is based on traffic data collected in late February 2020. This is considered "pre-pandemic" and should be representative of typical traffic conditions."

The traffic study has been revised to utilize a 2024 design year for the no-build and build volume projections.

Comment No. 6

The construction schedule provided in the response correspondence seems a little unrealistic, as site work and construction of the walls is proposed to start in October and take 4 months to complete. As this will bring you into the winter months, we this goal hard to achieve, as the ground and materials could be frozen. We would ask that this be looked at realistically given the time of year the work is proposed.

Response No. 6

The construction schedule provided to date has been approximated. A revised construction schedule can be submitted prior to construction once a construction manager has been contracted by the applicant. We respectfully request this comment be made a condition of approval in the resolution.

Demolition Plan (Sheet 3 of 26):

Comment No. 1

As the plan is showing the sidewalk along West Main to be removed, a pedestrian accessway shall be established to allow pedestrians walking along the roadway to continue in a safe manner since there is no sidewalk on the opposite side of the roadway. This would also apply to the sidewalk along Bank Street. ***The Applicant states a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be***

submitted for review. *This will need to be reviewed by the Beacon Building Department once prepared.*

Response No. 1

So noted. A construction logistics plan and schedule shall be submitted to the City Building Department for approval prior to construction. We respectfully request this comment be made a condition of approval in the resolution.

Utilities Plan (Sheet 6 of 26):

Comment No. 1

The connection of the sanitary sewer lateral to the existing sewer main will require a saddle. The plan should note the use of a saddle that is approved by the City of Beacon. A construction detail for this connection shall be included on the plans.

Response No. 1

We have continued to reach out to the City water department for the City standard detail/notes and it will be coordinated with the Construction Documents once received. This will also be included in the future submission to the Dutchess County Department of Health and we will copy the City on all correspondence. We respectfully request this comment be made a condition of approval in the resolution.

Comment No. 2

Construction details for the proposed water tapping of the water main on Bank Street shall be provided on the plans.

Response No. 2

We have continued to reach out to the City water department for the City standard detail/notes and it will be coordinated with the Construction Documents once received. This will also be included in the future submission to the Dutchess County Department of Health and we will copy the City on all correspondence. We respectfully request this comment be made a condition of approval in the resolution.

Comment No. 3

The applicant should verify the pressures within the water mains along Bank Street and West Main Street, along with the available fire flows form the hydrants. This information will be required for the design of the sprinkler system that will be required in the building. The applicant has noted that the MEP Engineer will coordinate with the City to obtain fire flow data and pressures needed for the design of the fire suppression system. We would recommend that this occurs at this time to ensure proper sizing of the line from Bank Street to the building.

Response No. 3

The applicant is in the process of hiring the plumbing engineer. The tests will be coordinated with the City and must be done as part of the County Health Department permit when the service pipe is sized. The service line is likely to remain at the size as proposed but could vary by 1 or 2 inches which would not impact overall site plan approval. We respectfully request this comment be made a condition of approval in the resolution.

Comment No. 4

The pipe length, size, material and slope of the pipe running between storm structures CI-A 11 and CI-A 12 be provided on the plan.

Response No. 4

A label has been added to JMC Drawing C-300 "Utilities Plan".

Storm Profile (Sheet 7 of 26):

Comment No. 1

The profile shows the proposed storm drainage pipe to be installed on West Main Street will be directly atop of the existing water main. This does not comply with NYSDOH requirements for separation, which requires a minimum of 18" of separation between the two. The plan shall be revised to show proper separation distances in accordance with NYSDOH standards. If proper separation cannot be achieved, then additional measures shall be provided on the plans at this time to ensure compliance with NYSDOH standards.

Response No. 1

As previously indicated, the storm drainage pipe crossing has been revised to a proposed elliptical pipe to provide additional separation. The existing crossing utilities will need to be field verified prior to any work being performed. If the required separation is not achievable, then concrete encasement or other means as approved by the Dutchess County Department of Health and City of Beacon shall be proposed. We respectfully request this comment be made a condition of approval in the resolution.

We trust that the enclosed documents and above responses are sufficient for the Planning Board's review and we look forward to discussing the project at the next meeting. In the interim, if you have questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Stephen Spina, PE
Senior Project Manager

cc: Mr. Steve Zagoren
Mr. Greg Pancost
Mr. Aryeh Siegel

p:\2018\18119\admin\ltrgunn 2022-06-28.docx

EASEMENT AGREEMENT

WHEREAS, THIS EASEMENT is made this ___ day of _____, 2022 by and between Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 ("Grantor") and John Heady, Sr. and ~~Rosemary Heady~~ JH:SE, individuals having an address at _____ (hereinafter collectively referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, Dutchess County, New York (Tax Map Section _____, Block __ Lot _____) ("Grantor's Property"); and Grantee is the owner of certain real property located in Beacon, New York (Tax Map Section 5954, Block 26 , Lot 647966) ("Grantee's Property")

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant, a permanent access easement over a portion Grantor's Property for the benefit of Grantee's Property as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee a permanent access easement upon a portion of the Grantor's Property more particularly described in the Schedule "A' sketch entitled "Beacon Commons" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC revised 02/07/2022 annexed hereto and made a part hereof (the "Easement Area"), . for all purposes and. Grantor shall be responsible, as its sole cost and expense, to submit and pursue any and all necessary governmental approvals and Grantee shall cooperate in respect thereof.

2. Grantor reserves the right to install and maintain a fence as shown on Schedule "A" and to fully use the Easement Area for the purpose of installing and maintaining said fence.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantor shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantor within the Easement Area in a reasonably safe condition and good and workmanlike manner. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantor.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of

any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By: John T Heady Sr
Name: Title:

GRANTEE:

By:_____
Name: Title:

Notary page follows

STATE OF NEW YORK)
)ss.:
COUNTY OF Dutchess)

On the 23 day of March, 2022, before me, the undersigned, personally appeared John T Heady Sr, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Debra E Clark
Notary Public

DEBRA E. CLARK
Notary Public, State of New York
ID No. 01CL6071733
Qualified in Dutchess County
My Commission Expires March 25, 2026

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____, 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

EASEMENT AGREEMENT

THIS EASEMENT is made this ___ day of ____, 2022 by and between John . Heady , Sr. and ~~Rosemary Heady~~ JH SR, individuals having an address at _____ (hereinafter collectively referred to as "Grantor") and Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, Dutchess County, New York (Tax Map Section 5954, Block 25, Lot 6222988) ("Grantor's Property");

WHEREAS, Grantee is the owner of certain real property located in Beacon, Dutchess County. New York (Tax Map Section___, Block_____, Lot _____) (Grantee's Property"). and

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant a temporary construction easement, over a portion Grantor's Property for the benefit of Grantee's Property all as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee a temporary construction and grading easement for use in connection with the construction of improvements on the Grantee's Property upon a portion of the Grantor's Property more particularly described in the Schedule "A' sketch entitled "Beacon Commons" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC revised 02/07/2022, annexed hereto and made a part hereof, and for all purposes together with the permanent right of the Grantee to enter onto and over the Grantor's premises in addition to the Easement area for the purpose of installing, maintaining, repairing and replacing the same.

2. Grantee shall be responsible, as its sole cost and expense, to remove and replace and/or relocate the existing encroachments onto Grantor's property and off of the Easement Area.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request

of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantee shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantee within the Easement Area in a reasonably safe condition and good and workmanlike manner. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantee.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the

benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By: John T Brady Sr
Name: Title:

GRANTEE:

By:_____
Name: Title:

Notary page follows

STATE OF NEW YORK)
)ss.:
COUNTY OF Dutchess)

On the 23 day of March, 2022, before me, the undersigned, personally appeared John T. Heady Sr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Debra E Clark
Notary Public

DEBRA E. CLARK
Notary Public, State of New York
ID No. 01CL6071733
Qualified in Dutchess County
My Commission Expires March 25, 2026

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____, 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

6' WIDE PERMANENT ACCESS EASEMENT FROM FARRELL COMMUNITIES BEACON LLC IN FAVOR OF ROSEMARY HEADY, JOHN T. HEADY SR. AND KENNETH HEADY

5' WIDE TEMPORARY CONSTRUCTION EASEMENT FROM ROSEMARY HEADY, JOHN T. HEADY SR. AND KENNETH HEADY IN FAVOR OF FARRELL COMMUNITIES BEACON LLC

EXISTING ENCROACHMENTS TO BE REPLACED AND/OR RELOCATED

N/F WILLIAM GOING
AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR.
AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

BANK STREET

N46°55'40"E 150.84'

S42°19'30"E 100.00'

N 47°40'30"E 77.45'

S 15°15'50" E 132.89'

N 75°15'50" W 172.22'

194.97'

22.78'

SHED

BBQ

BENCH

CURB

LO 10"

LO 12"

LO 18"

MA 8"

MA 10"

MA 6"

BXE 6"

DE 6"

EM 10"

EXISTING CONC BLOCK RETAINING WALL

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT ACCESS EASEMENT

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

JMC
120 BEDFORD RD
ARMONK
NY 10504
(914) 273-5225
fax 273-2102
JMCPLLC.COM

BEACON, NY 12508

JMC PROJECT: 18119

SCALE: 1" = 20'

BEACON COMMONS

16 WEST MAIN STREET

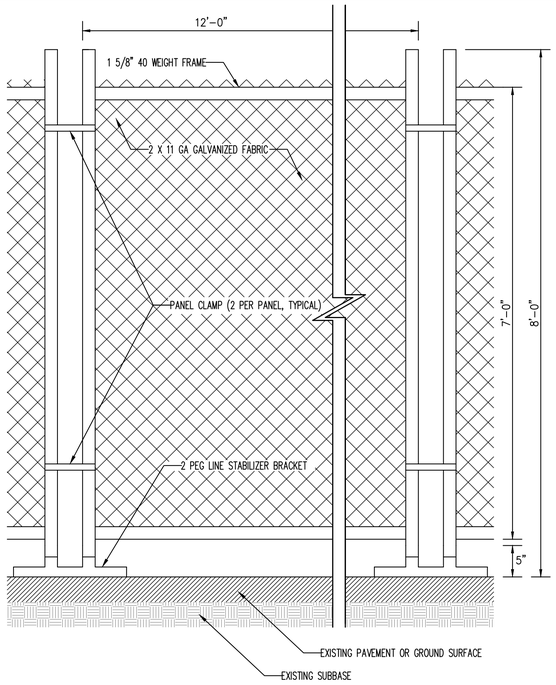
HEADY EASEMENT PLAN

REVISED: 02/07/2022
DATE: 12/30/2019

FIGURE: 2

COPYRIGHT © 2022 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

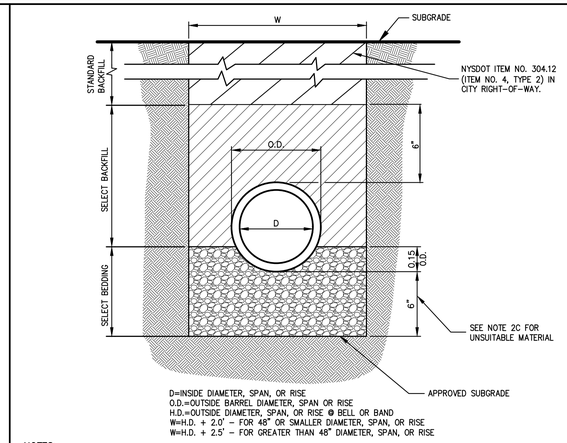
18119-SITE.dwg; EASEMENT-HEADY.tab; EASEMENT-HEADY.lay



NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

8



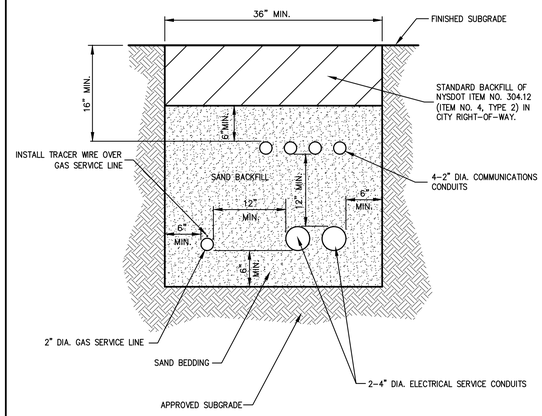
D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0" – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. 3/4"CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWING CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH

9



NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

UTILITY TRENCH DETAIL

10

NOTES PERTAINING TO DRAIN INLETS

A-1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A-2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C-478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A-3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A-4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A-5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON-SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA-SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A-6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A-7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A-8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A-9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A-10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B-1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C-478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C-443.

B-2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B-3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B-4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B-5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B-6 NOTES A-1, A-2, A-4, A-5, A-6 & A-7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

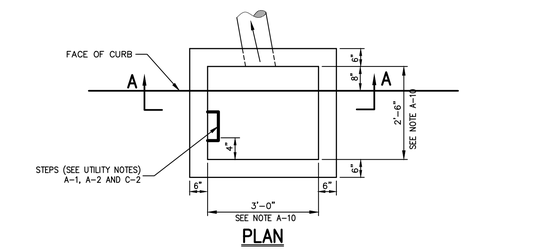
NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C-1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.

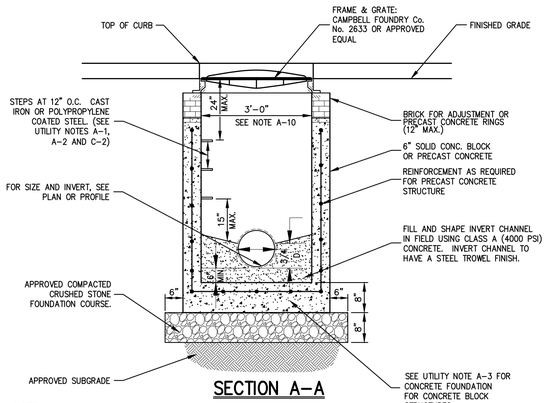
C-2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

UTILITY NOTES

11



PLAN



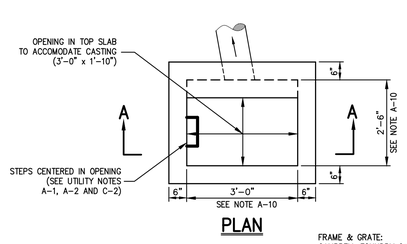
SECTION A-A

NOTE:
1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901
2. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

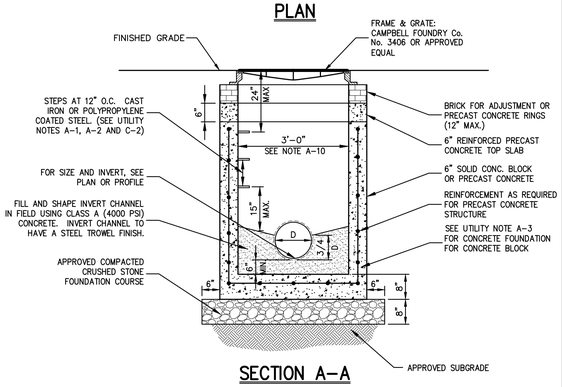
DRAIN INLET (TYPE CI)

(w/o sump-w/o finger underdrains)

12



PLAN



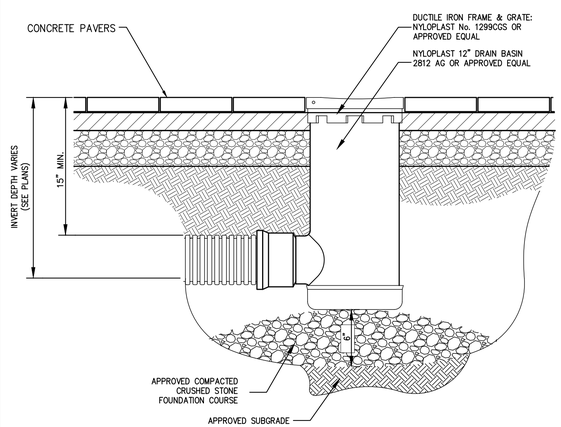
SECTION A-A

NOTE
1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H-20 DESIGN LOAD.
2. LOCATIONS OF FINGER UNDERDRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.
3. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C-901
4. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

DRAIN INLET (TYPE DI)

(w/o sump-w/o finger underdrains)

13



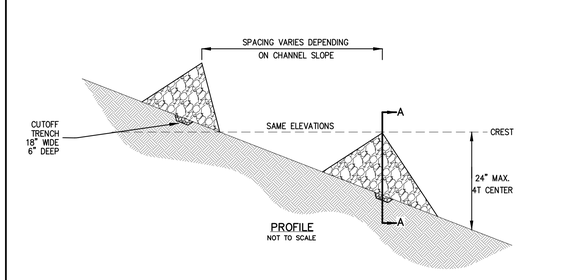
NOTES:

1. ALL MATERIALS SHALL BE PRODUCT OF NYLOPLAST OR APPROVED EQUAL.
   ADDRESS: 3130 VERONA AVENUE, BUFORD, GA 30518
   PHONE: (770) 932 2443.
2. ALL MATERIALS SHALL BE DESIGNED TO ACCOMODATE AN H-20 DESIGN LOAD.
3. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
4. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
5. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.

DRAIN BASIN (TYPE DB)

(w/o sump)

14



CONSTRUCTION SPECIFICATIONS:

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSURE THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANK TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAXIMUM DRAINAGE AREA 2 ACRES.

STONE CHECK DAM

14A

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS
Approved:	SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-901 –
Drawing No:	C-901 (Sheet 20 OF 28)

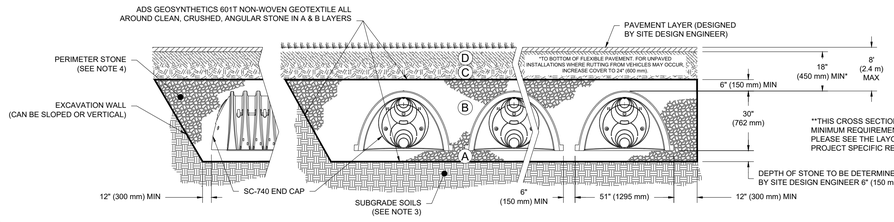
COPYRIGHT © 2022 by JMC - All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. (JMC). Any modification of or alteration to this document without the written permission of JMC will be made at user's risk and without liability to JMC.

NOT FOR CONSTRUCTION

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

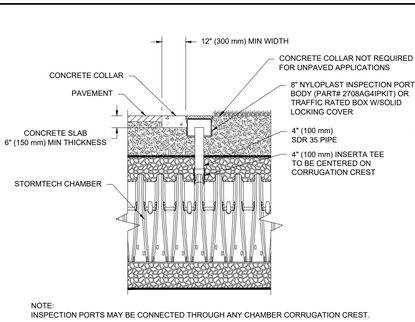
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

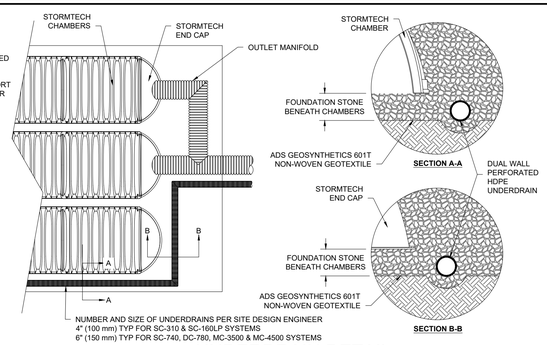
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-740 CROSS SECTION DETAIL



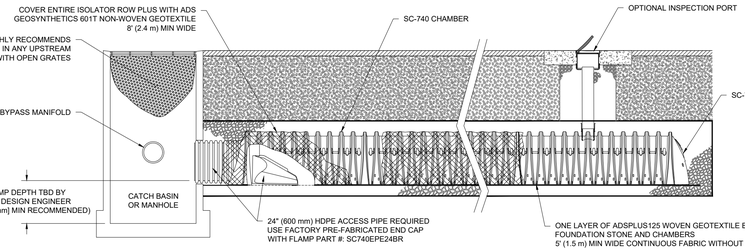
NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL
(SC SERIES CHAMBER)



UNDERDRAIN DETAIL

SEE MAINTENANCE GUIDELINES IN APPENDIX E OF SWPPP REPORT. LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW SHALL BE INSPECTED THROUGH THE ACCESS MANHOLE. IF 3 INCHES OF SEDIMENT OR GREATER HAS ACCUMULATED, IT SHALL BE CLEANED OUT UTILIZING A HIGH-PRESSURE WATER NOZZLE TO SCOUR AND SUSPEND SEDIMENTS. ALL SEDIMENT SHALL BE FLUSHED TO ACCESS MANHOLE AND REMOVED USING A VACUUM TRUCK.



SC-740 ISOLATOR ROW PLUS DETAIL

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

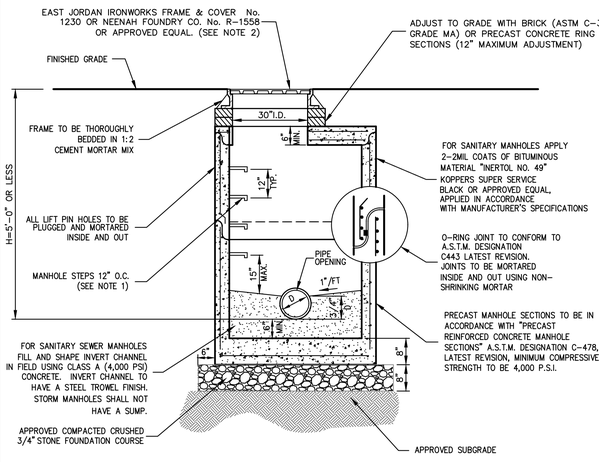
Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

DETENTION SYSTEM

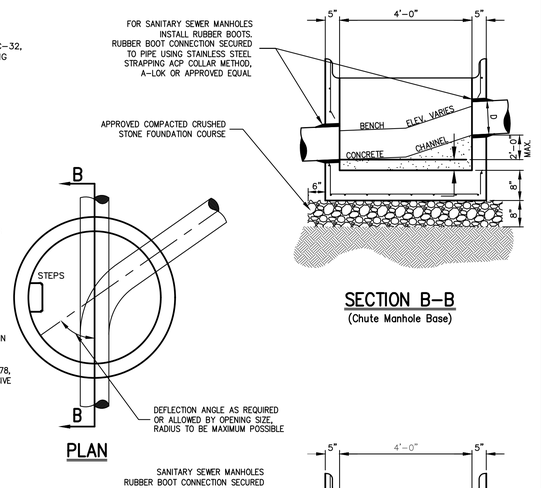
(STORMTECH CHAMBERS SC-740)

15



NOTES:

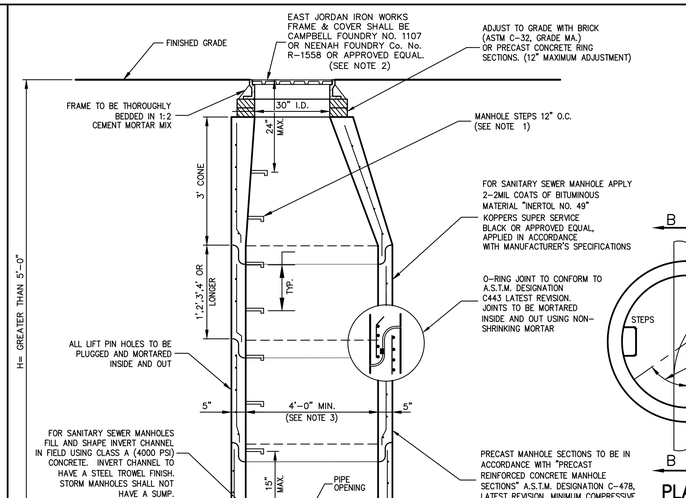
1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901
5. COATING SHALL BE TOUCHED UP ON SITE AS NEEDED OR AS DIRECTED BY CITY ENGINEER.



MANHOLE (TYPE A)

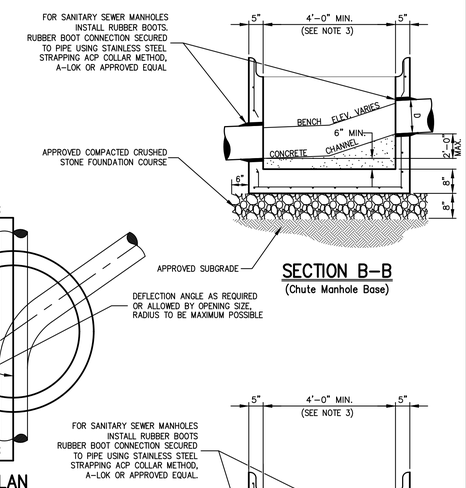
(H < 5'-0")

16



NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901



MANHOLE (TYPE B)

(H > 5'-0"<10'-0")

17

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

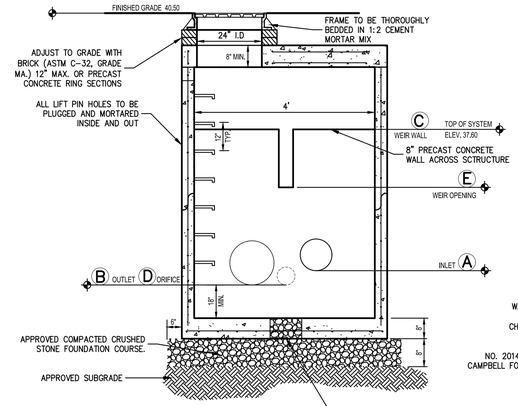
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

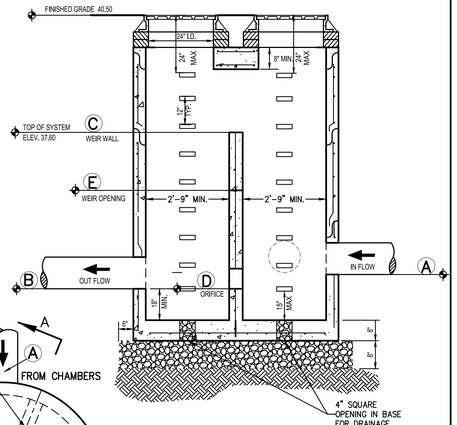
Drawn:	BMS
Approved:	SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-902
Drawing No:	C-902 (Sheet 21 OF 28)

COPYRIGHT © 2020 by JMC - All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. Any reproduction or unauthorized use without the written permission of JMC will be subject to legal action.

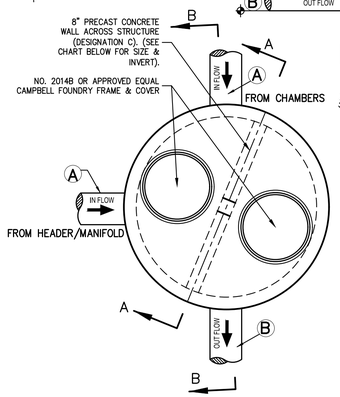
NOT FOR CONSTRUCTION



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



PLAN VIEW
N.T.S.

SCHEDULE OF INVERTS

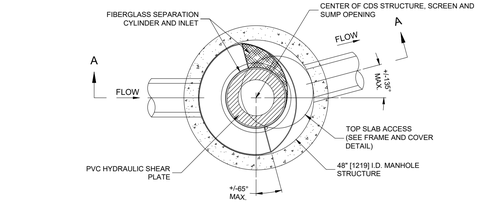
DESIGNATION	A		B		C		D		E	
	INLET		OUTLET		WEIR TOP		ORIFICE		WEIR OPENING	
	SIZE	INVERT	SIZE	INVERT	SIZE	INVERT	SIZE	ELEVATION	SIZE	ELEVATION
OCS–A6	15" HDPE	34.60	15" HDPE	34.10	WEIR WALL	37.60	4"	34.10	4"	35.15

NOTES:

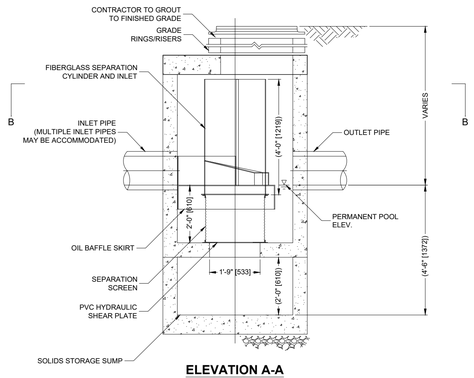
1. STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. STRUCTURES SHALL MEET OR EXCEED A.S.T.M AND O.S.H.A REQUIREMENTS.
3. STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE H-20 LOADING.
4. SEE UTILITY NOTES ON DRAWING C-901.

OUTLET CONTROL STRUCTURE

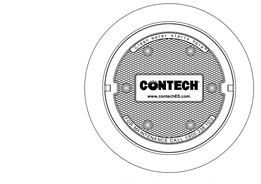
18



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- ~~GRATED INLET ONLY (NO INLET PIPE)~~
- **GRATED INLET WITH INLET PIPE OR PIPES**
- ~~CURB INLET ONLY (NO INLET PIPE)~~
- ~~CURB INLET WITH INLET PIPE OR PIPES~~
- ~~SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)~~
- ~~SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS~~

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			WQS-A3-1
WATER QUALITY FLOW RATE (CFS OR L/s)			0.7
PEAK FLOW RATE (CFS OR L/s)			0.7
RETURN PERIOD OF PEAK FLOW (YRS)			1
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	32.15	HDPE	15"
INLET PIPE 2	*	*	*
OUTLET PIPE	32.15	HDPE	15"
RIM ELEVATION			35.40
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
		*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

NOTE

1. SEE MAINTENANCE GUIDLINES IN APPENDIX E OF SWPPP REPORT. OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIEMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND SCREEN THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS.

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

HYDRODYNAMIC WATER QUALITY STRUCTURE

19

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

JMC

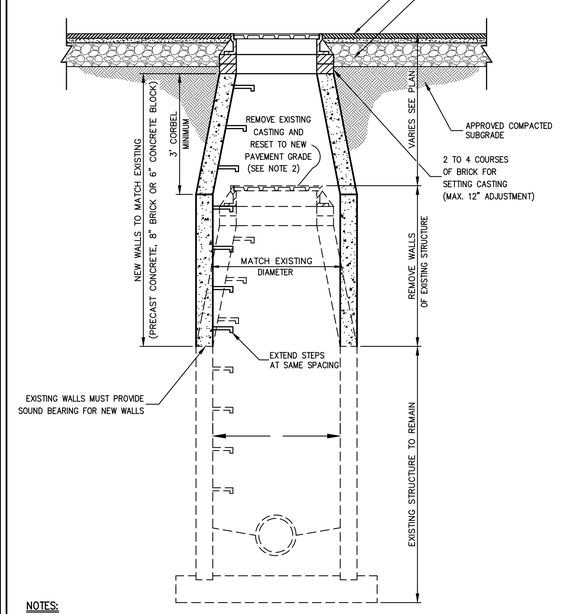
CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

Drawn:	BMS Approved: SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-903 –
Drawing No:	C-903 (Sheet 22 OF 28)



NOTES:

1. SEE "UTILITY NOTES" ON DRAWING C-901 WHICH SHALL APPLY TO THIS DETAIL.
2. IF EXISTING CASTING IS UNFIT FOR RESETTING IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, CONTRACTOR SHALL FURNISH AND SET NEW CASTING.

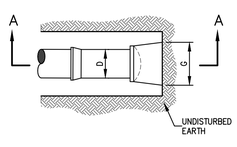
EXISTING MANHOLE RECONSTRUCTED AND RAISED

20

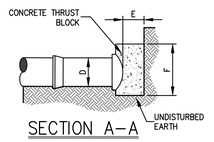
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, JMC SITE DEVELOPMENT CONSULTANTS, LLC, JOHN MEYER CONSULTING, INC. Any reproduction or alteration of this document without the written permission of JMC is a violation and will be subject to legal prosecution.

NOT FOR CONSTRUCTION

END CAP

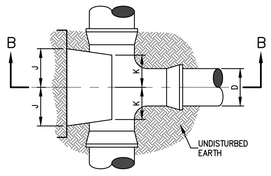


PLAN VIEW

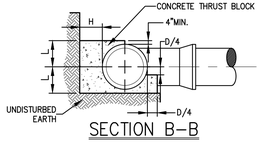


SECTION A–A

TEE

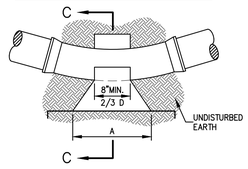


PLAN VIEW

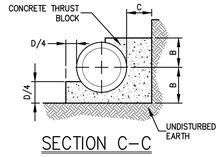


SECTION B–B

HORIZONTAL BEND

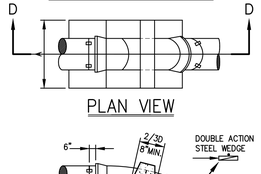


PLAN VIEW



SECTION C–C

VERTICAL BEND



SECTION D–D

END CAP CHART

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'-4"	1'-8"	2'-0"
G	1'-5"	1'-5"	2'-0"	2'-5"	3'-0"

NOTES:

1. ALL CONCRETE TO BE CLASS A (4,000 PSI).
2. ALL DIMENSIONS ARE MINIMUMS; ALL ANCHOR AND THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. IN ALL CASES SHOWN, MEASUREMENT "D" REFERS TO THE INSIDE PIPE DIAMETER.
4. ANCHOR AND THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 100 PSI WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
5. IF THE OWNER OF THE WATER SYSTEM REQUIRES A METHOD THAT RESTRAINS INDIVIDUAL JOINTS, EACH JOINT THAT FALLS WITHIN THE MINIMUM RESTRAINED LENGTH, MEASURED FROM THE CENTER OF THE FITTING, AS SHOWN ON THESE SHEETS SHALL BE RESTRAINED, AND SHALL WITHSTAND THE MAXIMUM PRESSURE APPLIED TO THE SYSTEM.
6. CLASS A CONCRETE SHALL NOT BE PLACED UNDER WATER. THE CONTRACTOR SHALL DEWATER THE EXCAVATION OR PLACE TYPE G CONCRETE USING APPROPRIATE UNDERWATER PLACEMENT TECHNIQUES.

TEE CHART

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'-3"
J	7"	7"	9"	12"	1'-2"
K	6"	6"	8"	8"	8"

7. CONCRETE FOR THRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE, PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES.
8. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
9. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
10. FOR REDUCERS, BEARING AREA SHALL BE PERPENDICULAR TO THE FITTING AXIS. THE MINIMUM THICKNESS ALONG THE FITTING AXIS SHALL BE 1'-0" OR THE LENGTH BETWEEN THE BELLS, WHICHEVER IS SMALLER.
11. THRUST RESTRAINTS FOR SIZES OR FITTINGS NOT SHOWN ON THESE SHEETS WILL BE DESIGNED ON A CASE BY CASE BASIS, AND WILL BE SHOWN IN THE CONTRACT DOCUMENTS.

HORIZONTAL BEND CHART

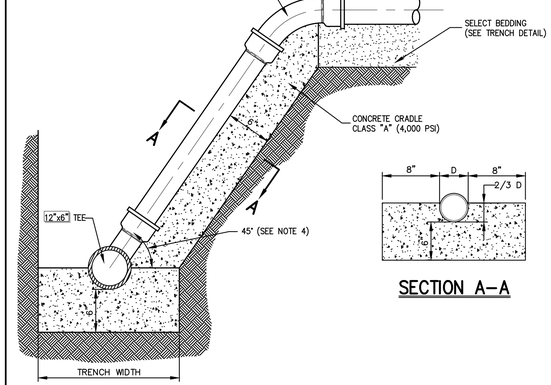
BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"
1/32 (11¼°)	A	8"	8"	8"	10"	12"
	B	7"	7"	8"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (22½°)	A	9"	9"	12"	1'-6"	1'-9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	9"	10"	11"
1/8 (45°)	A	1'-3"	1'-3"	1'-8"	2'-1"	2'-6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90°)	A	2'-0"	2'-0"	2'-6"	3'-0"	3'-6"
	B	7"	7"	9"	12"	1'-3"
	C	2'-0"	2'-0"	1'-9"	1'-8"	1'-7"

VERTICAL BEND CHART

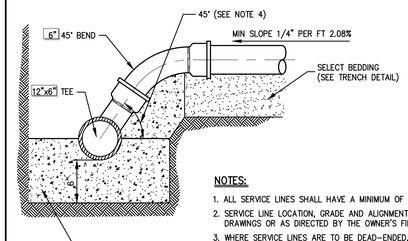
BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"	16"
1/32 (11¼°)	A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"
	B	1'-3"	1'-3"	1'-9"	1'-3"	2'-0"	2'-0"
	C	2'-0"	2'-0"	2'-6"	2'-9"	3'-0"	4'-0"
1/16 (22½°)	A	2'-0"	2'-0"	3'-4"	3'-8"	4'-0"	4'-4"
	B	1'-9"	1'-9"	2'-3"	2'-6"	2'-6"	2'-6"
	C	2'-6"	2'-6"	2'-8"	4'-0"	4'-0"	5'-6"
1/8 (45°)	A	2'-6"	2'-6"	3'-0"	4'-0"	4'-6"	5'-2"
	B	2'-6"	2'-6"	2'-9"	3'-0"	3'-6"	4'-0"
	C	3'-0"	3'-0"	4'-0"	4'-6"	4'-9"	6'-6"

ANCHOR AND THRUST BLOCKS

21



SECTION A–A



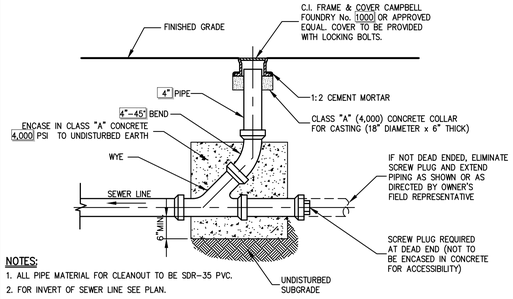
NOTES:

1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE-TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION

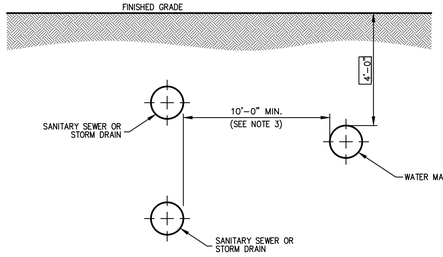
22

CLEANOUT W/O MANHOLE — 23

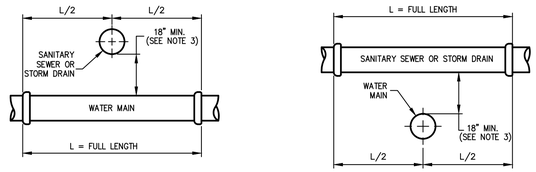


NOTES:
1. ALL PIPE MATERIAL FOR CLEANOUT TO BE SDR-35 PVC.
2. FOR INVERT OF SEWER LINE SEE PLAN.

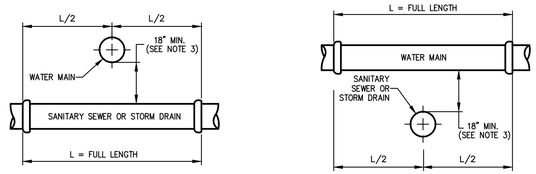
SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES — 24



HORIZONTAL SEPARATION



SANITARY SEWER OR STORM DRAIN OVER WATER MAIN

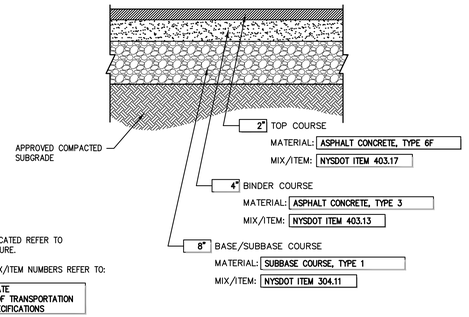


WATER MAIN OVER SANITARY SEWER OR STORM DRAIN VERTICAL SEPARATION

NOTES:

1. NORMAL CONDITIONS:
   - A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   - B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   - A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   - B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   - C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE DUTCHESS COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

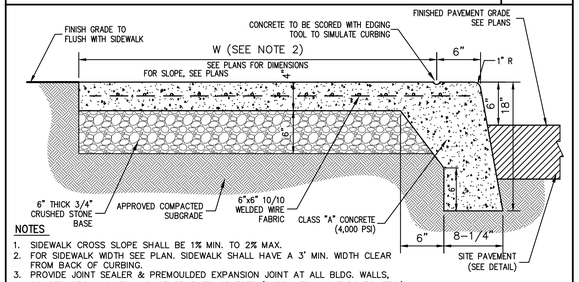
SITE PAVEMENT — 25



NOTES:
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

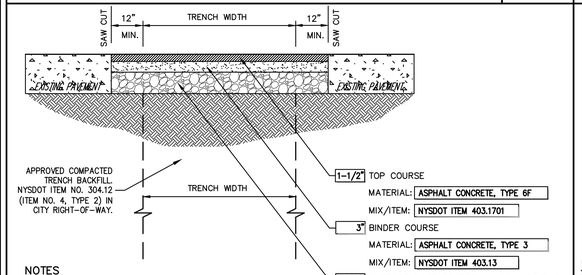
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

MONOLITHIC CONCRETE CURB AND SIDEWALK (WITHIN RIGHT-OF-WAY) — 26



NOTES
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 10 FOOT INTERVALS AND SCORE WITH EDGING TOOL TO SIMULATE JOINTS AT MIDPOINTS BETWEEN EXPANSION JOINTS.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
7. CONCRETE SIDEWALK SHALL BE SEALED TO PROTECT AGAINST DE-ICING AGENTS.

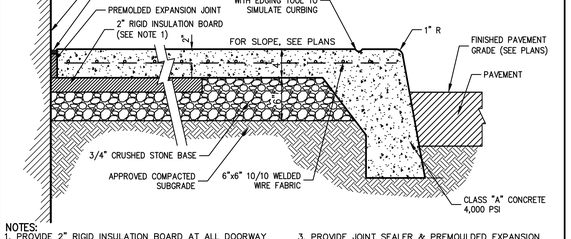
PAVEMENT REPLACEMENT OVER TRENCH — 27



NOTES
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO:

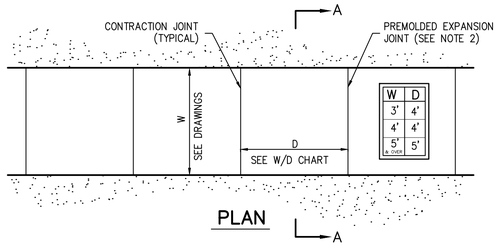
NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK — 29



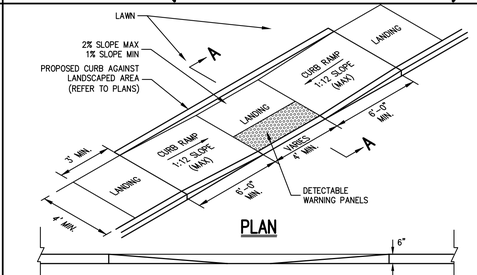
NOTES:
1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8' MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
2. JOINT SEALER CAULKING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMERIC SYSTEMS INC. OR APPROVED EQUAL. PREMOULDED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH
5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. 2% MAX.
6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.

CONCRETE SIDEWALK — 31



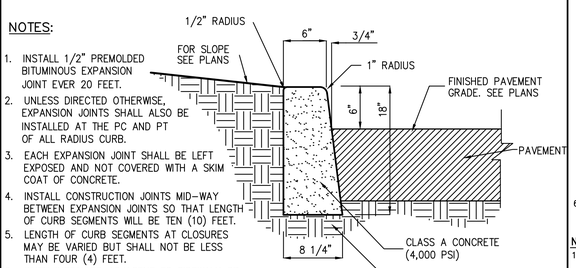
NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

DROP CURB & RAMP (TYPE B) WITH DETECTABLE WARNING — 32



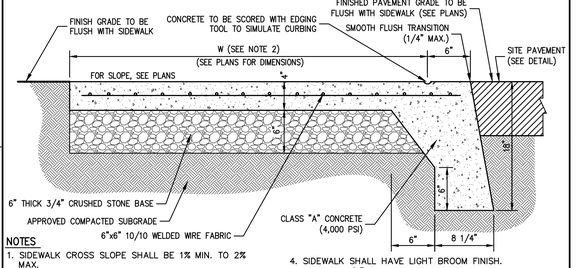
NOTES:
1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

CAST-IN-PLACE CONCRETE CURB — 28



NOTES:
1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK — 30



NOTES
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

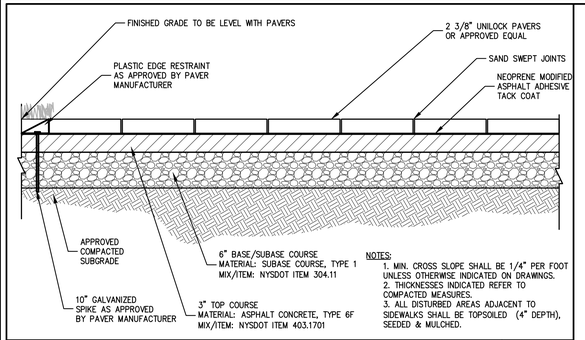
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS Approved: SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-904 -
Drawing No:	C-904 (Sheet 23 OF 28)

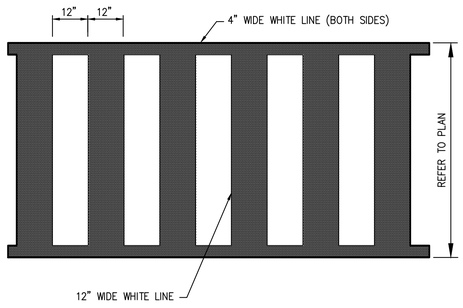
COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. / Any unauthorized use or alteration to this document will be at the user's sole risk without liability to JMC and will be unlawful.

NOT FOR CONSTRUCTION

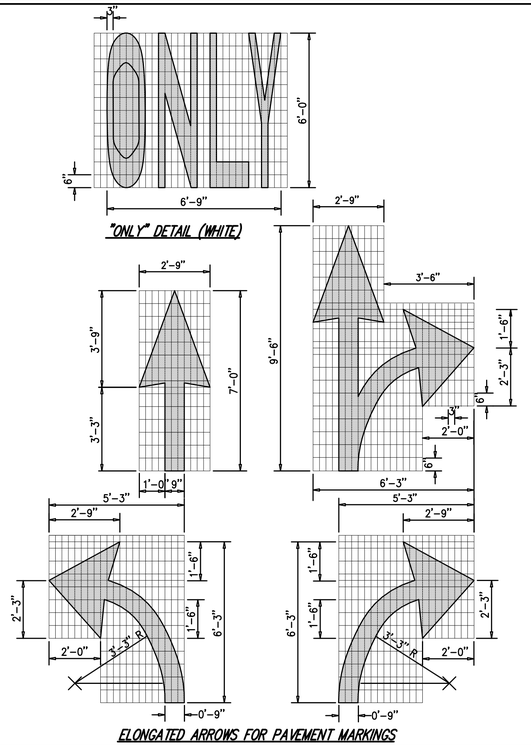


NOTES:
1. MIN. CROSS SLOPE SHALL BE 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. THICKNESSES INDICATED REFER TO COMPACTED MEASURES.
3. ALL DISTURBED AREAS ADJACENT TO SIDEWALKS SHALL BE TOPSOILED (4" DEPTH), SEEDED & MULCHED.

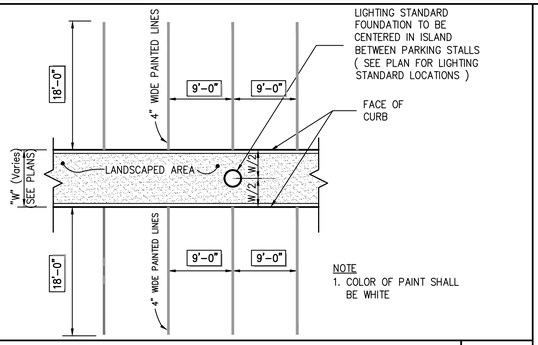
PATIO 33



PEDESTRIAN CROSSING 34

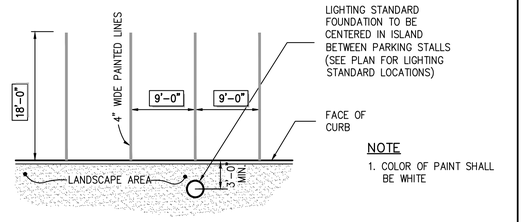


PAVEMENT TEXT & ARROWS (ON-SITE) 35



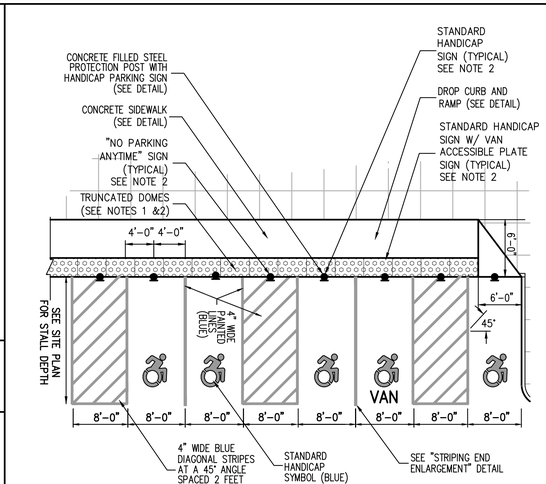
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING – CURBED ISLAND) 36



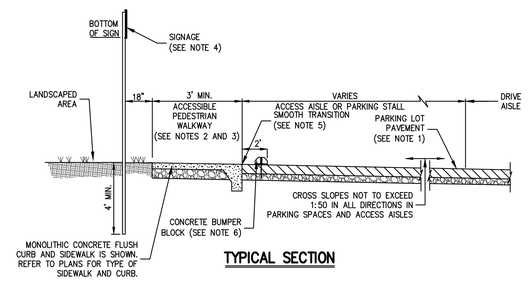
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING (SINGLE STRIPING – CURBED PERIMETER) 37



NOTES:
1. RAMPS AND SIDE RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. THEY SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), DATED JULY 26, 1991 AND SUBSEQUENT REVISIONS.
3. SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 1.5%.
4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.

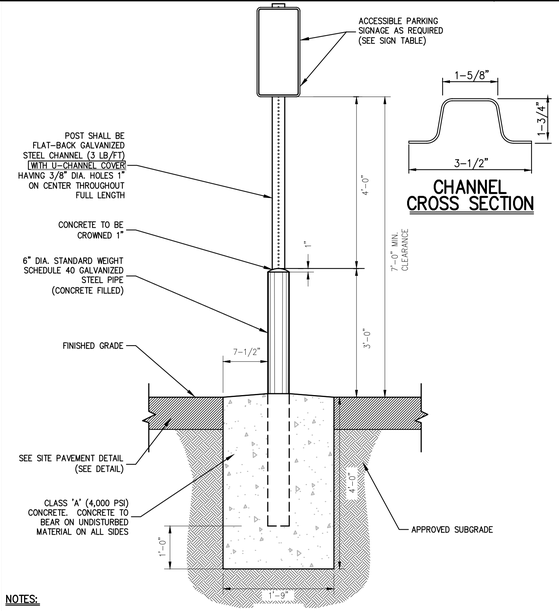
HANDICAP PARKING 38
SINGLE STRIPING – CURBLINE ALIGNMENT – W/SIDEWALK)
(NEW YORK)



TYPICAL SECTION

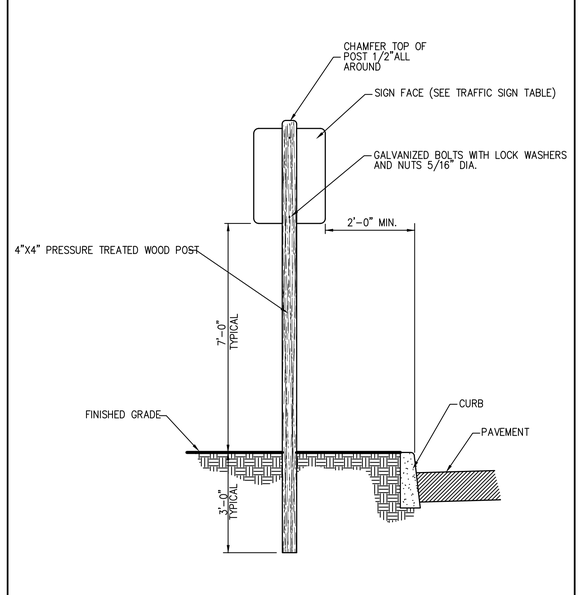
NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS, SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.
6. VEHICLE SIDE FACE OF CONCRETE BUMPER BLOCKS SHALL BE SET 2' BACK FROM EDGE OF PARKING STALL. CONCRETE BLOCKS SHALL NOT BE INSTALLED WITHIN ACCESS AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE (TYPE B) 39

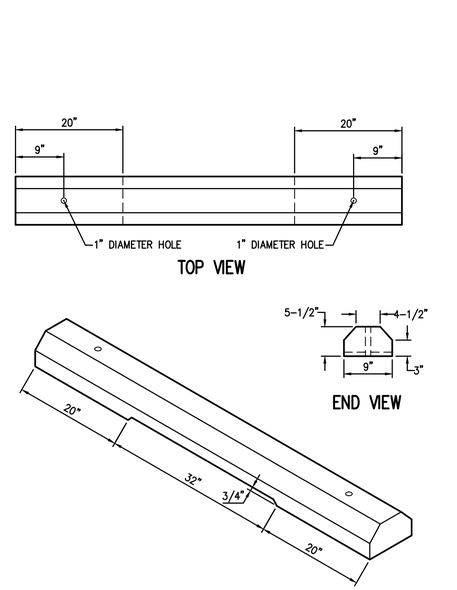


NOTES:
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
5. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL 40



TRAFFIC SIGN POST (WOOD) 41



NOTES
1. CONCRETE MINIMUM STRENGTH–4,000 PSI AT 28 DAYS
2. REINFORCEMENT–#4 REBAR

CONCRETE BUMPER BLOCK 42

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

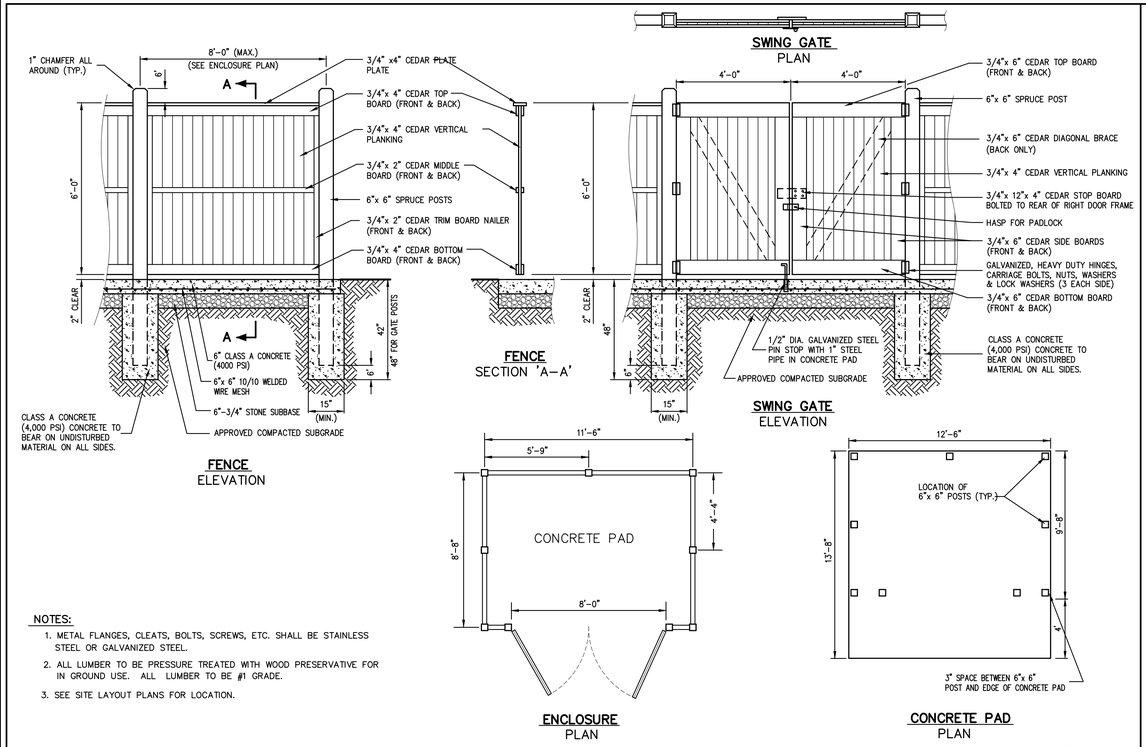
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

Drawn: BMS	Approved: SS
Scale: NOT TO SCALE	
Date: 10/29/2019	
Project No: 18119	
18119-DETAILS	C-905 –
Drawing No: C-905 (Sheet 24 OF 28)	

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, JMC SITE DEVELOPMENT CONSULTANTS, LLC, JOHN MEYER CONSULTING, INC. (JMC). This reproduction is of electronic or hard copy original sheets and is a violation of law without JMC's written permission. All unauthorized uses will be subject to prosecution to the fullest extent of the law.

NOT FOR CONSTRUCTION



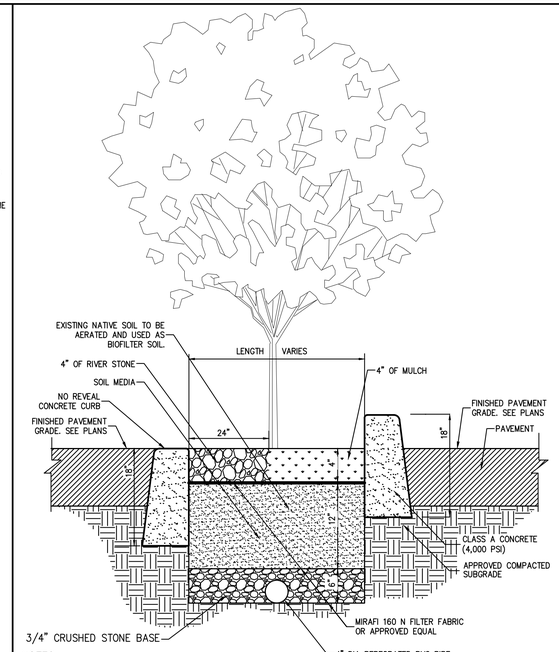
NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLANS FOR LOCATION.

TRASH ENCLOSURE WITH CONCRETE PAD

(WOOD)

43



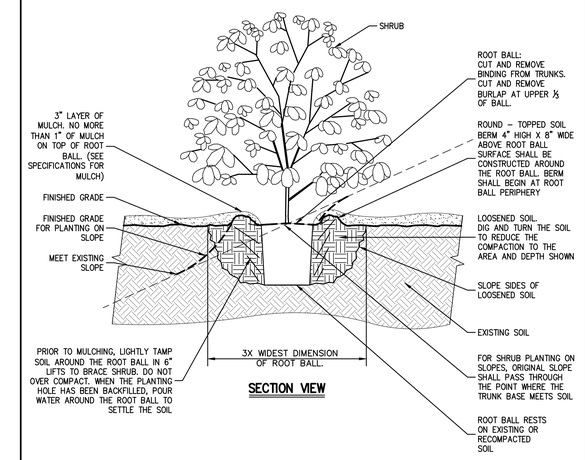
NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
4. THE SOIL MEDIA FOR THE RAIN GARDEN IS BASED ON THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL SPECIFICATIONS. THE SOIL COMPOSITION SHOULD CONSIST OF 50% TO 70% SAND (LESS THAN 5% CLAY CONTENT), 50% TO 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS, WOODY DEBRIS AND ANIMAL WASTE. THE DEPTH OF SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL OF ANY TREES OR SHRUBS WITHIN THE RAIN GARDEN.

STORMWATER TREATMENT LANDSCAPED AREA 2A1, 2A2

(W/ UNDERDRAIN)

44

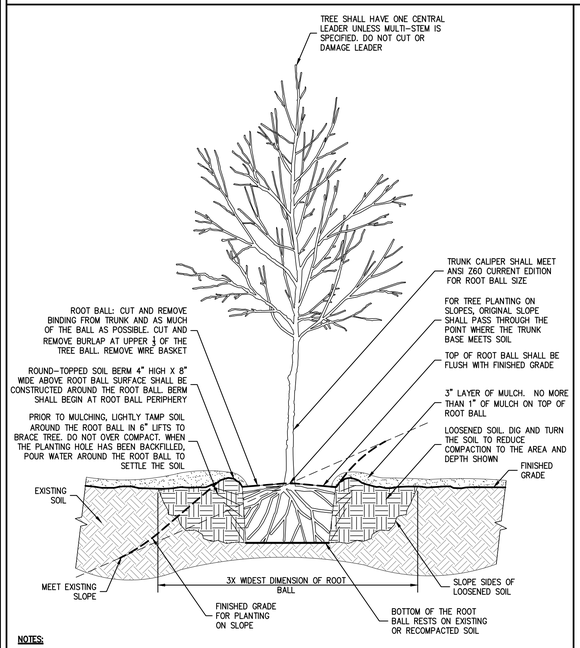


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

45



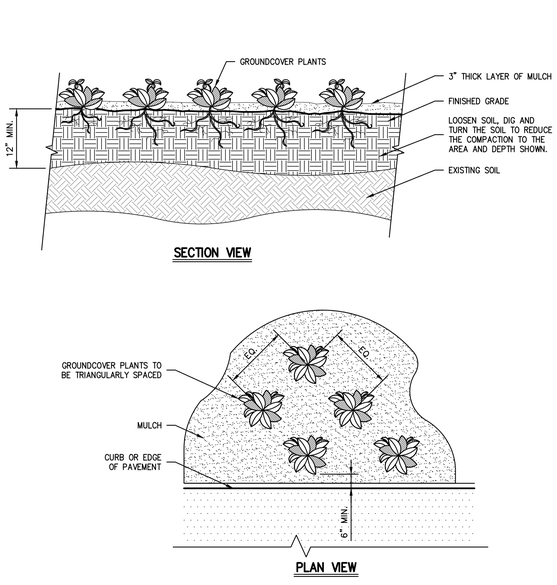
NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING

(DECIDUOUS AND EVERGREEN)

46

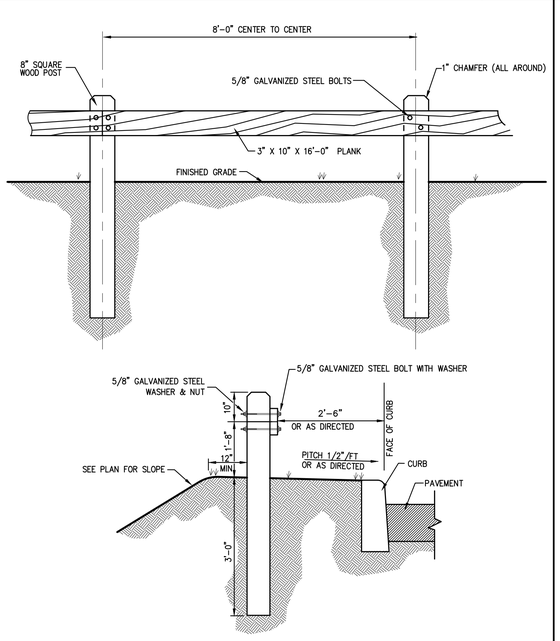


NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

47

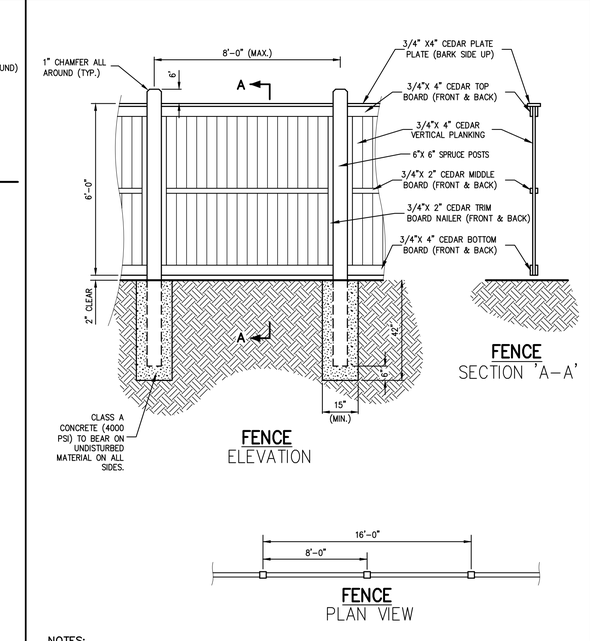


NOTES

1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.

WOOD GUIDE RAIL

48



NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER, EXCEPT WHERE NOTED ON FENCE, TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLAN FOR LOCATION.

WOODEN PRIVACY FENCE

49

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

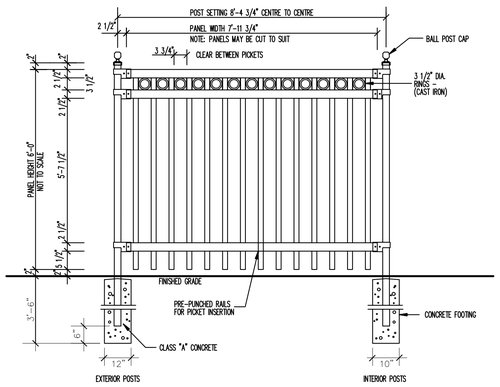
STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-906	-	

Drawing No:
C-906
(Sheet 25 OF 28)

COPYRIGHT © 2020 by JMC - All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. (JMC). Any unauthorized use of this document will be subject to action by JMC for recovery of all damages, including attorney's fees.

NOT FOR CONSTRUCTION



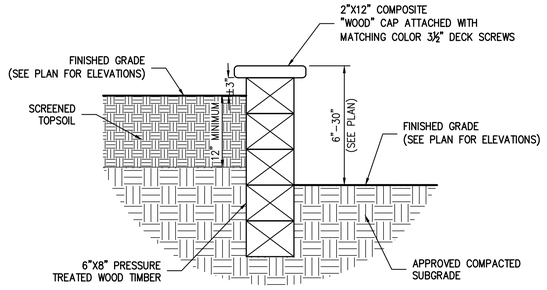
SPECIFICATIONS:

POSTS, RAILS & PICKETS :	COLD FORMED STEEL TUBING INTERIOR & EXTERIOR GALVALUME™ COATING CHROMATE CONVERSION COATING ELECTROSTATICALLY APPLIED THERMALLY BONDED POLYESTER POWDER COATING MINIMUM FILM THICKNESS 2.5 mils	PICKETS:	3/4" x 1 1/2", 16 GAUGE
POSTS:	3"x3", 14 GAUGE OR SCH 40 POST SPACING (CENTRE TO CENTRE): 8'-4 3/4"	FITTINGS:	12 GAUGE STAMP FORGED FACTORY FINISH AS ABOVE
POST FLANGES:	8"x8" x 1/2" 10"x10" x 1/2"	WELDS:	STAINLESS STEEL
POST CAP:	BALL	PANEL:	WIDTH OF 7'-11 3/4" HEIGHT OF 6'
RAILS:	1 1/2" x 2 1/2", 16 GAUGE	COLOUR:	BLACK
		WARRANTY:	5 YEAR MAINTENANCE FREE

FENCE TO BE SILVER EAGLE C/W RINGS AS MANUFACTURED BY IRON EAGLE INDUSTRIES, INC. OF MISSISSAUGA, ONTARIO OR APPROVED EQUAL.

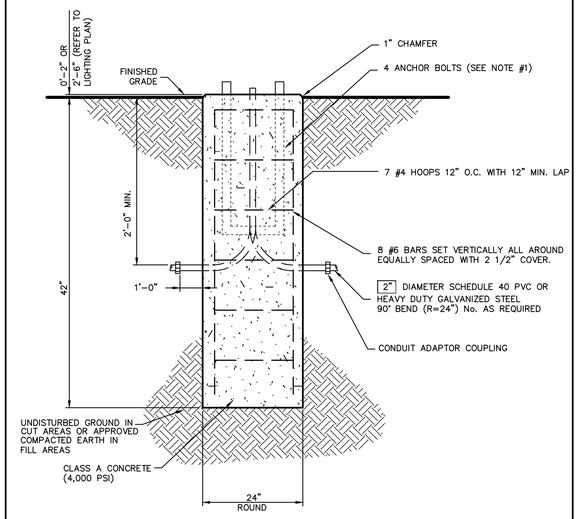
BLACK ALUMINUM SAFETY FENCE

50



SEAT/GARDEN WALL

51



NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

SITE LIGHTING STANDARD FOUNDATION

(ROUND)

52

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

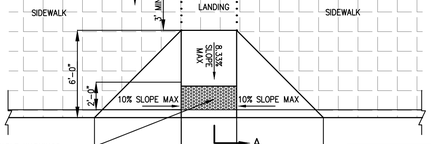
Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

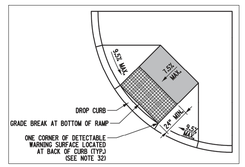
JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

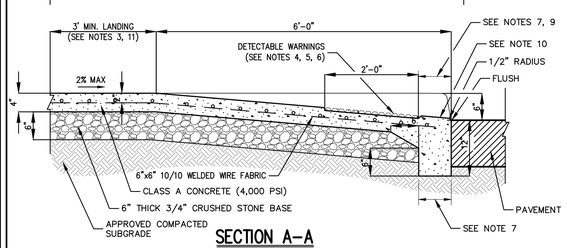


PLAN



OPTION ON CURB





SECTION A-A

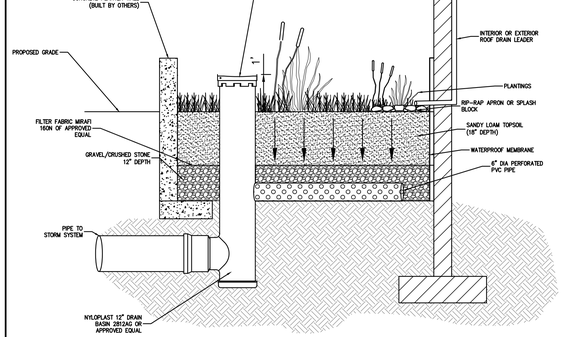
NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33%, THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10% ALONG CURB MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
4. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE WARNINGS AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 1.6 INCHES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE BUILDING CODE, AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
6. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. SEE PLANS AND DETAILS FOR CURB TYPE AND DIMENSIONS.
8. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
9. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
10. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.
11. CURB RAMPS SHALL NOT BE LOCATED IN AN AREA THAT INTERFERES WITH MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES.
12. CURB RAMP SHALL HAVE LIGHT BROOM FINISH.
13. THE MINIMUM WIDTH OF A CURB SHALL BE 4'-0".
14. THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MINIMUM OF 5%. THE GRADE FOR DESIGN AND LAYOUT SHALL BE A MAXIMUM OF 7.5% OF THE GRADE FOR ADA ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.
15. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE.
16. WHERE A PEDESTRIAN CIRCULAR PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
17. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF A CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
18. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
    A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
    B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6 FEET).
    C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
19. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OR UNCONTROLLED DRIVEWAY APRONS.
20. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. IF REQUIRED, THE BORDER SHALL NOT EXCEED 2". WHERE THE BACK OF CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS.

PERPENDICULAR CURB RAMP

(WITH DETECTABLE WARNING)

53



NOTES:

1. FLOW-THROUGH AND INFILTRATION STORMWATER PLANTERS SHOULD NOT RECEIVE DRAINAGE FROM IMPERVIOUS AREAS GREATER THAN 15,000 SQUARE FEET.
2. INFILTRATION PLANTERS SHOULD BE LOCATED A MINIMUM DISTANCE OF TEN FEET FROM STRUCTURES.
3. RIP-RAP MUST BE PLACED BELOW DOWNSPOUTS OR WHERE STORMWATER ENTERS THE PLANTER TO PREVENT EROSION.
4. STORMWATER PLANTERS ARE DESIGNED TO POND WATER LESS THEN 12 HOURS, WITH A MAXIMUM OF PONDING DEPTH OF 12 INCHES.
5. FLOW-THROUGH AND INFILTRATION PLANTERS MUST HAVE A MINIMUM WIDTH OF 1.5 AND 2.5 FEET, RESPECTIVELY.
6. SOILS SPECIFICATIONS FOR THE STORMWATER PLANTERS GROWING MEDIUM SHOULD ALLOW AN INFILTRATION RATE OF 2 INCHES PER HOUR, AND 5 INCHES AN HOUR FOR THE DRAINAGE LAYER.
7. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
8. THE GROWING MEDIUM DEPTH FOR ALL THREE STORMWATER PLANTERS TYPES SHOULD BE AT LEAST 18 INCHES. GROWING MEDIA SHOULD BE A UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
9. FOR INFILTRATION AND FLOW-THROUGH PLANTERS THE DRAINAGE LAYER SHOULD HAVE A MINIMUM DEPTH OF 12 INCHES. DRAINAGE LAYER SHOULD BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
10. A MINIMUM INFILTRATION DEPTH OF 3 FEET SHOULD BE PROVIDED BETWEEN THE BOTTOM OF THE INFILTRATION PRACTICE AND ANY IMPERMEABLE BOUNDARIES, SUCH AS THE SEASONAL HIGH GROUNDWATER LEVEL OR ROCK.
11. INFILTRATION PLANTERS MUST BE DESIGNED AND CONSTRUCTED WITH NO LONGITUDINAL OR LATERAL SLOPE.

FLOW-THROUGH STORMWATER PLANTER

(WITH UNDER DRAIN)

54

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

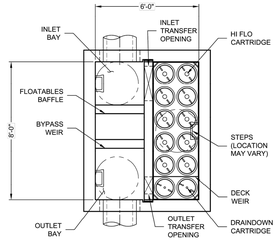
Drawn:	BMS	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-907	-	

Drawing No: C-907 (Sheet 26 OF 28)

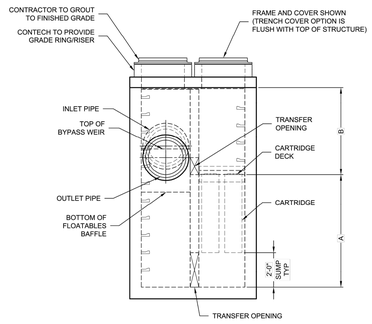
COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC/ JMC SITE DEVELOPMENT CONSULTANTS, LLC/ JOHN MEYER CONSULTING, INC. (JMC). This restriction is in addition to any restrictions or limitations that may be imposed elsewhere in this document and is for the benefit of JMC and is not subject to waiver except by written agreement of JMC and is binding upon any user or reader of this document.

NOT FOR CONSTRUCTION

X



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

JELLYFISH DESIGN NOTES

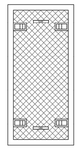
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE/ BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 7,425,262; 7,470,366; 7,704,393; 7,905,918; 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

NOTES:

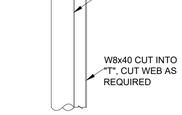
REQUIRED MAINTENANCE FOR THE JELLYFISH FILTER IS BASED UPON RESULTS OF THE MOST RECENT INSPECTION, HISTORICAL MAINTENANCE RECORDS, OR THE SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN; WHICHEVER IS MORE FREQUENT. IN GENERAL, MAINTENANCE REQUIRES SOME COMBINATION OF THE FOLLOWING:

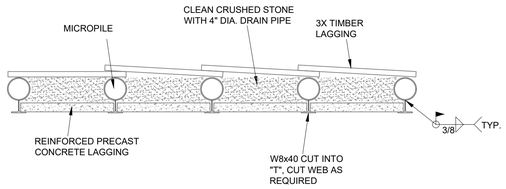
1. SEDIMENT REMOVAL FOR DEPTHS REACHING 12 INCHES OR GREATER, OR WITHIN 3 YEARS OF THE MOST RECENT SEDIMENT CLEANING, WHICHEVER OCCURS SOONER.
2. FLOATABLE TRASH, DEBRIS AND OIL REMOVAL.
3. DECK CLEANED AND FREE FROM SEDIMENT.
4. FILTER CARTRIDGES RINSED AND RE-INSTALLED AS REQUIRED BY THE MOST RECENT INSPECTION RESULTS, OR WITHIN 12 MONTHS OF THE MOST RECENT FILTER RINSING, WHICHEVER OCCURS SOONER.
5. REPLACE TENTACLES IF RINSING DOES NOT RESTORE ADEQUATE HYDRAULIC CAPACITY, REMOVE ACCUMULATED SEDIMENT, OR IF DAMAGED OR MISSING. IT IS RECOMMENDED THAT TENTACLES SHOULD REMAIN IN SERVICE NO LONGER THAN 5 YEARS BEFORE REPLACEMENT.
6. DAMAGED OR MISSING CARTRIDGE DECK COMPONENTS MUST BE REPAIRED OR REPLACED AS INDICATED BY RESULTS OF THE MOST RECENT INSPECTION.
7. THE UNIT MUST BE CLEANED OUT AND FILTER CARTRIDGES INSPECTED IMMEDIATELY AFTER AN UPSTREAM OIL, FUEL, OR CHEMICAL SPILL. Filter CARTRIDGE TENTACLES SHOULD BE REPLACES IF DAMAGED OR COMPROMISED BY THE SPILL.

JELLYFISH FILTER

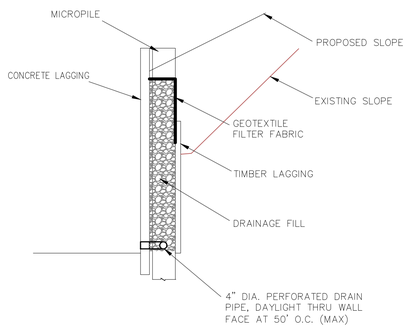
55

X





PLAN



TYPICAL SECTION



EXAMPLE IMAGE

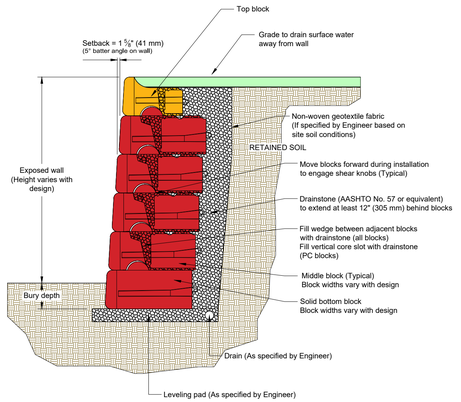
NOTE:
1. RETAINING WALLS THAT INCLUDE FALL PROTECTION SHALL USE ALUMINUM DECORATIVE FENCE AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

SOLDIER PILE RETAINING WALL

(FOR REFERENCE ONLY)

56

Typical Gravity Wall Section



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

DRAWN BY:	JRJ	TITLE: Typical Gravity Wall Detail	REDI ROCK® 05481 US 31 SOUTH, CHARLEVOIX, MI 49720 (866) 222-8400 ext 3010 • engineering@redi-rock.com www.redi-rock.com
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE: 1 Typical Gravity Wall Detail 031716.dwg	



EXAMPLE IMAGE

NOTE:
1. RETAINING WALLS THAT INCLUDE FALL PROTECTION SHALL USE ALUMINUM DECORATIVE FENCE AND INSTALL PER MANUFACTURERS RECOMMENDATIONS.

REDI ROCK GRAVITY WALL

(FOR REFERENCE ONLY)

57

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

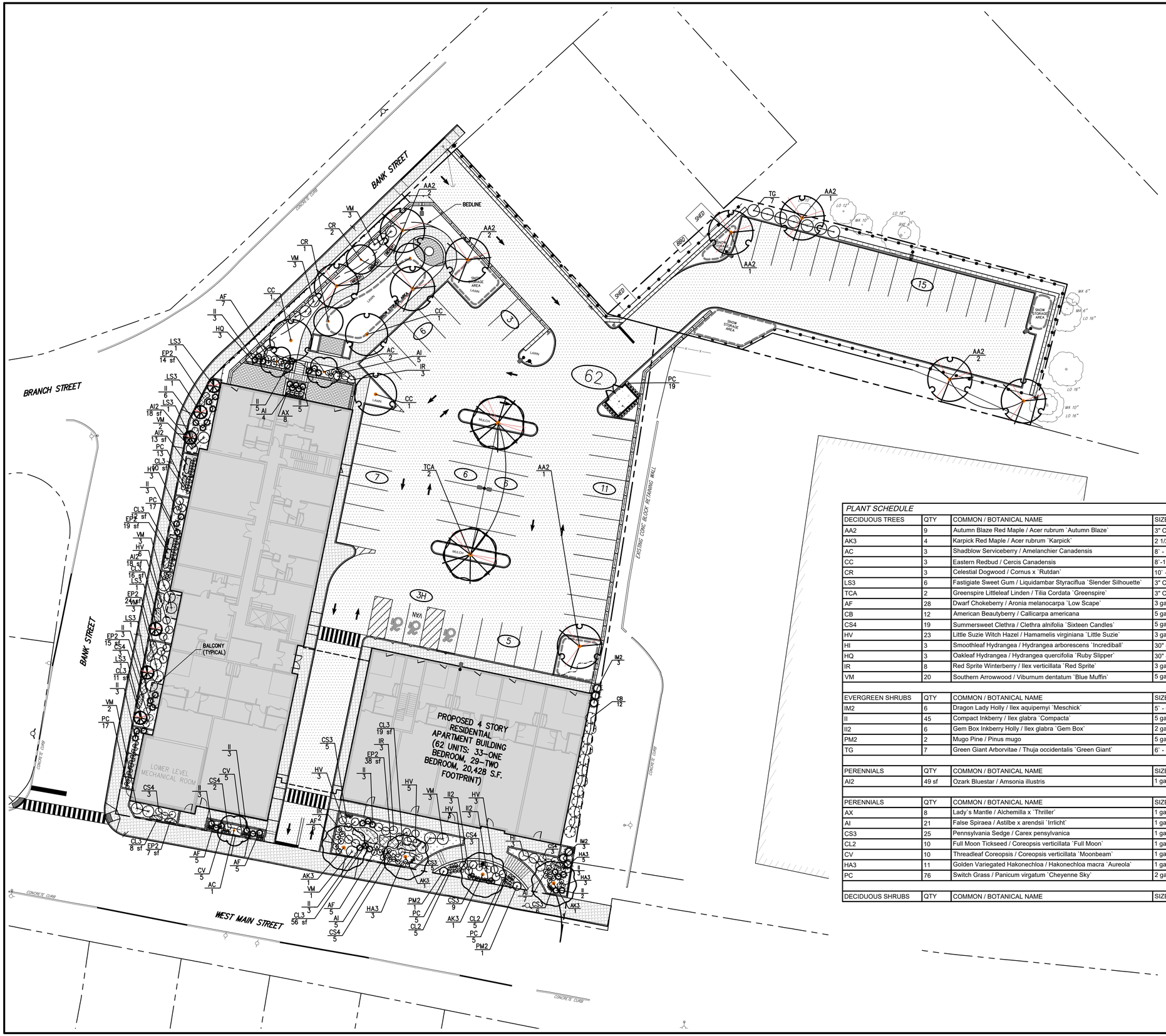
STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

Drawn:	BMS	Approved:	SS
Scale:	NOT TO SCALE		
Date:	09/29/2020		
Project No:	18119		
18119-DETAILS	C-908	–	

Drawing No:
C-908
(Sheet 27 OF 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTING, LLC | JOHN MEYER CONSULTING, INC. | Any modification or alteration to this document without the written permission of JMC shall render such document unusable.



LEGEND

- EXISTING TREE AND DESIGNATION
- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS

NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ANY TREES AND SHRUBS THAT WILL POSSIBLY MATURE AND GROW TOWARDS THE BUILDING, LIGHT POLES, RETAINING WALLS, FENCES, PARKING SPACES, ETC. SHALL BE TRIMMED/PRUNED BACK APPROPRIATELY.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AA2	9	Autumn Blaze Red Maple / Acer rubrum `Autumn Blaze`	3" CAL.	B & B	
AK3	4	Karpick Red Maple / Acer rubrum `Karpick`	2 1/2" - 3" CAL.	B & B	
AC	3	Shadblow Serviceberry / Amelanchier Canadensis	8` - 10` HT.	B & B	Full Heavy Multi Ste
CC	3	Eastern Redbud / Cercis Canadensis	8`-10` HT	B & B	
CR	3	Celestial Dogwood / Cornus x `Rutdan`	10` - 12` HT	B & B	Full Heavy
LS3	6	Fastigiate Sweet Gum / Liquidambar Styraciflua `Slender Silhouette`	3" CAL.	B & B	
TCA	2	Greenspire Littleleaf Linden / Tilia Cordata `Greenspire`	3" CAL.	B & B	
AF	28	Dwarf Chokeberry / Aronia melanocarpa `Low Scape`	3 gal	Cont.	
CB	12	American Beautyberry / Callicarpa americana	5 gal	Cont.	
CS4	19	Summersweet Clethra / Clethra alnifolia `Sixteen Candles`	5 gal	Cont.	
HV	23	Little Suzie Witch Hazel / Hamamelis virginiana `Little Suzie`	3 gal	Cont.	
HI	3	Smoothleaf Hydrangea / Hydrangea arborescens `Incrediball`	30" - 36"	B & B	
HQ	3	Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slipper`	30" - 36"	B & B	
IR	8	Red Sprite Winterberry / Ilex verticillata `Red Sprite`	3 gal	Cont.	
VM	20	Southern Arrowwood / Viburnum dentatum `Blue Muffin`	5 gal	Cont.	
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
IM2	6	Dragon Lady Holly / Ilex aquipernyi `Meschick`	5` - 6` HT	B&B	
II	45	Compact Inkberry / Ilex glabra `Compacta`	5 gal	Cont.	
II2	6	Gem Box Inkberry Holly / Ilex glabra `Gem Box`	2 gal	Cont.	
PM2	2	Mugo Pine / Pinus mugo	5 gal	Cont.	
TG	7	Green Giant Arborvitae / Thuja occidentalis `Green Giant`	6` - 8` HT	B & B	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AI2	49 sf	Ozark Bluestar / Amsonia illustris	1 gal		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AX	8	Lady`s Mantle / Alchemilla x `Thriller`	1 gal	Cont.	
AI	21	False Spiraea / Astilbe x arendsii `Irrlicht`	1 gal	Cont.	
CS3	25	Pennsylvania Sedge / Carex pensylvanica	1 gal	Cont.	
CL2	10	Full Moon Tickseed / Coreopsis verticillata `Full Moon`	1 gal	Cont.	
CV	10	Threadleaf Coreopsis / Coreopsis verticillata `Moonbeam`	1 gal	Cont.	
HA3	11	Golden Variegated Hakonechloa / Hakonechloa macra `Aureola`	1 gal	Cont.	
PC	76	Switch Grass / Panicum virgatum `Cheyenne Sky`	2 gal	Cont.	
DECIDUOUS SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

LANDSCAPING PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-LAND | LAND | LAND.scr
Drawing No:
L-100
(Sheet 28 of 28)

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. | Any modifications or extensions to this document without the written consent of the author previously of JMC shall render them invalid and unusable.

NOT FOR CONSTRUCTION

SITE PLAN DRAWINGS

BEACON COMMONS

TAX MAP SECTION 5954 | BLOCK 25 | LOT 616969

DUTCHESS COUNTY

16 WEST MAIN STREET

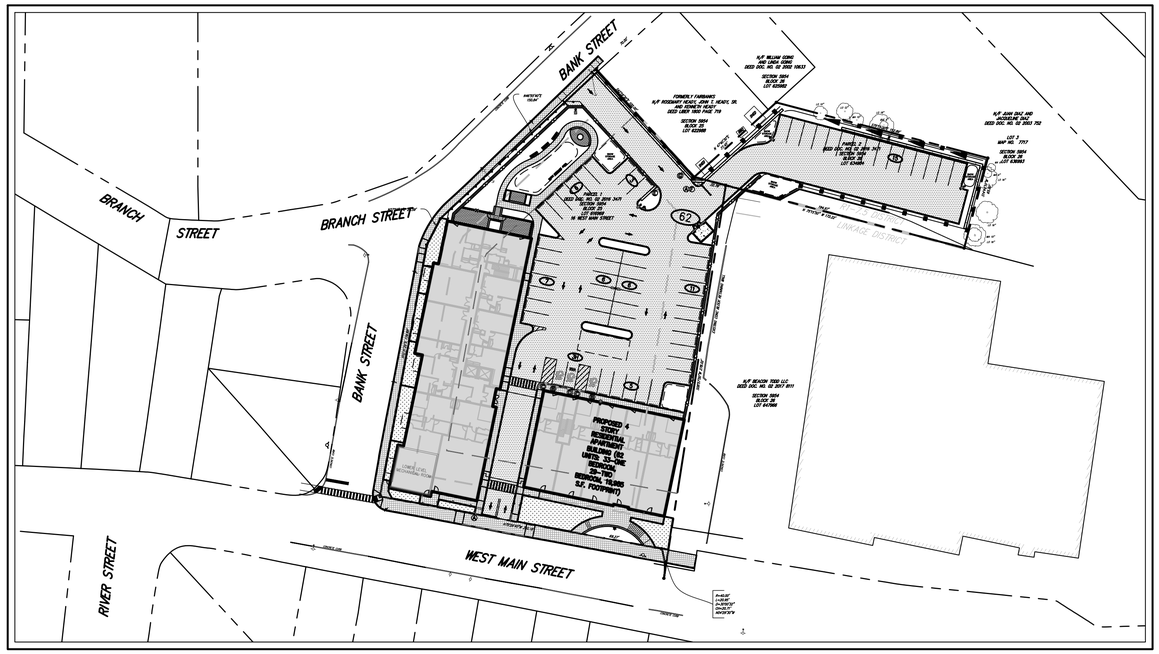
BEACON, NY 12508

Applicant:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932
(631) 549-9800

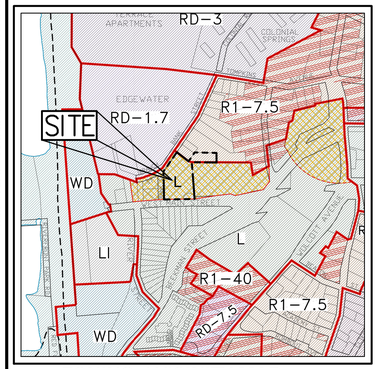
Architect:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508
(845) 838-2490

Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Geotechnical Engineer:
CARLIN-SIMPSON & ASSOCIATES
61 MAIN STREET
SAYREVILLE, NJ 08872
(732) 432-5757



AREA MAP
SCALE: 1" = 50'



ZONING / VICINITY MAP
SCALE: 1" = 500'
CITY OF BEACON.ORG:
ZONING / 10/04/2017

LEGEND

	SITE PROPERTY LINE
	ZONING BOUNDARY
	LOT LINE
L	LINKAGE
LI	LIGHT INDUSTRIAL
WD	WATER FRONT DEVELOPMENT
R1-40	ONE FAMILY RESIDENTIAL
R1-7.5	ONE FAMILY RESIDENTIAL
RD-1.7	DESIGNED RESIDENCE
CB	CENTRAL BUSINESS

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT. THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

JMC Drawing List:

C-000	(SHEET 1 OF 28)	COVER SHEET
C-010	(SHEET 2 OF 28)	EXISTING CONDITIONS PLAN
C-020	(SHEET 3 OF 28)	DEMOLITION PLAN
C-100	(SHEET 4 OF 28)	SITE PLAN
C-200	(SHEET 5 OF 28)	GRADING PLAN
C-300	(SHEET 6 OF 28)	UTILITIES PLAN
C-310	(SHEET 7 OF 28)	STORM PROFILES
C-400	(SHEET 8 OF 28)	SEDIMENT AND EROSION CONTROL PLAN
C-600	(SHEET 9 OF 28)	LIGHTING PLAN
C-601	(SHEET 10 OF 28)	LIGHTING SPECIFICATIONS
C-700	(SHEET 11 OF 28)	GARBAGE TRUCK TURNING PLAN (FRONT-LOADING)
C-701	(SHEET 12 OF 28)	GARBAGE TRUCK TURNING PLAN (REAR-LOADING)
C-702	(SHEET 13 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 1)
C-703	(SHEET 14 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 2)
C-704	(SHEET 15 OF 28)	FIRE TRUCK TURNING PLAN (SCENARIO 3)
C-800	(SHEET 16 OF 28)	AERIAL SITE PLAN
C-801	(SHEET 17 OF 28)	SIGHT DISTANCE PLAN
C-802	(SHEET 18 OF 28)	CONCEPTUAL IMPROVEMENTS PLAN
C-900	(SHEET 19 OF 28)	CONSTRUCTION DETAILS
C-901	(SHEET 20 OF 28)	CONSTRUCTION DETAILS
C-902	(SHEET 21 OF 28)	CONSTRUCTION DETAILS
C-903	(SHEET 22 OF 28)	CONSTRUCTION DETAILS
C-904	(SHEET 23 OF 28)	CONSTRUCTION DETAILS
C-905	(SHEET 24 OF 28)	CONSTRUCTION DETAILS
C-906	(SHEET 25 OF 28)	CONSTRUCTION DETAILS
C-907	(SHEET 26 OF 28)	CONSTRUCTION DETAILS
C-908	(SHEET 27 OF 28)	CONSTRUCTION DETAILS
L-100	(SHEET 28 OF 28)	LANDSCAPING PLAN

ARYEH SIEGEL ARCHITECT Drawing List:

A-100	(SHEET 1 OF 4)	BUILDING PLANS (BASEMENT AND 1ST FLOOR)
A-101	(SHEET 2 OF 4)	BUILDING PLANS (2ND FLOOR AND 3RD FLOOR)
A-102	(SHEET 3 OF 4)	BUILDING PLANS (4TH FLOOR AND ROOF)
A-200	(SHEET 4 OF 4)	BUILDING ELEVATIONS

TABLE OF LAND USE

SECTION 5954, BLOCK 25, LOT 616969
ZONE "L" – "LINKAGE DISTRICT"
PROPOSED USE: RESIDENTIAL
FIRE DISTRICT: CITY OF BEACON
WATER DISTRICT: CITY OF BEACON
BEACON CITY SCHOOL DISTRICT
SEWER DISTRICT: CITY OF BEACON

DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA (PARCELS 1, 2 & 3)	(FEET)	–	1.5 ACRES	1.5 ACRES
LOT WIDTH	(FEET)	–	201'	201'
LOT FRONTAGE	(FEET)	–	555'	555'
LOT DEPTH	(FEET)	75'	320'	320'
BUILDING HEIGHT	(FEET/STORIES)	48'/4 STORIES	–	48'/4 STORIES
FLOOR AREA RATIO		–	–	–
LOT COVERAGE BY LANDSCAPING	(PERCENT)	15% MIN.	47%	17%
YARDS				
FRONT BUILDING SETBACK	(FEET)	MIN. 0'/MAX. 20'	53'/107'	4'
REAR BUILDING SETBACK	(FEET)	MIN. 25'	88'	112'
SIDE BUILDING SETBACK (CORNER LOT)	(FEET)	MIN. 0'/MAX. 30'	13'	3'
PARKING SETBACKS				
FRONT/SIDE (FOR CORNER) PARKING SETBACK	(FEET)	40'/40'	29'/24'	97'/40'
REAR PARKING SETBACK	(FEET)	–	–	–
SIDE PARKING SETBACK	(FEET)	–	–	–
PARKING SUMMARY				
TOTAL SPACES REQUIRED	(1 SPACE/UNIT)	62	28	62
STANDARD SPACES		59	26	59
ACCESSIBLE SPACES		3	2	3

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SHIMA · 085983 · LICENSED PROFESSIONAL ENGINEER

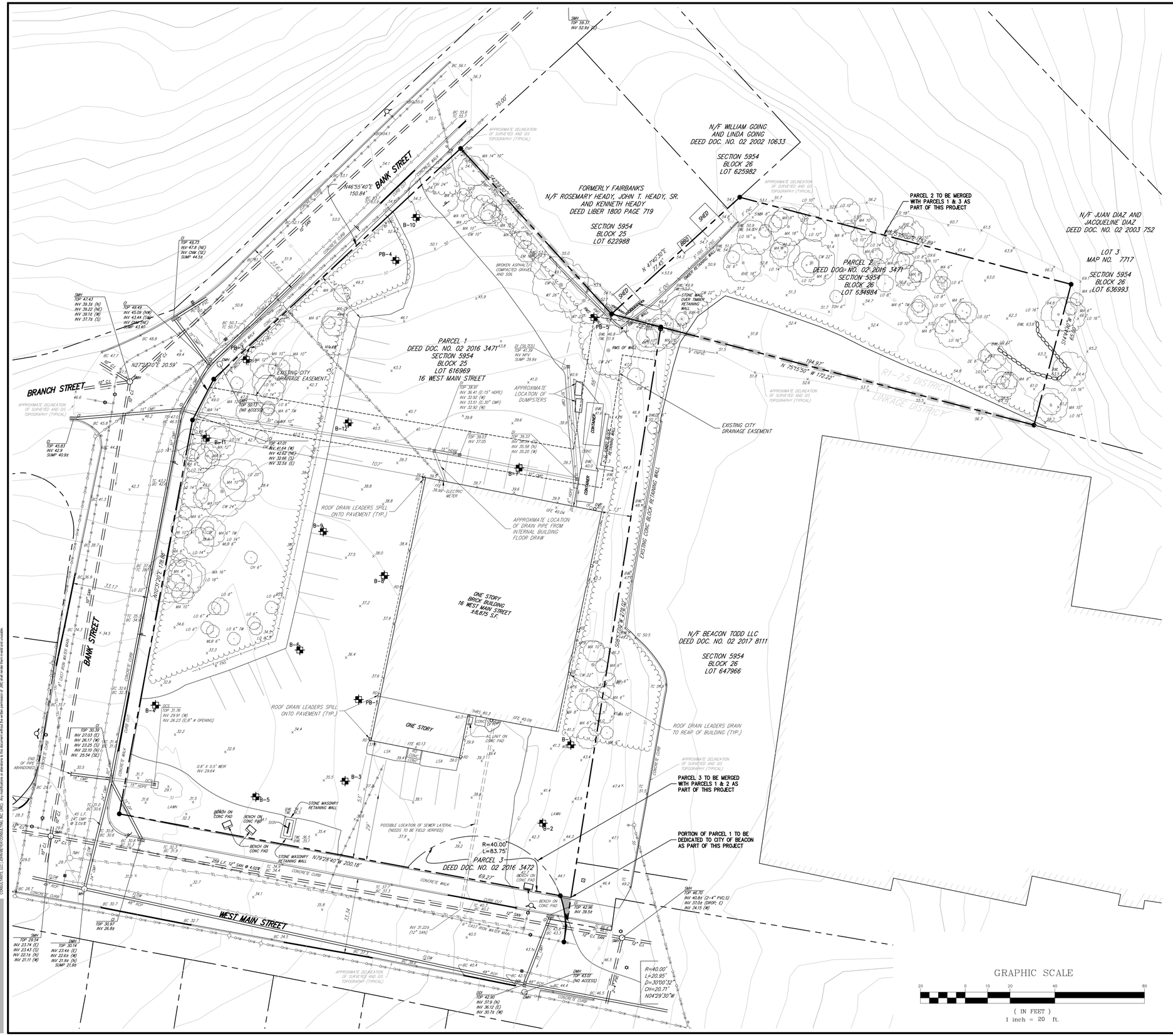
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

Drawn:	BMS	Approved:	SS
Scale:	AS SHOWN		
Date:	10/29/2019		
Project No:	18119		
18119-COVER	COVER	COVER.scr	

Drawing No:
C-000
(Sheet 1 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. (JMC). Any reproduction or distribution of this document, in whole or in part, without the written permission of JMC is prohibited and will be prosecuted.



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PARKING
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- BORING LOCATION & DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THE TOPOGRAPHY SHOWN IS REFERENCED FROM NAVD88 VERTICAL DATUM AS SHOWN ON THE ABOVE TOPOGRAPHIC SURVEY.
3. SUPPLEMENTAL TOPOGRAPHY BEYOND THE LIMIT OF SURVEYED TOPOGRAPHY IS TAKEN FROM DUTCHESS COUNTY GIS.
4. THE PROJECT SITE IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD," ACCORDING TO FEMA MAP NO. 36027C0463E, EFFECTIVE 05/02/2012.
5. THE EXISTING SANITARY SEWER SERVICE LATERAL WAS NOT LOCATED AND IS PROPOSED TO BE REMOVED. IT IS ASSUMED TO BE LOCATED FROM THE SOUTH SIDE OF THE BUILDING TO THE MAIN WITHIN WEST MAIN STREET. THE CONTRACTOR SHALL VERIFY AND REMOVE IN ACCORDANCE WITH DUTCHESS COUNTY HEALTH DEPARTMENT AND CITY OF BEACON STANDARDS.
6. SOIL BORING DATA SHOWN ON THIS PLAN WAS TAKEN FROM THE "REPORT ON SUBSURFACE SOIL AND FOUNDATION INVESTIGATION," DATED 09/28/2020, LAST REVISED 03/02/2022, PREPARED BY CARLIN SIMPSON & ASSOCIATES.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

EXISTING CONDITIONS PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 088983 · LICENSED PROFESSIONAL ENGINEER

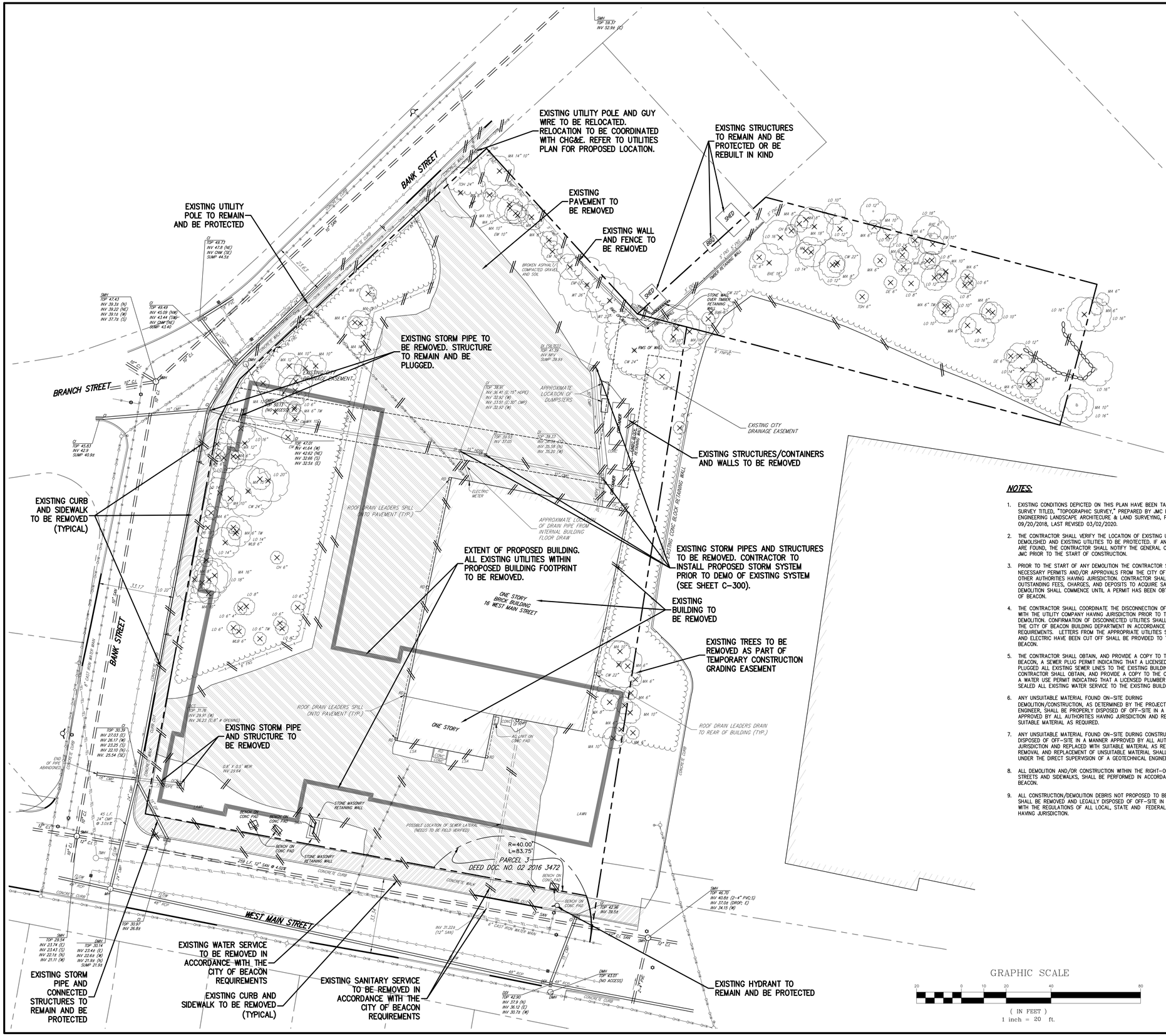
No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

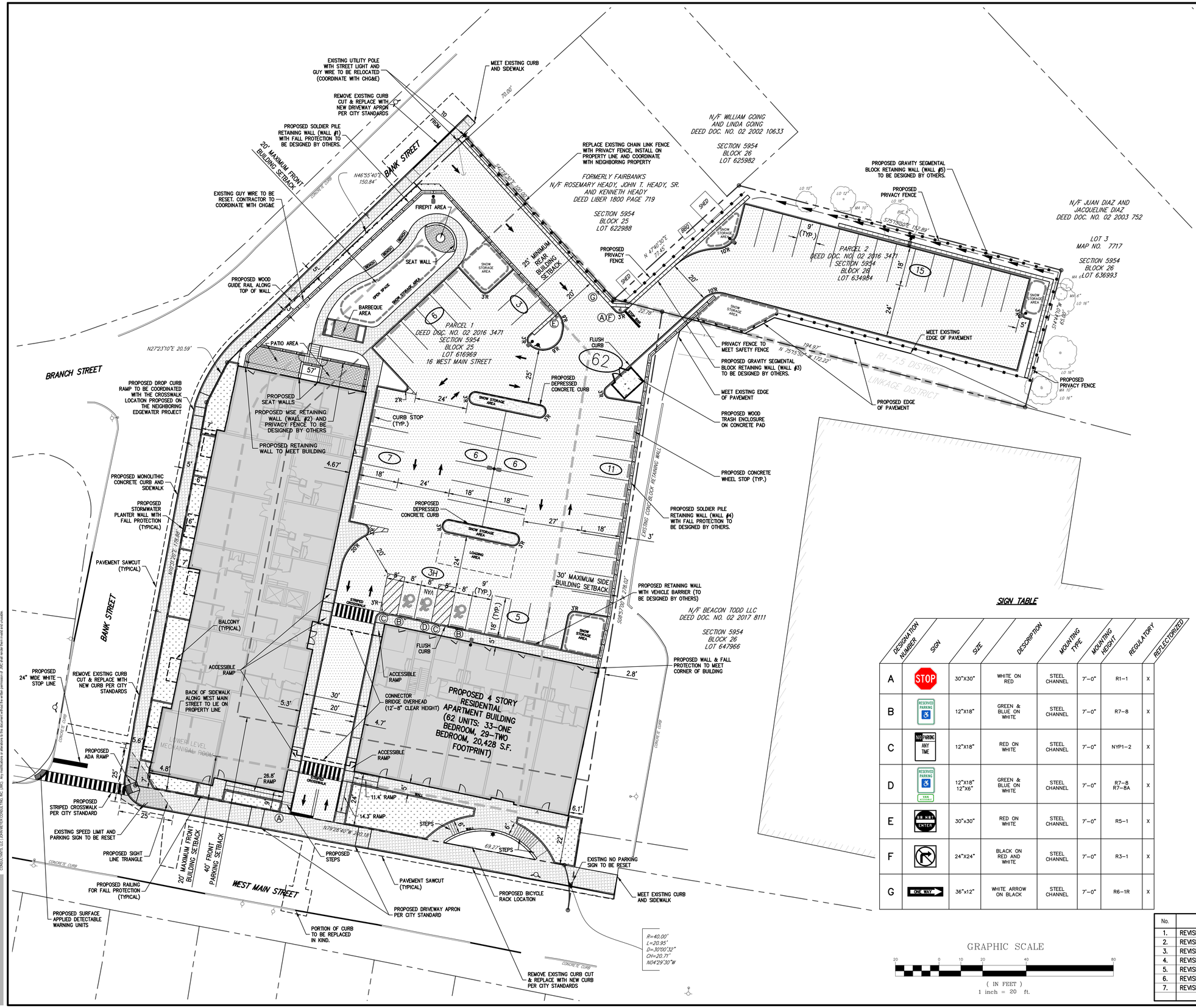
Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-EXISTING	EXIST	EXIST.scr	

Drawing No: C–010 (Sheet 2 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC. All rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, JMC SITE DEVELOPMENT CONSULTANTS, LLC, JOHN MEYER CONSULTING, INC. Any modifications or extensions to this document without the written permission of JMC that are made by any person shall void all liability on the part of JMC for any damages resulting therefrom.


EXISTING UTILITY POLE AND GUY WIRE TO BE RELOCATED. RELOCATION TO BE COORDINATED WITH CHG&E. REFER TO UTILITIES PLAN FOR PROPOSED LOCATION.
EXISTING STRUCTURES TO REMAIN AND BE PROTECTED OR BE REBUILT IN KIND
EXISTING UTILITY POLE TO REMAIN AND BE PROTECTED
EXISTING PAVEMENT TO BE REMOVED
EXISTING WALL AND FENCE TO BE REMOVED
EXISTING STORM PIPE TO BE REMOVED. STRUCTURE TO REMAIN AND BE PLUGGED.
EXISTING STRUCTURES/CONTAINERS AND WALLS TO BE REMOVED
EXISTING CURB AND SIDEWALK TO BE REMOVED (TYPICAL)
EXTENT OF PROPOSED BUILDING. ALL EXISTING UTILITIES WITHIN PROPOSED BUILDING FOOTPRINT TO BE REMOVED.
EXISTING STORM PIPES AND STRUCTURES TO BE REMOVED. CONTRACTOR TO INSTALL PROPOSED STORM SYSTEM PRIOR TO DEMO OF EXISTING SYSTEM (SEE SHEET C-300).
EXISTING BUILDING TO BE REMOVED
EXISTING TREES TO BE REMOVED AS PART OF TEMPORARY CONSTRUCTION GRADING EASEMENT
EXISTING STORM PIPE AND STRUCTURE TO BE REMOVED
EXISTING WATER SERVICE TO BE REMOVED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS
EXISTING CURB AND SIDEWALK TO BE REMOVED (TYPICAL)
EXISTING SANITARY SERVICE TO BE REMOVED IN ACCORDANCE WITH THE CITY OF BEACON REQUIREMENTS
EXISTING HYDRANT TO REMAIN AND BE PROTECTED
EXISTING STORM PIPE AND CONNECTED STRUCTURES TO REMAIN AND BE PROTECTED
BANK STREET
BRANCH STREET
WEST MAIN STREET
ONE STORY BRICK BUILDING 16 WEST MAIN STREET
ONE STORY
SHED
GAZEBO
EXISTING CITY DRAINAGE EASEMENT
APPROXIMATE LOCATION OF DUMPSTERS
APPROXIMATE LOCATION OF DRAIN PIPE FROM INTERNAL BUILDING FLOOR DRAW
ROOF DRAIN LEADERS SPILL ONTO PAVEMENT (TYP.)
ROOF DRAIN LEADERS DRAIN TO REAR OF BUILDING (TYP.)
POSSIBLE LOCATION OF SEWER LATERAL (NEEDS TO BE FIELD VERIFIED)
EXISTING CMU RETAINING WALL
STONE WALL OVER TIMBER RETAINING WALL
STONE MASONRY RETAINING WALL
BENCH ON CONC PAD
R=40.00'
L=83.75'
PARCEL 3
DEED DOC. NO. 02 2016 3472
LAWN
CONCRETE CURB
CONCRETE WALK
ELECTRIC METER
259 L.F. 12" SAN. @ 4.00%
45 L.F. 24" CMP @ 1.0%
SMH TOP 59.37 INV 52.96 (C)
SMH TOP 48.70 INV 40.84 (2-4" PVC:S) INV 37.06 (DROP: E) INV 34.15 (W)
SMH TOP 50.13 (NO ACCESS)
SMH TOP 29.54 INV 23.74 (E) INV 23.43 (S) INV 22.1± (W) INV 21.11 (W)
SMH TOP 30.14 INV 23.43 (E) INV 22.6± (W) INV 21.9± (N) SUMP 21.9±
DMH TOP 43.01 (NO ACCESS)
DMH TOP 43.91 INV 37.9 (N) INV 36.12 (E) INV 33.7± (W)
INV 31.22± (12" SAN)
INV 31.27± (12" SAN)
INV 31.27± (12" SAN)
INV 31.27



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING PARKING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE FLUSH CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED BOLLARD LIGHTING STANDARD

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'–0"	R1–1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'–0"	R7–8	X
C	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'–0"	NYP1–2	X
D	RESERVED PARKING VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'–0"	R7–8 R7–8A	X
E	ONE WAY ENTRY	30"x30"	RED ON WHITE	STEEL CHANNEL	7'–0"	R5–1	X
F		24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'–0"	R3–1	X
G	ONE WAY	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'–0"	R6–1R	X

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. SNOW REMOVAL SHALL BE STORED IN THE DESIGNATED AREAS ON THIS PLAN. THE PROPERTY MANAGER SHALL MAINTAIN ALL AVAILABLE PARKING AS PART OF THEIR RESPONSIBILITY TO THE PROPERTY OWNER AND TENANTS. SNOW SHALL BE CLEARED AND STORED ON–SITE AND/OR REMOVED IN A TIMELY MANNER AND DISPOSED OFF–SITE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 11/26/2019
Project No: 18119
18119–SITE | LAY | LAY.scr
Drawing No:

C–100
(Sheet 4 of 28)

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

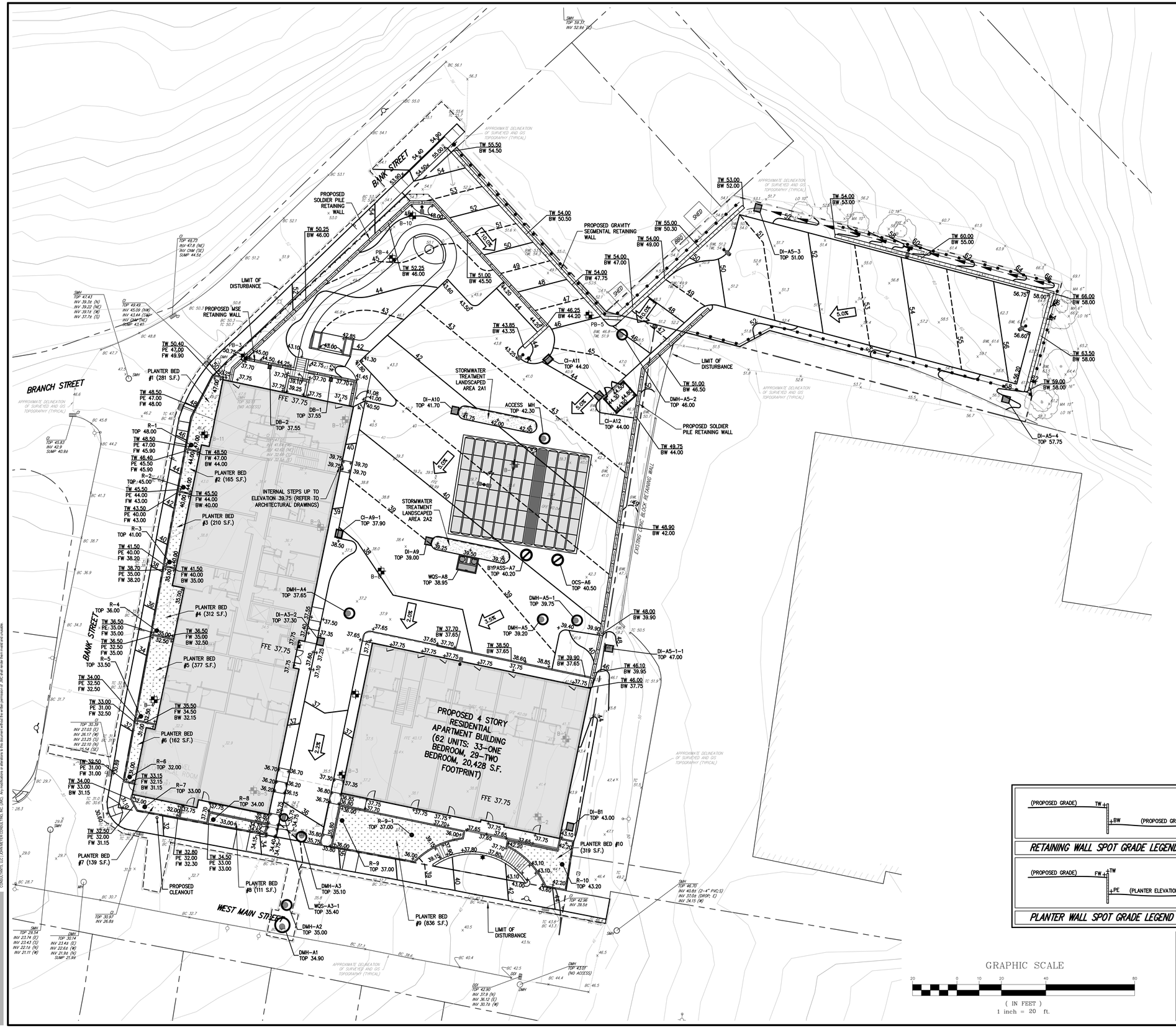
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

COPYRIGHT © 2020 by JMC - All Rights Reserved. No part of this document may be reproduced stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. JMC SITE DEVELOPMENT CONSULTANTS, LLC. JOHN MEYER CONSULTING, INC. or MEYER, the unauthorized use of this document is a violation of law and will be subject to legal action. Use of this document without the written permission of JMC will void any and all liability to JMC.

NOT FOR CONSTRUCTION


BANK STREET
BRANCH STREET
WEST MAIN STREET
PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33–ONE BEDROOM, 29–TWO BEDROOM, 20,428 S.F. FOOTPRINT)
FFE 37.75
PROPOSED SOLDIER PILE RETAINING WALL
PROPOSED MSE RETAINING WALL
PROPOSED GRAVITY SEGMENTAL RETAINING WALL
LIMIT OF DISTURBANCE
EXISTING CMC BLDR RETAINING WALL
STORMWATER TREATMENT LANDSCAPED AREA 2A1
STORMWATER TREATMENT LANDSCAPED AREA 2A2
ACCESS MH TOP 42.30
INTERNAL STEPS UP TO ELEVATION 39.75 (REFER TO ARCHITECTURAL DRAWINGS)
PROPOSED CLEANOUT
PLANTER BED #1 (281 S.F.)
PLANTER BED #2 (165 S.F.)
PLANTER BED #3 (210 S.F.)
PLANTER BED #4 (312 S.F.)
PLANTER BED #5 (377 S.F.)
PLANTER BED #6 (162 S.F.)
PLANTER BED #7 (139 S.F.)
PLANTER BED #8 (111 S.F.)
PLANTER BED #9 (836 S.F.)
PLANTER BED #10 (319 S.F.)
APPROXIMATE DELINEATION OF SURVEYED AND GIS TOPOGRAPHY (TYPICAL)
APPROXIMATE DELINEATION OF SURVEYED AND GIS TOPOGRAPHY (TYPICAL)
APPROXIMATE DELINEATION OF SURVEYED AND GIS TOPOGRAPHY (TYPICAL)
APPROXIMATE DELINEATION OF SURVEYED AND GIS TOPOGRAPHY (TYPICAL)
APPROXIMATE DELINEATION OF SURVEYED AND GIS TOPOGRAPHY (TYPICAL)
APPROXIMATE DELINEATION OF SURVEYED AND GIS TOPOGRAPHY (TYPICAL)
DMH TOP 39.77 INV 32.96 (E)
SMH TOP 47.43 INV 39.26 (N) INV 39.22 (NE) INV 39.16 (E) INV 37.76 (S)
SMH TOP 45.83 INV 42.9 SUMP 40.92
SMH TOP 29.54 INV 23.74 (E) INV 23.43 (S) INV 22.16 (N) INV 21.11 (W)
DMH TOP 30.14 INV 23.44 (S) INV 22.64 (W) INV 21.94 (N) SUMP 21.94
SMH TOP 46.76 INV 40.84 (2–4" PVC-S) INV 33.06 (DROP, E) INV 34.15 (W)
DMH TOP 43.07 (NO ACCESS)
DCI TOP 42.90 INV 37.9 (N) INV 36.12 (E) INV 30.75 (W)
TW 55.50 BW 54.50
TW 54.00 BW 50.50
TW 55.00 BW 50.30
TW 54.00 BW 49.00
TW 54.00 BW 47.00
TW 54.00 BW 47.75
TW 53.00 BW 52.00
TW 54.00 BW 53.00
TW 60.00 BW 55.00
TW 66.00 BW 58.00
TW 63.50 BW 58.00
TW 59.00 BW 58.00
TW 50.25 BW 46.00
TW 52.25 BW 46.00
TW 51.00 BW 45.50
TW 46.25 BW 44.20
TW 43.85 BW 43.35
TW 51.00 BW 46.50
TW 49.75 BW 44.00
TW 48.90 BW 42.00
TW 48.00 BW 39.90
TW 39.90 BW 37.65
TW 46.10 BW 39.95
TW 46.00 BW 37.75
TW 50.40 PE 47.00 FW 49.90
TW 48.50 PE 47.00 FW 48.00
TW 48.50 PE 47.00 FW 45.90
TW 46.40 PE 45.50 FW 45.90
TW 45.50 PE 44.00 FW 43.00
TW 43.50 PE 40.00 FW 43.00
TW 41.50 PE 40.00 FW 38.20
TW 38.70 PE 35.00 FW 38.20
TW 36.50 PE 35.00 FW 35.00
TW 36.50 PE 32.50 FW 35.00
TW 34.00 PE 32.50 FW 32.50
TW 33.00 PE 31.00 FW 32.50
TW 32.50 PE 32.00 FW 31.15
TW 34.00 FW 33.00 BW 31.15
TW 45.50 FW 44.00 BW 40.00
TW 41.50 FW 40.00 BW 35.00
TW 36.50 FW 35.00 BW 32.50
TW 35.50 BW 34.50 BW 32.15
TW 33.15 TOP 32.15 BW 31.15
TW 32.80 PE 32.00 FW 32.30
TW 34.50 PE 33.00 FW 33.00
R–1 TOP 48.00
R–2 TOP 45.00
R–3 TOP 41.00
R–4 TOP 36.00
R–5 TOP 33.50
R–6 TOP 32.00
R–7 TOP 33.00
R–8 TOP 34.00
R–9 TOP 37.00
R–9–1 TOP 37.00
R–10 TOP 43.20
DB–1 TOP 37.55
DB–2 TOP 37.55
CI–A11 TOP 44.20
CI–A12 TOP 44.00
DMH–A5–2 TOP 46.00
DI–A10 TOP 41.70
DI–A9 TOP 39.00
DI–A5–3 TOP 51.00
DI–A5–4 TOP 57.75
DI–A5–1–1 TOP 47.00
DI–B1 TOP 43.00
DMH–A4 TOP 37.65
DI–A3–2 TOP 37.30
DMH–A5–1 TOP 39.75
DMH–A5 TOP 39.20
DMH–A3 TOP 35.10
WQS–A3–1 TOP 35.40
DMH–A2 TOP 35.00
DMH–A1 TOP 34.90
WQS–A8 TOP 38.95
BYPASS–A7 TOP 40.20
OCS–A6 TOP 40.50
CI–A9–1 TOP 37.90
PB–1
PB–4
PB–5
B–10
B–11
B–9
B–8
B–7
B–6
B–5
B–4
B–3
B–2
B–1
EB–1
10.0%
5.0%
2.0%
2.5%
5.0%
5.0%
5.0

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE CONNECTED TO AND EXISTING UTILITIES TO REMAIN AND BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION. EXISTING 12" SANITARY MAIN INVERT AT CROSSING OF NEW 30" STORM PIPE IS 26.37. EXISTING WATER MAIN, GAS MAIN, AND TELEPHONE/DATA LINE MAY NEED TO BE ADJUSTED TO AVOID CONFLICT WITH PROPOSED STORM.
8. ALL STORMWATER FACILITIES TO BE CONSTRUCTED AS PART OF THIS PROJECT SHALL BE INSPECTED BY A LICENSED ENGINEER ON A YEARLY BASIS, WITH A COPY OF THE REPORT BEING PROVIDED TO THE CITY BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE ALL FINDINGS AND RECOMMENDATIONS.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- DMH — PROPOSED STORM DRAIN MANHOLE
- CI — PROPOSED TYPE CI DRAIN INLET
- DI — PROPOSED TYPE DI DRAIN INLET
- DB — PROPOSED TYPE DB DRAIN BASIN
- WQS — PROPOSED WATER QUALITY STRUCTURE
- OCS — PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- CO — PROPOSED CLEANOUT
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 6" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED OVERHEAD WIRES
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY FENCE
- PROPOSED UTILITY POLE

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

UTILITIES PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

WEST MAIN STREET AND BANK STREET BLOWUP
SCALE: 1" = 10'

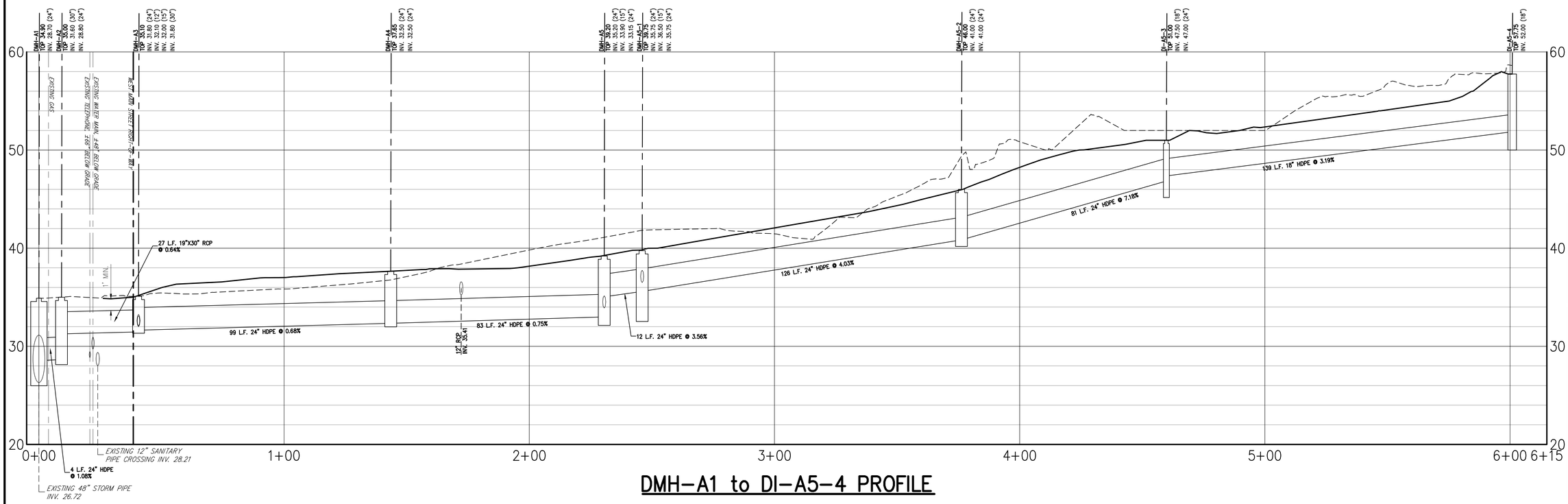
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-SITE | UTIL | UTIL.scr
Drawing No:
C-300
(Sheet 6 of 28)

COPYRIGHT © 2020 by JMC - All rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC (JMC SITE DEVELOPMENT CONSULTANTS, LLC) (FORMERLY JOHN MEYER CONSULTING, INC.). Any unauthorized use of this document is to be considered a violation of copyright laws and will be subject to prosecution.

NOT FOR CONSTRUCTION



DMH-A1 to DI-A5-4 PROFILE

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 5'

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC - All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC (JMC SITE DEVELOPMENT CONSULTANTS, LLC) (FARMINGTON CT OFFICE) ("JMC"). Any modification of or alteration to this document without the written permission of JMC will render it unusable.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

STORM PROFILE

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

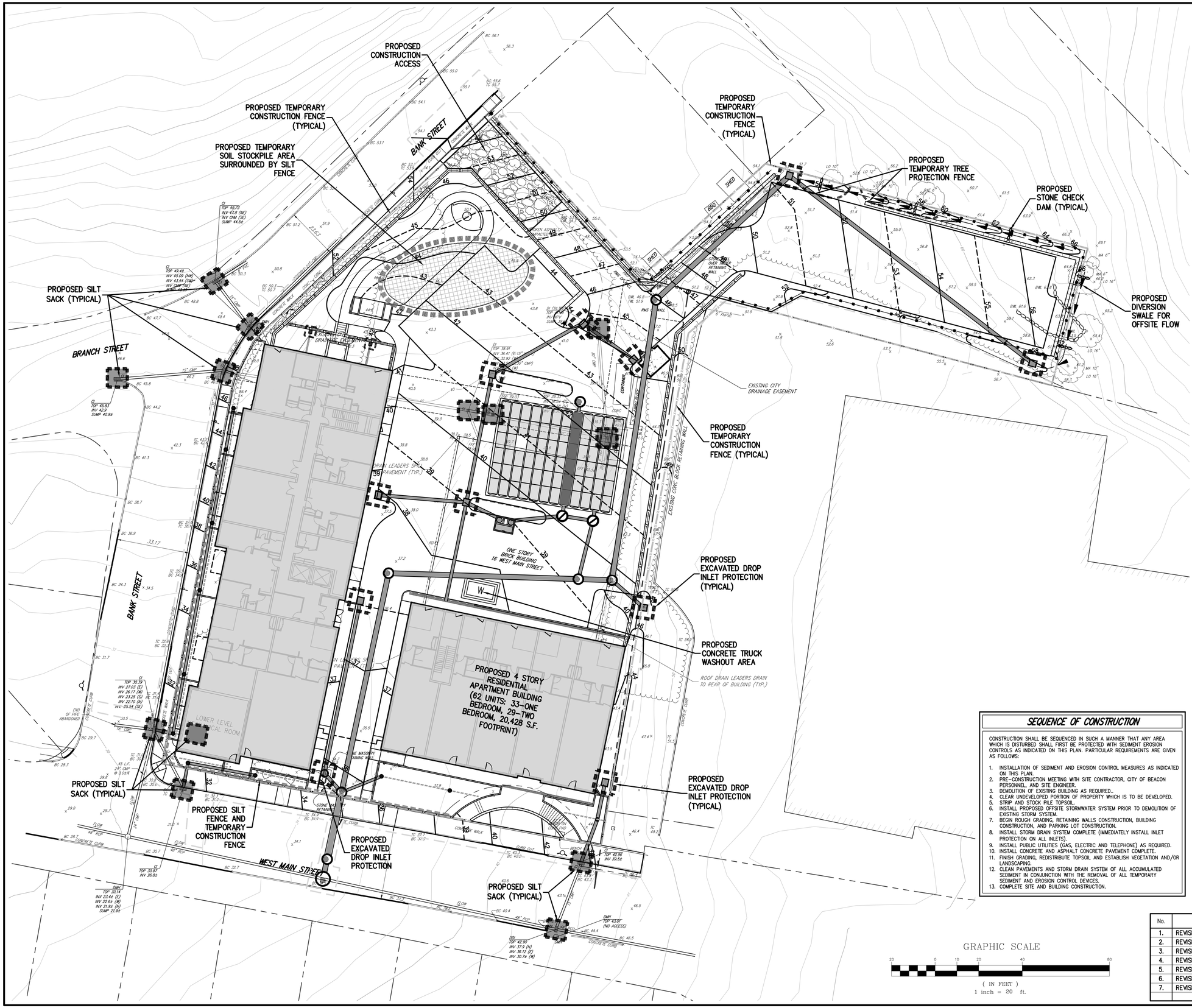
STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	07/27/2021	BMS
2.	REVISED PER CITY COMMENTS	03/25/2022	BMS
3.	REVISED PER CITY COMMENTS	05/31/2022	BMS
4.	REVISED PER CITY COMMENTS	06/28/2022	BMS

Previous Editions Obsolete

Drawn: BMS Approved: SS
Scale: AS SHOWN
Date: 09/29/2020
Project No: 18119
18119-SITE | STORM PROFILE | UTIL.scr

Drawing No:
C-310
(Sheet 7 of 28)



LEGEND

- PROPOSED EXCAVATED DROP INLET PROTECTION
- PROPOSED SILT SACK
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TEMP. TREE PROTECTION FENCE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- EXISTING TREE AND DESIGNATION (MA 6")

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON–SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON–SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON–SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
8. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
9. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
10. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
    A. SEED MIXTURE AND RATE OF APPLICATION:
        A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
        A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
    B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
    C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
11. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
12. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
13. SUMPS SHALL BE INSTALLED FOR DEWATERING OF GROUNDWATER DURING CONSTRUCTION. PUMPED GROUNDWATER WILL BE DISCHARGED INTO SEDIMENT SETTLING TANKS AND THEN DISCHARGE LINE SHALL HAVE A FILTER SOCK ON THE END OF THE LINE. THE FILTERED GROUNDWATER SHALL THEN BE DISCHARGED OFF–SITE WITHIN ADJACENT DRAINAGE STRUCTURES.
14. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE (USFWS), TREE REMOVAL SHOULD BE CONDUCTED DURING THE WINTER TIME FRAME OF NOVEMBER 1ST TO MARCH 31ST TO AVOID ADVERSE IMPACTS TO THE BATS. IF TREE REMOVAL IS PLANNED OUTSIDE OF THIS TIME FRAME, A SITE ASSESSMENT BY A BAT BIOLOGIST OR A QUALIFIED BAT SURVEYOR SHOULD BE PERFORMED. SUCH A SURVEY WILL IDENTIFY POTENTIAL CONCERNS AND ALLOW FOR IMPLEMENTATION OF SITE ACTIVITY PROTECTIONS.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
2. PRE–CONSTRUCTION MEETING WITH SITE CONTRACTOR, CITY OF BEACON PERSONNEL, AND SITE ENGINEER.
3. DEMOLITION OF EXISTING BUILDING AS REQUIRED..
4. CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
5. STRIP AND STOCK PILE TOPSOIL.
6. INSTALL PROPOSED OFFSITE STORMWATER SYSTEM PRIOR TO DEMOLITION OF EXISTING STORM SYSTEM.
7. BEGIN ROUGH GRADING, RETAINING WALLS CONSTRUCTION, BUILDING CONSTRUCTION, AND PARKING LOT CONSTRUCTION.
8. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
9. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
10. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
11. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
12. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
13. COMPLETE SITE AND BUILDING CONSTRUCTION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SEDIMENT AND EROSION CONTROL PLAN
BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

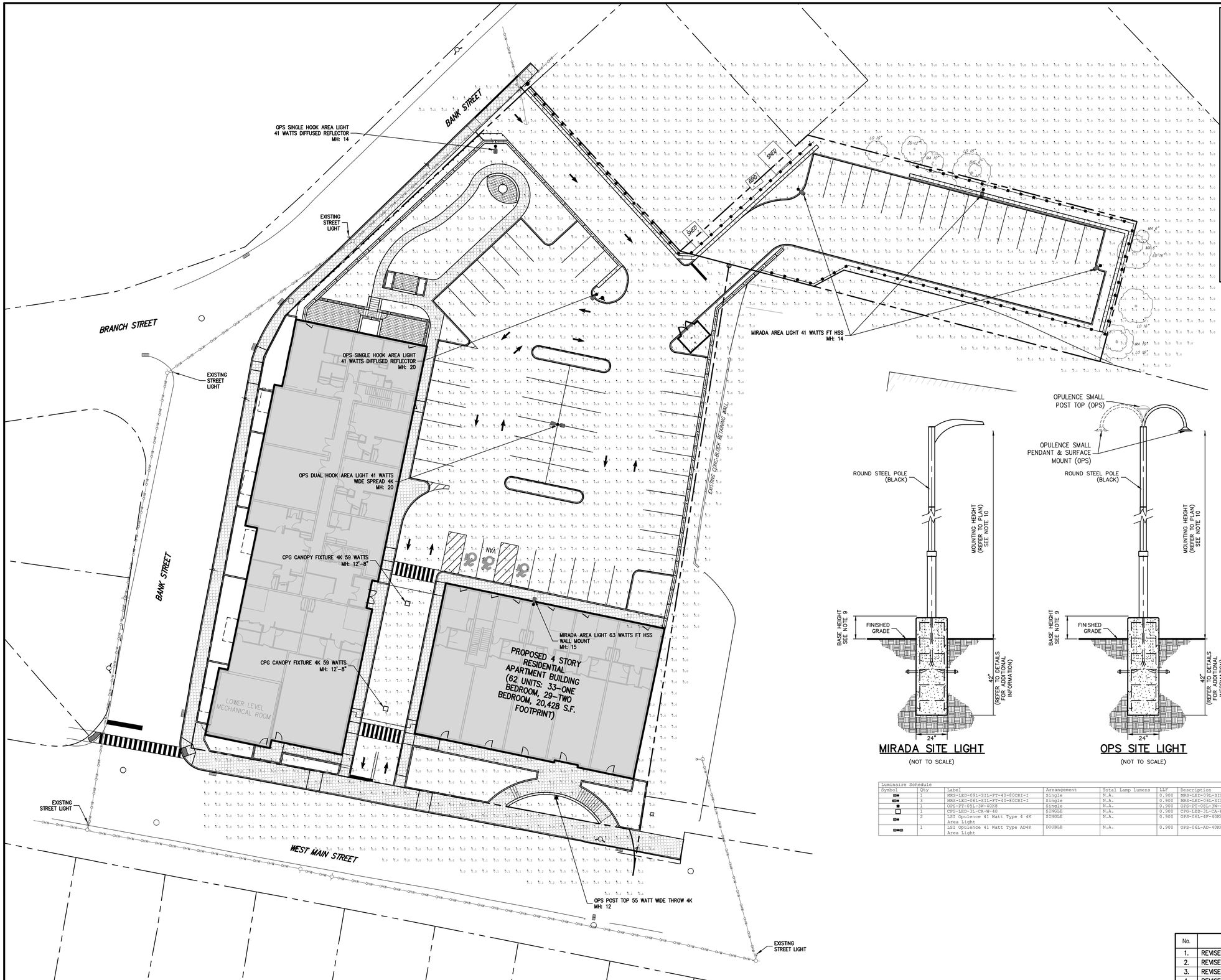
STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	S&E	S&E.scr	

Drawing No:
C–400
(Sheet 8 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. (JMC SITE DEVELOPMENT CONSULTANTS, LLC). CONTRACTORS, SUBCONTRACTORS, INC. AND/OR THEIR AGENTS OR EMPLOYEES ARE PROHIBITED FROM USING THIS DOCUMENT IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF JMC. ANY UNAUTHORIZED USE IS STRICTLY PROHIBITED.



LEGEND

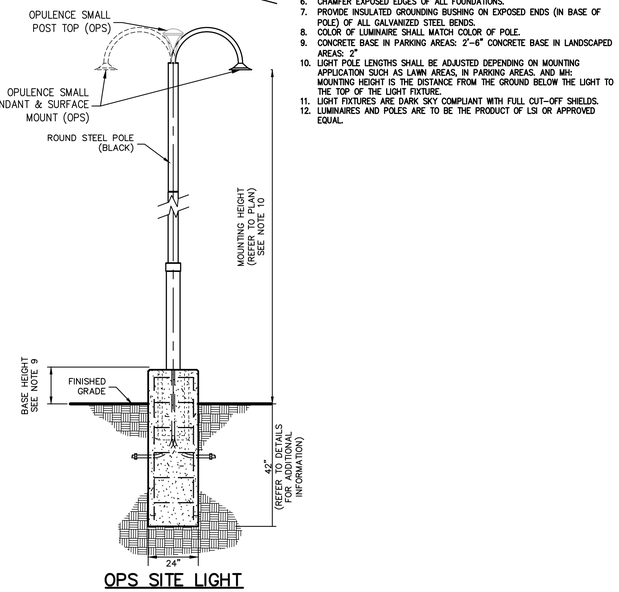
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GUIDE RAIL
- PROPOSED PRIVACY FENCE
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED LIGHTING STANDARD
- PROPOSED UNDERPASS LIGHT
- PROPOSED ILLUMINANCE IN FOOT-CANDLES

NOTES:

1. ALL CABLES AND WIRING SHALL BE INSTALLED UNDERGROUND IN CONDUIT. CONDUIT SHALL BE SCHEDULE 40 PVC INSTALLED WITH TWO (2) FEET OF COVER. MINIMUM SIZE OF CONDUIT SHALL BE TWO (2) INCH DIAMETER.
2. CIRCUIT WIRING SHALL BE DESIGNED BY THE PROJECT ELECTRICAL ENGINEER.
3. LIGHTING LEVELS ARE MEASURED AT GROUND SURFACE ELEVATION.
4. THE PROPOSED SITE LIGHT FIXTURES SHALL:
   (1) HAVE A COLOR RENDERING INDEX (CRI) IN THE RANGE OF 80-100.
   (2) HAVE A TEMPERATURE OF 3,000 K.
   (3) BE FULL CUT-OFF THAT DO NOT LIGHT ABOVE HORIZONTAL PLANE.
   (4) BE DARK SKY COMPLIANT.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
6. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
7. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
8. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
9. CONCRETE BASE IN PARKING AREAS: 2'-6" CONCRETE BASE IN LANDSCAPED AREAS: 2"
10. LIGHT POLE LENGTHS SHALL BE ADJUSTED DEPENDING ON MOUNTING APPLICATION SUCH AS LAWN AREAS, IN PARKING AREAS. AND MH: MOUNTING HEIGHT IS THE DISTANCE FROM THE GROUND BELOW THE LIGHT TO THE TOP OF THE LIGHT FIXTURE.
11. LIGHT FIXTURES ARE DARK SKY COMPLIANT WITH FULL CUT-OFF SHIELDS.
12. LUMINAIRES AND POLES ARE TO BE THE PRODUCT OF LSI OR APPROVED EQUAL.

MIRADA SITE LIGHT

(NOT TO SCALE)



OPS SITE LIGHT

(NOT TO SCALE)

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	MRS-LED-09L-SIL-FT-40-80CRI-I	Single	N.A.	0.900	MRS-LED-09L-SIL-FT-40-80CRI-IH
	3	MRS-LED-06L-SIL-FT-40-80CRI-I	Single	N.A.	0.900	MRS-LED-06L-SIL-FT-40-80CRI-IH
	1	OPS-FT-05L-3W-40K8	Single	N.A.	0.900	OPS-FT-09L-3W-40K8
	1	CPG-LED-3L-CA-W-40	SINGLE	N.A.	0.900	CPG-LED-3L-CA-W-40
	2	LSI Opulence 41 Watt Type 4 4K Area Light	SINGLE	N.A.	0.900	OPS-06L-4F-40K8_IES
	1	LSI Opulence 41 Watt Type AD4K Area Light	DOUBLE	N.A.	0.900	OPS-06L-AD-40K8_IES

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

LIGHTING PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

Drawn:	BMS
Approved:	SS
Scale:	1" = 20'
Date:	10/29/2019
Project No:	18119
18119-LIGHTING	LIGHTING	LIGHT.scr
Drawing No:	C-600 (Sheet 9 of 28)

COPYRIGHT © 2020 by JMC - All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. JMC SITE DEVELOPMENT CONSULTANTS, LLC. COPYRIGHT PROTECTION MAY ARISE UPON PUBLICATION OR DISCLOSURE. ANY UNAUTHORIZED USE OF THIS DOCUMENT SHALL BE AT THE SOLE RISK OF THE USER. Any modifications or amendments to this document shall be made by written permission of JMC and shall then indicate such.

NOT FOR CONSTRUCTION

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Small Area (MRS)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70. Shall be between 80-100.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. ~~See page 3 for more details.~~ Full cut-off.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in progress.

Specifications and dimensions subject to change without notice.

Catalog # :	Project :
Prepared By :	Date :

CPG Series
LED Compact Parking Garage



The LSI CPG LED Compact Parking Garage Series is designed to optimize LED life and light output. Housing is hinged for quick and easy mounting and entrance. Using high brightness, high LED count technology, more usable light output is produced while eliminating glare.

Features & Specifications

Optical System
- The optics have been engineered specifically for parking garage applications. The distribution pattern has been created to optimize fixture spacing and reduce fixture counts while delivering improved visual comfort and eliminating glare.
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy parking garage requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 80.
- L70 Calculated Life: >200k Hours

Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- Total harmonic distortion: <20%
- Power factor: >.85
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 4kV surge rating

Controls

Wireless Controls System

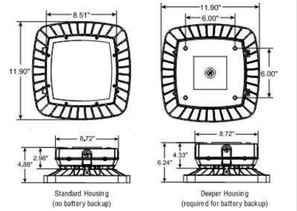
To make Airlink ready, order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Dimensions



Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Opulence Small Pendant & Surface Mount (OPS)

Outdoor Pendant & Surface Mount Luminaire

IP66



OVERVIEW	
Lumen Output Range	3,000 -14,000
Wattage	22 - 103
Efficacy Range (LPW)	95 - 168
Fixture Weight lbs (kg)	16 (7.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Optional spun aluminum shroud provides a streamlined transition from stem to luminaire while also deterring nesting (3/4" stem/pendant only).

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Pendant mounting via rigid 3/4" stem (order stem seperately), 6' wire leads provided.
- Direct/surface mounts to a 4" (102mm) square or octagon box (box by others).
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Optional stainless steel crown for mounting to 2" tenon (order tenon seperately). Wire leads pass through compression seal fitting to prevent water entry. Once-piece silicone gasket provides water and dust tight seal.
- For wall mount arm please reference OPS wall mount spec sheet.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

IP66



OVERVIEW	
Lumen Output Range	3,000 - 14,000
Wattage	20 - 100
Efficacy Range (LPW)	114 - 148
Fixture Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

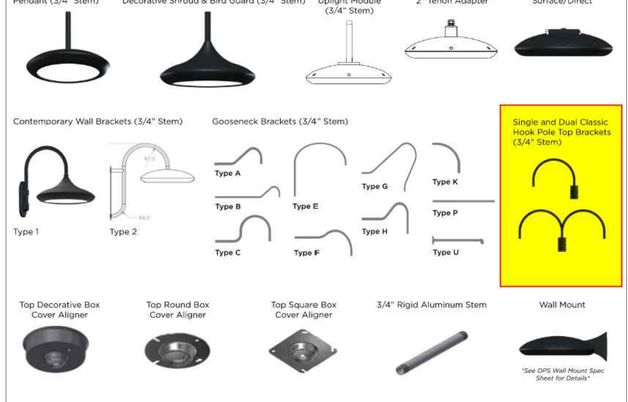
Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.

Type: _____

Opulence Small Pendant & Surface Mount

MOUNTING OPTIONS



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more about IMSBT.

AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more about AirLink Blue.

ida DARK SKY APPROVED by the International Dark-Sky Association darksky.org

COPYRIGHT © 2022 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. | JMC. Any unauthorized use thereof is to be considered a violation of JMC and shall be prosecuted to the fullest extent of the law.

NOT FOR CONSTRUCTION

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, LandScape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

LIGHTING SPECIFICATIONS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: NTS
Date: 06/28/2022
Project No: 18119
18119-LIGHTING | LIGHT SPEC | LIGHT.scr
Drawing No:
C-601
(Sheet 10 of 28)

Front-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.646ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.0s
Curb to Curb Turning Radius	29.300ft

PROFILE

SCALE: NTS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. (JMC). Any reproduction or alteration of this document without the written permission of JMC and an inclusion of all notices is a violation of applicable law.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

GARBAGE TRUCK TURNING PLAN (FRONT LOADING)

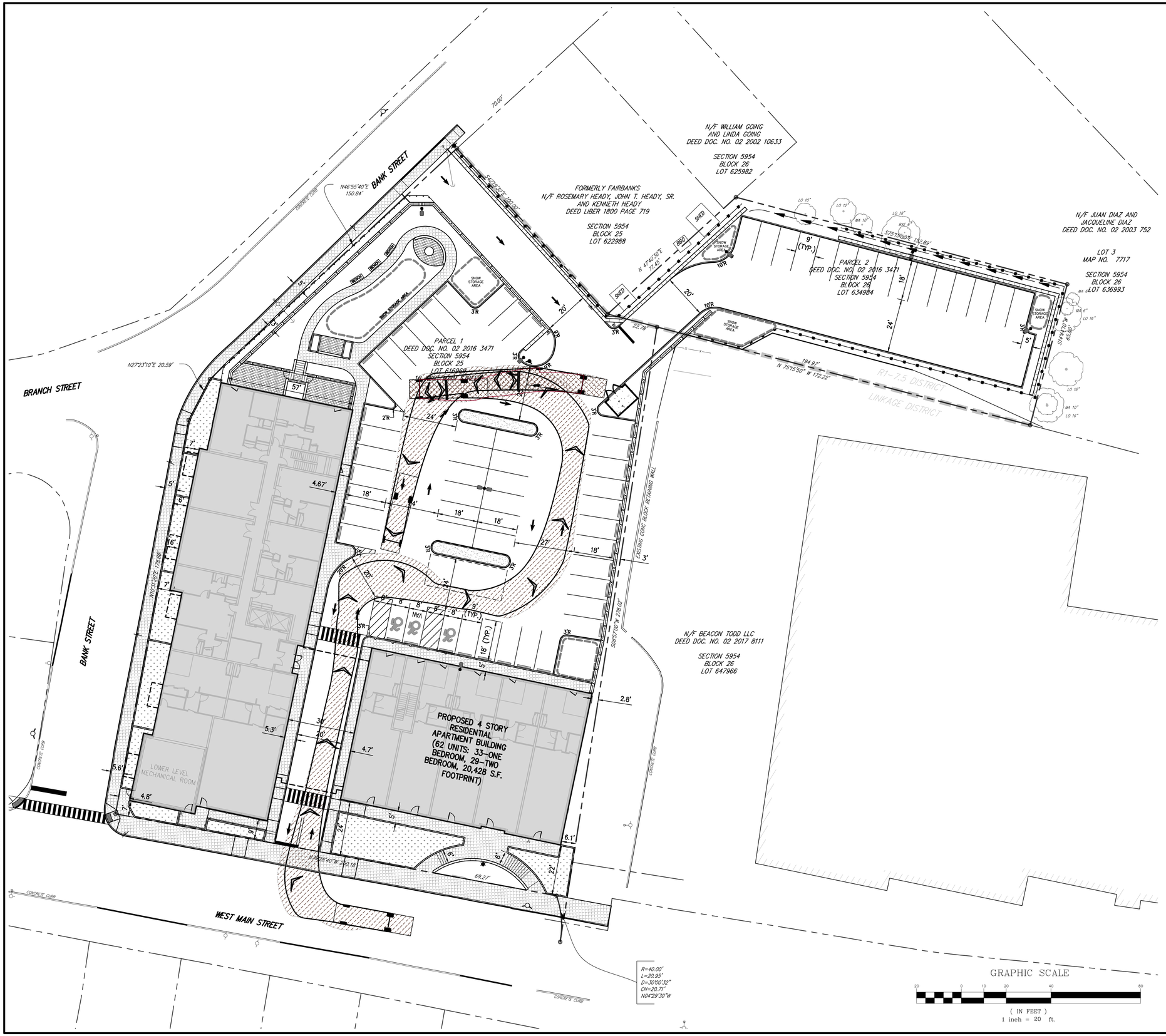
BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

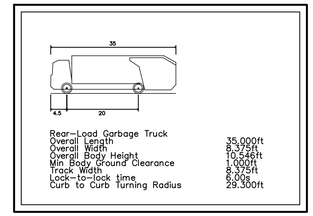
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPINA · 085583 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn:	BMS Approved: SS
Scale:	1" = 20'
Date:	10/29/2019
Project No:	18119
18119-SITE	TRUCK-1 TRUCK.scr
Drawing No:	C-700 (Sheet 11 of 28)





PROFILE

SCALE: NTS

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

GARBAGE TRUCK TURNING PLAN (REAR LOADING)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
985983
LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-SITE | TRUCK-2 | TRUCK.scr
Drawing No: C-701
(Sheet 12 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

EXISTING FIRE HYDRANT

70.00'

N46°55'40"E 150.84'

BANK STREET

GRAVEL EDGE

S42°41'10"E 120.00'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

SHED

N 47°40'30"E 77.42'

S75°17'00"E 152.89'

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

9' (TYP.)

24'

18'

20'

10'R

22.78'

S74°41'10"W 65.80'

5'

194.97'

N 75°15'50" W 172.22'

R1-7.5 DISTRICT

LINKAGE DISTRICT

N27°23'10"E 20.59'

BRANCH STREET

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 615009
16 WEST MAIN STREET

PROPOSED FIRE HYDRANT

57'

2'R

24'

25'

18'

27'

3'

EXISTING CONC. BLOCK RETAINING WALL

S08°57'00"W 278.07'

7'

5'

4.67'

6'

N10°33'27"E 178.88'

8'

9'

(TYP.)

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

BANK STREET

EXISTING FIRE HYDRANT

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

5.3'

30'

20'

4.7'

2.8'

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

LOWER LEVEL MECHANICAL ROOM

5.6'

4.8'

25'

24'

6.1'

PROPOSED FIRE DEPARTMENT CONNECTION

N79°25'40"W 230.18'

69.27'

PROPOSED SIGHT LINE TRIANGLE

EXISTING FIRE HYDRANT

WEST MAIN STREET

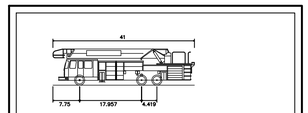
CONCRETE CURB

R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

GRAPHIC SCALE

20 0 10 20 40 80

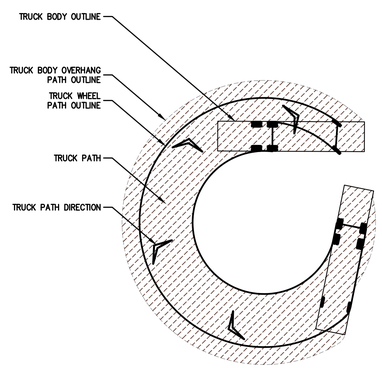
(IN FEET)
1 inch = 20 ft.



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

FIRE TRUCK TURNING PLAN (SCENARIO 1)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
085583
LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-3	TRUCK.scr	
Drawing No:	C-702 (Sheet 13 of 28)		

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. (JMC). Any reproduction or alteration of this document and/or its use without permission of JMC is an infringement of JMC's copyright and is unlawful.

NOT FOR CONSTRUCTION

EXISTING FIRE HYDRANT

70.00'

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633

SECTION 5954
BLOCK 26
LOT 625982

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719

SECTION 5954
BLOCK 25
LOT 622988

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

LOT 3
MAP NO. 7717

SECTION 5954
BLOCK 26
LOT 636993

N46°55'40"E 150.84'

BANK STREET

S42°40'10"E 120.00'

N 47°40'30"E 77.42'

S75°19'50"E 142.89'

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

SHED

SNOW STORAGE AREA

PARK STORAGE AREA

PROPOSED FIRE HYDRANT

194.97'
N 75°15'50" W 172.22'

S74°41'10"W 65.80'

R1-7.5 DISTRICT
LINKAGE DISTRICT

BRANCH STREET

N27°23'10"E 20.58'

N72°23'10"E 178.88'

EXISTING CONC. BLOCK RETAINING WALL

S08°57'00"W 278.07'

CONCRETE CURB

BANK STREET

EXISTING FIRE HYDRANT

PROPOSED BUILDING OVER DRIVEWAY MINIMUM HEIGHT CLEARANCE TO BE 12'-8"

LOWER LEVEL MECHANICAL ROOM

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 20,428 S.F. FOOTPRINT)

PROPOSED FIRE DEPARTMENT CONNECTION

PROPOSED SIGHT LINE TRIANGLE

N76°55'40"W 230.18'

69.27'

PROPOSED FIRE DEPARTMENT CONNECTION

EXISTING FIRE HYDRANT

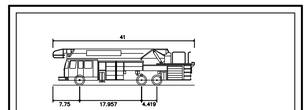
WEST MAIN STREET

R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111

SECTION 5954
BLOCK 26
LOT 647966

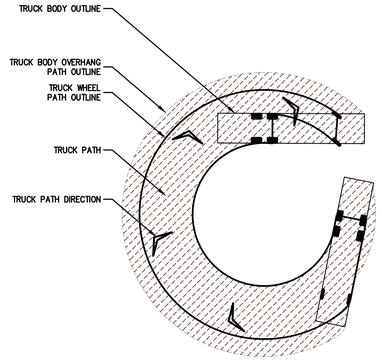
*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"



Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, JMC SITE DEVELOPMENT CONSULTANTS, LLC, JOHN MEYER CONSULTING, INC. and JMC. Any reproduction or alteration of services to this document without the written permission of JMC will be viewed as an infringement of JMC's copyright and service mark and will be prosecuted.

NOT FOR CONSTRUCTION

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

FIRE TRUCK TURNING PLAN (SCENARIO 2)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

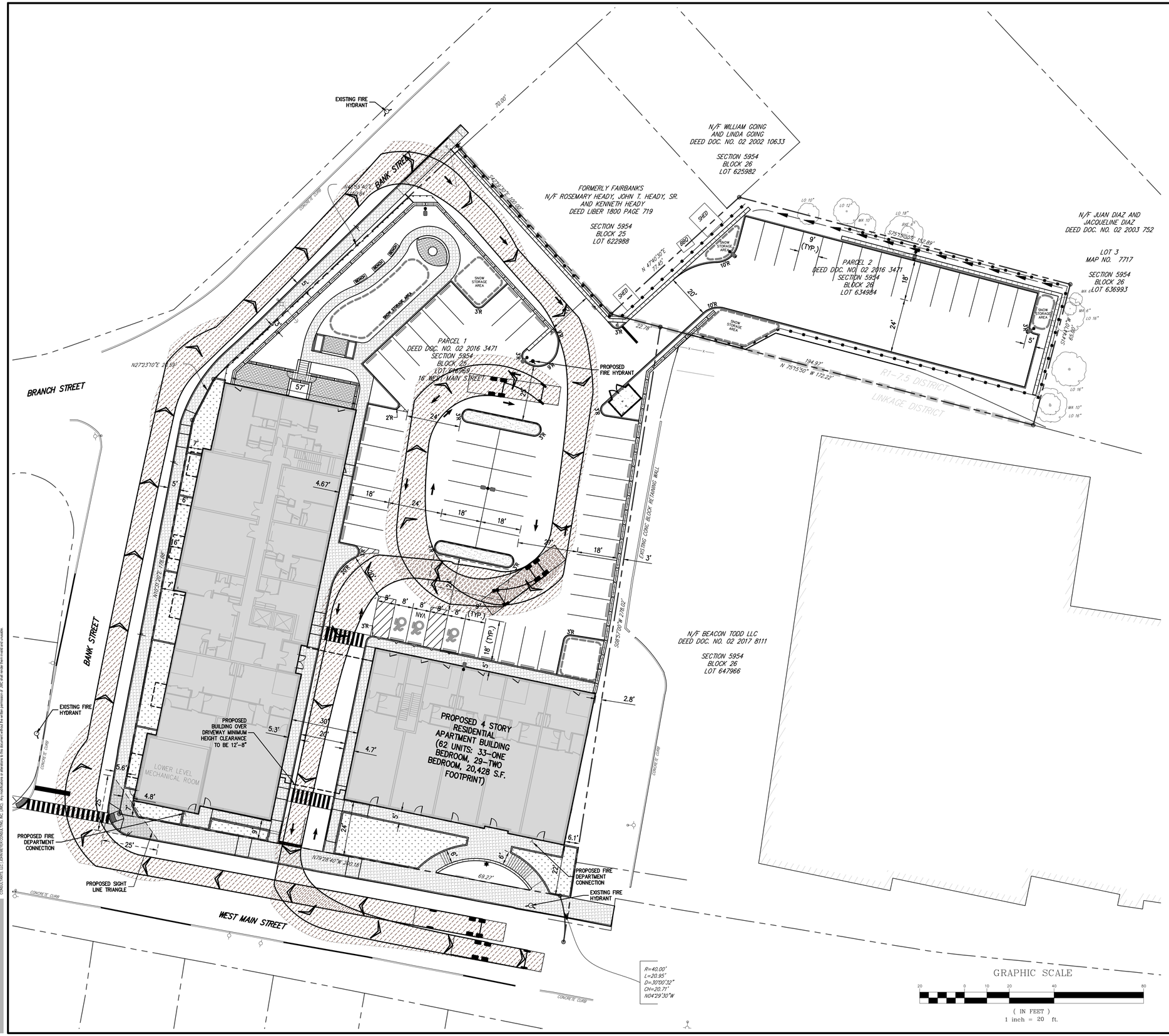
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

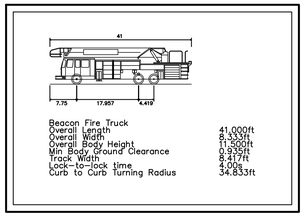
STATE OF NEW YORK · STEPHEN SPINA · 085583 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-4	TRUCK.scr	

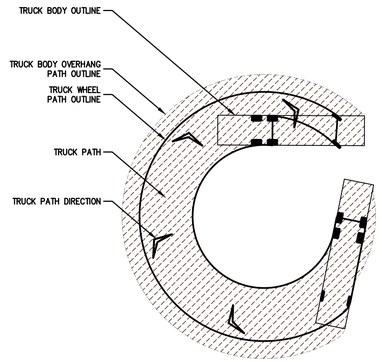
Drawing No:
C-703
(Sheet 14 of 28)





PROFILE

SCALE: NTS



*MINIMUM HEIGHT CLEARANCE FOR THE DRIVEWAY UNDER THE BUILDING WILL BE 12'-8"

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

FIRE TRUCK TURNING PLAN (SCENARIO 3)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
985983
LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-SITE TRUCK-5 TRUCK.scr
Drawing No: C-704
(Sheet 15 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	02/24/2020	AH
2.	REVISED PER CITY COMMENTS	09/29/2020	AH
3.	REVISED PER CITY COMMENTS	01/27/2021	BMS
4.	REVISED PER CITY COMMENTS	03/25/2022	BMS
5.	REVISED PER CITY COMMENTS	05/31/2022	BMS
6.	REVISED PER CITY COMMENTS	06/28/2022	BMS

Previous Editions Obsolete

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Drawing No. C-800 (Sheet 16 of 28)

Drawn: BMS | Approved: SS
Scale: 1" = 40'
Date: 12/30/2019
Project No: 18119
RPA-RE | AERIAL | AERIAL-str

LICENSED PROFESSIONAL ENGINEER — STEPHEN SIEGEL — STATE OF NEW YORK

AERIAL SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

2. THE STOPPING SIGHT DISTANCE HAS BEEN CALCULATED FOLLOWING THE PROCEDURE OUTLINED IN "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018, 7TH EDITION" PUBLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

3. STOPPING SIGHT DISTANCE CALCULATIONS

$$SSD = 1.47\ V\ t + \frac{V^2}{30[(a/32.2)\pm G]}$$

V = DESIGN SPEED, 30 MPH
t = BRAKE REACTION TIME, 2.5 S
a = DECELERATION RATE, 11.2 FT/S^2
G = MAJOR ROAD APPROACH GRADE, RISE/RUN, FT/FT

ONTO WEST MAIN STREET:

POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED = 30 MPH

LEFT TURN (LOOKING RIGHT):

G = +0.043 FT/FT (UPGRADE)

SSD = 187 FT

RIGHT TURN (LOOKING LEFT):

G = −0.107 FT/FT (DOWNGRADE)

SSD = 235 FT

4. THE BANK STREET DRIVEWAY COULD NOT PROVIDE THE REQUIRED SIGHT DISTANCE DUE TO THE EXISTING ON-STREET PARKING, ROADWAY CURVATURE, EXISTING FENCE AND LANDSCAPING ON THE ADJACENT PROPERTY. THEREFORE, THE BANK STREET SITE DRIVEWAY IS PROPOSED AS AN ENTRANCE ONLY.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	02/24/2020	AH
2.	REVISED PER CITY COMMENTS	09/29/2020	AH
3.	REVISED PER CITY COMMENTS	07/27/2021	BMS
4.	REVISED PER CITY COMMENTS	03/25/2022	BMS
5.	REVISED PER CITY COMMENTS	04/26/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
	Previous Editions Obsolete		

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

SIGHT DISTANCE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SPIRA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS Approved: SS
Scale:	1" = 30'
Date:	12/30/2019
Project No:	18119
18119-SITE	SIGHT 1_ISD.scr
Drawing No:	C–801 (Sheet 17 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2020 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document and/or its use without prior permission of JMC shall void and terminate all warranties.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

APPLICANT/OWNER:
FARRELL COMMUNITIES BEACON LLC
PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

CONCEPTUAL IMPROVEMENTS PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

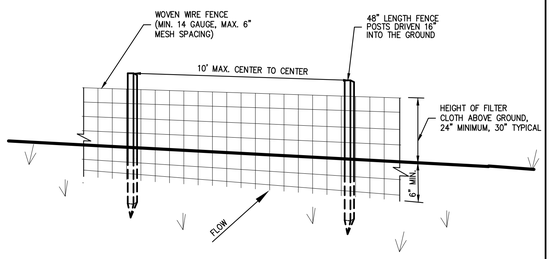
No.	Revision	Date	By
	Previous Editions Obsolete		

Drawn:	BMS	Approved:	SS
Scale:	1" = 100'		
Date:	06/28/2022		
Project No:	18119		
18119-AERIAL	C-802		-

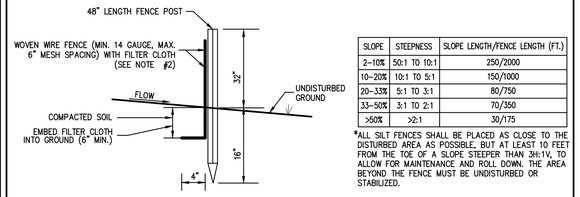
Drawing No:
C-802
(Sheet 18 of 28)

NOT FOR CONSTRUCTION

COPYRIGHT © 2022 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC / JMC SITE DEVELOPMENT CONSULTANTS, LLC / JOHN MEYER CONSULTING, INC. Any reproduction or alteration is to be scanned and/or destroyed without prior consent of JMC. Only hard copies shall be considered official documents.



PERSPECTIVE VIEW



SECTION

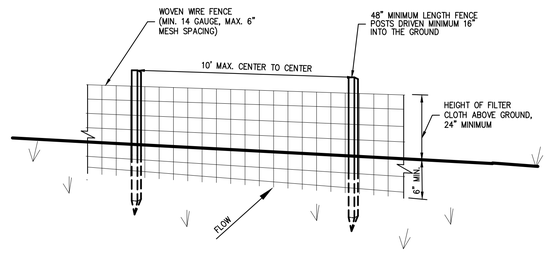
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2–10%	50:1 TO 10:1	250/2000
10–20%	10:1 TO 5:1	150/1000
20–33%	5:1 TO 3:1	80/750
33–50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

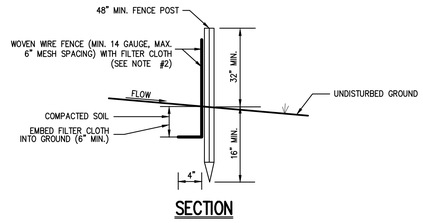
NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

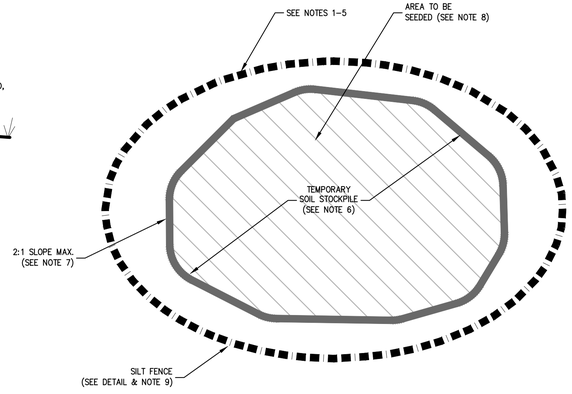
SILT FENCE | 1



PERSPECTIVE VIEW



SECTION

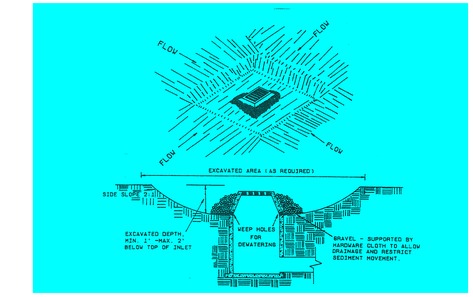


PLAN VIEW

NOTES:

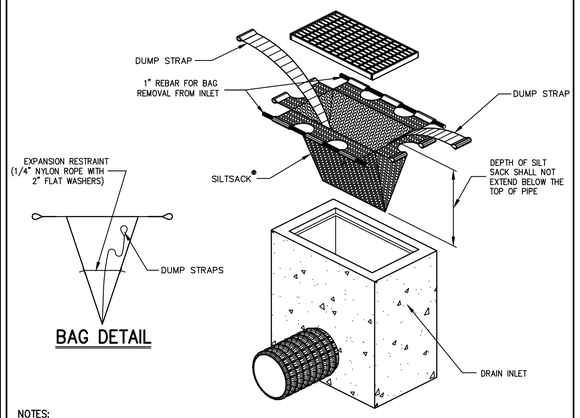
1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE | 2



1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROCTECTED BY/STONE.
4. PROVIDE FREQUENT INSPECTION AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPAIR OR REPLACE INLET PROTECTION TO MAINTAIN EFFECTIVENESS OF THE INSTALLATION.
5. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA. SEAL WEEP HOLES FILL BASIN WITH STABLE SOIL TO FINAL GRADE. COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.

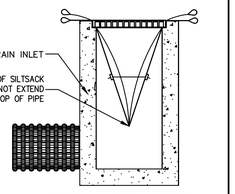
EXCAVATED DROP INLET PROTECTION | 3



BAG DETAIL

NOTES:

1. CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.
2. INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN. SEDIMENT SHALL BE REMOVED AS NECESSARY. FILTER FABRIC, CRUSHED STONE, AND ANY OTHER COMPONENTS SHALL BE REPLACED IF DAMAGED. ALL MATERIALS SHALL BE CHECKED FOR PROPER ANCHORAGE AND SECURED AS NECESSARY.



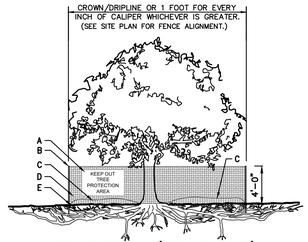
INSTALLATION DETAIL

HI-FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL©

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

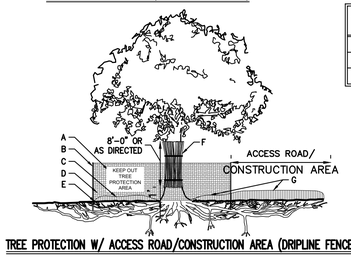
SILT SACK | 4



TREE PROTECTION (DRIPLINE FENCE)

A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE.
B	2"X6" STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"–12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"X2"
13"–24"	2"X4"
>25"	2"X6"

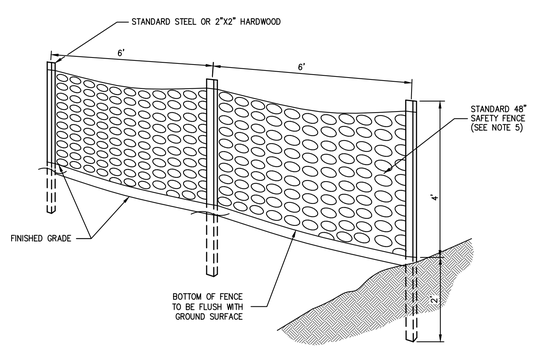


TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

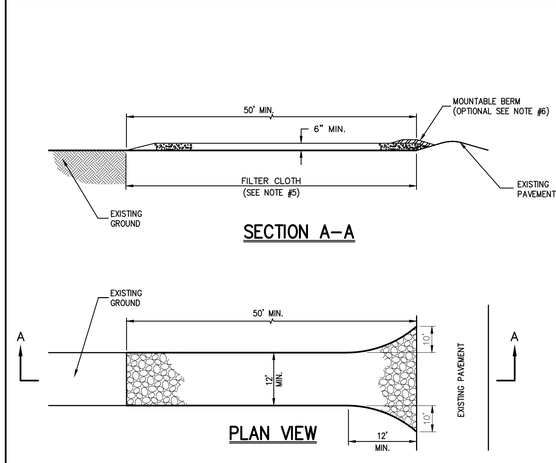
TREE PROTECTION | 5



NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE | 6



SECTION A–A

PLAN VIEW

NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
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. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF 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 TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. DAILY INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE | 7

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020
4.	REVISED PER CITY COMMENTS	07/27/2021
5.	REVISED PER CITY COMMENTS	03/25/2022
6.	REVISED PER CITY COMMENTS	05/31/2022
7.	REVISED PER CITY COMMENTS	06/28/2022

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplic.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK · STEPHEN SKIRA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn:	BMS	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-900	-	
Drawing No:	C-900 (Sheet 19 OF 28)		

COPYRIGHT © 2022 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, JMC SITE DEVELOPMENT CONSULTANTS, LLC, OR JOHN MEYER CONSULTING, INC. (JMC). Any modification of this document or its contents without the written permission of JMC will void all warranties and allow JMC to claim authorship of the modified document.

NOT FOR CONSTRUCTION

TRAFFIC STUDY

BEACON COMMONS

16 WEST MAIN STREET
CITY OF BEACON, NEW YORK

Prepared for: **Farrell Building Company**
2317 Montauk Highway
Bridgehampton, NY 11932

Prepared by:

JMC Project **18119**

Date: March 31, 2020
Revised: March 8, 2022
Revised: May 31, 2022
Revised: June 28, 2022

TABLE OF CONTENTS

SECTION	DESCRIPTION	PAGE
I.	INTRODUCTION	1
II.	EXISTING CONDITIONS	2
	A. Existing Roadway Network	2
	B. Existing Volumes	4
	C. Intersection Analysis Methodology	4
	D. Existing Operations	8
III.	PROJECTED CONDITIONS	9
	A. No-Build Volumes	9
	B. Build Volumes	10
	C. Multi-Way Stop Warrant Analysis	11
IV.	FINDINGS & CONCLUSION	14

LIST OF APPENDICES

APPENDIX	DESCRIPTION
A.	TABLES

TABLE	TITLE
1	Proposed Development Volumes
2	Intersection Operations-Peak Weekday AM Hour
3	Intersection Operations-Peak Weekday PM Hour
W-1	Multi-Way Stop Warrant Analysis

APPENDIX	DESCRIPTION
B.	FIGURES

FIGURE	TITLE
1	2020 Existing Volumes-Peak Weekday AM Hour
2	2020 Existing Volumes-Peak Weekday PM Hour
3	2024 General Growth Volumes-Peak Weekday AM Hour

4 2024 General Growth Volumes-Peak Weekday PM Hour
5 Other Development Volumes-555 South Avenue Development
6 Other Development Volumes-Edgewater Development
7 Other Development Volumes-River Ridge Residential Development
8 Other Development Volumes-The View Development
9 Other Development Volumes-West End Lofts Development
9A Other Development Volumes-Prophecy Theater Development
10 2024 No Build Volumes-Peak Weekday AM Hour
11 2024 No Build Volumes-Peak Weekday PM Hour
12 Primary Trip Distributions
13 Primary Volumes-Peak Weekday AM Hour
14 Primary Volumes-Peak Weekday PM Hour
15 2024 Build Volumes-Peak Weekday AM Hour
16 2024 Build Volumes-Peak Weekday PM Hour
IMP-1 Tompkins Avenue & NY 9D
IMP-2 Bank Street & Tompkins Avenue
IMP-3 West Main Street & Beekman Street

C. TURNING MOVEMENT COUNTS

D. CAPACITY ANALYSES

P:\2018\18119\ADMIN\TRAFFIC\TS 2022-06-28.docx

I. INTRODUCTION

This Traffic Study has been prepared to assess existing conditions as well as future traffic operations in association with the proposed Beacon Commons development located at 16 West Main Street in the City of Beacon, NY. The location of the site is illustrated on the figures included in Appendix B.

The 1.5 acre property currently contains an 8,875 square foot retail store and materials supply distributor building with associated off-street parking. The applicant proposes to raze the existing building and construct a four story apartment building containing 62 residential units with associated off-street parking.

Access to the site is currently provided via one full movement driveway on West Main Street and two full movement driveways on Bank Street. Under proposed conditions, access to the site would be consolidated to provide one full movement driveway on West Main Street and an entrance only driveway from Bank Street.

There is an existing sidewalk along the north side of West Main Street from Beekman Street to the Beacon train station. There are existing crosswalks within the Beacon train station where the pedestrians walk across the parking lot drive aisle to access the train station. There is currently no marked crosswalk to cross Bank Street. As part of the proposed development, the Applicant proposes to replace the existing sidewalk along the subject property's entire frontage along Bank Street and West Main Street. The new sidewalk along the property's frontage is proposed to be concrete having a 5 foot width along Bank Street and an 8 foot width along West Main Street. In addition, the Applicant proposes to construct an accessible ramp on the northeast corner of West Main Street and Bank Street as well as a painted crosswalk to guide pedestrians to the existing sidewalk on the other side of Bank Street.

II. EXISTING CONDITIONS

A. Existing Roadway Network

JMC performed field reconnaissance at the site and adjoining roadway network in order to gather existing conditions data. The field work included a determination of lane widths, striping, horizontal and vertical alignments, signs, traffic signal phasing and timings, speed limits, pedestrian activities, traffic flows, sidewalks, curbing, etc.

NY 9D is under the jurisdiction of the New York State Department of Transportation (NYSDOT). NY 9D in the study area is also known as North Avenue. It is generally a north-south roadway which connects to US 202 in Cortlandt and US 9 in Wappinger Falls. It generally provides one travel lane in each direction; however, it does widen to provide additional lanes at several locations. Within the study area, NY 9D has a posted speed limit of 30 mph and on-street parking is prohibited.

Beekman Street is generally a north/south roadway which changes to an east/west roadway at its south terminus. This roadway is under the jurisdiction of the City of Beacon. The roadway connects to Route 9D at each of its termini. Beekman Street provides one travel lane in each direction and widens at a few intersections to provide additional lanes. It has a posted speed limit of 30 mph and on-street parking is permitted along certain locations of the roadway.

West Main Street is an east/west roadway connecting to Beekman Street in the east and the Beacon train station in the west. This roadway is under the jurisdiction of the City of Beacon. It provides one travel lane in each direction. The roadway has a posted speed limit of 25 mph and parking is permitted on both sides of the street.

In order to evaluate the changes in traffic associated with the proposed development, the following intersections have been analyzed:

1. West Main Street & Site Driveway
2. West Main Street & Beekman Street
3. NY 9D & Beekman Street with West Church Street
4. NY 9D & Tompkins Avenue with Ralph Street

The proposed site driveway intersects West Main Street at a T-type unsignalized intersection. West Main Street provides a single travel lane in both directions for shared thru and turning movements. The site driveway provides one egress lane with shared turning movements.

Beekman Street intersects West Main Street at an unsignalized 'T' intersection. The Beekman Street approaches provide a single thru lane with shared turning movements in both directions. West Main Street provides one approach lane with shared turning movements. West Main Street is controlled by a stop sign. The site driveway for The View development proposes to serve as the fourth leg to this intersection opposite the West Main Street approach. The View driveway is proposed to operate as a stop condition.

Beekman Street and West Church Street intersect NY 9D at a signalized four-legged intersection. The northbound and southbound approaches of NY 9D provide one lane for shared thru/right movements and a separate left turn lane. The eastbound approach of Beekman Street provides a separate right turn lane and a shared left/thru lane. The westbound approach of West Church Street provides a single shared lane for all turning movements.

NY 9D intersects Tompkins Avenue and Ralph Street at an unsignalized four-legged intersection. The Tompkins Avenue and Ralph Street approaches to the intersection provide a single approach lane for all turning movements. The NY 9D northbound and

southbound approaches provide one lane for shared thru and right turn movements and a separate left turn lane. Tompkins Avenue and Ralph Street are under stop sign control.

B. Existing Volumes

Traffic counts were performed at the studied intersections in order to quantify and analyze existing peak hour volumes as well as to establish base conditions for projecting future operations. The counts included pedestrian activities and truck traffic.

Traffic counts were conducted from 7:00 – 9:00 AM and 4:00 – 7:00 PM on Tuesday, February 25, 2020 for all the studied intersections except for the site driveway intersection. Traffic volumes at the site driveway have been projected based on the counts conducted at the intersection of West Main Street and Beekman Street. The peak hour volumes occurred between 7:00 – 8:00 AM during the weekday morning and 4:45-5:45 PM during the weekday afternoon. The intersection traffic count data is included in Appendix C. The weekday PM volumes for the eastbound Beekman Street approach to its intersection of NY 9D were compared to the volumes utilized in the traffic studies prepared for the River Ridge Residential Development, Edgewater Development, The View, West End Lofts, and the 555 South Avenue project. To provide a conservative analysis, the highest weekday PM volumes for the eastbound approach were utilized. The peak hour volumes are shown on Figures 1 and 2 "2020 Existing Volumes". All figures are included in Appendix B.

C. Intersection Analysis Methodology

The intersections have been analyzed based on the methodologies of the Highway Capacity Manual 6th Edition. Information derived from the manual relative to the level of service criteria is provided below.

1. Level-of-Service Criteria for Signalized Intersections

Levels of Service (LOS) for signalized intersections are defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during ideal conditions: in the absence of traffic control, in the absence of geometric delay, in the absence of any incidents, and when there are no other vehicles on the road. Only the portion of total delay attributed to the control facility is quantified. This delay is called control delay. Control delay includes the delays of initial deceleration, move-up time in the queue, stops, and reacceleration. In this chapter, control delay may also be referred to as signal delay. Specifically, LOS criteria for traffic signals are stated in terms of the average control delay per vehicle, typically for a peak 15-minute analysis period. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the volume/capacity *(v/c)* ratio for the lane group in question.

LOS A describes operations with very low control delay, up to 10 seconds per vehicle. This level of services occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

LOS B describes operations with control delay greater than 10 and up to 20 seconds per vehicle. This level generally occurs with good progression, short cycle lengths, or both.

LOS C describes operations with control delay greater than 20 and up to 35 seconds per vehicle. These higher delays may result from fair progression, longer cycle lengths, or both.

LOS D describes operations with control delay greater than 35 and up to 55 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high *v/c* ratios. Many vehicles stop, and the proportion of vehicles not stopping declines.

LOS E describes operations with control delay greater than 55 and up to 80 seconds per vehicle. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.

LOS F describes operations with control delay in excess of 80 seconds per vehicle and/or the arrival flow rates exceed the capacity of the intersection. It will also occur at high *v/c* ratios below 1.0 with many individual cycle failures. If the volume-to-capacity (v/c) is greater than 1.0, the LOS is considered an F, even if the delays are lower than 80 seconds.

The LOS criteria for signalized intersections are presented below.

Signalized Level of Service Criteria		
Control Delay (Seconds/Vehicle)	**LOS by Volume-to-Capacity Ratio**	
	v/c ≤ 1.0	**v/c > 1.0**
≤10	A	F
>10 and ≤20	B	F
>20 and ≤35	C	F
>35 and ≤55	D	F
>55 and ≤80	E	F
>80	F	F

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

2. Level of Service for Unsignalized Intersections

The Levels of Service (LOS) for Two Way Stop Control (TWSC) and All Way Stop Control (AWSC) intersections and Roundabouts are determined by the computed or measured control delay and are defined for each minor movement. LOS is not defined for the intersection as a whole for TWSC intersections. LOS criteria are presented below.

Unsignalized Level of Service Criteria		
Control Delay (Seconds/Vehicle)	**LOS by Volume-to-Capacity Ratio**	
	v/c ≤ 1.0	**v/c > 1.0**
≤10	A	F
>10 and ≤15	B	F
>15 and ≤25	C	F
>25 and ≤35	D	F
>35 and ≤50	E	F
>50	F	F

For TWSC intersections, 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 the intersection as a whole at TWSC intersections. For approach-based and intersectionwide assessments at AWSC intersections and roundabouts, LOS is defined solely by control delay.

Average control delay less than 10 seconds/vehicle are defined as LOS A. Follow-up times of less than 5 seconds/vehicle have been measured when there is no conflicting traffic, so control delays of less than 10 seconds/vehicle are appropriate for low flow conditions. If the volume-to-capacity (v/c) is greater than 1.0, the LOS is considered an F, even if the delays are lower than 50 seconds.

The LOS criteria for unsignalized intersections are somewhat different than the criteria used for signalized intersections. The primary reason for this difference is that drivers expect different levels of performance from different kinds of transportation facilities. A number of driver behavior considerations combine to make delays at signalized intersections less onerous than delays at unsignalized intersections. For example, drivers at signalized intersections are able to relax during the red interval, whereas drivers on the minor approaches to unsignalized intersections must remain attentive to the task of identifying acceptable gaps and vehicle conflicts. Also, there is often much more variability in the amount of delay experienced by individual drivers at an unsignalized intersections versus that at signalized intersections. For these reasons, it is considered that the control delay threshold for any given LOS would be less for an unsignalized intersection than it would be for a signalized intersection.

D. Existing Operations

The intersection capacity analyses based on existing volumes and conditions are shown on Tables 2 and 3. The specific volume/capacity ratios, delay for average vehicle in seconds and the associated levels of service are summarized for each lane group, the approach as well as the overall intersection as applicable on Tables 2 to 3. All tables are included in Appendix A.

During the peak weekday AM hour, the Beekman Street approach and left/thru lane at its intersection with NY 9D operates at a level of service C. The Tompkins Avenue and Ralph Street approaches to NY 9D operate at a level of service C. All other movements at the studied intersections operate at a level of service B or better during the peak weekday AM hour.

During the peak weekday PM hour, the Beekman Street approach and lanes as well as the West Church Street approach to NY 9D operates at a level of service C. The Tompkins Avenue approach to NY 9D operate at a level of service D while the Ralph Street approach

to NY 9D operates at a level of service C. All other movements at the studied intersections operate at a level of service B or better during the peak weekday PM hour.

III. PROJECTED CONDITIONS

A. No-Build Volumes

In order to project future traffic increases to the year 2024, the existing volumes were increased by a general growth rate of 2% per year compounded annually. Based on discussions with the City of Beacon staff and the City's consultants, we have incorporated the traffic volumes associated with other developments. These developments include the River Ridge Residential Development, Edgewater Development, The View, West End Lofts, the 555 South Avenue project, the Prophecy Theater Development (1133 Wolcott Avenue). The resulting 2024 no-build volumes represent traffic operation in 2024 without the development of the site. The general growth volumes, other development volumes, and no-build volumes have been shown in the figures in Appendix B.

The NYSDOT has implemented improvements along NY 9D in March 2020 which has been considered in the no-build conditions. These improvements consist of converting the existing traffic signals along NY 9D at the Interstate 84 ramps, Verplanck Avenue, and Beekman Street intersections to adaptive traffic signals. Adaptive traffic signals are able to adjust splits and cycle lengths in real time based on real time collection of traffic volume data to allocate green time more efficiently to assist in the progression of vehicles.

During the peak weekday AM hour, the West Main Street approach to its intersection with Beekman Street is projected to increase in delay from a level of service B under existing conditions to a level of service C under no-build conditions. At the intersection of NY 9D and Beekman Street, the Beekman Street approach and left/thru lane are projected to improve in delay from a level of service C under existing conditions to a level of service B under no-build conditions. The NY 9D southbound approach and thru/right lane at its intersection with Beekman Street is project to increase in delay to operate at a level of

service C. The Tompkins Avenue approach to NY 9D is projected to increase in delay to operate at a level of service F under no-build conditions while the Ralph Street approach to NY 9D is projected to operate at a level of service D. All other movements at the studied intersections under no-build conditions are projected to operate at the same levels of service as experienced under existing conditions during the peak weekday AM hour.

During the peak weekday PM hour, the West Main Street approach to its intersection with Beekman Street is projected to increase in delay from a level of service B under existing conditions to a level of service C under no-build conditions. The overall intersection of NY 9D and Beekman Street is projected to increase in delay to operate at a level of service C. At the intersection of NY 9D and Beekman Street, the Beekman Street right turn lane and West Church Street approach are projected to improve in delay from a level of service C under existing conditions to a level of service B under no-build conditions. The NY 9D southbound left turn lane at its intersection with Beekman Street is project to increase in delay to operate at a level of service B while the NY 9D southbound approach and thru/right lane are projected to operate at a level of service C. The Tompkins Avenue approach to NY 9D is projected to increase in delay to operate at a level of service F under no-build conditions while the Ralph Street approach to NY 9D is projected to operate at a level of service C. All other movements at the studied intersections under no-build conditions are projected to operate at the same levels of service as experienced under existing conditions during the peak weekday PM hour.

B. Build Volumes

The projected traffic associated with the proposed development is based on information published by the Institute of Transportation Engineers (ITE) in its publication "Trip Generation Manual, 10th Edition." Table 1 shows the traffic volumes associated with the proposed development. The development will result in approximately 22 and 28 primary trips during the peak weekday AM and Weekday PM hours, respectively. The development's trips represent 1 trip every 2-3 minutes during the peak weekday AM and PM hours. This study provides a conservative analysis since a credit of the traffic volumes

related to existing uses to be removed on the property as part of the proposed development have not been considered. The traffic volumes associated with the proposed development have been shown in the figures in Appendix B.

The primary volumes were routed through the studied intersections based on traffic volume data and consideration of the area roadways. Adding the development related traffic results in 2024 Build Volumes which reflect projected volumes after the completion and occupancy of the development.

C. Multi-Way Stop Warrant Analysis

Turning movement counts were conducted at the intersection of Beekman Street with West Main Street and The View Driveway on Tuesday, February 25, 2020 between the hours of 7:00 – 9:00 AM and 4:00 – 7:00 PM. Additional counts were conducted on Wednesday, June 22, 2022 from 7:00 AM to 4:00 PM. The 2022 counts were increased proportionally based on a comparison between the overlapping time period counted for 7:00 – 9:00 AM. The existing volumes are shown in the attached Table W-1 for volumes along Beekman Street (major street approaches to the intersection) as well as along the West Main Street and The View Driveway (minor street approaches to the intersection).

The existing volumes along both roadways were increased by a general growth rate of 2% per year compounded annually which is the same growth rate utilized throughout this study. The other developments which were considered in the warrant analysis include the River Ridge Residential Development, Edgewater Development, The View, West End Lofts, the 555 South Avenue project, the Prophecy Theater Development (1133 Wolcott Avenue). The proposed development volumes as well as other development volumes were added to the general growth volumes to obtain the 2024 design year volumes at the intersection. Table W-1 projects the traffic volumes at the intersection to the 2024 design year.

Our office analyzed the intersection based on the 4 multi-way stop criteria detailed in the

"Manual on Uniform Traffic Control Devices for Streets and Highways, 2009 Edition (MUTCD)".

Multi-Way Stop Criteria A – Interim Traffic Control Measure (Criteria Not Applicable)

Criteria A relates to the installation of a multi-way stop as an interim measure due to its quick installation where a traffic control signal is justified. The criteria is satisfied while arrangements are being made for the installation of the traffic control signal.

The intersection is not being studied to become a signalized intersection, therefore this criteria is not applicable.

Multi-Way Stop Criteria B – Crash Experience (Criteria not determined)

Criteria B relates to an intersection with crashes which can be corrected with the installation of a multi-way stop installation. The criteria is satisfied if five or more crashes, of types susceptible to correction by a multi-way stop, have occurred within a 12-month period.

Our office has requested accident reports from any accidents which occurred at the intersection of Beekman Street & West Main Street from the City via the Freedom of Information Law (FOIL). The applicant will submit the accident analysis under separate cover once received if the quantity of accidents exceeds the threshold for the criteria for a multi-way stop.

Multi-Way Stop Criteria C – Minimum Volumes (Criteria not Satisfied)

Criteria C is satisfied when the vehicular volume entering the intersection from the major street approaches combined averages at least 300 vehicles per hour for any 8 hours of an average day and the combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches combined averages at least 200 units per

hour for the same 8 hours with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle.

Table W-1 depicts an average of 374 vehicles entering the intersection on Beekman Street (major street). The average of the entering vehicles on the West Main Street and the View Driveway (minor streets) approaches is 59. Figures 15 and 16 "2024 Build Volumes" depict the peak weekday AM and PM hour traffic volumes for the intersection with the proposed development. The intersection was analyzed utilizing these peak volumes based on methodologies of the Highway Capacity Manual, 6th Edition. Tables 2 and 3 depict the intersection capacity analysis during the peak weekday AM and PM hours with the intersection analyzed as an all-way stop (multi-way stop). The delay per vehicle under the two-way stop control condition is 18.9 and 19.1 seconds during the peak weekday morning and afternoon hours, respectively, along the West Main Street southbound approaches. Furthermore, Criteria C for a multi-way stop is not satisfied due to the volumes entering the intersection as well as the delay per vehicle threshold not being met.

Multi-Way Stop Criteria D – Reduction in Minimum Values (Criteria not Satisfied)

Criteria D is applicable where Criterion A, B, and C are not satisfied. Criteria D is satisfied where both Criteria B and C are satisfied to 80 percent of the minimum values.

The reduced Criteria B is satisfied if four or more crashes, of types susceptible to correction by a multi-way stop, have occurred within a 12-month period. As described above, the accident reports have been requested from the City and have not currently been analyzed.

The reduced Criteria C is satisfied when the vehicular volume entering the intersection from the major street approaches combined averages at least 240 vehicles per hour for any 8 hours of an average day and the combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches combined averages at least 160 units per hour for the same 8 hours with an average delay to minor-street vehicular traffic

of at least 24 seconds per vehicle. As detailed above, there is an average of 374 vehicles entering the intersection on Beekman Street and an average of 59 vehicles entering the intersection from the West Main Street and the View Driveway approaches. As detailed above, the delay per vehicle under the two-way stop control condition is 18.9 and 19.1 seconds during the peak weekday morning and afternoon hours, respectively, along the West Main Street southbound approaches.

Criteria D for a multi-way stop is not satisfied due to the thresholds not being met for the reduced Criteria C, regardless of the results of an accident analysis.

In conclusion, the intersection of Beekman Street and West Main Street does not meet the criteria for the installation of a multi-way stop as described in the MUTCD. Since the criteria has not been met, the Applicant is not proposing modifications to this intersection. However, the applicant is willing to install the multi-way stop improvements as shown on Figure IMP-3 to the Beekman Street and West Main Street intersection if directed by the City.

Our office has prepared a traffic analysis of the intersection with stop control on all approaches to compare to the two-way stop control currently installed. During both analyzed hours, the overall intersection operates at a Level of Service B as a multi-way stop. Figure IMP-3 has been prepared to depict the signing and striping improvements to the intersection if the multi-way stop is selected as the desired type of traffic control.

IV. FINDINGS & CONCLUSION

The applicant proposes traffic improvements in the area of the proposed development to enhance vehicular and pedestrian safety. The improvements are illustrated on Figures contained in Appendix B.

At the intersection of NY 9D & Tompkins Avenue, the applicant proposes to install a retroreflective sign post strip within the existing stop sign post for the eastbound approach as

well as restripe the stop line for the eastbound approach. The improvements are depicted on Figure IMP-1.

At the intersection of Tompkins Avenue & Bank Street, the applicant proposes to clear overgrown vegetation and remove low tree limbs within Tompkins Avenue public right-of-way west of Bank Street. Additionally, the curb ramps in the southwest and southeast corners of the intersection are proposed to be reconstructed with embedded detectable warnings. A crosswalk across Bank Street as well as stop sign and stop line for the Bank Street approach are also proposed at the intersection. The improvements are depicted on Figure IMP-2.

At the intersection of West Main Street & Bank Street, the applicant proposes to replace the sidewalk along its frontages of West Main Street and Bank Street on the northeast side of the intersection as well as provide a crosswalk across Bank Street. The applicant additionally proposes to install a stop line on Bank Street behind the proposed crosswalk as well as reconstruct the existing curb ramp in the northwest corner of the intersection with a new concrete curb ramp with detectable warnings. The improvements have been depicted on the proposed site plan drawings.

Intersection capacity analysis computed based on the Build Volumes indicate that the intersections will operate at the same levels of service as projected for the No-Build Volumes during both studied peak hours except for one turning movement during the peak weekday PM hour. Projected operations with the proposed development are shown on Tables 2 and 3. During the peak weekday PM hour, NY 9D southbound left turn lane at its intersection with Beekman Street is projected to improve in delay to operate at a level of service A under build conditions. The proposed site driveway along West Main Street is projected to operate at a level of service A during both studied peak hours.

Based on the above, it is the professional opinion of JMC that the development of the site to a four story apartment building containing 62 residential units with the proposed improvements by the development will not have a significant impact on traffic operations in the study area.

Respectfully submitted,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Marc Petroro, PE, PTOE
Senior Project Manager

Kevin Masciovecchio, PE
Design Manager

APPENDIX A

TABLES

TABLE 1

PROPOSED DEVELOPMENT VOLUMES[1]

DESCRIPTION	PEAK WEEKDAY AM HOUR			PEAK WEEKDAY PM HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
a. Proposed 62 Unit Multifamily Housing Primary Volumes (ITE Code 221)[2]	6	16	22	17	11	28

Notes:

(1) Trip generation is based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

(2) Multifamily Housing (Mid-Rise) (ITE Code 221) is defined by ITE as multifamily housing including apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors).

TABLE 2

INTERSECTION OPERATIONS-PEAK WEEKDAY AM HOUR

INTERSECTION	APPROACH	LANE GROUP	2020 EXISTING			2024 NO BUILD			2024 BUILD		
			V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)
1. West Main Street & Site Driveway (Unsignalized)	EASTBOUND (W Main St)	LEFT / THRU							-	0.0	A
	WESTBOUND (W Main St)	THRU / RIGHT		N/A			N/A		-	-	-
	SOUTHBOUND (Site Dwy)	LEFT / RIGHT							0.02	9.9	A
2. West Main Street & Beekman Street (Unsignalized)	EASTBOUND (Beekman St)	THRU / RIGHT	0.01	8.3	A						
	WESTBOUND (Beekman St)	LEFT / THRU	-	-	-		N/A			N/A	
	SOUTHBOUND (W Main St)	LEFT / RIGHT	0.06	13.6	B						
2a. West Main Street / The View Driveway & Beekman Street (Unsignalized with Improvements from Others Two Way Stop)	EASTBOUND (Beekman St)	LEFT/THRU/RIGHT				0.02	8.5	A	0.03	8.5	A
	WESTBOUND (Beekman St)	LEFT/THRU/RIGHT		N/A		0.01	7.6	A	0.01	7.6	A
	NORTHBOUND (The View Dwy)	LEFT/THRU/RIGHT				0.04	9.9	A	0.04	9.9	A
	SOUTHBOUND (W Main St)	LEFT/THRU/RIGHT				0.13	18.0	C	0.18	18.9	C
	INTERSECTION	COMPOSITE				-	1.8	A	-	2.1	A
2b. West Main Street / The View Driveway & Beekman Street (Unsignalized All Way Stop)	EASTBOUND (Beekman St)	LEFT/THRU/RIGHT							0.28	9.8	A
	WESTBOUND (Beekman St)	LEFT/THRU/RIGHT							0.51	11.2	B
	NORTHBOUND (The View Dwy)	LEFT/THRU/RIGHT		N/A			N/A		0.04	8.2	A
	SOUTHBOUND (W Main St)	LEFT/THRU/RIGHT							0.10	9.8	A
	INTERSECTION	COMPOSITE							-	10.6	B
3. NY 9D & Beekman Street / West Church Street (Signalized)	EASTBOUND (Beekman St)	LEFT / THRU	0.45	21.6	C	0.43	18.2	B	0.45	18.5	B
		RIGHT	0.05	18.8	B	0.16	16.7	B	0.17	16.9	B
		COMPOSITE	-	21.4	C	-	17.9	B	-	18.2	B
	WESTBOUND (W Church St)	LEFT/THRU/RIGHT	0.06	18.8	B	0.06	16.3	B	0.06	16.5	B
	NORTHBOUND (NY 9D)	LEFT	0.05	7.7	A	0.15	10.0	A	0.16	10.3	B
		THRU / RIGHT	0.35	9.4	A	0.54	9.9	A	0.53	10.0	B
		COMPOSITE	-	9.3	A	-	9.9	A	-	10.0	B
	SOUTHBOUND (NY 9D)	LEFT	0.01	5.4	A	0.01	6.0	A	0.01	6.2	A
		THRU / RIGHT	0.68	12.8	B	0.93	23.6	C	0.93	25.0	C
		COMPOSITE	-	12.7	B	-	23.6	C	-	24.9	C
	INTERSECTION	COMPOSITE	-	12.9	B	-	18.1	B	-	18.9	B
4. NY 9D & Tompkins Avenue / Ralph Street (Unsignalized)	EASTBOUND (Tompkins Ave)	LEFT/THRU/RIGHT	0.18	22.7	C	0.72	68.0	F	0.75	74.9	F
	WESTBOUND (Ralph St)	LEFT/THRU/RIGHT	0.06	22.8	C	0.09	32.2	D	0.09	34.8	D
	NORTHBOUND (NY 9D)	LEFT	0.00	9.0	A	0.01	9.5	A	0.01	9.6	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-
	SOUTHBOUND (NY 9D)	LEFT	-	0.0	A	-	0.0	A	-	0.0	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-

Notes:

(1) V/C represents volume/capacity ratio

(2) Delay is average seconds delay per vehicle

(3) LOS represents level of service

TABLE 3

INTERSECTION OPERATIONS-PEAK WEEKDAY PM HOUR

INTERSECTION	APPROACH	LANE GROUP	2020 EXISTING			2024 NO BUILD			2024 BUILD		
			V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)
1. West Main Street & Site Driveway (Unsignalized)	EASTBOUND (W Main St)	LEFT / THRU							-	0.0	A
	WESTBOUND (W Main St)	THRU / RIGHT		N/A			N/A		-	-	-
	SOUTHBOUND (Site Dwy)	LEFT / RIGHT							0.01	9.4	A
2. West Main Street & Beekman Street (Unsignalized)	EASTBOUND (Beekman St)	THRU / RIGHT	0.04	7.5	A						
	WESTBOUND (Beekman St)	LEFT / THRU	-	-	-		N/A			N/A	
	SOUTHBOUND (W Main St)	LEFT / RIGHT	0.05	12.0	B						
2a. West Main Street / The View Driveway & Beekman Street (Unsignalized with Improvements from Others Two Way Stop)	EASTBOUND (Beekman St)	LEFT/THRU/RIGHT				0.04	7.7	A	0.05	7.7	A
	WESTBOUND (Beekman St)	LEFT/THRU/RIGHT		N/A		0.02	8.1	A	0.02	8.1	A
	NORTHBOUND (The View Dwy)	LEFT/THRU/RIGHT				0.02	11.4	B	0.02	11.5	B
	SOUTHBOUND (W Main St)	LEFT/THRU/RIGHT				0.12	17.8	C	0.16	19.1	C
	INTERSECTION	COMPOSITE				-	2.2	A	-	2.4	A
2b. West Main Street / The View Driveway & Beekman Street (Unsignalized All Way Stop)	EASTBOUND (Beekman St)	LEFT/THRU/RIGHT							0.53	12.2	B
	WESTBOUND (Beekman St)	LEFT/THRU/RIGHT							0.25	8.6	A
	NORTHBOUND (The View Dwy)	LEFT/THRU/RIGHT		N/A			N/A		0.02	8.1	A
	SOUTHBOUND (W Main St)	LEFT/THRU/RIGHT							0.07	8.9	A
	INTERSECTION	COMPOSITE							-	10.8	B
3. NY 9D & Beekman Street / West Church Street (Signalized)	EASTBOUND (Beekman St)	LEFT / THRU	0.72	28.8	C	0.71	26.4	C	0.73	26.7	C
		RIGHT	0.08	20.1	C	0.14	17.6	B	0.14	17.9	B
		COMPOSITE	-	28.0	C	-	25.1	C	-	25.4	C
	WESTBOUND (W Church St)	LEFT/THRU/RIGHT	0.02	19.7	B	0.02	16.8	B	0.02	17.2	B
	NORTHBOUND (NY 9D)	LEFT	0.08	11.2	B	0.30	16.0	B	0.31	16.3	B
		THRU / RIGHT	0.43	14.5	B	0.65	16.5	B	0.65	16.5	B
		COMPOSITE	-	14.3	B	-	16.5	B	-	16.5	B
	SOUTHBOUND (NY 9D)	LEFT	0.01	9.1	A	0.02	11.0	B	0.02	11.0	B
		THRU / RIGHT	0.63	16.8	B	0.94	33.2	C	0.95	34.7	C
		COMPOSITE	-	16.7	B	-	33.1	C	-	34.5	C
	INTERSECTION	COMPOSITE	-	18.9	B	-	25.5	C	-	26.2	C
4. NY 9D & Tompkins Avenue / Ralph Street (Unsignalized)	EASTBOUND (Tompkins Ave)	LEFT/THRU/RIGHT	0.22	28.8	D	0.81	113.7	F	0.81	114.0	F
	WESTBOUND (Ralph St)	LEFT/THRU/RIGHT	0.04	17.3	C	0.06	22.7	C	0.06	23.6	C
	NORTHBOUND (NY 9D)	LEFT	0.02	9.0	A	0.05	10.0	A	0.05	10.0	B
		THRU / RIGHT	-	-	-	-	-	-	-	-	-
	SOUTHBOUND (NY 9D)	LEFT	0.01	9.1	A	0.01	9.7	A	0.01	9.7	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-

Notes:

(1) V/C represents volume/capacity ratio

(2) Delay is average seconds delay per vehicle

(3) LOS represents level of service

TABLE W-1

Beekman Street & West Main Street / The View Driveway
Multi-Way Stop Warrant Analysis

Time	2020 Existing Volumes[1]			2024 General Growth Volumes			Other Development Volumes[2]			Proposed Development Volumes		2024 Build Volumes		
	Major	Minor		Major	Minor		Major	Minor		Major	Minor	Major	Minor	
	Beekman Street	West Main Street	The View at Beacon Driveway	Beekman Street	West Main Street	The View at Beacon Driveway	Beekman Street	West Main Street	The View at Beacon Driveway	Beekman Street	West Main Street	Beekman Street	West Main Street	The View at Beacon Driveway
7:00-8:00 AM	433	19	0	469	21	0	13	16	12	1	13	483	50	12
8:00-9:00 AM	286	19	0	310	21	0	23	12	8	7	10	340	43	8
9:00-10:00 AM	293	26	9	317	28	10	18	9	0	3	7	338	44	10
10:00-11:00 AM	217	26	3	235	28	3	24	9	0	6	7	265	44	3
11:00-12:00 PM	251	43	4	272	47	4	24	10	0	4	7	300	64	4
12:00-1:00 PM	256	42	7	277	46	7	33	9	0	8	5	318	60	7
1:00-2:00 PM	264	39	0	286	43	0	31	9	0	8	5	325	57	0
2:00-3:00 PM	275	50	1	297	54	1	30	8	0	6	4	333	66	1
3:00-4:00 PM	238	55	1	257	60	1	39	8	0	9	5	305	73	1
4:00-5:00 PM	312	32	0	338	35	0	51	9	9	13	5	402	49	9
5:00-6:00 PM	353	24	0	382	26	0	64	9	11	16	4	462	39	11
6:00-7:00 PM	518	25	0	561	27	0	44	9	8	12	5	617	41	8
Average	308	33	2	333	36	2	33	10	4	8	6	374	53	6

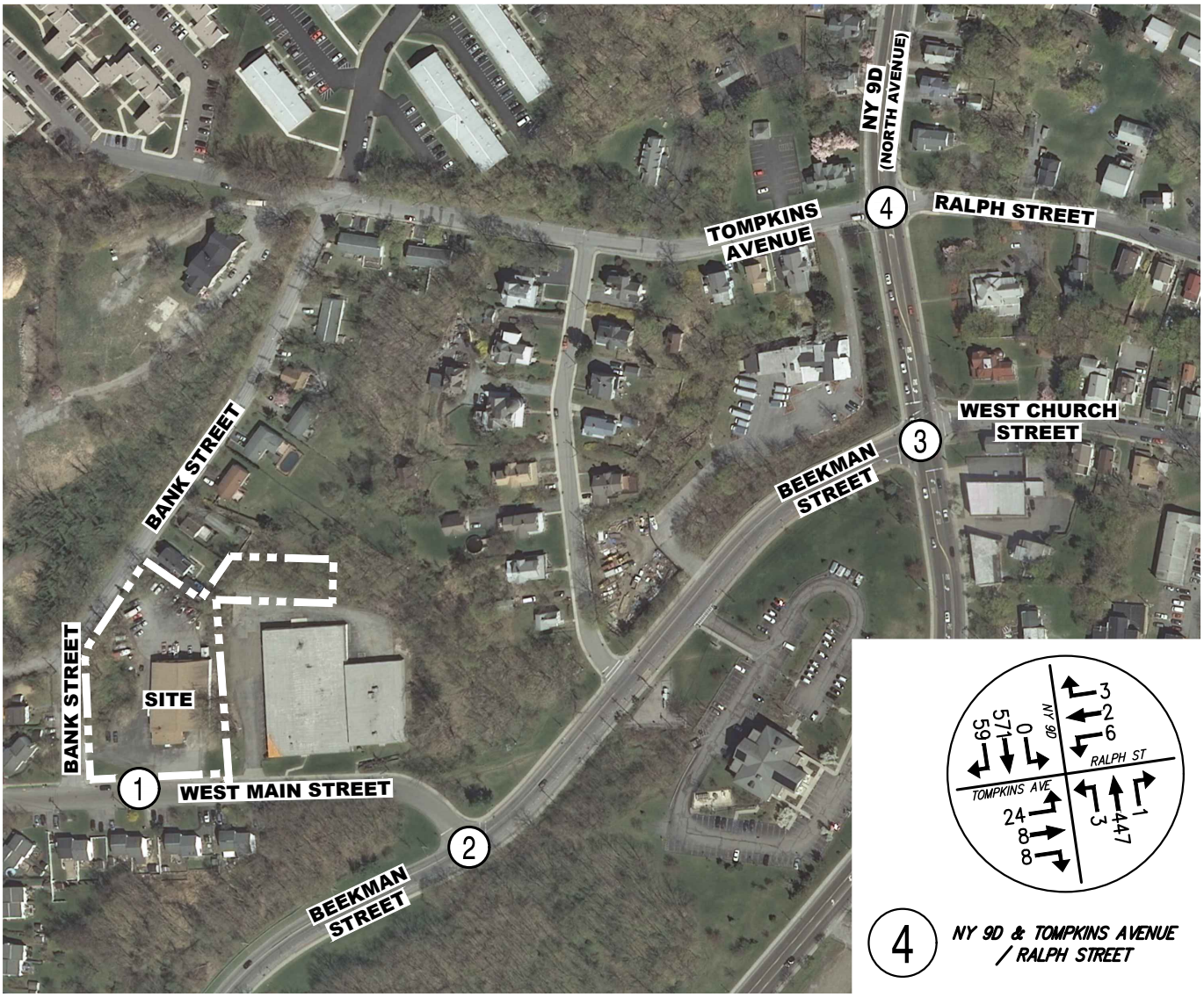
Notes:

(1) Turning movement counts were conducted on Tuesday, February 25, 2020 from 7:00 - 9:00 AM and from 4:00 - 7:00 PM. Additional counts were conducted on Wednesday, June 22, 2022 from 7:00 AM - 4:00 PM.

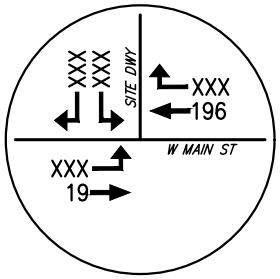
(2) Other Development Volumes include the River Ridge Residential Development, Edgewater Development, The View, West End Lofts, the 555 South Avenue project, and the Prophecy Theater Development (1133 Wolcott Avenue).

APPENDIX B

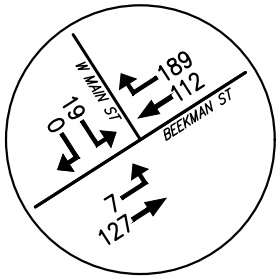
FIGURES



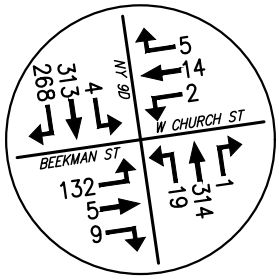
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2020 EXISTING VOLUMES

PEAK WEEKDAY AM HOUR (7:00 - 8:00)

DATE: 03/31/2020 JMC PROJECT: 18119

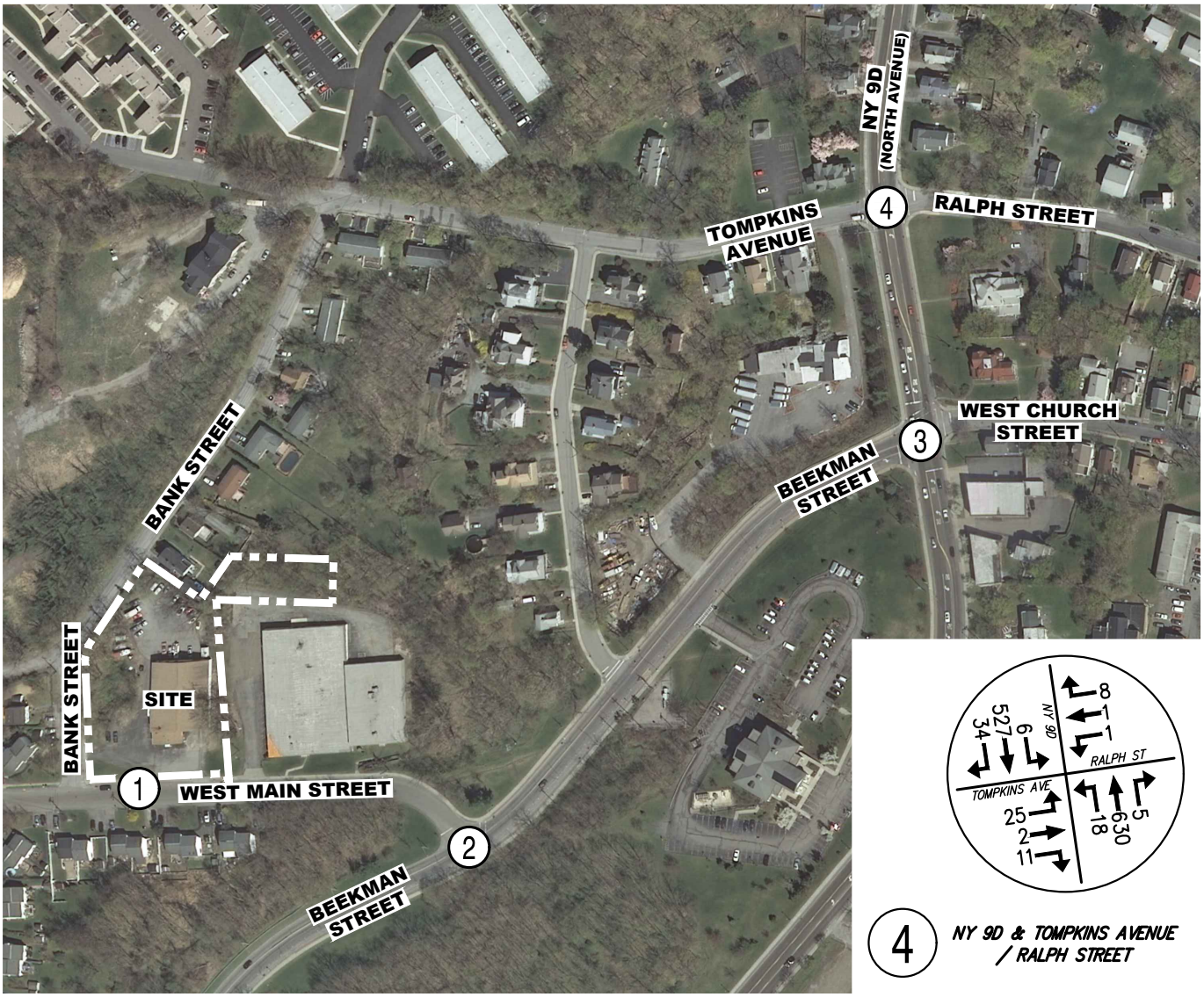
FIGURE: 01 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

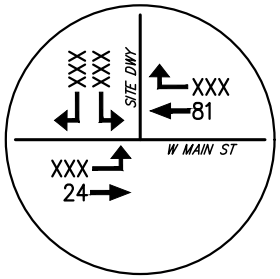
(914) 273-5225
fax 273-2102

JMCPLLC.COM

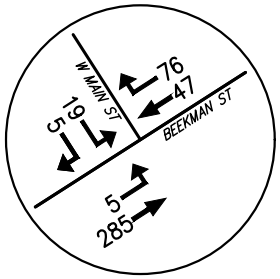
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



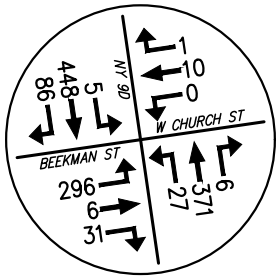
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2020 EXISTING VOLUMES

PEAK WEEKDAY PM HOUR (4:45 - 5:45)

REVISED: 05/2022
DATE: 03/31/2020

JMC PROJECT: 18119

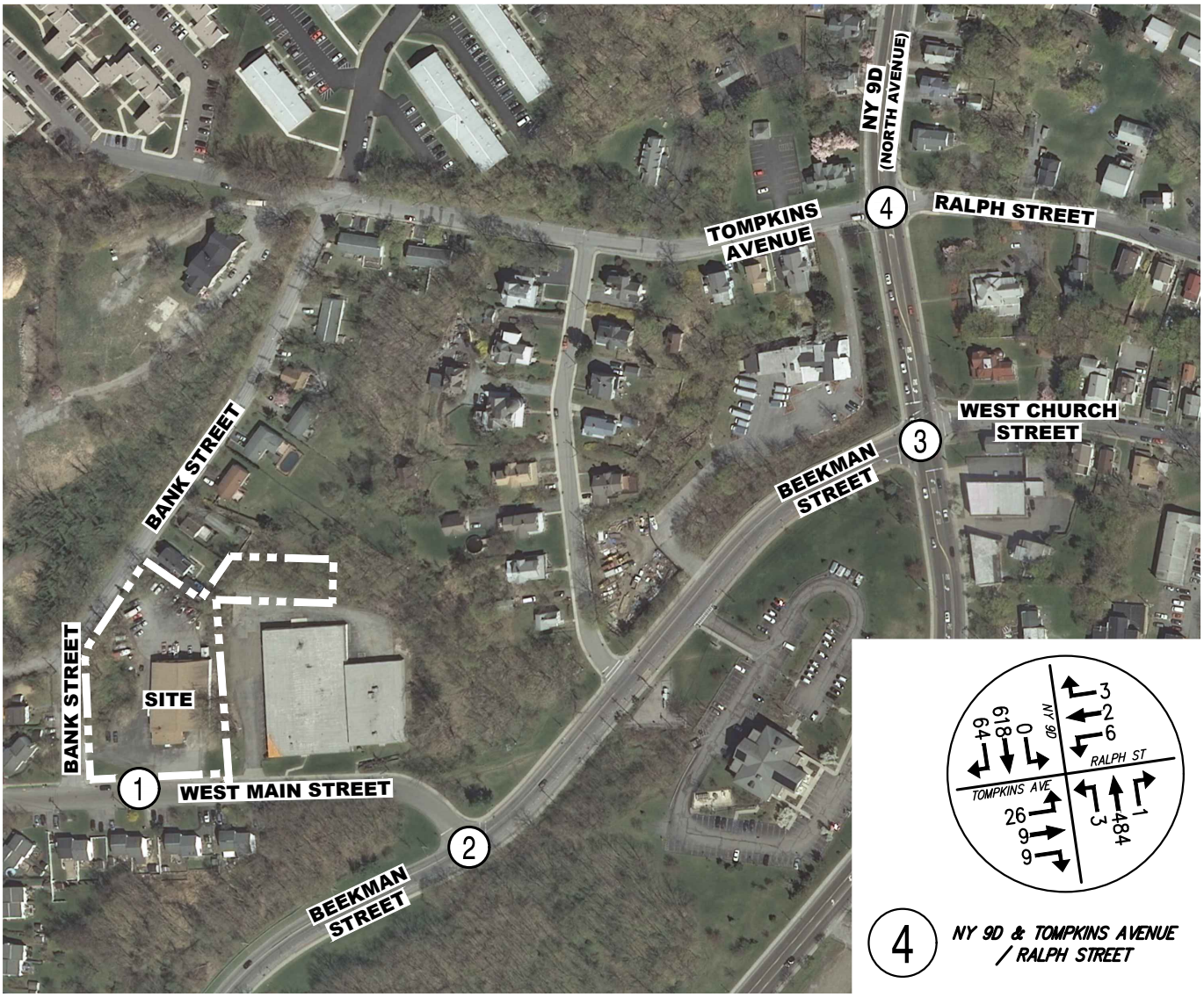
FIGURE: 02 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

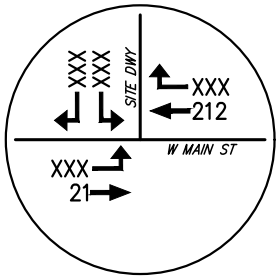
(914) 273-5225
fax 273-2102

JMCPLLC.COM

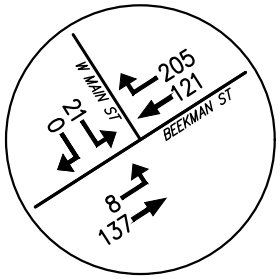
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



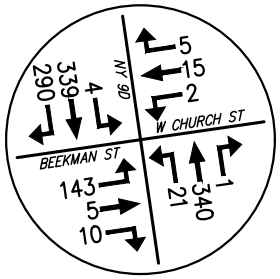
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2024 GENERAL GROWTH VOLUMES

PEAK WEEKDAY AM HOUR

REVISED: 06/28/2022
DATE: 03/31/2020

JMC PROJECT: 18119

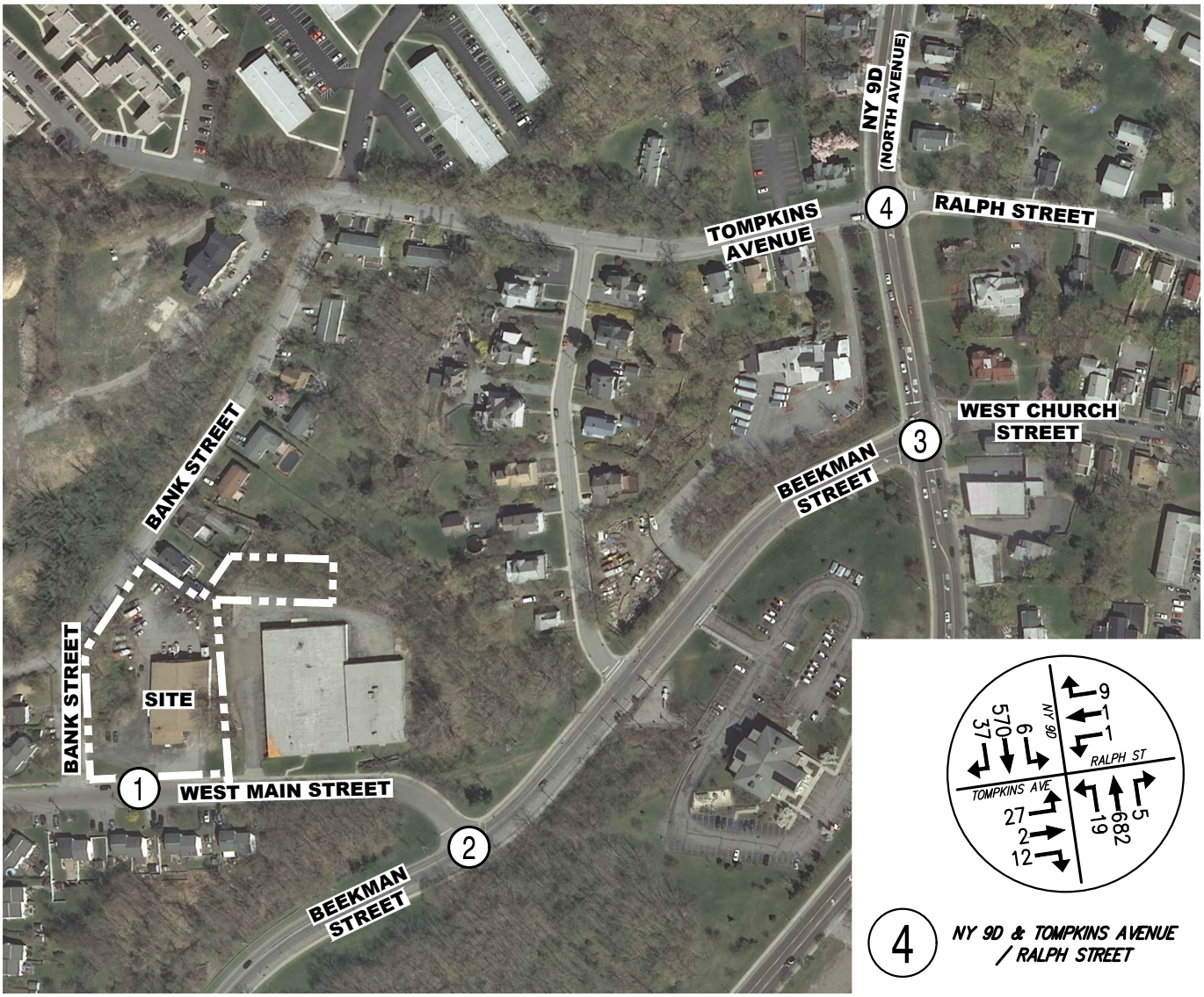
FIGURE: 03 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

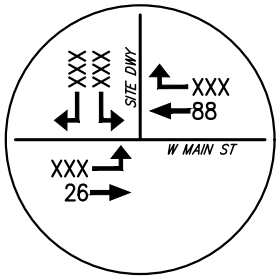
(914) 273-5225
fax 273-2102

JMCPLLC.COM

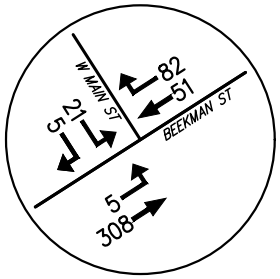
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



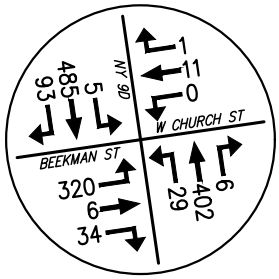
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2024 GENERAL GROWTH VOLUMES

REVISED: 06/28/2022
REVISED: 05/2022
DATE: 03/31/2020

PEAK WEEKDAY PM HOUR

JMC PROJECT: 18119

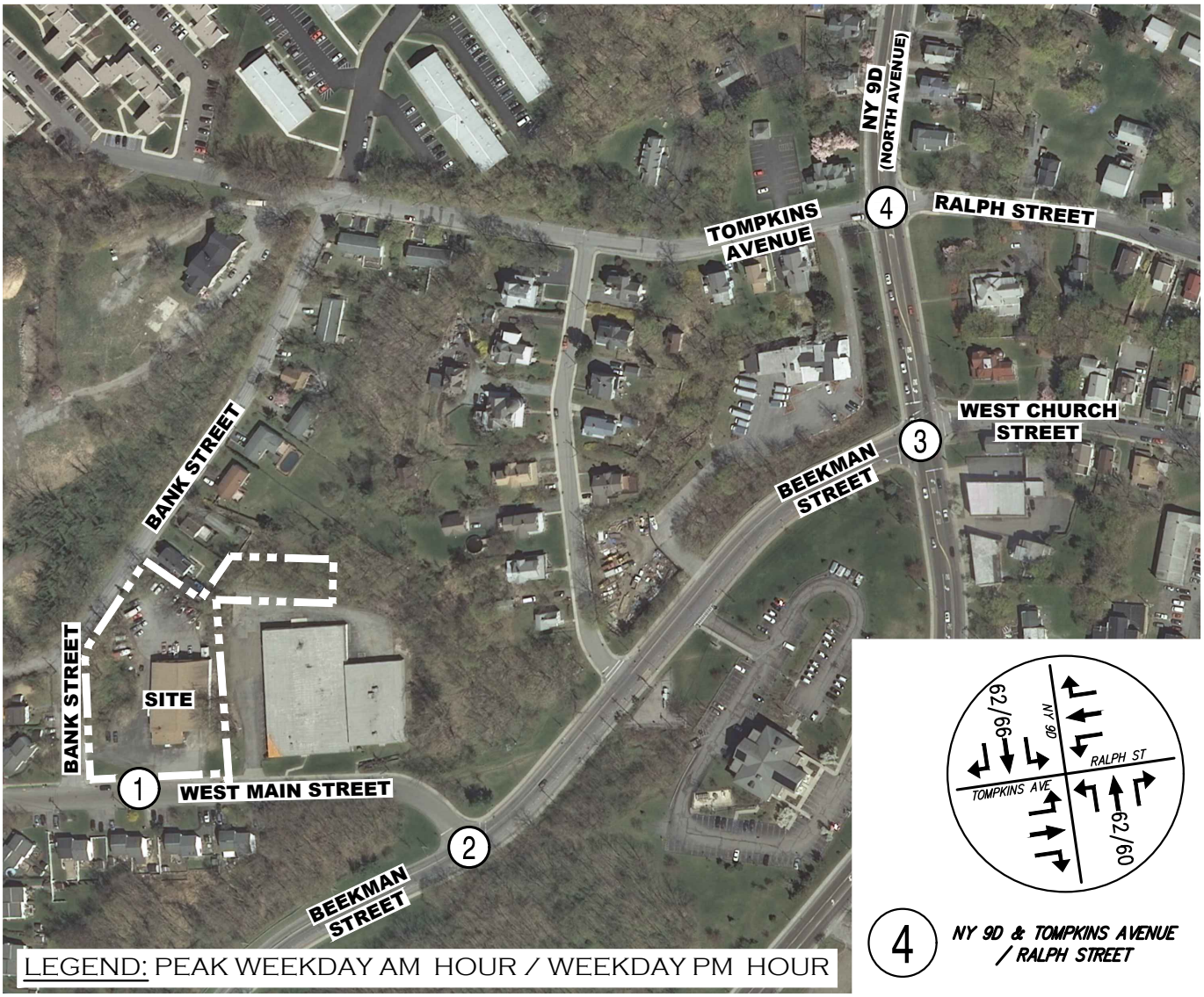
FIGURE: 04 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

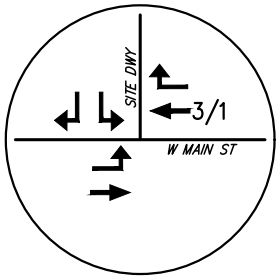
(914) 273-5225
fax 273-2102

JMCPLLC.COM

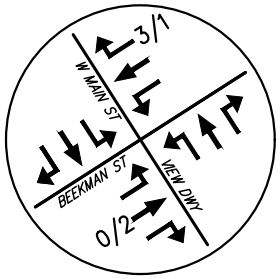
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



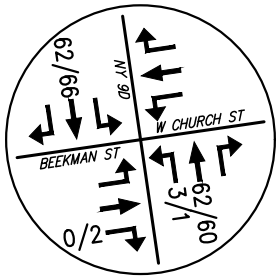
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

555 SOUTH AVENUE DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

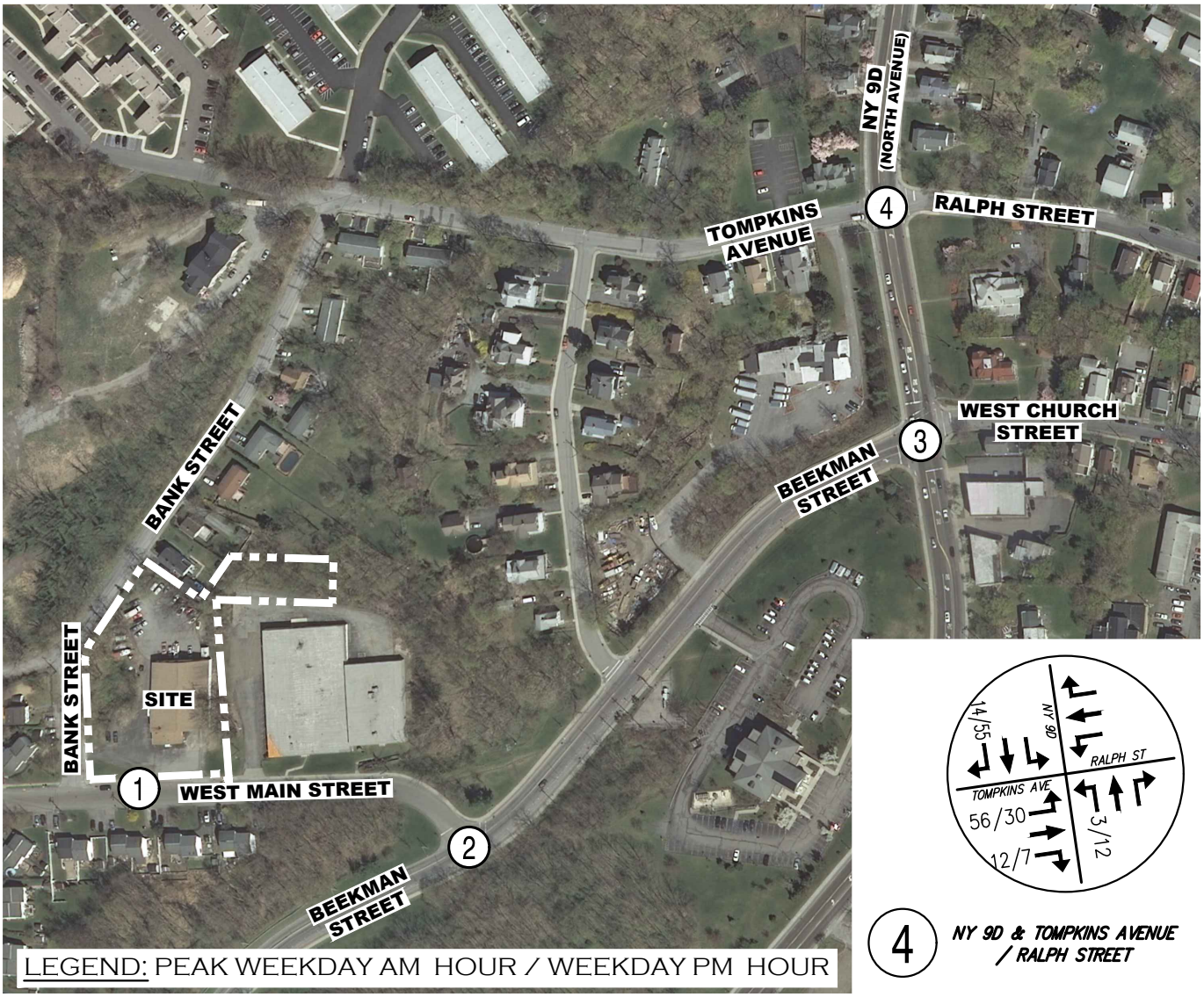
FIGURE: 05 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

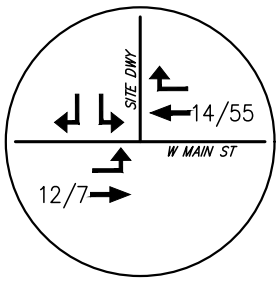
(914) 273-5225
fax 273-2102

JMCPLLC.COM

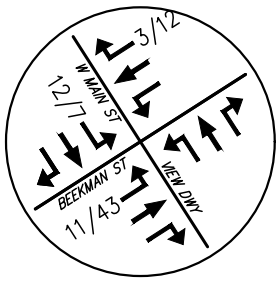
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



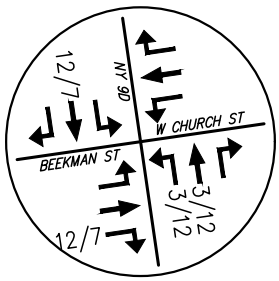
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS
16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES
EDGEWATER DEVELOPMENT
DATE: 03/31/2020 JMC PROJECT: 18119

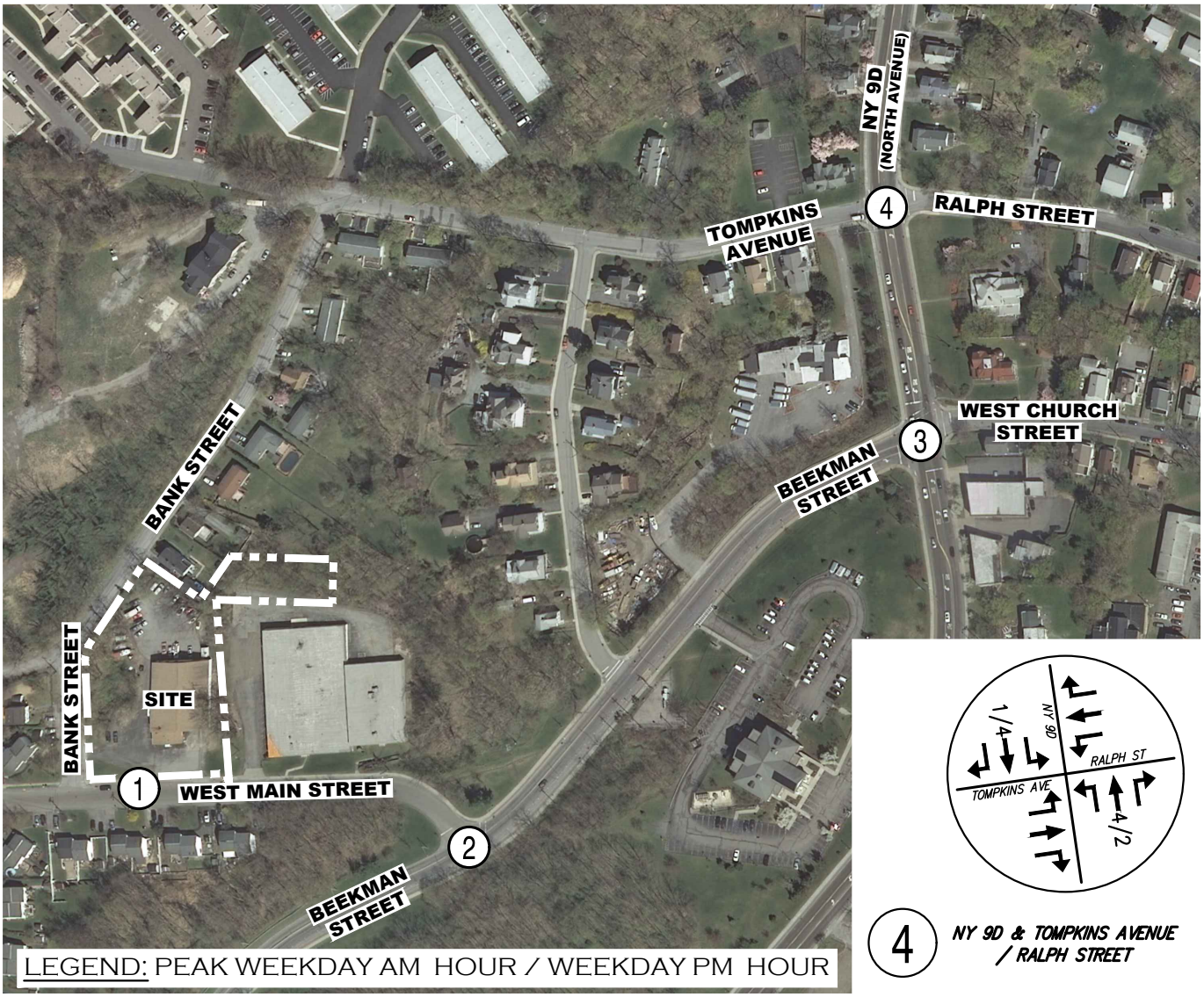
FIGURE: 06 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

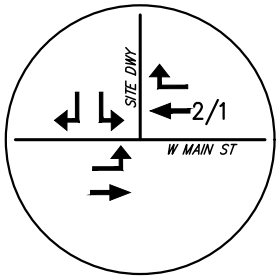
(914) 273-5225
fax 273-2102

JMCPLLC.COM

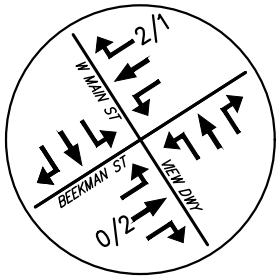
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



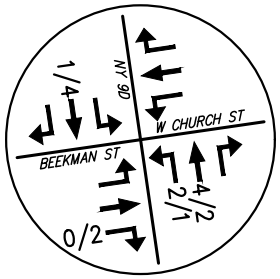
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

RIVER RIDGE RESIDENTIAL DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

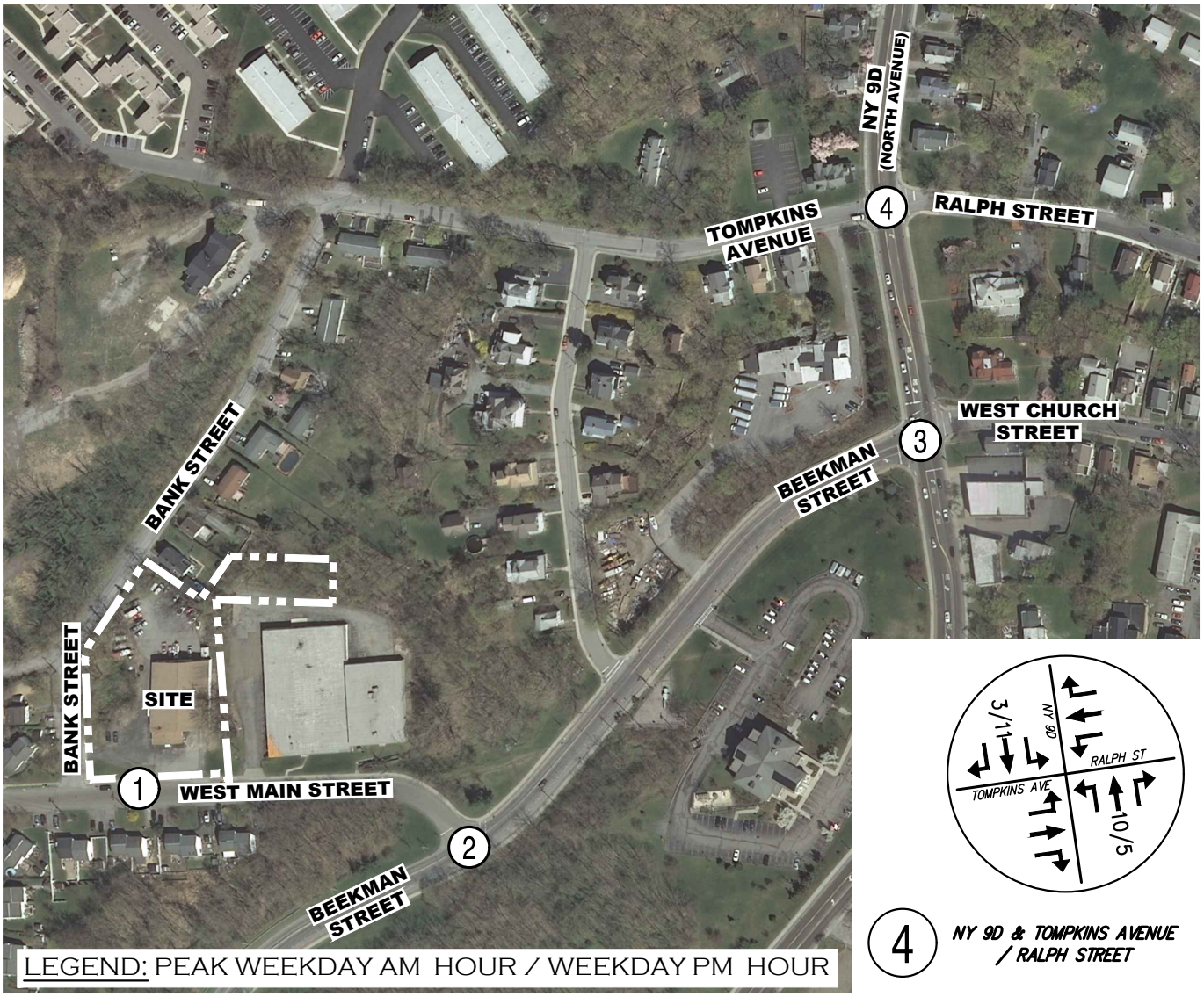
FIGURE: 07 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

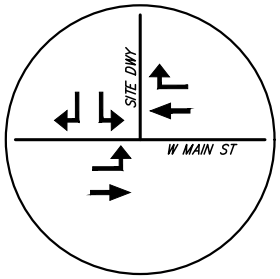
(914) 273-5225
fax 273-2102

JMCPLLC.COM

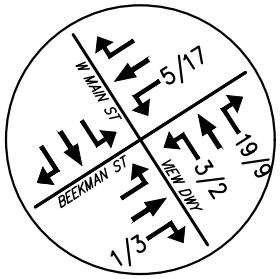
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



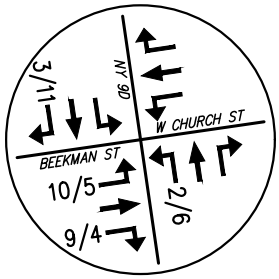
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS
16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES
THE VIEW DEVELOPMENT
DATE: 03/31/2020 JMC PROJECT: 18119

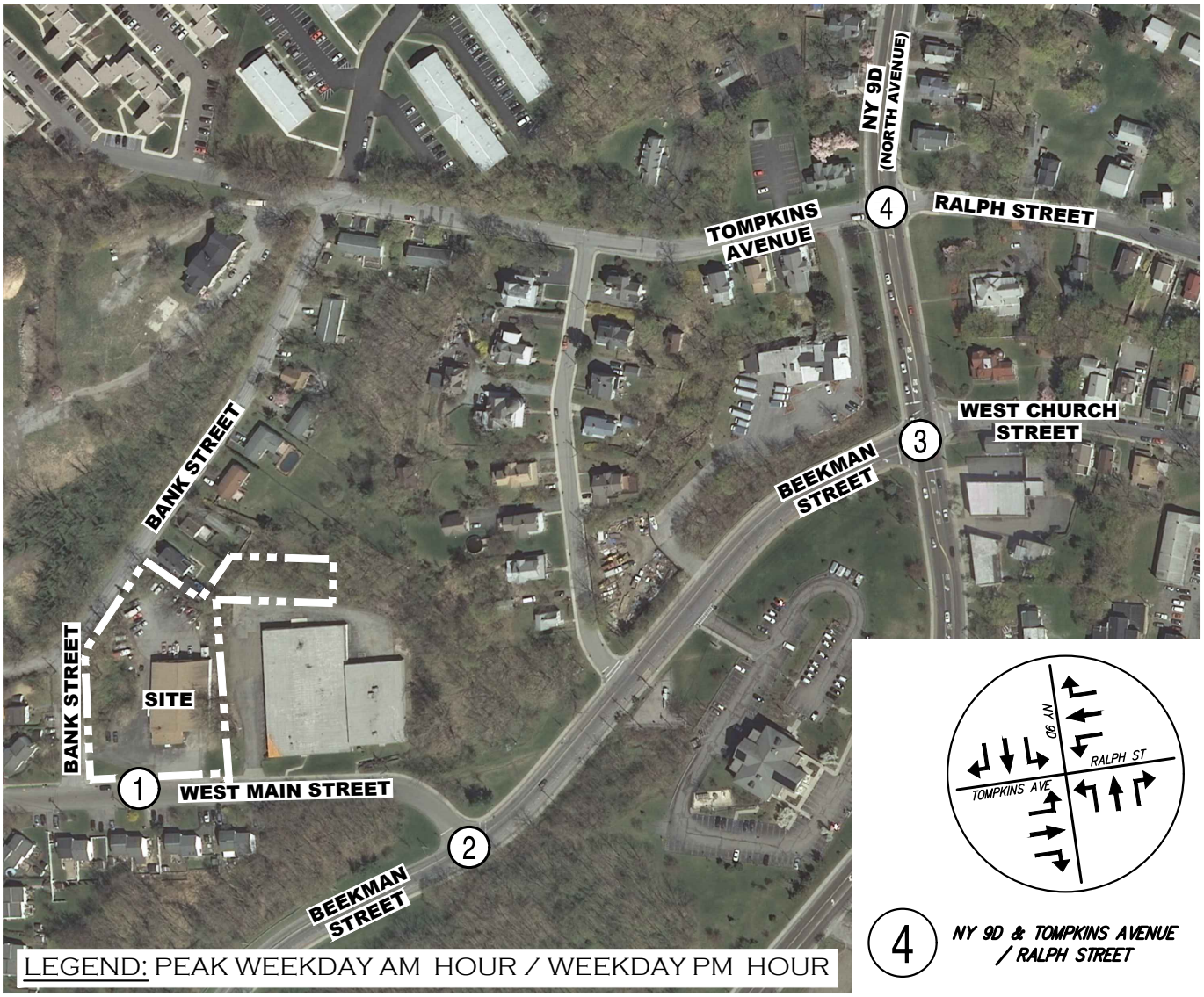
FIGURE: 08 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

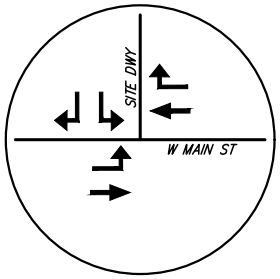
(914) 273-5225
fax 273-2102

JMCPLLC.COM

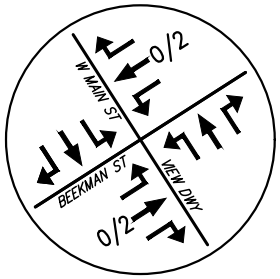
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



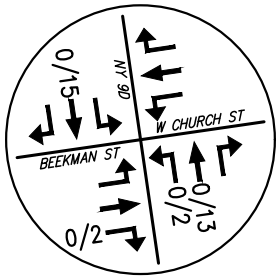
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

PROPHECY THEATER DEVELOPMENT (1113 WOLCOTT AVENUE)

REVISED: 06/28/2022
DATE: 03/31/2020 JMC PROJECT: 18119

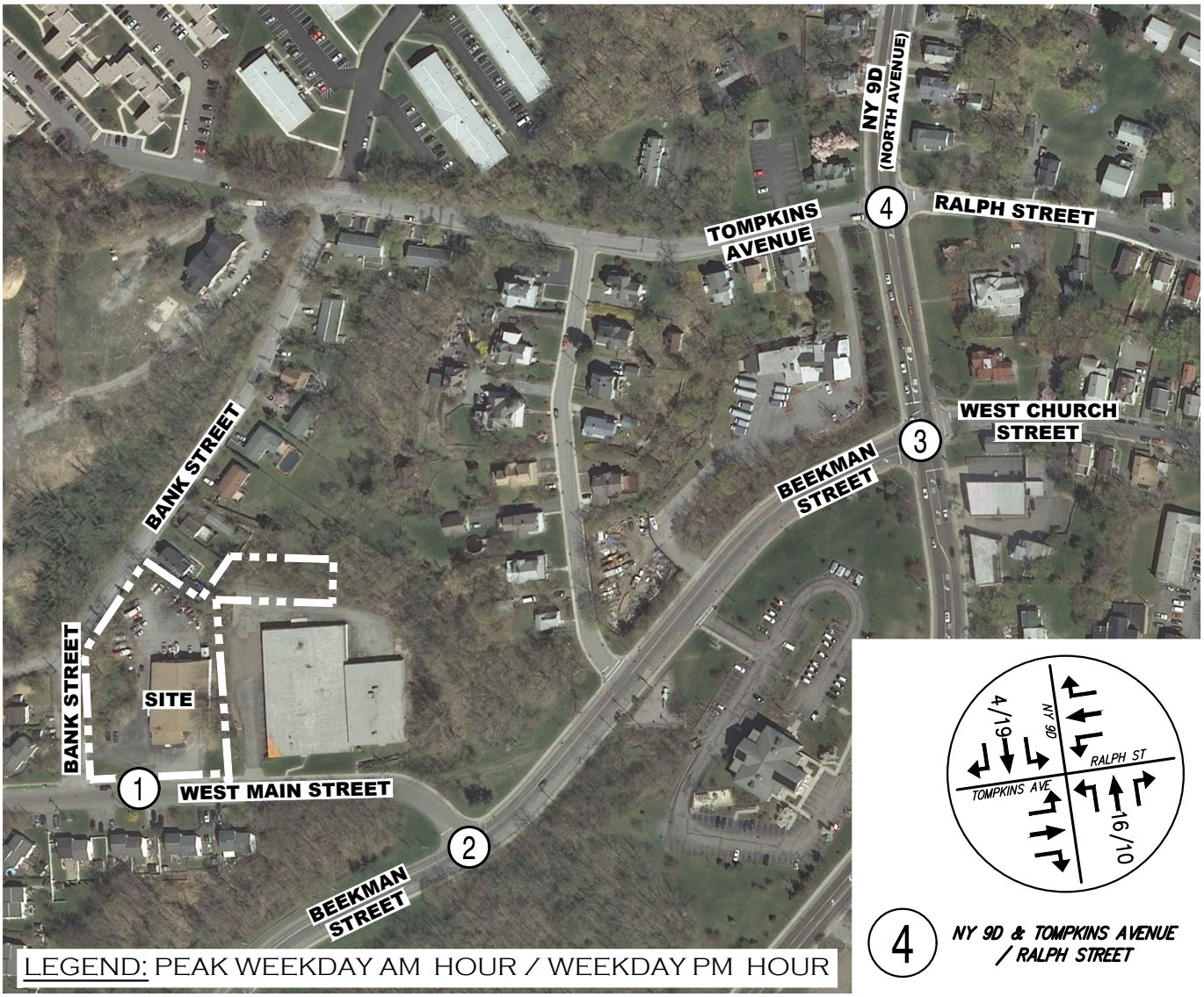
FIGURE: 09A SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

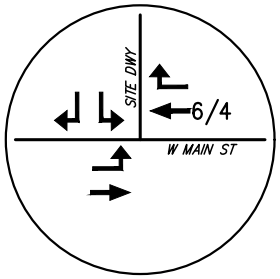
(914) 273-5225
fax 273-2102

JMCPLLC.COM

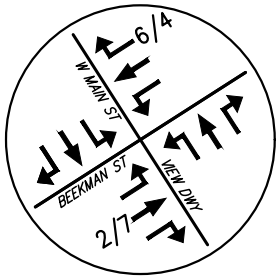
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



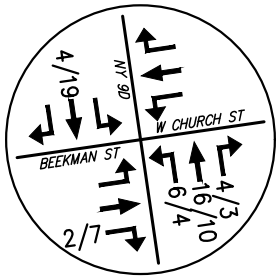
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

WEST END LOFTS DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

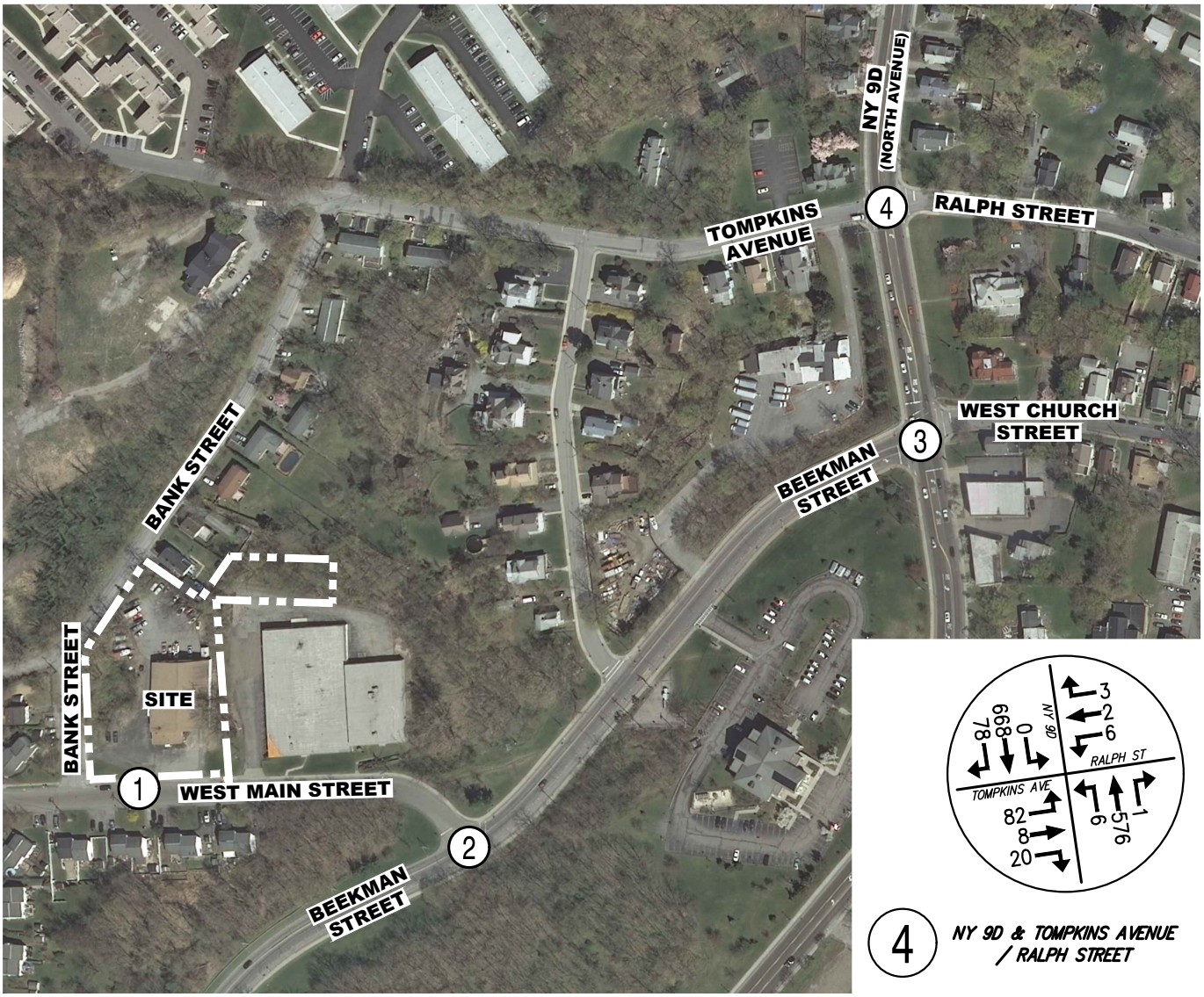
FIGURE: 09 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

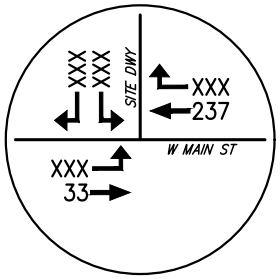
(914) 273-5225
fax 273-2102

JMCPLLC.COM

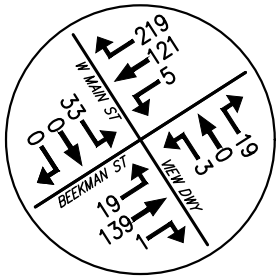
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



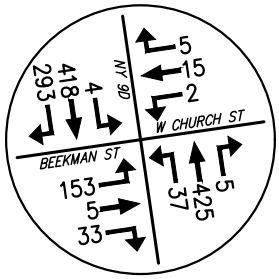
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2024 NO BUILD VOLUMES

PEAK WEEKDAY AM HOUR (7:00 - 8:00)

REVISED: 06/28/2022
DATE: 03/31/2020

JMC PROJECT: 18119

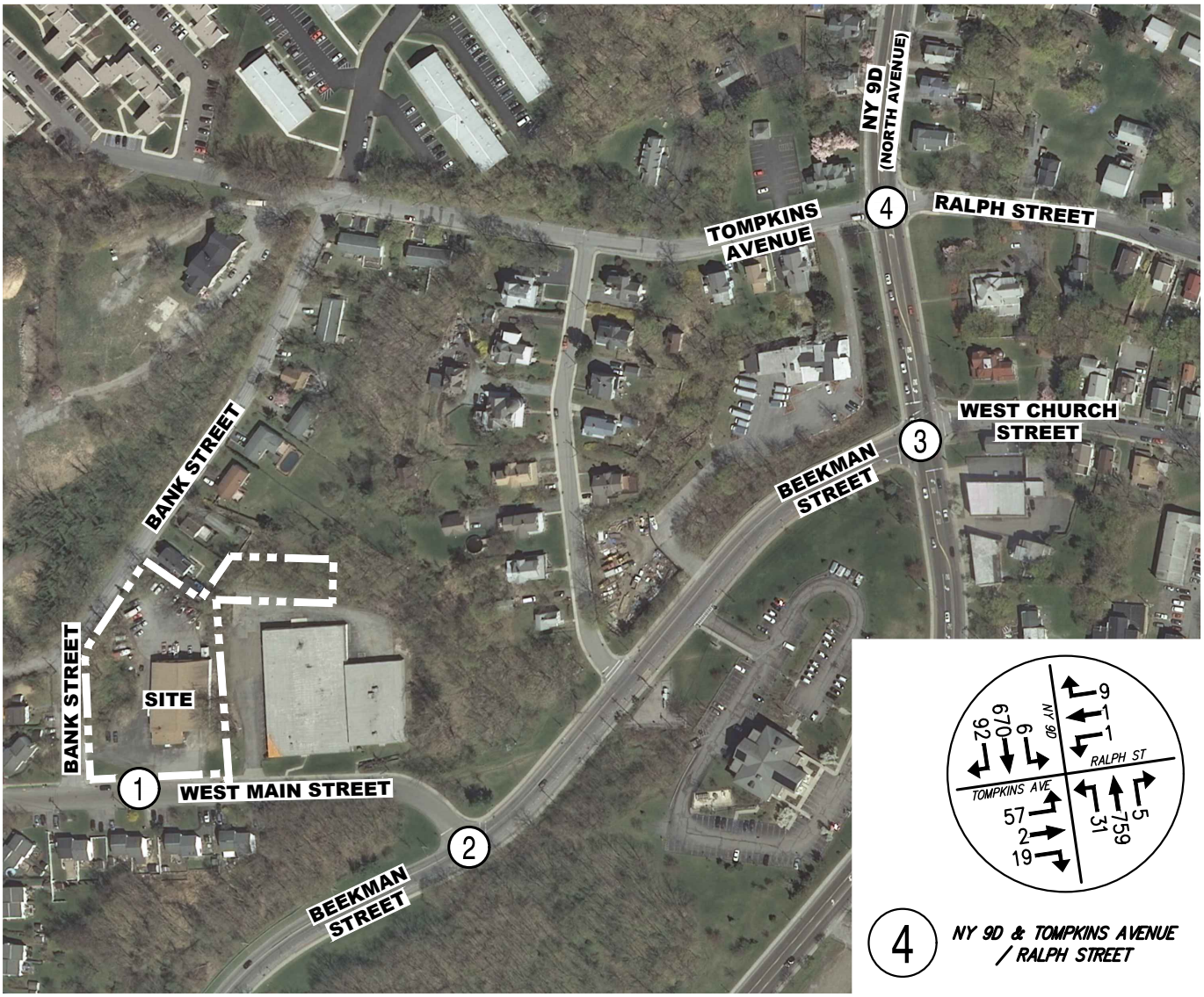
FIGURE: 10 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

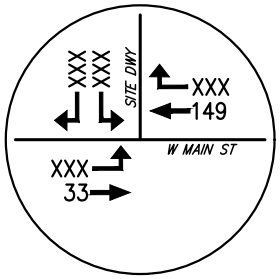
(914) 273-5225
fax 273-2102

JMCPLLC.COM

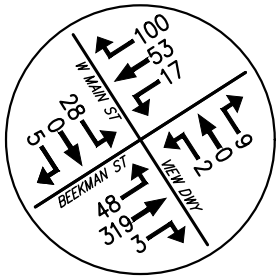
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



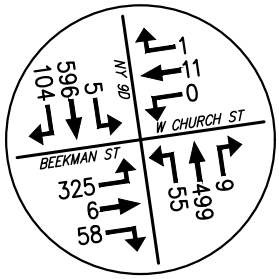
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2024 NO BUILD VOLUMES

REVISED: 06/28/2022 PEAK WEEKDAY PM HOUR (4:45 - 5:45)
REVISED: 05/2022
DATE: 03/31/2020 JMC PROJECT: 18119

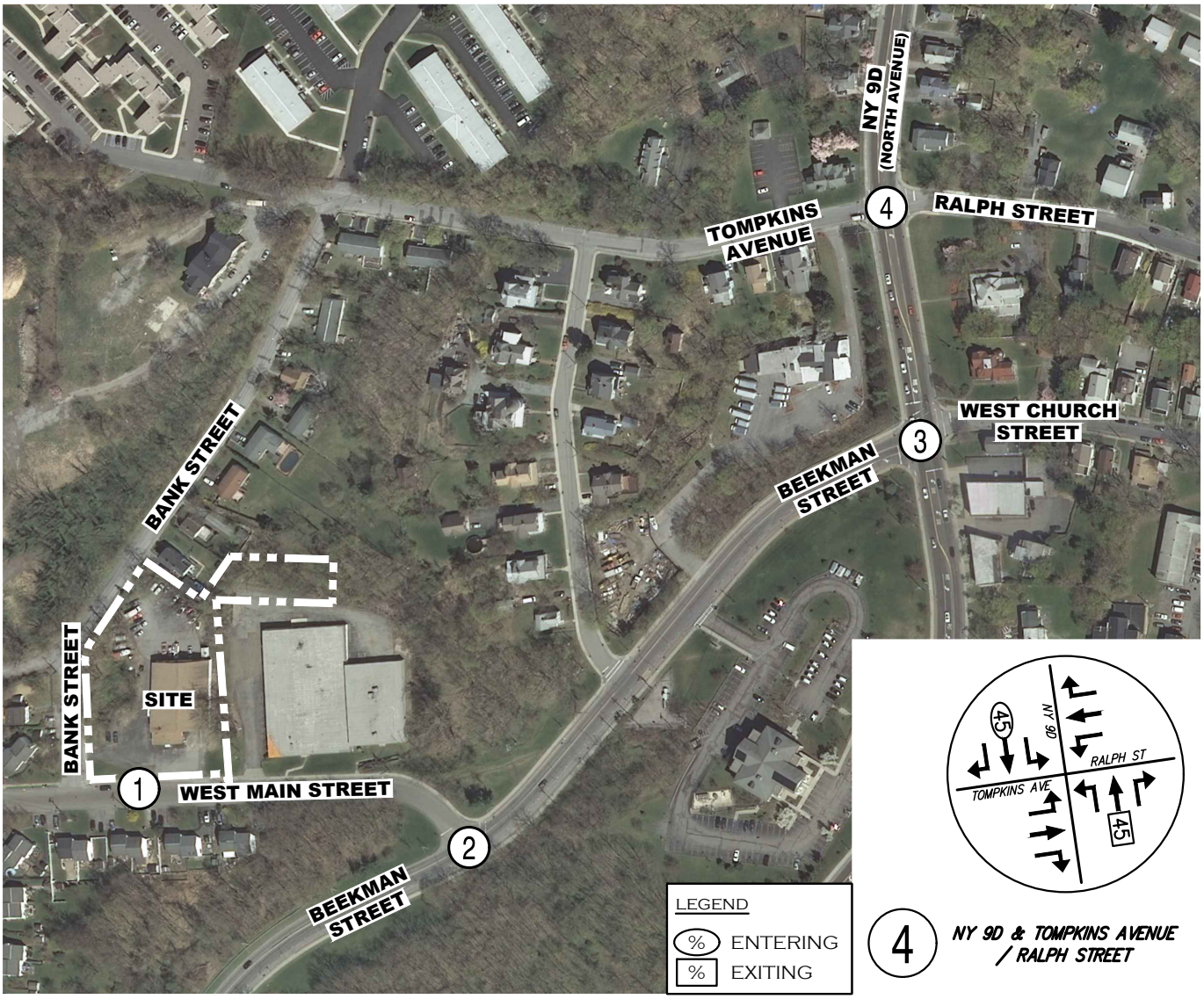
FIGURE: 11 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

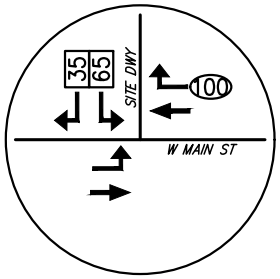
(914) 273-5225
fax 273-2102

JMCPLLC.COM

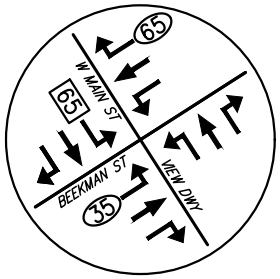
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



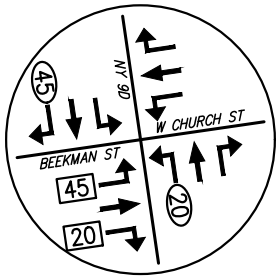
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

PRIMARY TRIP DISTRIBUTIONS

DATE: 03/31/2020 JMC PROJECT: 18119

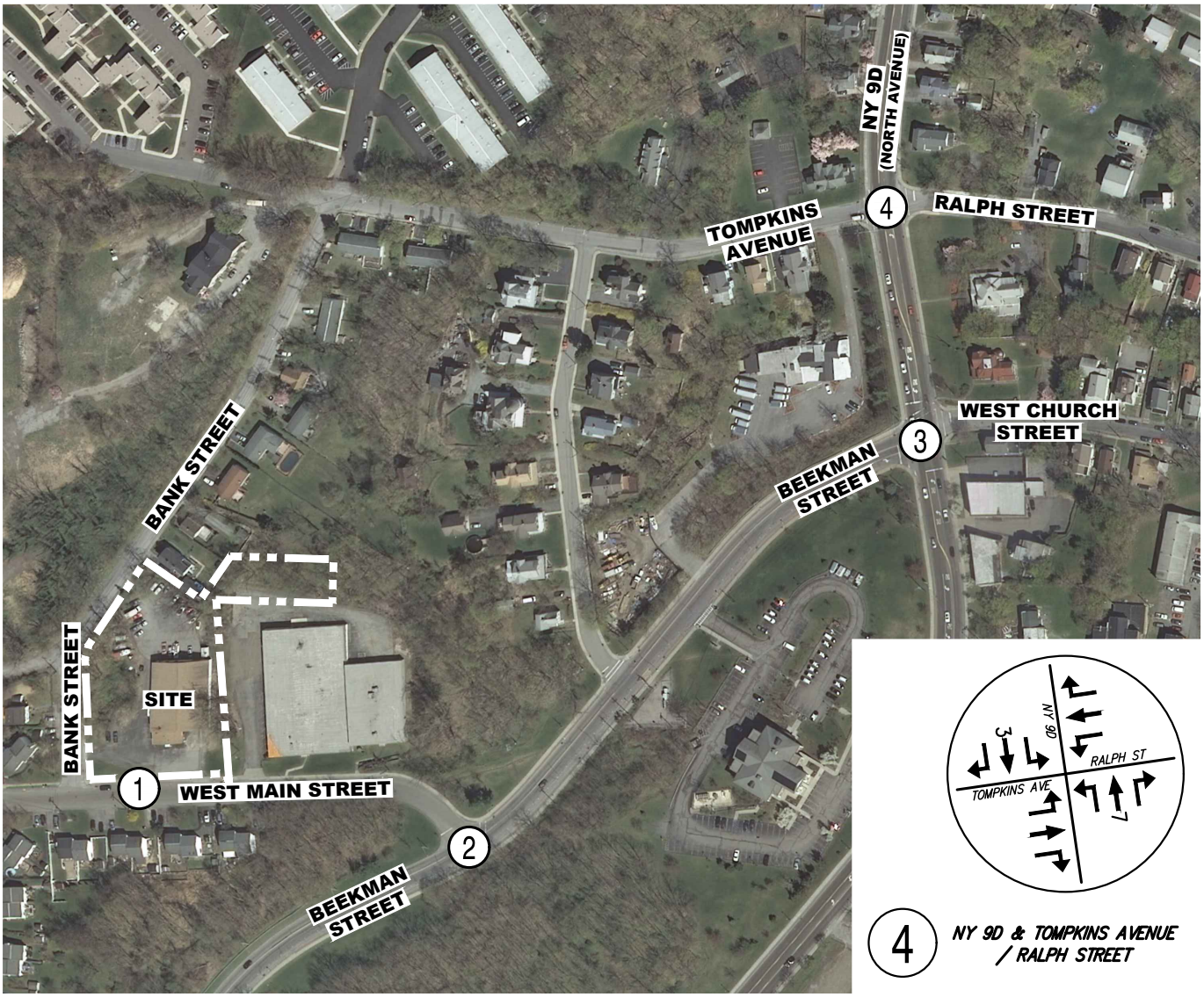
FIGURE: 12 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

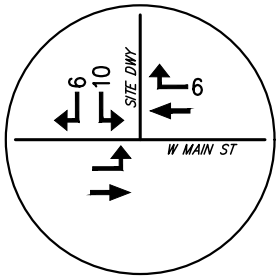
(914) 273-5225
fax 273-2102

JMCPLLC.COM

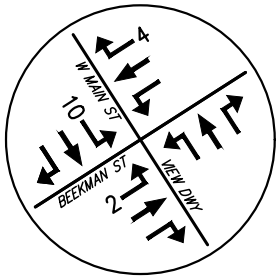
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



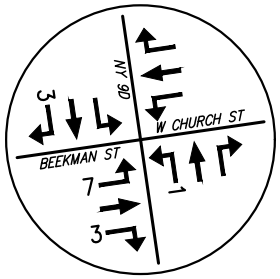
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

PRIMARY VOLUMES

PEAK WEEKDAY AM HOUR

DATE: 03/31/2020 JMC PROJECT: 18119

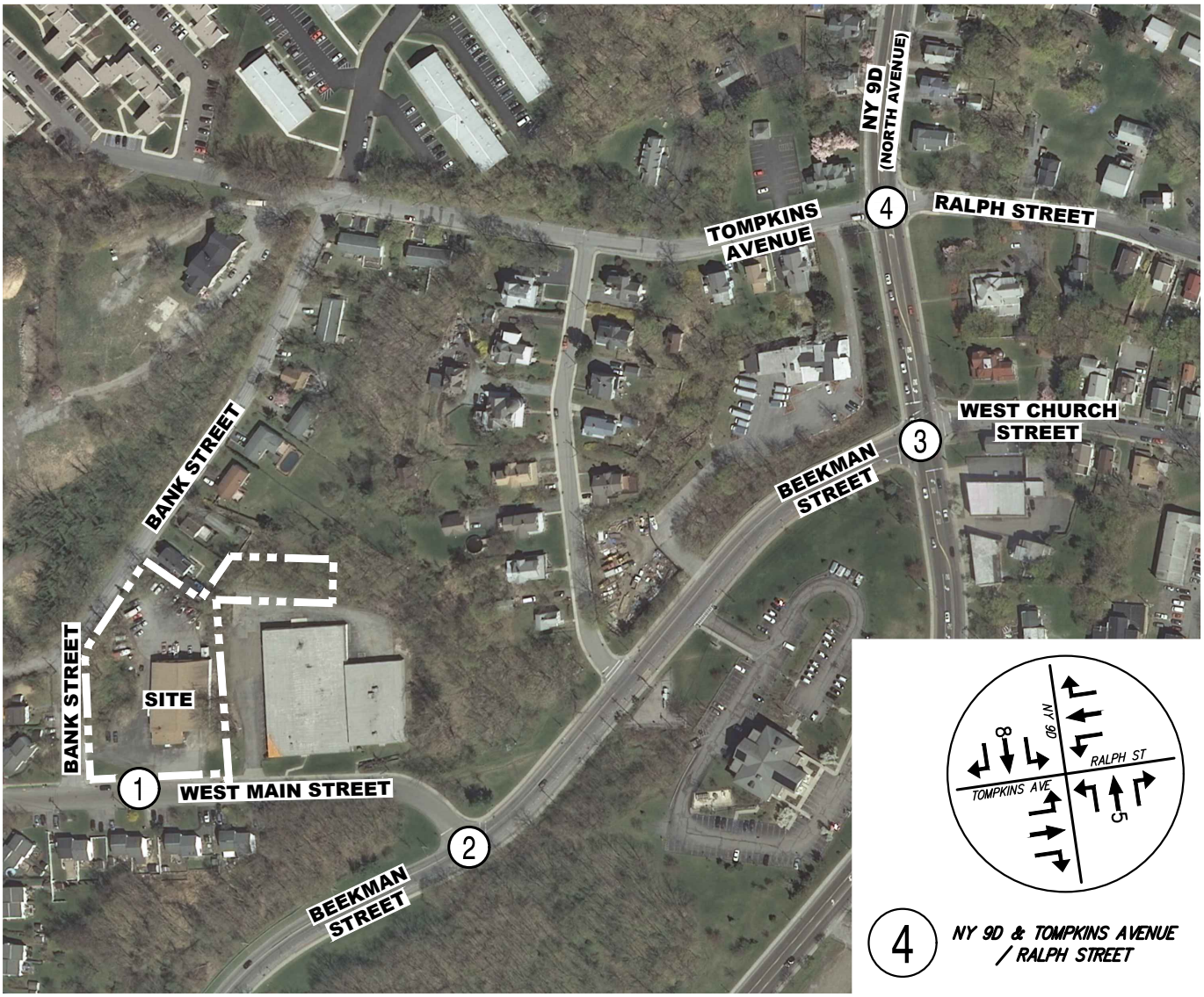
FIGURE: 13 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

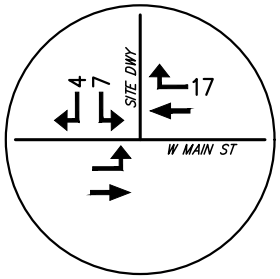
(914) 273-5225
fax 273-2102

JMCPLLC.COM

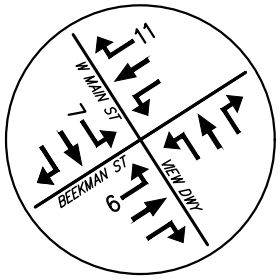
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



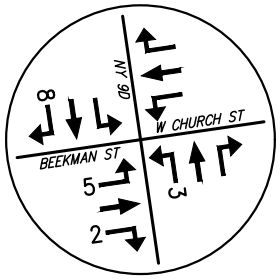
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

PRIMARY VOLUMES

PEAK WEEKDAY PM HOUR

DATE: 03/31/2020 JMC PROJECT: 18119

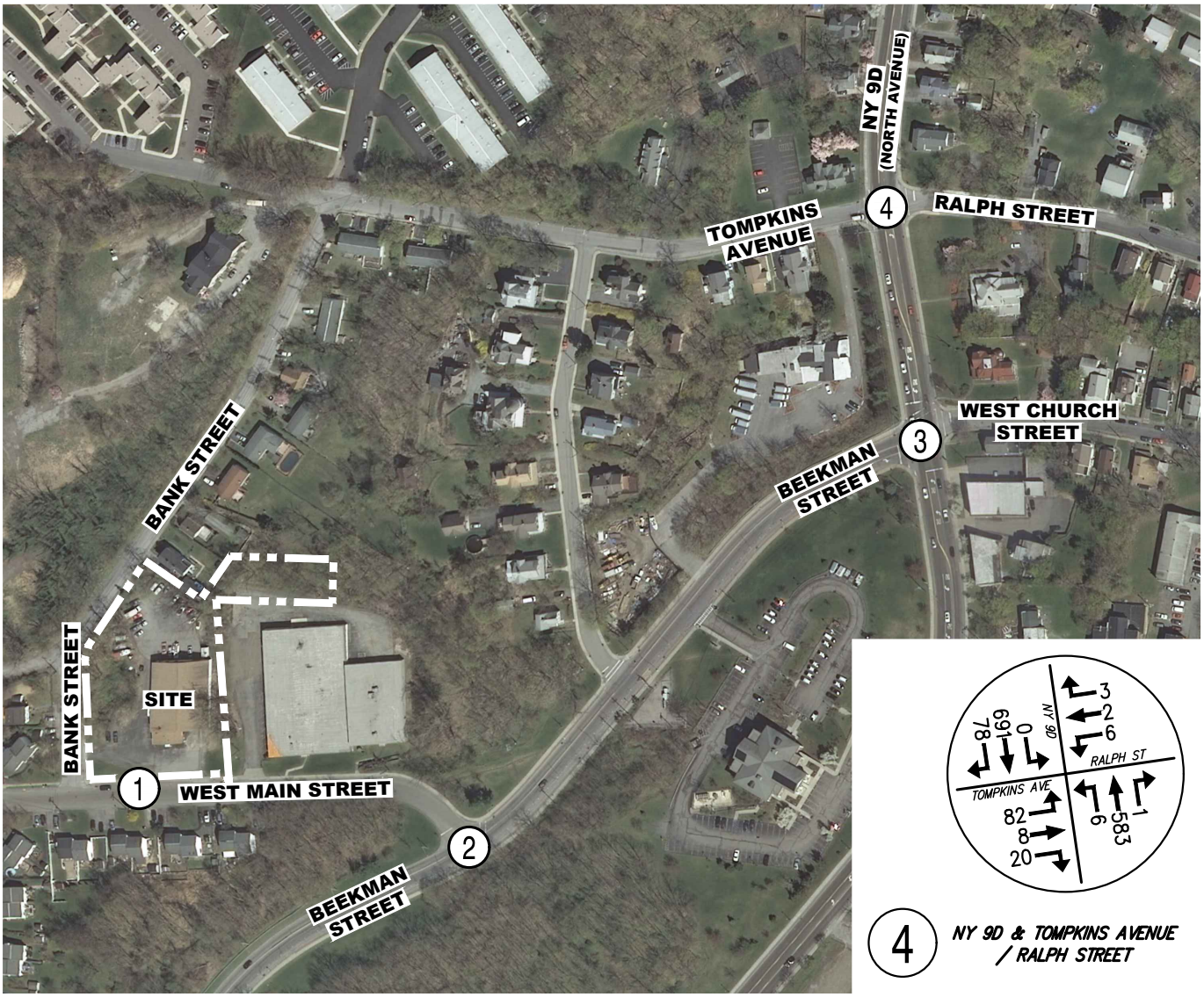
FIGURE: 14 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

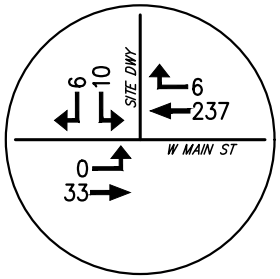
(914) 273-5225
fax 273-2102

JMCPLLC.COM

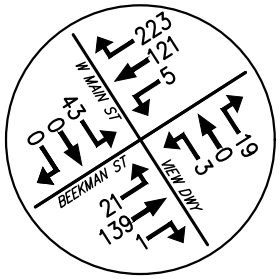
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



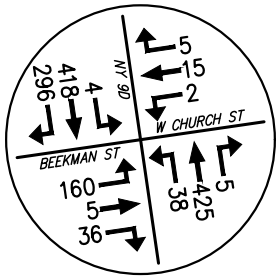
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2024 BUILD VOLUMES

PEAK WEEKDAY AM HOUR (7:00 - 8:00)

REVISED: 06/28/2022
DATE: 03/31/2020

JMC PROJECT: 18119

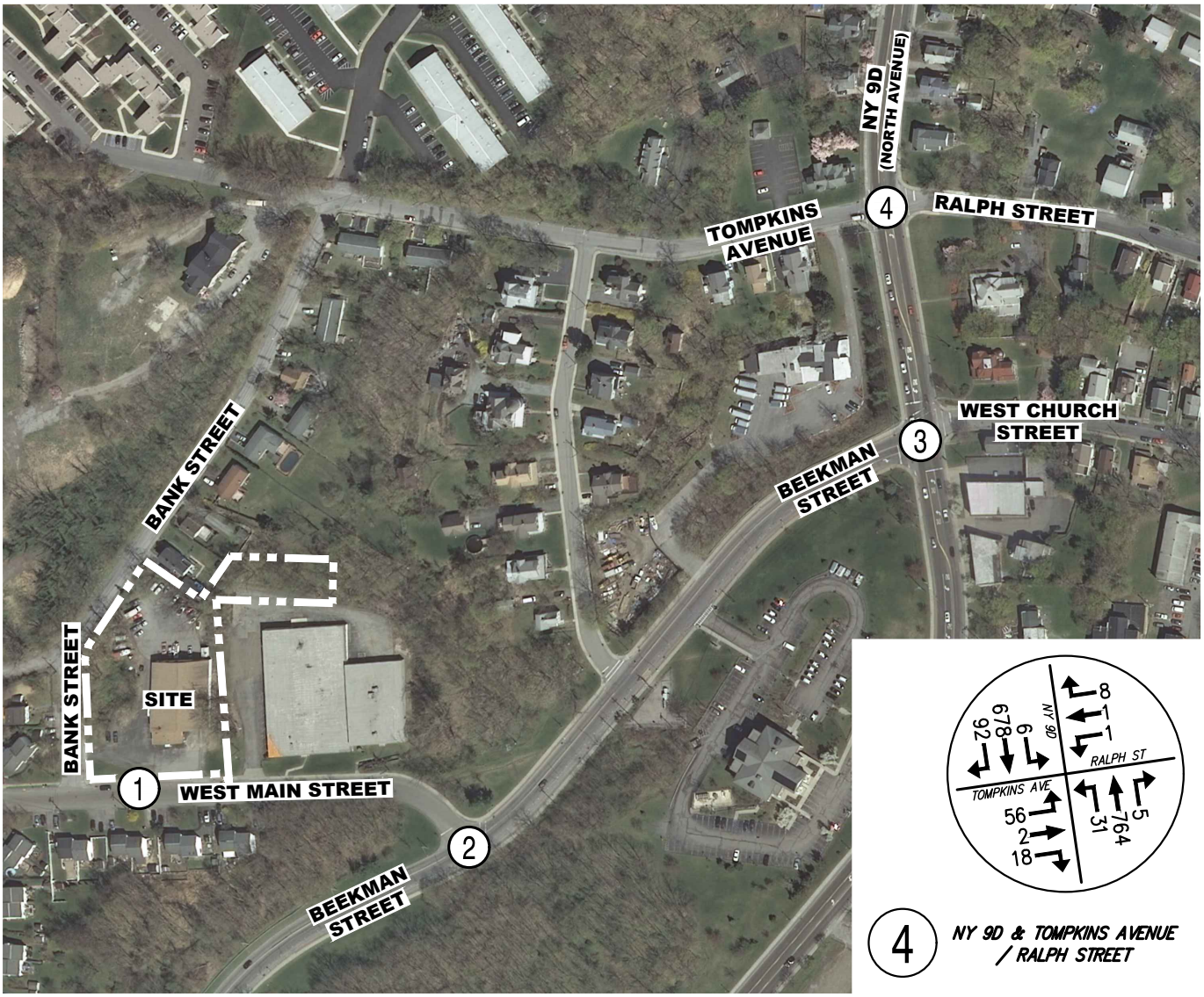
FIGURE: 15 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

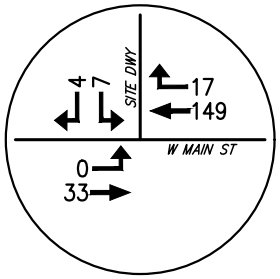
(914) 273-5225
fax 273-2102

JMCPLLC.COM

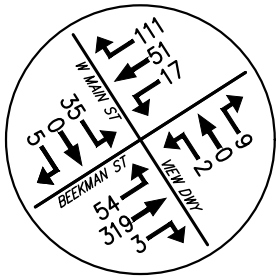
COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



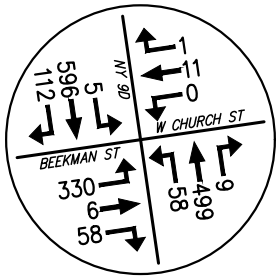
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2024 BUILD VOLUMES

REVISED: 06/28/2022
REVISED: 05/2022
DATE: 03/31/2020

PEAK WEEKDAY PM HOUR (4:45 - 5:45)

JMC PROJECT: 18119

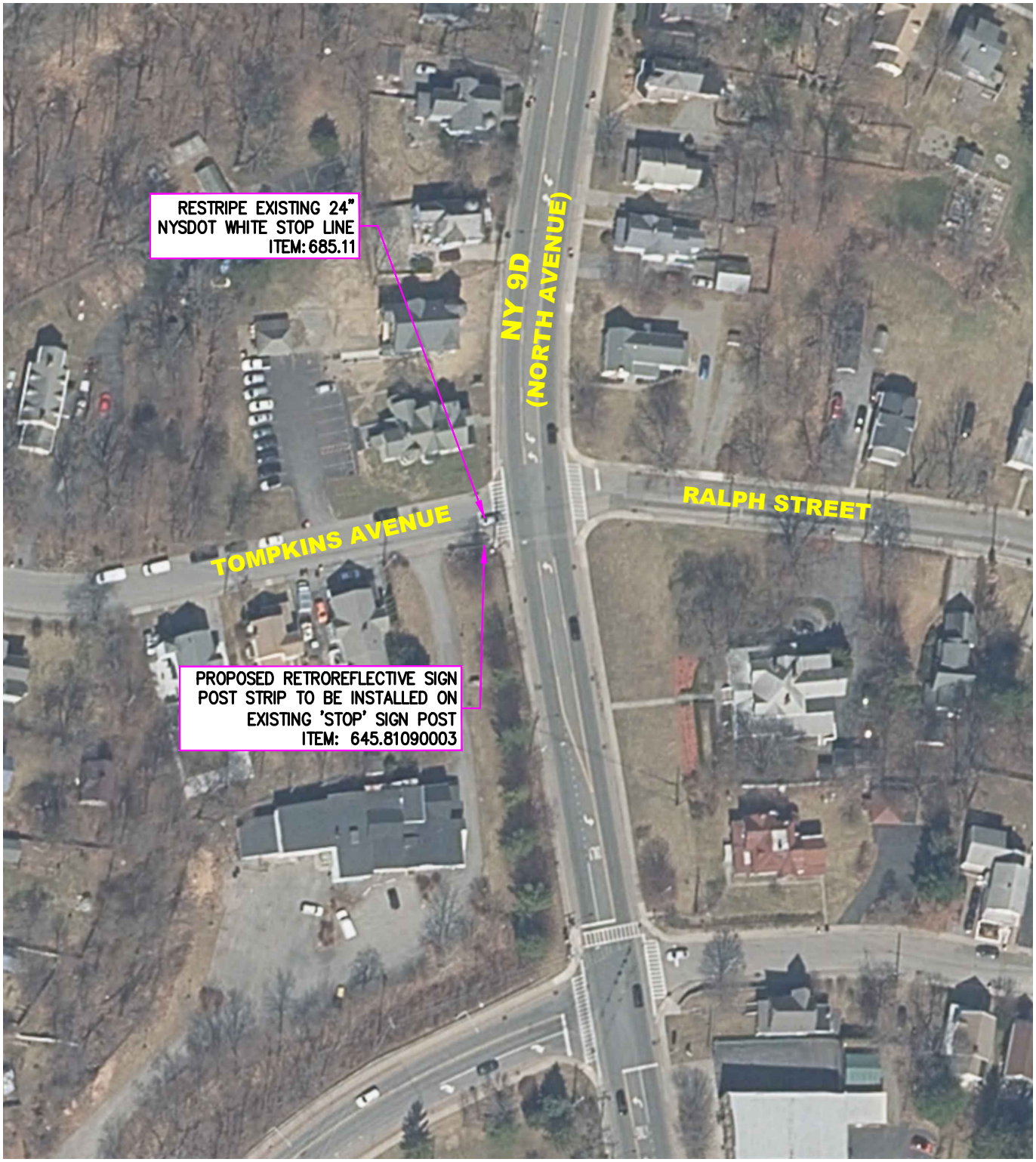
FIGURE: 16 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

CONCEPTUAL IMPROVEMENTS

TOMPKINS AVENUE & NY 9D

DATE: 05/31/2022 JMC PROJECT: 18119

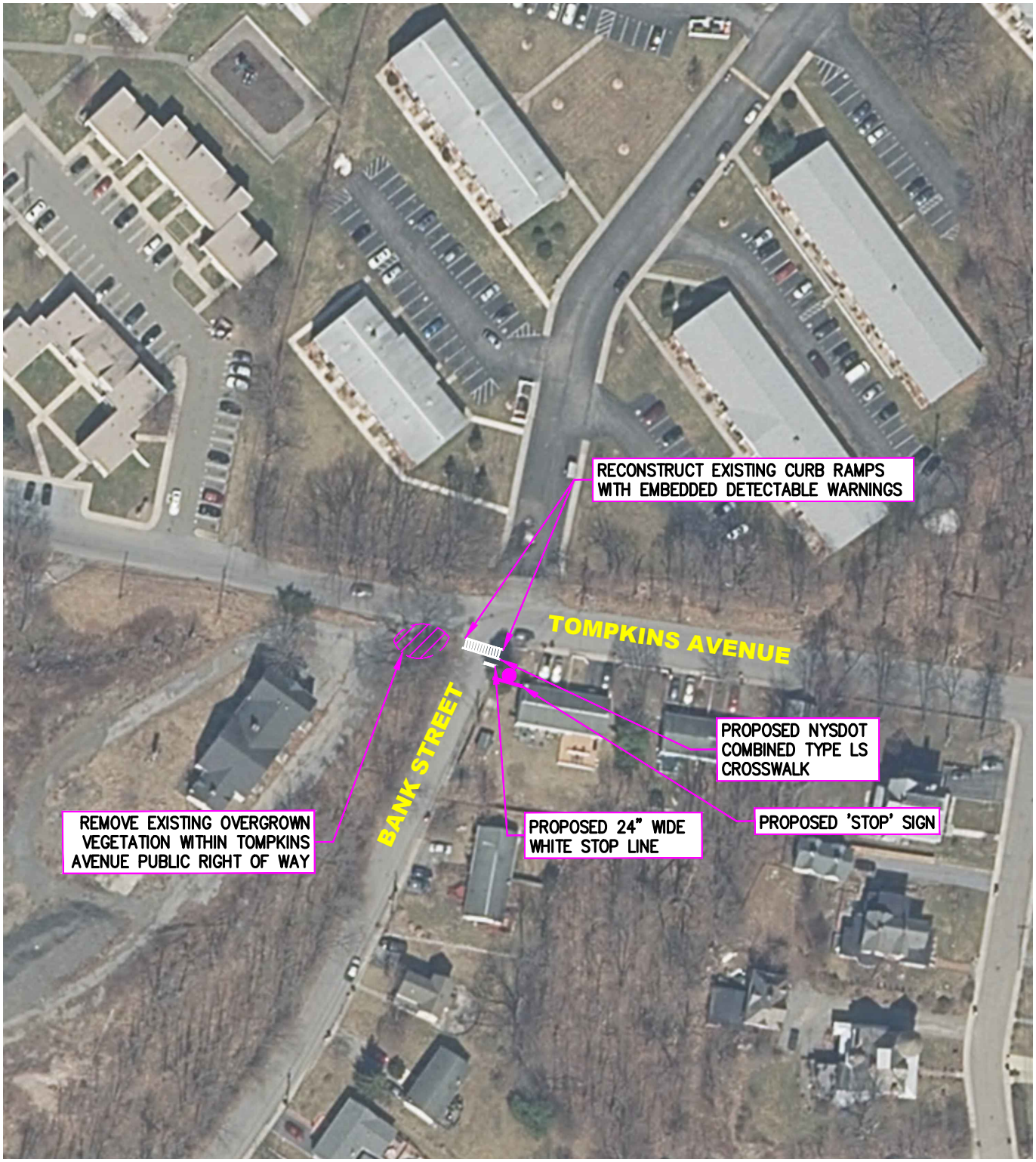
FIGURE: IMP-1 SCALE: 1" = 100'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

CONCEPTUAL IMPROVEMENTS

BANK STREET & TOMPKINS AVENUE

DATE: 05/31/2022 JMC PROJECT: 18119

FIGURE: IMP-2 SCALE: 1" = 100'

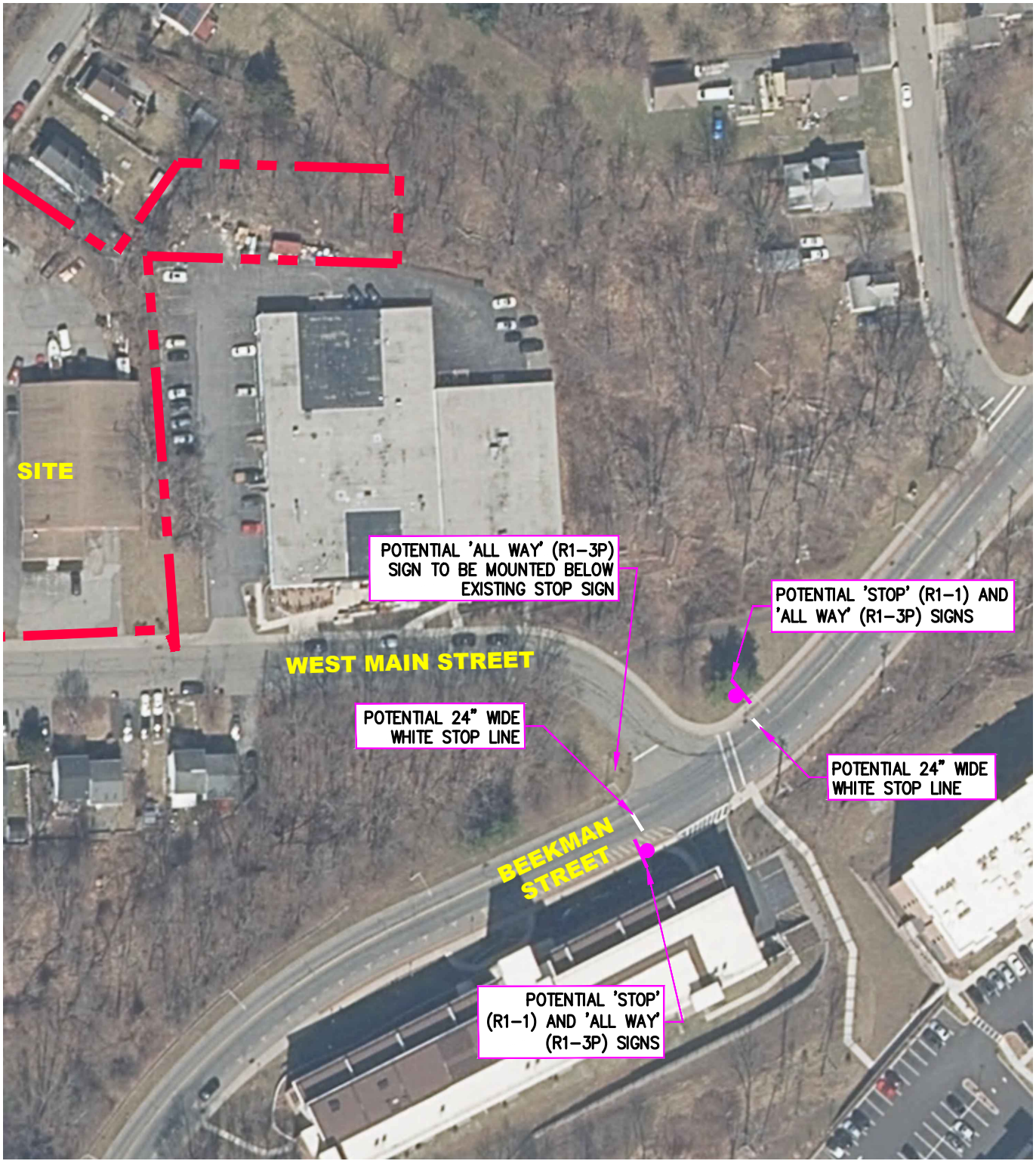
120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

JMC

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

CONCEPTUAL IMPROVEMENTS

WEST MAIN STREET & BEEKMAN STREET

DATE: 05/31/2022 JMC PROJECT: 18119

FIGURE: IMP-3 SCALE: 1" = 100'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

COPYRIGHT © 2020 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

APPENDIX C

TURNING MOVEMENT COUNTS

DATE:	2/25/2020	CALCULATIONS - DO NOT EDIT THIS SHEET	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	West Main Street & Beekman Street		INT #:	2

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	0	30	34	77	6	0							147		1			1	
	TRUCK		1		1	1														
7:15 - 7:30 AM	TOTAL	1	47	33	56	4	0							141		1			1	
	TRUCK				2	4														
7:30 - 7:45 AM	TOTAL	3	26	19	36	3	0							87	1	2			3	
	TRUCK	1	2		2															
7:45 - 8:00 AM	TOTAL	3	22	26	20	6	0							77						
	TRUCK					1														
8:00 - 8:15 AM	TOTAL	3	10	28	45	5	0							91		3			3	
	TRUCK	1			1															
8:15 - 8:30 AM	TOTAL	2	36	13	20	6	0							77						
	TRUCK		1	3																
8:30 - 8:45 AM	TOTAL	2	16	14	26	5	0							63						
	TRUCK																			
8:45 - 9:00 AM	TOTAL	7	16	21	27	2	1							74	2	1			3	
	TRUCK			1	2															
4:00 - 4:15 PM	TOTAL	3	18	14	13	8	2							58						
	TRUCK				1															
4:15 - 4:30 PM	TOTAL	0	79	4	10	8	0							101	1	3			4	
	TRUCK		1		1	1														
4:30 - 4:45 PM	TOTAL	0	23	9	15	7	1							55						
	TRUCK				1	1														
4:45 - 5:00 PM	TOTAL	3	93	8	20	5	1							130	2	3			5	
	TRUCK		1		3															
5:00 - 5:15 PM	TOTAL	0	20	15	14	6	2							57						
	TRUCK				1															
5:15 - 5:30 PM	TOTAL	2	92	10	18	5	2							129						
	TRUCK		1																	
5:30 - 5:45 PM	TOTAL	0	80	14	24	3	0							121						
	TRUCK				2															
5:45 - 6:00 PM	TOTAL	0	35	10	19	6	0							70		1			1	
	TRUCK		1		1															

6:00 - 6:15 PM	TOTAL	0	74	18	22	6	1							121		2			2	
	TRUCK		1		2															
6:15 - 6:30 PM	TOTAL	3	147	7	15	9	1							182						
	TRUCK		1																	
6:30 - 6:45 PM	TOTAL	1	33	21	26	2	0							83						
	TRUCK				1															
6:45 - 7:00 PM	TOTAL	2	127	5	17	4	2							157	1	2			3	
	TRUCK				1															

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street WB - Thru
4: Beekman Street WB - Right
5: W Main Street SB - Left
6: W Main Street SB - Right
7:
8:
9:
10:
11:
12:

A: Cross Beekman Street east of INT
B: Cross W Main Street south of INT
C:
D:

DATE:	2/25/2020	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM	NAME:	Traffic Databank
LOCATION:	West Main Street & Beekman Street	INT #:	2

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	7	125	112	189	19								452	1	4			5	
	TRUCK	14%	2%	0%	3%	32%														0.77
7:15 - 8:15 AM	TOTAL	10	105	106	157	18								396	1	6			7	
	TRUCK	20%	2%	0%	3%	28%														0.70
7:30 - 8:30 AM	TOTAL	11	94	86	121	20								332	1	5			6	
	TRUCK	18%	3%	3%	2%	5%														0.91
7:45 - 8:45 AM	TOTAL	10	84	81	111	22								308		3			3	
	TRUCK	10%	1%	4%	1%	5%														0.85
8:00 - 9:00 AM	TOTAL	14	78	76	118	18	1							305	2	4			6	
	TRUCK	7%	1%	5%	3%	0%	0%													0.84
4:00 - 5:00 PM	TOTAL	6	213	35	58	28	4							344	3	6			9	
	TRUCK	0%	1%	0%	10%	7%	0%													0.66
4:15 - 5:15 PM	TOTAL	3	215	36	59	26	4							343	3	6			9	
	TRUCK	0%	1%	0%	10%	8%	0%													0.66
4:30 - 5:30 PM	TOTAL	5	228	42	67	23	6							371	2	3			5	
	TRUCK	0%	1%	0%	7%	4%	0%													0.71
4:45 - 5:45 PM	TOTAL	5	285	47	76	19	5							437	2	3			5	
	TRUCK	0%	1%	0%	8%	0%	0%													0.84
5:00 - 6:00 PM	TOTAL	2	227	49	75	20	4							377		1			1	
	TRUCK	0%	1%	0%	5%	0%	0%													0.73
5:15 - 6:15 PM	TOTAL	2	281	52	83	20	3							441		3			3	
	TRUCK	0%	1%	0%	6%	0%	0%													0.85
5:30 - 6:30 PM	TOTAL	3	336	49	80	24	2							494		3			3	
	TRUCK	0%	1%	0%	6%	0%	0%													0.68
5:45 - 6:45 PM	TOTAL	4	289	56	82	23	2							456		3			3	
	TRUCK	0%	1%	0%	5%	0%	0%													0.63
6:00 - 7:00 PM	TOTAL	6	381	51	80	21	4							543	1	4			5	
	TRUCK	0%	1%	0%	5%	0%	0%													0.75

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street WB - Thru
7:
8:
9:

A: Cross Beekman Street east of INT
B: Cross W Main Street south of INT
C:

4:	**Beekman Street WB - Right**	**10:**		**D:**	
5:	**W Main Street SB - Left**	**11:**			
6:	**W Main Street SB - Right**	**12:**			

DATE:	2/25/2020	CALCULATIONS - DO NOT EDIT THIS SHEET	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	NY 9D & Beekman Street / W Church Street		INT #:	3

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	37	1	1	0	2	1	3	58	1	2	69	112	287	2			2	4	
	TRUCK	2						1	2	1		6	1							
7:15 - 7:30 AM	TOTAL	44	1	3	1	4	2	6	75	0	1	55	64	256	2	3		4	9	
	TRUCK	3		1					3			6	1							
7:30 - 7:45 AM	TOTAL	21	3	2	1	5	1	5	89	0	1	62	43	233		1		1	2	
	TRUCK	1						1	5			7	1							
7:45 - 8:00 AM	TOTAL	28	0	3	0	3	1	4	88	0	0	114	37	278		1		1	2	
	TRUCK	2							5											
8:00 - 8:15 AM	TOTAL	10	3	1	1	4	0	5	97	0	0	97	62	280		1	1		2	
	TRUCK							1	3			8								
8:15 - 8:30 AM	TOTAL	35	1	1	2	1	0	2	75	0	0	119	27	263	4			1	5	
	TRUCK	1							2			9	4							
8:30 - 8:45 AM	TOTAL	16	1	2	3	1	0	7	121	0	0	110	32	293	1	4		4	9	
	TRUCK								7			4								
8:45 - 9:00 AM	TOTAL	16	2	2	0	1	1	7	78	0	0	112	35	254	2				2	
	TRUCK								9			5	2							
4:00 - 4:15 PM	TOTAL	26	1	5	0	1	0	6	109	1	1	102	16	268		2		2	4	
	TRUCK								2			1	1							
4:15 - 4:30 PM	TOTAL	83	2	1	1	0	2	2	91	1	0	111	9	303		3		3	6	
	TRUCK	2							4			6								
4:30 - 4:45 PM	TOTAL	21	1	1	2	2	2	4	134	1	4	130	18	320		2		1	3	
	TRUCK	1						1	3			4								
4:45 - 5:00 PM	TOTAL	96	0	1	0	2	0	6	116	3	0	105	17	346				1	1	
	TRUCK	1							8				2							
5:00 - 5:15 PM	TOTAL	14	1	2	0	2	1	7	94	0	2	97	17	237		1	1		2	
	TRUCK							1	3											
5:15 - 5:30 PM	TOTAL	93	1	10	0	2	0	8	73	2	2	135	13	339				2	2	
	TRUCK	1							1			1								
5:30 - 5:45 PM	TOTAL	61	2	5	0	3	0	3	88	1	1	111	30	305	1	3		2	6	
	TRUCK							1	2			2	1							
5:45 - 6:00 PM	TOTAL	45	1	3	3	0	0	2	97	0	0	118	27	296		1	1		2	
	TRUCK	1							2			3								

6:00 - 6:15 PM	TOTAL	59	2	3	2	1	0	9	59	0	1	86	24	246	1				1	
	TRUCK							1				1	1							
6:15 - 6:30 PM	TOTAL	147	0	3	2	0	0	2	80	0	2	88	19	343	1	1	1		3	
	TRUCK											1								
6:30 - 6:45 PM	TOTAL	43	2	4	1	5	2	4	58	0	4	91	35	249		1		2	3	
	TRUCK	1							2			1	1							
6:45 - 7:00 PM	TOTAL	119	4	6	1	0	1	3	61	0	1	77	15	288		3		3	6	
	TRUCK							1	1				1							

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street EB - Right
4: W Church Street WB - Left
5: W Church Street WB - Thru
6: W Church Street WB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right
10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

A: Cross Beekman Street west of INT
B: Cross W Church Street east of INT
C: Cross 9D south of INT
D: Cross 9D north of INT

DATE:	2/25/2020	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM	NAME:	Traffic Databank
LOCATION:	NY 9D & Beekman Street / W Church Street	INT #:	3

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	130	5	9	2	14	5	18	310	1	4	300	256	1,054	4	5		8	17	
	TRUCK	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%							0.92
7:15 - 8:15 AM	TOTAL	103	7	9	3	16	4	20	349		2	328	206	1,047	2	6	1	6	15	
	TRUCK	6%	0%	11%	0%	0%	0%	10%	5%		0%	6%	1%							0.93
7:30 - 8:30 AM	TOTAL	94	7	7	4	13	2	16	349		1	392	169	1,054	4	3	1	3	11	
	TRUCK	4%	0%	0%	0%	0%	0%	13%	4%		0%	6%	3%							0.94
7:45 - 8:45 AM	TOTAL	89	5	7	6	9	1	18	381			440	158	1,114	5	6	1	6	18	
	TRUCK	3%	0%	0%	0%	0%	0%	6%	4%			5%	3%							0.95
8:00 - 9:00 AM	TOTAL	77	7	6	6	7	1	21	371			438	156	1,090	7	5	1	5	18	
	TRUCK	1%	0%	0%	0%	0%	0%	5%	6%			6%	4%							0.93
4:00 - 5:00 PM	TOTAL	226	4	8	3	5	4	18	450	6	5	448	60	1,237		7		7	14	
	TRUCK	2%	0%	0%	0%	0%	0%	6%	4%	0%	0%	2%	5%							0.89
4:15 - 5:15 PM	TOTAL	214	4	5	3	6	5	19	435	5	6	443	61	1,206		6	1	5	12	
	TRUCK	2%	0%	0%	0%	0%	0%	11%	4%	0%	0%	2%	3%							0.87
4:30 - 5:30 PM	TOTAL	224	3	14	2	8	3	25	417	6	8	467	65	1,242		3	1	4	8	
	TRUCK	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	3%							0.90
4:45 - 5:45 PM	TOTAL	264	4	18		9	1	24	371	6	5	448	77	1,227	1	4	1	5	11	
	TRUCK	1%	0%	0%		0%	0%	8%	4%	0%	0%	1%	4%							0.89
5:00 - 6:00 PM	TOTAL	213	5	20	3	7	1	20	352	3	5	461	87	1,177	1	5	2	4	12	
	TRUCK	1%	0%	0%	0%	0%	0%	10%	2%	0%	0%	1%	1%							0.87
5:15 - 6:15 PM	TOTAL	258	6	21	5	6		22	317	3	4	450	94	1,186	2	4	1	4	11	
	TRUCK	1%	0%	0%	0%	0%		9%	2%	0%	0%	2%	2%							0.87
5:30 - 6:30 PM	TOTAL	312	5	14	7	4		16	324	1	4	403	100	1,190	3	5	2	2	12	
	TRUCK	0%	0%	0%	0%	0%		13%	1%	0%	0%	2%	2%							0.87
5:45 - 6:45 PM	TOTAL	294	5	13	8	6	2	17	294		7	383	105	1,134	2	3	2	2	9	
	TRUCK	1%	0%	0%	0%	0%	0%	6%	1%		0%	2%	2%							0.83
6:00 - 7:00 PM	TOTAL	368	8	16	6	6	3	18	258		8	342	93	1,126	2	5	1	5	13	
	TRUCK	0%	0%	0%	0%	0%	0%	11%	1%		0%	1%	3%							0.82

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street EB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right

A: Cross Beekman Street west of INT
B: Cross W Church Street east of INT
C: Cross 9D south of INT

4: W Church Street WB - Left
5: W Church Street WB - Thru
6: W Church Street WB - Right

10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

D: Cross 9D north of INT

DATE:	2/25/2020		JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	NY 9D & Tompkins Avenue / Ralph Street		INT #:	4

CALCULATIONS - DO NOT EDIT THIS SHEET

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	5	1	2	1	0	0	0	97	0	0	189	18	313	2		3		5	
	TRUCK								4			6								
7:15 - 7:30 AM	TOTAL	8	1	1	0	1	1	2	119	0	0	124	21	278						
	TRUCK						1		6			7	2							
7:30 - 7:45 AM	TOTAL	7	0	2	2	0	1	1	111	1	0	113	11	249	1	1			2	
	TRUCK			1	1				6			7								
7:45 - 8:00 AM	TOTAL	4	6	3	3	1	1	0	120	0	0	145	9	292	1	1	2		4	
	TRUCK								6											
8:00 - 8:15 AM	TOTAL	4	0	3	1	0	4	7	100	1	2	159	9	290			2		2	
	TRUCK			1					3		1	7	1							
8:15 - 8:30 AM	TOTAL	2	2	6	3	0	2	4	106	0	4	142	8	279	3		1		4	
	TRUCK				1				3			10	1							
8:30 - 8:45 AM	TOTAL	3	1	6	2	1	3	2	133	1	0	132	4	288	5		2		7	
	TRUCK	1							8			4								
8:45 - 9:00 AM	TOTAL	6	0	3	1	0	2	4	95	0	0	151	9	271		1			1	
	TRUCK								9			8								
4:00 - 4:15 PM	TOTAL	5	0	3	1	1	0	6	130	2	1	116	9	274	1				1	
	TRUCK	1							2			2	1							
4:15 - 4:30 PM	TOTAL	10	0	2	0	1	3	3	172	0	1	115	5	312	1	1			2	
	TRUCK							1	5			6								
4:30 - 4:45 PM	TOTAL	6	1	6	0	0	2	8	147	1	2	154	6	333	1	1			2	
	TRUCK			1				1	3			3								
4:45 - 5:00 PM	TOTAL	8	1	1	0	1	1	5	204	1	3	120	9	354						
	TRUCK							1	8			2								
5:00 - 5:15 PM	TOTAL	7	0	3	0	0	2	4	104	2	1	112	8	243		2		1	3	
	TRUCK	1							4											
5:15 - 5:30 PM	TOTAL	2	1	6	0	0	4	5	165	1	1	152	6	343						
	TRUCK						1		2			1			1				1	
5:30 - 5:45 PM	TOTAL	8	0	1	1	0	1	4	142	1	1	142	11	312		1			1	
	TRUCK								2			3								
5:45 - 6:00 PM	TOTAL	8	0	3	0	0	2	7	135	1	1	139	5	301	1		4		5	
	TRUCK								3			3								

6:00 - 6:15 PM	TOTAL	2	0	0	0	1	1	0	122	0	1	125	7	259						
	TRUCK											2								
6:15 - 6:30 PM	TOTAL	3	1	4	0	1	0	2	217	2	2	105	8	345			1		1	
	TRUCK											1								
6:30 - 6:45 PM	TOTAL	10	2	5	1	1	2	7	99	3	3	126	6	265	1				1	
	TRUCK								3			1								
6:45 - 7:00 PM	TOTAL	5	0	3	1	0	0	0	182	0	0	96	4	291	1				1	
	TRUCK								1											

1: Tompkins Ave EB - Left
2: Tompkins Ave EB - Thru
3: Tompkins Ave EB - Right
4: Ralph Street WB - Left
5: Ralph Street WB - Thru
6: Ralph Street WB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right
10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

A: Cross Tompkins Ave west of INT
B: Cross Ralph Street east of INT
C: Cross NY 9D south of INT
D: Cross NY 9D north of INT

DATE:	2/25/2020		JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	NY 9D & Tompkins Avenue / Ralph Street		INT #:	4

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	24	8	8	6	2	3	3	447	1		571	59	1,132	4	2	5		11	
	TRUCK	0%	0%	13%	17%	0%	33%	0%	5%	0%		4%	3%							0.90
7:15 - 8:15 AM	TOTAL	23	7	9	6	2	7	10	450	2	2	541	50	1,109	2	2	4		8	
	TRUCK	0%	0%	22%	17%	0%	14%	0%	5%	0%	50%	4%	6%							0.95
7:30 - 8:30 AM	TOTAL	17	8	14	9	1	8	12	437	2	6	559	37	1,110	5	2	5		12	
	TRUCK	0%	0%	14%	22%	0%	0%	0%	4%	0%	17%	4%	5%							0.95
7:45 - 8:45 AM	TOTAL	13	9	18	9	2	10	13	459	2	6	578	30	1,149	9	1	7		17	
	TRUCK	8%	0%	6%	11%	0%	0%	0%	4%	0%	17%	4%	7%							0.98
8:00 - 9:00 AM	TOTAL	15	3	18	7	1	11	17	434	2	6	584	30	1,128	8	1	5		14	
	TRUCK	7%	0%	6%	14%	0%	0%	0%	5%	0%	17%	5%	7%							0.97
4:00 - 5:00 PM	TOTAL	29	2	12	1	3	6	22	653	4	7	505	29	1,273	3	2			5	
	TRUCK	3%	0%	8%	0%	0%	0%	14%	3%	0%	0%	3%	3%							0.90
4:15 - 5:15 PM	TOTAL	31	2	12		2	8	20	627	4	7	501	28	1,242	2	4		1	7	
	TRUCK	3%	0%	8%		0%	0%	15%	3%	0%	0%	2%	0%							0.88
4:30 - 5:30 PM	TOTAL	23	3	16		1	9	22	620	5	7	538	29	1,273	1	3		1	5	
	TRUCK	4%	0%	6%		0%	11%	9%	3%	0%	0%	1%	0%		1				1	0.90
4:45 - 5:45 PM	TOTAL	25	2	11	1	1	8	18	615	5	6	526	34	1,252		3		1	4	
	TRUCK	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%		1				1	0.88
5:00 - 6:00 PM	TOTAL	25	1	13	1		9	20	546	5	4	545	30	1,199	1	3	4	1	9	
	TRUCK	4%	0%	0%	0%		11%	0%	2%	0%	0%	1%	0%		1				1	0.87
5:15 - 6:15 PM	TOTAL	20	1	10	1	1	8	16	564	3	4	558	29	1,215	1	1	4		6	
	TRUCK	0%	0%	0%	0%	0%	13%	0%	1%	0%	0%	2%	0%		1				1	0.89
5:30 - 6:30 PM	TOTAL	21	1	8	1	2	4	13	616	4	5	511	31	1,217	1	1	5		7	
	TRUCK	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	2%	0%							0.88
5:45 - 6:45 PM	TOTAL	23	3	12	1	3	5	16	573	6	7	495	26	1,170	2		5		7	
	TRUCK	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%							0.85
6:00 - 7:00 PM	TOTAL	20	3	12	2	3	3	9	620	5	6	452	25	1,160	2		1		3	
	TRUCK	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%							0.84

1: Tompkins Ave EB - Left
2: Tompkins Ave EB - Thru
3: Tompkins Ave EB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right

A: Cross Tompkins Ave west of INT
B: Cross Ralph Street east of INT
C: Cross NY 9D south of INT

4: Ralph Street WB - Left
5: Ralph Street WB - Thru
6: Ralph Street WB - Right

10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

D: Cross NY 9D north of INT

DATE:	6/22/2022		JOB NO:	18119
PERIOD:	7:00AM-4:00PM	ENTER COUNT DATA ON THIS PAGE	NAME:	EL/ERC
LOCATION:	West Main Street & Beekman Street		INT #:	2

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	17	15	0	0	0	0	0	0	0	0	18	0							
	TRUCK		1																	
7:15 - 7:30 AM	TOTAL	46	28	1	1	0	0	1	0	1	0	47	0							
	TRUCK											2								
7:30 - 7:45 AM	TOTAL	79	48	1	2	0	1	2	0	2	1	65	1							
	TRUCK	2																		
7:45 - 8:00 AM	TOTAL	97	62	1	2	0	1	4	0	3	2	90	1							
	TRUCK	2	1					1				1								
8:00 - 8:15 AM	TOTAL	134	83	1	4	0	1	5	0	3	4	112	1							
	TRUCK	1	1								1						1			
8:15 - 8:30 AM	TOTAL	148	100	1	5	0	1	12	0	3	5	135	1							
	TRUCK	1										1								
8:30 - 8:45 AM	TOTAL	178	118	1	5	0	2	16	0	5	7	163	1							
	TRUCK	1															1			
8:45 - 9:00 AM	TOTAL	196	133	2	5	0	2	27	0	6	14	189	2							
	TRUCK		1					1			1	1								
9:00 - 9:15 AM	TOTAL	229	147	4	6	0	3	34	0	6	14	211	2			2	3			
	TRUCK	2						1							2	1	2			
9:15 - 9:30 AM	TOTAL	243	164	4	8	0	4	36	0	6	14	227	2		1	2				
	TRUCK	2	1																	
9:30 - 9:45 AM	TOTAL	257	178	5	9	0	4	39	0	6	15	240	2			2				
	TRUCK	1	1									1								
9:45 - 10:00 AM	TOTAL	282	196	5	10	0	4	47	0	6	15	259	2		1	3	1			
	TRUCK	1	1																	
10:00 - 10:15 AM	TOTAL	294	201	6	10	0	4	55	0	7	16	272	2							
	TRUCK																1			
10:15 - 10:30 AM	TOTAL	304	203	6	11	0	4	61	0	7	19	296	2			1				
	TRUCK										1	1						1		
10:30 - 10:45 AM	TOTAL	318	225	6	11	0	4	64	0	97	20	311	3				1			
	TRUCK	1								1		1								
10:45 - 11:00 AM	TOTAL	329	240	6	12	0	4	65	0	8	20	326	3							
	TRUCK																1			

11:00 - 11:15 AM	TOTAL	336	250	6	12	0	4	76	0	8	20	342	3		1	1				
	TRUCK							1												
11:15 - 11:30 AM	TOTAL	347	262	6	12	0	4	80	0	9	21	362	3			1				
	TRUCK	2																		
11:30 - 11:45 AM	TOTAL	19	15	3	0	0	0	5	0	1	1	10	0		6		1			
	TRUCK	2		1																
11:45 - 12:00 PM	TOTAL	48	34	3	3	0	0	15	0	2	4	25	0		3					
	TRUCK																			
12:00 - 12:15 PM	TOTAL	64	40	3	5	0	0	20	0	5	9	45	0			2				
	TRUCK	2																		
12:15 - 12:30 PM	TOTAL	76	49	3	5	0	0	32	0	5	9	62	0		3	3				
	TRUCK	1	1															3		
12:30 - 12:45 PM	TOTAL	93	64	4	7	0	0	35	0	6	13	75	0		2	1				
	TRUCK	2	1																	
12:45 - 1:00 PM	TOTAL	113	81	6	8	0	0	42	0	7	14	95	0		4	4	1	2		
	TRUCK	1	1																	
1:00 - 1:15 PM	TOTAL	120	93	8	8	0	0	46	0	8	16	107	0			2				
	TRUCK	1																		
1:15 - 1:30 PM	TOTAL	139	107	8	8	0	0	51	0	9	17	131	0			4				
	TRUCK	1																		
1:30 - 1:45 PM	TOTAL	159	118	8	8	0	0	58	0	10	18	151	0		1	3	1			
	TRUCK	2						1				1								
1:45 - 2:00 PM	TOTAL	188	125	8	8	0	0	66	0	13	19	170	0		2					
	TRUCK	1																		
2:00 - 2:15 PM	TOTAL	204	136	8	9	0	0	72	0	14	21	192	0			1				
	TRUCK	1						1		1		1				1				
2:15 - 2:30 PM	TOTAL	216	144	8	9	0	0	90	0	14	24	229	1		1	4		1		
	TRUCK	11													1			1		
2:30 - 2:45 PM	TOTAL	229	152	8	9	0	0	98	0	15	27	240	1		2	3				
	TRUCK	1						2												
2:45 - 3:00 PM	TOTAL	255	163	8	9	0	0	102	0	15	29	263	1			1				
	TRUCK																			

3:00 - 3:15 PM	TOTAL	273	180	8	9	0	0	113	0	15	32	280	1		1	2				
	TRUCK	1	1													1				
3:15 - 3:30 PM	TOTAL	292	188	8	9	0	0	126	0	17	34	327	1			5		1		
	TRUCK	1						1				1				2				
3:30 - 3:45 PM	TOTAL	299	193	8	9	0	0	135	0	18	34	343	1		1		1			
	TRUCK	1																		
3:45 - 4:00 PM	TOTAL	311	199	8	10	0	0	141	0	18	34	347	1		1	1				
	TRUCK	1	1					2										1		

1: Beekman St WB R
2: Beekman St WB T
3: Beekman St WB L
4: The View Driveway R
5: The View Driveway T
6: The View Driveway L
7: W. Main St L
8: W. Main St T
9: W. Main St R
10: Beekman St EB L
11: Beekman St EB T
12: Beekman St EB R

A: Cross Beekman Street East of INT
B: Cross The View Driveway
C: Beekman Street West of INT
D: W Main Street North of INT

DATE:	6/22/2022	CALCULATIONS - DO NOT EDIT THIS SHEET	JOB NO:	18119
PERIOD:	7:00AM-4:00PM		NAME:	EL/ERC
LOCATION:	West Main Street & Beekman Street		INT #:	2

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	17	15	0	0	0	0	0	0	0	0	18	0	50	0	0	0	0	0	
	TRUCK	0	1	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
7:15 - 7:30 AM	TOTAL	29	13	1	1	0	0	1	0	1	0	29	0	75	0	0	0	0	0	
	TRUCK	0	0	0	0	0	0	0	0	0	0	2	0		0	0	0	0	0	
7:30 - 7:45 AM	TOTAL	33	20	0	1	0	1	1	0	1	1	18	1	77	0	0	0	0	0	
	TRUCK	2	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
7:45 - 8:00 AM	TOTAL	18	14	0	0	0	0	2	0	1	1	25	0	61	0	0	0	0	0	
	TRUCK	2	1	0	0	0	0	1	0	0	0	1	0		0	0	0	0	0	
8:00 - 8:15 AM	TOTAL	37	21	0	2	0	0	1	0	0	2	22	0	85	0	0	0	0	0	
	TRUCK	1	1	0	0	0	0	0	0	0	1	0	0		0	0	1	0	1	
8:15 - 8:30 AM	TOTAL	14	17	0	1	0	0	7	0	0	1	23	0	63	0	0	0	0	0	
	TRUCK	1	0	0	0	0	0	0	0	0	0	1	0		0	0	0	0	0	
8:30 - 8:45 AM	TOTAL	30	18	0	0	0	1	4	0	2	2	28	0	85	0	0	0	0	0	
	TRUCK	1	0	0	0	0	0	0	0	0	0	0	0		0	0	1	0	1	
8:45 - 9:00 AM	TOTAL	18	15	1	0	0	0	11	0	1	7	26	1	80	0	0	0	0	0	
	TRUCK	0	1	0	0	0	0	1	0	0	1	1	0		0	0	0	0	0	
9:00 - 9:15 AM	TOTAL	33	14	2	1	0	1	7	0	0	0	22	0	80	0	2	3	0	5	
	TRUCK	2	0	0	0	0	0	1	0	0	0	0	0		2	1	2	0	5	
9:15 - 9:30 AM	TOTAL	14	17	0	2	0	1	2	0	0	0	16	0	52	1	2	0	0	3	
	TRUCK	2	1	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
9:30 - 9:45 AM	TOTAL	14	14	1	1	0	0	3	0	0	1	13	0	47	0	2	0	0	2	
	TRUCK	1	1	0	0	0	0	0	0	0	0	1	0		0	0	0	0	0	
9:45 - 10:00 AM	TOTAL	25	18	0	1	0	0	8	0	0	0	19	0	71	1	3	1	0	5	
	TRUCK	1	1	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
10:00 - 10:15 AM	TOTAL	12	5	1	0	0	0	8	0	1	1	13	0	41	0	0	0	0	0	
	TRUCK	0	0	0	0	0	0	0	0	0	0	0	0		0	0	1	0	1	
10:15 - 10:30 AM	TOTAL	10	2	0	1	0	0	6	0	0	3	24	0	46	0	1	0	0	1	
	TRUCK	0	0	0	0	0	0	0	0	0	1	1	0		0	0	0	1	1	
10:30 - 10:45 AM	TOTAL	14	22	0	0	0	0	3	0	90	1	15	1	146	0	0	1	0	1	
	TRUCK	1	0	0	0	0	0	0	0	1	0	1	0		0	0	0	0	0	
10:45 - 11:00 AM	TOTAL	11	15	0	1	0	0	1	0	-89	0	15	0	-46	0	0	0	0	0	
	TRUCK	0	0	0	0	0	0	0	0	0	0	0	0		0	0	1	0	1	

11:00 - 11:15 AM	TOTAL	7	10	0	0	0	0	11	0	0	0	16	0	44	1	1	0	0	2	
	TRUCK	0	0	0	0	0	0	1	0	0	0	0	0		0	0	0	0	0	
11:15 - 11:30 AM	TOTAL	11	12	0	0	0	0	4	0	1	1	20	0	49	0	1	0	0	1	
	TRUCK	2	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
11:30 - 11:45 AM	TOTAL	19	15	3	0	0	0	5	0	1	1	10	0	54	6	0	1	0	7	
	TRUCK	2	0	1	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
11:45 - 12:00 PM	TOTAL	29	19	0	3	0	0	10	0	1	3	15	0	80	3	0	0	0	3	
	TRUCK	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
12:00 - 12:15 PM	TOTAL	16	6	0	2	0	0	5	0	3	5	20	0	57	0	2	0	0	2	
	TRUCK	2	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
12:15 - 12:30 PM	TOTAL	12	9	0	0	0	0	12	0	0	0	17	0	50	3	3	0	0	6	
	TRUCK	1	1	0	0	0	0	0	0	0	0	0	0		0	0	0	3	3	
12:30 - 12:45 PM	TOTAL	17	15	1	2	0	0	3	0	1	4	13	0	56	2	1	0	0	3	
	TRUCK	2	1	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
12:45 - 1:00 PM	TOTAL	20	17	2	1	0	0	7	0	1	1	20	0	69	4	4	1	2	11	
	TRUCK	1	1	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
1:00 - 1:15 PM	TOTAL	7	12	2	0	0	0	4	0	1	2	12	0	40	0	2	0	0	2	
	TRUCK	1	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
1:15 - 1:30 PM	TOTAL	19	14	0	0	0	0	5	0	1	1	24	0	64	0	4	0	0	4	
	TRUCK	1	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
1:30 - 1:45 PM	TOTAL	20	11	0	0	0	0	7	0	1	1	20	0	60	1	3	1	0	5	
	TRUCK	2	0	0	0	0	0	1	0	0	0	1	0		0	0	0	0	0	
1:45 - 2:00 PM	TOTAL	29	7	0	0	0	0	8	0	3	1	19	0	67	2	0	0	0	2	
	TRUCK	1	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
2:00 - 2:15 PM	TOTAL	16	11	0	1	0	0	6	0	1	2	22	0	59	0	1	0	0	1	
	TRUCK	1	0	0	0	0	0	1	0	1	0	1	0		0	1	0	0	1	
2:15 - 2:30 PM	TOTAL	12	8	0	0	0	0	18	0	0	3	37	1	79	1	4	0	1	6	
	TRUCK	11	0	0	0	0	0	0	0	0	0	0	0		1	0	0	1	2	
2:30 - 2:45 PM	TOTAL	13	8	0	0	0	0	8	0	1	3	11	0	44	2	3	0	0	5	
	TRUCK	1	0	0	0	0	0	2	0	0	0	0	0		0	0	0	0	0	
2:45 - 3:00 PM	TOTAL	26	11	0	0	0	0	4	0	0	2	23	0	66	0	1	0	0	1	
	TRUCK	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	

3:00 - 3:15 PM	TOTAL	18	17	0	0	0	0	11	0	0	3	17	0	66	1	2	0	0	3	
	TRUCK	1	1	0	0	0	0	0	0	0	0	0	0		0	1	0	0	1	
3:15 - 3:30 PM	TOTAL	19	8	0	0	0	0	13	0	2	2	47	0	91	0	5	0	1	6	
	TRUCK	1	0	0	0	0	0	1	0	0	0	1	0		0	2	0	0	2	
3:30 - 3:45 PM	TOTAL	7	5	0	0	0	0	9	0	1	0	16	0	38	1	0	1	0	2	
	TRUCK	1	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	
3:45 - 4:00 PM	TOTAL	12	6	0	1	0	0	6	0	0	0	4	0	29	1	1	0	0	2	
	TRUCK	1	1	0	0	0	0	2	0	0	0	0	0		0	0	0	1	1	

1: Beekman St WB R
2: Beekman St WB T
3: Beekman St WB L
4: The View Driveway R
5: The View Driveway T
6: The View Driveway L
7: W. Main St L
8: W. Main St T
9: W. Main St R
10: Beekman St EB L
11: Beekman St EB T
12: Beekman St EB R

A: Cross Beekman Street East of INT
B: Cross The View Driveway
C: Beekman Street West of INT
D: W Main Street North of INT

DATE:	6/22/2022		JOB NO:	18119
PERIOD:	7:00AM-4:00PM		NAME:	EL/ERC
LOCATION:	West Main Street & Beekman Street		INT #:	2

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	97	62	1	2		1	4		3	2	90	1	263						
	TRUCK	4%	3%	0%	0%		0%	25%		0%	0%	3%	0%							0.85
7:15 - 8:15 AM	TOTAL	117	68	1	4		1	5		3	4	94	1	298						
	TRUCK	4%	3%	0%	0%		0%	20%		0%	25%	3%	0%				1		1	0.88
7:30 - 8:30 AM	TOTAL	102	72		4		1	11		2	5	88	1	286						
	TRUCK	6%	3%		0%		0%	9%		0%	20%	2%	0%				1		1	0.84
7:45 - 8:45 AM	TOTAL	99	70		3		1	14		3	6	98		294						
	TRUCK	5%	3%		0%		0%	7%		0%	17%	2%					2		2	0.86
8:00 - 9:00 AM	TOTAL	99	71	1	3		1	23		3	12	99	1	313						
	TRUCK	3%	3%	0%	0%		0%	4%		0%	17%	2%	0%				2		2	0.92
8:15 - 9:15 AM	TOTAL	95	64	3	2		2	29		3	10	99	1	308		2	3		5	
	TRUCK	4%	2%	0%	0%		0%	7%		0%	10%	2%	0%		2	1	3		6	0.91
8:30 - 9:30 AM	TOTAL	95	64	3	3		3	24		3	9	92	1	297	1	4	4		9	
	TRUCK	5%	3%	0%	0%		0%	8%		0%	11%	1%	0%		2	1	3		6	0.87
8:45 - 9:45 AM	TOTAL	79	60	4	4		2	23		1	8	77		258	1	6	3		10	
	TRUCK	6%	5%	0%	0%		0%	9%		0%	13%	3%			2	1	2		5	0.81
9:00 - 10:00 AM	TOTAL	86	63	3	5		2	20			1	70		250	2	9	4		15	
	TRUCK	7%	5%	0%	0%		0%	5%			0%	1%			2	1	2		5	0.78
9:15 - 10:15 AM	TOTAL	65	54	2	4		1	21		1	2	61		211	2	7	1		10	
	TRUCK	6%	6%	0%	0%		0%	0%		0%	0%	2%					1		1	0.74
9:30 - 10:30 AM	TOTAL	61	39	2	3			25		1	5	69		205	1	6	1		8	
	TRUCK	3%	5%	0%	0%			0%		0%	20%	3%					1	1	2	0.72
9:45 - 10:45 AM	TOTAL	61	47	1	2			25		91	5	71	1	304	1	4	2		7	
	TRUCK	3%	2%	0%	0%			0%		1%	20%	3%	0%				1	1	2	0.52
10:00 - 11:00 AM	TOTAL	47	44	1	2			18		2	5	67	1	187		1	1		2	
	TRUCK	2%	0%	0%	0%			0%		50%	20%	3%	0%				2	1	3	0.32
10:15 - 11:15 AM	TOTAL	42	49		2			21		1	4	70	1	190	1	2	1		4	
	TRUCK	2%	0%		0%			5%		100%	25%	3%	0%				1	1	2	0.33
10:30 - 11:30 AM	TOTAL	43	59		1			19		2	2	66	1	193	1	2	1		4	
	TRUCK	7%	0%		0%			5%		50%	0%	2%	0%				1		1	0.33
10:45 - 11:45 AM	TOTAL	48	52	3	1			21			2	61		188	7	2	1		10	
	TRUCK	8%	0%	33%	0%			5%			0%	0%					1		1	0.87

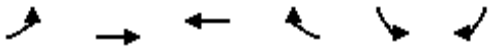
11:00 - 12:00 PM	TOTAL	66	56	3	3			30		3	5	61		227	10	2	1		13	
	TRUCK	6%	0%	33%	0%			3%		0%	0%	0%								0.71
11:15 - 12:15 PM	TOTAL	75	52	3	5			24		6	10	65		240	9	3	1		13	
	TRUCK	8%	0%	33%	0%			0%		0%	0%	0%								0.75
11:30 - 12:30 PM	TOTAL	76	49	3	5			32		5	9	62		241	12	5	1		18	
	TRUCK	7%	2%	33%	0%			0%		0%	0%	0%						3	3	0.75
11:45 - 12:45 PM	TOTAL	74	49	1	7			30		5	12	65		243	8	6			14	
	TRUCK	7%	4%	0%	0%			0%		0%	0%	0%						3	3	0.76
12:00 - 1:00 PM	TOTAL	65	47	3	5			27		5	10	70		232	9	10	1	2	22	
	TRUCK	9%	6%	0%	0%			0%		0%	0%	0%						3	3	0.84
12:15 - 1:15 PM	TOTAL	56	53	5	3			26		3	7	62		215	9	10	1	2	22	
	TRUCK	9%	6%	0%	0%			0%		0%	0%	0%						3	3	0.78
12:30 - 1:30 PM	TOTAL	63	58	5	3			19		4	8	69		229	6	11	1	2	20	
	TRUCK	8%	3%	0%	0%			0%		0%	0%	0%								0.83
12:45 - 1:45 PM	TOTAL	66	54	4	1			23		4	5	76		233	5	13	2	2	22	
	TRUCK	8%	2%	0%	0%			4%		0%	0%	1%								0.84
1:00 - 2:00 PM	TOTAL	75	44	2				24		6	5	75		231	3	9	1		13	
	TRUCK	7%	0%	0%				4%		0%	0%	1%								0.86
1:15 - 2:15 PM	TOTAL	84	43		1			26		6	5	85		250	3	8	1		12	
	TRUCK	6%	0%		0%			8%		17%	0%	2%				1			1	0.93
1:30 - 2:30 PM	TOTAL	77	37		1			39		5	7	98	1	265	4	8	1	1	14	
	TRUCK	19%	0%		0%			5%		20%	0%	2%	0%		1	1		1	3	0.84
1:45 - 2:45 PM	TOTAL	70	34		1			40		5	9	89	1	249	5	8		1	14	
	TRUCK	20%	0%		0%			8%		20%	0%	1%	0%		1	1		1	3	0.79
2:00 - 3:00 PM	TOTAL	67	38		1			36		2	10	93	1	248	3	9		1	13	
	TRUCK	19%	0%		0%			8%		50%	0%	1%	0%		1	1		1	3	0.78
2:15 - 3:15 PM	TOTAL	69	44					41		1	11	88	1	255	4	10		1	15	
	TRUCK	19%	2%					5%		0%	0%	0%	0%		1	1		1	3	0.81
2:30 - 3:30 PM	TOTAL	76	44					36		3	10	98		267	3	11		1	15	
	TRUCK	4%	2%					8%		0%	0%	1%				3			3	0.73
2:45 - 3:45 PM	TOTAL	70	41					37		3	7	103		261	2	8	1	1	12	
	TRUCK	4%	2%					3%		0%	0%	1%				3			3	0.72
3:00 - 4:00 PM	TOTAL	56	36		1			39		3	5	84		224	3	8	1	1	13	
	TRUCK	7%	6%		0%			8%		0%	0%	1%				3		1	4	0.62

1: Beekman St WB R
2: Beekman St WB T
3: Beekman St WB L
4: The View Driveway R
5: The View Driveway T
6: The View Driveway L
7: W. Main St L
8: W. Main St T
9: W. Main St R
10: Beekman St EB L
11: Beekman St EB T
12: Beekman St EB R

A: Cross Beekman Street East of INT
B: Cross The View Driveway
C: Beekman Street West of INT
D: W Main Street North of INT

APPENDIX D

CAPACITY ANALYSES



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	19	196	0	0	0
Future Volume (vph)	0	19	196	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	21	213	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	21	213	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

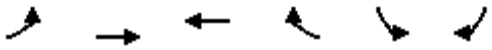
Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	19	196	0	0	0
Future Vol, veh/h	0	19	196	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	21	213	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	213	0	-	0	234	213
Stage 1	-	-	-	-	213	-
Stage 2	-	-	-	-	21	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1357	-	-	-	784	842
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	1005	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1357	-	-	-	784	842
Mov Cap-2 Maneuver	-	-	-	-	784	-
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	1005	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1357	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	7	127	112	189	19	0
Future Volume (vph)	7	127	112	189	19	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	16	16
Grade (%)		1%	-1%		5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.915			
Flt Protected		0.997			0.950	
Satd. Flow (prot)	0	1821	1715	0	1511	0
Flt Permitted		0.997			0.950	
Satd. Flow (perm)	0	1821	1715	0	1511	0
Link Speed (mph)		30	30		25	
Link Distance (ft)		591	933		513	
Travel Time (s)		13.4	21.2		14.0	
Confl. Peds. (#/hr)	4			4	1	
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	0%	3%	32%	0%
Parking (#/hr)	5	5				
Adj. Flow (vph)	9	165	145	245	25	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	174	390	0	25	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		16	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.85	1.02	0.99	0.99	0.88	0.88
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

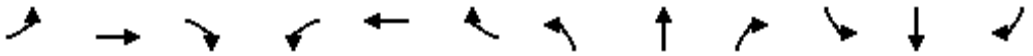
Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	127	112	189	19	0
Future Vol, veh/h	7	127	112	189	19	0
Conflicting Peds, #/hr	4	0	0	4	1	0
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	77	77	77	77	77	77
Heavy Vehicles, %	14	2	0	3	32	0
Mvmt Flow	9	165	145	245	25	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	394	0	-	0	456	272
Stage 1	-	-	-	-	272	-
Stage 2	-	-	-	-	184	-
Critical Hdwy	4.24	-	-	-	7.72	6.7
Critical Hdwy Stg 1	-	-	-	-	6.72	-
Critical Hdwy Stg 2	-	-	-	-	6.72	-
Follow-up Hdwy	2.326	-	-	-	3.788	3.3
Pot Cap-1 Maneuver	1102	-	-	-	450	743
Stage 1	-	-	-	-	658	-
Stage 2	-	-	-	-	741	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1096	-	-	-	441	739
Mov Cap-2 Maneuver	-	-	-	-	441	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	737	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	13.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1096	-	-	-	441
HCM Lane V/C Ratio	0.008	-	-	-	0.056
HCM Control Delay (s)	8.3	0	-	-	13.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



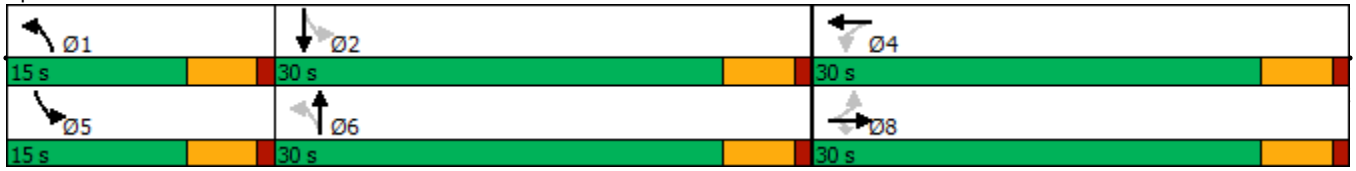
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	132	5	9	2	14	5	19	314	1	4	313	268
Future Volume (vph)	132	5	9	2	14	5	19	314	1	4	313	268
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		0.98			0.99		1.00	1.00		1.00	0.99	
Frt			0.850		0.969						0.931	
Flt Protected		0.954			0.995		0.950			0.950		
Satd. Flow (prot)	0	1640	1392	0	1744	0	1659	1902	0	1796	1789	0
Flt Permitted		0.717			0.967		0.296			0.542		
Satd. Flow (perm)	0	1211	1392	0	1695	0	516	1902	0	1022	1789	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			102		5						62	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	8					8	4		5	5		4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	143	5	10	2	15	5	21	341	1	4	340	291
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	148	10	0	22	0	21	342	0	4	631	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	0		2	0	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	0		78	0	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	0		-10	0	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	3.0		1.0	3.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38			38		
Detector 2 Size(ft)		40	40		40		40			40		

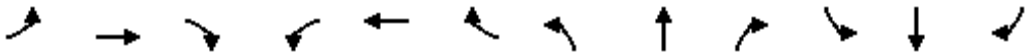
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0			3.0		
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	40.0%	40.0%	40.0%	40.0%	40.0%		20.0%	40.0%		20.0%	40.0%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		10.0	25.0		10.0	25.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Max		None	Max	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				4	4							
v/c Ratio		0.55	0.03		0.06		0.05	0.29		0.01	0.57	
Control Delay		25.4	0.1		13.7		6.2	8.8		6.0	12.6	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		25.4	0.1		13.7		6.2	8.8		6.0	12.6	
Queue Length 50th (ft)		34	0		3		2	40		1	81	
Queue Length 95th (ft)		94	0		19		11	150		4	#369	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		631	774		886		558	1166		795	1116	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.23	0.01		0.02		0.04	0.29		0.01	0.57	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 48.8	
Natural Cycle: 60	
Control Type: Semi Act-Uncoord	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street

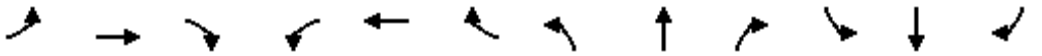




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	5	9	2	14	5	19	314	1	4	313	268
Future Volume (veh/h)	132	5	9	2	14	5	19	314	1	4	313	268
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.97	0.98		0.97	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1713	2385	2385	2385	1892	2062	2062	1894	1877	1877
Adj Flow Rate, veh/h	143	5	10	2	15	5	21	341	1	4	340	291
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	11	0	0	0	11	5	5	0	6	6
Cap, veh/h	324	7	219	83	215	65	394	987	3	673	500	428
Arrive On Green	0.15	0.15	0.15	0.15	0.15	0.15	0.02	0.48	0.48	0.08	0.54	0.54
Sat Flow, veh/h	1213	42	1415	47	1386	421	1802	2054	6	1804	932	798
Grp Volume(v), veh/h	148	0	10	22	0	0	21	0	342	4	0	631
Grp Sat Flow(s),veh/h/ln	1256	0	1415	1854	0	0	1802	0	2060	1804	0	1729
Q Serve(g_s), s	0.4	0.0	0.3	0.0	0.0	0.0	0.3	0.0	5.4	0.1	0.0	13.8
Cycle Q Clear(g_c), s	6.1	0.0	0.3	5.9	0.0	0.0	0.3	0.0	5.4	0.1	0.0	13.8
Prop In Lane	0.97		1.00	0.09		0.23	1.00		0.00	1.00		0.46
Lane Grp Cap(c), veh/h	330	0	219	363	0	0	394	0	989	673	0	929
V/C Ratio(X)	0.45	0.00	0.05	0.06	0.00	0.00	0.05	0.00	0.35	0.01	0.00	0.68
Avail Cap(c_a), veh/h	781	0	679	998	0	0	705	0	989	881	0	929
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	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.2	0.0	18.7	18.8	0.0	0.0	7.7	0.0	8.4	5.4	0.0	8.8
Incr Delay (d2), s/veh	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	4.0
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	1.6	0.0	0.1	0.2	0.0	0.0	0.1	0.0	2.2	0.0	0.0	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.6	0.0	18.8	18.8	0.0	0.0	7.7	0.0	9.4	5.4	0.0	12.8
LnGrp LOS	C	A	B	B	A	A	A	A	A	A	A	B
Approach Vol, veh/h		158			22			363			635	
Approach Delay, s/veh		21.4			18.8			9.3			12.7	
Approach LOS		C			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.0	33.0		13.2	9.0	30.0		13.2				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	25.0		25.0	10.0	25.0		25.0				
Max Q Clear Time (g_c+I1), s	2.3	0.0		7.9	2.1	0.0		8.1				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	0.0		0.4				

Intersection Summary			
HCM 6th Ctrl Delay		12.9	
HCM 6th LOS		B	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	24	8	8	6	2	3	3	447	1	0	571	59
Future Volume (vph)	24	8	8	6	2	3	3	447	1	0	571	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.973			0.966						0.986	
Flt Protected		0.971			0.972		0.950					
Satd. Flow (prot)	0	1685	0	0	1439	0	1823	1889	0	1957	1981	0
Flt Permitted		0.971			0.972		0.950					
Satd. Flow (perm)	0	1685	0	0	1439	0	1823	1889	0	1957	1981	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)			5	5			4		2	2		4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	13%	17%	0%	33%	0%	5%	0%	0%	4%	3%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	27	9	9	7	2	3	3	497	1	0	634	66
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	45	0	0	12	0	3	498	0	0	700	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

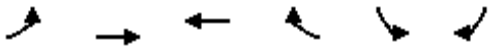
Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	8	8	6	2	3	3	447	1	0	571	59
Future Vol, veh/h	24	8	8	6	2	3	3	447	1	0	571	59
Conflicting Peds, #/hr	0	0	5	5	0	0	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	13	17	0	33	0	5	0	0	4	3
Mvmt Flow	27	9	9	7	2	3	3	497	1	0	634	66

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1177	1177	676	1187	1210	500	704	0	0	500	0	0
Stage 1	671	671	-	506	506	-	-	-	-	-	-	-
Stage 2	506	506	-	681	704	-	-	-	-	-	-	-
Critical Hdwy	6.3	5.7	5.93	6.87	6.1	6.33	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.417	3.653	4	3.597	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	220	250	469	176	211	528	903	-	-	1075	-	-
Stage 1	521	532	-	552	575	-	-	-	-	-	-	-
Stage 2	618	608	-	450	479	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	215	248	465	166	209	527	899	-	-	1073	-	-
Mov Cap-2 Maneuver	215	248	-	166	209	-	-	-	-	-	-	-
Stage 1	517	530	-	549	572	-	-	-	-	-	-	-
Stage 2	610	605	-	432	477	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.7	22.8	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	899	-	-	248	214	1073	-	-
HCM Lane V/C Ratio	0.004	-	-	0.179	0.057	-	-	-
HCM Control Delay (s)	9	-	-	22.7	22.8	0	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.2	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	24	81	0	0	0
Future Volume (vph)	0	24	81	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	26	88	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	26	88	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

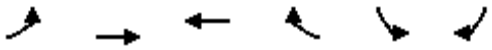
Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	24	81	0	0	0
Future Vol, veh/h	0	24	81	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	26	88	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	88	0	-	0	114	88
Stage 1	-	-	-	-	88	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1508	-	-	-	899	977
Stage 1	-	-	-	-	949	-
Stage 2	-	-	-	-	1001	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1508	-	-	-	899	977
Mov Cap-2 Maneuver	-	-	-	-	899	-
Stage 1	-	-	-	-	949	-
Stage 2	-	-	-	-	1001	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1508	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	285	47	76	19	5
Future Volume (vph)	5	285	47	76	19	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	16	16
Grade (%)		1%	-1%		5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.917		0.972	
Flt Protected		0.999			0.962	
Satd. Flow (prot)	0	1855	1669	0	1963	0
Flt Permitted		0.999			0.962	
Satd. Flow (perm)	0	1855	1669	0	1963	0
Link Speed (mph)		30	30		25	
Link Distance (ft)		591	933		513	
Travel Time (s)		13.4	21.2		14.0	
Confl. Peds. (#/hr)	3			3	2	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	0%	8%	0%	0%
Parking (#/hr)	5	5				
Adj. Flow (vph)	6	339	56	90	23	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	345	146	0	29	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		16	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.85	1.02	0.99	0.99	0.88	0.88
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

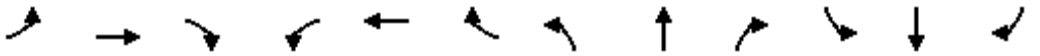
Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	285	47	76	19	5
Future Vol, veh/h	5	285	47	76	19	5
Conflicting Peds, #/hr	3	0	0	3	2	0
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	84	84	84	84	84	84
Heavy Vehicles, %	0	1	0	8	0	0
Mvmt Flow	6	339	56	90	23	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	149	0	-	0	457	104
Stage 1	-	-	-	-	104	-
Stage 2	-	-	-	-	353	-
Critical Hdwy	4.1	-	-	-	7.4	6.7
Critical Hdwy Stg 1	-	-	-	-	6.4	-
Critical Hdwy Stg 2	-	-	-	-	6.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1445	-	-	-	498	942
Stage 1	-	-	-	-	899	-
Stage 2	-	-	-	-	649	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1439	-	-	-	492	938
Mov Cap-2 Maneuver	-	-	-	-	492	-
Stage 1	-	-	-	-	891	-
Stage 2	-	-	-	-	646	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	12
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1439	-	-	-	546
HCM Lane V/C Ratio	0.004	-	-	-	0.052
HCM Control Delay (s)	7.5	0	-	-	12
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	281	4	19	0	10	1	27	371	6	5	448	86
Future Volume (vph)	281	4	19	0	10	1	27	371	6	5	448	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		1.00		1.00	1.00		1.00	1.00	
Frt			0.850		0.989			0.998			0.976	
Flt Protected		0.953					0.950			0.950		
Satd. Flow (prot)	0	1716	1546	0	1799	0	1705	1922	0	1796	1933	0
Flt Permitted		0.720					0.254			0.435		
Satd. Flow (perm)	0	1279	1512	0	1799	0	456	1922	0	821	1933	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85		1			1			13	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	5		1	1		5	1		4	4		1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	4%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	316	4	21	0	11	1	30	417	7	6	503	97
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	320	21	0	12	0	30	424	0	6	600	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	0		2	0	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	0		78	0	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	0		-10	0	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	3.0		1.0	3.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38			38		
Detector 2 Size(ft)		40	40		40		40			40		

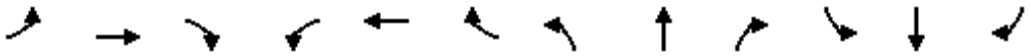
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0			3.0		
Turn Type	Perm	NA	Perm		NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		20.0	40.0		20.0	40.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		22.2%	44.4%		22.2%	44.4%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		15.0	35.0		15.0	35.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Max		None	Max	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				3	3							
v/c Ratio		0.80	0.04		0.02		0.09	0.42		0.01	0.62	
Control Delay		40.5	0.2		17.9		8.7	13.2		8.0	18.2	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		40.5	0.2		17.9		8.7	13.2		8.0	18.2	
Queue Length 50th (ft)		116	0		3		6	108		1	169	
Queue Length 95th (ft)		#276	0		15		17	220		6	344	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		452	589		637		513	1004		654	964	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.71	0.04		0.02		0.06	0.42		0.01	0.62	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 71.4	
Natural Cycle: 60	
Control Type: Semi Act-Uncoord	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	281	4	19	0	10	1	27	371	6	5	448	86
Future Volume (veh/h)	281	4	19	0	10	1	27	371	6	5	448	86
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	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1876	2385	2385	2385	1937	2077	2077	1894	1954	1954
Adj Flow Rate, veh/h	316	4	21	0	11	1	30	417	7	6	503	97
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	0	0	0	8	4	4	0	1	1
Cap, veh/h	452	4	410	0	496	45	383	976	16	533	810	156
Arrive On Green	0.26	0.26	0.26	0.00	0.26	0.26	0.02	0.48	0.48	0.05	0.51	0.51
Sat Flow, veh/h	1358	17	1575	0	1904	173	1845	2037	34	1804	1591	307
Grp Volume(v), veh/h	320	0	21	0	0	12	30	0	424	6	0	600
Grp Sat Flow(s),veh/h/ln	1375	0	1575	0	0	2078	1845	0	2071	1804	0	1898
Q Serve(g_s), s	16.1	0.0	0.7	0.0	0.0	0.3	0.6	0.0	9.8	0.1	0.0	16.6
Cycle Q Clear(g_c), s	16.4	0.0	0.7	0.0	0.0	0.3	0.6	0.0	9.8	0.1	0.0	16.6
Prop In Lane	0.99		1.00	0.00		0.08	1.00		0.02	1.00		0.16
Lane Grp Cap(c), veh/h	456	0	410	0	0	541	383	0	992	533	0	966
V/C Ratio(X)	0.70	0.00	0.05	0.00	0.00	0.02	0.08	0.00	0.43	0.01	0.00	0.62
Avail Cap(c_a), veh/h	571	0	539	0	0	711	716	0	992	805	0	966
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	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.2	0.0	20.2	0.0	0.0	20.1	10.6	0.0	12.5	8.6	0.0	12.9
Incr Delay (d2), s/veh	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	3.0
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	5.3	0.0	0.3	0.0	0.0	0.1	0.2	0.0	4.5	0.0	0.0	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.9	0.0	20.3	0.0	0.0	20.1	10.6	0.0	13.8	8.6	0.0	15.9
LnGrp LOS	C	A	C	A	A	C	B	A	B	A	A	B
Approach Vol, veh/h		341			12			454			606	
Approach Delay, s/veh		27.5			20.1			13.6			15.8	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	42.2		24.0	9.0	40.0		24.0				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	15.0	35.0		25.0	15.0	35.0		25.0				
Max Q Clear Time (g_c+I1), s	2.6	0.0		2.3	2.1	0.0		18.4				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	0.0		0.6				

Intersection Summary												
HCM 6th Ctrl Delay			17.9									
HCM 6th LOS			B									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	25	2	11	1	1	8	18	630	5	6	527	34
Future Volume (vph)	25	2	11	1	1	8	18	630	5	6	527	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.959			0.890			0.999			0.991	
Flt Protected		0.968			0.995		0.950			0.950		
Satd. Flow (prot)	0	1655	0	0	1450	0	1720	1924	0	1859	2049	0
Flt Permitted		0.968			0.995		0.950			0.950		
Satd. Flow (perm)	0	1655	0	0	1450	0	1720	1924	0	1859	2049	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)	1					1			3	3		
Confl. Bikes (#/hr)												1
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 (%)	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	28	2	13	1	1	9	20	716	6	7	599	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	43	0	0	11	0	20	722	0	7	638	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

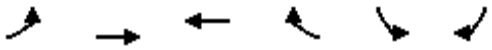
Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↰	↑		↰	↑	
Traffic Vol, veh/h	25	2	11	1	1	8	18	630	5	6	527	34
Future Vol, veh/h	25	2	11	1	1	8	18	630	5	6	527	34
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	4	0	0	0	0	13	6	3	0	0	1	0
Mvmt Flow	28	2	13	1	1	9	20	716	6	7	599	39

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1398	1398	619	1402	1414	723	638	0	0	725	0	0
Stage 1	633	633	-	762	762	-	-	-	-	-	-	-
Stage 2	765	765	-	640	652	-	-	-	-	-	-	-
Critical Hdwy	6.34	5.7	5.8	6.7	6.1	6.13	4.16	-	-	4.1	-	-
Critical Hdwy Stg 1	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.5	4	3.417	2.254	-	-	2.2	-	-
Pot Cap-1 Maneuver	160	194	527	139	163	425	927	-	-	887	-	-
Stage 1	535	548	-	436	453	-	-	-	-	-	-	-
Stage 2	466	492	-	502	502	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	152	188	527	131	158	423	927	-	-	884	-	-
Mov Cap-2 Maneuver	152	188	-	131	158	-	-	-	-	-	-	-
Stage 1	523	544	-	425	442	-	-	-	-	-	-	-
Stage 2	445	480	-	484	498	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	17.3	0.2	0.1
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	927	-	-	194	304	884	-	-
HCM Lane V/C Ratio	0.022	-	-	0.223	0.037	0.008	-	-
HCM Control Delay (s)	9	-	-	28.8	17.3	9.1	-	-
HCM Lane LOS	A	-	-	D	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.1	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	33	237	0	0	0
Future Volume (vph)	0	33	237	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	36	258	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	36	258	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

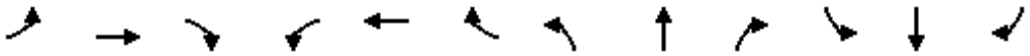
Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	33	237	0	0	0
Future Vol, veh/h	0	33	237	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	36	258	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	258	0	-	0	294	258
Stage 1	-	-	-	-	258	-
Stage 2	-	-	-	-	36	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1307	-	-	-	732	798
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	992	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1307	-	-	-	732	798
Mov Cap-2 Maneuver	-	-	-	-	732	-
Stage 1	-	-	-	-	820	-
Stage 2	-	-	-	-	992	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1307	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	139	1	5	121	219	3	0	19	33	0	0
Future Volume (vph)	19	139	1	5	121	219	3	0	19	33	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.914			0.884				
Flt Protected		0.994			0.999			0.993			0.950	
Satd. Flow (prot)	0	1800	0	0	1710	0	0	1635	0	0	1333	0
Flt Permitted		0.994			0.999			0.993			0.950	
Satd. Flow (perm)	0	1800	0	0	1710	0	0	1635	0	0	1333	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			186			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	4					4				1		
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	2%	2%	0%	3%	2%	2%	2%	32%	2%	0%
Parking (#/hr)	5	5	5									
Adj. Flow (vph)	25	181	1	6	157	284	4	0	25	43	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	207	0	0	447	0	0	29	0	0	43	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	0.85	1.02	1.01	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

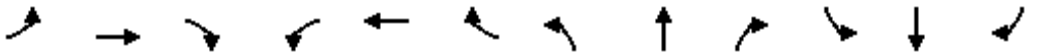
Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	19	139	1	5	121	219	3	0	19	33	0	0
Future Vol, veh/h	19	139	1	5	121	219	3	0	19	33	0	0
Conflicting Peds, #/hr	4	0	0	0	0	4	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	14	2	2	2	0	3	2	2	2	32	2	0
Mvmt Flow	25	181	1	6	157	284	4	0	25	43	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	445	0	0	182	0	0	543	689	183	560	547	303
Stage 1	-	-	-	-	-	-	232	232	-	315	315	-
Stage 2	-	-	-	-	-	-	311	457	-	245	232	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	8.42	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.788	4.018	3.3
Pot Cap-1 Maneuver	1054	-	-	1393	-	-	451	369	859	339	382	711
Stage 1	-	-	-	-	-	-	771	713	-	583	601	-
Stage 2	-	-	-	-	-	-	699	568	-	651	668	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1050	-	-	1393	-	-	440	356	858	320	368	708
Mov Cap-2 Maneuver	-	-	-	-	-	-	440	356	-	320	368	-
Stage 1	-	-	-	-	-	-	751	694	-	566	595	-
Stage 2	-	-	-	-	-	-	695	562	-	615	651	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.1	9.9	18
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	760	1050	-	-	1393	-	-	320
HCM Lane V/C Ratio	0.038	0.024	-	-	0.005	-	-	0.134
HCM Control Delay (s)	9.9	8.5	0	-	7.6	0	-	18
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.5



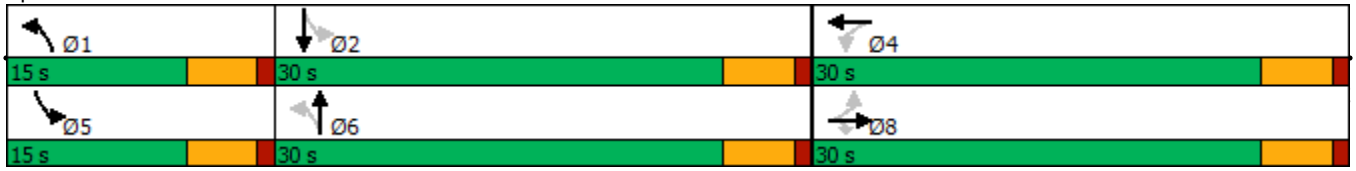
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	153	5	33	2	15	5	37	425	5	4	418	293
Future Volume (vph)	153	5	33	2	15	5	37	425	5	4	418	293
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		0.98			0.99		1.00	1.00		1.00	0.99	
Frt			0.850		0.971			0.998			0.938	
Flt Protected		0.954			0.996		0.950			0.950		
Satd. Flow (prot)	0	1639	1392	0	1750	0	1659	1885	0	1796	1800	0
Flt Permitted		0.716			0.974		0.152			0.431		
Satd. Flow (perm)	0	1209	1392	0	1711	0	265	1885	0	813	1800	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			102		5			1			50	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	8					8	4		5	5		4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	166	5	36	2	16	5	40	462	5	4	454	318
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	171	36	0	23	0	40	467	0	4	772	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

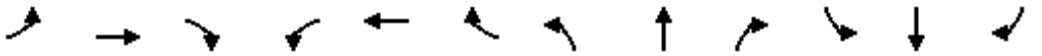
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	40.0%	40.0%	40.0%	40.0%	40.0%		20.0%	40.0%		20.0%	40.0%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		10.0	25.0		10.0	25.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				4	4							
v/c Ratio		0.62	0.09		0.06		0.15	0.45		0.01	0.81	
Control Delay		28.9	0.5		14.7		7.5	10.9		6.5	23.7	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		28.9	0.5		14.7		7.5	10.9		6.5	23.7	
Queue Length 50th (ft)		40	0		4		5	70		1	141	
Queue Length 95th (ft)		109	0		20		19	229		4	#539	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		564	704		801		415	1049		657	958	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.30	0.05		0.03		0.10	0.45		0.01	0.81	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 54.7	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street

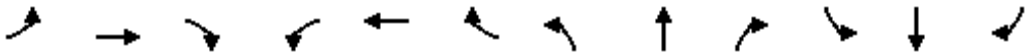




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	153	5	33	2	15	5	37	425	5	4	418	293
Future Volume (veh/h)	153	5	33	2	15	5	37	425	5	4	418	293
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.97	0.98		0.97	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1788	1876	1713	2385	2385	2385	1892	2062	579	1894	1877	1954
Adj Flow Rate, veh/h	166	5	36	2	16	5	40	462	5	4	454	318
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	6	0	11	0	0	0	11	5	100	0	6	1
Cap, veh/h	389	7	221	95	224	64	267	863	9	558	490	343
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.03	0.42	0.42	0.09	0.48	0.48
Sat Flow, veh/h	1487	45	1415	53	1432	413	1802	2035	22	1804	1025	718
Grp Volume(v), veh/h	171	0	36	23	0	0	40	0	467	4	0	772
Grp Sat Flow(s),veh/h/ln	1532	0	1415	1898	0	0	1802	0	2057	1804	0	1744
Q Serve(g_s), s	1.5	0.0	1.0	0.0	0.0	0.0	0.6	0.0	7.7	0.0	0.0	18.8
Cycle Q Clear(g_c), s	4.5	0.0	1.0	4.9	0.0	0.0	0.6	0.0	7.7	0.0	0.0	18.8
Prop In Lane	0.97		1.00	0.09		0.22	1.00		0.01	1.00		0.41
Lane Grp Cap(c), veh/h	396	0	221	383	0	0	267	0	873	558	0	833
V/C Ratio(X)	0.43	0.00	0.16	0.06	0.00	0.00	0.15	0.00	0.54	0.01	0.00	0.93
Avail Cap(c_a), veh/h	940	0	781	1157	0	0	602	0	1136	797	0	963
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	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.9	0.0	16.5	16.3	0.0	0.0	9.9	0.0	9.7	6.0	0.0	11.1
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.2	0.0	0.0	12.6
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	1.5	0.0	0.3	0.2	0.0	0.0	0.2	0.0	2.7	0.0	0.0	8.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.2	0.0	16.7	16.3	0.0	0.0	10.0	0.0	9.9	6.0	0.0	23.7
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	C
Approach Vol, veh/h		207			23			507			776	
Approach Delay, s/veh		17.9			16.3			9.9			23.6	
Approach LOS		B			B			A			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.6	26.6		12.2	9.0	24.2		12.2				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	25.0		25.0	10.0	25.0		25.0				
Max Q Clear Time (g_c+I1), s	2.6	20.8		6.9	2.0	9.7		6.5				
Green Ext Time (p_c), s	0.0	0.8		0.0	0.0	0.7		0.6				

Intersection Summary			
HCM 6th Ctrl Delay		18.1	
HCM 6th LOS		B	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	82	8	20	6	2	3	6	576	1	0	668	78
Future Volume (vph)	82	8	20	6	2	3	6	576	1	0	668	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.976			0.966						0.984	
Flt Protected		0.964			0.972		0.950					
Satd. Flow (prot)	0	1682	0	0	1439	0	1823	1889	0	1957	1977	0
Flt Permitted		0.964			0.972		0.950					
Satd. Flow (perm)	0	1682	0	0	1439	0	1823	1889	0	1957	1977	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)			5	5			4		2	2		4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	13%	17%	0%	33%	0%	5%	0%	0%	4%	3%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	91	9	22	7	2	3	7	640	1	0	742	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	0	0	12	0	7	641	0	0	829	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

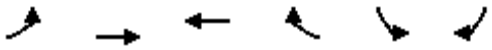
Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	82	8	20	6	2	3	6	576	1	0	668	78
Future Vol, veh/h	82	8	20	6	2	3	6	576	1	0	668	78
Conflicting Peds, #/hr	0	0	5	5	0	0	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	13	17	0	33	0	5	0	0	4	3
Mvmt Flow	91	9	22	7	2	3	7	640	1	0	742	87

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1447	1447	795	1463	1490	643	833	0	0	643	0	0
Stage 1	790	790	-	657	657	-	-	-	-	-	-	-
Stage 2	657	657	-	806	833	-	-	-	-	-	-	-
Critical Hdwy	6.3	5.7	5.93	6.87	6.1	6.33	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.417	3.653	4	3.597	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	152	183	405	116	147	438	809	-	-	951	-	-
Stage 1	461	482	-	463	500	-	-	-	-	-	-	-
Stage 2	529	538	-	388	424	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	147	180	401	104	145	437	805	-	-	949	-	-
Mov Cap-2 Maneuver	147	180	-	104	145	-	-	-	-	-	-	-
Stage 1	455	480	-	458	495	-	-	-	-	-	-	-
Stage 2	518	532	-	358	422	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	68	33.2	0.1	0
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	805	-	-	169	140	949	-	-
HCM Lane V/C Ratio	0.008	-	-	0.723	0.087	-	-	-
HCM Control Delay (s)	9.5	-	-	68	33.2	0	-	-
HCM Lane LOS	A	-	-	F	D	A	-	-
HCM 95th %tile Q(veh)	0	-	-	4.5	0.3	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	33	149	0	0	0
Future Volume (vph)	0	33	149	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	36	162	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	36	162	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

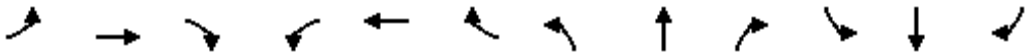
Intersection	
Int Delay, s/veh	0

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	33	149	0	0	0
Future Vol, veh/h	0	33	149	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	36	162	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	162	0	-	0	198	162
Stage 1	-	-	-	-	162	-
Stage 2	-	-	-	-	36	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1417	-	-	-	817	895
Stage 1	-	-	-	-	891	-
Stage 2	-	-	-	-	992	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1417	-	-	-	817	895
Mov Cap-2 Maneuver	-	-	-	-	817	-
Stage 1	-	-	-	-	891	-
Stage 2	-	-	-	-	992	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1417	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	319	3	17	53	100	2	0	9	28	0	5
Future Volume (vph)	48	319	3	17	53	100	2	0	9	28	0	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.920			0.886			0.979	
Flt Protected		0.994			0.995			0.992			0.959	
Satd. Flow (prot)	0	1845	0	0	1666	0	0	1637	0	0	1739	0
Flt Permitted		0.994			0.995			0.992			0.959	
Satd. Flow (perm)	0	1845	0	0	1666	0	0	1637	0	0	1739	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			185			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	3					3				2		
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	2%	2%	0%	8%	2%	2%	2%	0%	2%	0%
Parking (#/hr)	5	5	0									
Adj. Flow (vph)	57	380	4	20	63	119	2	0	11	33	0	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	441	0	0	202	0	0	13	0	0	39	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	0.85	1.02	0.85	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

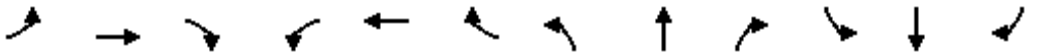
Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	48	319	3	17	53	100	2	0	9	28	0	5
Future Vol, veh/h	48	319	3	17	53	100	2	0	9	28	0	5
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	0	2	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	1	2	2	0	8	2	2	2	0	2	0
Mvmt Flow	57	380	4	20	63	119	2	0	11	33	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	185	0	0	384	0	0	662	721	384	670	664	126
Stage 1	-	-	-	-	-	-	496	496	-	166	166	-
Stage 2	-	-	-	-	-	-	166	225	-	504	498	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	6.52	6.22	8.1	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	4.018	3.318	3.5	4.018	3.3
Pot Cap-1 Maneuver	1402	-	-	1174	-	-	375	353	664	310	317	914
Stage 1	-	-	-	-	-	-	556	545	-	803	727	-
Stage 2	-	-	-	-	-	-	836	718	-	482	474	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1398	-	-	1174	-	-	353	327	663	287	294	911
Mov Cap-2 Maneuver	-	-	-	-	-	-	353	327	-	287	294	-
Stage 1	-	-	-	-	-	-	527	517	-	759	711	-
Stage 2	-	-	-	-	-	-	815	702	-	449	449	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.8	11.4	17.8
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	572	1398	-	-	1174	-	-	320
HCM Lane V/C Ratio	0.023	0.041	-	-	0.017	-	-	0.123
HCM Control Delay (s)	11.4	7.7	0	-	8.1	0	-	17.8
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	325	6	58	0	11	1	55	499	9	5	596	104
Future Volume (vph)	325	6	58	0	11	1	55	499	9	5	596	104
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		1.00		1.00	1.00		1.00	1.00	
Frt			0.850		0.990			0.997			0.978	
Flt Protected		0.953					0.950			0.950		
Satd. Flow (prot)	0	1716	1546	0	1801	0	1705	1920	0	1796	1938	0
Flt Permitted		0.721					0.097			0.324		
Satd. Flow (perm)	0	1281	1512	0	1801	0	174	1920	0	612	1938	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85		1			1			11	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	5		1	1		5	1		4	4		1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	4%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	365	7	65	0	12	1	62	561	10	6	670	117
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	372	65	0	13	0	62	571	0	6	787	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

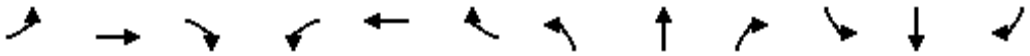
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm		NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		20.0	40.0		20.0	40.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		22.2%	44.4%		22.2%	44.4%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		15.0	35.0		15.0	35.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				3	3							
v/c Ratio		0.91	0.12		0.02		0.32	0.56		0.02	0.90	
Control Delay		55.5	3.9		19.0		12.5	15.6		8.0	36.4	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		55.5	3.9		19.0		12.5	15.6		8.0	36.4	
Queue Length 50th (ft)		179	0		4		13	163		1	354	
Queue Length 95th (ft)		#347	19		16		29	319		6	#596	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		410	542		577		390	1015		565	875	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.91	0.12		0.02		0.16	0.56		0.01	0.90	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 78.3	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street

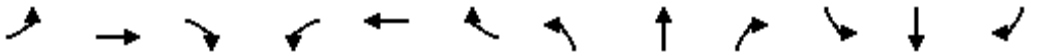




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	325	6	58	0	11	1	55	499	9	5	596	104
Future Volume (veh/h)	325	6	58	0	11	1	55	499	9	5	596	104
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1862	1876	1876	2385	2385	2385	1937	2077	2140	1894	1954	1908
Adj Flow Rate, veh/h	365	7	65	0	12	1	62	561	10	6	670	117
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	1	0	0	0	0	0	8	4	0	0	1	4
Cap, veh/h	514	8	477	0	581	48	210	857	15	380	711	124
Arrive On Green	0.30	0.30	0.30	0.00	0.30	0.30	0.04	0.42	0.42	0.06	0.44	0.44
Sat Flow, veh/h	1355	26	1577	0	1920	160	1845	2034	36	1804	1619	283
Grp Volume(v), veh/h	372	0	65	0	0	13	62	0	571	6	0	787
Grp Sat Flow(s),veh/h/ln	1381	0	1577	0	0	2080	1845	0	2070	1804	0	1902
Q Serve(g_s), s	17.5	0.0	2.1	0.0	0.0	0.3	1.3	0.0	15.2	0.1	0.0	27.3
Cycle Q Clear(g_c), s	17.8	0.0	2.1	0.0	0.0	0.3	1.3	0.0	15.2	0.1	0.0	27.3
Prop In Lane	0.98		1.00	0.00		0.08	1.00		0.02	1.00		0.15
Lane Grp Cap(c), veh/h	522	0	477	0	0	630	210	0	872	380	0	835
V/C Ratio(X)	0.71	0.00	0.14	0.00	0.00	0.02	0.30	0.00	0.65	0.02	0.00	0.94
Avail Cap(c_a), veh/h	606	0	573	0	0	755	537	0	1053	669	0	967
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	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.1	0.0	17.5	0.0	0.0	16.8	15.7	0.0	15.9	11.0	0.0	18.5
Incr Delay (d2), s/veh	3.3	0.0	0.1	0.0	0.0	0.0	0.3	0.0	0.6	0.0	0.0	14.8
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	5.8	0.0	0.7	0.0	0.0	0.1	0.5	0.0	6.6	0.0	0.0	14.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.4	0.0	17.6	0.0	0.0	16.8	16.0	0.0	16.5	11.0	0.0	33.2
LnGrp LOS	C	A	B	A	A	B	B	A	B	B	A	C
Approach Vol, veh/h		437			13			633			793	
Approach Delay, s/veh		25.1			16.8			16.5			33.1	
Approach LOS		C			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.8	35.2		25.8	9.0	34.0		25.8				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	15.0	35.0		25.0	15.0	35.0		25.0				
Max Q Clear Time (g_c+I1), s	3.3	29.3		2.3	2.1	17.2		19.8				
Green Ext Time (p_c), s	0.0	1.0		0.0	0.0	0.9		1.1				

Intersection Summary			
HCM 6th Ctrl Delay		25.5	
HCM 6th LOS		C	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	57	2	19	1	1	9	31	759	5	6	670	92
Future Volume (vph)	57	2	19	1	1	9	31	759	5	6	670	92
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.967			0.887			0.999			0.982	
Flt Protected		0.965			0.996		0.950			0.950		
Satd. Flow (prot)	0	1659	0	0	1444	0	1720	1924	0	1859	2032	0
Flt Permitted		0.965			0.996		0.950			0.950		
Satd. Flow (perm)	0	1659	0	0	1444	0	1720	1924	0	1859	2032	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)	1					1			3	3		
Confl. Bikes (#/hr)												1
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 (%)	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	65	2	22	1	1	10	35	863	6	7	761	105
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	89	0	0	12	0	35	869	0	7	866	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

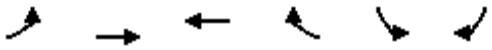
Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	57	2	19	1	1	9	31	759	5	6	670	92
Future Vol, veh/h	57	2	19	1	1	9	31	759	5	6	670	92
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	4	0	0	0	0	13	6	3	0	0	1	0
Mvmt Flow	65	2	22	1	1	10	35	863	6	7	761	105

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1771	1770	814	1779	1819	870	866	0	0	872	0	0
Stage 1	828	828	-	939	939	-	-	-	-	-	-	-
Stage 2	943	942	-	840	880	-	-	-	-	-	-	-
Critical Hdwy	6.34	5.7	5.8	6.7	6.1	6.13	4.16	-	-	4.1	-	-
Critical Hdwy Stg 1	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.5	4	3.417	2.254	-	-	2.2	-	-
Pot Cap-1 Maneuver	95	125	417	79	96	352	761	-	-	782	-	-
Stage 1	436	467	-	355	383	-	-	-	-	-	-	-
Stage 2	385	424	-	398	405	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	87	118	417	70	91	350	761	-	-	779	-	-
Mov Cap-2 Maneuver	87	118	-	70	91	-	-	-	-	-	-	-
Stage 1	416	463	-	338	364	-	-	-	-	-	-	-
Stage 2	355	403	-	372	401	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	113.7	22.7	0.4	0.1
HCM LOS	F	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	761	-	-	109	216	779	-	-
HCM Lane V/C Ratio	0.046	-	-	0.813	0.058	0.009	-	-
HCM Control Delay (s)	10	-	-	113.7	22.7	9.7	-	-
HCM Lane LOS	A	-	-	F	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.6	0.2	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	33	237	6	10	6
Future Volume (vph)	0	33	237	6	10	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996		0.947	
Flt Protected					0.970	
Satd. Flow (prot)	0	2058	2187	0	1621	0
Flt Permitted					0.970	
Satd. Flow (perm)	0	2058	2187	0	1621	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	36	258	7	11	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	36	265	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

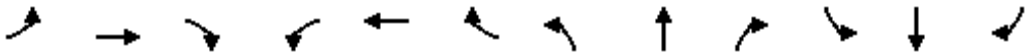
Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	33	237	6	10	6
Future Vol, veh/h	0	33	237	6	10	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	36	258	7	11	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	265	0	-	0	298	262
Stage 1	-	-	-	-	262	-
Stage 2	-	-	-	-	36	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1299	-	-	-	729	794
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	992	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1299	-	-	-	729	794
Mov Cap-2 Maneuver	-	-	-	-	729	-
Stage 1	-	-	-	-	817	-
Stage 2	-	-	-	-	992	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1299	-	-	-	752
HCM Lane V/C Ratio	-	-	-	-	0.023
HCM Control Delay (s)	0	-	-	-	9.9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	21	139	1	5	121	223	3	0	19	43	0	0
Future Volume (vph)	21	139	1	5	121	223	3	0	19	43	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.914			0.884				
Flt Protected		0.994			0.999			0.993			0.950	
Satd. Flow (prot)	0	1798	0	0	1710	0	0	1635	0	0	1333	0
Flt Permitted		0.994			0.999			0.993			0.950	
Satd. Flow (perm)	0	1798	0	0	1710	0	0	1635	0	0	1333	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			186			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	4					4				1		
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	2%	2%	0%	3%	2%	2%	2%	32%	2%	0%
Parking (#/hr)	5	5	5									
Adj. Flow (vph)	27	181	1	6	157	290	4	0	25	56	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	209	0	0	453	0	0	29	0	0	56	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	0.85	1.02	1.01	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

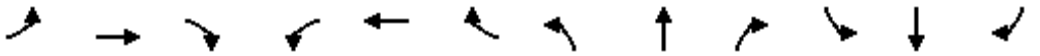
Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	21	139	1	5	121	223	3	0	19	43	0	0
Future Vol, veh/h	21	139	1	5	121	223	3	0	19	43	0	0
Conflicting Peds, #/hr	4	0	0	0	0	4	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	14	2	2	2	0	3	2	2	2	32	2	0
Mvmt Flow	27	181	1	6	157	290	4	0	25	56	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	451	0	0	182	0	0	550	699	183	567	554	306
Stage 1	-	-	-	-	-	-	236	236	-	318	318	-
Stage 2	-	-	-	-	-	-	314	463	-	249	236	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	8.42	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.788	4.018	3.3
Pot Cap-1 Maneuver	1049	-	-	1393	-	-	446	364	859	335	378	708
Stage 1	-	-	-	-	-	-	767	710	-	581	598	-
Stage 2	-	-	-	-	-	-	697	564	-	647	665	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1045	-	-	1393	-	-	434	350	858	315	363	705
Mov Cap-2 Maneuver	-	-	-	-	-	-	434	350	-	315	363	-
Stage 1	-	-	-	-	-	-	745	689	-	562	592	-
Stage 2	-	-	-	-	-	-	693	558	-	610	646	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.1	9.9	18.9
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	757	1045	-	-	1393	-	-	315
HCM Lane V/C Ratio	0.038	0.026	-	-	0.005	-	-	0.177
HCM Control Delay (s)	9.9	8.5	0	-	7.6	0	-	18.9
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.6

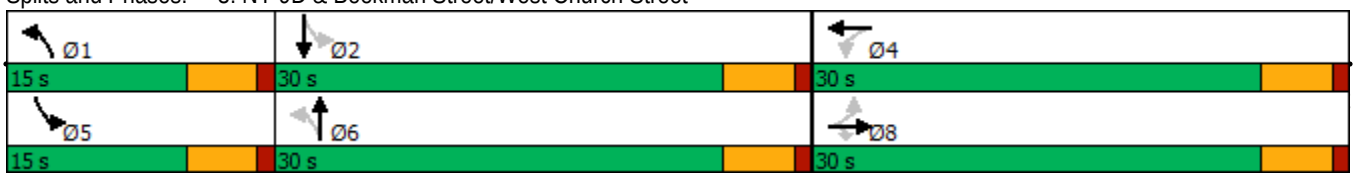


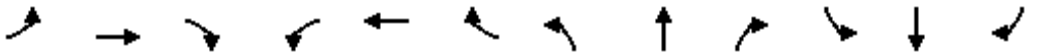
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	160	5	36	2	15	5	38	425	5	4	418	296
Future Volume (vph)	160	5	36	2	15	5	38	425	5	4	418	296
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		0.98			0.99		1.00	1.00		1.00	0.99	
Frt			0.850		0.971			0.998			0.938	
Flt Protected		0.954			0.996		0.950			0.950		
Satd. Flow (prot)	0	1639	1392	0	1750	0	1659	1885	0	1796	1801	0
Flt Permitted		0.715			0.974		0.144			0.428		
Satd. Flow (perm)	0	1207	1392	0	1711	0	251	1885	0	807	1801	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			102		5			1			51	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	8					8	4		5	5		4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	174	5	39	2	16	5	41	462	5	4	454	322
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	179	39	0	23	0	41	467	0	4	776	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	40.0%	40.0%	40.0%	40.0%	40.0%		20.0%	40.0%		20.0%	40.0%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		10.0	25.0		10.0	25.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				4	4							
v/c Ratio		0.63	0.10		0.06		0.16	0.45		0.01	0.82	
Control Delay		29.3	0.5		14.5		7.8	11.2		6.8	24.5	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		29.3	0.5		14.5		7.8	11.2		6.8	24.5	
Queue Length 50th (ft)		42	0		4		5	72		1	145	
Queue Length 95th (ft)		114	1		20		20	234		4	#553	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		558	699		795		406	1042		649	952	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.32	0.06		0.03		0.10	0.45		0.01	0.82	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 55.2	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
# 95th percentile volume exceeds capacity, queue may be longer.	
Queue shown is maximum after two cycles.	

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street

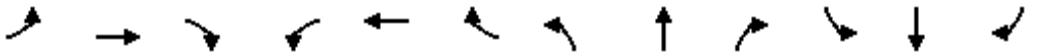




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	5	36	2	15	5	38	425	5	4	418	296
Future Volume (veh/h)	160	5	36	2	15	5	38	425	5	4	418	296
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.98	0.98		0.98	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1788	1876	1713	2385	2385	2385	1892	2062	579	1894	1877	1954
Adj Flow Rate, veh/h	174	5	39	2	16	5	41	462	5	4	454	322
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	6	0	11	0	0	0	11	5	100	0	6	1
Cap, veh/h	391	7	231	94	243	70	260	871	9	553	488	346
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.04	0.43	0.43	0.09	0.48	0.48
Sat Flow, veh/h	1459	42	1416	57	1491	430	1802	2035	22	1804	1020	723
Grp Volume(v), veh/h	179	0	39	23	0	0	41	0	467	4	0	776
Grp Sat Flow(s),veh/h/ln	1501	0	1416	1979	0	0	1802	0	2057	1804	0	1743
Q Serve(g_s), s	2.6	0.0	1.1	0.0	0.0	0.0	0.6	0.0	7.8	0.1	0.0	19.4
Cycle Q Clear(g_c), s	5.0	0.0	1.1	5.0	0.0	0.0	0.6	0.0	7.8	0.1	0.0	19.4
Prop In Lane	0.97		1.00	0.09		0.22	1.00		0.01	1.00		0.41
Lane Grp Cap(c), veh/h	397	0	231	407	0	0	260	0	880	553	0	834
V/C Ratio(X)	0.45	0.00	0.17	0.06	0.00	0.00	0.16	0.00	0.53	0.01	0.00	0.93
Avail Cap(c_a), veh/h	917	0	763	1141	0	0	585	0	1108	786	0	938
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	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.2	0.0	16.7	16.5	0.0	0.0	10.2	0.0	9.8	6.2	0.0	11.4
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.2	0.0	0.0	13.7
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	1.6	0.0	0.3	0.2	0.0	0.0	0.2	0.0	2.8	0.0	0.0	8.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.5	0.0	16.9	16.5	0.0	0.0	10.3	0.0	10.0	6.2	0.0	25.0
LnGrp LOS	B	A	B	B	A	A	B	A	B	A	A	C
Approach Vol, veh/h		218			23			508			780	
Approach Delay, s/veh		18.2			16.5			10.0			24.9	
Approach LOS		B			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.6	27.2		12.6	9.0	24.8		12.6				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	25.0		25.0	10.0	25.0		25.0				
Max Q Clear Time (g_c+I1), s	2.6	21.4		7.0	2.1	9.8		7.0				
Green Ext Time (p_c), s	0.0	0.8		0.0	0.0	0.7		0.6				

Intersection Summary			
HCM 6th Ctrl Delay		18.9	
HCM 6th LOS		B	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	82	8	20	6	2	3	6	583	1	0	691	78
Future Volume (vph)	82	8	20	6	2	3	6	583	1	0	691	78
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.976			0.966						0.985	
Flt Protected		0.964			0.972		0.950					
Satd. Flow (prot)	0	1682	0	0	1439	0	1823	1889	0	1957	1979	0
Flt Permitted		0.964			0.972		0.950					
Satd. Flow (perm)	0	1682	0	0	1439	0	1823	1889	0	1957	1979	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)			5	5			4		2	2		4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	13%	17%	0%	33%	0%	5%	0%	0%	4%	3%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	91	9	22	7	2	3	7	648	1	0	768	87
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	0	0	12	0	7	649	0	0	855	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

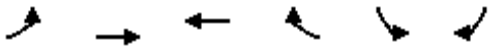
Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	82	8	20	6	2	3	6	583	1	0	691	78
Future Vol, veh/h	82	8	20	6	2	3	6	583	1	0	691	78
Conflicting Peds, #/hr	0	0	5	5	0	0	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	13	17	0	33	0	5	0	0	4	3
Mvmt Flow	91	9	22	7	2	3	7	648	1	0	768	87

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1481	1481	821	1497	1524	651	859	0	0	651	0	0
Stage 1	816	816	-	665	665	-	-	-	-	-	-	-
Stage 2	665	665	-	832	859	-	-	-	-	-	-	-
Critical Hdwy	6.3	5.7	5.93	6.87	6.1	6.33	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.417	3.653	4	3.597	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	145	176	392	110	141	433	791	-	-	945	-	-
Stage 1	448	472	-	458	496	-	-	-	-	-	-	-
Stage 2	525	534	-	376	414	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	141	173	388	98	139	432	787	-	-	943	-	-
Mov Cap-2 Maneuver	141	173	-	98	139	-	-	-	-	-	-	-
Stage 1	442	470	-	453	491	-	-	-	-	-	-	-
Stage 2	514	528	-	346	412	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	74.9	34.8	0.1	0
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	787	-	-	162	133	943	-	-
HCM Lane V/C Ratio	0.008	-	-	0.754	0.092	-	-	-
HCM Control Delay (s)	9.6	-	-	74.9	34.8	0	-	-
HCM Lane LOS	A	-	-	F	D	A	-	-
HCM 95th %tile Q(veh)	0	-	-	4.7	0.3	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	33	149	17	7	4
Future Volume (vph)	0	33	149	17	7	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.986		0.955	
Flt Protected					0.968	
Satd. Flow (prot)	0	2058	2165	0	1631	0
Flt Permitted					0.968	
Satd. Flow (perm)	0	2058	2165	0	1631	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	36	162	18	8	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	36	180	0	12	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

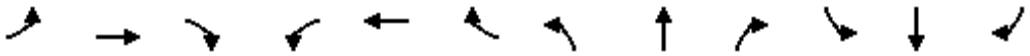
Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	33	149	17	7	4
Future Vol, veh/h	0	33	149	17	7	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	36	162	18	8	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	180	0	-	0	207	171
Stage 1	-	-	-	-	171	-
Stage 2	-	-	-	-	36	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1396	-	-	-	809	885
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	992	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1396	-	-	-	809	885
Mov Cap-2 Maneuver	-	-	-	-	809	-
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	992	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1396	-	-	-	835
HCM Lane V/C Ratio	-	-	-	-	0.014
HCM Control Delay (s)	0	-	-	-	9.4
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	319	3	17	51	111	2	0	9	35	0	5
Future Volume (vph)	54	319	3	17	51	111	2	0	9	35	0	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.916			0.886			0.983	
Flt Protected		0.993			0.995			0.992			0.958	
Satd. Flow (prot)	0	1844	0	0	1655	0	0	1637	0	0	1745	0
Flt Permitted		0.993			0.995			0.992			0.958	
Satd. Flow (perm)	0	1844	0	0	1655	0	0	1637	0	0	1745	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			185			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	3					3				2		
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	2%	2%	0%	8%	2%	2%	2%	0%	2%	0%
Parking (#/hr)	5	5	0									
Adj. Flow (vph)	64	380	4	20	61	132	2	0	11	42	0	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	448	0	0	213	0	0	13	0	0	48	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	0.85	1.02	0.85	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

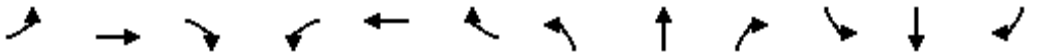
Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	54	319	3	17	51	111	2	0	9	35	0	5
Future Vol, veh/h	54	319	3	17	51	111	2	0	9	35	0	5
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	0	2	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	1	2	2	0	8	2	2	2	0	2	0
Mvmt Flow	64	380	4	20	61	132	2	0	11	42	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	196	0	0	384	0	0	680	746	384	688	682	130
Stage 1	-	-	-	-	-	-	510	510	-	170	170	-
Stage 2	-	-	-	-	-	-	170	236	-	518	512	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	6.52	6.22	8.1	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	4.018	3.318	3.5	4.018	3.3
Pot Cap-1 Maneuver	1389	-	-	1174	-	-	365	342	664	300	308	909
Stage 1	-	-	-	-	-	-	546	538	-	798	723	-
Stage 2	-	-	-	-	-	-	832	710	-	471	465	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1385	-	-	1174	-	-	341	315	663	277	283	906
Mov Cap-2 Maneuver	-	-	-	-	-	-	341	315	-	277	283	-
Stage 1	-	-	-	-	-	-	514	506	-	749	707	-
Stage 2	-	-	-	-	-	-	811	694	-	435	438	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.8	11.5	19.1
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	566	1385	-	-	1174	-	-	303
HCM Lane V/C Ratio	0.023	0.046	-	-	0.017	-	-	0.157
HCM Control Delay (s)	11.5	7.7	0	-	8.1	0	-	19.1
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.6



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	330	6	58	0	11	1	58	499	9	5	596	112
Future Volume (vph)	330	6	58	0	11	1	58	499	9	5	596	112
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		1.00		1.00	1.00		1.00	1.00	
Frt			0.850		0.990			0.997			0.976	
Flt Protected		0.953					0.950			0.950		
Satd. Flow (prot)	0	1716	1546	0	1801	0	1705	1920	0	1796	1933	0
Flt Permitted		0.721					0.097			0.324		
Satd. Flow (perm)	0	1281	1512	0	1801	0	174	1920	0	612	1933	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85		1			1			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	5		1	1		5	1		4	4		1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	4%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	371	7	65	0	12	1	65	561	10	6	670	126
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	378	65	0	13	0	65	571	0	6	796	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

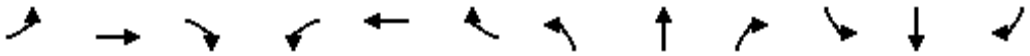
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm		NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		20.0	40.0		20.0	40.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		22.2%	44.4%		22.2%	44.4%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		15.0	35.0		15.0	35.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				3	3							
v/c Ratio		0.92	0.12		0.02		0.34	0.56		0.02	0.91	
Control Delay		58.1	3.9		19.1		12.7	15.6		8.0	37.9	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		58.1	3.9		19.1		12.7	15.6		8.0	37.9	
Queue Length 50th (ft)		183	0		4		14	163		1	361	
Queue Length 95th (ft)		#355	19		16		30	319		6	#608	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		410	541		577		390	1016		565	873	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.92	0.12		0.02		0.17	0.56		0.01	0.91	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 78.3	
Natural Cycle: 90	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street

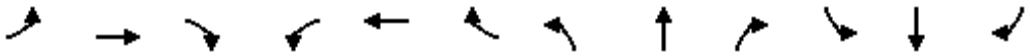




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	330	6	58	0	11	1	58	499	9	5	596	112
Future Volume (veh/h)	330	6	58	0	11	1	58	499	9	5	596	112
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1862	1876	1876	2385	2385	2385	1937	2077	2140	1894	1954	1908
Adj Flow Rate, veh/h	371	7	65	0	12	1	65	561	10	6	670	126
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	1	0	0	0	0	0	8	4	0	0	1	4
Cap, veh/h	511	8	476	0	580	48	207	869	15	383	708	133
Arrive On Green	0.30	0.30	0.30	0.00	0.30	0.30	0.04	0.43	0.43	0.06	0.44	0.44
Sat Flow, veh/h	1355	26	1577	0	1920	160	1845	2034	36	1804	1598	301
Grp Volume(v), veh/h	378	0	65	0	0	13	65	0	571	6	0	796
Grp Sat Flow(s),veh/h/ln	1381	0	1577	0	0	2080	1845	0	2070	1804	0	1899
Q Serve(g_s), s	18.2	0.0	2.1	0.0	0.0	0.3	1.4	0.0	15.3	0.1	0.0	28.2
Cycle Q Clear(g_c), s	18.5	0.0	2.1	0.0	0.0	0.3	1.4	0.0	15.3	0.1	0.0	28.2
Prop In Lane	0.98		1.00	0.00		0.08	1.00		0.02	1.00		0.16
Lane Grp Cap(c), veh/h	519	0	476	0	0	628	207	0	884	383	0	841
V/C Ratio(X)	0.73	0.00	0.14	0.00	0.00	0.02	0.31	0.00	0.65	0.02	0.00	0.95
Avail Cap(c_a), veh/h	595	0	562	0	0	742	526	0	1033	666	0	948
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	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.7	0.0	17.8	0.0	0.0	17.2	16.0	0.0	15.9	11.0	0.0	18.7
Incr Delay (d2), s/veh	3.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.7	0.0	0.0	16.0
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	6.0	0.0	0.7	0.0	0.0	0.1	0.5	0.0	6.7	0.0	0.0	14.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	26.7	0.0	17.9	0.0	0.0	17.2	16.3	0.0	16.5	11.0	0.0	34.7
LnGrp LOS	C	A	B	A	A	B	B	A	B	B	A	C
Approach Vol, veh/h		443			13			636			802	
Approach Delay, s/veh		25.4			17.2			16.5			34.5	
Approach LOS		C			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.9	36.1		26.2	9.0	34.9		26.2				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	15.0	35.0		25.0	15.0	35.0		25.0				
Max Q Clear Time (g_c+I1), s	3.4	30.2		2.3	2.1	17.3		20.5				
Green Ext Time (p_c), s	0.0	0.9		0.0	0.0	0.9		0.7				

Intersection Summary			
HCM 6th Ctrl Delay		26.2	
HCM 6th LOS		C	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	56	2	18	1	1	8	31	764	5	6	678	92
Future Volume (vph)	56	2	18	1	1	8	31	764	5	6	678	92
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.969			0.890			0.999			0.982	
Flt Protected		0.964			0.995		0.950			0.950		
Satd. Flow (prot)	0	1660	0	0	1450	0	1720	1924	0	1859	2032	0
Flt Permitted		0.964			0.995		0.950			0.950		
Satd. Flow (perm)	0	1660	0	0	1450	0	1720	1924	0	1859	2032	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)	1					1			3	3		
Confl. Bikes (#/hr)												1
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 (%)	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	64	2	20	1	1	9	35	868	6	7	770	105
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	86	0	0	11	0	35	874	0	7	875	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

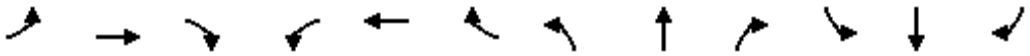
Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↰	↑		↰	↑	
Traffic Vol, veh/h	56	2	18	1	1	8	31	764	5	6	678	92
Future Vol, veh/h	56	2	18	1	1	8	31	764	5	6	678	92
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	4	0	0	0	0	13	6	3	0	0	1	0
Mvmt Flow	64	2	20	1	1	9	35	868	6	7	770	105

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1784	1784	823	1792	1833	875	875	0	0	877	0	0
Stage 1	837	837	-	944	944	-	-	-	-	-	-	-
Stage 2	947	947	-	848	889	-	-	-	-	-	-	-
Critical Hdwy	6.34	5.7	5.8	6.7	6.1	6.13	4.16	-	-	4.1	-	-
Critical Hdwy Stg 1	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.5	4	3.417	2.254	-	-	2.2	-	-
Pot Cap-1 Maneuver	93	123	413	77	94	350	755	-	-	779	-	-
Stage 1	431	464	-	353	381	-	-	-	-	-	-	-
Stage 2	384	423	-	394	402	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	86	116	413	69	89	348	755	-	-	776	-	-
Mov Cap-2 Maneuver	86	116	-	69	89	-	-	-	-	-	-	-
Stage 1	411	460	-	335	362	-	-	-	-	-	-	-
Stage 2	355	402	-	369	398	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	114	23.6	0.4	0.1
HCM LOS	F	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	755	-	-	107	205	776	-	-
HCM Lane V/C Ratio	0.047	-	-	0.807	0.055	0.009	-	-
HCM Control Delay (s)	10	-	-	114	23.6	9.7	-	-
HCM Lane LOS	B	-	-	F	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.5	0.2	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	21	139	1	5	121	223	3	0	19	43	0	0
Future Volume (vph)	21	139	1	5	121	223	3	0	19	43	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.914			0.884				
Flt Protected		0.994			0.999			0.993			0.950	
Satd. Flow (prot)	0	1798	0	0	1710	0	0	1635	0	0	1333	0
Flt Permitted		0.994			0.999			0.993			0.950	
Satd. Flow (perm)	0	1798	0	0	1710	0	0	1635	0	0	1333	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			186			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	4					4				1		
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	2%	2%	0%	3%	2%	2%	2%	32%	2%	0%
Parking (#/hr)	5	5	5									
Adj. Flow (vph)	27	181	1	6	157	290	4	0	25	56	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	209	0	0	453	0	0	29	0	0	56	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	0.85	1.02	1.01	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary	
Area Type:	Other

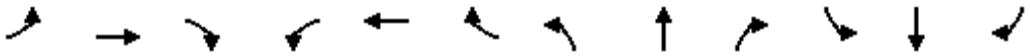
Control Type: Unsignalized

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	139	1	5	121	223	3	0	19	43	0	0
Future Vol, veh/h	21	139	1	5	121	223	3	0	19	43	0	0
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	14	2	2	2	0	3	2	2	2	32	2	0
Mvmt Flow	27	181	1	6	157	290	4	0	25	56	0	0
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.8	11.2	8.2	9.8
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	13%	1%	100%
Vol Thru, %	0%	86%	35%	0%
Vol Right, %	86%	1%	64%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	22	161	349	43
LT Vol	3	21	5	43
Through Vol	0	139	121	0
RT Vol	19	1	223	0
Lane Flow Rate	29	209	453	56
Geometry Grp	1	1	1	1
Degree of Util (X)	0.039	0.281	0.509	0.095
Departure Headway (Hd)	4.944	4.842	4.039	6.093
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	719	740	893	586
Service Time	3.011	2.878	2.063	4.155
HCM Lane V/C Ratio	0.04	0.282	0.507	0.096
HCM Control Delay	8.2	9.8	11.2	9.8
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.1	1.2	2.9	0.3



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	319	3	17	51	111	2	0	9	35	0	5
Future Volume (vph)	54	319	3	17	51	111	2	0	9	35	0	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.916			0.886			0.983	
Flt Protected		0.993			0.995			0.992			0.958	
Satd. Flow (prot)	0	1844	0	0	1655	0	0	1637	0	0	1745	0
Flt Permitted		0.993			0.995			0.992			0.958	
Satd. Flow (perm)	0	1844	0	0	1655	0	0	1637	0	0	1745	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			185			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	3					3				2		
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	2%	2%	0%	8%	2%	2%	2%	0%	2%	0%
Parking (#/hr)	5	5	0									
Adj. Flow (vph)	64	380	4	20	61	132	2	0	11	42	0	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	448	0	0	213	0	0	13	0	0	48	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	0.85	1.02	0.85	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Intersection Delay, s/veh	10.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	54	319	3	17	51	111	2	0	9	35	0	5
Future Vol, veh/h	54	319	3	17	51	111	2	0	9	35	0	5
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	1	2	2	0	8	2	2	2	0	2	0
Mvmt Flow	64	380	4	20	61	132	2	0	11	42	0	6
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	12.2	8.6	8.1	8.9
HCM LOS	B	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	18%	14%	9%	88%
Vol Thru, %	0%	85%	28%	0%
Vol Right, %	82%	1%	62%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	11	376	179	40
LT Vol	2	54	17	35
Through Vol	0	319	51	0
RT Vol	9	3	111	5
Lane Flow Rate	13	448	213	48
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.534	0.248	0.072
Departure Headway (Hd)	4.963	4.297	4.198	5.425
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	719	842	857	660
Service Time	3.008	2.316	2.221	3.466
HCM Lane V/C Ratio	0.018	0.532	0.249	0.073
HCM Control Delay	8.1	12.2	8.6	8.9
HCM Lane LOS	A	B	A	A
HCM 95th-tile Q	0.1	3.2	1	0.2

EASEMENT AGREEMENT

THIS EASEMENT is made this ___ day of ____, 2022 by and between Farrell Communities Beacon LLC, a New York limited liability company and having an address at2317 Montauk Highway, Bridgehampton, New York 11932 (hereinafter referred to as "Grantor") and Beacon Todd LLC, a New York State limited liability company having an address at_____ (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, New York (Tax Map Section___, Block_____, Lot _____) ("Grantor's Property")

WHEREAS, Grantee is the owner of certain real property located in Beacon, New York (Tax Map Section 5954, Block 26 , Lot 647966) ("Grantee's Property")

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant, a permanent access easement over a portion Grantor's Property for the benefit of Grantees Property as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee a permanent access easement upon a portion of the Grantor's Property more particularly described in the Schedule "A' sketch entitled "Beacon Commons" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC revised 02/07/2022 annexed hereto and made a part hereof (the "Easement Area") at all times for the purpose of ingress and egress of motor vehicles and pedestrians including the right to construct and maintain roadways.. Grantee shall be responsible, as its sole cost and expense, to submit and pursue any and all necessary governmental approvals and Grantor shall cooperate in respect thereof.

2. Grantor reserves the right to install a fence and retaining wall as shown on Schedule "A" and to fully use the Easement Area for the purpose of installing and maintaining said fence and retaining wall.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantee shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantee within the Easement Area in a reasonably safe condition and good and workmanlike manner. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantor.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of

any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By:_____
Name: Title:

GRANTEE:

By:_____
Name: Title:

Notary page follows

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____ , 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____, 20212, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

EASEMENT AGREEMENT

THIS EASEMENT is made this ___ day of ____, 2022 by and between Beacon Todd LLC, a New York State limited liability company having an address at_____ (hereinafter referred to as "Grantor") and Farrell Communities Beacon LLC, a New York limited liability company and having an address at 2317 Montauk Highway, Bridgehampton, New York 11932 (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of certain real property located in Beacon, Dutchess County, New York (Tax Map Section 5954, Block 26, Lot 647966) ("Grantor's Property");

WHEREAS, Grantee is the owner of certain real property located in Beacon, Dutchess County. New York (Tax Map Section___, Block_____, Lot _____) (Grantee's Property"). and

WHEREAS, Grantee is desirous of obtaining, and Grantor is willing to grant (a) a permanent access, utility, drainage and maintenance easement, and (b) a temporary construction easement, each over a portion Grantor's Property for the benefit of Grantee's Property all as shown on the Schedule "A" attached hereto.

NOW THEREFORE, for valuable consideration including the mutual promises exchange herein, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grantor hereby grants and releases unto Grantee the following easements upon a portion of the Grantor's Property more particularly described in the Schedule "A' sketch entitled "Beacon Commons" prepared by JMC Planning, Engineering Landscape Architecture & Land Surveying PLLC revised 02/07/2022, annexed hereto and made a part hereof :

A. a permanent access, utility and maintenance easement more particularly described in the Schedule "A", for the purpose of (a) ingress and egress of motor vehicles and pedestrians including the right to construct and maintain roadways and a retaining wall , (b) drainage including of discharging storm water, including the right to be exercised from time to time, to maintain, repair, and replace drainage improvements therein, including the maintenance of drainage pipes, and drainage swales, together with the right, and/or option, to conduct grading, slope stabilization and erosion control measures, (c) utilities for the construction, reconstruction, accessing, grading, installation, repair, replacement, maintenance, operation and removal of utility lines, pipes, mains, cleanouts and other necessary or incidental appurtenances thereto

B. a temporary construction and grading easement for use in connection with the construction of Grantee's Property; and

C. for all purposes with the right of Grantee to enter onto and over the Grantor's premises in addition to the Easement area for the purpose of installing, maintaining, repairing and replacing the same.

2. Grantee shall be responsible, as its sole cost and expense, to submit and pursue any and all necessary governmental approvals and Grantor shall cooperate in respect thereof.

3. Grantee shall maintain and keep in force for the mutual benefit of Grantor and Grantee public liability insurance against claims for personal injury, death or property damage occurring in, on, or about the easement area in amount and under such terms as are reasonably acceptable to Grantor. Grantee shall deliver to Grantor a certificate of insurance naming Grantor as an additional insured, prior to entry upon the easement area and shall provide written evidence that such insurance is still in effect upon request of Grantor. Such certificate shall provide that the insurance policy may not be cancelled without ten (10) days prior written notice to Grantor.

4. Grantee shall be fully responsible at its cost for proper installation and the proper functioning of the improvements made by Grantee within the Easement Area in a reasonably safe condition and good and workmanlike manner and shall restore any disturbed area in kind. Grantee will indemnify and hold harmless Grantor from any claims, losses, liabilities, costs, expenses, damages or suits including attorneys fees arising out the Grantee's use of the Easement area including any installation or use of the improvements made by Grantee in the Easement Area.

5. This Easement shall run with the real property described on Schedule "A" and shall be binding upon all parties including any successors or assigns having or acquiring any right, title or interest in such real property.

6. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act of failure to act on the part of any party hereto but only by an agreement in writing upon consent and signed by the parties hereto.

7. Grantor hereby covenants that the Grantor is seized of the Easement Area in fee simple and has good right to convey this Easement; shall not erect any buildings, walls, fences, structures or other improvements, or plant any trees or shrubs on the Easement Area; shall not interfere with or cause injury or damage to the Easement Area; shall do nothing in the Easement Area which would prevent, impede or disturb the full use and intended purpose of this Easement by the Grantee.

8. Each of the persons executing this Easement Agreement on behalf of the parties is duly authorized to do so. Each party has full right and authority to enter into this Easement Agreement and to consummate the transaction described in this Easement Agreement. This Easement Agreement constitutes the valid and legally

binding obligation of the parties and is enforceable against each of them Purchaser in accordance with its terms.

9. Each of the parties hereby agrees to indemnify, defend and hold harmless the other , its successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands, whatsoever, in law, admiralty or equity, which against such party, its successors and assigns, ever had, now have, or hereafter can, shall or may have for, upon, or by reason of any matter, cause or thing arising out of, based upon or related to such other party's use or occupancy of the Easement.

10. The Easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. This Easement Agreement and any provisions thereof, may not be altered, modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing upon consent and signed by the parties hereto.

11. If any provision of the foregoing is deemed unenforceable by the final judgment of any court of competent jurisdiction, the balance of this Easement and hold harmless agreement shall remain in full force and effect. It is hereby agreed that the provisions of this Easement Agreement shall be interpreted in accordance with the laws of the State of New York and that any unresolved disputes between the parties shall be submitted and determined by a court of competent jurisdiction with neither party interfering with the other party's access to the site in accordance with the purpose and intent of this Easement.

12. All Recitals and therein referred to documents are incorporated herein as though herein set forth at length.

13. If any provisions of this Easement Agreement or the application thereof to any purpose or circumstance is found to be invalid, the remainder of the provisions of the agreement or the appearance of such provisions to persons or circumstances other than those which is found to be invalid as the case may be, shall not be affected thereby.

14. The parties shall fully cooperate with each other including entering into such other and further agreements, letters, etc. necessary or appropriate to effectuate the intended purposes.

IN WITNESS WHEREOF, the parties hereto have respectively signed and sealed this Easement Agreement the day and year first written above.

GRANTOR:

By:_____
Name: Title:

GRANTEE:

By:_____
Name: Title:

STATE OF NEW YORK)
)ss.:
COUNTY OF)

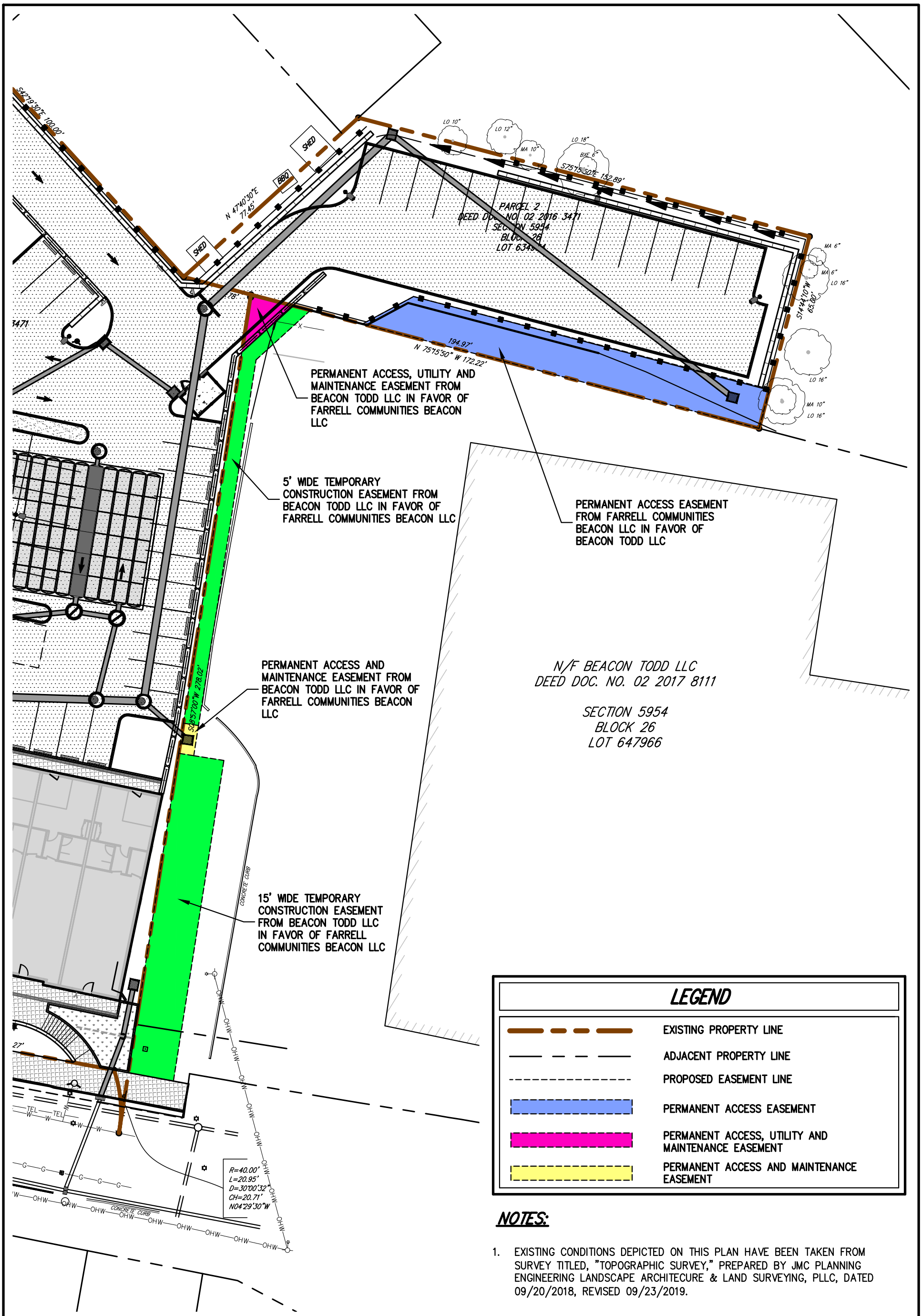
On the ___ day of _____ , 2022, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF)

On the ___ day of _____, 20212, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instruction, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- PERMANENT ACCESS EASEMENT
- PERMANENT ACCESS, UTILITY AND MAINTENANCE EASEMENT
- PERMANENT ACCESS AND MAINTENANCE EASEMENT

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

BEACON COMMONS

16 WEST MAIN STREET — BEACON, NY 12508

REVISED: 06/24/2022
REVISED: 04/28/2022
REVISED: 02/07/2022
DATE: 12/30/2019

BEACON TODD LLC EASEMENT PLAN

JMC PROJECT: 18119

FIGURE: 1 — SCALE: 1" = 30'

120 BEDFORD RD
ARMONK
NY 10504

(914) 273-5225
fax 273-2102

JMCPLLC.COM

COPYRIGHT © 2022 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

18119-SITE.dwg; EASEMENT-TODD.tab; EASEMENT.scr

DRAFT

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

Description: Proposed 62-unit multifamily building on 1.5-acres in Linkage and R1-7.5 districts

Project Name: Beacon Commons

Project Address: 16 West Main Street

Date of Meeting(s) of ARB Subcommittee: June 17, 2022 11:00 – 11:25 am

Attendees: Kevin Byrne, Len Warner, Dave Buckley, John Clarke

Aryeh Siegel, Project Architect

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

Color renderings showing building from east, west, and south
Elevations and roof plan

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

1) Doors and windows: All windows now have projecting sills to give windows more depth.

2) Roof: Accessory structures now set back 15 feet from front edge.

3) Projections, such as rooftop elevators, stairwells, balconies, beams, etc.: Railings on 3rd level will be black with simple vertical elements and set back 1½ feet from the front edge of the roof.

4) North elevation: All fiber cement siding. Not visible from the public streets.

5) South elevation: The height of the brick wall in front of the eastern storefront is only about 4 feet high. The curving wall in front is now stepped down with the grade to increase visibility. The railings on the bridge section over the entrance driveway will be changed to horizontal cables, rather than glass.

6) West elevation: The brick on the 1st level below the lower section of siding is now clearly shown on the rendering.

7) East elevation: The first bay towards W. Main Street now has narrower single windows, like the south side, to provide a more consistent corner.

8) Signs: Not discussed.

9) Color and material type: Aryeh will bring samples of the materials and colors to the Planning Board. The proposed red brick with varied tones was used on 226 Main Street. The dark red siding was previously listed as James Hardie Country Lane Red.

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

The balconies are 4 feet deep with french doors that open out, allowing an indoor-outdoor opening and helping to avoid balcony storage. The owner does not want to construct recessed balconies.

The note on the Site Plan set renderings should include a sentence that the Planning Board approval is based on the submitted plans, elevations, and other documentation.

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

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

The Subcommittee was generally satisfied with the architecture and referred the project back to the full Planning Board.

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **Beacon Commons, 16 West Main Street, Site Plan and Merger of Three Lots**

I have reviewed a June 28, 2022 response letter from JMC, a June 27, 2022 revised Traffic Study by JMC, draft easements with adjacent neighbors, and a 28-sheet Site Plan set from JMC, dated June 28, 2022.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site in the Linkage and R1-7.5 districts and within the Local Waterfront Revitalization Program (LWRP) boundary.

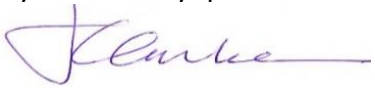
Comments and Recommendations

1. Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council.

2. The Architectural Review Subcommittee met with the project architect for the 4th time on June 17, 2022. The Subcommittee was generally satisfied with the architecture and agreed to refer the design back to the full Board for final review (see attached report).

3. No new architectural drawings were included in the applicant's submission for the July meeting, but the previous note on Sheet 4 should add that Planning Board approval is based on the Site Plan drawings and Building Elevations.

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
Stephen Spina, P.E., Project Engineer
Aryeh Siegel, Project Architect

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 8, 2022

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

RE: 16 West Main Street/Beacon Commons
City of Beacon
Tax Map No. 5954-25-616969

Dear Mr. Gunn:

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

- Response correspondence from JMC Consulting dated June 28, 2022.
- Easement Agreement between Farrell Communities Beacon LLC and Beacon Todd LLC.
- Easement Agreement between Farrell Communities Beacon LLC and John Heady Sr.
- Traffic Study – Beacon Commons, with the latest revision date of June 27, 2022, as prepared by JMC Consulting.
- Plan set titled "Site Plan Drawings – Beacon Commons", with the latest revision date of June 28, 2022, and consisting of Sheets 1 of 28 through 28 of 28, as prepared by JMC Consulting.

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

General Comments:

1. A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review. ***Applicant acknowledges this comment.***

2. Written descriptions for each easement shall be prepared and submitted for review. Written descriptions of the easements shall also be attached to the Easement Agreements.

3. The construction schedule provided in the response correspondence seems a little unrealistic, as site work and construction of the walls is proposed to start in October and take 4 months to complete. As this will bring you into the winter months, we this goal hard to achieve, as the ground and materials could be frozen. We would ask that this be looked at realistically given the time of year the work is proposed. ***Applicant has stated***

that a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review.

4. A Maintenance Agreement shall be prepared for all stormwater facilities in accordance with Section 190-9, Paragraph D of the City Code, and submitted for review.

5. A note shall be added to the plan stating, "Upon completion of construction, a topographic as-built drawing shall be prepared for the project and submitted to the City of Beacon."

6. As the 6" water line running along the rear site entrance is to be dedicated to the City of Beacon, the applicant will need to prepare an Offer od Dedication for the water line and hydrant, as well as providing an easement over the water line and hydrant. The easement along the access drive shall be the full 20-foot width of the access drive, and then shall be 25-foot wide where the pipe turns and runs to the hydrant. The easement shall extend 10-feet past the hydrant. A written description for this easement shall be prepared and provided for review. The easement shall also be shown on the plans.

7. An Engineer's Report shall be prepared for the extension of the City's water system. The report shall include the available pressures and flows within the existing adjacent water system, along with providing the available fire flows at existing hydrants and expected fire flow at hydrant proposed at the rear of the site.

8. A hydrant and valve construction detail shall be added to the plans. The detail shall note the use of Mueller Super Centurion Hydrant with a 5 ¼" valve. The valve shall be a Mueller resilient wedge gate valve.

Demolition Plan (Sheet 3 of 28):

1. As the plan is showing the sidewalk along West Main to be removed, a pedestrian accessway shall be established to allow pedestrians walking along the roadway to continue in a safe manner since there is no sidewalk on the opposite side of the roadway. This would also apply to the sidewalk along Bank Street. ***The Applicant states a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review.*** This will need to be reviewed by the Beacon Building Department once prepared.

Grading Plan (Sheet 5 of 28):

1. Top and bottom wall elevations shall be provided on the retaining wall at the two angle points on the wall at the entrance drive off Bank Street.

Utilities Plan (Sheet 6 of 28):

1. The connection of the sanitary sewer lateral to the existing sewer main will require a saddle. The plan should note the use of a saddle that is approved by the City of Beacon. A construction detail for this connection shall be included on the plans, as the current sewer connection detail would be for that of a new connection to a new sewer main.

2. Construction details for the proposed water tapping's of the water main on Bank Street shall be provided on the plans. The water main taps would consist of a Mueller Model H-615 tapping sleeve and Mueller T-2362 resilient wedge gate tapping valve at both locations.

3. The applicant should verify the pressures within the water mains along Bank Street and West Main Street, along with the available fire flows form the hydrants. This information will be required for the design of the sprinkler system that will be required in the building. ***The applicant has noted that the MEP Engineer will coordinate with the City to obtain fire flow data and pressures needed for the design of the fire suppression system.*** We would recommend that this occurs at this time to ensure proper sizing of the line from Bank Street to the building.

4. The City of Beacon Fire Department has requested an additional hydrant be added to rear of the project at the bottom of the access drive off Bank Street. As this line would be considered an extension of the City's water system, the plans will require review and approval by the Dutchess County Department of Health.

5. A profile shall be added to the plan for the proposed 6" water line along the servicing the proposed hydrant along the access off Bank Street. The profile shall clearly show all utility crossings at scale.

6. A profile shall be added to the plan for the 6" water service connection proposed off Bank Street and running into the mechanical room. The profile shall clearly show all utility crosses at scale.

7. The 6" water line for the hydrant at the rear of the site is closer than 10 feet to catch basin CI-A11 and its associated piping. The 6" water line shall be polyethylene encasement that complies with ANSI/AWWA C105/A21.5. The encasement of this line shall be called out on the plans and on the profile for the water line.

8. The 6" water service line leading to the mechanical room should be shifted to the north so as to provide the required 10-foot separation required between a potable water line and sanitary/storm lines.

9. A profile shall be provided on the plans for the sanitary sewer service running from the front of the building and connection to the sewer main in West Main Street. The profile shall show all utility crossings to scale.

Storm Profile (Sheet 7 of 28):

1. The profile shows the proposed storm drainage pipe to be installed on West Main Street will be directly atop of the existing water main. This does not comply with NYSDOH requirements for separation, which requires a minimum of 18" of separation between the two. The plan shall be revised to show proper separation distances in accordance with NYSDOH standards. If proper separation cannot be achieved, then additional measures shall be provided on the plans at this time to ensure compliance with NYSDOH standards.

Construction Details (Sheet 20 of 28):

1. The "Type II Trench" detail shall be revised to note the use of NYSDOT Item No. 304.12 Type 2 Item 4 for backfill from the pipe spring line to the pavement section wherever trenching is conducted with the City's right-of-ways.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

July 11, 2022

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

RE: Site Plan and Traffic Review #4 for ***Beacon Commons*** **Proposed Residential Development**, 16 West Main Street, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Chairperson Gunn:

Creighton Manning Engineering, LLP (CM) reviewed the documents contained in the City of Beacon Planning Board Agenda Packet for the July 12, 2022 meeting. Below please find new and follow-up comments for consideration by the Planning Board.

1. The traffic study has been revised to consider a build year of 2024 and accounts for other development projects are being considered by the board.
2. The traffic study utilizes the 10th edition of the ITE *Trip Generation Manual.* As noted in a previous comment letter, the 10th edition data are higher than the current 11th edition of the same publication and thus more conservative. Thus, CM has no further comment regarding trip generation.
3. Please confirm the traffic signal coordination settings for the NYS Route 9D/Beekman St/W Church St intersection. The LOS report indicates that it is Actuated/Uncoordinated. Based on field observations, the intersection appears to be Semi-Actuated/Uncoordinated.
4. The traffic study conducted an engineering study of the applicability of an all-way stop controlled intersection at West Main Street/Beekman Street/The View Driveway. The study, which followed MUTCD guidance, found that application of an all-way stop control intersection is not warranted based on Warrants A, C, and D. Collision data pertaining to Warrant B is still forthcoming. The applicant's traffic consultant, JMC, states that the applicant is willing to install the appropriate elements to make the intersection an all-way stop. It is CM's understanding that this implementation is subject to review and approval by the City's Traffic Safety Committee.
5. As depicted on Sheet C-701, a garbage truck entering via the driveway on West Main Street would encroach into the opposing travel lane. This scenario could lead to the garbage truck being forced to reverse onto the public roadway. Therefore, it is recommended that garbage trucks be restricted from entering the site via the driveway on West Main Street and instead use the Bank Street driveway. It appears that entering the site via Bank Street would be a simpler route to the trash enclosure. Furthermore, it is recommended that garbage pickup occur during off-peak hours.

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. Piliciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\16 West Main (Beacon Commons)\Beacon Commons_Review 4.docx

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

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

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

Tips for completing Part 2:

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

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

☐ NO ☑ YES

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

2. Impact on Geological Features

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

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

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

3. Impacts on Surface Water

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

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

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

l. Other impacts: _____ _____		☑	☐

4. Impact on groundwater

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

☐ NO ☑ YES

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

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

5. Impact on Flooding

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

☐ NO ☑ YES

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

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

g. Other impacts: _____ _____		☑	☐

6. Impacts on Air

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

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

7. Impact on Plants and Animals

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

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

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

8. Impact on Agricultural Resources

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

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

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

9. Impact on Aesthetic Resources

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

☑ NO ☐ YES

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

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

10. Impact on Historic and Archeological Resources

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

☐ NO ☑ YES

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

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

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

11. Impact on Open Space and Recreation

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

☑ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

☑ NO ☐ YES

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

13. Impact on Transportation

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

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

14. Impact on Energy

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

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

15. Impact on Noise, Odor, and Light

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

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

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

16. Impact on Human Health

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

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

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

17. Consistency with Community Plans

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

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

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

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

18. Consistency with Community Character

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

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

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

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

PRINT FULL FORM

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR 16 WEST MAIN STREET - BEACON COMMONS

Parcel Nos. 5954-25-616969 and 5954-26-634984

WHEREAS, the Beacon Planning Board received applications for Site Plan and Subdivision (lot merger) approval from Farrell Building Company (the "Applicant") to a develop a 62-unit, 4-story multifamily building and associated improvements on property located at 16 West Main Street, known and designated on the Tax Map as Parcel Nos. 5954-25-616969 and 5954-26-634984 (the "Property") partially located in the Linkage Zoning District and partially located in the R1-7.5 Zoning District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Project" or "Proposed Action"); and

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a Coastal Assessment Form requesting an LWRP Consistency Determination; and

WHEREAS, the application also consists of application forms, correspondence, the Full Environmental Assessment Form ("FEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Beacon Commons" Sheets 1-28, prepared by JMC Consulting, PLLC, dated October 29, 2019, last revised June 28, 2022, and Sheets 1-4, prepared by Aryeh Siegel Architect, dated October 29, 2019, last revised June 28, 2022; and

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

WHEREAS, on July 12, 2022, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the proposed installation of a small cell wireless facility would not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the….LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are several LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

POLICY 5
Encourage the location of development in areas where public services and facilities essential to such development are adequate, except where such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Consistent with this policy, the Project will be served by public water and sewer infrastructure and is located in close proximity to public transportation.

POLICY 14
Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

The proposed buildings have been appropriate located on the Site and slopes and disturbed soils will be appropriately stabilized as described in the SWPPP both during and post-construction.

POLICY 25
Protect, restore, and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.

The explanation of Policy 25 in the LWRP states that "the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk and scale future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas."

The Proposed Project is consistent with Policy 25 in its arrangement of the apartment building to complement the natural grades at West Main Street and Bank Street. The building strengthens the streetscape along West Main Street and moves parking to the rear of the building.

POLICY 33
Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The Project will control stormwater runoff through effective construction methods such as erosion and sediment control measures utilizing silt fencing and a stabilized construction entrance.

POLICY 41
Land use or development in the coastal area will not cause national or state air quality standards to be violated.

Land use or development in the coastal area will not cause national or state air quality standards to be violated. The Project will conform to all National and State Air Quality Standards.

POLICY 43
Land use or development in the coastal area must not cause the generation of significant amounts of acid raid precursors: nitrates and sulfates.

The Project will not generate significant amounts of acid rain precursors: nitrates and sulfates.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Dated: July 12, 2022

Resolution Adopted: July 12, 2022
Beacon, New York

_____ _____, 2022
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	J. Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN AND
SUBDIVISION APPROVALS FOR 16 WEST MAIN STREET -
BEACON COMMONS

Parcel Nos. 5954-25-616969 and 5954-26-634984

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the development of a 62-unit, 4-story multifamily building and associated improvements on property located at 16 West Main Street, known and designated on the Tax Map as Parcel Nos. **5954-25-616969 and 5954-26-634984** partially located in the Linkage Zoning District and partially located in the R1-7.5 Zoning District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property").

The Proposed Action includes a subdivision (lot merger) application to combine multiple parcels which comprise the development site. Parcel 1 (Parcel No. 5954-25-616969) is approximately 1.3 acres and located in the Linkage Zoning District. Parcel 2 (Parcel No. 5954-26-634984) is approximately 0.2 acres and located in the R1-7.5 Zoning District. Parcel 3 is shown on the Existing Conditions Plan, Sheet C-010, prepared by JMC Consulting, PLLC, dated 10/29/19 and last revised 6/28/22, and consists of a half-moon shape with frontage along West Main Street on the east side of the Property with reference to Deed No. 02 2016 3472. Adjacent to Parcel 3 is a small sliver of Parcel 1 which extends into the public sidewalk which the Applicant is proposing to dedicate to the City of Beacon.

The Proposed Action requires Site Plan and Subdivision approval from the Planning Board. Also, the parking area proposed on Parcel 2 (Parcel No. 5954-26-634984) in the R1-7.5 Zoning District requires a Special Permit from the City Council.

The Proposed Action is an Unlisted action. The Planning Board circulated Notice of Intent to act as Lead Agency and received no objections. The Planning Board opened a duly noticed public hearing to consider comments regarding any environmental impacts of the Proposed Action on May 10, 2022 and continued the hearing to June 14, 2022 and July 12, 2022, at which time members of the public were given an opportunity to be heard. The public hearing was closed on July 12, 2022.

Summary of Rationale for Negative Declaration

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

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

  The Property is located in the Linkage and RD 1-7.5 Zoning Districts and currently is improved with a one-story building and an adjoining vacant parking lot. The Proposed Action involves the merging of three existing lots and the construction of a 62-unit 4-story multifamily building with parking area and associated improvements along with typical grading and site work associated with such construction.

  The Project is located on a previously developed site and will require the demolition of the existing building. No wetlands or wetland buffer areas will be disturbed as a result of the Project and any disturbance of slopes will be stabilized using best management practices during construction and post-construction.

  Carlin Simpson and Associates conducted a subsurface soil and foundation investigation on behalf of the Applicant to determine the best foundation scheme. The results are contained in the Geotechnical Report dated September 28, 2020, last revised March 25, 2022, and reviewed by the City Engineer. Carlin Simpson and Associates determined that blasting is not necessary and recommended installing pile foundations and new fill to raise site grades. The City Engineer in his October 12, 2020 and August 6, 2021 memoranda recommended consideration of alternatives to driving piles to support the new building including using auger piles to reduce the noise impacts associated with driving piles. The Applicant agreed to drill the piles instead of driving them to mitigate noise and vibration in response to the City's concerns. In addition, there will be no significant noise impacts post-construction.

  For these reasons the Proposed Action will not have an adverse impact as a result of physical changes to the project site.

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

  There are no unique geological features on the Property.

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

  Residential land uses are generally not associated with the discharge of contaminants into aquifers or other ground water sources. There will be no bulk storage of petroleum or chemicals on-site. The Project does not include or require wastewater discharged to groundwater, and is not located within 100 feet of potable drinking water or irrigation sources.

  Site disturbance will exceed 1-acre and therefore a full Stormwater Pollution Prevention Plan (SWPPP) was prepared by JMC Planning Engineering Landscape Architecture & Land Surveying PLC, Armonk, NY ("JMC") dated October 29, 2019, last revised July 27, 2021 in order to obtain coverage under NYSDEC SPDES General Permit GP-0-15-002. The City Engineer reviewed the SWPPP and found it to be acceptable. The proposed stormwater practices shown on the plans and described in the SWPPP are designed in accordance with the NYSDEC Stormwater Management Design Manual, including design of an underground site stormwater conveyance system. Proposed drainage improvements include tree plantings, depressed curb islands, a rain garden, subsurface infiltration system and a hydrodynamic separator water quality structure. The subsurface infiltration system is proposed to treat and retain runoff from the majority of the site. The proposed drainage system will direct the remainder of the runoff out to the 48" drainage line located in West Main Street. All stormwater facilities will be inspected by a licensed engineer annually with a report being provided to the City Building Department.

  The Project will be connected to the existing public water distribution system. At full build-out, the Project is expected to require 10,010 gallons of water per day. The Applicant proposes to connect a 6" service line to the 8" water line located in Bank Street to avoid conflicts with the water and sewer utilities within West Main Street as recommended by the City Engineer. The Applicant has noted that the MEP Engineer will coordinate with the City to obtain fire flow data and pressures needed for the design of the fire suppression system which will be done as part of the County Health Department Permit process and shall be a condition of approval of the Application.

  The Project will be connected to the existing public sanitary sewer system. At full build out, the Project is expected to generate 10,010 gallons of wastewater per day (91 bedrooms x 110 gpd /bedroom). The public sanitary sewer system has sufficient capacity

to support the Project. The JMC Inflow and Infiltration Study Memorandum dated February 24, 2020 investigated the site for potential inflow and infiltration cross connections and found no illegal cross-connections between the existing site and the City's sanitary sewer system. A slop sink which was discovered to be connected to the storm drainage system was disconnected and connected to the sanitary sewer system.

For these reasons the Proposed Action will not have an adverse impact on surface or groundwater quality or quantity.

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

For the Proposed Action, the treatment of stormwater will be provided for the new impervious area. A Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002. The final stormwater management system will consist of minimal conveyance systems which will include culverts where required. The remainder of the drainage area will remain undisturbed with natural vegetation remaining.

Green infrastructure practices will be implemented to the greatest extent possible to reduce runoff, including avoidance of sensitive areas, minimizing grading and soil disturbance, minimizing impervious areas on internal access ways, driveways and parking areas. Parking spaces and drive aisles are 9'x18' with a 24' drive aisle, to comply with the newly amended City Code requirements and consistency with the "Greenway Connections" and NYSDEC stormwater objectives to reduce impervious surfaces.

Infiltration/bioretention practices, use of open channel vegetated conveyance systems, and an underground cistern for roof runoff will also be implemented.

Pretreatment practices proposed for the Project include overland flow, vegetated swales, stone check dams, hydrodynamic devices, treatment practices, bioretention areas, infiltration basins and grass filter strips.

Flow-through Stormwater planters will be constructed along the rear of the building along Bank Street and at the corner of West Main Street to maximize the RRV.

The City Engineer reviewed the SWPPP and found it to be acceptable.

For these reasons the Proposed Action will not have an adverse impact on or alter drainage flows or patterns or surface water runoff.

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

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Site. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with the final filed site plan and in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

  For these reasons the Proposed Action will not have an adverse impact on surface or air quality.

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

  The Full EAF indicates that the Property may contain or serve as habitat for the Indiana Bat, Atlantic Sturgeon and Shortnose Sturgeon.

  The Property does not contain any streams or waterbodies and there will be no impact to the Atlantic and Shortnose Sturgeon populations. The main impact of concern for the Indiana Bat is the removal of potential roost trees. The proposed project will require the removal of trees which may serve as habitat for the Indiana Bat. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between October 1 and April 1 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees. The Proposed Action also includes shielded, cut-off light fixtures that direct light down to minimize light pollution and not interfere with potential bat foraging activities. Lastly, the Proposed Action includes implementation of soil conservation and dust control best management practices, such as watering dry disturbed soil to keep dust down, and using staked, recessed silt fence and anti-tracking pads to prevent erosion and sedimentation in surface waters on the site. Also, native vegetation is proposed to enhance wildlife habitat.

For these reasons the Proposed Action will not have an adverse impact on flora or fauna.

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

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

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

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally nor year around. The Local Waterfront Revitalization Program (LWRP) does not list viewsheds from the Site, or viewsheds that would be obscured by the Project. The Applicant submitted an LWRP Consistency Statement, prepared by Aryeh Siegel, Architect, which was reviewed by the City's Planning Consultant and reviewed at the December 10, 2019 meeting (the "LWRP Consistency Statement"). The City's Planning Consultant opined that there are no scenic views or other particular LWRP policy-related issues associated with the Project site. Architectural review of the proposed building includes attention to the roof materials and finishes to harmonize with the existing landscape. The Planning Board Subcommittee on Architectural Review reviewed the elevations and the proposed architecture was found to be generally acceptable to the Subcommittee.

  For these reasons the Proposed Action will not have an adverse impact on aesthetic resources.

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

  The EAF Mapper identifies that the Reformed Dutch Church of Fishkill Landing is a historic building located in close proximity to the Property. The Reformed Dutch Church of Fishkill Landing is located over 600 feet from the Property on a different street and at a higher elevation than the Property. No impacts to the Dutch Church of Fishkill Landing are anticipated as a result of the Proposed Action. Further, no archaeological or historic sites have been identified on the Project Site. After reviewing the Plans and the LWRP Consistency Statement, the City's Planning Consultant opined that there are no historic resources associated with the Project site.

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

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

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

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

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

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

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

  A Traffic Impact Study, dated March 31, 2020, revised June 28, 2022, (the "TIS") was prepared by JMC for review by the Planning Board. The TIS was prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the Project. The TIS was subject to review and comment by the Planning Board's Traffic Consultant, Creighton Manning Engineers, LLP.

  The Project proposes access to the Site at a reconstructed driveway connection to West Main Street and an entrance only driveway from Bank Street.

  The following intersections were studied:

  West Main Street & Site Driveway
  West Main Street & Beekman Street
  NY 9D and Beekman Street with West Church Street
  NY 9D & Tompkins Avenue with Ralph Street

  The TIS concludes and the Planning Board's Traffic Consultant concurred that similar levels of service and delays will be experienced at the area intersections under the future No-Build and Build Conditions. The Applicant proposes to install a retroreflective sign-post strip within the existing stop sign post for eastbound traffic and restripe the stop line at the intersection of NY 9D and Tompkins Avenue; clear overgrown

vegetation at the intersection of Tompkins Avenue and Bank Street; and reconstruct and embed detectable warnings at the curb ramps at the southwest and southeast corners of the intersection of Tompkins Avenue and Bank Street.

Related to transportation, the Project also proposes improved pedestrian access to and from the Project with upgraded pedestrian facilities at the intersection of West Main Street and Bank Street. The Applicant proposes to replace the sidewalk along West Main Street and Bank Street, provide bicycle storage for twenty (20) bicycles and provide a crosswalk across Bank Street.

For these reasons the Proposed Action will not have an adverse impact on transportation.

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

It is anticipated that existing energy infrastructure will continue to serve the Proposed Action and that enough surplus exists to meet potential demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

For these reasons the Proposed Action will not have an adverse impact on energy.

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

The Proposed Action is not anticipated to generate any noxious odors.

Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. Soil testing was conducted onsite to investigate the depth of the soil and rock conditions. Shale bedrock was found was found between 3 feet and 14 feet below existing grade. The Applicant has agreed to drill the piles instead of driving them in response to City concerns regarding noise and vibration. In addition, there will be no significant noise and vibration impacts post-construction.

All proposed lighting will be fully shielded and dark sky compliant. The Lighting Plan adjusted the proposed lighting to reduce the amount of light spillage over property lines onto the neighboring residential property to the north.

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

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

  According to information available on the NYS DEC Site Remediation Database, the off-site contamination under the following Site Codes identified in the EAF has either completed a remediation program or does not pose a threat to development on the Edgewater Site: V00293, C314112, V00096, 314069, 546031.

  For these reasons the Proposed Action will not have an adverse impact on human health from exposure to new or existing sources of contamination.

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

  The Project is consistent with the recommendations and goals identified in the 2007 Comprehensive Plan and 2017 Comprehensive Plan Updates regarding density of developments. The Site is in the Linkage and RD-1.75 Zoning Districts and the number of proposed dwelling units complies with the provisions of the Linkage and RD-1.75 Districts. The transit-oriented nature of the Project is consistent with the Comprehensive Plan which seeks to encourage development and allow for increased density of housing in the waterfront/train station area of the City. (2007 Comprehensive Plan, pp. 7 & 17; 2017 Comprehensive Plan Update, p. 10). The Project is also consistent with the surrounding neighborhood which includes the existing Tompkins Terrace and Colonial Springs residential developments.

  The Project will create an increased demand for community services such as emergency services and the Beacon City School District. The application was referred to the City of Beacon Police and Fire Departments. The Project will be constructed in accordance with all applicable state and local emergency and fire safety requirements. The Applicant also submitted a School Impact Study, dated February 24, 2020 prepared by JMC. The School Impact Study concluded that approximately 6-7 school age children would reside in the new development. This estimate was calculating using the Rutgers University, Center for Urban Policy Research multipliers which tends to be a conservative method for determining the amount of school age children generated by a development project.

  The School Impact Study was reviewed by the Planning Board's Planning Consultant who indicated that the multipliers used were lower than those typically used by the Planning Board. JMC's March 27, 2020 letter responds to questions from the Planning Consultant and comments from the public regarding using higher multipliers such as those used by the Planning Board in the past which concluded that 8 school age children may reside in the new development.

The Planning Board's Planning Consultant had no further comments after the March 27, 2020 revisions to 8 school-age children. The addition of 8 school-age children to the School District will not have an adverse impact on the School District, which has had declining enrollment.

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

Based upon all information before the Planning Board to-date, including the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: July 12, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

See Attached Addendum.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All memoranda, plans, reports, comments received from public meetings, and all other relevant information before the City of Beacon Planning Board.

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

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

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

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

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

Name of Action: Beacon Commons - Subdivision and Site Plan

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: City of Beacon Planning Board Chairman

Signature of Responsible Officer in Lead Agency: Date: July 12, 2022

Signature of Preparer (if different from Responsible Officer) Date: July 12, 2022

For Further Information:

Contact Person: Amanda Caputo

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5021

E-mail: acaputo@beaconny.gov

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

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

PRINT FULL FORM

City of Beacon Planning Board Agenda
07/12/2022

Title:

Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC ***(postponed to August 9, 2022 at the request of the applicant)***

ATTACHMENTS

6-28-22 1113 Wolcott Avenue - Request for Adjournment to 8-9-22(5267806.1).pdf

CUDDY +FEDER LLP

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

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

June 28, 2022

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 Site Plan and Special Permit Approval
Request for Adjournment to the Planning Board's August 9, 2022 Meeting Agenda
Premises: 1113 Wolcott Avenue, Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater LLC (the "Applicant"), the owner of the above-referenced Premises, this letter is submitted in connection with the Applicant's pending Application for Site Plan and Special Permit Approval to adaptively re-use the Premises for a hotel and accessory conference/event space and café (the "Project"). We respectfully request that the Planning Board adjourn the above captioned matter that is currently scheduled for a continued Public Hearing at this Board's July 12, 2022 meeting Agenda, and that the matter be placed on the Planning Board's August 9, 2022 meeting Agenda for a continued Public Hearing and continued review.

Following the comments from this Board and the public at the Board's June 14th Public Hearing, the Applicant has been working diligently to update the project scope toward an alternative Reduced Development Proposal. Community support for the Project is very important to the Applicant who desires to restore and redevelop the Premises in a productive manner that compliments the character of the area and the history of the church. Accordingly, the Applicant is requesting this adjournment in order to refine the Project scope in response to those comments.

The Applicant looks forward to continued input from the community about the Reduced Development Proposal. In the meantime, the Applicant's team is working to prepare a formal submission to this Board for continued review at its August 9, 2022 meeting Agenda. Thank you for your attention to this matter.

Very truly yours,

Taylor M. Palmer
cc: Jennifer L. Gray, Esq.; Prophecy Theater LLC; Allison Fausner, Esq.

City of Beacon Planning Board Agenda
07/12/2022

Title:

Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, 46 Judson Street, submitted by 46 Judson, LLC ***(postponed to August 9, 2022 at the request of the applicant)***

ATTACHMENTS

46 Judson Adjourned until August.pdf

Amanda Caputo

From: Glenn Watson <gwatson@badey-watson.com>
Sent: Wednesday, June 29, 2022 2:44 PM
To: Amanda Caputo; John Russo; Paula Dowd; Margaret McManus; Jason Snyder; Dorothy Berwin
Subject: Application of 46 Judson St, LLC

Ms. Caputo,

Consistent with our conversation a few minutes ago, I am confirming that I requested that the SEQRA Public Hearing on the captioned matter be removed from the agenda for the July 2022 meeting of the Planning Board.

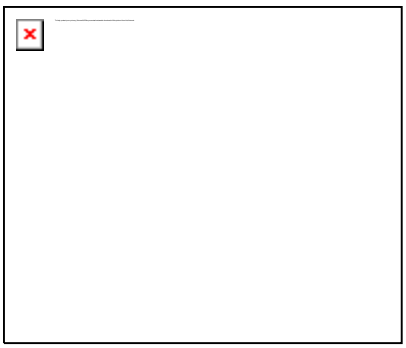
The reason for this request is that we are in the midst of making revisions to the plan and believe that presentation of the previously submitted plan would not be sufficiently representative for public comment.

Thank you for your attention to this request.

Please acknowledge receipt.

Glenn Watson

Glennon J. Watson, LS
Badey & Watson
Surveying & Engineering P.C.
3063 Route 9
Cold Spring, NY 10516
845-265-9217 ext. 214
845-265-4428 fax
GWATSON@BADEY-WATSON.COM



BADEY & WATSON is a certified WBE with New York State, New York City and The Port Authority of NY & NJ.

Please visit our website. It contains links to math games for kids. More importantly, you can learn about our laser scanner. You can view a short movie explaining its capabilities and use a simulator created from an actual project. Click here -----> http://www.Badey-Watson.com

City of Beacon Planning Board Agenda
07/12/2022

Title:

Continue Public Hearing on application for Site Plan Approval, indoor and outdoor event space, 4 Hanna lane, submitted by Jason Hughes

ATTACHMENTS

Comment Response Letter - 4 Hanna Lane_220628.pdf

L220628_Amanda_Planning Board_Hughes Yard.pdf

Project Narrative_4 Hanna Lane 6_27 J update.pdf

Sheet 1 Site Plan_Planning Board Submittal_4_220628.pdf

Sheet 2 Existing Conditions Plan_Planning Board Submittal_4_220628.pdf

Sheet 3 Overall Site Plan_Planning Board Submittal_4_220628.pdf

Sheet 4 Lighting Plan_Planning Board Submittal_4_220628.pdf

Sheet 5 Building Plan_Planning Board Submittal_4_220628.pdf

4 Hanna Lane Public Comment Krieger.pdf

Planners Comments Hanna Lane 7.7.22.pdf

4 Hanna Lane Public Comment Markwalter.pdf

Engineers Comments 4 Hanna 07-05-22 review.pdf

4 Hanna Lane Public Comment James.pdf

4 Hanna Lane Public Comment Dedring.pdf

4 Hanna Lane Public Comment Hughes.pdf

4 Hanna Lane Public Comment Means.pdf

4 Hanna Lane Public Comment Greenblatt.pdf

ARYEH SIEGEL
ARCHITECT

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

Re: 4 Hanna Lane – The Yard
Site Plan Application – Responses to Comments

June 28, 2022

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated June 10, 2022. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated June 8, 2022.

John Clarke Planning and Design Comment Responses:

1. The square footage used to calculate parking for the outdoor space has been updated to include more area. It is also based on historical information from the Applicant regarding the parking requirements for past events. The seating for outdoor events is based on attendees bringing their own folding chairs or blankets, and spreading out on the lawn.

2. The adjacent parking lot on the Tallix property has been shown as re-striped to conform to current parking space and aisle standards. This left space near the property line to stripe a pedestrian path from Fishkill Avenue to the 4 Hanna Lane entrance. Additionally, a striped crosswalk is show from the project site across Hanna Lane to the walk to the connection at Main Street.

3. For the long lot along Hanna Lane:
    a The owner is in communication with the adjacent property owner regarding permission to stripe the parking
    b The parking lot in the adjacent property is shown to be re-striped to conform to current parking space and aisle standards.
    c The owner is in communication with the adjacent property owner regarding permission to landscape the northern end of the lot to provide screening from Fishkill Avenue
    d A new light fixture is shown to replace the current fixture on the existing pole across the adjacent parking lot on the Tallix property. There is not currently an agreement to add more light poles at this time.
    e There are now 4 ADA compliant spaces near the entrance to 4 Hanna Lane.

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:

General Comments

1. The Applicant has engaged Hudson Land Design to prepare an I & I Study for the existing building.

2. The waste line from the food service building is now shown being connected to the new sanitary sewer collection system.

Sheet 1 – Site Plan

1. The stop sign is shown as being relocated to the south side.

2. The pipe trench detail has been updated to included notes for minimum depth of water service, and minimum slope of the proposed drainage line.

3. The shut-off valve for the proposed water service line is now located at the Main structure.

4. Comment acknowledged. The Applicant is still in communication with the adjacent property owner.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

ARYEH SIEGEL
ARCHITECT

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: The Yard – 4 Hanna Lane
Special Use Permit Application

June 28, 2022

Dear Amanda,

Please find enclosed:

- (5) sets of Sheets 1 through 5, revised 6/28/22
- (5) copies of the Comment Response Letter
- (5) copies of the updated Project Narrative
- CD-ROM

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

Project Narrative

4 Hanna Lane - The Yard

April 26, 2022

Owner's Background Statement

From my arrival in Beacon in 2006 until I visited the property as a prospective buyer in 2013, I had never set foot in Tallix. Despite its central location, it didn't feel like part of the growing community around my growing family. We purchased 4, 12, and 16 Hanna Lane in April 2013. When Hudson Hills Montessori School opened at 12 Hanna Lane in September 2013, Tallix began to feel more open to the surrounding community. Parents walked or biked their kids to and from school. Many hung out in the playground after school while their kids played.
At the same time, my new company (with my partner, Luc Stampleman), LNJ Tech Services, began to grow within my building at 4 Hanna Lane. Our background is in entertainmentindustry technology, logistics, fabrication, and production, and we've applied those skills to a variety of industries since launching LNJ full-time in 2015. We've built and installed scenery and handled lighting for Off-Broadway plays, worked with performance artists on their technical needs for the Whitney Museum and other art and cultural institutions, created custom lighting installations for hundreds of weddings and parties at the Roundhouse and other regional venues, and fabricated a wide variety of one-of-a-kind pieces in a wide variety of materials for commercial, retail, restaurant, cultural, and residential clients.

In 2016, my wife and I hosted a gala fundraiser for Hudson Valley Seed (now Land to Learn) inside and outside the warehouse at 4 Hanna Lane, and we also hosted Firefly Fest on our property in Tallix for a number of years. Although Carley and I were the hosts, LNJ was critical in planning, logistics, and execution, before, during, and after each event. It quickly became clear that all of the skills that we use in our client work qualified us to produce and present our own events.

When covid hit, nearly all of our contracted events were cancelled, and LNJ shifted our work to supporting the community. We helped Fareground receive, store, and distribute food, and we helped Beacon 4 Black Lives with the technical needs and logistics for their marches throughout summer and fall of 2020. For logistical reasons, a couple of smaller marches ended at 4 Hanna Lane, and although not as spacious as Memorial Park, people appreciated the energy of the yard outside our warehouse. That led to a socially-distanced dance party fundraiser for B4BL, and then people asked us for more covid-safe events. Since that first dance party we've hosted outdoor holiday markets and concerts, as well as community-oriented get-togethers and artist/artisan networking events. For all of these, we've worked with the City of Beacon Building Department for all required permits (Noise, Tent, etc.) and approvals.

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

The parking lot at 4-16 Hanna Lane has withstood at least 20 years of traffic surges, and I personally witnessed most morning and afternoon school rushes from 2013 to 2020, at which times the lot would fill (and then empty) quickly. At present, Star of Bethlehem Baptist Church is renting space in 12 Hanna Lane, and they have a heavy parking load only on Sunday mornings. While I know that Yard events will necessarily see an uptick in traffic, it will be neither unprecedented nor unmanageable. For our own events in 2021, all social media promotions encouraged walking/biking/car-pooling, and staff was placed at entry points to ensure smooth crowd-loading logistics. Because of our central location, few of our events saw our lot entirely full.

It seems clear that there is a market for an indoor/outdoor event space in walking distance to most of Beacon, and The Yard at LNJ is uniquely suited for this use. Our indoor space needs work to become code-compliant for occupancy above 49, and we have a mezzanine that will require ADA-accessibility modifications. We've already received a permit to add required emergency exit doors, and our path to a Certificate of Occupancy as a venue for the general public once that work is complete hinges upon your approval of our Site Plan application.

UPDATE 6/27:
Based on feedback from a number of neighbors about noise levels from The Yard's three concerts last summer and fall, I have a number of thoughts and responses to their letter and to the issues raised within it.

First, I'm sorry for the inconvenience we caused you. That we didn't know doesn't excuse it. We promise to do better. Below is a screenshot of the one interaction we had with a neighbor who complained to us on Google Chat during an event. I assure you that as soon as we know we're creating a problem, we work to resolve it. We hope to get to know those of you we don't already know, and our goal is to win your support for the work we do in the community by showing you our commitment to you as well.

Second, we had an outdoor event on Saturday, 6/25, an event that was on the calendar before we applied to the Planning Board, and for which we received a Noise Permit. At 9:15 and again around 10, I walked around the neighborhood with a decibel meter. I can report (and share video) that we have one area of concern where sound reflects off our warehouse and back to Blackburn. At that spot, we saw sustained levels of 64dB (A weighted), with peaks of 66dB. Everywhere else on Blackburn, Franklin, and Herbert, we were at 57dB and below. For reference, each passing car created between 66-73dB, an idling car was 63dB, and a motorcycle was 81dB.

Third, based on this information, we have changed the size of the Food Service Container on our Site Plan from 20' to 40', as this will help block/dampen the problematic sound reflections from our neighbors on Blackburn.

Fourth, we will continue to work to mitigate noise from our events. We have a series of three upcoming concerts. There's one in July, one in August, and one in September. A live rock show is somewhat inevitably loud, but we'll be ending by 9pm for each Saturday show, and our setup will take

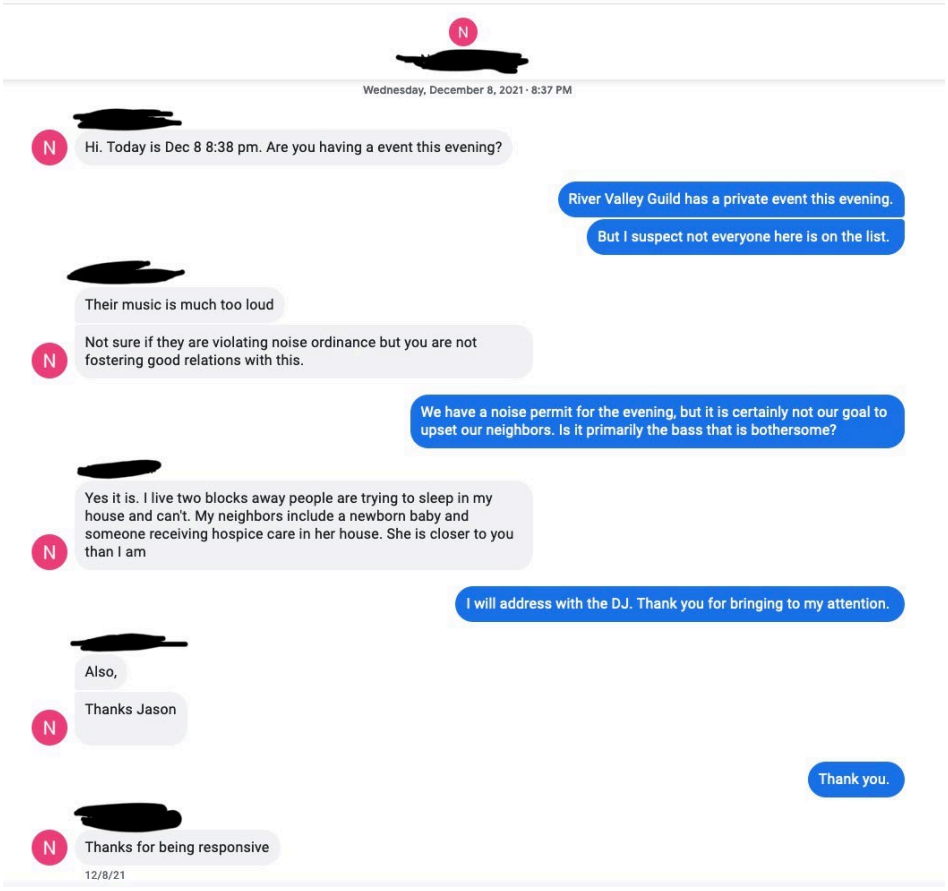
the aforementioned reflection issues into account to the best of our ability in the absence of the mitigation measures we'll enact with our Permit.

Fifth, and perhaps most importantly for our concerned neighbors, we are willing to commit to only having one evening outdoor live music event per calendar month, whether band or DJ, where the music is the main attraction of the evening and therefore loud. We hope this concession shows how serious we are about the wellbeing of all our neighbors.

Finally, I want to make clear that we do not intend to use the indoor and outdoor spaces separately, meaning we would never have simultaneous, separate occupancy of both spaces. The 100-person interior occupancy (upon completion of open Building Permit) is a sub-section of the outdoor occupancy for an event that activates both spaces.

Thank you for your time and attention, and I hope to see you at a show at The Yard,

Jason Hughes
Managing Member, EJC III LLC
Managing Member, LNJ LLC
4 Hanna Lane
Beacon, NY 12508



Interior Space

A portion of the existing Gallery / Workshop Building is proposed to be separated off from the Workshop space for use as an event space for performances with an occupancy for up to 99 people. There is a mezzanine level above the main level.

Exterior Space

The existing lawns and concrete pads outside of the Gallery / Workshop Building will be used as an exterior event venue. The space can host a variety of events, ranging from concerts to weddings and rehearsal dinners to artisan markets. Concert events will be scheduled and controlled to avoid excess sound outside of the property. There will be an area set aside to stage performances, but there will not be a permanent stage structure or covered stage built.

A modified shipping container will house the food service for events. Water supply and waste water will be trenched from the existing Gallery / Workshop building.

A storage container for Event Space use will be placed on the adjacent lot controlled by the Applicant. The storage container will be screened with fencing to match existing horizontal wood fencing on the property, as previously approved by the Building Inspector.

Temporary toilets will be provided as needed for events. There are also toilets, including a handicapped accessible toilet, at the interior Event Space.

Noise control is imperative in a mixed-use area, and the founders of LNJ bring their combined 55 years of live event production experience to bear when decisions are made regarding outdoor events. For the three concerts in 2021, a Noise Permit was obtained each time from the Building Department and Beacon Police. For those concerts, there were three different stage/audience configurations, and while it was noted that one configuration would only be appropriate for small, acoustic acts, none of the setups resulted in noise complaints. Every Yard event moving forward must take the same factors into account that have led to success thus far, while remaining open to evolution to meet the evolving needs of the community, without whose support the Yard cannot succeed. (See Owner's Update.)

Parking

There are 34 parking spaces proposed on the property or the adjacent property controlled by the Applicant. There are also an additional 49 spaces on the adjacent property owned by Tallix Condominiums that are available to be leased on a per event basis when they are required. These spaces are not required for day to day use by Tallix Condominiums, and a formal agreement will be submitted to the City for review and approval by the City Attorney. There is adequate parking on the overall site for all of the uses. The proposed leased spaces are not normally used, especially at times when events are likely to take place on the subject parcel.

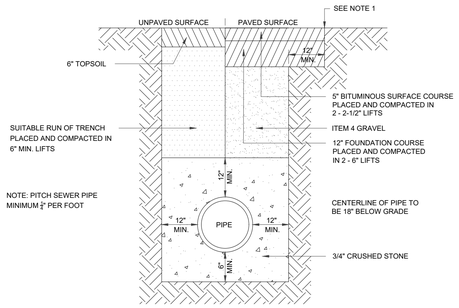
Traffic

Traffic will enter and exit through the existing driveway from Fishkill Avenue (Route 52). During events, staff will direct visitors to parking spaces. Existing stop signs help to calm traffic and maintain pedestrian safety.

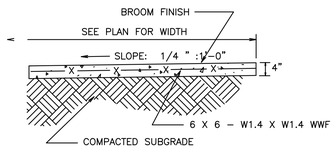
Bulk Zoning Regulations Table

	Required Setbacks			Existing Setbacks - Event Building			Minimum Lot Depth	Existing Lot Depth	Minimum Lot Depth	Existing Lot Depth	Allowable Building Height	Proposed Building Height	Maximum Percent Building Coverage	Proposed/Existing Percent Building Coverage	Lot Area	Existing Building Footprint
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
LI*	20'	20'	25'	143.3'	5'	10'	60'	159'	100'	249'	35'	32' Existing	70%	Existing on Lot 6054-30-183889 = 13%	36,427 sf	4,586 sf

* The existing building on adjacent Lot 6054-30-172867 is in the T District. That lot is not in the proposed Special Use Permit scope of work.
** No new building construction is proposed. All setbacks are existing.

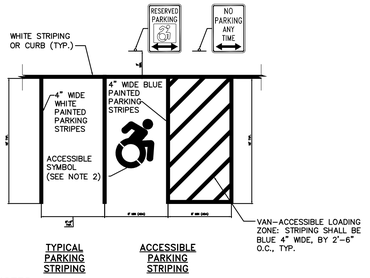


PIPE TRENCH DETAIL
NTS



CONCRETE SIDEWALK

SCALE: 3/4 " = 1' - 0"



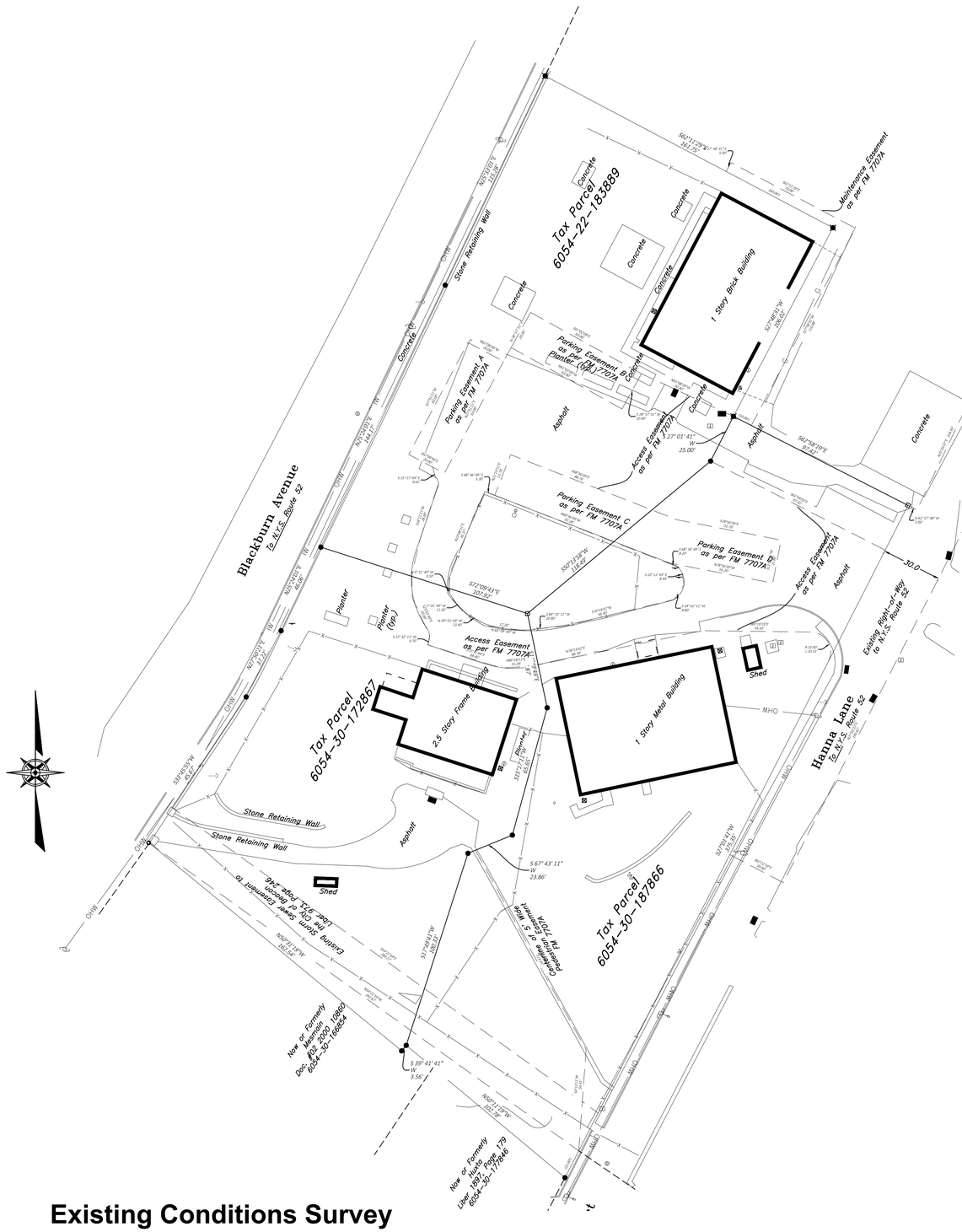
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL

NOT TO SCALE

BLACKBURN AVENUE
Blackburn Avenue
To N.Y.S. Route 52
N25°33'01"E 115.28'
OHW
POTENTIAL PERFORMANCE AREA - NO PERMANENT STAGE OR STRUCTURE
LINE OF POTENTIAL YARD AREA TO BE USED FOR EVENT SEATING: 5,000 NSF
TAX PARCEL
6054-22-183889
LARGE SCULPTURE SITE (LAWN) (Leased Area)
SNOW STORAGE
LAWN TO BE USED AS COMMON SNOW STORAGE SITE
FOOD SERVICE 20'X8' PRE-FAB STEEL CONTAINER
EXISTING CONCRETE PAD (TYP)
(4) EXISTING PLANTERS (TYP)
18" DEEP UTILITY TRENCH BETWEEN EXISTING BUILDING AND FOOD SERVICE (3" COPPER WATER SUPPLY LINE)
PROVIDE SHUT OFF VALVE FOR WATER LINE AT BUILDING
FENCE TO BE EXTENDED ALONG PROPERTY LINE TO MATCH EXISTING - SEE DETAIL ON SHEET 3
EXISTING GATE TO BE REMOVED
EXTEND NEW SIDEWALK
FENCE TO BE EXTENDED ALONG PROPERTY LINE - SEE HORIZONTAL FENCE DETAIL ON SHEET 3
EXISTING EGRESS STAIR FROM EVENT SPACE MEZZANINE LEVEL
NEW GATE LOCATION. GATE TO MATCH FENCE DETAILS SHEET 3
EXISTING ONE STORY BRICK BUILDING (EVENT / SHOP)
TEMPORARY PORTABLE TOILET LOCATION
18" DEEP UTILITY TRENCH BETWEEN EXISTING BUILDING AND FOOD SERVICE (2" PVC DRAIN LINE TO SEWER LATERAL)
EXISTING ASPHALT
NOTE: PROVIDE POLE MOUNTED HANDICAPPED PARKING SIGNAGE (TYP)
NOTE: PROVIDE POLE MOUNTED NO PARKING SIGNAGE
PARKING 33 SPACES TOTAL
STONE RETAINING WALL (TYP)
PLANTER (TYP)
N25°24'01"E 144.17'
N25°24'01"E 35.05'
N27°50'21"E 37.22'
S32°45'56"W 35.67'
S72°09'43"E 41.90'
S50°13'58"W 118.49'
S 27° 01' 41" W 25.00'
S27°49'31"W 106.02'
S25°58'19"E 97.42'
S17°49'36"E 41.92'
S15°17'17"W 65.65'
S17°49'41"W 100.35'
S 67° 43' 11" W 23.86'
N50°31'19"W 162.54'
TAX PARCEL
6054-30-172867
STONE RETAINING WALLS (TYP)
EXISTING 2.5 STORY FRAME BUILDING (RESIDENTIAL)
SHED
Asphalt
Existing Storm Sewer Easement to the City of Beacon Liber 973 Page 246
EXISTING ONE STORY METAL BUILDING (SCHOOL)
NEW 5' WIDE PAINTED CROSSWALK
EXISTING SHED
RELOCATE EXISTING STOP SIGN TO THIS LOCATION
EXISTING STOP SIGN
Existing Right-of-Way to N.Y.S. Route 52
Hanna Lane
To N.Y.S. Route 52
TAX PARCEL
6054-30-187866
Maintenance Easement as per FM 7707A
SHARED LEASED PARKING 49 SPACES TOTAL
EXISTING
HANNA LANE
EXISTING BUILDING (Live/Work Condo)
HAZARDOUS OVERFLOW STORAGE TRAILER
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
L21
L22
L23
L24
L25
L26
L27
L28
L29
L30
L31
L32
L33
L34
L35
L36
L37
L38
L39
L40

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	04/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	05/31/22	NO CHANGE	AJS
3	06/28/22	REVISE PER PLANNING BOARD COMMENTS	AJS



Existing Conditions Survey

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 5 - Existing Conditions Plan

Owner:
EJC III, LLC
4 Hanna Lane
Beacon, NY 12508

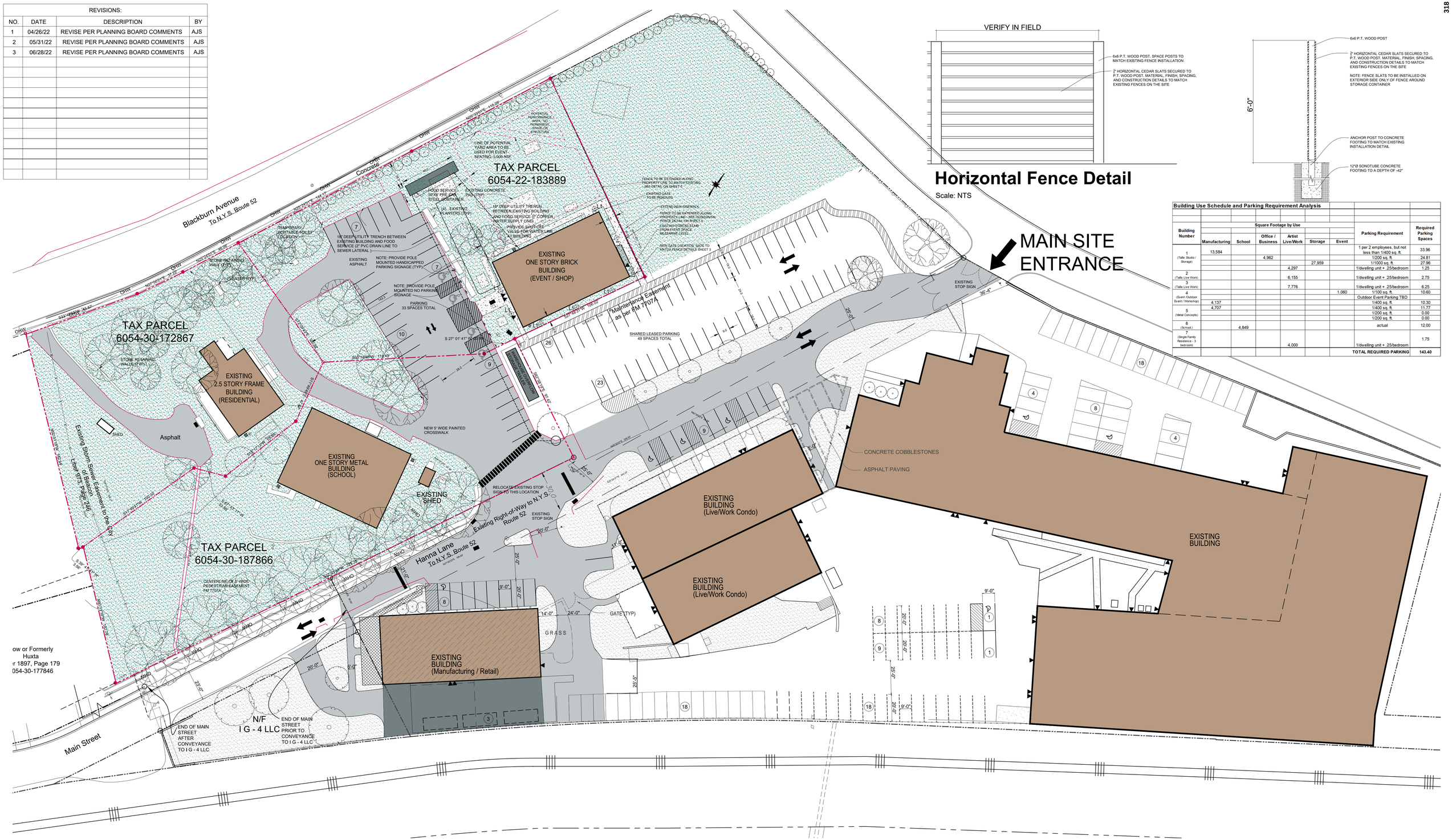
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
MJ Engineering And Land Surveying, P.C
1533 Crescent Road
Clifton Park, NY 12065

The Yard - Event Space

Beacon, New York
March 29, 2022

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	04/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	05/31/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	06/28/22	REVISE PER PLANNING BOARD COMMENTS	AJS



Overall Site Plan (For Reference Only)

Scale: 1" = 30'

Horizontal Fence Detail

Scale: NTS

Building Use Schedule and Parking Requirement Analysis

Building Number	Square Footage by Use						Parking Requirement	Required Parking Spaces
	Manufacturing	School	Office / Business	Artist Live/Work	Storage	Event		
1 (Talle Studio / Storage)	13,584						1 per 2 employees, but not less than 1/400 sq. ft.	33.96
			4,962				1/200 sq. ft.	24.81
					27,959		1/1000 sq. ft.	27.96
2 (Talle Live Work)				4,297			1/dwelling unit + .25/bedroom	1.25
				6,155			1/dwelling unit + .25/bedroom	2.75
3 (Talle Live Work)				7,776			1/dwelling unit + .25/bedroom	6.25
4 (Event /Outdoor Event / Workshop)						1,060	1/100 sq. ft.	10.60
							Outdoor Event Parking TBD	
	4,137						1/400 sq. ft.	10.30
5 (Metal Concepts)	4,707						1/400 sq. ft.	11.77
							1/200 sq. ft.	0.00
							1/200 sq. ft.	0.00
6 (School)		4,849					actual	12.00
7 (Single Family Residence - 3 bedroom)				4,000			1/dwelling unit + .25/bedroom	1.75
							TOTAL REQUIRED PARKING	**143.40**

Site Plan Application

Sheet 3 of 5 - Overall Site Plan

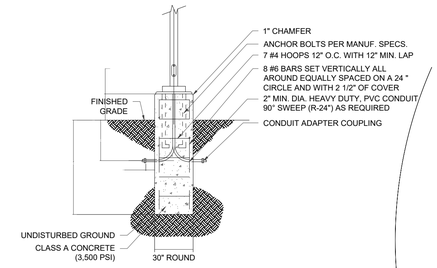
The Yard - Event Space

Beacon, New York
March 29, 2022

Owner:
EJC III, LLC
4 Hanna Lane
Beacon, NY 12508

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

Surveyor:
MJ Engineering And Land Surveying, P.C
1533 Crescent Road
Clifton Park, NY 12065



NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

LIGHT POLE BASE DETAIL
NOT TO SCALE

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



POLE MOUNTED LIGHT (L2)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LED FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. COLOR TEMPERATURE: 2700 K. CRI 95. PHOTOCELL & MANUAL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET



WALL MOUNTED HOUSE LIGHT (L1)

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	04/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	05/31/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	06/28/22	REVISE PER PLANNING BOARD COMMENTS	AJS

Lighting Plan

Scale: 1" = 20'

Site Plan Application

Sheet 4 of 5 - Lighting Plan

Owner:
EJC III, LLC
4 Hanna Lane
Beacon, NY 12508

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

Surveyor:
MJ Engineering And Land Surveying, P.C
1533 Crescent Road
Clifton Park, NY 12065

The Yard - Event Space
Beacon, New York
March 29, 2022

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	04/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS
2	05/31/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	06/28/22	REVISE PER PLANNING BOARD COMMENTS	AJS

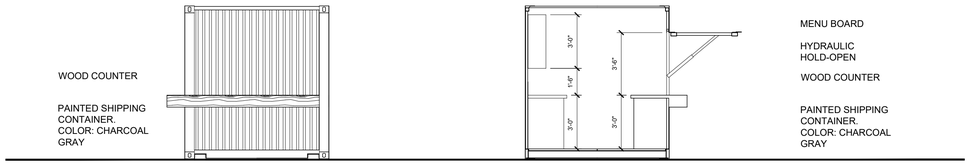






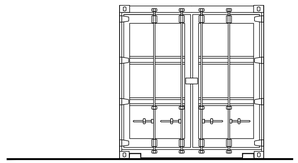
Shipping Container Food Service Examples

FOOD SERVICE CONTAINER TO BE CUSTOM FABRICATED FROM A 20' LONG SHIPPING CONTAINER ACCORDING TO OWNER'S REQUIREMENTS. THE ABOVE IMAGES ARE EXAMPLES ONLY, TO EXPLAIN THE PROPOSED CONCEPT. DESIGN IS SUBJECT TO OWNER REQUIREMENTS



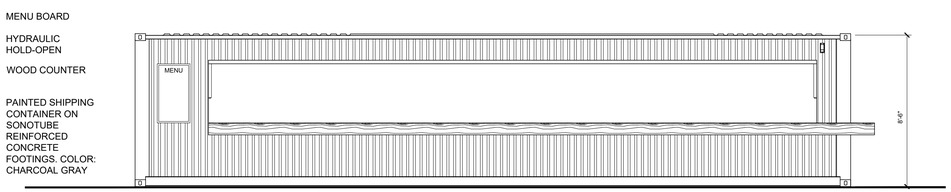
Section: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



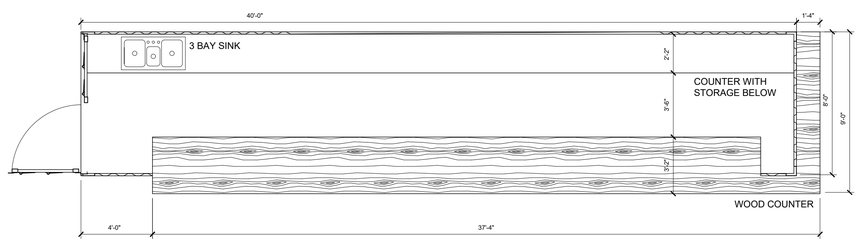
Side Elevations: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



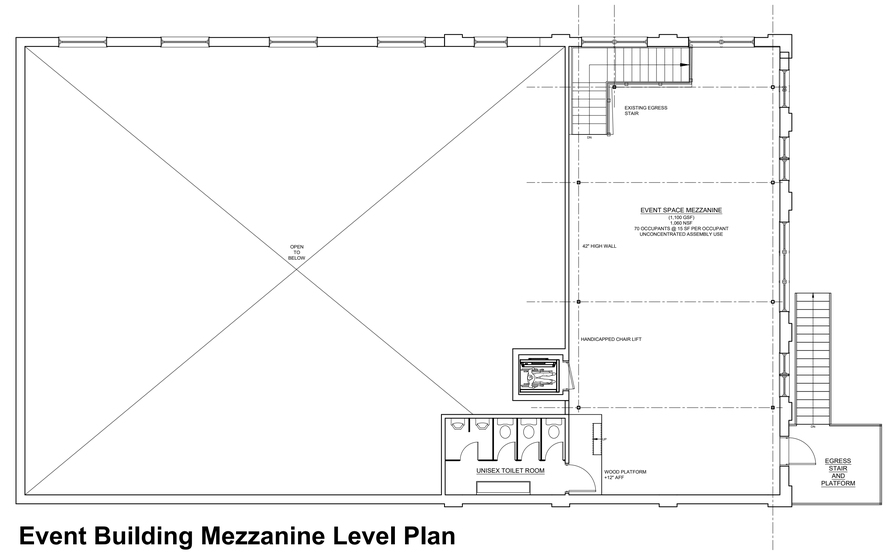
Front Elevation: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



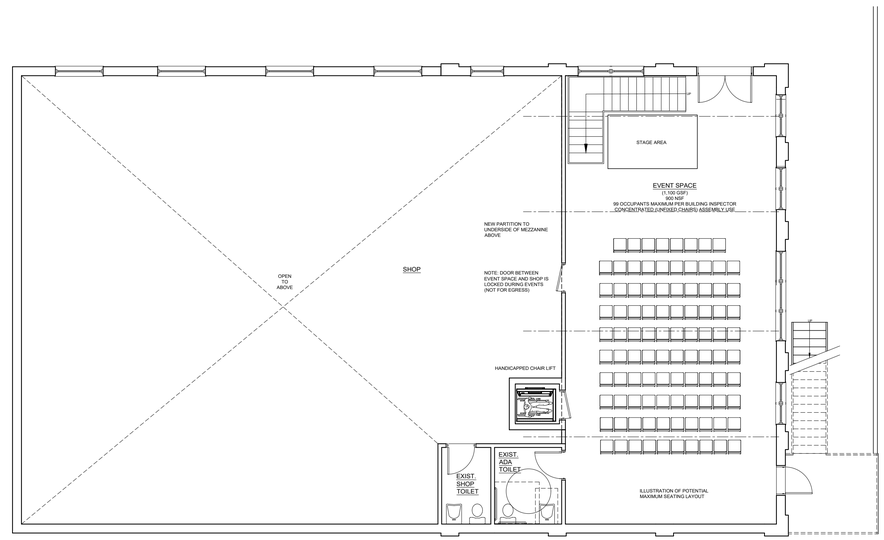
Floor Plan: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



Event Building Mezzanine Level Plan

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



Event Building Main Level Plan

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

Site Plan Application

Sheet 5 of 5 - Building Plans

Owner:
EJC III, LLC
4 Hanna Lane
Beacon, NY 12508

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

Surveyor:
MJ Engineering And Land Surveying, P.C
1533 Crescent Road
Clifton Park, NY 12065

4 Hanna Lane - The Yard - Event Space

Beacon, New York
March 29, 2022

Amanda Caputo

From: Karen Krieger <karen.bogdan@gmail.com>
Sent: Wednesday, July 06, 2022 10:22 AM
To: Amanda Caputo
Subject: Hanna Lane

To: Amanda Caputo for the Town Planning Board

From: Karen Krieger
7 Herbert Street
Beacon, NY 12508
914 474 4361

I'm writing to register my concern about the proposed development at 4 Hanna Lane. As you might notice my house backs almost directly on the site, and noise is a big problem. Last summer when the site was active, with what seemed to be huge sound system blaring thru the neighborhood, I was driven out of my yard and forced to close all my windows to block it out. Not a pleasant prospect in the summer months.

I'm not against development in Beacon. I'm a retired person often at home, but I enjoy how lively the town is. What particularly worries me with this site is how open-ended the situation is. They are a business. They will want to book the site day after day and night after night. The indoor part of the proposed development is fine. The craft fairs during the day were fine. But the outdoor events at night, again with the sound system blaring, were miserable. And though I can live through three nights a summer, I assume it won't be three nights. It will be as many nights as the developers can book. To say the least this is frightening prospect for me and for my peace in my home.

I hope you'll take this issue very seriously before you allow the development to proceed.

Thank you for your time
Karen Krieger

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **4 Hanna Lane, The Yard Event Space Site Plan**

I have reviewed a June 27, 2022 response letter from Aryeh Siegel, June 27, 2022 updated Project Narrative, and a 5-sheet Site Plan Application set, with the latest revision date of June 28, 2022.

Proposal

The applicant is proposing to convert an existing building to an indoor and outdoor event space. The 0.84-acre parcel is in the Light Industrial (LI) district.

Comments and Recommendations

1. For Sheet 1, Note 6 should reflect the statements in the Project Narrative that Saturday events will end by 9 pm and that outdoor live music events will be limited to only one per month.

2. Parking on an adjacent property will need a formal agreement acceptable to the City.

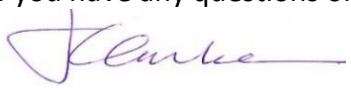
3. The northern end of the lot should be landscaped to provide screening from Fishkill Avenue.

4. The applicant's response letter proposed a new light fixture to replace the current fixture on an existing pole at the adjacent parking lot. The Lighting Plan should label the new fixture.

5. The Sheet 5 description of the Shipping Container Food Service Examples should include the proposed 40-foot length.

6. The Project Narrative describes the results of sound reflection off the building back towards Blackburn Avenue. The applicant should consider placing the performance space on the southwest corner with additional rear shielding, so that the primary noise direction is towards the large north lawn and away from residential neighbors to the south and west.

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



John Clarke, Beacon City 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

Amanda Caputo

From: Zoe Markwalter <zoe.markwalter@gmail.com>
Sent: Sunday, July 10, 2022 9:59 PM
To: Amanda Caputo
Cc: Wren Longno
Subject: LNJ's Event Space Application

Follow Up Flag: Follow up
Flag Status: Flagged

Hello.

I'm writing regarding LNJ's request to convert their land to an event space, and the challenge put forth by some of my neighbors in the R1 neighborhood of Herbert and Blackburn.

Jason Hughes and I have been neighbors for 12-years. Over this time he has supported countless neighboring nonprofits including: Song Smith, Common Ground Farm, Land to Learn, Fareground, local churches, schools, Beacon 4 Black Lives, etc. He was a key partner in getting the very first compost program into town. He provided a hub for food distribution in the height of the pandemic. I know this either first hand, or because I live two houses away, and am also a member of the community who gives back.

I agree with some of what my neighbors said in their form letter read by the planning board on June 14: some events are too loud. I can sometimes hear "everything as if it were playing out in my backyard." Sometimes the events keep me awake if I don't combat the volume with a noise machine. This tends to have a diminishing effect on my quality of life. Here's the thing though: never has this disturbance come from LNJ because where I'm situated, that's not the way the sound travels. Rather, my complaints are usually in response to Roundhouse events or activity in their park. In fact, I can hear the drums from an event at their place right now as I type.

According to the Beacon zoning map dated July 13, 2020 I live in a Transition zone surrounded by light industrial on 3 sides, including where LNJ is located. The neighbors on the 4th side who are challenging the application are in a residential zone which is adjacent to Light Industrial. Does the quality of their lives and their childrens' matter more than those of my families or those of the people operating businesses in LI because of the letters stamped on a map in their neighborhood? As mentioned above, I have made multiple complaints over noise that sounds as though it is in my backyard. These complaints are generally passed over because I'm in a city that is growing.

Events and hospitality are happening here. Tourism is happening here. LNJ is a business that is trying to move in the direction that City Hall has already set. They wish to remain in town - to continue to engage. Rather than swooping in on some 'property' for capitalism, they are already in the community and continue to be a part of it - employing it. Denying LNJ the opportunity to move in the direction they are seeking isn't going to solve the problem that the city continues to have.

It's time for a more holistic approach to the impact of City Hall's growth decisions on all of the workers and residents within it. Don't cut off one of the key businesses that endlessly gives back and takes responsibility for itself with parking, generosity, and fair labor practices. If LNJ leaves they will likely be replaced by another business with fewer community ties or human regard. This is not the business to set an example of when you're facing residents like me asking for you to consider when enough will be enough.

Thank you for your endless time, energy, and contribution to supporting Beacon's growth while sustaining quality of life for its backbone of residents.

Respectfully,

Zoë Markwalter
590 Main St.

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 5, 2022

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

RE: 4 Hanna Lane – Special Use Permit
Tax No. 6054-30-183889
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a Special Use Permit for 4 Hanna Lane:

- Correspondence dated June 28, 2022, from Aryeh Siegel, Architect.
- Project Narrative dated April 26, 2022, with update of June 27, 2022, as prepared by Aryeh Siegel, Architect.
- Infiltration and Inflow (I&I) Investigation report, dated June 27, 2022, as prepared by Hudson Land Design.
- Plan set titled "Site Plan Application – The Yard Event Space", consisting of 5 sheets, all with the latest revision date of June 28, 2022, as prepared by Aryeh Siegel, Architect.

The proposed project entails the re-use of an existing building on Hanna Lane for assembly of indoor and outdoor events. The site is located in the LI Zone. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. Hudson Land Design performed an Infiltration and Inflow (I&I) study of the project site. Based upon the submitted study, there were no signs of I&I from the project site entering the City's sanitary sewer collection system.

2. The last paragraph on Page 3 of the Project Narrative states "Finally, I want to make clear that we do not intend to use the indoor and outdoor space separately..." Note No. 3 on Sheet 1 of 5 states "The Event Space Building mezzanine space will not be used at the same time as the Event Space Building Main Floor. Therefore, the maximum required number of parking spaces for the Event Space Building is 25 spaces based on the Main Floor."

These two statements appear to conflict with one another and therefore should be coordinated with one another.

Site Plan (Sheet 1 of 5):

1. The grass/pavement line shall be shown on the plan on the south side of the parking lot where the overflow storage trailer is located.

2. The undersized space located just to the north of the "Warehouse Overflow Storage Trailer" shall be stripped to prevent parking at this location.

3. The plan notes that the 2" drain line from the food service container is to be only 18" deep. Will the food storage container be used during winter months? If so, the drain line should be installed at a sufficient depth to prevent freezing within the line. Although the plan notes PVC pipe, the plan shall be updated to specifically note the type of PVC pipe to be used. The slope of the line shall also be noted on the plan.

4. The point of connection of the drain line is shown at a circle along Hanna Lane. The plan shall be updated to label this location as "Proposed Sewer Manhole" and shall provide invert elevations as provided on the plans previously provided to you.

5. The water line between the building and Food Service Container should be at a depth of 4 feet to prevent freezing of the line.

6. A note is shown at the intersection of the access drive to the site and Hanna Lane that states "Relocate Existing Stop sign to this Location", but there is no leader line to show where the stop sign is to be installed. The proposed location for the stop sign shall be clearly shown.

7. As previously noted, the "Pipe Trench Detail" shall be updated to include notes for the minimum depth of the water service line. The line should be at a sufficient depth to protect against freezing.

8. Note No. 9 on Sheet 1 of 5 states that the applicant is currently in communication with Owners of Tallix with regards to leasing of the additional parking located on the adjacent parcel, as well as the proposed work on that parcel. A copy of the agreement shall be submitted to the Planning Board Attorney for review prior to approval being granted for the project.

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

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

July 7, 2022

To Whom it May Concern:

My name is Deanna James-Hughes. I have been a Beacon resident for over 13 years, and it has been my pleasure to know Jason Hughes of LNJ Tech services both professionally and personally. I write this letter in support of LNJ Tech services using the adjacent space to their warehouse at 7 Hannah Lane for formal events here in Beacon.

The outdoor space is an ideal event space as it is fenced in without traffic impediments. There is ample parking which does not use street parking. The fenced in space would provide privacy for guests as well as area residents. Although the neighboring field and Tot Park area is utilized for a multitude of public events including sports & recreation, celebrations, and city approved events, the distance between both areas allows for synchronous events without creating noise disturbances between the two.

It was my privilege to contract LNJ Tech for service on my home. The level of knowledge is immeasurable with a keen attention to detail and safety standards that saved my home from issues that needed remedy. I can say without a doubt that both Jason and his colleagues care immensely for their customers by using their expertise to deliver services that go above and beyond expectations.

Additionally, LNJ is no stranger to community service. As a company, they answered the call to many families who were financially impacted by the COVID-19 pandemic by facilitating pickup, storage, and transport of food goods alongside Fareground and personally sourced both a

fridge and pod for storage which would later expanded to facility use in another building on Hannah Lane for expanded reach to Beacon residents in response to access fresh and wholesome foods. LNJ is in support of the community and its residents with sponsorship for various causes/events including multi-vendor markets, Beacon4BlackLives, Beacon Pride, and Juneteenth celebrations.

LNJ is a solid company comprised of individuals that have the communities' best interest at heart. Without reservation, I am sure that anyone would be lucky enough to contract them for services for their special occasion. I hope that Beacon will afford this opportunity.

Sincerely,

Deanna James-Hughes
27 Masters Place
Beacon, NY 12508

Amanda Caputo

From: Stacy Dedring <stacydedring@gmail.com>
Sent: Monday, July 11, 2022 8:55 PM
To: Amanda Caputo
Subject: Letter in support of The Yard's Event Venue application

Dear Planning Board,

This letter is to support Jason Hughes' and The Yard's Special Use Permit application to allow an Event Venue at 4 Hanna Lane. They have a long history of hosting safe, family-friendly and socially-conscience events that strengthen the fabric of the Beacon community. They are caring and thoughtful neighbors, and will provide a wonderful venue that will bring visitors to Beacon to the City's benefit.

Thank you kindly for your time,
Stacy Dedring
24 John Street, Beacon NY

July 10, 2022

To Whom it May Concern,

My name is Lewis. I have been a resident of Beacon for approximately 13yrs. During this time I have worked and contributed to the success of various restaurants and cafes in the city of Beacon as a Chef in the hospitality industry. It's a tough industry for both employees and owners. Food industry fueled experiences are very impressionable and important in the tourism industry and can lead to return customers. Countless times I have come across people who have decided to revisit an establishment because of the wonderful memories formed during their last visit.

It is a rarity to come across employers that will ensure a positive work environment and assure the economic livelihoods of their employees over profit margins. Both pre and post COVID, Jason Hughes of LNJ ensured his employees were given a livable wage as part owner of Ella's Bellas which continued as co-owner of LNJ.

Jason and Luc of LNJ provide opportunities and benefits for employment that rival many large corporations. They lead their business with their hearts and not wallets which encourages staff loyalty. Despite operating my own small business with family obligations, I work occasionally with LNJ because of the positive work environment they facilitate. The wages are fair and the employment is safe and productive. I will always find time to help with LNJ if needed.

As a culinary (CIA) trained caterer, the approval of their proposed event space would support other hospitality professionals like myself which would further support the local economy. I fully support LNJ's proposed event space and hope you will approve the vision and opportunities that could be afforded by many while continuing to contribute to the city of Beacon which I am privileged to call home.

Genuinely,

Chef Lewis Hughes of Hughes Hill Catering

Amanda Means
Resident Talllix Commercia Condominium
5 Hanna Lane, Unit #5
Beacon, NY 12508
Ameans9933@gmail.com
646 724 1232

Date: July 11, 2022

To: Amanda Caputo
Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

F**rom:** Residents of the Tallix Commercial Condominium

Re: Jason Hughes application for a Special Use Permit and Site Plan Approval and for an indoor and outdoor event space at 4 Hanna Lane.

As residential and commercial owners of the Tallix Commercial Condominium at 5 Hanna Lane in Beacon, we are located directly across from our neighbor, Jason Hughes, owner of LNJ and The Yard. Our condo building and Jason's property used to be part of the Tallix Foundry.

Some of us in the condo have known Jason Hughes for nearly ten years. He became our neighbor on Hanna Lane in 2013.

For the last 9 years, Jason has been holding many different types of events on this property. He has always been interested in holding events that will have a positive effect on our Beacon Community.

Private events include:

- Weddings, other types of family gatherings, or other groups.

Public events include:

- Various Pop-Up Markets – the Spring Pop-Up Market, Holiday Markets…to support area artisans and provide local handmade items and foods for the Hudson River Valley Community.

- Fundraisers that help support Not-for-Profit groups such as Fairground, Beacon4BlackLives, The Firefly Festival for Common Ground Farm, Land to Learn (when it was Hudson Valley Seed), and a comedy benefit show for Planned Parenthood.

- Fundraisers that provide enrichment for the community as well as financial -support for The Yard, such as:

    - Concerts
    - Films
    - Community parties, for example a Halloween party, *The Undead Bazaar*, last October…

Jason has been considerate and responsible toward us every time he has held an event. He notifies us ahead of time of his events and asks permission to use some of our parking areas when it is needed. He helps keep parking organized with signs that he provides. He does what he can to minimize any disruption to our condo community across the street. If there is a problem, he promptly takes care of it. When there is going to be an event involving loud music, we are made aware of it and we understand that it will end at 10:00.

We also understand that the sounds from the music are much lower on our side of The Yard than in the Blackburn Avenue neighborhood because Jason's building blocks much of it from coming our way. Jason is working hard to find ways to lower the disruptive sound that travels to that side. When there is a music event, he walks along that street with a decibel meter. When it becomes too loud, he lowers the level of the speakers. He is also interested in talking with his neighbors on the Blackburn Avenue neighborhood so he can work with them to find ways to set up his events so they are not disruptive to their peace of mind.

The undersigned members of the Tallix Commercial Condominium are wholeheartedly in favor of granting Jason the Special use Permit and Site Plan Approval he has requested in order to convert his building at 4 Hanna Lane to an indoor/outdoor event space. Until now, Jason has had to apply for a Permit each time he hosts an event. With the Special Use Permit this will no longer be necessary. He'll be able to hold events much more easily without so much red tape. Jason has already, for the last 9 years, proven himself capable of handling all of these events in a safe, responsible and considerate manner. It has been a pleasure to have him and The Yard as our neighbor. He has helped the Tallix property owners with our interest in developing a neighborhood with a cooperative spirit, and a spirit of equality and diversity.

Sincerely,

Amanda Means – 5 Hanna Lane, Unit 5
Peter Unterweger – 5 Hanna Lane, Unit 1 (Board Member)
Joan Unterweger – 5 Hanna Lane, Unit 1
Moto Okuma – 5 Hanna Lane, Unit 2
Alex Innes – 5 Hanna Lane, Unit 2
Torkwase Dyson – 5 Hanna Lane, Unit 4
Mike Starn – 310 Fishkill Ave., Beacon (Board Member)
Doug Starn – 310 Fishkill Ave, Beacon (Owner)
Jeremy Pyles – 310 Fishkill Ave, Unit 11, Beacon (President of the Board)

Amanda Caputo

From: elizabeth greenblatt <elizabeth.greenblatt@gmail.com>
Sent: Tuesday, July 12, 2022 12:15 PM
To: Amanda Caputo
Subject: The Yard

I'm sending a note to share my support and appreciation of the Yard, and in support of Jason Hughes's application to make The Yard an Event Venue. My family has been able to participate in a few events at the Yard, and each of them were beautiful and very beneficial to our community. One in particular that stands out for us was the Compass Arts Spring Showcase--where children were able to display and perform their art and music creations. We also were so happy that there was a Beacon Pride event there this year! We want to ensure that this important space is able to thrive and continue to be able to host community events that benefit all of us.

Thank you,
Elizabeth

Elizabeth Greenblatt, MPH
Sexuality Educator & Public Health Consultant
Sex Savvy Hudson Valley
sexsavvyhudsonvalley.com
Pronouns: she/her/hers

City of Beacon Planning Board Agenda
07/12/2022

Title:

Public Hearing on application for Subdivision Approval, 2-lot residential, 146 Verplanck Avenue, submitted by James Petty

ATTACHMENTS

146 Verplanck Avenue-Cover-2022-0627.pdf

Restoration Bond Estimate - Petty 2022-0624.pdf

Subdivision Set_Petty_2022-0627.pdf

Planners Comments Verplanck Av Sub 7.7.22.pdf

Engineers Comments 146 Verplanck 07-05-22 review_0001.pdf

HUDSON LAND DESIGN

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

June 27, 2022

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Petty Subdivision (146 Verplanck Avenue)
Tax ID: 6054-21-028928 (±0.271 Acres Total)
City of Beacon, New York

Dear Chairman Gunn & Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Preliminary Subdivision Plat and Plan Set – 6 Sheets (5 copies)
- Construction Cost Estimate (5 copies)

An electronic copy of these documents have also been emailed directly to Amanda Caputo (acaputo@beaconny.gov). The plans have been revised based on comment letters from the City's professional consultants. The following is a point-by-point response to each of the comments within the review letters.

Lanc & Tully's May 4, 2022 Comment Letter:

General Comments:

1. A construction cost estimate for work within the right-of-way has been provided.

Existing Conditions & Demolition Plan (Sheet 2 of 6):

1. HLD personnel visited the site to field verify the surveyed drainage information. It appears that the information was accurate based on measure downs to the pipe inverts, and that the storm system appears to flow southeasterly despite some of the outlet inverts being slightly higher than the inlet inverts. We did, however, find that the piping along

Verplanck Avenue was 18" HDPE, not 24" HDPE per the survey. To help make it clearer, we have added letter notation for each invert at each structure.

Subdivision Plan (Sheet 4 of 6):

1. Site Specific Note 9 calls to direct roof leaders to the new proposed yard drain and pipe system.

Construction Details (Sheet 5 of 6):

1. The granite curb detail has been further updated per NYSDOT standard, and now includes more information on bedding.

John Clarke Planning and Design's May 6, 2022 Comment Letter:

1. The applicant was able to secure an area variance for the side yard from the ZBA at its June 22, 2022 meeting. Notation has been added to the plan set reflecting the area variance.
2. So noted that all previous comments have been addressed.

One additional change that was requested by the applicant is the removal of the hedgerow along the northern boundary. The applicant had a positive discussion with the neighbor to the north regarding this removal, which has been added to the plans.

At the April 2022 meeting, the Planning Board voted to circulate with intent to act as lead agency, and authorized the City professionals to prepare a draft negative declaration. At the May 2022 meeting, the Planning Board declared itself lead agency, made a SEQR determination of non-significance (negative declaration), provided a positive referral to the ZBA, and set a public hearing for the July 2022 meeting. We look forward to continuing discussion of the project with you and your Board members at the July 2022 meeting and, assuming that the public hearing will be closed, will:

- request that the Planning Board grant preliminary and conditional final subdivision approval.

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

Sincerely,

Daniel G. Koehler, P.E
Principal

cc: James Petty & Julia Louise Onorato (via email)
Robert V. Oswald, L.S., Project Surveyor (via email)
Michael A. Bodendorf, P.E. (HLD File)

Petty Subdivision (146 Verplanck Avenue)
City of Beacon, NY
24-Jun-22
HLD Project Number 2022:004

Performance Bond Estimate For Verplanck Avenue Restoration

No.	Restoration Work	Units	$/Unit	Quantity	Cost	Notes
1	Granite Curbing	LF	$ 90.00	66	$ 5,940	Per 2020Q1 NYSDOT Weighted Average Item Price Report
2	5' Concrete Sidewalk	SF	$ 75.00	330	$ 24,750	Per recent City of Beacon bid rates
3	Trench Road Restoration	LF	$ 65.00	23	$ 1,495	Assumes 4' item 304.14, binder course, top course
	Subtotal				$ 32,185	using recent City of Beacon bid rates

Total all Items		**$ 32,185**	
10% Contingency		**$ 3,219**	
Grand Total		**$ 35,404**	

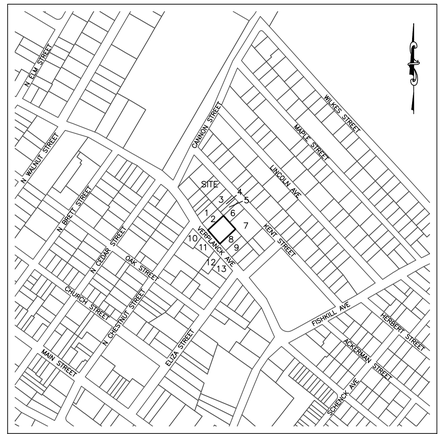
PETTY SUBDIVISION

RESIDENTIAL SUBDIVISION

146 VERPLANCK AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PROJECT INFORMATION:	
PARCEL OWNER:	JAMES PETTY, 146 VERPLANCK AVENUE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	146 VERPLANCK AVENUE, BEACON NY 12508
TAX PARCEL ID:	6054-21-028928
PARCEL AREA:	±0.27-ACRES
WATER SUPPLY:	PROPOSED MUNICIPAL
SEWAGE DISPOSAL:	PROPOSED MUNICIPAL

PARCEL INFORMATION:
TAX ID: 6054-21-028928
TOTAL LOT AREA: ±0.27 ACRES
ZONING DISTRICT: R1-5



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS (WITHIN 100 FEET):
PARCEL: OWNER & ADDRESS
1. JOSE GALLEGO, 134 VERPLANCK AVE, BEACON NY 12508
2. CAROLINE TURNER, 158 MINUTEMAN RD, RIDGEFIELD CT 06877
3. RICHARD BONANNO, 64 KENT STREET, BEACON NY 12508
4. AMPARO TAMAYO, PO BOX 321, BEACON NY 12508
5. DI BANO INC., 121 OLD CASTLE POINT ROAD, WAPPINGERS FALLS NY 12590
6. CYNTHIA KONZEN, 52 KENT STREET, BEACON NY 12508
7. ROBERT LEITNER, 5601 HIGHWAY A1A, VERO BEACH FL 32763
8. JOHN LEINUNG, 150 VERPLANCK AVE, BEACON NY 12508
9. KIMBERLY BLANCHARD, 156 VERPLANCK AVE, BEACON NY 12508
10. JACKLYN FAUST INTERIORS LLC., 99 DUTCHESS TER, BEACON NY 12508
11. LEONARD ROMANELLI, 151 VERPLANCK AVE, BEACON NY 12508
12. DOROTHY AUGUST, 155 VERPLANCK AVE, BEACON NY 12508
13. BENIGNO ECHEVARRIA, 161 VERPLANCK AVE, BEACON NY 12508

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

OWNER/APPLICANT:
JAMES PETTY
146 VERPLANCK AVENUE
BEACON, NEW YORK 12508
PH: 646-883-9708

PROJECT SURVEYOR:
ROBERT V. OSWALD, L.S.
175 WALSH ROAD
LAGRANGEVILLE, NEW YORK 12540
PH: 845-226-1315

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PT-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: CONSTRUCTION DETAILS (CD-1)
SHEET 6: CONSTRUCTION DETAILS (CD-2)

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.

_____ _____
JAMES PETTY DATE

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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/22	PER PLANNING BOARD COMMENTS	CMB				

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

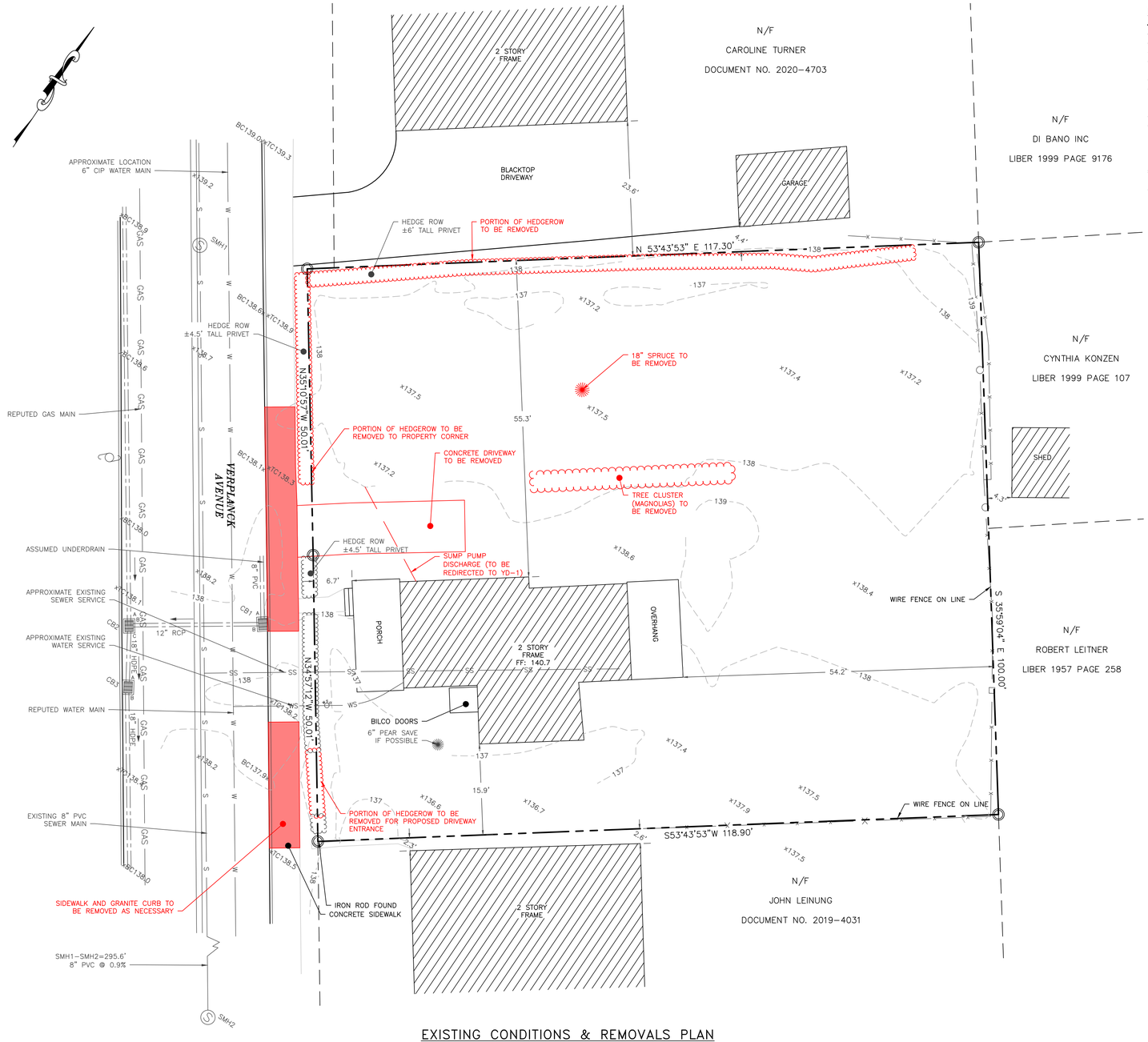
COVER SHEET

PETTY SUBDIVISION
REVISION TO FILED MAP NO. 208

146 VERPLANCK AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-028928

JOB #:	2022:004
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS MAIN

KEY

CB1
RIM=137.9'
INV A=136.1'
INV B=135.6'

CB2
RIM=137.7'
INV C=133.9'
INV B=135.3'
INV A=133.7'

CB3
RIM=137.8'
INV A=133.6'
INV B=133.8'

SMH1
RIM=138.9'
INV I=132.7'
INV O=132.6'

SMH2
RIM=138.9'
INV I=129.8'
INV O=129.7'

SURVEY REFERENCE:

1. "MAP OF SURVEY FOR THE LANDS OF JAMES PETTY" DATED FEBRUARY 16, 2022 AS PREPARED BY ROBERT V. OSWALD L.S. (845) 226-6436.

SURVEY NOTES:

1. BEING THE SAME PARCELS AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2019-4044 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO. 41 & 42 AS SHOWN ON FILED MAP NO. 208.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. © ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 16, 2022.

BY: _____
Robert V. Oswald , L.L.S. N.Y. State Lic. no. 50031

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.

_____ _____
JAMES PETTY 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/22	PER PLANNING BOARD COMMENTS	CMB				

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

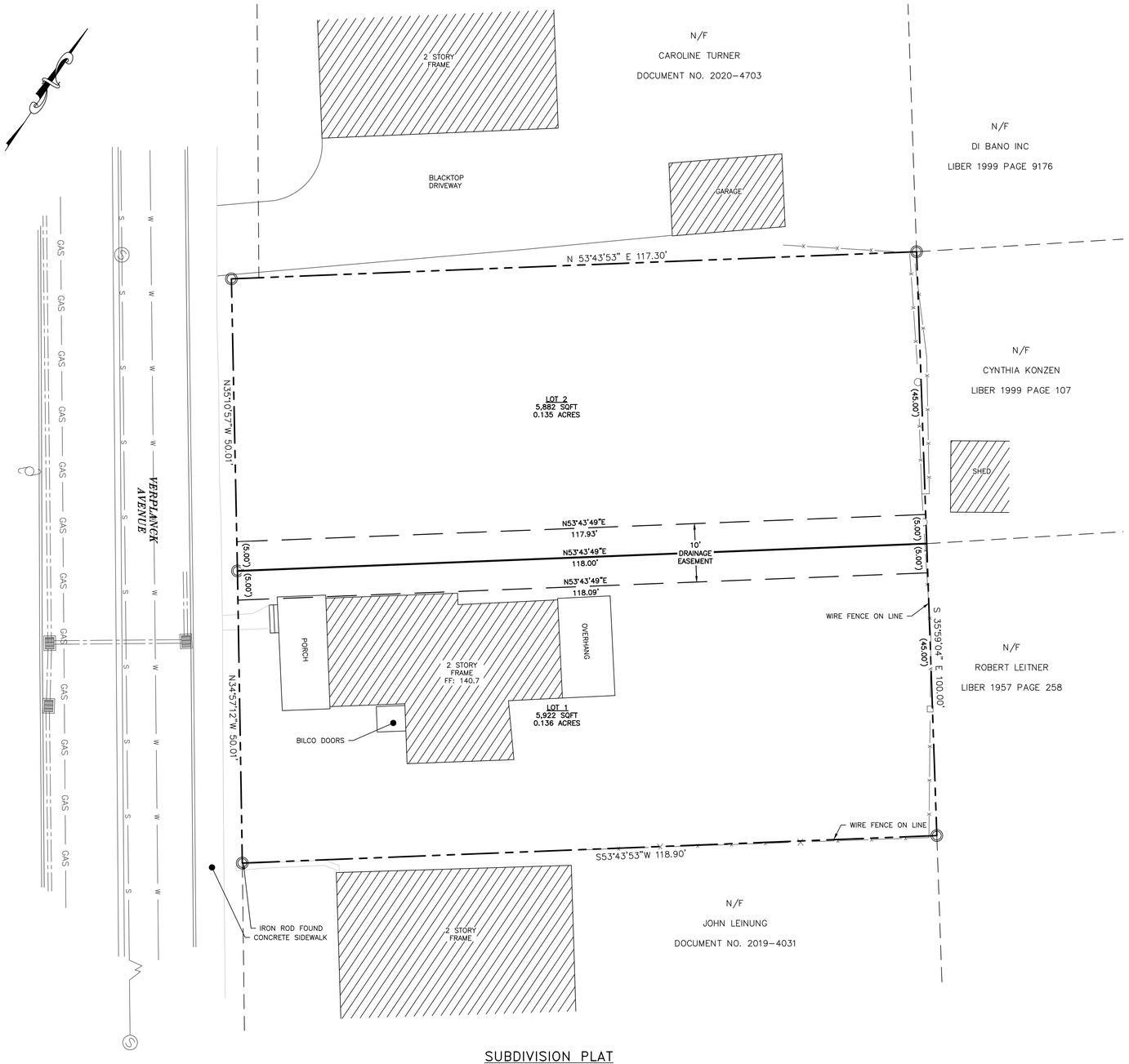
EXISTING CONDITIONS & REMOVALS PLAN

PETTY SUBDIVISION
REVISION TO FILED MAP NO. 208

146 VERPLANCK AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-028928

JOB #:	2022:004
DATE:	3/29/2022
SCALE:	1" = 10'
TITLE:	XC-1
SHEET:	2 OF 6

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



LEGEND:

EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
PROPOSED PROPERTY LINE

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN.	5,922 S.F.	5,882 S.F.
LOT WIDTH:	50 FEET MINIMUM	50.0 FEET	50.0 FEET
LOT DEPTH:	100 FEET MINIMUM	118.0 FEET	117.3 FEET

SURVEY REFERENCE:

1. "MAP OF SURVEY FOR THE LANDS OF JAMES PETTY" DATED FEBRUARY 16, 2022 AS PREPARED BY ROBERT V. OSWALD L.S. (845) 226-6436.

SURVEY NOTES:

1. BEING THE SAME PARCELS AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2019-4044 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO. 41 & 42 AS SHOWN ON FILED MAP NO. 208.
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
9. © ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

TOTAL PARCEL AREA:

±11,804 S.F. OR ± 0.27 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 6054-21-028928

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

SUBDIVISION PLAT

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 16, 2022.

BY: *Robert V. Oswald , L.L.S.* *N.Y. State Lic. no. 50031*

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.

JAMES PETTY _____ 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/22	PER PLANNING BOARD COMMENTS	CMB				

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

PRELIMINARY SUBDIVISION PLAT

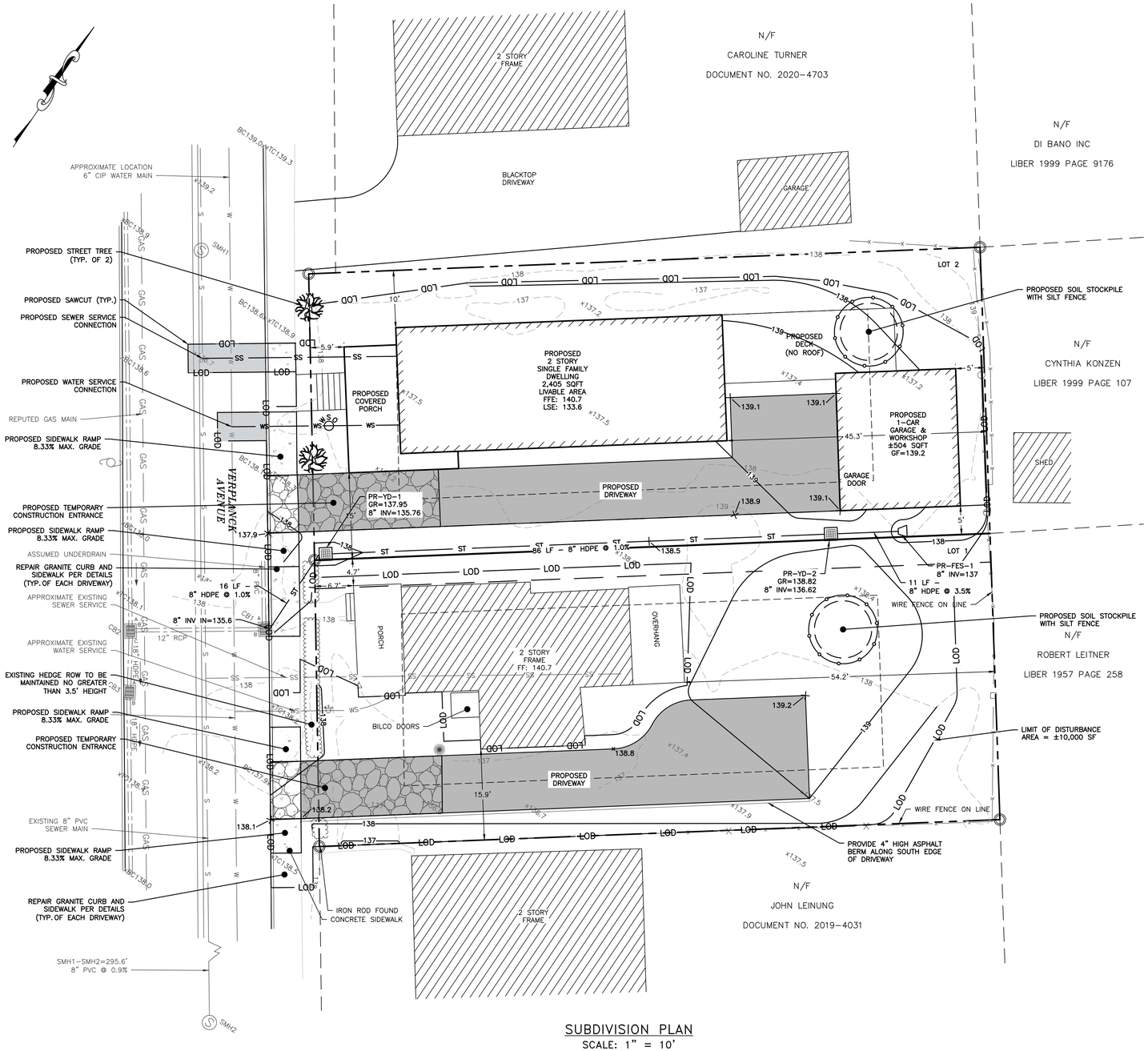
PETTY SUBDIVISION

REVISION TO FILED MAP NO. 208

146 VERPLANCK AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-028928

JOB #:	2022:004
DATE:	3/29/2022
SCALE:	1" = 10'
TITLE:	PT-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



SUBDIVISION PLAN
SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 140 EXISTING MAJOR CONTOUR
- 137 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- GAS EXISTING GAS MAIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

KEY

CB1
RIM=137.9'
INV A=136.1'
INV B=135.6'

CB2
RIM=137.7'
INV C=133.9'
INV B=135.3'
INV A=133.7'

CB3
RIM=137.8'
INV A=133.6'
INV B=133.8'

SMH1
RIM=138.9'
INV I=132.7'
INV O=132.6'

SMH2
RIM=138.9'
INV I=129.8'
INV O=129.7'

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN.	5,922 S.F.	5,882 S.F.
LOT WIDTH:	50 FEET MINIMUM	50.0 FEET	50.0 FEET
LOT DEPTH:	100 FEET MINIMUM	118.0 FEET	117.3 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	15 FEET MINIMUM	6.7 FEET*	5.9 FEET*
SIDE YARD:	10 FEET MINIMUM	4.7 FEET**	10.0 FEET
REAR YARD:	20 FEET MINIMUM	54.2 FEET	45.3 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
DWELLING UNITS PER LOT:	MAX 1	1	1

* PER §223-13(B), THE FRONT YARD SETBACK IS TO THE COVERED PORCH. THE PROPOSED COVERED PORCH FRONT YARD IS CONSISTENT WITH THE EXISTING ALIGNMENT OF BUILDINGS WITHIN 250' PER §223-13(K), SO NO VARIANCE IS REQUIRED.

** 4.7 FEET PROVIDED WHERE 10 FEET IS REQUIRED, THEREFORE REQUIRING RELIEF OF 5.3 FEET.

RELIEF HAS BEEN GRANTED AT 6/22/2022 ZBA MEETING.

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 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 SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN. AND TIED DIRECTLY INTO THE PROPOSED STORMWATER SYSTEM.
10. 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.
11. THE 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 IS AS FOLLOWS:
    LOT 1: SLSD LEFT = ±667 FEET (ASSUMED TO INTERSECTION OF VERPLANCK AND FISHKILL AVE)
    SLSD RIGHT = ±544 FEET
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE WELL IN EXCESS OF THE REQUIRED 200 FEET
    LOT 2: SLSD LEFT = ±717 FEET (ASSUMED TO INTERSECTION OF VERPLANCK AND FISHKILL AVE
    SLSD RIGHT = ±495 FEET
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE WELL IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FOR LOT 2 FROM LEFT.
12. 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.
13. THE SUMP PUMP IN THE BASEMENT OF LOT 1 DISCHARGES TO THE SURFACE AND SHALL BE REDIRECTED PER SHEET XC-1 TO THE STORM SEWER SYSTEM.

GENERAL CONSTRUCTION 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.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
8. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

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.

_____ _____
JAMES PETTY 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/22	PER PLANNING BOARD COMMENTS	CMB				

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

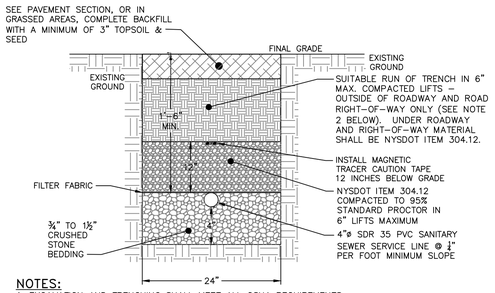
SUBDIVISION PLAN

PETTY SUBDIVISION
REVISION TO FILED MAP NO. 208

146 VERPLANCK AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-028928

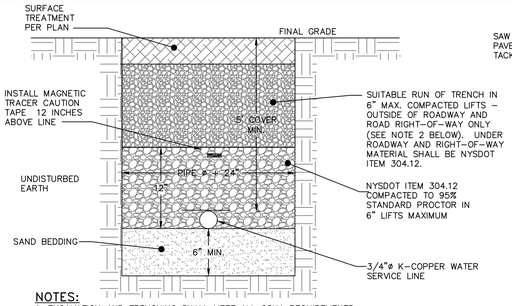
JOB #:	2022:004
DATE:	3/29/2022
SCALE:	1" = 10'
TITLE:	SP-1
SHEET:	4 OF 6

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



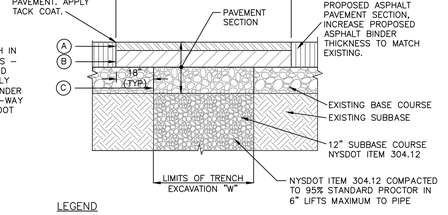
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

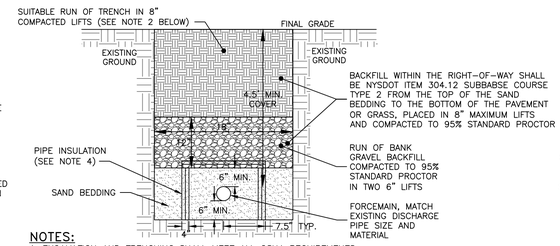
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

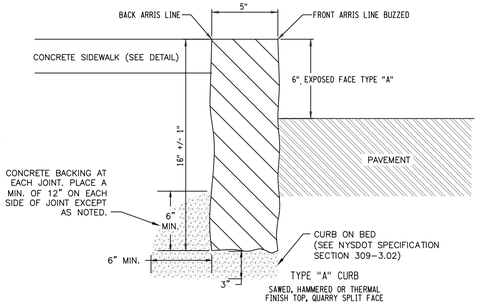
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



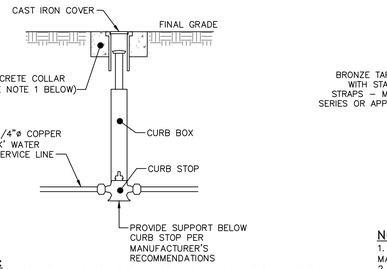
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. CONTRACTOR TO VERIFY ALL PIPE CROSSINGS PRIOR TO CONSTRUCTION (E.G., WATER SERVICES, SEWER SERVICES, GAS LINES, ETC.).
4. WHERE MINIMUM 4.5' COVER REQUIREMENT CANNOT BE MET, PROVIDE PIPE INSULATION BOARD CERTIFOAM 40 OR APPROVED EQUAL, CLOSED CELL EXTRUDED POLYSTYRENE FOAM MEETING ASTM C578 TYPE VI WITH MINIMUM 40 PSI COMPRESSIVE STRENGTH PER ASTM D1621, 0.1% MAXIMUM WATER ABSORPTION PER ASTM C272. PROVIDE TWO 2" THICK BOARDS, OVERLAP ALL INSULATION BOARD JOINTS.

SUMP PUMP FORCEMAIN TRENCH DETAIL
NOT TO SCALE



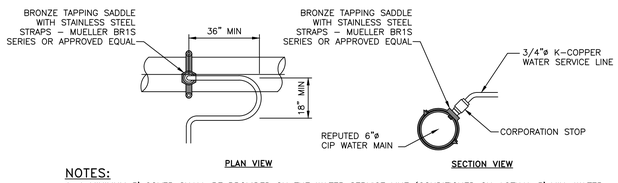
NOTES:
1. IT IS ASSUMED THAT THE GRANITE CURB IS NYSDOT TYPE A. CONTRACTOR TO VERIFY AND MATCH EXISTING GRANITE CURB.
2. AS MARKED IN THE DETAIL ABOVE, FOR TYPE A CURB, THE FRONT ARRIS LINE FOR VERTICAL–FACED AND NEAR–VERTICAL STONE AND GRANITE CURBS SHALL BE BUZZED TO REMOVE A MINIMUM OF 1/8", MAXIMUM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

GRANITE CURB DETAILS
NOT TO SCALE



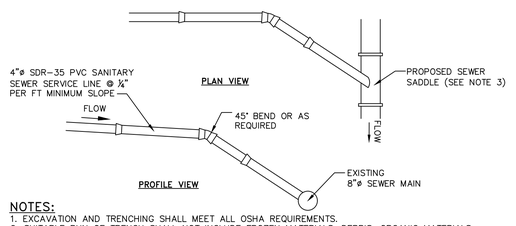
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



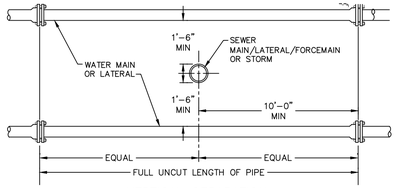
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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

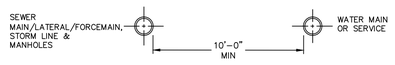


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



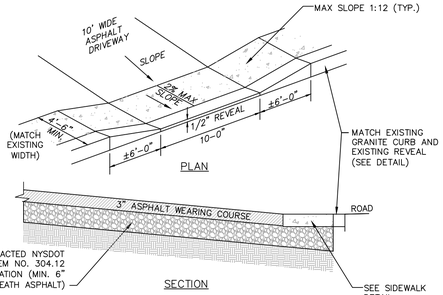
VERTICAL SEPARATION



HORIZONTAL SEPARATION

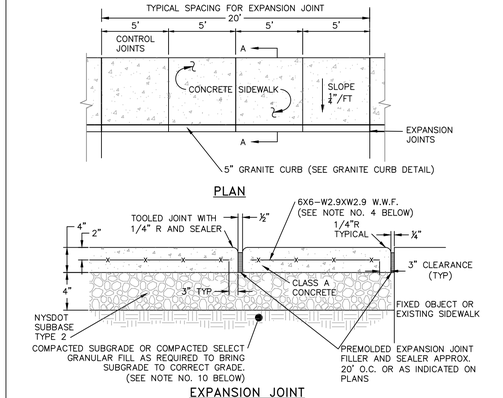
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE

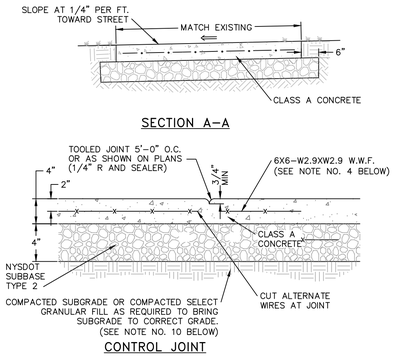


NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

LOT 1 & 2 DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



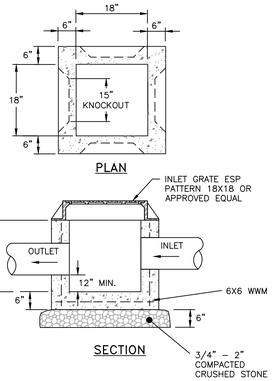
EXPANSION JOINT



CONTROL JOINT

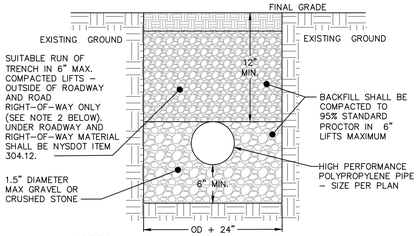
NOTES:
1. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
2. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



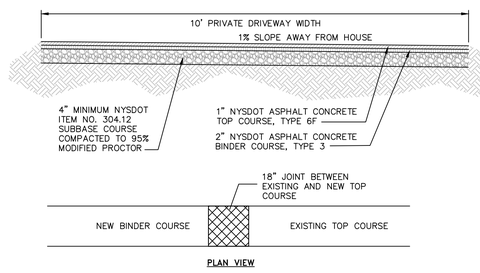
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE 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. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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.

_____ JAMES PETTY

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK – DANIEL G. KOEPPEL – 082718 – LICENSED PROFESSIONAL ENGINEER

SEAL

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

CONSTRUCTION DETAILS

PETTY SUBDIVISION
REVISION TO FILED MAP NO. 208
146 VERPLANCK AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–21–028928

JOB #:	2022:004
DATE:	3/29/2022
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

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
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 CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

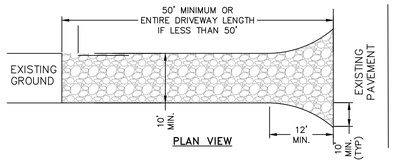
PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

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

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

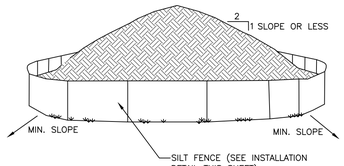
SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES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

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



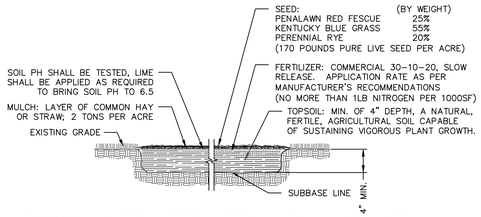
NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. 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.
6. 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.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

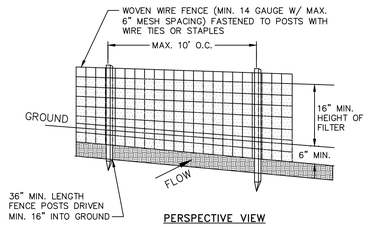


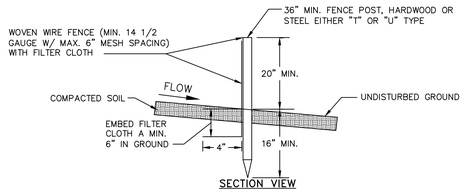
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



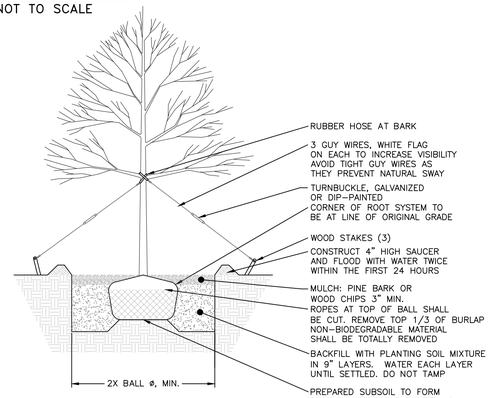
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE





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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE RED MAPLE. REFER TO SHEET 4 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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.

_____ _____
JAMES PETTY DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/22	PER PLANNING BOARD COMMENTS	CMB				

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

PETTY SUBDIVISION
REVISION TO FILED MAP NO. 208
146 VERPLANCK AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-21-028928

JOB #: 2022:004
DATE: 3/29/2022
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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **146 Verplanck Avenue Subdivision**

I have reviewed the June 27, 2022 response letter from Hudson Land Design and a 6-sheet Subdivision Plan set, with the latest revision date of June 24, 2022.

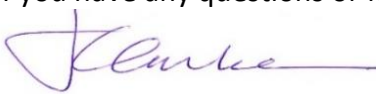
Proposal

The applicant is proposing to subdivide a 0.27-arcre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 would have 5,922 square feet and Parcel 2 would contain 5,882 square feet. The parcel is in the R1-5 zoning district.

Comments and Recommendations

All my other previous planning comments have been addressed.

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



John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 5, 2022

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

RE: 146 Verplanck – 2 Lot Subdivision
Tax No. 6054-21-028928
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the above 2-lot subdivision application:

- Cover letter dated June 27, 2022, as submitted by Hudson Land Design.
- Construction cost Estimate dated June 24, 2022, as prepared by Hudson Land Design.
- Plan set titled "Petty Subdivision", last revised June 24, 2022, and consisting of Sheets 1 through 6 of 6, as prepared by Hudson Land Design.

The proposed project entails the subdivision of a 0.27± acre parcel located at 146 Verplanck Avenue into 2 lots, with proposed Lot 1 being 0.136± acres (5,922 square feet) in size with an existing single-family residence, and proposed Lot 2 being 0.135± acres (5,882 square feet) in size to allow for the construction of an additional single-family residence. The project is located in the R1-5 Zone. Based on our review of the above documents and plans, all previous engineering comments have been addressed. The value of the submitted construction cost estimate was found to be acceptable to allow for the establishment of a performance bond. We would recommend the plans be signed once the applicant has paid all bills and/or fees and addressed any outstanding comments from the City's Planner and/or Planning Board Attorney.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
07/12/2022

Title:

Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval, and Subdivision, Mirbeau Inn & Spa at Howland Estate, 7 Craig House Lane, submitted by The Mirbeau Companies

ATTACHMENTS

3-SITE PLAN SET_MIRBEAU-OVERALL MASTER PLAN.pdf

4-SITE PLAN SET_MIRBEAU-SITE PLAN 1-NORTH.pdf

5-SITE PLAN SET_MIRBEAU-SITE PLAN 2-SOUTH.pdf

220628_MirbeauBeacon_SpecialUseSitePlanReview_Architectural.pdf

MIrbeauBeaconArchReviewCommRequest0715June282022.pdf

MIrbeauBeaconSitePlanUpdateSubmittalJune282022.pdf

Planners Comments MIrbeau 7.7.22.pdf

Engineers Comments Mirbeau 07-05-22 review_0001.pdf

Traffic Comments Mirbeau_Rev 3.pdf

SCHEDULE OF REGULATIONS (R1–80 ZONING DISTRICT & HDLO ZONE) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT (SEE NOTE)	EXISTING LOT	EX. MANSION	EX. S GATE HOUSE	EX. TIORANDA SCH.	EX. BENNET HSE	PROP. HOTEL	PROP. MAINT. BLG.
LOT AREA:	80,000 SQFT MIN./UNIT	±2,804,828 SQFT						
LOT WIDTH:	150 FEET MINIMUM	±2,084.45 FEET						
LOT DEPTH:	200 FEET MINIMUM	±1,103.91 FEET						
YARD SETBACKS:								
FRONT YARD:	50 FEET		±189.5 FEET	±4.1 FEET*	±50.1 FEET	±5.4 FEET*	±108.2 FEET	±476.8 FEET
SIDE YARD:	30 FEET		±783.0 FEET	±745.8 FEET	±226.8 FEET	±521.8 FEET	±806.1 FEET	±754.24 FEET
REAR YARD:	50 FEET MINIMUM		±731.6 FEET	±745.8 FEET	±296.3 FEET	±1042.4 FEET	±958.8 FEET	±568.8 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES		±38 FEET*	EXISTING	EXISTING	EXISTING	±35 FEET	±25 FEET
MAX. BUILDING COVERAGE:	10% MAX.	±1.3%						

*EXISTING NON-CONFORMING

NOTES:

1. THE HISTORIC DISTRICT AND LANDMARK OVERLAY (HDLO) ZONE OVERLAYS THE UNDERLYING R1–80 ZONE APPLICABLE TO SINGLE–FAMILY RESIDENTIAL DEVELOPMENT. THE PLANNING BOARD HAS THE AUTHORITY TO APPROVE BUILDING SIZE AND BUILDING CONFIGURATION FOR A PROJECT WITHIN THE HDLO AS PART OF IT'S SPECIAL PERMIT REVIEW.

PARKING CONFORMANCE TABLE:

LAND USE	CODE REQUIREMENT	REQUIRED
HOTEL (75 ROOMS)	1 SPACE/ROOM	75 SPACES
COTTAGES (5)	2 SPACES/COTTAGE	10 SPACES
RESTAURANT (110 SEATS/2,364 SQFT)	1 SPACE/3 PERSONS	37 SPACES
	OR	OR
	1 SPACE/150 SQFT GROSS	16 SPACES
	FLR. AREA EXCL. UTILITY AREAS	
SPA (21 ROOMS/6,125 SQFT)	1 SPACE/200 SQFT OF GROSS	31 SPACES
	FLR. AREA EXCL. UTILITY AREAS	
EMPLOYEES (80 AT ANY ONE TIME)	1 SPACE/EMPLOYEE	80 SPACES

TOTAL REQUIRED: 233 SPACES
TOTAL PROVIDED: 248 SPACES

NOTES:

1. PARKING FOR THE COTTAGES IS PROPOSED TO BE PROVIDED AT A RATE OF 2 SPACES PER COTTAGE.
2. 80 EMPLOYEES IS THE ANTICIPATED NUMBER OF EMPLOYEES ONSITE AT ANY ONE TIME TO SERVICE THE HOTEL, RESTAURANT AND SPA AS WELL AS OTHER PORTIONS OF THE PROJECT.
3. SPA SQUARE FOOTAGE INCLUDES ALL PUBLICLY AVAILABLE SPA SPACE. BACK–OF–HOUSE OR SUPPORT SPACE HAS BEEN EXCLUDED FROM THIS CALCULATION.
4. THE FUTURE TIORANDA RECREATION AREA PROVIDES AN ADDITIONAL 38 PARKING SPACES.
5. 7 ADA PARKING SPACES ARE PROVIDED.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OHW — EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS — SS — EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- WS — WS — EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 50 — EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 — PROPOSED MAJOR CONTOUR
- 252 — PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S — PROPOSED SEWER LINE
- SS — SS — PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST — PROPOSED STORM WATER LINE
- RL — PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W — PROPOSED WATER LINE
- WS — WS — PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

MAP REFERENCES:

1. "UPDATED TOPOGRAPHIC SURVEY PREPARED OF 3 MONELL PLACE" DATED NOVEMBER 5, 2020 AS PREPARED BY TOM E. CERCHIARA, LAND SURVEYOR, N.Y.S. LICENSE NO. 50732.



OVERALL MASTER PLAN

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 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.

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204, Poughkeepsie NY 12601, Tel: 845.243.2880
160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809
- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

HUDSON LAND DESIGN

SEAL

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

OVERALL MASTER PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	SP-1
SHEET:	3 OF 28

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



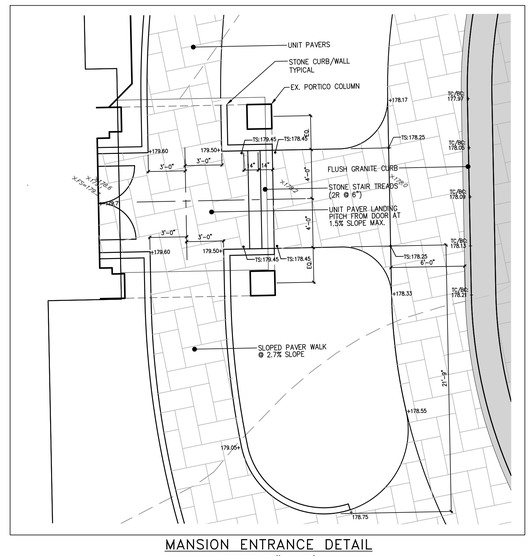
SITE PLAN – NORTH
SCALE: 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN

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



MANSION ENTRANCE DETAIL
SCALE: 1" = 5'

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.

Dig. Safely. New York. Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809

- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

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

SEAL

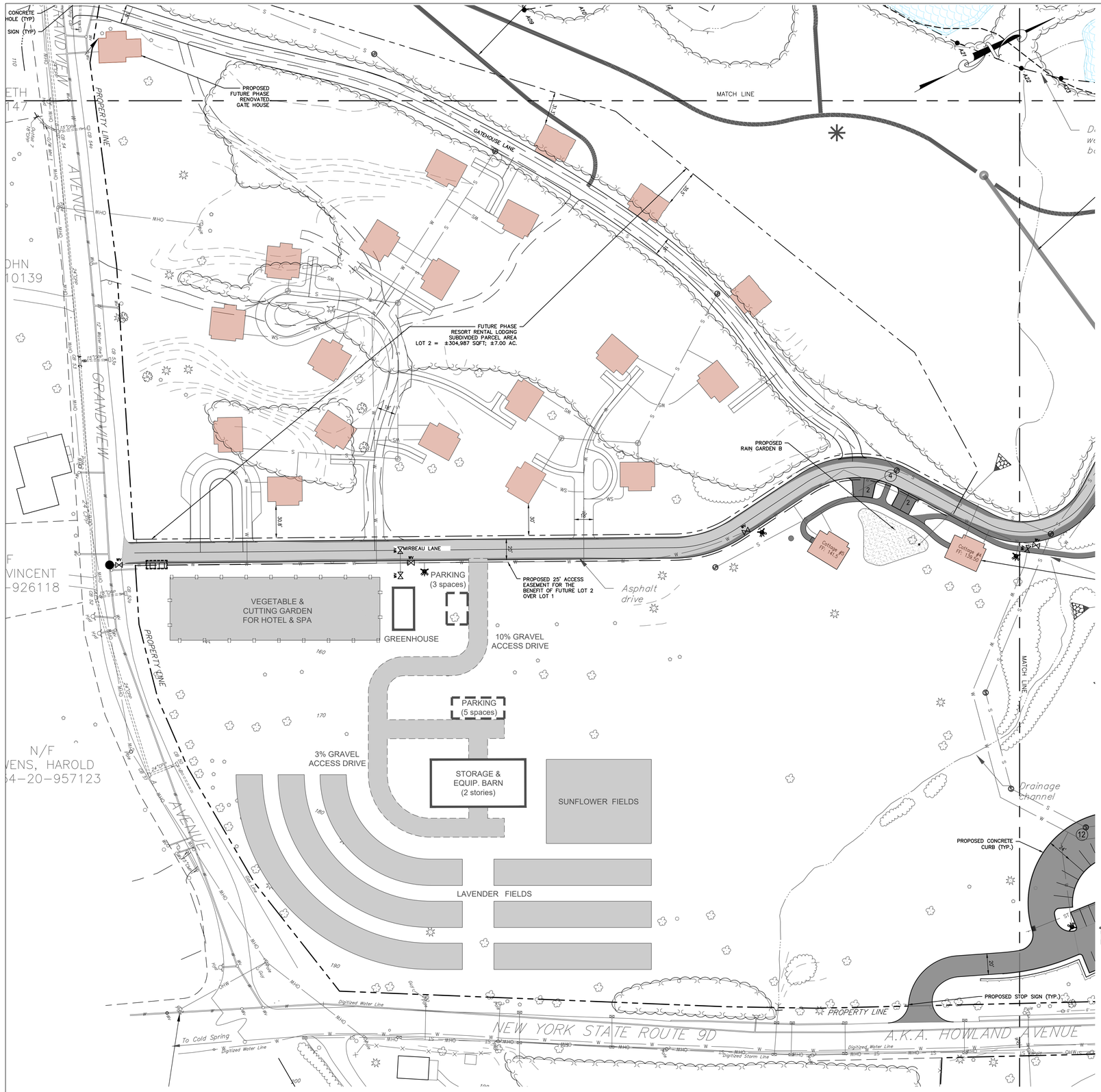
SITE PLAN – NORTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-2
SHEET:	4 OF 28

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN

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

SITE PLAN – SOUTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 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.

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204, Poughkeepsie NY 12601, Tel: 845.243.2880
160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809
- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

HUDSON LAND DESIGN

SEAL

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

SITE PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-3
SHEET:	5 OF 28

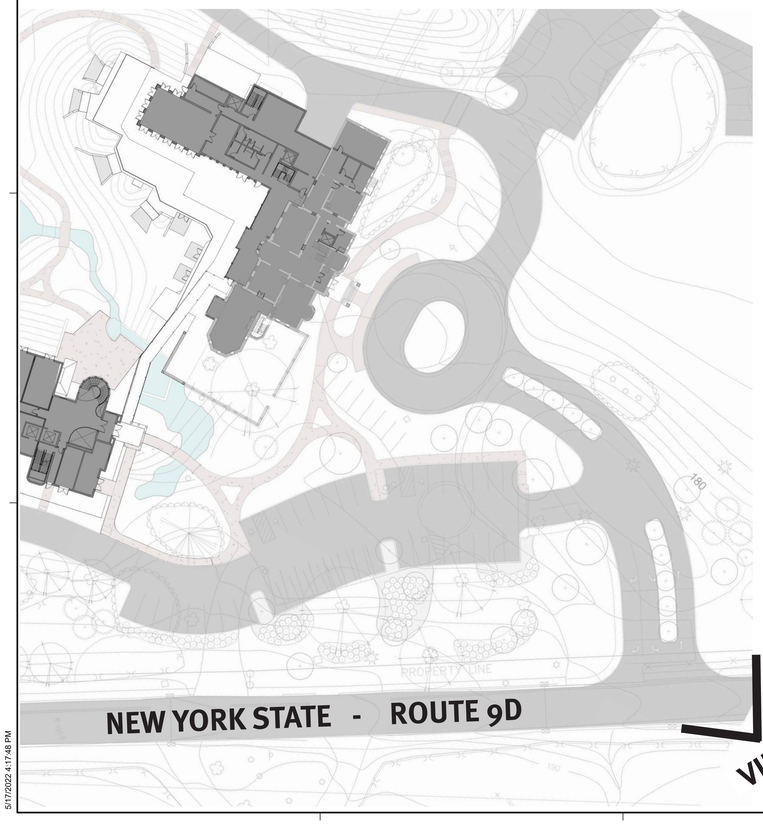
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

© Copyright Arrowstreet Inc.

FILED MAY 26, 2022



CURRENT ENTRY VIEW





NEW ENTRY VIEW

NOTE:
Elevation at driveway entrance to match RT. 9D = 183
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

ARCHITECT:
ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
PROPERTY ENTRY VIEW RENDERING

05/25/22

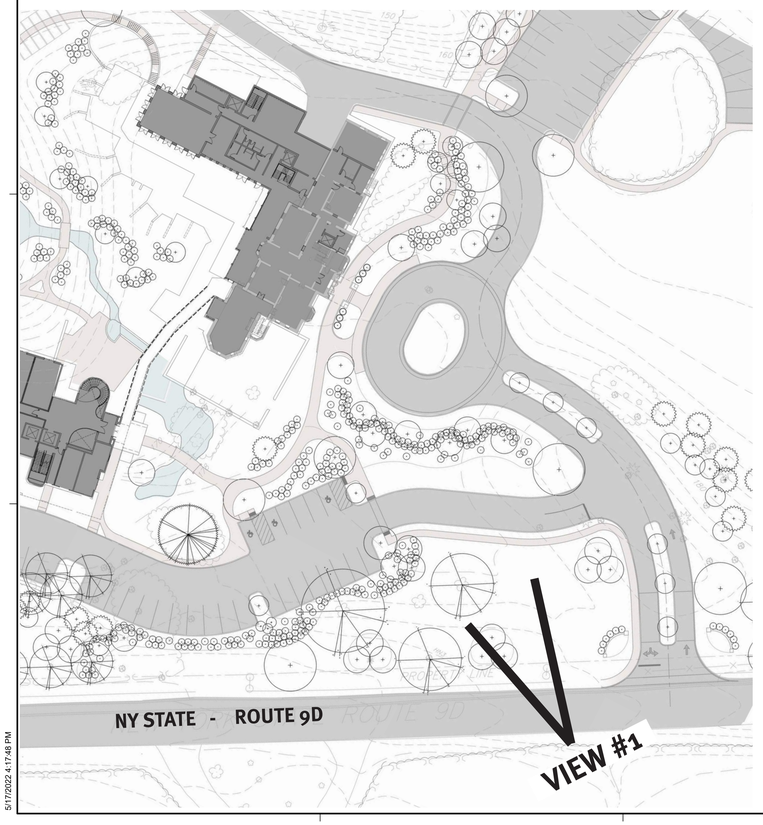
DRAWING NUMBER:
A 0.01

© Copyright Arrowstreet Inc.

#1: PRIMARY VIEW SHED



CURRENT VIEW
SOUTH OF FORMER CURB CUT





NEW VIEW #1

NOTE:
Elevation at “View #1” = 185
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

ARCHITECT:
ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
PRIMARY VIEW SHED RENDERING

06/28/22

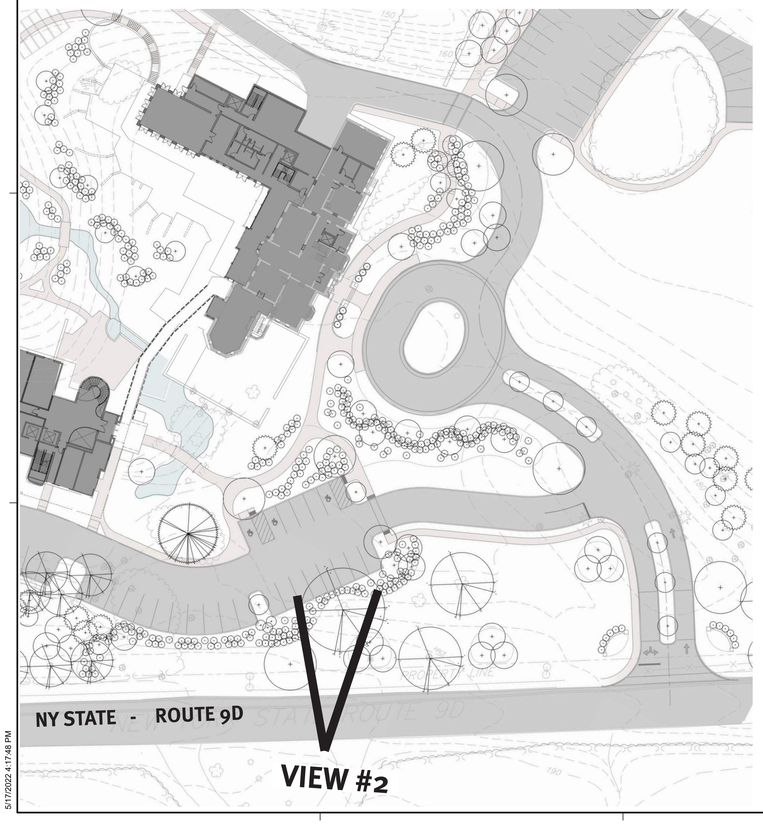
DRAWING NUMBER:
A 0.02

© Copyright Arrowstreet Inc.

#2: SECONDARY VIEW SHED



CURRENT VIEW
PERPENDICULAR TO MANSION





NEW VIEW #2

NOTE:
Elevation at “View #2” = 189
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:

Mirbeau INN & SPA

ARCHITECT:

ARROWSTREET
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

CONSULTANT:

PROJECT INFORMATION:

MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

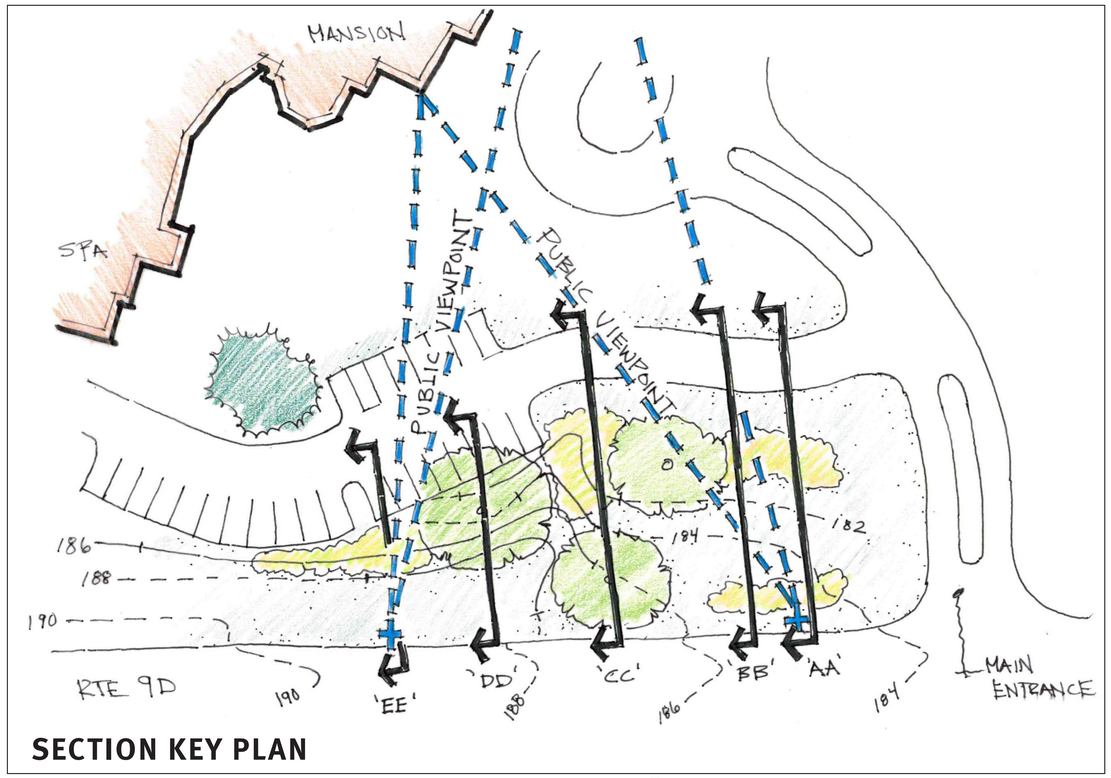
REVISIONS:

No.	Date	Description

DRAWING TITLE:
SECONDARY VIEW SHED RENDERING

06/28/22

DRAWING NUMBER:
A 0.03

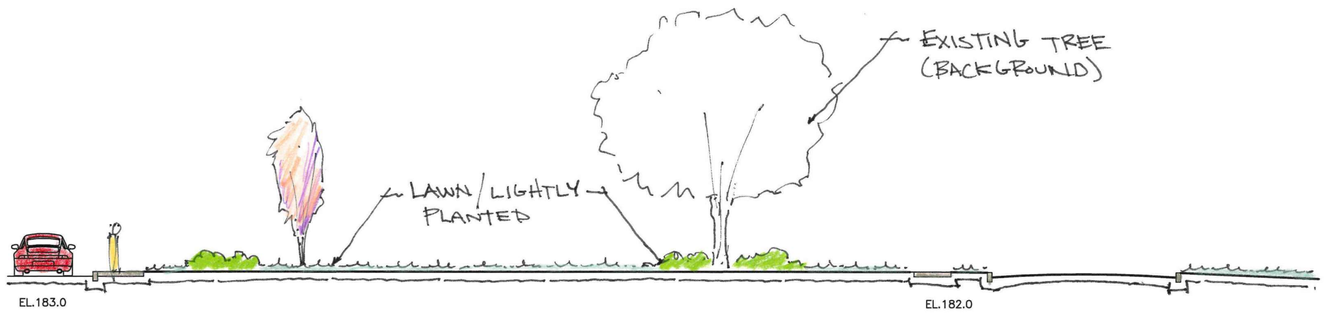


SECTION KEY PLAN



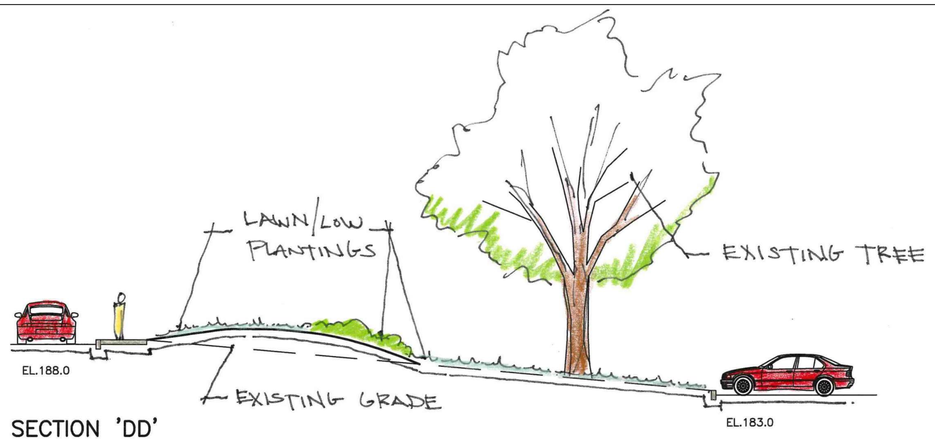
SECTION 'AA' - AT PUBLIC VIEWPOINT

N.T.S.



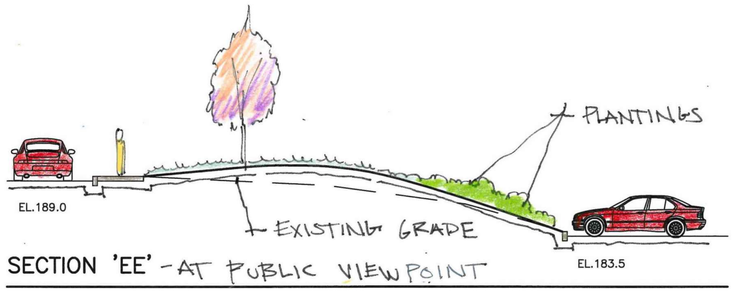
SECTION 'BB' - AT PUBLIC VIEWPOINT

N.T.S.



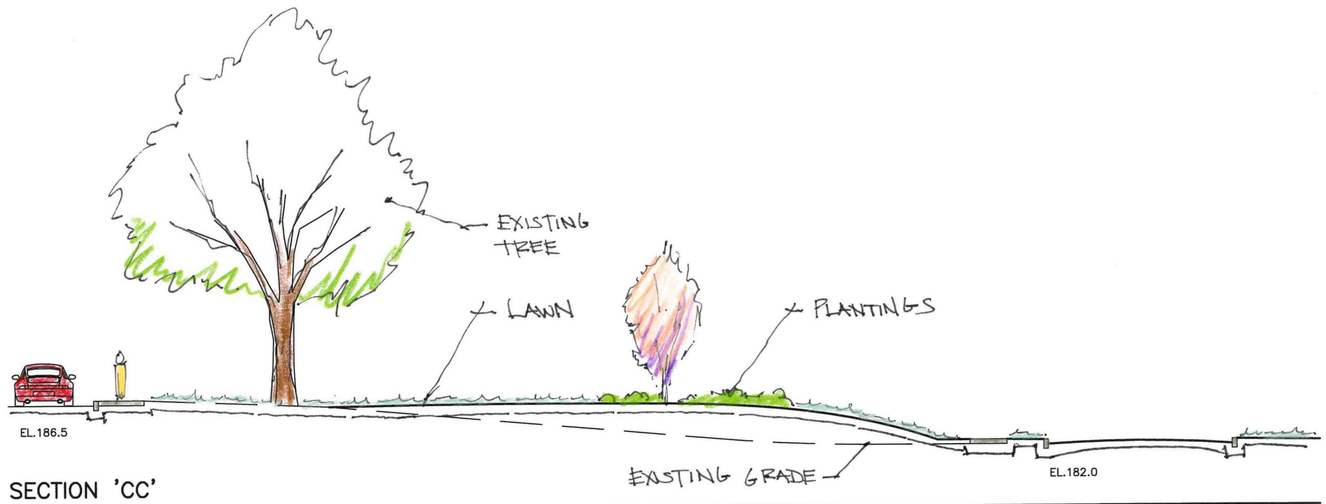
SECTION 'DD'

N



SECTION 'EE' - AT PUBLIC VIEWPOINT

N.T.S.



SECTION 'CC'

N.T.S.

DRAWN BY: CH/HT				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809

HUDSON LAND DESIGN

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

Design Intent - Front Yard Landscape

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	06/28/2022
SCALE:	Not to Scale
TITLE:	FY-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

June 28, 2022

Mr. David J. Buckley
Building Inspector
City of Beacon
Building Department
1 Municipal Plaza, Suite 4
Beacon, NY 12508

Re: Mirbeau of Beacon Special Use Permit/ Site Plan Application-Architectural Review

Mr. Buckley,

We would like to be placed on the next Architectural Review Committee agenda for Friday, July 15th. The purpose is to review the Architectural plans and elevations A2.01, A2.02, A3.00A, and A3.00B that were previously submitted to the Planning Board for its last meeting on June 14th.

Please let me know if there is anything additional that you need.

Thank you.

Regards,

Edward A. Kellogg
Partner
Mirbeau of Beacon, LLC

June 28, 2022

Mr. David J. Buckley
Building Inspector
City of Beacon Building Department
1 Municipal Plaza, Suite 4
Beacon, NY 12508

Re: Mirbeau of Beacon Special Use Permit/ Site Plan Application

Mr. Buckley,

Please find enclosed the documents listed below which address the comments provided by the Planning Board at the June 14th meeting as well as those most recently stated in John Clarke's June 10 letter and Creighton Manning's June 10 letter. These are all relative to the Site Plan and Parking layout and counts.

The documents include:

Hudson Land Design/LRC Site Plans dated 6/28/22:

1. Overall Master Plan 3 of 28
2. Site Plan North 4 of 28
3. Site Plan South 5 of 28

Arrowstreet Architecture Viewshed Plans:

1. Property Entry View A 0.01 dated 5/25/22
2. Primary View Shed A 0.02 dated 6/28/22
3. Secondary View Shed A 0.03 dated 6/28/22
4. LRC Design Intent FY-1 dated 6/28/22

We would like to discuss this with the Planning Board at its next meeting on July 12th and request that we be placed on the Agenda. Please let me know if there is anything additional that you need.

Thank you.

Regards,

Edward A. Kellogg
Partner
Mirbeau of Beacon, LLC

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **Mirbeau Howland Estate Special Permit, Site Plan, and Subdivision Plan**

I have reviewed two letters from The Mirbeau Companies, revised sheets 3-5 from a 28-sheet Special Permit set by Arrowstreet, LRC Group, and Hudson Land Design, and 4-sheets representing Route 9D entry views by Arrowstreet, all dated June 28, 2022.

Proposal
The applicant is proposing to convert the Howland Estate into a 75-room hotel with additions to the renovated Mansion, spa, 110-seat restaurant, five cottages, and an event space. Future phases will include restoration of the former school and south gatehouse, farming operations, recreational uses, and additional rental cottages. The 64.39-acre site is in the R1-80 zoning district and in the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations
The current submission focuses on views from Route 9D and parking lots. Other comments from my previous June 10, 2022 memo to the Planning Board were not addressed and will be repeated.

1. One of the Special Permit conditions in Section 223-24.7D considers the impacts of parking on the landscape and setting of the historic structure. There are two clear public viewpoints toward the historic mansion from Route 9D. The applicant has made some changes to the plans to help protect these views.

    a. The driveway entrance has been reduced from three lanes to two and the spa parking has been moved farther south to be screened by the existing trees from the primary Route 9D View #1 south of the entrance driveway. An updated view from the new entrance drive should also be provided. Additional low plantings or walls in front of the northern parking lot may be necessary to make sure that the cars are screened from the Route 9D entrance.

    b. Identified View #2 is not located properly on Sheet A0.03 map. It should be south of the large Gingko tree. Because of the higher street elevation at that point, taller mounding and more year-round landscaping can screen the foreground views of the cars in the parking lot without blocking views of the historic mansion. The screening shown in New View #2 is not sufficient, since cars and asphalt are clearly visible in the foreground.

2. The revised layout provides 248 parking spaces, which is justified by comparisons with other Mirbeau locations. Since many of the restaurant, spa, and event patrons will also be hotel guests, the Board and applicant could consider reducing the number of spaces or a land-banking waiver under Section 223-26E to avoid overparking the historic site.

3. The revised parking areas near spa building have aisles that do not meet the required 24-foot back-up width in Section 223-26 C(2)(c).

4. On a parcel fronted by two public streets the applicant has the right to decide which street to consider the front lot line for setback purposes. Because of the large front yard setback required in the R1-80 district, the project representatives should consider all options to make the perimeter parking lots consistent with Section 223-26 C(1).

5. A view analysis should be provided for the Mansion's long view towards the south and how it may be affected by the removal of six trees in front of the five proposed cottages.

6. The need for a crosswalk to the park across the street should be considered by the Board.

7. The Greenway Trail Committee has requested an opportunity to discuss future trail options along the Fishkill Creek.

8. The applicant, Board, and Greenway Trail Committee should consider the possibility of a walkway along the South Avenue and Grandview Avenue frontages.

9. The Planting Plans will need to be completed, making sure that the new landscaping will not block public views of the Mansion.

10. The 2006 Archeological Report should be provided to the Board, as well as comment letters from NYS OPRHP.

11. Any new additions to the historic buildings or exterior construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness. When appropriate, the building designs should be referred to the Architectural Review Subcommittee.

12. For the Preliminary Subdivision Plat, Survey Note 4 that there no wetlands on the site should be clarified or corrected.

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
Ed Kellogg, Project Representative

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 5, 2022

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

RE: Mirbeau of Beacon, LLC
City of Beacon
Tax Map No. 6054-13-001258

Dear Mr. Gunn:

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

- Cover letter from Mirbeau Companies, dated June 28, 2022.
- Plan set consisting of project elevations and cross-sections titled "Mirbeau Beacon" dated June 28, 2022 and consisting of 4 sheets as prepared by Arrowstreet Architecture & Design. And Hudson Land Design.
- Plans titled "Mirbeau Beacon", with the latest revision date of June 28, 2022, and consisting of Sheets 3, 4, and 5 of 28, as prepared by Hudson Land Design, Arrowstreet, and LRC Group.

The applicant is looking to develop a Spa and Inn at the Craig House property located on the southerly side of the City along Wolcott Avenue, which is 64.39 acres in size. They are also proposing to subdivide 7 acres from the parent parcel, along Grandview Avenue, that will contain Phase II of the project in the future.

Based upon the cover letter and plans submitted, it appears that the applicant is looking to discuss the site layout with regards to parking and views with the Planning Board, prior to moving forwards with further design of the site. At this time, we have no engineering comments based upon the submission made, but it should be noted that all previous comments of our June 10, 2022, correspondence remain outstanding and should be addressed in future submissions.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

July 11, 2022

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

RE: Site Plan, Traffic and Parking Study Review #3 for **Mirbeau Beacon**, 7 Craig House Lane, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) reviewed the documents contained in the City of Beacon Planning Board Agenda Packet for the July 12, 2022 meeting. Based on the Parking Conformance Table on the Overall Master Plan, last revised June 28, 2022, there have been no changes to the number or size of hotel rooms, cottages, spa rooms, restaurant, or event space capacity. Below, please find our most recent comments for consideration by the Board.

1. As per CM and the City Planner's recommendation to investigate reducing the number of paved parking spaces, the proposed development is showing a reduction from 251 proposed parking spaces to 248 proposed parking spaces in the vicinity of the proposed Chateau and mansion. Additionally, the parking spaces provided in the vicinity of the Tioronda School have been reduced from 38 to 31, bringing the new total number of paved parking spaces from 289 to 279. The proposed parking exceeds the code requirements. The applicant has indicated that the proposed parking is based on demand observed at other Mirbeau sites. It is CM's recommendation that the excess parking be proposed as land banked spaces in order to decrease the potential for over-parking.
2. CM notes that Mirbeau Lane will now be widened to have a typical width of 20-ft. for its entire length per New York State Fire Code.
3. As noted in our previous review letter dated June 10, 2022, CM recommends that traffic control measures be provided at the intersection of the western parking lot and Mirbeau Lane. These measures should be similar to those shown at the intersection of the eastern parking lot and the entrance driveway.
4. As noted in our second review letter dated June 10, 2022, traffic control in and around the roundabout should be provided.
5. As noted in our second review letter dated June 10, 2022, please confirm there is adequate sight distance for vehicles traveling along Mirbeau Lane to stop if a vehicle is entering or exiting the cottage parking spaces along the roadway.
6. As noted in our second review letter dated June 10, 2022, CM recommends that the required clearing necessary to achieve sight distance looking left from the Grandview Avenue driveway be shown on the site plan. A sight distance triangle with hatched area of clearing is sufficient.
7. CM notes that the exit lane for the main access driveway on NYS Route 9D now provides one shared exit lane for left-turns and right-turns. As requested in our second review letter dated June 10, 2022, please provide the level of service assessment considering this configuration.

If you have any questions about the above comments, please do not hesitate to contact our office at (914) 800-9201. In an effort to make the comment-response process as efficient as possible, we are available to attend a meeting via Zoom to discuss the project and the matters raised in this letter.

Respectfully,
Creighton Manning Engineering, LLP

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

\\CME-FILE01\Company\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\Mirbeau\Mirbeau_Rev 3.docx

City of Beacon Planning Board Agenda
07/12/2022

Title:

Public Hearing on application for Subdivision Approval, 2-lot residential, 67 Grove Street, Submitted by Dawn Brill

ATTACHMENTS

City of Beacon_67 Grove Street Subdivision Response Letter_2022-0628.pdf

I&I Report- Brill Subdivision_2022-0628.pdf

Sheet 01_67 Grove Street_CV-1.pdf

Sheet 02_67 Grove Street_XC-1.pdf

Sheet 03_67 Grove Street_PT-1.pdf

Sheet 04_67 Grove Street_SP-1.pdf

Sheet 05_67 Grove Street_CD-1.pdf

Sheet 06_67 Grove Street_CD-2.pdf

Planners Comments Grove St Sub 7.7.22.pdf

Engineers Comments 67 Grove 07-05-22 review.pdf

67 Grove Street Public Comment Schneider.pdf

67 Grove Street - Subdivision_SEQRA Negative Declaration (4861-6191-4665.1).pdf

67 Grove Street - EAF Parts 2 and 3.pdf

HUDSON LAND DESIGN

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

June 28, 2022

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

Re: Brill Subdivision
Dawn Brill (Applicant)
67 Grove Street
Tax Parcel: 6054-39-314747, ±0.37 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plans in response to John Clarke Planning and Design's June 10, 2022 comment letter, and Lanc & Tully's June 9, 2022 comment letter. Below is a point-by-point response to the comment letters.

John Clark Planning and Design June 10, 2022 Comment Letter

1. All trees 6" in diameter or greater are now shown on the revised plan set.
2. The chain link fence is shown to be removed along the frontage on both lots.
3. The subdivided lot front area has several underground utilities in the front yard which do not allow adequate room for a tree. Therefore, a Red Maple is proposed near the front property line of the existing lot, as this lot provides much more room away from underground utilities.

Lanc & Tully June 9, 2022 Comment Letter

1. An I&I investigation was completed on 6/21/2022. The investigation revealed no illicit stormwater connections to the City sewer system. A note granting the City of Beacon building department access to the property to verify where the existing roof leaders drain to has been added to sheet 4 of the revised plan set as note #10 under Site Specific Notes. There is no sump pump located with the basement of the existing house.

Sheet 2 of 6:

1. The size and material of the City's water main, sewer main and storm drainage are noted on the plans.

2. The closed topographic contour has been labeled on the plan.
3. The note is unnecessary and therefore, has been removed.

Sheet 3 of 6:

1. The note is unnecessary and therefore, has been removed.

Sheet 4 of 6:

1. The water main size and material on Judson Street is labeled on the plan.
2. The proposed grading on Lot 2 is provided on the plans. The grading directs drainage away from entering adjacent lots.
3. The portion of the existing driveway on Lot 1 that is within 5 feet of the proposed lot has been removed on the plans.
4. The first floor elevation and lowest sewerable elevation is noted on the plans.
5. A basement is proposed for the new lot. The footing drain cannot drain by gravity to the existing catch basin; therefore, a sump pump is proposed for the footing drain. A backflow prevention devise is located on the pump force main upstream of the yard drain. A note describing the type of sump pump has been added to the Site Specific Notes as note #9.
6. A sewer clean out is shown on the plans. The existing clean out for the existing structure is also shown on the plans.
7. The tie-in elevations of the footing drain and roof leader drain are called out on the plan such that their inverts are 9” above the 15” outlet pipe so their crowns will be at the same elevation.
8. A proposed Red Maple is now shown on the plans. Therefore, the tree detail is necessary.

Please find five (5) hard copies of the revised subdivision set consisting of 6 sheets and five (5) copies of an Infiltration and Inflow report are provided with this submission for review. We look forward to the public hearing scheduled for your July 11, 2022 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: Dawn Brill (w/ attachments)
Daniel G. Koehler, P.E. (HLD file)

HUDSON LAND DESIGN

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

June 28, 2022

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
Brill Subdivision
67 Grove Street
Tax Parcel: 6054-39-314747, ±0.37 ac.
City of Beacon, NY

Dear Chairman Gunn & Members of the Planning Board,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on June 21, 2022 at the existing residence located at 67 Grove Street in the City of Beacon, which consists of a two-story raised ranch residential building.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The existing two-story building on site has 2 sets of gutters – one along the front of the house and one along the rear of the house. There are roof leaders located at the east end of each gutter, both of which discharge roof runoff overland toward the rear of the property. There are no other roof leaders or roof drains located on the property. Please see pictures below for reference.

View of the gutter along the residence's northeast (front) side as seen from east corner of the building.



View of the gutter along the residence's southwest side as seen from southeast corner of the building.



The second phase of the study consisted of interior inspection of the building to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like. HLD personnel were able to observe sections of interior sanitary sewer plumbing to the point where the sanitary sewer lines within the house converged into what is believed to be the raw invert outlet for the residence. The raw invert outlet was located approximately 10 feet from the residence's northwest front corner on the basement level. After inspecting the lines going into the outlet, it appears that no other connections except for sanitary sewage to any of the lines. The raw invert outlet goes directly out through the front wall of the basement and is presumed to continue towards the existing sewer main on Grove Street. There is an existing sewer cleanout located approximately 5 feet off the northwest corner of the concrete pad at the front door. The cleanout is shown on the subdivision plans.

HLD did not find any illicit connections from the building located at 67 Grove Street to the City of Beacon's sanitary sewer collection system.

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

Sincerely,



Michael A. Bodendorf, P.E.

cc: Dawn Brill (via email)
Daniel G. Koehler, P.E. (HLD file)

BRILL SUBDIVISION

RESIDENTIAL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-39-314747
TOTAL LOT AREA: ±0.37 ACRES
ZONING DISTRICT: R1-5

PROJECT INFORMATION:	
PARCEL OWNER:	DAWN M. BRILL, 67 GROVE STREET, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	67 GROVE STREET, BEACON NY 12508
TAX PARCEL ID:	6054-39-314747
PARCEL AREA:	±0.37-ACRES
WATER SUPPLY:	PROPOSED MUNICIPAL
SEWAGE DISPOSAL:	PROPOSED MUNICIPAL



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS (WITHIN 100 FEET):
PARCEL: OWNER & ADDRESS
1. DONNA J. WELCH, 12 HIGHLAND PLACE, BEACON NY 12508
2. PAUL M. LYONS, 7 HIGHLAND PLACE, BEACON NY 12508
3. EDWARD A. SMITH, 8 RICKY COURT, HOPEWELL JUNCTION NY 12533
4. ANNE GAUQUIE, 64 GROVE STREET, BEACON NY 12508
5. DEBRA L. CASTRO, 2 OVERLOOK AVENUE, BEACON NY 12508
6. CARLOS BARRIGA, 71 GROVE STREET, BEACON NY 12508
7. LILLIAN LEONE, 75 GROVE STREET, BEACON NY 12508
8. TIMOTHY S. MONROE, 17 BOYCE STREET, BEACON NY 12508
9. KELLY HINES, 21 BOYCE STREET, BEACON NY 12508
10. MARGARET MORTON, 25 BOYCE STREET, BEACON NY 12508
11. SAMUEL GRUBNER, 31 BOYCE STREET, BEACON NY 12508
12. SAMUEL GRUBNER, 31 BOYCE STREET, BEACON NY 12508
13. BRIAN BARTOSH, 35 BOYCE STREET, BEACON NY 12508
14. GARY W. MANN, 39 BOYCE STREET, BEACON NY 12508
15. CHARLES J. ORIS, 43 BOYCE STREET, BEACON NY 12508
16. GERALD A. ANTALEK, 47 BOYCE STREET, BEACON NY 12508
17. PATRICIA A. KOMISAR, 43 GROVE STREET, BEACON NY 12508
18. SANDRA A. FITZGERALD (TRUSTEE), 14 GARDEN PLACE, BEACON NY 12508

PROJECT ENGINEER:

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

DRAWING INDEX:

SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PT-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: CONSTRUCTION DETAILS (CD-1)
SHEET 6: CONSTRUCTION DETAILS (CD-2)

OWNER/APPLICANT:

DAWN BRILL
67 GROVE STREET
BEACON, NEW YORK 12508
PH: 845-489-2395

PROJECT SURVEYOR:

ROBERT V. OSWALD, L.S.
175 WALSH ROAD
LAGRANGEVILLE, NEW YORK 12540
PH: 845-226-1315

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.

_____ _____
DAWN BRILL DATE

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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

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

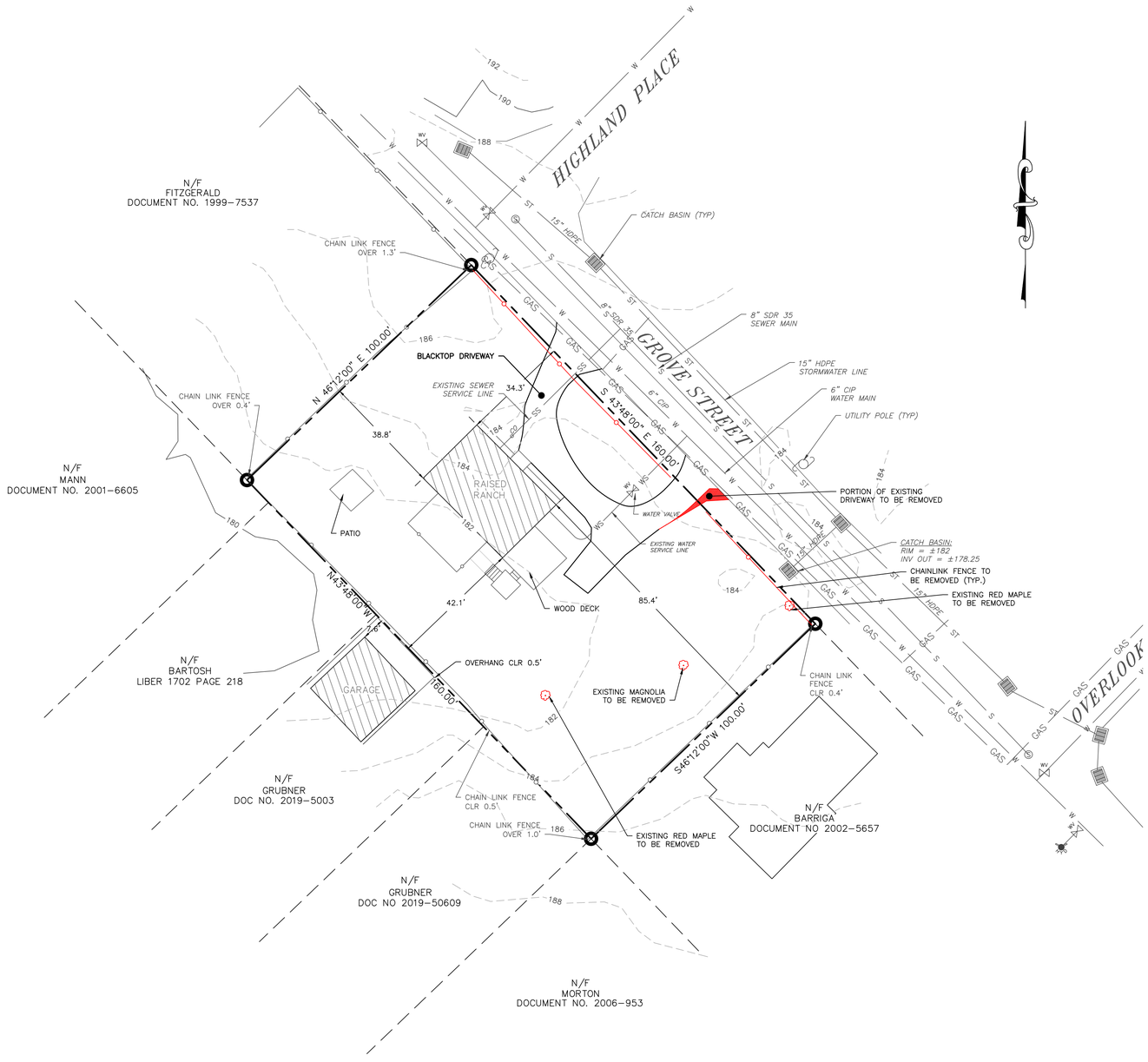
COVER SHEET

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

JOB #:	2022:009
DATE:	5/31/2022
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 6

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



LEGEND:

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

SURVEY REFERENCE:

1. "MAP OF SURVEY FOR THE LANDS OF DAWN BRILL" DATED JANUARY 14, 2022 AS PREPARED BY ROBERT V. OSWALD LS. (845) 226-6436.

SURVEY NOTES:

1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2020-3365 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
7. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
8. © ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

EXISTING CONDITIONS & REMOVALS 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: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	6/28/22	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSENKER 084468 LICENSED PROFESSIONAL ENGINEER

SEAL

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

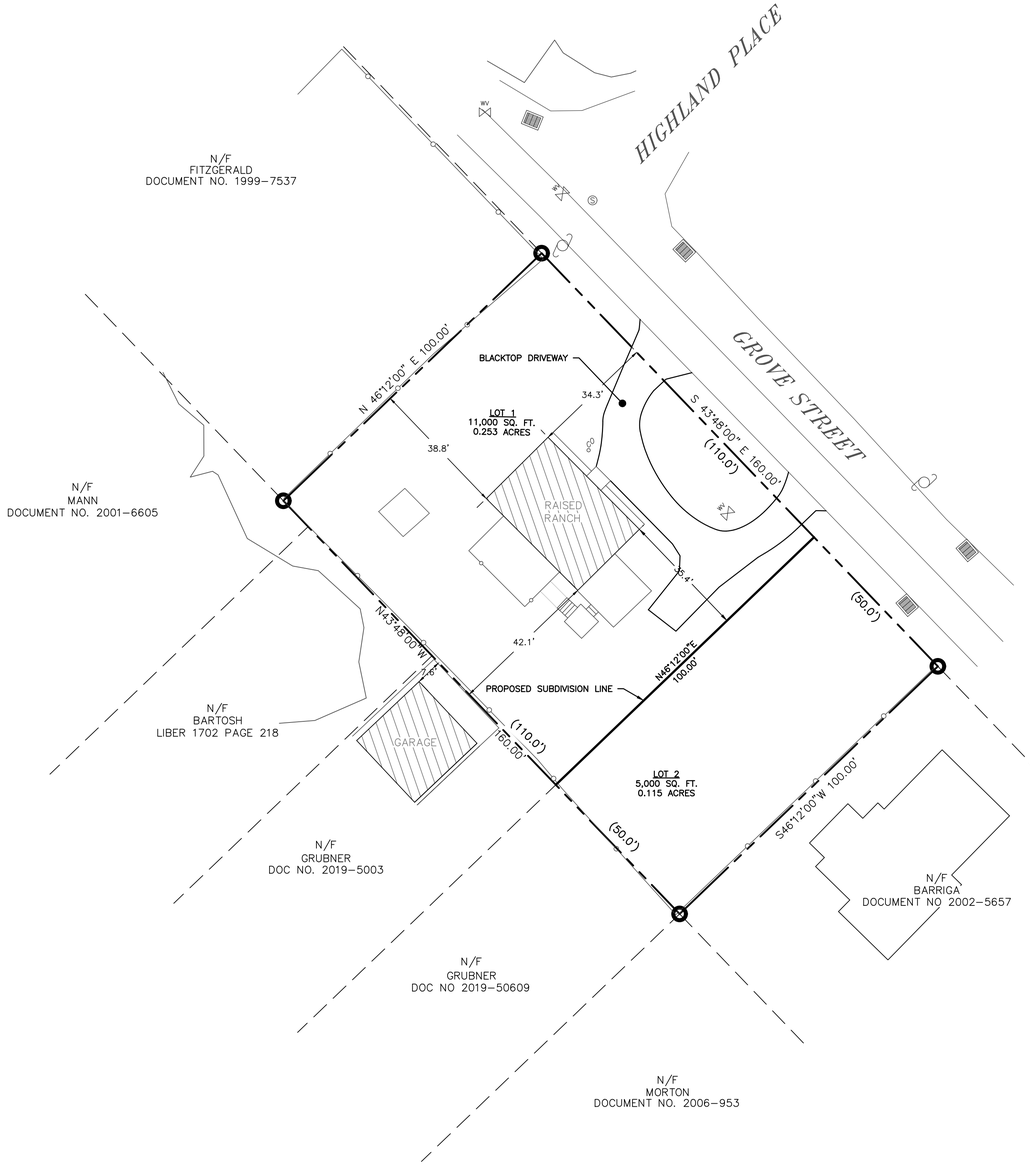
EXISTING CONDITIONS & REMOVALS PLAN

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

JOB #: 2022:009
DATE: 5/31/2022
SCALE: 1" = 20'
TITLE: XC-1
SHEET: 2 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING WATER VALVE
- EXISTING BUILDING'S OUTLINES
- EXISTING FENCE
- PROPOSED PROPERTY LINE

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN.	11,000 S.F.	5,000 S.F.
LOT WIDTH:	50 FEET MINIMUM	110 FEET	50 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET

SURVEY REFERENCE:

1. "MAP OF SURVEY FOR THE LANDS OF DAWN BRILL" DATED JANUARY 14, 2022 AS PREPARED BY ROBERT V. OSWALD LS. (845) 226-6436.

SURVEY NOTES:

1. BEING THE SAME PARCEL AS DESCRIBED IN THE LIBER DOCUMENT NUMBER 2020-3365 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
7. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY HAVE NOT BEEN SHOWN.
8. © ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

TOTAL PARCEL AREA:

±16,000 S.F. OR ± 0.37 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 6054-39-314747

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

SUBDIVISION PLAT

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 14, 2022.

BY:_____
Robert V. Oswald , L.L.S.

N.Y. State Lic. no. 50031

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

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

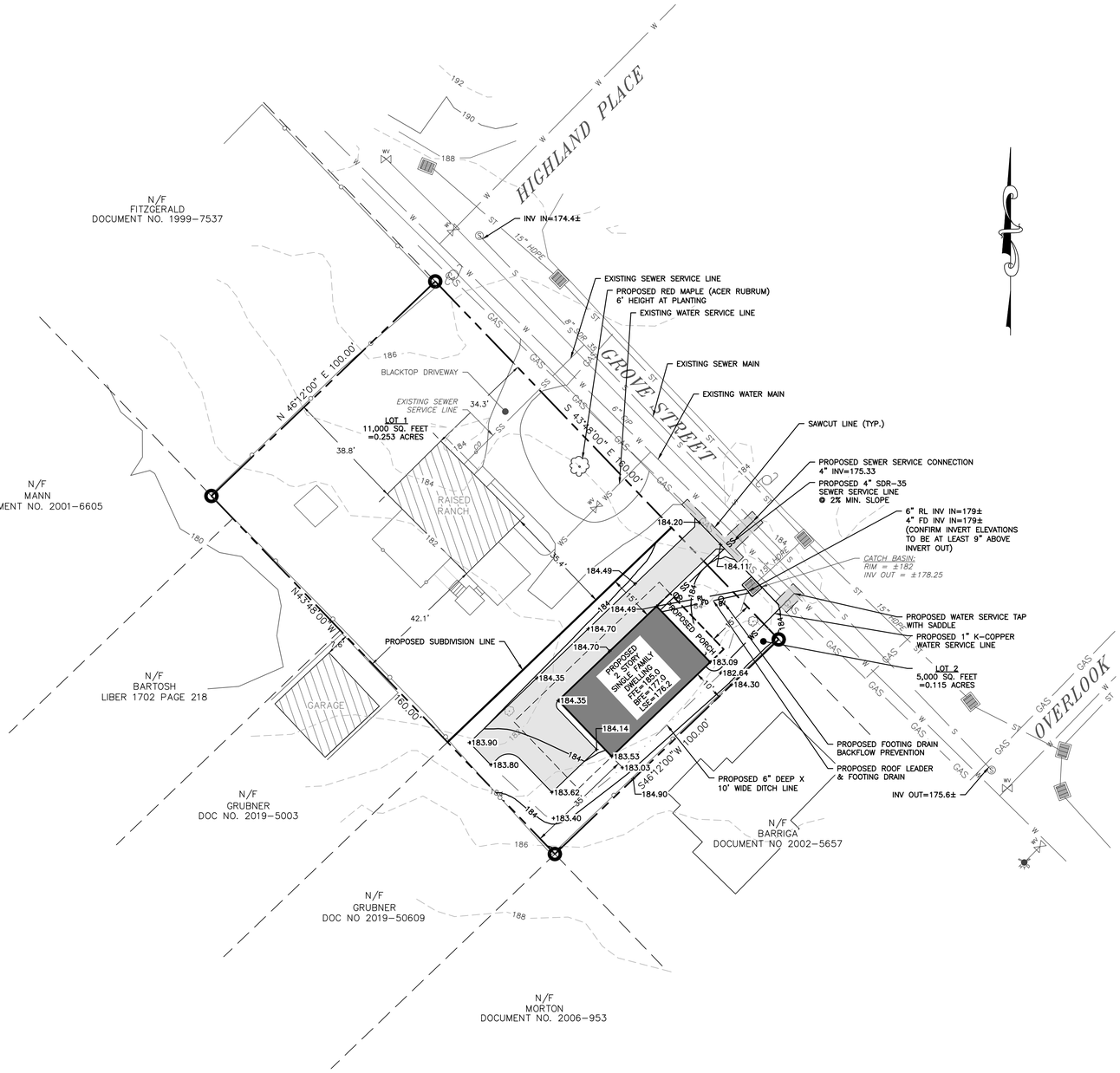
PRELIMINARY SUBDIVISION PLAT

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

JOB #:	2022:009
DATE:	5/31/2022
SCALE:	1" = 20'
TITLE:	PT-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



SUBDIVISION PLAN
SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

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

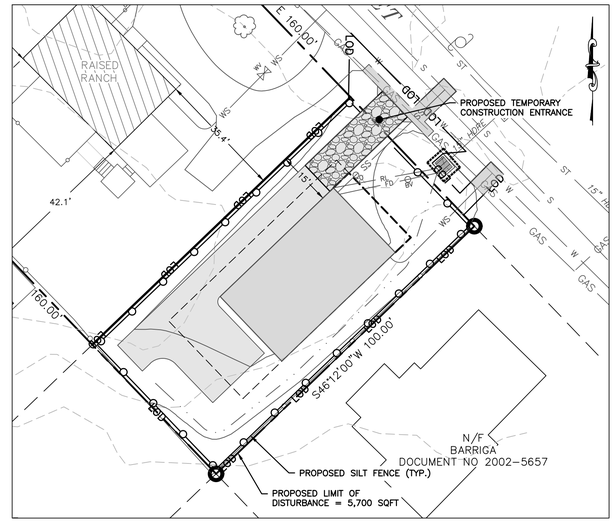
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- FD PROPOSED FOOTING DRAIN
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- LOD PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN./UNIT	±16,000 SQFT	±11,000 SQFT	±5,000 SQFT
LOT WIDTH:	50 FEET MINIMUM	±160 FEET	±110 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM	±100 FEET	±100 FEET	±100 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	15 FEET	±34.3 FEET	±34.3 FEET	±15 FEET
SIDE YARD:	10 FEET	±38.8 FEET	±35.4 FEET	±10 FEET
REAR YARD:	20 FEET MINIMUM	±42.1 FEET	±42.1 FEET	±35 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	<2.5 STORIES	<2.5 STORIES	<2.5 STORIES
MAX. UNITS/BUILDING:	1 MAX	1	1	1

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 ACTUAL LOCATIONS OF THE GAS, 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 LOTS 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. GROVE STREET LANE CLOSURE FOR WATER SERVICE CONNECTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
6. ELECTRIC SERVICE FOR THE PROPOSED HOUSE SHALL BE UNDERGROUND (IF AVAILABLE), OR CONNECTED TO THE NEAREST OVERHEAD CONNECTION POINT.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
8. PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED 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 SHORTEST LINE OF SIGHT TO THE LEFT FROM THE PROPOSED DRIVEWAY HAS BEEN FIELD MEASURED TO BE 254 FEET. THE LINE OF SIGHT TO THE RIGHT HAS BEEN FIELD MEASURED TO BE 336 FEET AT THE INTERSECTION WITH WASHINGTON AVENUE. THE AVAILABLE SIGHT DISTANCE CONTINUES THROUGH THE INTERSECTION UP TO THE INTERSECTION WITH DEPUYSTER AVENUE FOR A TOTAL SIGHT DISTANCE OF 844 FEET. AVAILABLE STOPPING SIGHT DISTANCES ARE APPROXIMATELY 242 FEET APPROACHING FROM HIGHLAND PLACE, AND 336 APPROACHING FROM WASHINGTON AVENUE. AASHTO REQUIRES A MINIMUM OF 200 FEET AVAILABLE STOPPING SIGHT DISTANCE IN BOTH DIRECTIONS AT A PROPOSED DRIVEWAY. PER THE 2011 VERSION OF AASHTO SECTION 9.5.1, "IF AVAILABLE SIGHT DISTANCE FOR AN ENTERING OR CROSSING VEHICLE IS AT LEAST EQUAL TO THE STOPPING SIGHT DISTANCE FOR THE UNCONTROLLED APPROACH, THEN DRIVERS HAVE SUFFICIENT SIGHT DISTANCE TO ANTICIPATE AND AVOID COLLISIONS". THE AVAILABLE SSD (LEFT) OF 242 FEET EXCEEDS THE MINIMUM REQUIREMENT OF 200 FEET. THEREFORE, ADEQUATE SITE DISTANCE IS PROVIDED AT THE PROPOSED DRIVEWAY LOCATION.
9. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN ON TEH NEW LOT. THE TYPES OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. A BACK FLOW PREVENTER SHALL BE PROVIDED ON THE FOOTING DRAIN.
10. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE GRANTED ACCESS TO THE TO THE PROPERTY TO VERIFY WHERE THE ROOF LEADERS DISCHARGE TO, AND THAT THERE ARE NO INTERIOR SUMP PUMPS OR ILLICIT CONNECTIONS TO THE CITY SANITARY SEWER SYSTEM.



EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

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

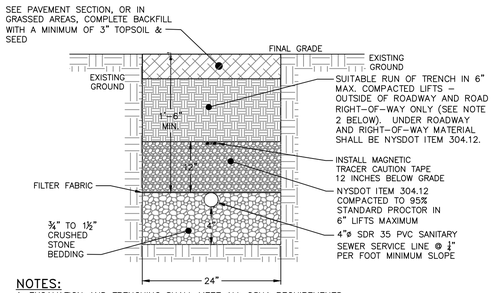
SUBDIVISION PLAN

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

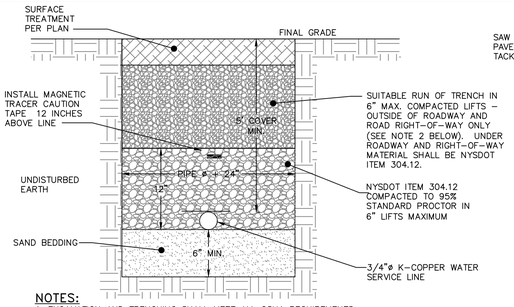
JOB #: 2022:009
DATE: 5/31/2022
SCALE: 1" = 20'
TITLE: SP-1
SHEET: 4 OF 6

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



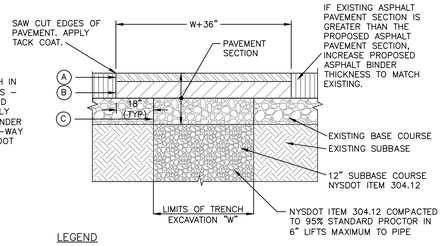
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

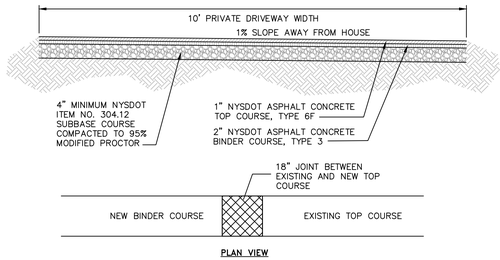
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

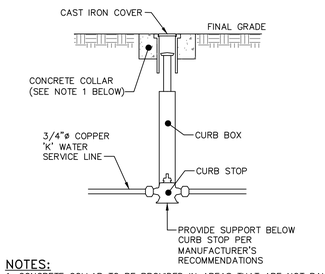
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



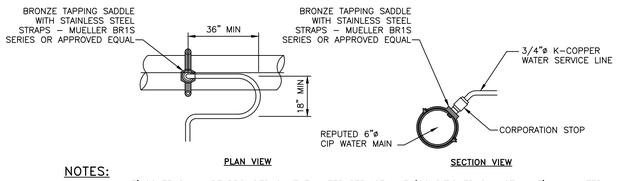
PLAN VIEW

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



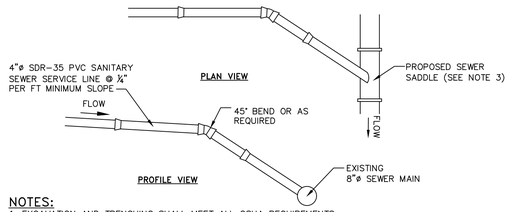
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



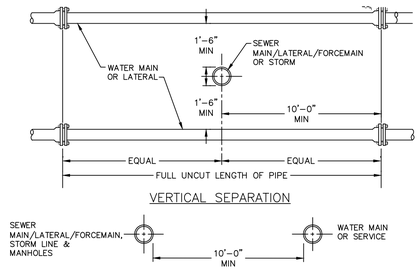
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A "GOOSENECK" NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

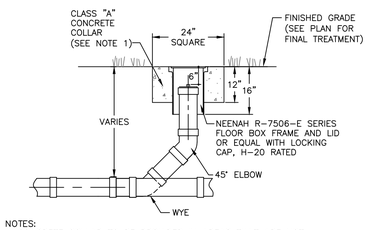


VERTICAL SEPARATION

HORIZONTAL SEPARATION

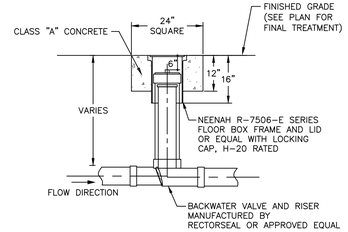
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

CLEANOUT DETAIL
NOT TO SCALE



BACKWATER VALVE FOR FOOTING DRAIN DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

JOB #:	2022:009
DATE:	5/31/2022
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

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
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 CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

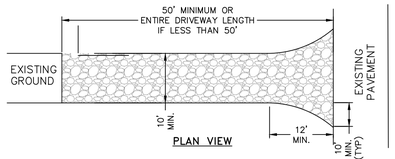
PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

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

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

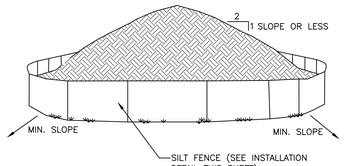
SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES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

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



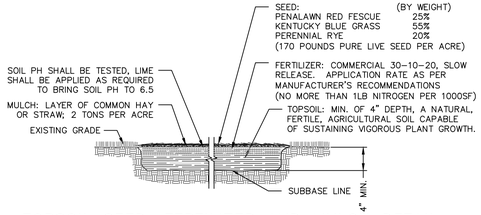
NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. 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.
6. 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 TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

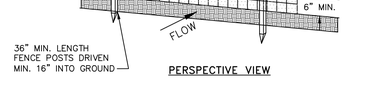


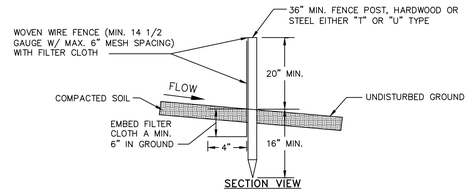
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



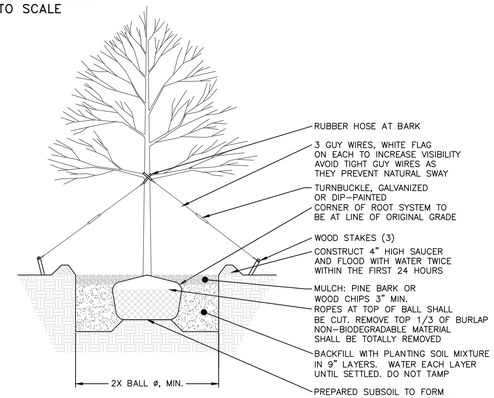
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE





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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE RED MAPLE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/28/22	PER PLANNING BOARD COMMENTS	CMB				

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

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

JOB #: 2022:009
DATE: 5/31/2022
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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **67 Grove Street Subdivision**

I have reviewed the response letter from Hudson Land Design and a 6-sheet Subdivision Plan set, all dated June 28, 2022.

Proposal

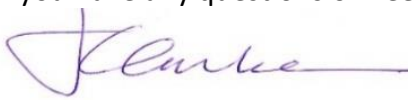
The applicant is proposing to subdivide a 0.37-arcre parcel with one existing single-family house into two lots for the construction of an additional house. Lot 1 would have 11,000 square feet and Lot 2 would contain 5,000 square feet. The parcel is in the R1-5 residential zoning district.

Comments and Recommendations

1. The plan includes a new red maple street tree along the front property line of Lot 1. Is it possible to save the existing tree near the northeast corner of Lot 2 by shifting the proposed water service line?

2. All my other previous comments have been addressed.

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



John Clarke, Beacon Planning Consultant

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

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 5, 2022

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

RE: 67 Grove St. – 2 Lot Subdivision
Tax No. 6054-39-314747
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a 2-lot subdivision of the parcel located at 67 Grove Street:

- Correspondence from Hudson Land Design dated June 28, 2022
- Infiltration and Inflow (I&I) Report, dated June 28, 2022, as prepared by Hudson Land Design.
- Plan set titled "Brill Subdivision" as prepared by Hudson Land Design and consisting of the following sheets:
  - Sheet 1 of 6 – Cover Sheet, with the latest revision date of June 28, 2022.
  - Sheet 2 of 6 – Existing Conditions & Removal Plan, with the latest revision date of June 28, 2022.
  - Sheet 3 of 6 – Preliminary Subdivision Plat, with the latest revision date of June 28, 2022.
  - Sheet 4 of 6 – Subdivision Plan, with the latest revision date of June 28, 2022.
  - Sheet 5 of 6 – Construction Details, with the latest revision date of June 28, 2022.
  - Sheet 6 of 6 – Construction Details, with the latest revision date of June 28, 2022.

The proposed project entails the subdivision of a 16,000± square foot parcel located at 67 Grove Street into 2 lots, with proposed Lot 1 being 11,000 square feet in size with an existing single-family residence, and proposed Lot 2 being 5,000 square feet in size to allow for the construction of an additional single-family residence. The project is located in the R1-5 Zone.

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

General Comments:

1. The applicant's consultant conducted an Inflow & Infiltration study of the existing site and residence. The report notes that no infiltration and/or inflow connections were found or observed into the City's sanitary sewer collection system.

Sheet 4 of 6:

1. Show the location of the curb stop valve on the proposed water service.

2. Although a basement is proposed for the proposed residence on Lot No. 2, it should be noted that a significant amount of rock was encountered in the past when Grove Street was reconstructed in 2002. Notes shall be included on the plans as to how rock will be removed if encountered.

3. Although the plan notes a 1" water service line, the water service detail on Sheet 5 of 6 notes the service line to be ¾". The plan and detail shall be coordinated. This is also the same for the water shut-off valve detail and water service trench detail.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

Amanda Caputo

From: Linda Schneider <lindaschneider301@gmail.com>
Sent: Tuesday, July 12, 2022 12:05 PM
To: Amanda Caputo
Subject: Stop Grove street subdivision due to safety

Hi Planning board,

I live off of Washington ave by Grove street. Please please please don't overcrowd that area by allowing subdivisions. It is extremely unsafe due to increased traffic from the lofts at the end of the block. When school is on, my kids walk down and up the hill along with many other kids. We almost got hit a few times and complained but nothing happened.

If everyone feels the need to over develop, than at least widen the roads and put in side walks. I feel like most of beacon I drive on the yellow lines. My car has been sideswiped in beacon so many times I now go to fishkill. I can send pictures if you like.
I almost got hit last week while turning on to highland for my morning run.

I would really like to be there tonight but I have kids and I don't like baby sitters.

Please try to make things better, not worse for the people that live here unless you want to make it a nomad city. My family won't be staying if things continue.

Linda

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION APPROVAL
FOR 67 GROVE STREET

Parcel No. 6054-39-314747

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision of a 0.37-acre parcel with one existing house into two lots for the construction of an additional house. Parcel 1 will have 11,000 square feet and Parcel 2 will have 5,000 square feet. The property is located at 67 Grove Street in the R1-5 Zoning District on property known and designated on the Tax Map as Parcel No. 6054-39-314747 (the "Property").

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

Summary of Rationale for Negative Declaration

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

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

  The project site is located in the R1-5 Zoning District and is currently improved with a single family dwelling. The Proposed Action would involve the subdivision of the existing lot and the construction of one new single family dwelling with typical grading and site work associated with such construction. There are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property. It is noted, however, that there is the potential for the site to contain rock as rock was encountered while Grove Street was reconstructed in 2002. Any rock removal shall utilize the least intrusive means and comply with all requirements for blasting or chipping, as such methods may be necessary to install the

proposed basement. The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

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

  There are no unique geological features on the Property.

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

  Residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls, including a stormwater collection system. The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

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

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

  According to the Short EAF the Property is not located within a regulated flood plain and there are no wetlands. The Project includes the implementation of erosion and sediment controls, including a stormwater collection system. For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions

from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

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

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

The Short EAF indicates that the Property may contain or serve as habitat for the Indiana Bat. Tree removal at the Project Site will take place between October 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees.

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

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

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

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

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly accessible vantage points either seasonally nor year around.

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

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

The subdivision of the Property into two lots for the construction of one new single family home in an existing residential neighborhood will not have a significant adverse impact on historic or archeological resources. There are no historic resources in the immediate vicinity of the Site and the nature of the area as a developed suburban neighborhood makes impacts to archeological resources unlikely and not significant.

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

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

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

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

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

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

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

The construction of one single family home will not result in a significant adverse traffic impact.

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

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

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

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. Due to the likely presence of rock on-site and the proposal for a basement to be constructed as part of the new single family home, it is likely that blasting or chipping may be necessary. If blasting or chipping is necessary, the least intrusive means shall be implemented and such activities shall be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

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

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

  Residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants. Although the EAF Mapper Summary Report identified DEC Remediation Site C314118 (1 East Main Street) as being located within 2,000 feet of the Property, review of reports from DEC's Environmental Site Remediation Database reveal that Site C314118 requires no further action at this time.

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

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

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

Based upon this information and the information in the Short Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: July 12, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

Agency Use Only [If applicable]

Project: 67 Grove Street Subdivision

Date: July 12, 2022

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached addendum

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board	July 12, 2022
Name of Lead Agency	Date
John Gunn	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Beacon Planning Board Agenda
07/12/2022

Title:

Public Hearing on application for Site Plan Approval, small cell wireless facility on an existing light pole and one antenna, 2 Red Flynn Drive, submitted by Verizon Wireless of the East, LP (dba Verizon Wireless)

ATTACHMENTS

Engineers Comments 2 Red Flynn Small Cell Review 06-10-22.pdf

Planners COmments 2 Red Flynn Small Cell 7.7.22.pdf

Engineers Comments 2 Red Flynn Small Cell Review 06-10-22.pdf

2 Red Flynn July 2022 BeaconStation_ResponseToPlannerComments_20220629.pdf

Verizon 2 Red Flynn Drive - SEQRA Negative Declaration (4873-5471-7735.2).pdf

Verizon - Red Flynn Drive - Site Plan Resolution (4874-6861-9047.2).pdf

Verizon - Red Flynn Drive - LWRP Consistency Determination Resolution (4854-0413-0600.2).pdf

Verizon 2 Red Flynn Drive - FEAF Part 2 (4881-5955-9207.1).pdf

Verizon 2 Red Flynn Drive - FEAF Part 3 (4860-3612-7783.1).pdf

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

June 10, 2022

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

RE: Small Cell Wireless
2 Red Flynn Drive
City of Beacon

Dear Mr. Gunn:

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

- Document titled "Verizon Wireless of the East LP (d/b/a Verizon Wireless) – 2 Red Flynn Drive – Application for Special Use Permit, Site Plan Review, Rosenberg Waiver Relief and Statement of Intent", dated May 9, 2022, as prepared by Verizon Wireless, Tectonic Engineering, Network Building 7 Consulting, and Young/Sommer LLC.

The applicant is proposing to construct a small cell wireless service on an existing wooden utility pole owned by Central Hudson located along Red Flynn Drive, with an address provided of 2 Red Flynn Drive. Based upon our review of the above document and exhibits, we offer the following comments:

1. The last paragraph on Page 1 of the Statement of Intent states "Specifically, the existing 27'7" wooden utility pole is proposed to be replaced with a similar, but slightly larger, wooden utility pole of approximately 38'5"." Sheet C-2 of the plans included in Section 4 of the document note that the existing pole is already 38'6" in height. If this is in accurate, the plans should be revised to show actual conditions and where the new pole will be located. If this is correct, then the Statement of Intent should be revised to accurately reflect current and proposed conditions. This would also need to be corrected on Page 3, paragraph 8 of the document.

2. Drawing Sheet C-2 of the plans shall be updated to reflect the distance from the pole that the equipment shroud will extend.

3. The "Equipment Shroud Details" on Sheet C-3 of the drawings shall be enlarged so that the information provided is legible. At the scale provided, the dimensions of the equipment shroud cannot be ascertained.

4. Sheet C-3 includes a detail for the replacement of sidewalk. Additional information shall be provided on the plans as to where sidewalk is to be replaced (location, length, width, etc.).

5. The response to D.1.g. on the included Full Environmental Assessment Form shall be revised, as the equipment shroud proposed is larger than the dimensional response provided for the question.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **2 Red Flynn Drive, Verizon Small Cell Site Plan Application**

I have reviewed the June 29, 2022 cover letter from Young/Sommer, June 22, 2022 revised Full EAF Part 1, June 29, 2022 revised Statement of Intent, June 22, 2022 NYS Coastal Assessment Form, and a 7-sheet Site Plan set, dated June 22, 2022.

Proposal
The applicant is proposing to install a small wireless antenna and accessory equipment on an existing utility pole along Red Flynn Drive. The pole is part of the public right-of-way in the Waterfront Park (WP) zoning district and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

All my previous planning comments have been addressed.

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

John Clarke, Beacon Planning Consultant

c: David Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Scott P. Olson, Esq., Project Representative

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

June 10, 2022

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

RE: Small Cell Wireless
2 Red Flynn Drive
City of Beacon

Dear Mr. Gunn:

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

- Document titled "Verizon Wireless of the East LP (d/b/a Verizon Wireless) – 2 Red Flynn Drive – Application for Special Use Permit, Site Plan Review, Rosenberg Waiver Relief and Statement of Intent", dated May 9, 2022, as prepared by Verizon Wireless, Tectonic Engineering, Network Building 7 Consulting, and Young/Sommer LLC.

The applicant is proposing to construct a small cell wireless service on an existing wooden utility pole owned by Central Hudson located along Red Flynn Drive, with an address provided of 2 Red Flynn Drive. Based upon our review of the above document and exhibits, we offer the following comments:

1. The last paragraph on Page 1 of the Statement of Intent states "Specifically, the existing 27'7" wooden utility pole is proposed to be replaced with a similar, but slightly larger, wooden utility pole of approximately 38'5"." Sheet C-2 of the plans included in Section 4 of the document note that the existing pole is already 38'6" in height. If this is in accurate, the plans should be revised to show actual conditions and where the new pole will be located. If this is correct, then the Statement of Intent should be revised to accurately reflect current and proposed conditions. This would also need to be corrected on Page 3, paragraph 8 of the document.

2. Drawing Sheet C-2 of the plans shall be updated to reflect the distance from the pole that the equipment shroud will extend.

3. The "Equipment Shroud Details" on Sheet C-3 of the drawings shall be enlarged so that the information provided is legible. At the scale provided, the dimensions of the equipment shroud cannot be ascertained.

4. Sheet C-3 includes a detail for the replacement of sidewalk. Additional information shall be provided on the plans as to where sidewalk is to be replaced (location, length, width, etc.).

5. The response to D.1.g. on the included Full Environmental Assessment Form shall be revised, as the equipment shroud proposed is larger than the dimensional response provided for the question.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205
Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Writer's Telephone Extension: 258
solson@youngsommer.com

June 29, 2022

Via Federal Express

City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508
Attn: Etha Grogan

RE: Application of Verizon Wireless of the East LP d/b/a Verizon Wireless –2 Red Flynn Drive

Dear Ms. Grogan:

This letter is provided in response to John Clarke's Memorandum dated June 10, 2022 and Lanc & Tully's letter dated June 10, 2022 with respect to the above-referenced application. In response to the comments in those letters, enclosed please find the following supplemental materials in support of the application:

1. Revised Site Plans prepared by Tectonic Engineering;
2. Coastal Assessment Form prepared by Tectonic Engineering;
3. Revised Full Environmental Assessment Form; and
4. Revised Statement of Intent.

Thank you for your consideration.

Very truly yours,

Scott P. Olson, Esq.

Enclosures

VERIZON WIRELESS OF THE EAST LP

verizon

SITE NAME:

BEACON STATION MICRO

FUZE ID: 15010591

LOCATION CODE: 432849



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE:

FROM NORTH GREENBUSH, NY NAVIGATE TO I-87 SOUTH AND FOLLOW 82.4± MILES. TAKE EXIT 17 AND MERGE ONTO I-84 EAST AND PROCEED 4.3± MILES. TAKE EXIT 11 AND TURN RIGHT ONTO NY-9D AND FOLLOW 0.7± MILES. TURN RIGHT ONTO BEEKMAN STREET AND PROCEED 0.5± MILES. TURN RIGHT ONTO BEEKMAN STREET NORTH AND FOLLOW 0.1± MILES. CONTINUE ONTO LONG DOCK ROAD AND PROCEED 0.1± MILES. CONTINUE ONTO RED FLYNN DRIVE AND SITE IS LOCATED ON THE RIGHT.

SITE ADDRESS:	2 RED FLYNN DR BEACON, NY 12508
MUNICIPALITY:	CITY OF BEACON
COUNTY:	DUTCHESS
TAX MAP NUMBER:	CITY (R.O.W.)
ZONING DISTRICT:	WATERFRONT PARK
STRUCTURE COORDINATES:	N 41° 30' 18.70" W 73° 59' 06.32"
GROUND ELEVATION:	6'± AMSL
POLE OWNER:	CHG&E/NYT/CITY OF BEACON
POLE NUMBER:	CHG&E 44106P, BEAC. 398, NYT 3
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF INSTALLING (1) CELLULAR ANTENNA AND ASSOCIATED EQUIPMENT ON A EXISTING UTILITY POLE.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	4	6/22/22
GN-1	GENERAL NOTES	4	6/22/22
AD-1	ADJOINERS PLAN	4	6/22/22
C-1	SITE PLAN	4	6/22/22
C-2	POLE ELEVATION & DETAIL	4	6/22/22
C-3	POLE MOUNT DETAILS	4	6/22/22
E-1	ELECTRICAL DIAGRAMS & DETAILS	4	6/22/22

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

Before You Dig, Drill Or Blast!

Dig Safely. New York

UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7982

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DIG SAFELY - NEW YORK

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Context Info
36 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 783-1630
(800) 829-8531
www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE

STATE OF NEW YORK
STEVEN M. MATTIA
087507
LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS

2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED OR LISTED.
3. CONDUIT ROUTINGS ARE SCHEMATIC. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
4. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
5. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED.
9. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE USE-2 CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT RHW-2 OR XHHW-2, STRANDED COPPER CABLE RATED FOR 90°C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
12. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 90°C.
13. ELECTRICAL METALLIC TUBING (EMT) OR RIGID METALLIC CONDUIT (RMC) SHALL BE USED FOR EXPOSED OR CONCEALED LOCATIONS.
14. ALL OUTDOOR EXPOSED CONDUIT SHALL BE PVC SCHEDULE 80 AND SHALL BE SUPPORTED ADEQUATELY.
15. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED. LFMC SHALL CONFORM TO NEC ARTICLE 350.
16. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
17. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
18. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 3R (OR BETTER) OUTDOORS.
19. IF REQUIRED, CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE WITH LOCAL POWER COMPANY.
20. CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND SCHEDULE INSPECTIONS.
21. CONTRACTOR SHALL LABEL ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC 110.16 AND 110.24.
22. CONTRACTOR SHALL VERIFY THAT THE MAIN BONDING JUMPER AND GROUNDING ELECTRODE CONDUCTOR IS INSTALLED PROPERLY AT SERVICE ENTRANCE.
23. WHERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY:
    A. CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER N.E.C. ARTICLE 220.
    B. CONTRACTOR SHALL VERIFY WHETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER N.E.C. ARTICLE 220.
    C. EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
    D. PREFERRED MEANS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.

ANTENNA MOUNTING NOTES

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANSI/TIA-222-H-2017 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES, ANTENNAS AND SMALL WIND TURBINE SUPPORT STRUCTURES". THE BUILDING CODE OF NEW YORK STATE, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780 "REPAIR OF DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS", USING COLD GALVANIZING COMPOUND AS MANUFACTURED BY ZINGA-USA OR ZINC KOTE, OR ENGINEER APPROVED EQUAL WITH A MINIMUM METALLIC ZINC CONTENT OF 95% BY WEIGHT IN DRY FILM. DRY FINISHED COATING THICKNESS SHALL BE 3 MILS MINIMUM.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THERETO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ANSI/TIA-222-H STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.

STRUCTURAL NOTE

1. THE VERIFICATION OF STRUCTURAL ADEQUACY AND DESIGN OF THE ATTACHMENTS MUST BE PERFORMED, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.

GROUNDING NOTES

GROUND TESTING AFTER CONSTRUCTION:

1. AFTER COMPLETION OF CONSTRUCTION OF THE CELL SITE GROUND SYSTEM, A POST INSTALLATION GROUND TEST SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE GROUND RESISTANCE FOR ALL SITES AFTER INSTALLATION OF THE EARTH GROUND SYSTEM. A PRELIMINARY EARTH RESISTIVITY TEST (3 POLE TEST OR CLAMP-ON-METER) SHALL BE PERFORMED PRIOR TO BACK FILLING ALL TRENCHES AS SPECIFIED IN VERIZON NETWORK STANDARDS (NSTD46) AND THE NATIONAL ELECTRIC CODE.
2. APPROVED MEASUREMENT METHODS FOR POST INSTALLATION GROUND TESTING SHALL BE ONE OF THE FOLLOWING METHODS:
    A. FALL OF POTENTIAL METHOD - 3 POINT
    B. CLAMP-ON RESISTANCE TEST
    C. TOWER AND EXTERNAL CONDUCTOR TEST
3. A GROUNDING RESISTANCE TEST REPORT SHALL BE PREPARED UPON COMPLETION OF THE TESTING. THE TEST REPORT SHALL SHOW THE RESISTANCE IN OHMS AT 40%, 52%, 62%, 72% AND 82% POINTS IN 10% INTERVALS. RESISTANCE IS TO BE RECORDED AT EACH INTERVAL FOR EACH POINT FOR FOUR (4) DIFFERENT DIRECTIONS UNTIL THERE IS A PLATEAU SEEN AT THE 62% POINT. TESTING SHOULD BE COMPLETED IN A MINIMUM OF TWO (2) DIFFERENT DIRECTIONS AT 90 DEGREES APART. RECORD THE AVERAGE OR MEAN AS THE RESISTANCE OF THE SITE AND ENTER THIS ON THE POST RESISTANCE DATA CHART.
4. PROVIDE THE POST INSTALLATION - GROUND RESISTANCE TEST REPORT TO THE REGIONAL PROJECT ENGINEER ACCOMPANIED BY THE POST RESISTANCE DATE CHART.
5. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. ALL BENDS SHALL BE MADE WITH 12" RADIUS OR LARGER.
6. APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
7. GROUNDING TEST SHALL BE TAKEN BEFORE A/C POWER, NEUTRAL/GROUND BOND IS CONNECTED.
8. ANTI-OXIDATION CONDUCTIVE COMPOUNDS ARE REQUIRED ON ALL GROUND CONNECTIONS. NO OX-ID (COSMOLINE GREASE BASED COMPOUND) SHALL BE USED FOR COPPER TO COPPER CONNECTIONS. ZINC BASED COMPOUND (GREY COLORED) OR APPROVED EQUAL SHALL BE USED FOR COPPER TO STEEL CONNECTIONS.
9. ALL LUG CONNECTIONS & THEIR MATING SURFACES SHALL BE CLEANED AND COATED WITH THE APPROPRIATE ANTI-OXIDIZING CONDUCTIVE COMPOUND. IF A LUG CONNECTION IS TO BE SECURED DIRECTLY TO A PAINTED SURFACE, THE PAINT SHALL BE REMOVED TO REVEAL BARE METAL AROUND THE AREA OF THE CONNECTION AND COATED WITH AN APPROPRIATE ANTI-OXIDATION CONDUCTIVE COMPOUNDS.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. DIMENSIONS SHOWN ARE TO FINISH SURFACES, UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE CARRIER'S AUTHORIZED REPRESENTATIVE OR THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
6. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND TO BE IN THE FIELD.
8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
9. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, AND ADJACENT AREAS, THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
11. CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
13. CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT THE OWNER AND CARRIER.
14. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
15. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING, ANTENNA AND ANTENNA CABLES. REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
16. REPAIR ALL EXISTING SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND WITH ADJACENT SURFACES.
17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
18. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
19. CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS AND PAY ALL REQUIRED FEES.
20. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A/10-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDOUT AREA DURING CONSTRUCTION.
21. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS AND OTHER DOCUMENTATION SHALL BE TURNED OVER TO CARRIER AT COMPLETION OF CONSTRUCTION.
22. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE BY CARRIER. ANY WORK, MATERIALS, OR EQUIPMENT FOUND TO BE DEFECTIVE DURING THAT PERIOD SHALL BE CORRECTED IMMEDIATELY UPON WRITTEN NOTIFICATION AT NO ADDITIONAL COST TO CARRIER.
23. RIGGING OPERATIONS SHALL BE DONE IN ACCORDANCE WITH STATE AND FEDERAL SAFETY REGULATIONS (OSHA). ENGINEER, CARRIER AND THE OWNER SHALL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR DOES NOT FOLLOW SUCH SAFETY REGULATIONS.
24. CONTRACTOR SHALL PROVIDE ACCESS TO THE SITE AND ASSIST THE RADIO EQUIPMENT VENDOR AND THE ANTENNA INSTALLATION CONTRACTOR AS THEY MAY REQUIRE.

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-8531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE

STATE OF NEW YORK · GENERAL MATTHEW · LICENSED PROFESSIONAL ENGINEER · 087507

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION
BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS
2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

NORTH ORIENTATION

1. NORTH ORIENTATION ESTABLISHED BY COMPASS OBSERVATION.



1 / C-1 ADJOINERS PLAN

SCALE: 1" = 200' (11 X 17)
1" = 100' (22 X 34)

NUMBER	SBL	Owner Name	OWNER ADDRESS
1	130200-5954-33-549777	CONRAIL	1700 BROADWAY NEW YORK, NY 10019
2	130200-5954-25-554890	METRO NORTH COMM RAILROAD CO.	347 MADISON AVE NEW YORK, NY 10017
3	130200-5954-33-594862	METRO NORTH COMM RAILROAD CO.	333 W. 34TH STREET NEW YORK, NY 10001
4	130200-5954-33-556840	ARMAND NINNIE	PO BOX 328 BEACON, NY 12508
5	130200-5954-33-552825	CHARLES & MARY SUE KELLY	5 BAYVIEW AVE BEACON, NY 12508
6	130200-5954-33-572806	ROSE SIMMONS	15 BAYVIEW AVE BEACON, NY 12508
7	130200-5954-33-571799	JOHN BLESSO	17 BAYVIEW AVE BEACON, NY 12508
8	130200-5954-33-570791	CAROL HEARTY	PO BOX 186 BEACON, NY 12508
9	130200-5954-33-569773	LORI JOSEPH	27 BAYVIEW AVE BEACON, NY 12508
10	130200-5954-49-574583	METROPOLITAN TRANSPORTATION	2 BROADWAY NEW YORK, NY 10004
11	130200-5954-32-490828	BEACON WATERFRONT LLC	1 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
12	130200-5954-41-537725	SCENIC HUDSON LAND TRUST INC	1 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
13	133089-5954-00-472672	SCENIC HUDSON LAND TRUST INC	1 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
14	133089-5954-00-424816	SCENIC HUDSON LAND TRUST INC	1 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
15	130200-5954-32-481840	SCENIC HUDSON LAND TRUST INC	1 CIVIC CENTER PLZ POUGHKEEPSIE, NY 12601
16	130200-5954-33-519873	CITY OF BEACON	1 MUNICIPAL PLZ BEACON, NY 12508

2 / AD-1 ADJOINERS LIST

SCALE: NTS

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE

STATE OF NEW YORK · STEVEN M. MATTINA · 087507 · LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS

2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

ADJOINERS PLAN

SHEET NUMBER

AD-1



NORTH ORIENTATION

1. NORTH ORIENTATION ESTABLISHED BY COMPASS OBSERVATION.



1 / C-1 SITE PLAN

SCALE: 1" = 100' (11 X 17)
1" = 50' (22 X 34)

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE

STATE OF NEW YORK
STEVEN M. MATTINGLY
087507
LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS

2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

SITE PLAN

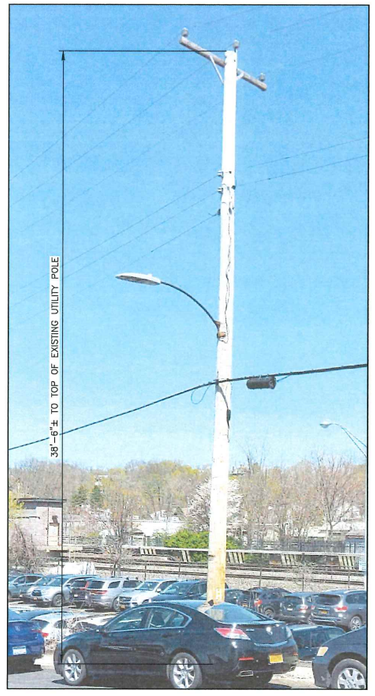
SHEET NUMBER

C-1

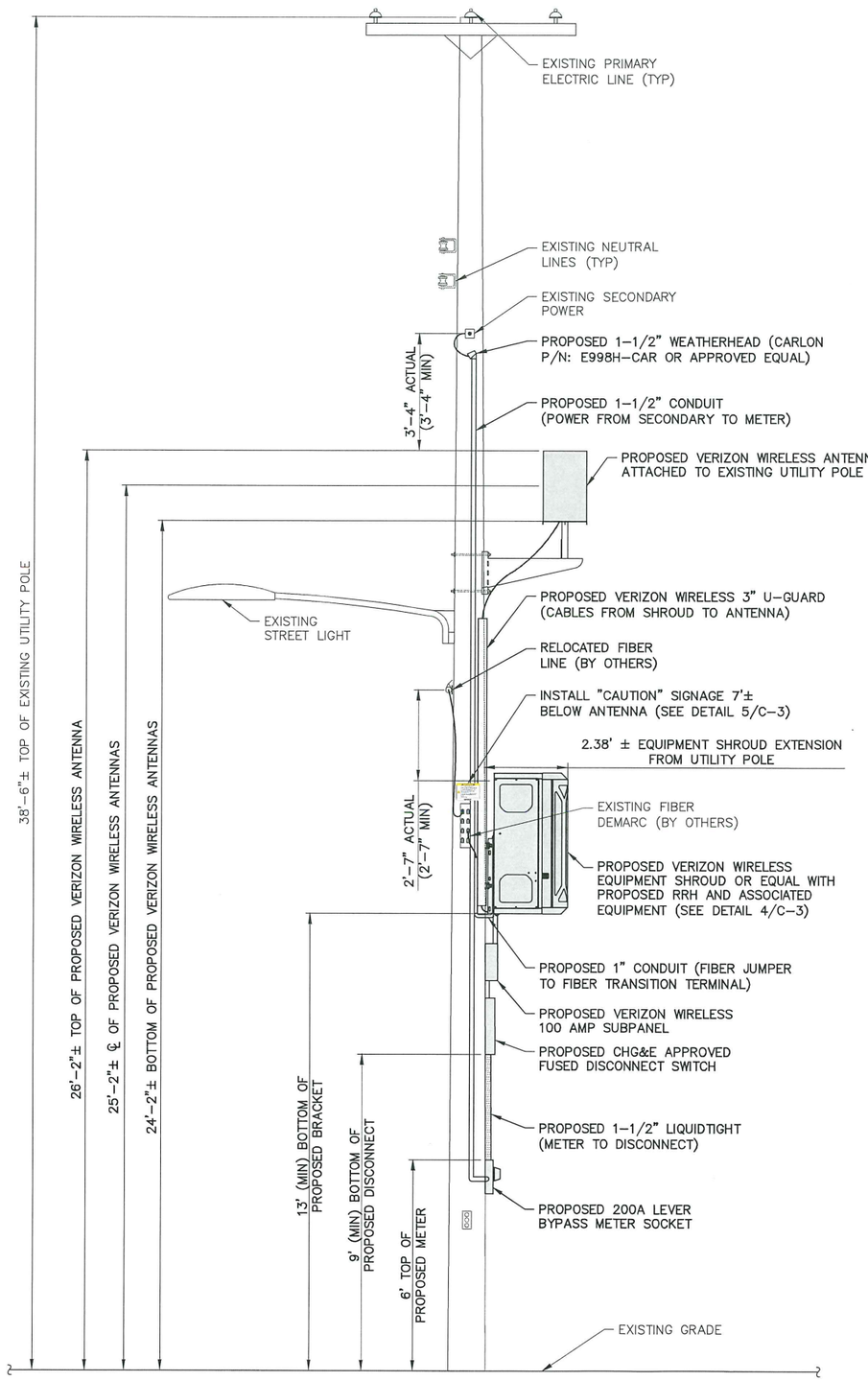




1 C–2 SITE DETAIL PLAN
SCALE: 1" = 60' (11 X 17)
1" = 30' (22 X 34)

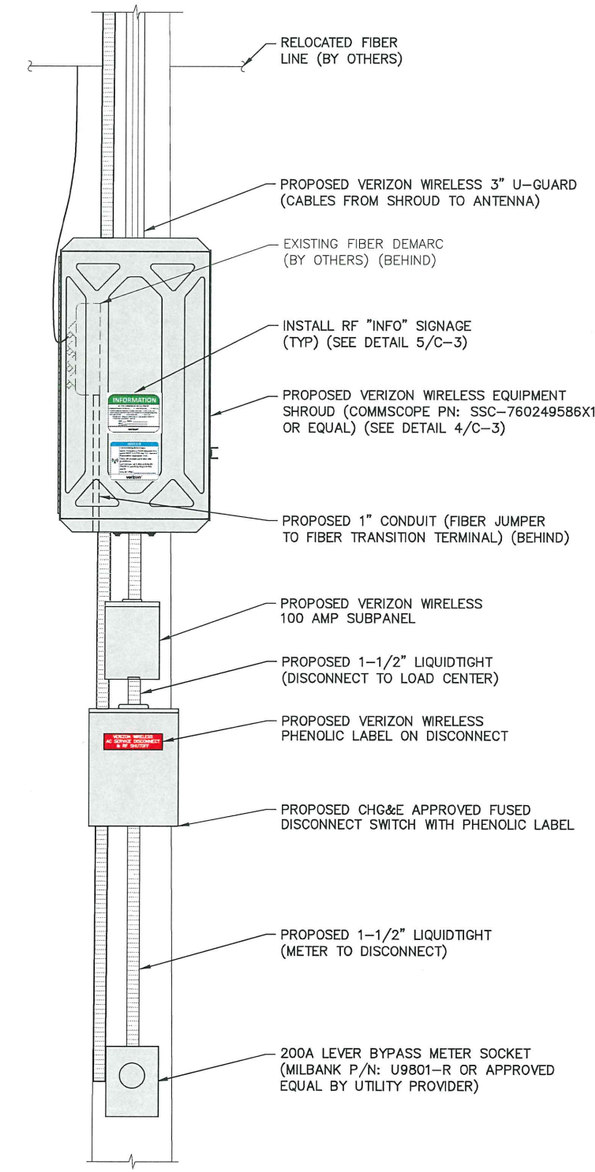


2 C–2 EXISTING POLE PHOTO
SCALE: NTS



3 C–2 UTILITY POLE ELEVATION
SCALE: 1" = 4' (11 X 17)
1" = 2' (22 X 34)

NOTE:
USE OF SCHEDULE 40/80 CONDUIT OR RIGID CONDUIT SHALL BE DETERMINED BY THE UTILITY PROVIDERS REQUIREMENTS.



4 C–2 ELEVATION DETAIL
SCALE: 1" = 2' (11 X 17)
1" = 1' (22 X 34)

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783–1630
Suite 101 (800) 829–6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE

STATE OF NEW YORK
DANIEL M. MATTHEWS
087507
LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

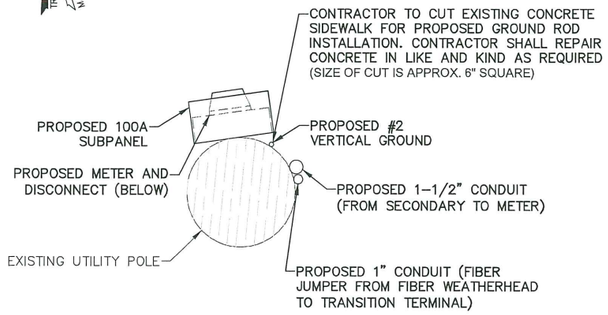
SITE INFORMATION
BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS
2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
POLE ELEVATION & DETAIL

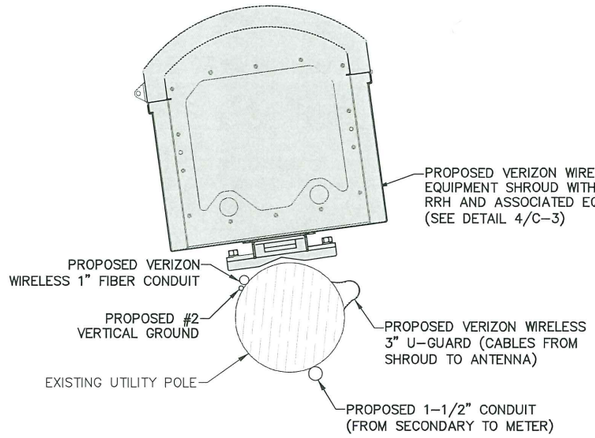
SHEET NUMBER
C–2



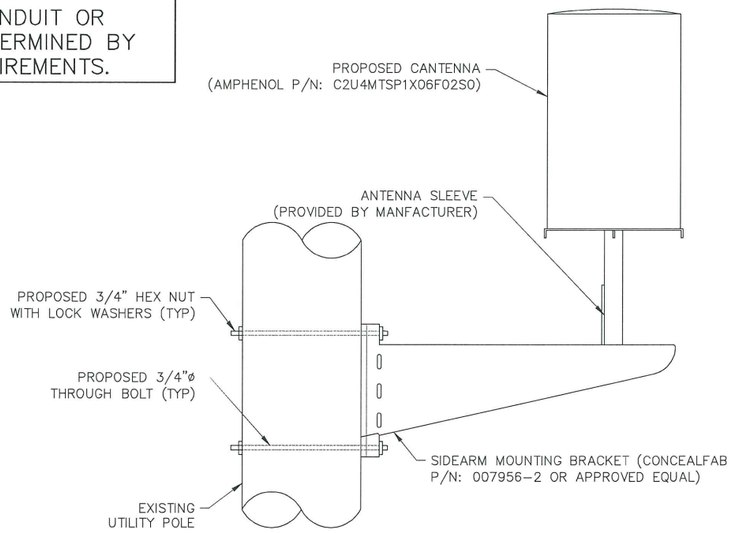


1 C–3 EQUIPMENT PLAN
SCALE: 3" = 1'–0" (11 X 17)
1–1/2" = 1'–0" (22 X 34)

NOTE:
USE OF SCHEDULE 40/80 CONDUIT OR RIGID CONDUIT SHALL BE DETERMINED BY THE UTILITY PROVIDERS REQUIREMENTS.



2 C–3 RRH PLAN VIEW
SCALE: 3" = 1'–0" (11 X 17)
1–1/2" = 1'–0" (22 X 34)



3 C–3 ANTENNA MOUNTING DETAILS
SCALE: 3" = 1'–0" (11 x 17)
1–1/2" = 1'–0" (22 x 34)

Metro Cell Solutions

COMMSCOPE®

SSC-760249586X1X

MV2 Micro Radio Concealment Enclosure

Universal Single Part Number Radio Enclosure

Introduction

One pole mounted Radio Enclosure for all your radio configurations under a single part number

- Highly configurable – supports varying configurations with a universal mounting solution
- Aesthetically curved front
- Accepts Radios for:
  - Ericsson SSC-760249586E1X
  - Nokia SSC-760249586N1X
  - Samsung radios SSC-760249586S1X

Application

The radio concealment enclosure is designed to conceal small cell radios and be mounted to existing metal, concrete and wood pole structures as well as pole replacements where low-visual impact is desired.

- Unique, universal internal mounting system
- Can be kitted with Rectifiers, Raycap, CommScope diplexers and jumpers



System Dimensioning & Configuration

Height / Width / Depth / Volume	48 in. (1219.2 mm) / 24 in. (609.6 mm) / 26 in (660.4 mm) 17.3 cu ft.
System Weight	70lbs. (32kg) with no radio equipment installed. Approx. 279lbs (127kg) fully loaded* (max) *weight varies on configuration
Min. / Max. Acceptable Pole Diameter (With Included Mounting kit)	2.5in-8.5 in. Dia by clamping (Larger diameter poles by steel banding) Up to 12in Dia Wood Pole with included 5/8" threaded rod for through bolting
Finish	UV-resistant powder coat; Various color options available. "1" for Light Grey, "2" for Green, "3" for Black, "4" for Brown,"6" for Fairfax Brown, "8" Federal Park Brown, "9" for Metallic Silver, "W" for White
Power/Fiber Input Conduit	Back: (2) 2" Trade Size Knockouts. Bot: (2) 2" Trade Size Knockouts Top: (2) 2" Trade Size Knockouts

MC-SP-RE-20-003-02

© 2019 CommScope, Inc. All rights reserved. All trademarks identified by ® or ™ are registered trademarks, respectively, of CommScope. All specifications are subject to change without notice. See www.commscope.com for the most current information.

Metro Cell Solutions

COMMSCOPE®

RadioCompatibility

SSC-760249586X1X

Ericsson Configurations "SSC-760249586E1X"
- (2) RRU11/RRU32/2212/4415/4426/4478 & (2) PSU AC 02/08 units
- (1) 8843 or 4449 Dual Band RRU & (2) PSU AC 02/08 units
- (1) 8843 and (1) 4478 & (3) PSU AC 02/08 units
- (1) 4415, (1) 4449 and (1) 220x/440x & (3) PSU AC 02/08 units
- (1) 4455 and (1) 4449 & (3) PSU AC 02/08 units
- (1) 4449 and (2) 220x/440x & (2) PSU AC 02/08 units
- Up to (6) 2203/2205/2208 or 4402/4408 radios
- (1) 4415 or 4426 radio and (1) 220x/440x & (1) PSU AC 02/08

Please see CommScope representative for additional configurations*

Samsung Configurations "SSC-760249586S1X"
- (1) AWS PCS 320W dual band radio, (1) RT4401-48A CBRS radio, (1) RT2201-46A LAA radio, (1) Delta 2.0kW DC rectifier, (1) SDX1926Q-43/SDX1926T-43

Please see CommScope representative for additional configurations*

Nokia Configurations "SSC-760249586N1X"
- (2) Dual Band 160W and/or 320W and/or Tri Band 370W Radios with Associated Rectifiers
  - Supported Dual or Tri Band Radios:
    - AHFIA
    - AHFIB
    - AHFIC
    - AHLBA
    - AHBCA
    - AHBCC
    - AHLBBA
  - Supported Rectifiers:
    - Delta
    - GE
    - CCI
    - Nokia FPAE
- (4) AirScale Micro radios

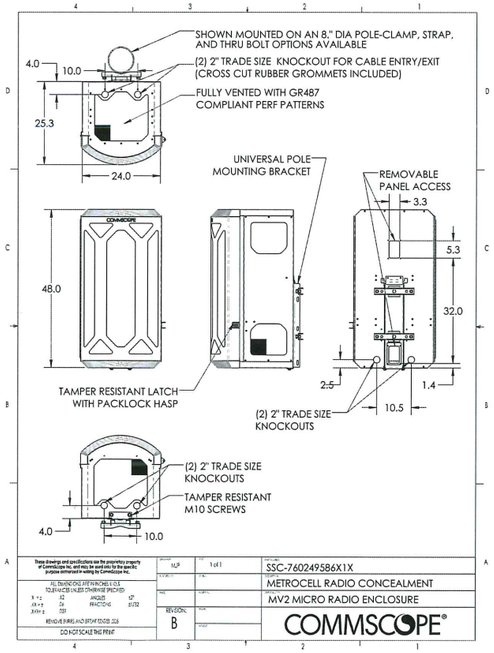
Please see CommScope representative for additional configurations*

Notes:
- Enclosure accommodate the following RayCap models:
  - RSCAD-6533-P-120-D, RSCAD-9457-HP-120-D or, RSCAC-1333-PH-240
- Enclosure can accommodate CommScope Diplexer model SDX1926Q-43
- Enclosure can accommodate Delta 1.0kW, 1.8kW or 2.0kW rectifiers, or CCI rectifiers or GE rectifiers or Nokia FPAE rectifiers. Please see CommScope representative for details
- "X" denotes colour; "1" for Light Grey, "2" for Green, "3" for Black, "4" for Brown, "6" for Fairfax Brown, "8" Federal Park Brown, "9" for Metallic Silver, "W" for White

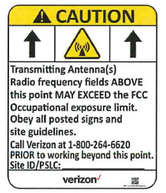


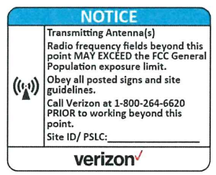
MC-SP-RE-20-003-02

© 2019 CommScope, Inc. All rights reserved. All trademarks identified by ® or ™ are registered trademarks, respectively, of CommScope. All specifications are subject to change without notice. See www.commscope.com for the most current information.



4 C–3 EQUIPMENT SHROUD DETAILS
SCALE: N.T.S







VERIZON WIRELESS
AC SERVICE DISCONNECT
& RF SHUTOFF

NOTE:

1. CONTRACTOR TO FURNISH AND INSTALL PHENOLIC LABEL APPLIED TO SUB PANEL.
2. ATTACH RF SIGNAGE TO FACE OF UTILITY POLE USING 1" WOOD SCREWS.
3. RF SIGNS ARE APPROXIMATELY 6"x7.5" IN SIZE.

SIGN SIZE MUST MEET IEEE C95–2 & OET–65 BULLETIN. PHONE NUMBER MUST BE READABLE FROM THE GROUND

5 C–3 PROPOSED SIGNAGE
SCALE: NTS

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Contact Info
36 British American Blvd. Phone: (518) 783–1630
Suite 101 (800) 829–6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE



UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS

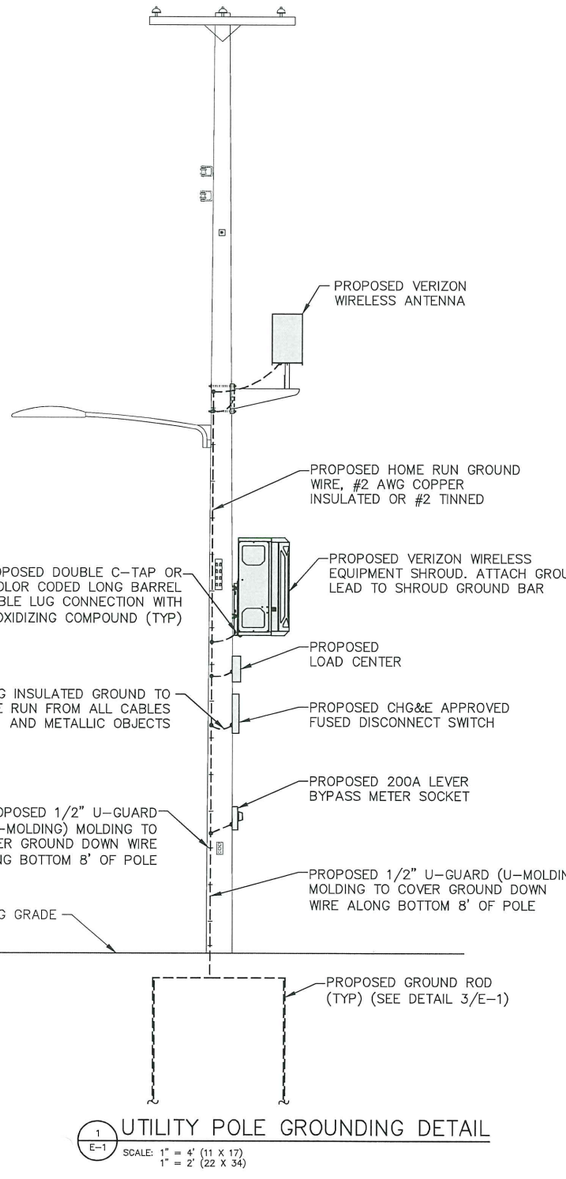
2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

POLE MOUNT DETAILS

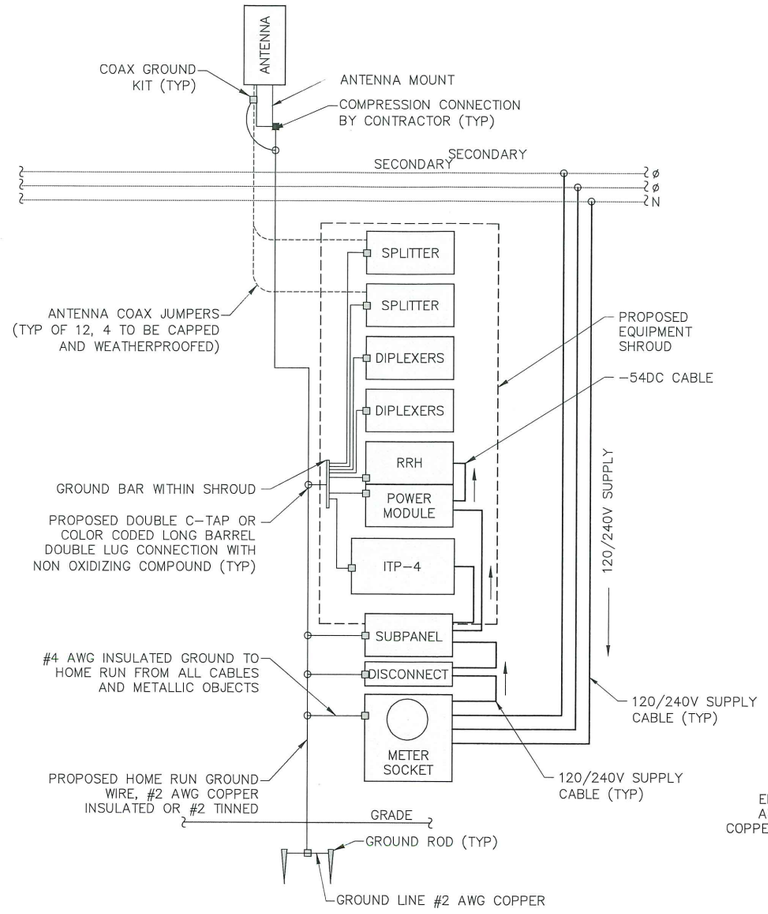
SHEET NUMBER

C-3



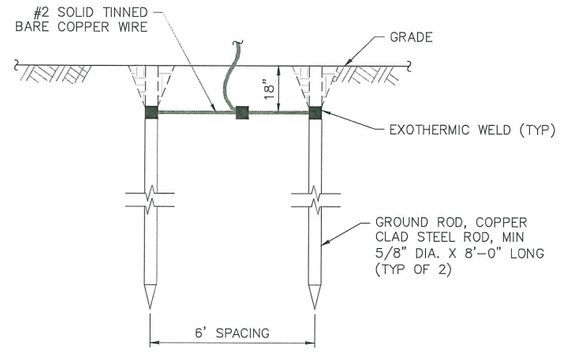
1 E-1 UTILITY POLE GROUNDING DETAIL

SCALE: 1" = 4' (11 X 17)
1" = 2' (22 X 34)



2 E-1 GROUNDING RISER DIAGRAM

SCALE: NTS

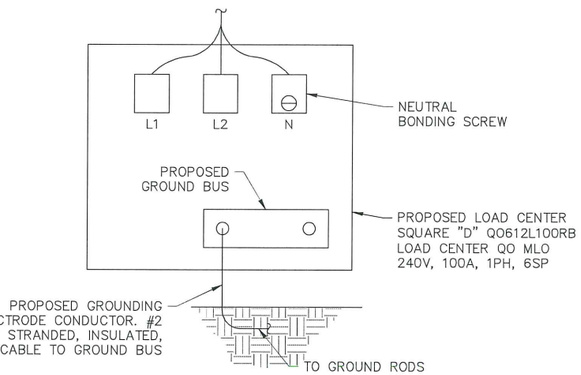


NOTE:

GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM VERTICAL.

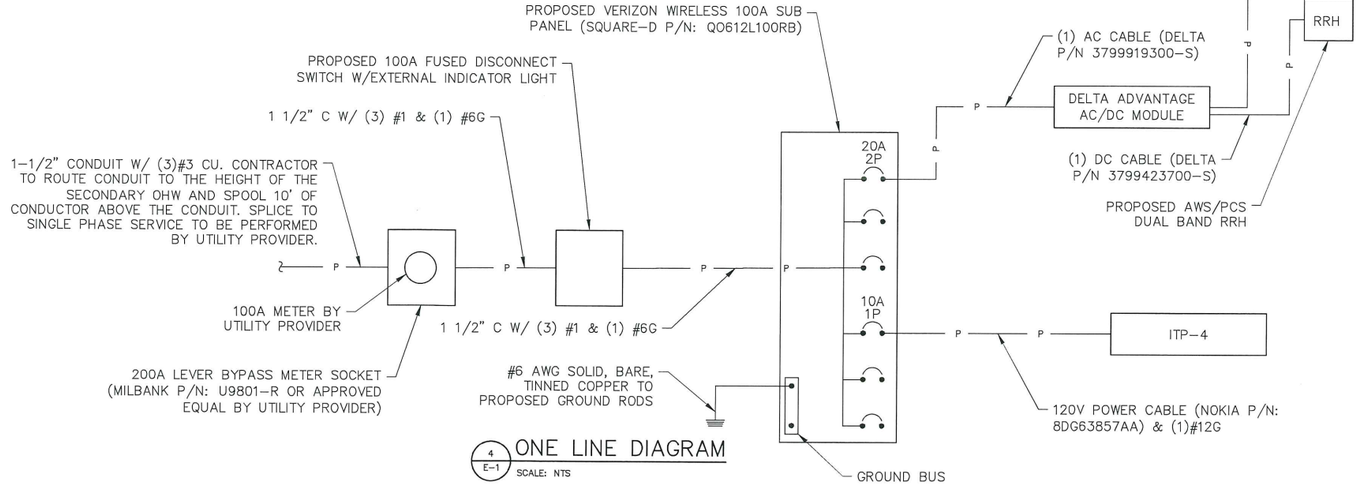
3 E-1 GROUND ROD DETAIL

SCALE: NTS



4 E-1 LOAD CENTER GROUNDING

SCALE: NTS



4 E-1 ONE LINE DIAGRAM

SCALE: NTS

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
Project Context Info
36 British American Blvd. Phone: (518) 783-1630
Suite 101 (800) 829-6531
Latham, NY 12110 www.tectonicengineering.com

WORK ORDER NUMBER	DRAWN BY
11273.019	JRF

NO.	DATE	ISSUE
0	9/12/17	FOR COMMENT
1	10/04/17	FOR ZONING
2	9/21/18	FOR ZONING
3	4/25/22	FOR ZONING
4	6/22/22	PER CITY COMMENTS

RELEASED BY | DATE

STATE OF NEW YORK
STEVEN M. MATTIACE
087507
LICENSED PROFESSIONAL ENGINEER

UNAUTHORIZED ALTERATION OR ADDITIONS TO A PLAN BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL EMBOSSED SEAL OR ORIGINAL STAMP IN BLUE OR RED INK OF THE PROFESSIONAL ENGINEER OR LAND SURVEYOR SHALL NOT BE CONSIDERED VALID COPIES.

0 1
ORIGINAL SIZE IN INCHES (22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES (11x17 FORMAT)

SITE INFORMATION

BEACON STATION MICRO
FUZE ID: 15010591
LC: 432849

SITE ADDRESS

2 RED FLYNN DR
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

ELECTRICAL DIAGRAMS & DETAILS

SHEET NUMBER

E-1

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.

2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.

3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

   (a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ____
   (b) Financial assistance (e.g. grant, loan, subsidy) ____
   (c) Permit, license, certification ✓

2. Describe nature and extent of action: Verizon Wireless of the East, LP, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility on an existing utility pole in the right of way of Red Flynn Drive. The subject pole is located on Red Flynn Drive approximately 700' northwest of the intersection of Beekman Street and Red Flynn Drive. In general, the installation will consist of the following: One (1) antenna to be mounted at a centerline height of 25'-2" above grade on an existing 38'5" tall utility pole. All accessory equipment, cabling and utility services (power and fiber) are to be mounted to the existing utility pole.

3. Location of action:

Dutchess	City of Beacon	2 Red Flynn Drive
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

   (a) Name of applicant: Verizon Wireless of the East, LP, d/b/a Verizon Wireless (attn: Kathy Pomponio)
   (b) Mailing address: 1275 John Street, Suite 100, West Henrietta, NY 14586
   (c) Telephone Number: Area Code (585) 943-2623
   (d) State agency application number: ____

5. Will the action be directly undertaken, require funding, or approval by a federal agency?

   Yes ____ No ✓ If yes, which federal agency? ____

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

	YES	NO
1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:		
(a) Significant fish or wildlife habitats?	___	✓
(b) Scenic resources of statewide significance?	___	✓
(c) Important agricultural lands?	___	✓
2. Will the proposed activity have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources?	___	✓
(b) Scenic quality of the coastal environment?	___	✓
(c) Development of future, or existing water dependent uses?	___	✓
(d) Operation of the State's major ports?	___	✓
(e) Land and water uses within the State's small harbors?	___	✓
(f) Existing or potential public recreation opportunities?	___	✓
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation?	___	✓

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters? .... __ ✓
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area? .... __ ✓
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area? .... __ ✓
(d) Energy facility not subject to Article VII or VIII of the Public Service Law? .... __ ✓
(e) Mining, excavation, filling or dredging in coastal waters? .... __ ✓
(f) Reduction of existing or potential public access to or along the shore? .... __ ✓
(g) Sale or change in use of state-owned lands located on the shoreline or under water?
(h) Development within a designated flood or erosion hazard area? .... __ ✓
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion? .... __ ✓

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? .... __ ✓

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
Office of Coastal, Local Government and Community Sustainability
One Commerce Plaza
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

Preparer's Name: Steven Matthews
(Please print)

Title: Director of Engineering Agency: Tectonic Engineering Consultants, Geologist & Land Surveyors, D.P.C.

Telephone Number: (518) 783-1630 Date: 6/22/2022

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Verizon Wireless - Beacon Station Micro - Unmanned Wireless Communications Facility		
Project Location (describe, and attach a general location map): 2 Red Flynn Drive, City of Beacon, Dutchess County, New York 12508		
Brief Description of Proposed Action (include purpose or need): Verizon Wireless of the East LP, d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes the installation of an unmanned wireless communications facility on an existing utility pole in the right of way of Red Flynn Drive. The subject pole is located on Red Flynn Drive approximately 700' northwest of the intersection of Beekman Street and Red Flynn Drive. In general, the installation will consist of the following: One (1) antenna to be mounted at a centerline height of 25' - 2" above grade on an existing 38' - 5" tall utility pole. All accessory equipment, cabling and utility services (power and fiber) are to be mounted to the existing utility pole.		
Name of Applicant/Sponsor: Verizon Wireless of the East LP, d/b/a Verizon Wireless (attn: Kathy Pomponio)	Telephone: (585) 943-2623 E-Mail: kathy.pomponio@verizonwireless.com	
Address: 1275 John Street, Suite 100		
City/PO: West Henrietta	State: NY	Zip Code: 14586
Project Contact (if not same as sponsor; give name and title/role): Scott Olson, Esq. (Counsel at Young Sommer)	Telephone: (518) 438-9907 E-Mail: solson@youngsommer.com	
Address: 5 Palisades Drive		
City/PO: Albany	State: NY	Zip Code: 12205
Property Owner (if not same as sponsor): CHG&E/NYT/City of Beacon	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan Approval	TBD
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Building Department - Building Permit	TBD
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Waterfront Park zoning district

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

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

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District (10 Education Dr, Beacon, NY 12508)

b. What police or other public protection forces serve the project site?
Beacon Police Department (1 Municipal Plaza, Beacon, NY 12508)

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department (13 South Ave, Beacon, NY 12508)

d. What parks serve the project site?
Long Dock Park and Pete and Toshi Seeger Riverfront Park (Red Flynn Dr, Beacon, NY 12508)

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? N/A - ROW acres
b. Total acreage to be physically disturbed? 0.0001 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.0001 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 1 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 2
ii. Dimensions (in feet) of largest proposed structure: 4' height; 2' width; and 2.1' length
iii. Approximate extent of building space to be heated or cooled: 0 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____ acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes☐No
- Is the project site in the existing district? ☐Yes☐No
- Is expansion of the district needed? ☐Yes☐No

- Do existing sewer lines serve the project site? ☐Yes☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes☐No

If Yes:

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

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

_____

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

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes☐No

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

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

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

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

If Yes:

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

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

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

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

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

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

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

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

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

If Yes:

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

Minimal increase in electrical power usage as necessary to operate the facility.

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

Local utility

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8am-5pm
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours
- Saturday: 24 hours
- Sunday: 24 hours
- Holidays: 24 hours

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction, noise associated with the operation of construction equipment. Once construction of the proposed facility is complete, there will be no contributing factors to noise levels.

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

Describe: _____

n.. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

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

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): Parkland, museum, walking trail, train station

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	N/A - R.O.W	N/A - R.O.W	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No
If Yes:
i. Has the facility been formally closed? ☐Yes ☐ No
- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 546031
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: GE, in accordance with the Consent Decree for the site, opted to implement Phase 2 of the remedy on 12/31/10. Phase 2 of the remedial project started in 2011, and is anticipated to be completed in 2017. Dredging was completed in fall 2015; habitat reconstruction was completed in 2016. Facility decommissioning was performed in 2016.

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No
If yes, provide DEC ID number(s): V00293 , V00096 , V00299 , 314069 , C314112...

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

Remediation measures are in place to address residual contamination.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

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

c. Predominant soil type(s) present on project site:
Ud - Udorthents, smoothed — 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 3-6 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

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

h. Surface water features.

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

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

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

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters Approximate Size N/A
- Wetland No. (if regulated by DEC) _____

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

If yes, name of impaired water body/bodies and basis for listing as impaired: _____
Name - Pollutants - Uses:Hudson River (Class B) – Priority Organics – Fish Consumption

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Rabbits Squirrels Skunks
Chipmunks Opossums Raccoons
Birds

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

Yes entry is automatically checked by the DEC environmental resource mapper. The site is in a check zone for species, however there is no habitat present for any species, therefore this is no potential impact to same.

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

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑Yes ☐No
If yes, give a brief description of how the proposed action may affect that use: _____
The project will have no impact on recreational fishing in the area.

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

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

ii. Name: _____

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

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: New York State Route 9

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): New York State's Designated Scenic Roads

iii. Distance between project and resource: 4 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

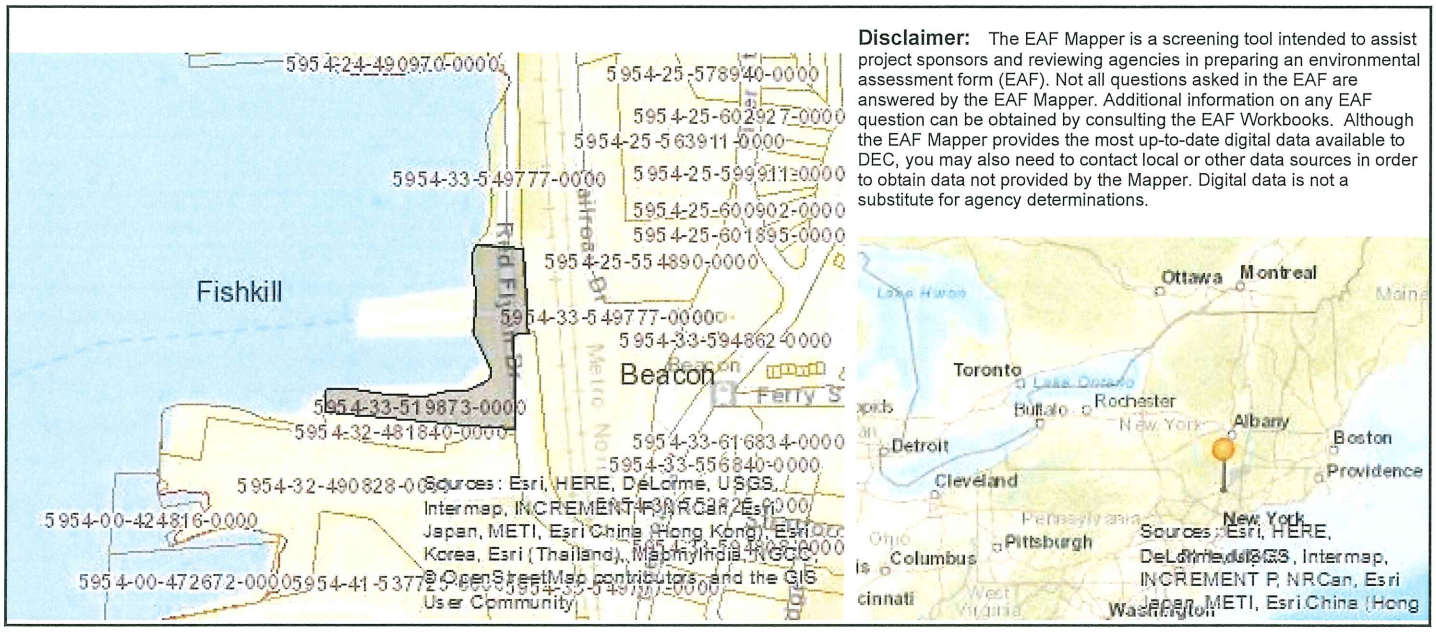
Applicant/Sponsor Name Steven Matthews Date 6-22-22

Signature Steven Matthews Title Director of Engineering

PRINT FORM

EAF Mapper Summary Report

Tuesday, December 05, 2017 8:52 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.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00293 , V00096 , V00299 , 314069 , C314112 , 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes
E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses:Hudson River (Class B) – Priority Organics – Fish Consumption
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes

E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

BOARD of TRUSTEES and/or PLANNING BOARD of the CITY of BEACON, DUTCHESS COUNTY, NEW YORK

In the Matter of the Special Use Permit and Site Plan Review Application of

---

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless

Premises: 2 Red Flynn Drive
Beacon, Dutchess County, New York

STATEMENT OF INTENT and APPLICATION FOR SPECIAL USE PERMIT and SITE PLAN REVIEW and ROSENBERG WAIVER RELIEF

I. Introduction

VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless ("Verizon Wireless" or the "Applicant") proposes to install one small wireless antenna and related equipment on a replacement wooden utility pole located near the Beacon Train Station ("Project"). The existing wooden utility pole is owned by Central Hudson Gas & Electric ("CHG&E") and located near 2 Red Flynn Drive, Beacon, New York (referred to by as CHG&E as Pole No. 44106P, Beac 398, NYT 3).

Verizon Wireless is considered a public utility under New York decisional law (*Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364 (1993)) [Exhibit 1], and a provider of "personal wireless services" under the federal Telecommunications Act of 1996 (the "TCA") [Exhibit 2]. Verizon Wireless' equipment will be in operation twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year. A copy of the applicable Verizon Wireless FCC licenses is included herewith Exhibit 3.

In *Rosenberg*, this State's highest Court determined that the ordinary variance standard is inapplicable to projects involving public utilities, such as a cellular telephone company. Instead, the established public utility standard is applicable and according to such standard, the Applicant need only show that (1) the proposed facility is "required to render safe and adequate service," and (2) there are "compelling reasons, economic or otherwise," for needing the variance. *Cellular Telephone Company v. Rosenberg*, 82 N.Y.2d 364, 372 (1993). Verizon Wireless respectfully submits this Statement of Intent in support of its application for Special Use Permit approval, and all necessary Town Board waivers under the *Rosenberg* standard.

The proposed Project involves installation and operation of one (1) small wireless antenna and related equipment on a replacement wooden utility pole. The improvements proposed are detailed on the Zoning/Site Plans prepared by Tectonic Engineering and Surveying included herewith as Exhibit 4. Specifically, Verizon Wireless proposes to install a small wireless antenna and related equipment on an existing 38'5" wooden utility pole located in the right-of-way.

II. Purpose of Beacon Station Communications Facility

The purpose of the Project is to provide "hotspot" coverage for Verizon Wireless' advanced wireless services to a relative small area in the City of Beacon currently not served or under-served, especially in the area surrounding the Beacon Train Station.

Enclosed in Exhibit 5 is a RF Analysis prepared by a qualified radio frequency consultant which analysis describes in detail the need for this new site at this location. This exhibit prepared by Verizon Wireless' RF Design Engineer contains the technical data and analysis which demonstrate why a new site is required in this area of the City.

III. Additional Supporting Materials

1. Public Necessity of Facility. The Applicant has provided expert proof in the form of a report from its Radio Frequency (RF) Design Engineer depicting the area within which Verizon Wireless' communications facility needs to be located (the "search area") in order to provide adequate and safe service to the City of Beacon, particularly in the area near the Beacon train station. This report clearly demonstrates that (i) there is an inadequate and unsafe level of service in the targeted area of the City of Beacon, and (ii) a new communications facility is necessary to provide an adequate and safe level of hand-held wireless service to this area. See, Exhibit 5.

   As noted above and in Exhibits 2 and 3, Verizon Wireless is recognized as a public utility under New York law and a provider of personal wireless services under the federal Telecommunications Act of 1996. This project is a public necessity in that it is required to render adequate and safe coverage (mobile and in-building) to a significant portion of the City of Beacon. This, combined with the federal mandate to expeditiously deploy advanced wireless services across the nation and Verizon Wireless' FCC licenses to provide such services in the City of Beacon, demonstrates that Verizon Wireless' facility is a public necessity. Without the construction of the communications facility proposed, the public would be deprived of an essential means of communication, which, in turn, would jeopardize the safety and welfare of the community and traveling public.

2. The Application conforms with all applicable regulations promulgated by the Federal Communications Commission, the Federal Aviation Administration and other federal agencies. The proposed facility will not increase the height of the existing utility pole and will not require FAA lighting.

3. As set forth above, Verizon Wireless and the proposed facility are considered public utilities for purposes of zoning under existing New York decisional law.

4. Operation of the facility will not involve any objectionable noise, fumes, vibration or other characteristics.

5. The facility will be operated on a 24/7 basis 365 days a year with minimal maintenance required. Adequate access and parking has been incorporated into the facility design.

6. The facility will not increase or otherwise impact any existing traffic patterns, nor will it impair pedestrian or vehicular safety or overload existing roads. Additionally, the facility will be fully accessible to fire, police and other emergency vehicles.

7. Because the facility will be unmanned, it will not involve the use of any public water, drainage or sewer system, or any other municipal facility, or degrade any act or for, natural resource or ecosystem.

8. The proposed antenna and associated equipment are proposed to be located on an existing wooden utility pole currently owned by CHG&E.

9. Visibility and Design Standards:

   a. General Aesthetics: The proposed Verizon Wireless antenna and equipment will not result in any increase to the height of the existing structure. To confirm that the proposed installation will not result in adverse impacts, Verizon Wireless has commissioned Tectonic Engineering to prepare a visual analysis with existing photographs and photo simulations. This analysis is provided in Exhibit 6. The visual analysis confirms that the installation of Verizon Wireless' small wireless facility will be difficult to even notice.

   b. No FAA Marking/Lighting: No tower marking and/or lighting will be required under Federal Aviation Administration (FAA) regulations.

10. A certification from a New York licensed professional engineer (SiteSafe, LLC) entitled "Site Compliance Report" is included at Exhibit 7, to document that Verizon Wireless' proposed transmissions will be: (a) in full compliance with the current FCC RF emissions guidelines (NIER); and (b) categorically excluded from local regulation under applicable federal law.

11. To assist the City fulfill its obligations under the NYS Environmental Quality Review Act ("SEQRA"), a Full Environmental Assessment Form ("EAF") has been prepared by Tectonic Engineering and is provided in Exhibit 8.

12. A Utility Pole Analysis Report signed and stamped by a NYS licensed Professional Engineer is attached hereto as Exhibit 9 which confirms that the

existing pole upon which the Verizon Wireless antenna and equipment will be attached has sufficient excess capacity to accommodate the additional structural load from such antenna and equipment.

IV. Conclusion

Approval of the Project will enable Verizon Wireless to provide an adequate and safe level of wireless telephone service to the area of the City of Beacon and surrounding environs, within the confines of applicable technological and land use limitations. Such approval will also be in the public interest, in that it will allow Verizon Wireless to comply with its statutory mandate to build out its network and provide local businesses, residents and public service entities with safe and reliable wireless communications services. Based upon the foregoing, Verizon Wireless respectfully submits that this project complies in all material respects with all applicable requirements of the City of Beacon's Zoning Code, and any potential impact on the community created by this approval may properly be considered to be minimal and of no significant adverse effect.

If you should have any questions or require any additional information, I can be reached at (518) 438-9907, Ext. 258.

Thank you for your consideration.

Respectfully submitted,
VERIZON WIRELESS OF THE EAST LP d/b/a Verizon Wireless

Scott P. Olson, Esq.
Regional Local Counsel

Dated: May 6, 2022
Revised: June 29, 2022

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN APPROVAL
FOR INSTALLATION OF ONE SMALL CELL WIRELESS ANTENNA AND ACCESSORY EQUIPMENT ON AN EXISTING UTILITY POLE IN RIGHT-OF-WAY ADJACENT TO
2 RED FLYNN DRIVE

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the installation of one small cell wireless antenna and accessory equipment on an existing wooden utility pole owned by Central Hudson Electric & Gas Corp. The property is the City right-of-way known as Red Flynn Drive and the utility pole is located adjacent to 2 Red Flynn Drive in the Waterfront Park (WP) Zoning District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property").

The Proposed Action is an Unlisted action. The Planning Board, being the only involved agency proceeded to review the application pursuant to SEQRA after receiving the Full EAF.

Summary of Rationale for Negative Declaration

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

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

  The Proposed Action -- installation of a mounted small cell wireless telecommunications device with equipment on an existing wooden utility pole -- does not include ground disturbance, grading, or drainage impacts. There are no wetlands, water bodies, very steep slopes or other environmentally sensitive areas on the Property.

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

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

  There are no unique geological features on the Property.

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

  The Proposed Action does not include soil disturbance, grading or drainage work, nor does it involve a demand for water usage. The proposed use will not discharge contaminants into aquifers or other groundwater sources and there will be no bulk storage of petroleum or chemicals on-site.

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

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

  According to the FEAF the Property is not located within a regulated flood plain or within wetlands. The Proposed Action does not include ground disturbance, grading or drainage impacts.

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

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

  The construction activities associated with the Proposed Action do not involve equipment or activities that would result in air quality impacts, nor are there any air quality impacts associated with the operation of the wireless telecommunications device and related equipment.

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

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

  The FEAF indicates that the Property may contain or serve as habitat for the Indiana Bat. However, there is no habitat present for any such species. The installation of a mounted small cell wireless telecommunications device with equipment on an existing wooden utility pole will not impact the habitat of any protected species.

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

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

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

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

  The Proposed Action is within five (5) miles of the New York State Route 9 scenic viewshed but will not result in the obstruction, elimination or significant screening of the officially designated scenic views. The installation will be visible from publicly accessible vantage points and the Planning Board reviewed photographic simulations of the installation.
  [ARE THERE ANY CITY DESIGNATED SCENIC VIEWS IN THIS AREA?]

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

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

  The Proposed Action, installation of a mounted small cell wireless telecommunications device with equipment, will not have a significant adverse impact on historic or archeological resources. There are no historic resources in the immediate vicinity of the Site and the nature of the Proposed Action makes impacts to archeological resources unlikely and not significant.

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

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

  The area of the Proposed Action is not designated as open space by the City of Beacon and the installation of a mounted small cell wireless telecommunications device with equipment will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource.

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

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

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

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

  The Proposed Action will not result in any impact on transportation.

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

  The Proposed Action requires a minimal increase in electrical power usage, necessary to operate the facility. The Proposed Action does not require a new, or an upgrade to any existing substation.

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

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

  The Proposed Action is not anticipated to generate any noxious odors. The Project does not include outdoor lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 8:00 a.m. and 5:00 p.m. In addition, there will be no significant noise impacts post-construction.

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

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

  Although the EAF Mapper Summary Report identified DEC Remediation Sites V00293, V00299, V00096, 314069, and C314112 remediation measures are in place to address residual contamination and the Proposed Action will have no impact on these identified DEC Remediation Sites. Federal regulations governing local review of wireless telecommunications facilities preempts review of environmental impacts on human health, if any, resulting from the wireless telecommunications facility.

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

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

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

Based upon this information and the information in the Full Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: July 12, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

GRANTING SITE PLAN APPROVAL FOR
A SMALL CELL WIRELESS TELECOMMUNICATION SERVICE FACILITY

RED FLYNN DRIVE RIGHT OF WAY

WHEREAS, the Beacon Planning Board received an application for Site Plan Approval from Verizon Wireless of the East LP, (the "Applicant") to install one small cell wireless antenna and accessory equipment on an existing wooden utility pole owned by Central Hudson Gas & Electric Corp. located in the right-of-way known as Red Flynn Drive adjacent to property owned by Conrail (Parcel ID 5954-33-549777) and the City of Beacon (5954-33-519873) (the "Property"), in the Waterfront Park (WP) Zoning District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Project" or "Proposed Action"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to the City of Beacon Zoning Code §§ 223-25 and 223-26.4; and

WHEREAS, the application consists of application materials, correspondence, the Full Environmental Assessment Form ("FEAF") and plans submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Verizon Wireless of The East LP Beacon Station Micro" Sheets 1-7, prepared by Tectonic Engineering & Surveying Consultants P.C.:

Sheet	Title	Dated
T-1	*Title Sheet*	9/12/17, rev. 6/22/22
GN-1	*General Notes*	9/12/17, rev. 6/22/22
AD-1	*Adjoiners Plan*	9/12/17, rev. 6/22/22
C-1	*Site Plan*	9/12/17, rev. 6/22/22
C-2	*Pole Elevation & Detail*	9/12/17, rev. 6/22/22
C-3	*Pole Mount Details*	9/12/17, rev. 6/22/22
E-1	*Electrical Diagrams and Details*	9/12/17, rev. 6/22/22; and

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

WHEREAS, on July 12, 2022, the Planning Board opened a duly noticed public hearing, on the application for Site Plan Approval, at which time all those interested were given an opportunity to be heard, and the public hearing was closed on July 12, 2022; and

WHEREAS, on July 12, 2022, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the proposed installation of a small cell wireless facility would not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the…..LWRP policy standards…;" and

WHEREAS, on July 12, 2022 the Planning Board adopted a Resolution finding the Project to be consistent with the LWRP policies that are applicable to the Project; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Zoning Code § 223-25.E and the appliable standards for wireless telecommunication services facilities set forth in City of Beacon Zoning Code §223-26.4, including the City of Beacon Small Cell Wireless Facility Design and Review Guideline Policy; and

WHEREAS, the Telecommunications Act of 1996 and the FCC's *Declaratory Rule and Third Report and Order*, adopted September 26, 2018, make it unlawful for local governments to prohibit, or have the effect of prohibiting, the provision of personal wireless service within the meaning of Section 332(c)(7)(B)(i)(II); and

WHEREAS, an effective prohibition occurs where a state or local action inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service. This test is met not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities; and

WHEREAS, pursuant to Section 332(c)(7)(B)(iv) of the Telecommunications Act of 1996 "no state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless services on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions;" and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that the design minimizes the visual impact of the facility from public thoroughfares and surrounding properties to the extent practicable and hereby grants Site Plan Approval for a small cell wireless telecommunication services facility application pursuant to §§ 223-25.E and 223.26.4 of the City of Beacon Zoning Code that, subject to the conditions set forth herein, for the installation of one small cell antenna on a pre-existing wooden utility pole with accessory

equipment on property located in the right-of-way at 2 Red Flynn Drive, as set forth and detailed on the plans prepared by Tectonic Engineering & Surveying Consultants P.C., last revised June 22, 2022, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated July 5, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

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

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy or Certificate of Compliance, as the case may be.

3. Pursuant to §223-26.4(U) of the City of Beacon Zoning Code, the Planning Board Secretary is directed to forward a copy of this Resolution to the City Tax Assessor.

4. FCC warning signage shall be routinely inspected and maintained at the site. It is the Applicant's responsibility to comply with all FCC rules and regulations that are applicable to the site and its operations.

5. The Applicant shall provide a sign at the site with the contact information for the Applicant's personnel responsible for the site.

6. As-built drawings shall be prepared for the Building Department files which depict the actual locations and heights of all Verizon small cell equipment including, but not limited to, the utility pole, antenna, utility runs and tie-ins.

7. Operations shall be maintained in accordance with §223-26.4(C)of the City of Beacon Zoning Code and all other applicable local, state and federal laws and regulations.

8. The Applicant shall submit to the City of Beacon an annual fee pursuant to §223-26.4(I) of the City of Beacon Zoning Code in an amount set forth in the City of Beacon Fee Schedule for use and occupancy of the public right-of-way.

9. Unless otherwise superseded by the FCC, the design and use of the proposed wireless telecommunication services facility, including its cumulative impact with other existing and approved facilities, shall be certified to conform to the maximum NIER exposure standards promulgated by the FCC. Said certification shall include a report by a licensed professional electrical engineer with expertise in radio communication facilities and/or health physicist acceptable to the Planning Board. A copy of such certification report shall be submitted to the Planning Board prior to commencing operation of such facility and a copy shall be filed with the Building Inspector.

10. The Applicant shall submit to the Building Department annual certification of conformance with the applicable RF emissions standards.

11. The Applicant shall submit, on a form provided by the Building Department pursuant to Section 223-26.4(G) of the City Code the name, address and telephone number of the owner and operator of the facility and such addition person(s) as specified in Section 223-26.4(G). Such form shall be maintained in the Office of the City Clerk.

12. If there is a change in operations in the future (frequency bands or class of service such as 5G), the Applicant shall notify the City Building Department and submit an updated RF Emissions report.

13. Any proposed increase in Verizon's number of antennas, antenna sizes, or number/sizes of equipment cabinets shall be approved by the City prior to any modifications (e.g., upgrades or minor modifications as defined under the FCC's Eligible Facilities Request). Any plans for collocation shall be reviewed by the City under the appropriate application process.

14. As used herein, the term "Applicant" shall include its successors and assigns.

15. The City of Beacon reserves the right to inspect the facility to ensure compliance with provisions of the City Code and any other provisions within the Federal Communications Commission regulations.

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

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

18. The Building Inspector may revoke this Site Plan Approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Site Plan Approval.

19. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.

20. Pursuant to §223-26.4(V) of the City of Beacon Zoning Code, construction must commence within 12 months of the date of this Resolution and shall be diligently pursued thereafter. The Planning Board may, in its sole discretion, grant a six-month extension upon good cause shown.

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

Dated: July 12, 2022

Resolution Adopted: July 12, 2022
Beacon, New York

_____ _____, 2022
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne Voting: Len Warner Voting:

Site Plan - Wireless Telecommunication Facility Approval
2 Red Flynn Drive

J.C. Calderon	Voting:	J. Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR SMALL CELL WIRELESS TELECOMMUNICATION SERVICE FACILITY

RED FLYNN DRIVE RIGHT OF WAY

WHEREAS, the Beacon Planning Board received an application for Site Plan Approval from Verizon Wireless of the East LP, (the "Applicant") to install one small cell wireless antenna and accessory equipment on an existing wooden utility pole owned by Central Hudson Gas & Electric Corp. located in the right-of-way known as Red Flynn Drive adjacent to property owned by Conrail (Parcel ID 5954-33-549777) and the City of Beacon (5954-33-519873) (the "Property"), in the Waterfront Park (WP) Zoning District and within the Local Waterfront Revitalization Program (LWRP) boundary (the "Project" or "Proposed Action"); and

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a Coastal Assessment Form requesting an LWRP Consistency Determination; and

WHEREAS, the application also consists of application forms, correspondence, the Full Environmental Assessment Form ("FEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Verizon Wireless of The East LP Beacon Station Micro" Sheets 1-7, prepared by Tectonic Engineering & Surveying Consultants P.C.:

Sheet	Title	Dated
T-1	*Title Sheet*	9/12/17, rev. 6/22/22
GN-1	*General Notes*	9/12/17, rev. 6/22/22
AD-1	*Adjoiners Plan*	9/12/17, rev. 6/22/22
C-1	*Site Plan*	9/12/17, rev. 6/22/22
C-2	*Pole Elevation & Detail*	9/12/17, rev. 6/22/22
C-3	*Pole Mount Details*	9/12/17, rev. 6/22/22
E-1	*Electrical Diagrams and Details*	9/12/17, rev. 6/22/22; and

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

WHEREAS, on July 12, 2022, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental

concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the proposed installation of a small cell wireless facility would not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the….LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are several LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

POLICY 1
Restore, revitalize and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses (Policy 1).

Consistent with this Policy, the Project will assist in the revitalizing and redeveloping deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses by improving cellular service coverage.

POLICY 8
Encourage location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas (Policy 5).

Consistent with this Policy, the Project will assist in the redevelopment of the waterfront areas where public services and facilities may have had limited availability or reliability of cellular service by improving cellular service coverage.

POLICY 14
Activities and development, including the construction or re-construction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

Consistent with this Policy, the Project avoids ground disturbance, erosion and flooding concerns by locating the small cell wireless facility and equipment on an existing wooden utility pole avoiding the need for erosion and sediment controls.

POLICY 23
Establish support facilities at Riverfront Park to increase its attractiveness and its capacity as an open space site for passive recreational uses, including boating and fishing; develop the north, south and west shorelines of the Long Dock Peninsula, including the harbor area, for water-dependent recreational uses such as fishing, walking and boating; preserve the underdeveloped green valley floor of the Fishkill Creek for passive recreational uses, including a trailway; establish a linear recreational path along the narrow strip of land west of the railway between Long Dock and Dennings Point; establish linear and open space recreational uses on the perimeter of Dennings Point while preserving the rest of the peninsula as a wildlife sanctuary; establish an access path on Fisherman's Point at Riverfront Park (Policies 21A, 21B, 21C, 21D, 21E and 21F).

Consistent with this Policy, the Project will enhance the infrastructure serving the Pete and Toshi Seeger Riverfront Park and promote recreational uses by improving cellular service coverage.

POLICY 27
Protect and enhance scenic and aesthetic resources (Policy 25).

Consistent with this Policy, the Project protects the scenic and aesthetic resources by locating the small cell wireless facility and equipment on an existing wooden utility pole avoiding additional development.

POLICY 33
Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Dated: July 12, 2022

Resolution Adopted: July 12, 2022
Beacon, New York

_____ _____, 2022
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
J.C. Calderon	Voting:	J. Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

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

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

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

Tips for completing Part 2:

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

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

☐ NO ☑ YES

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

2. Impact on Geological Features

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

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

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

3. Impacts on Surface Water

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

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

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

l. Other impacts: _____ _____		☑	☐

4. Impact on groundwater

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

☑ NO ☐ YES

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

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

5. Impact on Flooding

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

☐ NO ☑ YES

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

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

g. Other impacts: _____ _____		☑	☐

6. Impacts on Air

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

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

7. Impact on Plants and Animals

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

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

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

8. Impact on Agricultural Resources

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

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

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

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES

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

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

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☑ YES

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

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

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

11. Impact on Open Space and Recreation

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

☐ NO ☑ YES

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

12. Impact on Critical Environmental Areas

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

☑ NO ☐ YES

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

13. Impact on Transportation

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

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

14. Impact on Energy

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

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

15. Impact on Noise, Odor, and Light

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

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

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

16. Impact on Human Health

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

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

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

17. Consistency with Community Plans

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

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

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

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

18. Consistency with Community Character

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

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

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

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

PRINT FULL FORM

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

See Attached Addendum.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All memoranda, plans, reports, comments received from public meetings, and all other relevant information before the City of Beacon Planning Board.

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

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

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

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

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

Name of Action:	Verizon Wireless - Beacon Station Micro - Unmanned Wireless Communications Facility
Name of Lead Agency:	City of Beacon Planning Board
Name of Responsible Officer in Lead Agency:	John Gunn
Title of Responsible Officer:	City of Beacon Planning Board Chairman
Signature of Responsible Officer in Lead Agency:	Date: July12, 2022
Signature of Preparer (if different from Responsible Officer)	Date: July 12, 2022

For Further Information:

Contact Person: Amanda Caputo

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5021

E-mail: acaputo@beaconny.gov

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

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

PRINT FULL FORM

City of Beacon Planning Board Agenda
07/12/2022

Title:

Review application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael Braden

ATTACHMENTS

Arch. Plans - 6-27-22.pdf

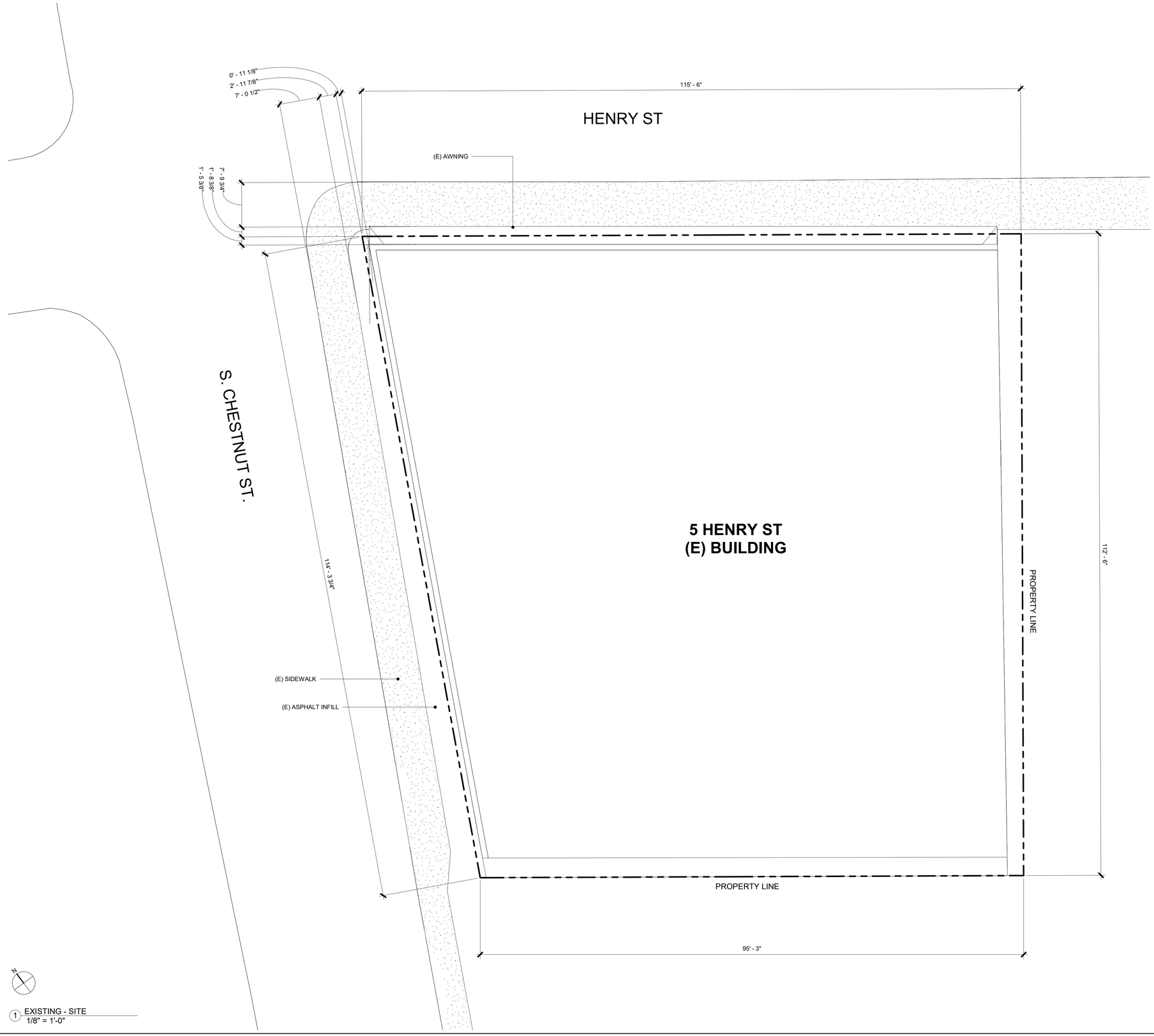
Location Map - 6-27-22.pdf

Site Plan - 6-27-22.pdf

The GARAGE Studios - Braden - Documents - 6.27.22.pdf

Planners Comments Henry St 7.7.22.pdf

Engineers Comments The GARAGE - 5 Henry 07-08-22 review.pdf



1 EXISTING - SITE
1/8" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

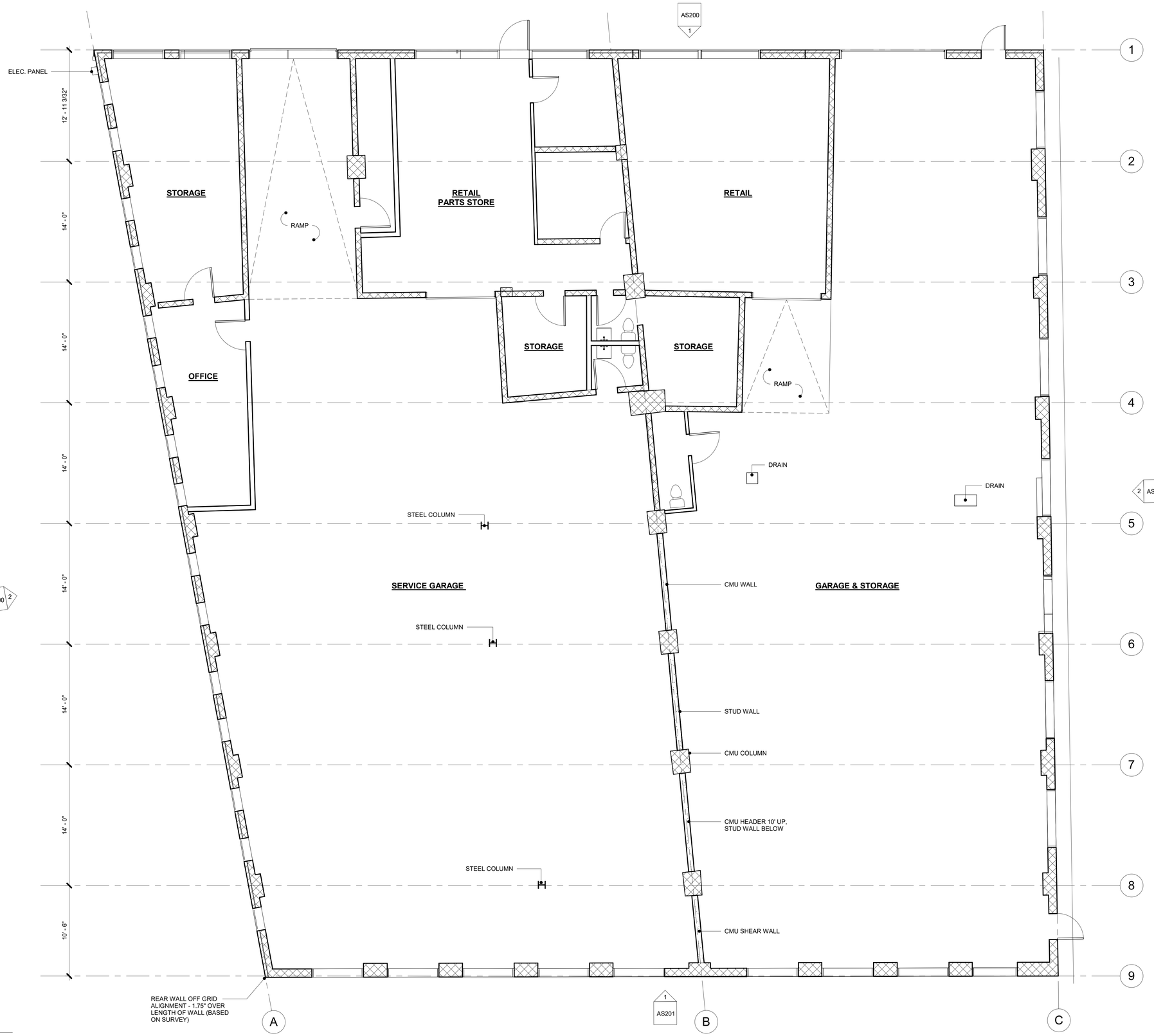
ISSUE DATE
MAY 17, 2022

REVISIONS

Number	Date	Description

SITE PLAN

AS100



1 EXISTING - LEVEL 1
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

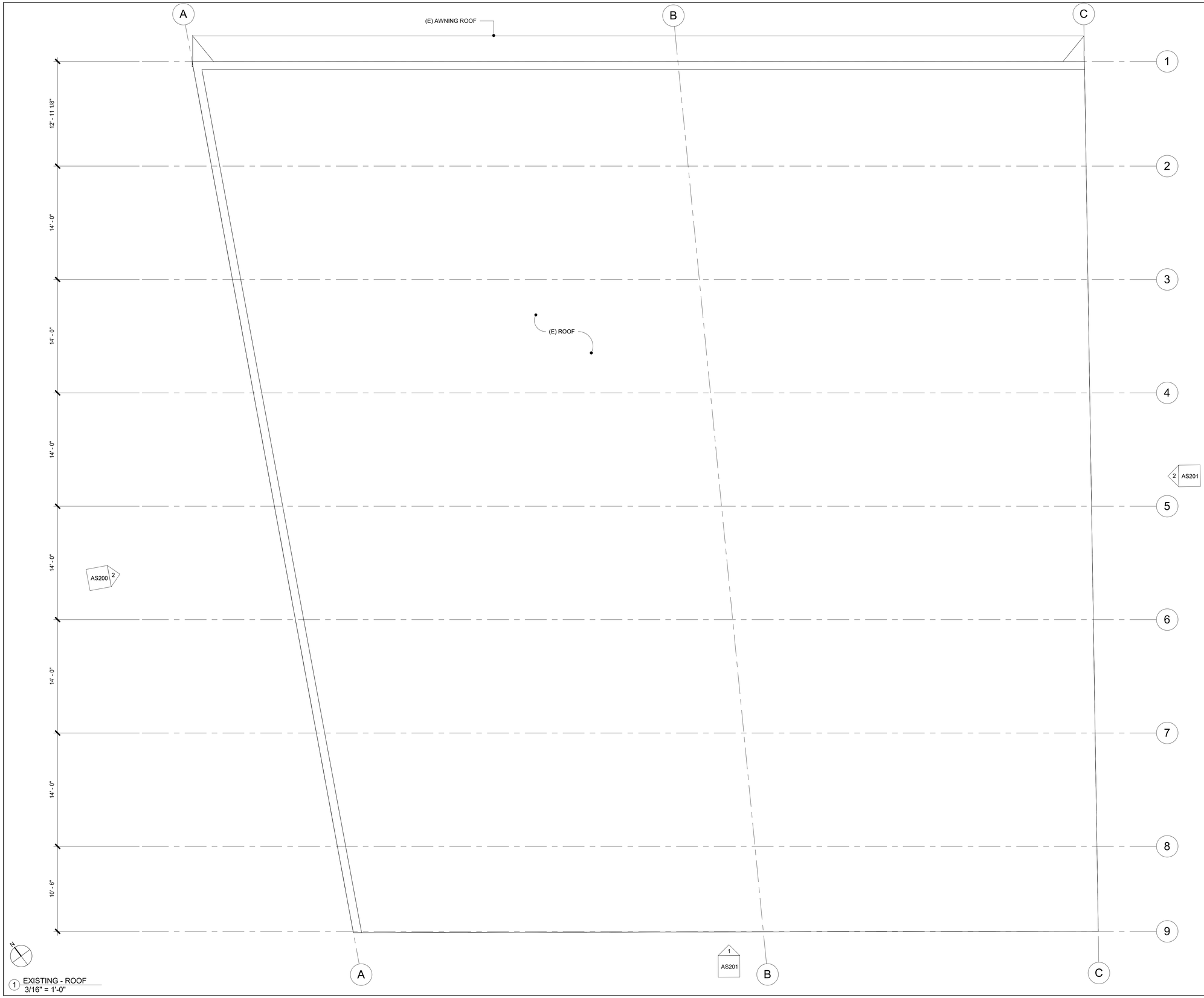
ISSUE DATE
MAY 17, 2022

REVISIONS

Number	Date	Description

LEVEL 1 FLOOR PLAN

AS101



1 EXISTING - ROOF
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

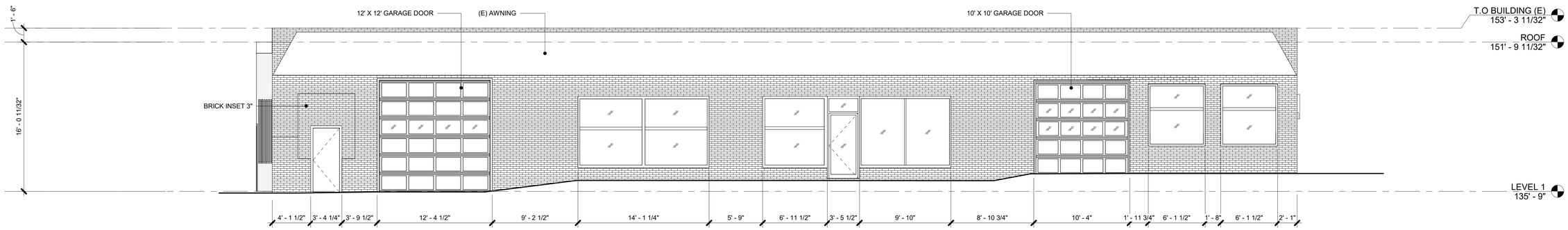
ISSUE DATE
MAY 17, 2022

REVISIONS

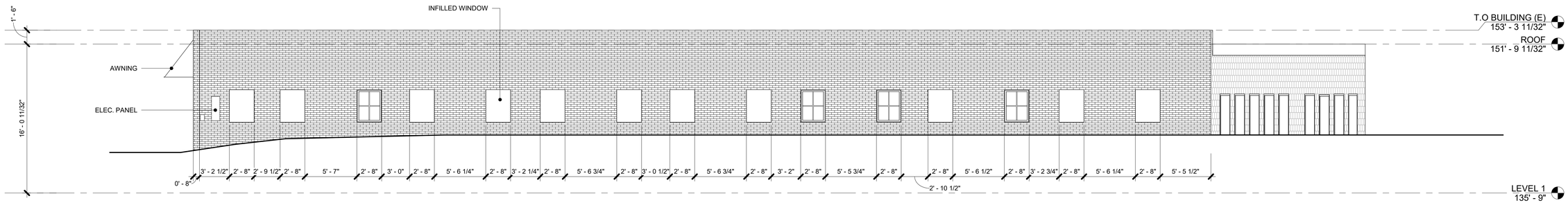
Number	Date	Description

ROOF PLAN

AS102



1 EXISTING - NORTH ELEVATION
3/16" = 1'-0"



2 EXISTING - WEST ELEVATION
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

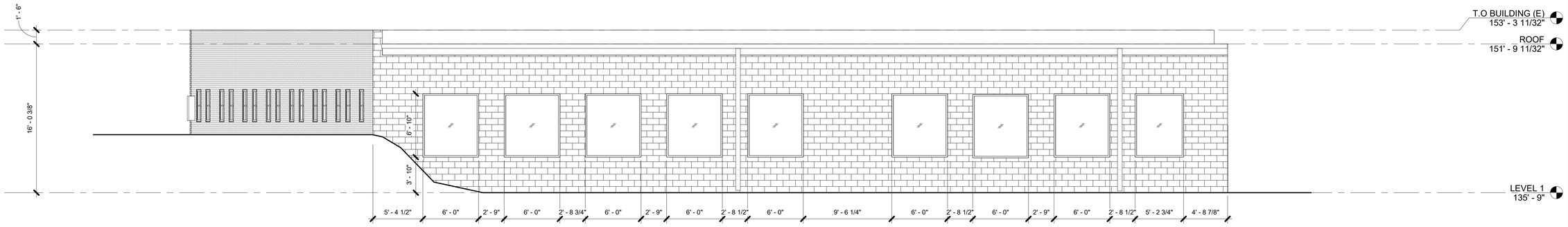
ISSUE DATE
MAY 17, 2022

REVISIONS

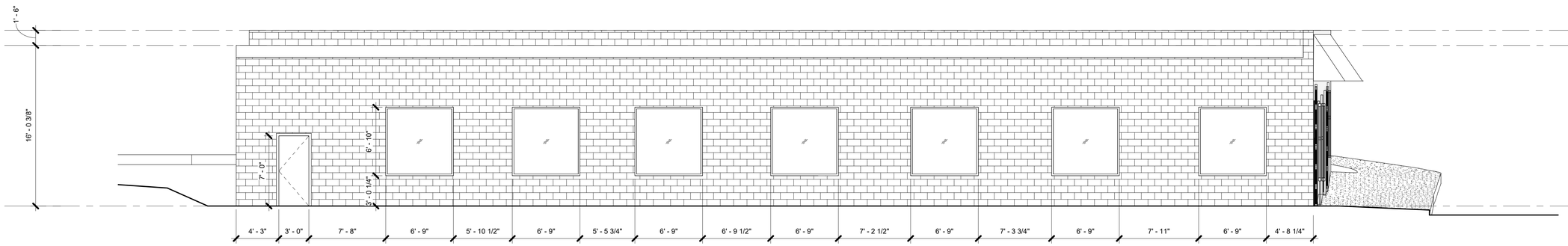
Number	Date	Description

ELEVATIONS

AS200



1 EXISTING - SOUTH ELEVATION - REAR YARD
3/16" = 1'-0"



2 EAST ELEVATION - SIDE YARD
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

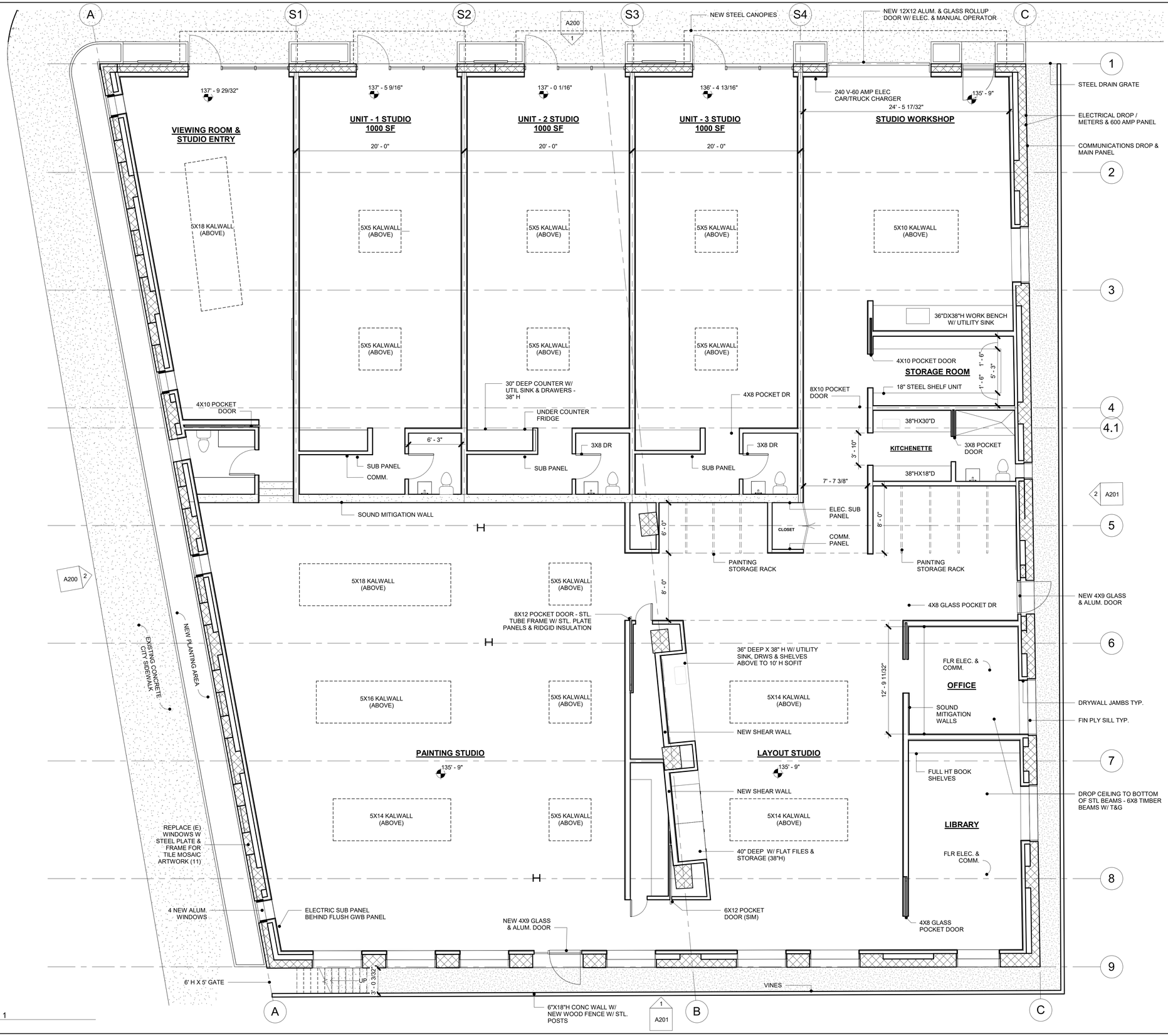
ISSUE DATE
MAY 17, 2022

REVISIONS

Number	Date	Description

ELEVATIONS

AS201



1 PROPOSED - LEVEL 1
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

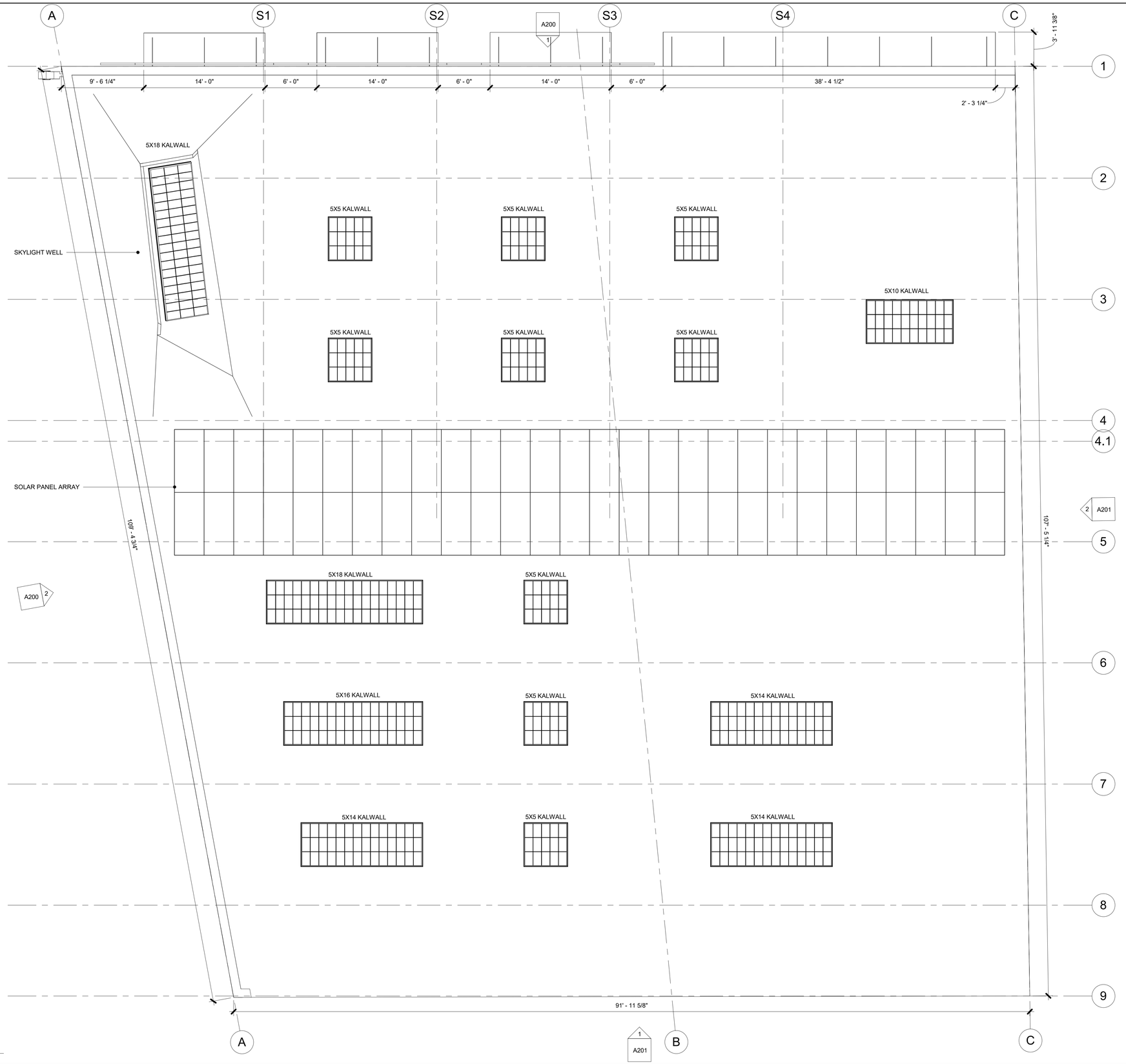
ISSUE DATE
MAY 17, 2022

REVISIONS

Number	Date	Description

LEVEL 1 FLOOR PLAN

A101



1 PROPOSED - ROOF
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

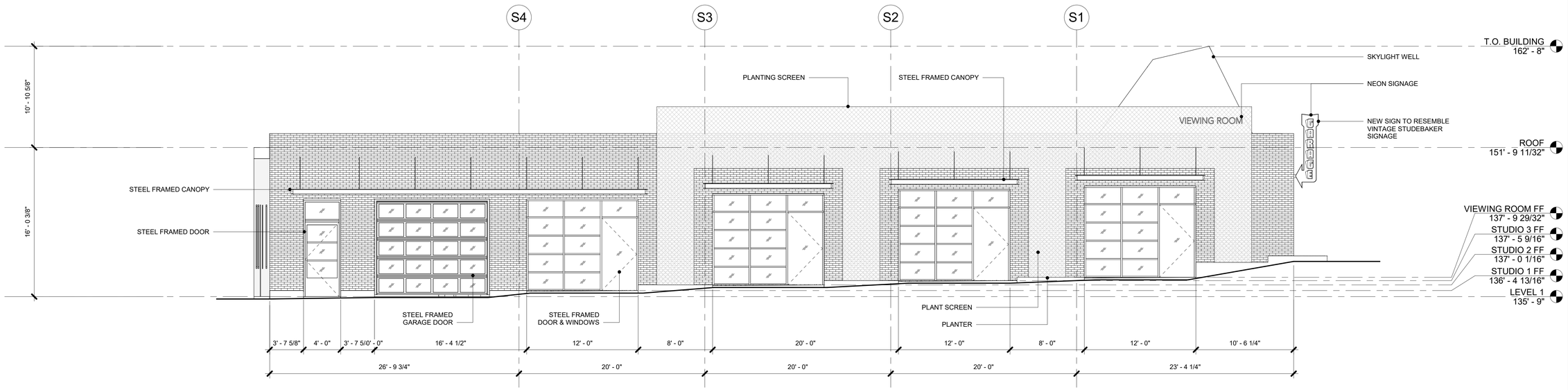
ISSUE DATE
MAY 17, 2022

REVISIONS

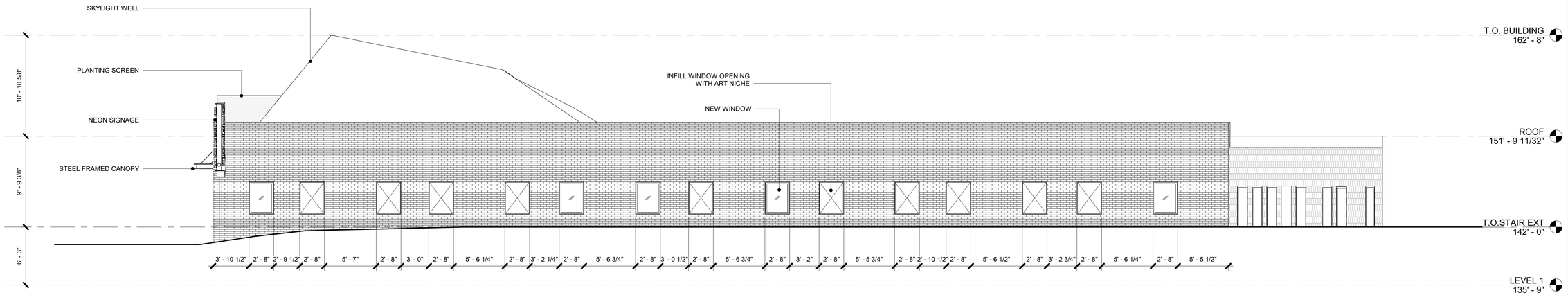
Number	Date	Description

ROOF PLAN

A102



1 PROPOSED - NORTH ELEVATION
3/16" = 1'-0"



2 PROPOSED - WEST ELEVATION
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St., Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

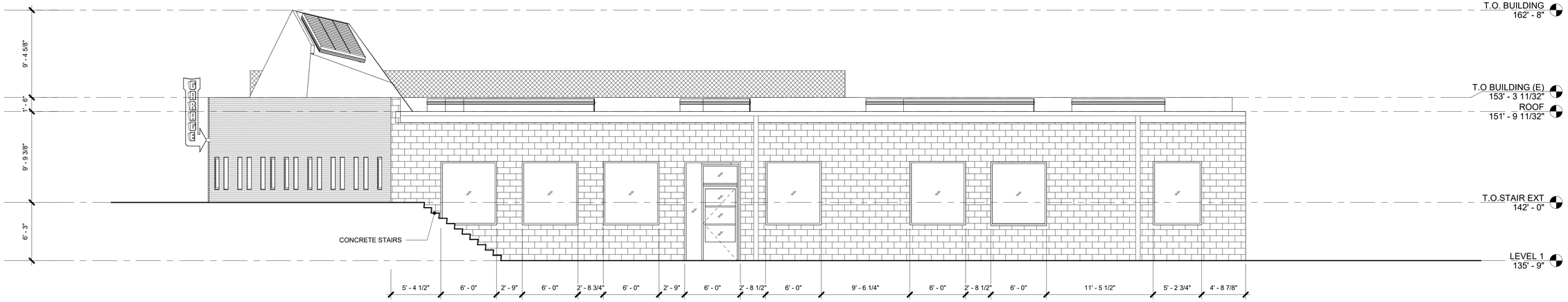
ISSUE DATE
MAY 17, 2022

REVISIONS

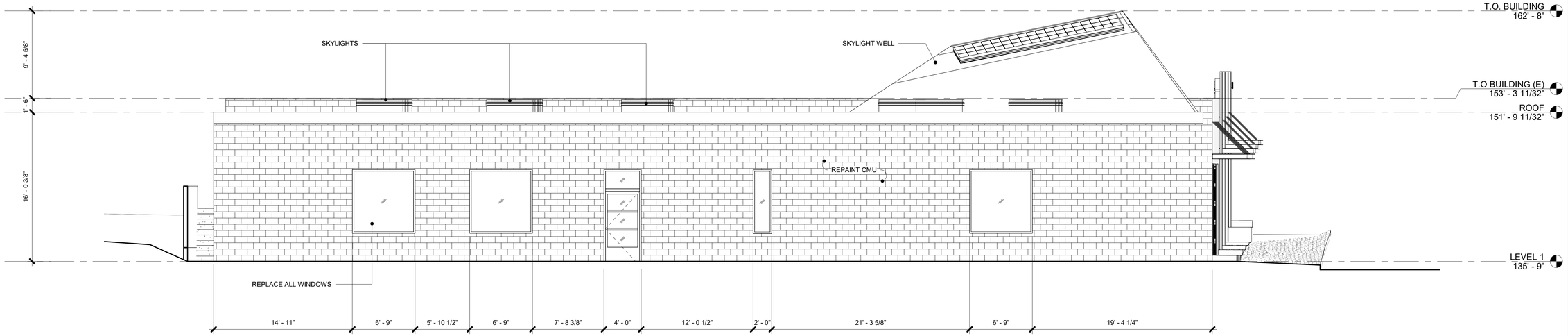
Number	Date	Description

ELEVATIONS

A200



1 PROPOSED - SOUTH ELEVATION - REAR YARD
3/16" = 1'-0"



2 PROPOSED - EAST ELEVATION - SIDE YARD
3/16" = 1'-0"

PROJECT DIRECTORY

OWNER:
Michael Braden
40 Hellbrook Lane,
Ulster Park, NY 12487
mbradenworks@gmail.com
818.309.3530

ARCHITECT:
Christopher Hatch McLean
HATCH ARCHITECTURE INC.
122 Lincoln Blvd. Venice, CA 90291
christopher@hatch-inc.com
907.841.6970

STRUCTURAL ENGINEER:
Michael Gillespie
M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com

M.E.P.:
Andy McCaddin, PE.
Oak Engineering Group
109 South William Street, Floor 1,
Newburgh, NY 12550
845.293.6023

LAND SURVEYING:
Gerald L. Lynn, Land Surveyor, PC
66 Middlebush Road,
Wappingers Falls, NY, 12509
845.463.2733
larry@lynnutils.com

5 Henry St. Artist's Studios

5 Henry St, Beacon, NY 12508

HATCH ARCHITECTURE INC.
122 LINCOLN BLVD. STE. 201A
VENICE, CA 90291

+1.907.841.6970
WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONCEPTUAL DESIGN DRAWINGS

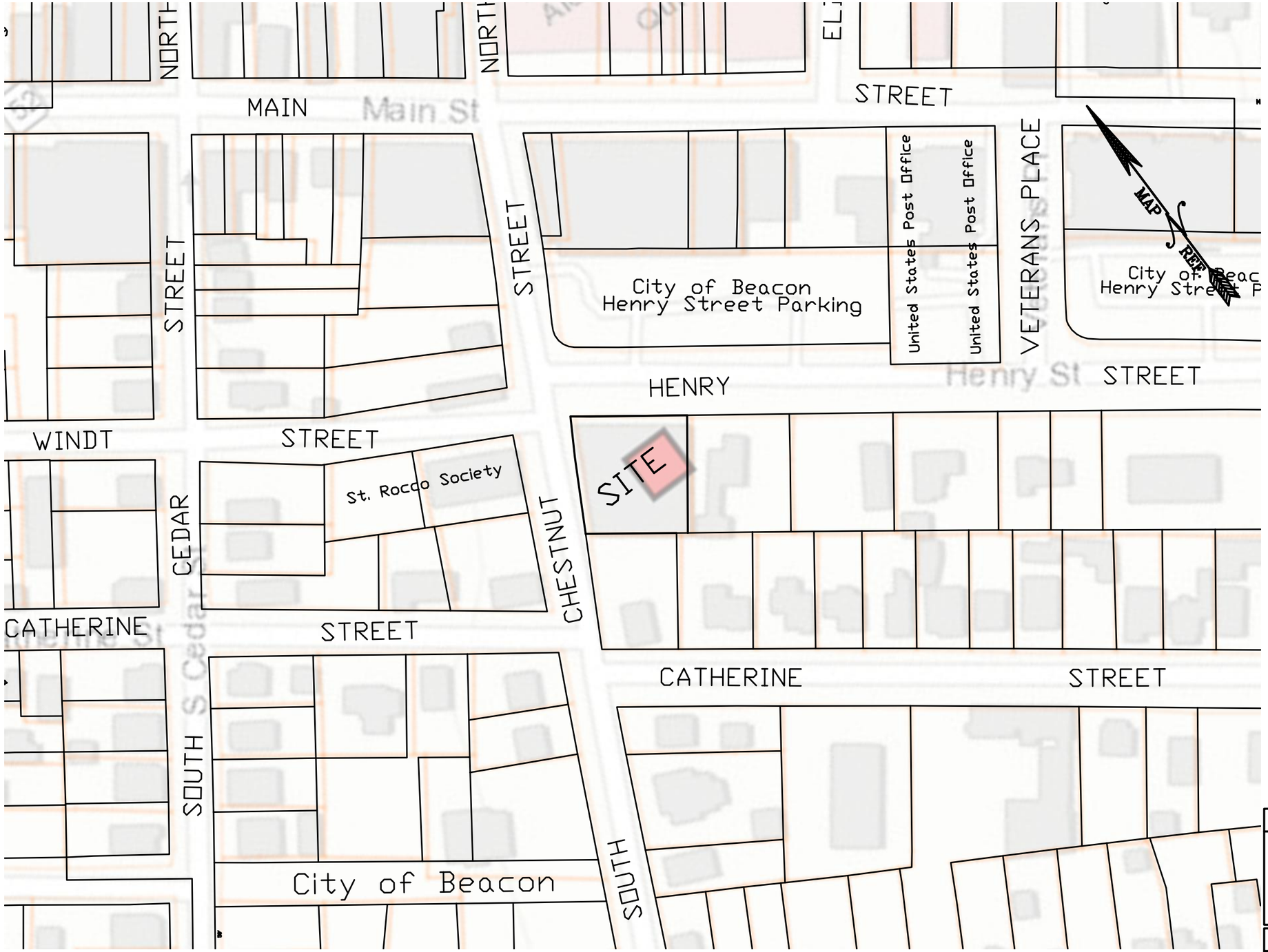
ISSUE DATE
MAY 17, 2022

REVISIONS

Number	Date	Description

ELEVATIONS

A201



LOCATION MAP

SCALE: 1" = 100'

PARCEL INFORMATION	
TAX GRID PARCEL NUMBER(S)	130200-5954-35-939808
ZONING DISTRICT	RD-3 (DESIGNED RESIDENCE – 3,000 SQ. FT. DWELLING)
TOTAL AREA	0.27 ACRES
ADDRESS	5 HENERY STREET, BEACON, NY 12508
SCHOOL DISTRICT	—
FIRE DISTRICT	BEACON FIRE
SANITARY DISPOSAL	MUNICIPAL SEWER
WATER SUPPLY	MUNICIPAL WATER

LOCATION MAP

THE GARAGE STUDIOS - BRADEN

DUTCHESS CO., NEW YORK
JUNE 27, 2022

CITY OF BEACON
SCALE(S) - AS NOTED

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT NO:	2022:065
DRAWN BY:	IAT
CHECKED BY:	MEG
REVISED:	

OWNER

NINNIE MANAGEMENT CORP.
PO BOX 328
BEACON, NY 12508

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

SHEET No.

S1 / S1

SITE SPECIFIC NOTES

A. THE PARCEL LIES WITHIN THE RD3 ZONING DISTRICT. CONSULTING WITH THE TOWN ZONING ADMINISTRATOR IS RECOMMENDED TO ASSURE ALL TOWN ZONING REQUIREMENTS ARE BEING MET.
B. ALTERATION OF THIS DOCUMENT, EXCEPT BY A NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR WITH A 7208-N EXEMPTION OF THE NEW YORK STATE EDUCATION LAW, IS ILLEGAL.
C. METES AND BOUNDS AND TOPOGRAPHY AS PROVIDED BY LARRY L. LYNN, L.S on March 14, 2022.

DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS", NYSDEC

"RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."

"RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."

"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

"DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE

COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ADJOINING PROPERTY OWNERS WITHIN 250'

MATTHEW T. KEAVENEY
94 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003694878700000

RUBIQ LLC
170 SECOND AVE APT 15D
NEW YORK, NY 10003
FOR PROPERTY: 130200005954003692380900000

DENNIS EDSON
20 CEDAR ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003690982700000

RUBIQ LLC
170 SECOND AVE APT 15D
NEW YORK, NY 10003
FOR PROPERTY: 130200005954003691883900000

NANCY LEVINE
22 CEDAR ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003690682300000

WAYNE TABONE
24 CEDAR ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003690581900000

MICHAEL LOUGHRAN
18 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003693083200000

J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003693984400000

323 MAIN STREET LLC
49 FOREST VIEW AVE
WAPPINGERS FALLS, NY 12590
FOR PROPERTY: 130200005954003693284500000

JOSEPH W. WASSWEILER
44 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003691579400000

ST ROCCO SOCIETY
26 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003691882100000

FISCH DEVELOPMENT CORP
761 HUNTINGTON DR
FISHKILL, NY 12524
FOR PROPERTY: 130200005954003696282500000

ALBERTO MORA
PO BOX 1267
BEACON, NY 12508
FOR PROPERTY: 130200005954003695178400000

NANCY FEDORCHAK
24 LOOCKERMAN AVE
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003691681300000

LORRAINE F. KOSCAL, LT
17 PINE ST
CORNWALL ON HUDSON, NY 12520
FOR PROPERTY: 130200005954003696379000000

DANIEL MURGATROYD
PO BOX 187
BEACON, NY 12508
FOR PROPERTY: 130200005954003691583500000

JOHN T. GRAHAM
59 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003690580500000

CITY OF BEACON
1 MUNICIPAL PLZ
BEACON, NY 12508
FOR PROPERTY: 130200005954003695681500000

SRI KRISHNA INC
335 MAIN ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003694883600000

JOHN K. TAYLOR
1115 5TH AVE 14C
NEW YORK, NY 10128
FOR PROPERTY: 130200005954003693279900000

CALEB HONEYCHURCH
92 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003694479000000

ANTHONY J. FURCO, TRUSTEE
19 HENRY ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003695579600000

NINNIE MANAGEMENT CORP
PO BOX 328
BEACON, NY 12508
FOR PROPERTY: 130200005954003693980800000

THOMAS JOSEPH LABELLE
39 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003692978400000

SEAN KRAFT
30 WILKES ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003695678100000

LUIS MUNOZ
40 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003691879900000

MICHAEL THOMAS SCHAEFER, TRUSTEE
PO BOX 716
BEACON, NY 12508
FOR PROPERTY: 130200005954003693979400000

KARIMI ENTERPRISES LLC
361 MAIN ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003697181800000

U S POST OFFICE
369 MAIN ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003697380300000

HUDSON RIVER HEALTHCARE INC
341 MAIN ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003695383100000

MELISSA BROOKS
65 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003691180100000

J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003693583600000

DAVID M. DEVINE
22 BEACH RD
POUGHQUAG, NY 12570
FOR PROPERTY: 130200005954003692677800000

BEACON 355 LLC
355 MAIN ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003696582200000

ANDREW J. ANTALEK
52 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003691278800000

CATHERINE STREET PROPERTIES LL
105 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003693777100000

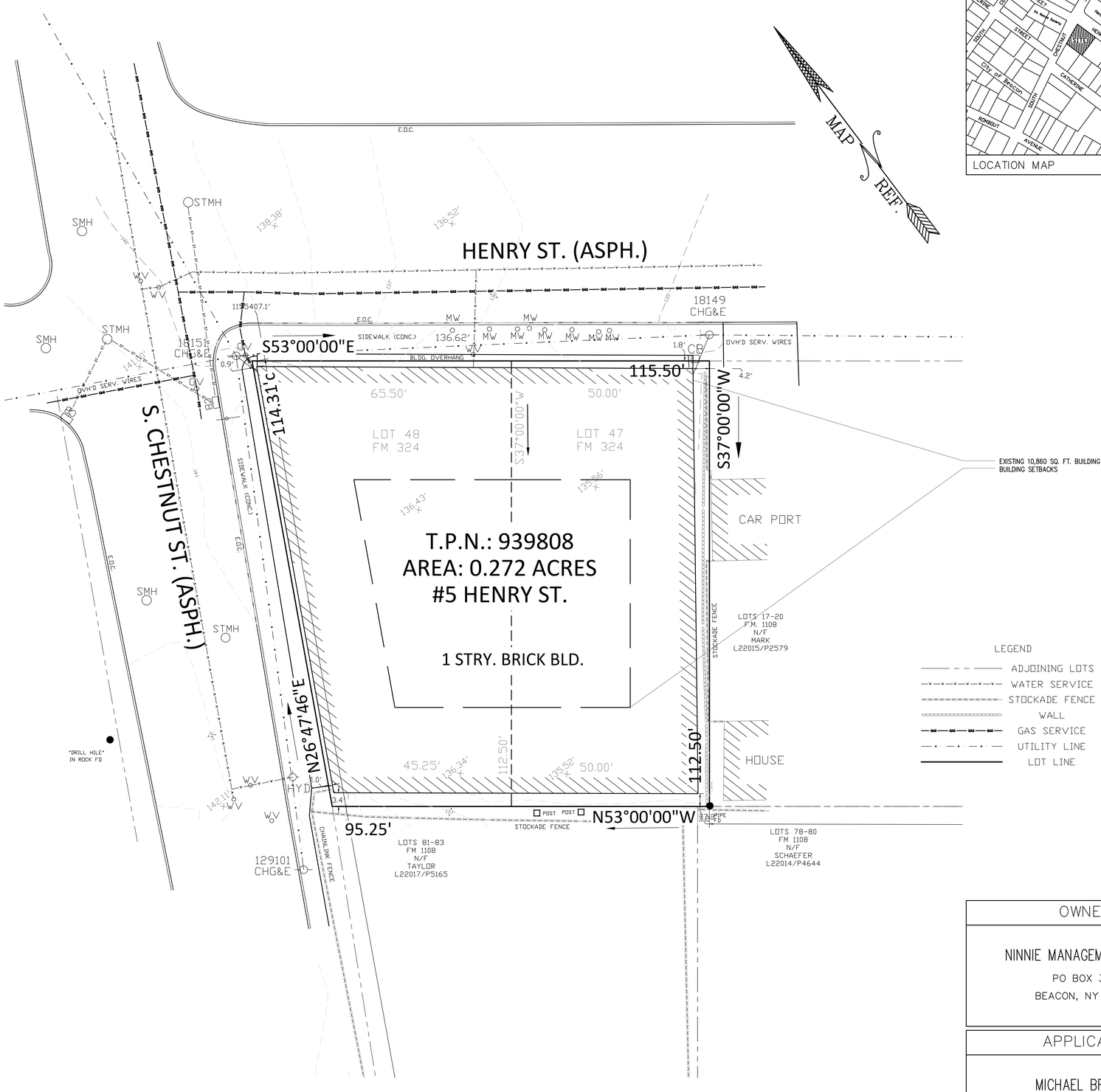
J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003692284100000

ST ROCCO SOCIETY
26 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003692681700000

HUDSON TODD LLC
4 CROSS ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003692384300000

GARTH T. MARK
7 HENRY ST 4
BEACON, NY 12508
FOR PROPERTY: 130200005954003694880200000

JEFFREY R. MCHUGH
20 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003692882800000





PARCEL INFORMATION

TAX GRID PARCEL NUMBER(S)	130200-5954-36-939808
ZONING DISTRICT	RD-3 (DESIGNED RESIDENCE - 3,000 SQ. FT. DWELLING)
TOTAL AREA	0.27 ACRES
ADDRESS	5 HENERY STREET, BEACON, NY 12508
SCHOOL DISTRICT	--
FIRE DISTRICT	BEACON FIRE
SANITARY DISPOSAL	MUNICIPAL SEWER
WATER SUPPLY	MUNICIPAL WATER

RLD BULK REQUIREMENTS

	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	5,000	11,854.7
MINIMUM WIDTH (FT.)	50	105.4
MINIMUM DEPTH (FT.)	100	112.5
MINIMUM FRONT YARD (FT.)	30	1.66*
MINIMUM SIDE YARD (FT.)	20	0.97*
MINIMUM REAR YARD (FT.)	25	3.34*
MINIMUM DISTANCE BETWEEN BUILDINGS (SAME LOT)	30	N/A
MINIMUM HEIGHT (STORIES/FT.)	3.5/45	<45
MAXIMUM BUILDING COVERAGE - OTHER (%)	20%	91.6%*
MAXIMUM NUMBER OF UNITS PER BUILDING	24	645

REFERENCE: TOWN OF LAGRANGE ZONING - 240 ATTACHMENT B1 - SCHEDULE OF BULK REGULATIONS
*PRE-EXISTING AND NON-CONFORMING

APWA UNIFORM COLOR CODE
FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRICAL POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
YELLOW	GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES, OR CONDUIT
BLUE	POTABLE WATER
PURPLE	RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	SEWER & DRAIN LINES

CALL BEFORE YOU DIG!
DigiSafely NEW YORK
1-800-962-7962
www.digsafelynewyork.com

Digsafely New York
- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

- Create your own stake out request on the internet; 24 hours a day, 7 days a week, 30 days in advance.
- Fax stake out requests. Fax a duplicate of an excavation notification as mandated by Code Rule 753.
- No waiting on the phone.
- Electronic maps are available to help pin point accurate dig locations.
- No daily requirement to access to the internet and Microsoft Internet Explorer 4.0 or newer.
- Verbal transcription errors are eliminated.
- Self-paced on line tutorials and site training is available.
- The e-notice service is FREE!

Simply send an e-mail to: register@digsafelynewyork.com expressing your interest in participating in this innovative, time efficient and user friendly method to create your DNN stake-out notice.

SITE PLAN
SCALE: 1" = 10'

0 10 20 40 Feet
1:120

CITY OF BEACON PLANNING BOARD APPROVAL

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

OWNER

NINNIE MANAGEMENT CORP.
PO BOX 328
BEACON, NY 12508

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

APPLICANT'S CONSENT

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

OWNER — DATE

SITE PLAN

THE GARAGE STUDIOS - BRADEN

DUTCHESS CO., NEW YORK
JUNE 27, 2022

CITY OF BEACON
SCALE(S) - AS NOTED

M. GILLESPIE &ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590
P. (845) 227-6227 F. (845) 226-1430
WWW.MGILLESPIEASSOCIATES.COM

PROJECT NO: 2022:065
DRAWN BY: IAT
CHECKED BY: MEG
REVISIONS:

NYSPE# 074666

SHEET No.
S1
S1

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

June 27, 2022

City of Beacon Planning Board
Attn: Amadna Caputo, Planning Board Secretary
1 Municipal Plaza
Beacon, NY 12508

Re: ***Site Plan for***
The GARAGE Studios - Braden
Tax Map No. 5954-36-939808 – 0.27 ac.
5 Henry St.
City of Beacon

SENT VIA HAND DELIVERY AND EMAIL *(acaputo@beaconny.gov)* ***– 1 page + attachments***

Dear Madam Secretary -

Please see enclosed within this submission the following:

- Five (5) copies of the Site Plan Approval Application including the,
  - Individual Disclosure Form
  - Affidavit of Property Owner
  - Site Plan Specification Form
- Five (5) copies of the Short Environment Assessment Form dated June 27, 2022
- Five (5) copies of the Contract for Sale
- Five (5) copies of the Operation & Mission of 'The GARAGE Studios' dated June 6, 2022
- Five (5) copies of the Project Renderings of 'The GARAGE Studios' dated June 27, 2022
- Five (5) copies of the Site Plan entitled "The GARAGE Studios – Braden" dated June 27, 2022
- Five (5) copies of the Site Location Map dated June 27, 2022
- Five (5) copies of the Architectural Plans entitled "5 Henery St. Artist's Studios" dated May 17, 2022
- One (1) check in the amount of $3,215.00 for the site plan (commercial) application fee
- One (1) check in the amount of $1,500.00 for Escrow

It is the intent of the applicant to have the existing building on the above parcel serve as an art studio. The principal function of the building is to provide a physical envelope for the development of sculpture and painting by the artist/applicant Michael Braden, along with his 3 to 4 assistants.

If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

Illeana Tucker

Illeana Tucker, Associate Engineer
M. Gillespie & Associates, Consulting Engineering, PLLC

cc: Michael Braden (mbradenworks@gmail.com)
Michael Gillespie (mgillespie@mgaengrs.com)
Illeana Tucker (itucker@mgaengrs.com)
file

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Michael Braden

Address: 1 East Main St, Unit 101

Beacon, NY 12508

Signature: [signature]

Date: 6-16-2022

Phone: (818) 309-3530

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: M. Gillespie & Associates Consulting Engineering, P.L.L.C

Address: 847 Route 376,

Wappingers Falls, NY 12590

Phone: (845) 227-6227

Fax: (845) 226-1430

Email address: mgillespie@mgaengrs.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 5 Henry St., Beacon, NY 12508

Tax Map Designation: Section 5954 Block 36 Lot(s) 939808

Land Area: 0.27 Zoning District(s) RD-3

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: The principal function of the building is to provide a physical envelope for the developemt of sculpture and painting by the applicant. And once in operation, The GARAGE Studios will particopate in Art Walks, Gallery evenings, and First Friday's

Gross Non-Residential Floor Space: Existing 10,860 sq. ft. Proposed N/A

TOTAL: 10,860 sq. ft.

Dwelling Units (by type): Existing 10,860 sq. ft. Proposed N/A

TOTAL: 10,860 sq. ft.

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: NINNIE MANAGEMENT CORP

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

ESTATE OF EUGENE R NINNIE

ESTATE OF CAROLYN A NINNIE

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

Applicant Address: P.O. BOX 658 BEACON, NY 12508

Project Address: 5 Henery Street, Beacon, NY 12508

Project Tax Grid # 130200-5954-36-939808

Type of Application Site Plan

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

I, Karen A. Ninnie, 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 — TRUE
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — FALSE
3. ALL tax payments due to the City of Beacon are current — TRUE
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — FALSE
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — FALSE
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — TRUE

Karen A. Ninnie

Signature of Owner

PRESIDENT

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)	___	___	____

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Michael Braden

Address of Applicant: 1 East Main St, Unit 101, Beacon, NY 12508

Telephone Contact Information: (818) 309-3530

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Ninnie Management Corp.	PO Box 658 Beacon, NY 12508	(845) 831-0810		

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☒ **NO**

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

[X] **YES** [ ] **NO**

I, Michael Braden being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) MICHAEL BRADEN

(Signature) _____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: The GARAGE Studios - Braden

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	✓	
LEGAL DATA		
Name and address of the owner of record.	✓	
Name and address of the applicant (if other than the owner).	✓	
Name and address of person, firm or organization preparing the plan.	✓	
Date, north arrow, and written and graphic scale.	✓	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	✓	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	N/A - None	
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.	N/A - None	
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.	N/A - None	

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.	N/A - None	
Any proposed division of buildings into units of separate occupancy.	N/A - None	
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.	N/A - None	
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.	N/A - None	
Elevations of all proposed principal or accessory structures.	✓	
Any proposed fences or retaining walls.	N/A - None	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	✓	
Erosion and sedimentation control measures.	N/A - None	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	✓	
An indication of proposed hours of operation.	✓	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	✓	

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

Applicant/Sponsor Name: Illeana Tucker

Signature: Illeana Tucker

Date: June 27, 2022

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

Name of Action or Project:
'The GARAGE Studios' - Braden

Project Location (describe, and attach a location map):
5 Henry St, Beacon, NY 12508

Brief Description of Proposed Action:
It is the intent of the applicant to have the existing building on the above parcel serve as an art studio. The principal function of the building is to provide a physical envelope for the development of sculpture and painting by the artist/applicant Michael Braden, along with his 3 to 4 assistants.

Name of Applicant or Sponsor:	Telephone: (818) 309-3530
Michael Braden	E-Mail: mbradenworks@gmail.com

Address:
1 East Main St.

City/PO:	State:	Zip Code:
Beacon	NY	12508

	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: Beacon Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 0.27 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.27 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:		
Meets code requirment _____	☐	☑

	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?	☑	☐
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: _____ _____		
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: _____ _____	☐	☑

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

Applicant/sponsor/name: Illeana Tucker Date: 6/27/22

Signature: Illeana Tucker Title: Agent

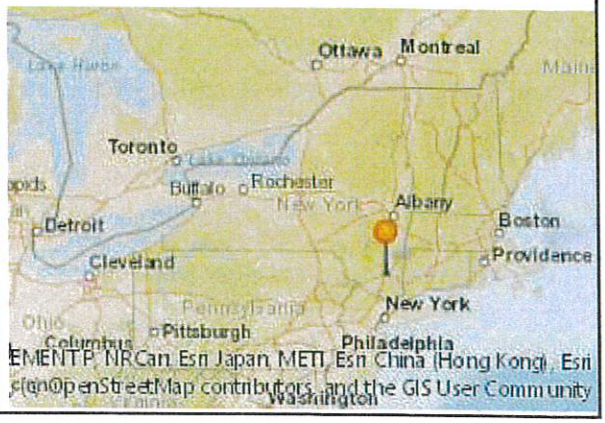
PRINT FORM

EAF Mapper Summary Report

Tuesday, June 28, 2022 8:17 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]	No
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

DocuSign Envelope ID: DAE59994-CC8E-47E5-AD1E-3D4256AA92AA

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT, made as of the 4/13/2022 day of _____, 2022 (the "Effective Date") (the "Agreement"), between **NINNIE MANAGEMENT CORP.,** a New York corporation having an address at P.O. Box 658, Beacon, New York 12508 (the "Seller"), and **MICHAEL BRADEN,** an individual having an address at 40 Hellbrook Lane, Ulster Park, New York 12487 (the "Purchaser"), or an LLC formed by Purchaser prior to closing.

WITNESSETH:

WHEREAS,

A. Seller is the owner of that certain tract of land located in the City of Beacon, County of Dutchess and State of New York described in **Exhibit "A"** annexed hereto and made a part hereof (collectively, the "Land"), and of the buildings and improvements located thereon (collectively, the "Improvements") (the Land and the Improvements being collectively referred to herein as the "Premises"). The Premises are known and designated as 5 Henry Street (Tax ID Number 5954-36-939808).

B. Purchaser desires to purchase the Premises from Seller, and Seller desires to sell the Premises to Purchaser, all in accordance with the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

FIRST: Sale and Purchase.

A. The Seller agrees to sell, transfer and convey to the Purchaser, and the Purchaser agrees to purchase from the Seller, the Premises.

B. The sale and purchase shall include all right, title and interest of the Seller in and to:

1. All easements, rights-of-way, privileges, appurtenances and other rights pertaining to the Premises, if any;

2. Any land lying in the bed of any street, road or avenue opened or proposed, public or private, in front of or adjoining the Premises; and

3. All built in systems and equipment in the Improvements in their existing "AS IS" condition.

SECOND: Purchase Price. The purchase price (the "Purchase Price") payable by the Purchaser to the Seller for the sale of the Premises shall be **EIGHT HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS ($875,000.00)**, subject to adjustment as hereinafter provided, payable as follows:

1. **EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($87,500.00)** (the "Down Payment") upon the execution and delivery of this Agreement, by wire transfer, or good certified or bank check drawn on a member bank of the New York Clearing House Association, payable to "Levine & Levine, PLLC, as Attorneys" (the "Escrow Agent"), the proceeds of

DocuSign Envelope ID: DAE59994-CC8E-47E5-AD1E-3D4256AA92AA

which shall be held in escrow on the terms and conditions set forth in **Exhibit "B"** annexed hereto and made a part hereof; and

2. **SEVEN HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($787,500.00)**, in cash, by good certified or bank check, to the order of the Seller, or by wire transfer, on the Closing Date (as hereafter defined).

THIRD: Permitted Exceptions. The Premises shall be conveyed subject to the Permitted Exceptions, as defined in Article EIGHTH hereof.

FOURTH: Closing. The closing of the transactions contemplated hereby (the "Closing") shall take place at 10:00 a.m. at the offices of Seller's counsel on a mutually agreed upon business day within ten (10) days following the date the last tenant has been removed from the Premises (the "Closing Date").

FIFTH: Condition of Premises; Representations. Subject only to the Purchaser's Investigations, as defined below, the Purchaser has examined the Premises and is fully familiar with the physical condition thereof. The Seller has not made and does not make any representations as to the physical condition, income, expenses, value, adequacy or fitness for use or any other matter or thing affecting or related to the Premises or this transaction except as herein specifically set forth, and the Purchaser hereby expressly acknowledges that no such representations have been made, and agrees to take the same "AS IS", in such condition as the same may be in on the date of delivery of the Deed (as hereinafter defined) provided, however, that Seller and its tenants shall have properly removed from the Premises as of the Closing all their equipment, machinery, oil drums, containers, and brake items, and provided Seller shall deliver the Premises at Closing vacant, in broom clean condition and free and clear of any and all debris (including from the Premises' exterior) and free of all leases and tenancies. For purposes of this Agreement, "broom clean condition" shall include the absence of fresh or active puddles of fuel, oil and hydraulic fluids on the floor (it shall not include power or pressure washing of the floor). Notwithstanding the foregoing, Seller shall not be required to commence the removal of the tenants currently at the Premises until such time as the Due Diligence Period has expired and only in the event that Purchaser has not terminated this Agreement.

Seller is not liable or bound in any manner by expressed or implied warranties, guaranties, promises, statements, representations or information pertaining to the Premises made or furnished by any broker, agent, employee or other person purporting to represent the Seller, unless the same are specifically set forth herein. All understandings and agreements heretofore had between the parties hereto are merged in this Agreement which alone fully expresses their agreement, and the same has been entered into after full investigation, neither party relying upon any statement or representation, not embodied in this Agreement, made by or on behalf of the other. No representation contained in this Agreement shall survive the Closing.

SIXTH: Apportionments.

A. Real estate taxes, water and sewer rents and all other municipal charges and assessments, utility fees and charges, and all other fees, taxes, and charges relating to or payable in connection with the use, occupancy, maintenance, ownership and operation of the Premises shall be adjusted between the Seller and the Purchaser on the basis of the fiscal period for which the same are assessed, or the fiscal period covered by the appropriate invoice, bill or statement, or based on the most recently available meter reading therefor, and shall be prorated on a per diem basis as of 11:59 P.M. of the day preceding the Closing Date. Seller shall endeavor to have the meters for any and all metered utility services read to a date not more than 30 days prior to the Closing Date, and agrees to pay the bills rendered to it as a result of such readings. If the Closing shall occur before the tax rate or assessed valuation is fixed, the apportionment of real estate taxes shall be upon the basis of the tax rate for the preceding year applied

to the most recently applicable assessed valuation of the Premises, subject to further and final adjustment when the tax rate and/or assessed valuation is fixed for the year in which the Closing takes place. At the Closing, Purchaser shall reimburse the Seller for any fuel remaining on the Premises at then market prices therefor.

B. If any refunds of real property taxes or assessments, water rates and charges or sewer taxes and rents shall be made after the Closing, the same shall be held in trust by the Seller or the Purchaser, as the case may be, and shall first be applied to the unreimbursed costs incurred in obtaining the same, and the balance, if any, shall be paid to the Seller (for the period prior to the Closing Date) and to the Purchaser (for the period commencing with the Closing Date).

C. If a net amount is owed by the Seller to the Purchaser pursuant to this Article SIXTH, such amount shall be credited against the Purchase Price. If a net amount is owed by the Purchaser to the Seller pursuant to this Article SIXTH, such amount shall be added to the Purchase Price.

D. Apportionments shall be subject to correction after Closing, if necessary, but only if the demand for same is made in writing within twelve (12) months after Closing. The provisions of this Article SIXTH shall survive the Closing.

SEVENTH: Closing Documents.

A. At the Closing, the Seller shall deliver to the Purchaser or Purchaser's title insurer, as appropriate, the following, each of which shall be in form and substance reasonably satisfactory to the Purchaser, the Seller and their respective attorneys:

1. A bargain and sale deed (with covenant against grantor's acts) in the usual New York form, conveying to the Purchaser fee simple title to the Premises (the "Deed"), which Deed shall be duly executed and acknowledged;

2. New York State forms TP-584 and RP-5217, together with a check in the amount of the transfer tax payable by reason of the delivery of the Deed;

3. A title affidavit in the standard form provided by the Purchaser's title insurer, in order to omit from its title insurance policy all exceptions for judgments, bankruptcies, or other return against other persons or entities whose names are the same as or similar to Seller's name, if any (with an exception for the Permitted Exceptions);

4. A certificate of a duly authorized officer of the Seller certifying that the Seller has duly adopted resolutions authorizing the transactions contemplated hereby and the execution and delivery of all of the documents executed and delivered by the Seller pursuant to this Agreement;

5. An affidavit or certification stating that Seller is not a foreign person, which certification shall be in the form then required by FIRPTA. If Seller fails to deliver the aforesaid certification while Purchaser is not entitled under FIRPTA to rely on such certification, Purchaser shall deduct and withhold from the Purchase Price a sum equal to 10% to be held in escrow by Seller's attorney, pending submission of required forms to the Internal Revenue Service, and a final determination of the tax due, if any; and

6. Such other documents as are provided for in this Agreement and such other documents as the Purchaser, the Seller or the Purchaser's title insurer may reasonably require and as are customary in like transactions in Dutchess County, New York.

B. At the Closing, the Purchaser shall deliver to the Seller (or, with respect to item 4, its title insurer) the following, each of which shall be in form and substance reasonably satisfactory to the Seller, the Purchaser and their respective attorneys:

1. The consideration required pursuant to Section (2) of Article SECOND hereof, in the amount and form required thereby;

2. Certified or official bank checks payable to the order of the appropriate State, City or County officer in the amount of any applicable recording tax payable by reason of the recording of the Deed or any mortgage, together with countersigned originals of New York State forms TP-584 and RP-5217.

3. If Purchaser is a business entity, such shareholder, partner or member resolutions as Seller may reasonably request as evidence that the Purchaser has authorized the transactions contemplated hereby and the execution and delivery of all of the documents executed and delivered by the Purchaser pursuant to this Agreement; and

4. Such other documents as are provided for in this Agreement and such other documents as the Purchaser, the Seller or the Purchaser's title insurer may reasonably require and as are customary in like transactions in Dutchess County, New York.

C. The acceptance by the Purchaser of the Deed shall be deemed full compliance of all obligations on the part of the Seller under this Agreement, except as otherwise expressly provided herein.

D. Seller and Purchaser shall execute and deliver to each other such other instruments and documents, and shall pay or cause to be paid such sum of money, to which the other party may be entitled pursuant to any of the other provisions of this Agreement or which may be reasonably required in connection with the Closing pursuant hereto. Each instrument and document to be delivered at the Closing, the form of which is not attached to this Agreement as an exhibit or schedule, shall be consistent with the applicable provisions of this Agreement, shall be in the form or contain the information or provisions provided for in this Agreement and shall otherwise be reasonably satisfactory in form and substance to Seller and Purchaser and consistent with local custom and practice for similar real estate closings.

E. If at Closing there are any mortgages, liens or encumbrances on the Premises created by or attributable to Seller or any person under contract or lease with Seller, that can be satisfied by the payment of known sum, Seller must either: (i) use any portion of the cash balance of the Purchase Price to pay or discharge them, provided that Seller shall simultaneously deliver to Purchaser at Closing instruments in recordable form and sufficient to satisfy such liens or encumbrances of record, together with the cost of recording or filing such instruments; or (ii) deposit sufficient monies with the title company employed by Purchaser acceptable to and required by it to assure its discharge, but only if the title insurance company will insure Purchaser's title clear of the matters or insure against his enforcement out of the Premises.

EIGHTH: Uninsurability of Title.

A. The Purchaser shall promptly apply to a reputable title insurance company licensed to do business in the State of New York for a commitment for an ALTA owner's policy of title insurance covering the Premises. A copy of Purchaser's commitment and the accompanying examination report shall be simultaneously provided to the Purchaser and to the Seller's counsel. At least thirty (30) days before the Due Diligence Expiration Date (the "Title Decision Date"), the Purchaser shall provide written notice to

Seller's attorney detailing any title defects or exceptions to title which the Purchaser may claim to exist with respect to the Premises as of the date of such report which were set forth therein and which the Purchaser finds objectionable (the "Objection Notice"). The Seller shall, within ten (10) business days of Seller's attorney's receipt of the Objection Notice, advise the Purchaser by written notice which title objections, if any, the Seller intends to cure (the "Response Notice"). If the Seller elects not to cure any of the Purchaser's objections, the Purchaser may terminate this Agreement by written notice to Seller within ten (10) business days after the last day on which the Response Notice may be given, and receive a refund of the Down Payment. Notwithstanding anything contained herein to the contrary, any title defects or exceptions to title under this Article or any other provision of this Agreement which existed on or before the date of such report, and to which the Purchaser did not object on or before the Title Decision Date shall be deemed Permitted Exceptions (as hereinafter defined). The Purchaser, however, shall be entitled to assert, at any time up to and including the Closing Date, any title defects or exceptions to title which render title uninsurable and which mature or become of record after the Title Decision Date. Purchaser shall accept title subject to the matters set forth in **Exhibit "C"** annexed hereto and made a part hereof (together with all matters not timely objected to hereunder, the "Permitted Exceptions").

B. If there exist any outstanding liens, encumbrances, interests or other matters subject to which the Purchaser is not obligated to take title under the terms of this Agreement, and if such liens, encumbrances, interests or other matters may, in the opinion of the Seller, be removed as objections to title within thirty (30) days from the date set forth herein for the Closing, the Seller may, upon written notice to the Purchaser on or prior to the Closing Date, but shall not be obligated to, adjourn the Closing for a period not to exceed thirty (30) days for the purpose of removing such liens, encumbrances, interests or other matters. Nothing contained in this Agreement shall be construed to require the Seller to incur any expense, take any action or commence any proceeding to remove any such liens, encumbrances, interests or other matters or to otherwise render the Seller's title marketable or insurable, except that Seller shall remove mortgages created by Seller. In the event that the Seller elects not to remove any such liens, encumbrances, interests or other matters or otherwise fails to convey title to the Premises in accordance with the provisions of this Agreement, the Purchaser may either (1) accept such title as the Seller may be able to convey, without any reduction of the Purchase Price or other liability on the part of the Seller or (2) terminate this Agreement, in which case the sole obligation of the Seller shall be to cause the return of the Down Payment to the Purchaser, and upon such return and payment, if applicable, this Agreement shall be of no further force and effect, no party shall have any further rights or obligations hereunder, and the lien, if any, on the Premises which may have been created by the delivery of the Down Payment and any other sums which may be paid on account of this Agreement shall wholly cease.

C. The existence of mortgages, liens or encumbrances, other than the Permitted Exceptions, shall not be objections to title provided that (i) properly executed instruments, in recordable form, necessary to satisfy the same are delivered to the Purchaser at the Closing, together with any recording or filing fees required in connection therewith; or (ii) such mortgages, liens and encumbrances are paid by the Seller out of the Purchase Price. If a request is made in writing within three (3) business days prior to the Closing, the Purchaser agrees to provide at the Closing separate good official bank, cashier or certified checks, in such amounts and payable to such parties as requested to facilitate the satisfaction of any such mortgages, liens or encumbrances.

D. If, at the time of the Closing, the Premises, or any part thereof, shall be or shall have been affected by an assessment or assessments which are or may become payable in annual installments of which the first installment is then a charge or lien or has been paid, then for the purpose of this Agreement, no unpaid installments of any such assessment due on or after the date of the Closing shall be deemed to be due and payable or to be liens upon the Premises.

~~NINTH: Conditions Precedent~~.

A. The obligations of the Purchaser under this Agreement shall be conditioned upon and subject to the following conditions (the "Purchaser's Conditions"):

1. Due Diligence. The Purchaser shall have a period of one hundred twenty (120) days from the Effective Date (the "Due Diligence Period") within which to complete due diligence investigations relating to the Premises or Purchaser's desire to purchase the Premises, all as Purchaser determines is necessary in its reasonable discretion. Purchaser and its agents, employees, and representatives shall have a continuing right of reasonable access to the Premises during the Due Diligence Period for the purpose of conducting surveys, engineering tests, soil tests and borings, geotechnical and environmental inspections and tests (including intrusive inspection and sampling provided Purchaser shall first have received Seller's prior written consent to conduct such intrusive inspection and/or sampling, such consent not to be unreasonably withheld), and any other inspections, studies, or tests desired by Purchaser (including as to utility, architectural, land planning control and flood issues). Seller shall provide reasonable cooperation to Purchaser with respect to Purchaser's investigations, but shall not be required to expend any monies in so doing. Purchaser hereby acknowledges receipt of the documents set forth in **Exhibit "D"** annexed hereto. In connection with the Purchaser's due diligence investigations, Seller hereby agrees to grant the Purchaser and the Purchaser's consultants access to the Premises, subject to the following conditions:

(a) All tests and inspections shall be conducted during normal business hours, including on Saturdays, upon prior notice to the Seller and in such a manner as shall cause a minimum of disturbance to the tenants of the Premises.
(b) All tests and inspections shall be conducted by licensed, insured (including maintenance of commercially reasonable general and professional liability insurance) and reputable professionals in accordance with all applicable laws, rules and regulations.
(c) The Purchaser and his environmental consultant (but not design consultants) shall, prior to entering the Premises, deliver to the Seller a commercial general liability insurance policy naming the Seller as an Additional Insured or certificate holder on a primary non-contributory basis and with a liability limit of no less the ONE MILLION DOLLARS ($1,000,000.00) on an occurrence basis by an insurance carrier with a rating no less than "A" as rated by A.M. Best. Co.
(d) The Purchaser shall restore all areas of the Premises affected by any such testing and inspections to their condition immediately prior thereto.
(e) Seller shall have the right to have a representative present during all invasive tests and inspections. At present, the only such planned test is the drilling of two 5/8-inch diameter holes in the building floor for soil vapor testing. These holes will subsequently be restored to their previous condition.
(f) Purchaser shall defend, indemnify and hold Seller harmless from and against all losses, costs, expenses, damages, claims and liabilities, including reasonable attorneys' fees, arising from or in connection with (1) any bodily injury or property damage caused by the Purchaser or the Purchaser's consultants, and/or (2) such tests and inspections, except if the same results from any negligent act or omission of the Seller or its agents or employees.
(g) Prior to Closing the Purchaser shall not disclose the results of any such testing to any person or entity other than the Purchaser's attorneys (except as required by law) without the Seller's prior written consent. The provisions of this subparagraph shall survive the termination of this Agreement.
(h) Copies of all environmental reports produced in connection with such tests and inspections shall be promptly delivered to the Seller at no charge or cost to the Seller.
(i) The Purchaser shall have no right to require the Seller to perform any remediation or issue any credit or payment with respect to any condition disclosed in connection with such tests and inspections.

2. Development Approvals. Purchaser plans to develop the Premises with four (4) artists' studios (the "Project"). Purchaser shall not be obligated to close this transaction unless Purchaser shall have obtained from all applicable governmental authorities all approvals and authorizations necessary for the construction of the Project on the Property, including all other final and un-appealable approvals and permits, excluding only a building permit (the "Development Approval"). Purchaser shall have until the Due Diligence Expiration Date to obtain the Development Approval. Purchaser shall promptly file an application for such portions of the Development Approval as may be timely made at that time. All such applications shall be subject to Seller's prior written consent when required by any receiving agency for the sole purpose of determining that no such application shall bind Seller or the Property prior to Closing or create any monetary or other obligations on Seller. Thereafter, the Purchaser shall use continuous good faith efforts in diligently pursuing the Development Approval. The Purchaser shall pursue and obtain the Development Approval at its own cost and expenses, including but not limited to third party professional fees, recreation fees, bond fees and any other fees required in connection with any site work, any and all governmental approval including without limitation, the re-zoning of the Premises, which may be required for subdivision and/or development of the Premises. No re-zoning of the Premises may be finalized or binding upon Seller or the Premises unless and until the Closing or the date on which Purchaser waives all contingencies contained in this Agreement.

If the Development Approvals are not obtained by the Due Diligence Expiration Date, then Purchaser shall have the option to either (i) waive the Development Approval condition and close with no reduction in Purchase Price, subject to all other terms of this Agreement, or (ii) terminate this Agreement by giving written notice of such termination to Seller prior to 5 P.M. ET on the Due Diligence Expiration Date, whereupon the parties hereto shall be released from any and all obligations hereunder (except for the provisions of this Agreement which expressly survive any such termination) and receive a refund of all of the Down Payment.

In the event that this Agreement is terminated under this Article NINTH, subsection (A) (2), the Purchaser shall be obligated to give the Seller true and complete copies of any and all environmental reports that were performed by or on behalf of the Purchaser with respect to the Premises. The Purchaser shall hold harmless and defend the Seller from any claim of payment for the work Purchaser undertakes under the authority of this Article NINTH except as otherwise provided in Article FIFTEENTH (i). This paragraph shall survive the termination of this Agreement.

3. Due Diligence Expiration Date. On or before 5 P.M. E.S.T. on the last day of the Due Diligence Period (the "Due Diligence Expiration Date") the Purchaser shall notify the Seller in writing that either: (a) it waives any further due diligence investigations and Development Approvals and that Purchaser shall proceed with the transaction contemplated in this Agreement subject to the other terms and conditions in the Agreement; or (b) it is terminating this Agreement. In the event Purchaser fails to notify Seller of either of the foregoing options on or before 5 P.M. E.S.T. on the Due Diligence Expiration Date, Seller shall then have the option to terminate this Agreement. Upon the termination of this Agreement in accordance with the provisions of this section: (1) this Agreement shall be of no further force and effect; (2) neither party shall have any further rights or obligations hereunder except for any obligations which specifically survive such termination; (3) the Escrow Agent shall refund the Down Payment to the Purchaser; and (4) the lien, if any, which may have been created by the delivery of the Down Payment and any other sums which may be paid on account of this Agreement, shall wholly cease. Nothing contained herein shall prevent the parties from mutually agreeing to extend the time periods stated hereinabove.

B. The obligation of the Purchaser to acquire the Premises on the Closing Date shall be further subject to the satisfaction of the following conditions precedent on and as of the Closing Date:

1. Closing Documents. The Seller shall have delivered to the Purchaser executed and acknowledged counterparts of the documents set forth in subsection (A) of Article SEVENTH.

2. Condition of Premises, Etc.

(a) The Premises, including all Improvements located thereon, shall be in substantially the same physical condition as on the date of this Agreement, ordinary wear and tear and damage caused by Purchaser, it agents or employees excepted, and except as otherwise expressly provided elsewhere in this Agreement (including Article FIFTH). Purchaser shall have the right to conduct a final inspection of the Premises within 48 hours of the Closing Date upon prior notice to Seller;

(b) Seller shall comply with all written notes or notices of violations of law or municipal ordinances, regulations, orders or requirements issued as of the Closing Date by any governmental authority having jurisdiction over the Premises. The Premises shall be delivered free of them at the Closing; and

(c) All representations and warranties of the Seller herein shall be true, correct and complete in all material respects on and as of the Closing Date.

TENTH: Representations of Seller.

To induce the Purchaser to enter into this Agreement, the Seller represents to the Purchaser as follows:

A. Status and Authority of the Seller. The Seller is duly organized, validly existing and in good standing under the laws of its state of formation, and has all requisite power and authority under the laws of such state and its charter documents to enter into and perform its obligations under this Agreement and to consummate the transactions contemplated hereby.

B. Action of the Seller. The Seller has taken all necessary action to authorize the execution, delivery and performance of this Agreement, and upon the execution and delivery of any document to be delivered by the Seller on or prior to the Closing Date, such document shall constitute the valid and binding obligation and agreement of the Seller, enforceable against the Seller in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws of general application affecting the rights and remedies of creditors.

C. No Violations of Agreements. Neither the execution, delivery or performance of this Agreement by the Seller, nor compliance with the terms and provisions hereof, will result in any breach of the terms, conditions or provisions of, or conflict with or constitute a default under, or result in the creation of any lien, charge or encumbrance upon the Premises pursuant to the terms of any indenture, mortgage, deed of trust, note, evidence of indebtedness or any other agreement or instrument by which the Seller is bound, other than any lien which may be created in Purchaser's favor under this Agreement, and except for breaches, conflicts or defaults under agreements which shall terminate or be released at closing.

D. Agreements, Etc. The Seller has not entered into any contract or agreement with respect to the Premises which will be binding on the Purchaser after the Closing other than Permitted Exceptions.

The representations made in this Agreement by the Seller (i) are made to the best actual knowledge of the party or parties signing this agreement on behalf of the Seller, without independent investigation, (ii) shall be continuing and shall be deemed remade by the Seller as of the Closing with the same force and effect as if made on, and as of, such date, and (iii) shall not survive the Closing. Purchaser shall not be entitled to assert or raise the breach or inaccuracy of any representation made by the Seller herein as a reason to terminate this Agreement, as the basis for any action against the Seller or as a defense to the Purchaser's failure to perform any obligation hereunder if the Purchaser had actual knowledge of such breach or inaccuracy at the time such representation was made.

ELEVENTH: Damage or Destruction; Condemnation.

A. In the event of any destruction of or damage to an immaterial portion of the Premises by fire or other casualty, this Agreement shall remain in full force and effect, and neither party shall have the right to terminate the same as the result thereof, but the Seller shall assign at the Closing or pay over to the Purchaser the net insurance proceeds, if any, payable or paid to the Seller on account of such damage or destruction after first deducting any sums paid by the Seller on account of repair or restoration caused by such casualty (but the Seller shall have no obligation to make any repair or restoration). In the event of any damage or destruction to a material portion of the Premises, either party may elect to cancel this Agreement by giving written notice within ten (10) days of receiving notice of damage or destruction to the other party. In the event a party elects to terminate this Agreement, the Seller shall cause the Down Payment to be refunded to the Purchaser. If the Agreement is not terminated and proceeds to Closing, the Seller shall assign at the Closing or pay over to the Purchaser the net insurance proceeds, if any, payable or paid to the Seller on account of such damage or destruction after first deducting any sums paid by the Seller on account of repair or restoration caused by such casualty (but the Seller shall have no obligation to make any repair or restoration). Between the date of this Agreement and the Closing, the Seller shall not enter into any settlement with respect to the Premises without the Purchaser's consent, which shall not be unreasonably withheld. For purposes of this subsection (A), a material portion of the Premises shall be deemed damaged or destroyed if the cost to repair the Premises as estimated by an independent engineer mutually selected by the Seller and Purchaser is greater than $25,000.00 and an immaterial portion of the Premises shall be deemed damaged or destroyed if the cost to repair the Premises as estimated by an independent engineer mutually selected by the Seller and Purchaser is $25,000.00, or less. Unless caused by Purchaser, its agents or contractors, Seller shall be responsible for the complete restoration cost of damage or destruction to either a material or immaterial portion of the Premises (unless this Agreement is terminated pursuant to this Article ELEVENTH), which cost can be paid through the aforesaid assignment of insurance proceeds and the appropriate supplemental purchase price abatement should the insurance proceeds be insufficient to fully restore the Premises.

B. In the event of a taking of all or any part of the Premises by condemnation or eminent domain, between the date hereof and the Closing, either the Seller or the Purchaser may terminate this Agreement by written notice to the other within ten (10) days after such party has knowledge of the taking. In the event that either party elects to terminate this Agreement, the Seller shall cause the Down Payment to be refunded to the Purchaser. Upon receipt of such payment, all further claims and obligations between the parties hereto, by reason of this Agreement, shall be released and discharged except as otherwise expressly provided herein. If the parties elect to proceed with the Closing, at the Closing the Seller shall assign or pay over to the Purchaser the net award, if any, payable or paid to the Seller on account of such taking after first deducting any sums paid by the Seller on account of repair or restoration caused by such taking (but the Seller shall have no obligation to make any repair or restoration). Between the date of this Agreement and the Closing, the Seller shall not enter into any settlement with respect to the Premises without the Purchaser's consent, which shall not be unreasonably withheld.

TWELVETH: Brokerage. The Purchaser warrants and represents to the Seller that no broker or finder was involved in the negotiation or consummation of this transaction, or brought the Premises to the Purchaser's attention other than Craig Roffman of Houlihan Lawrence (the "Purchaser's Broker"). The Purchaser agrees to indemnify the Seller and hold the Seller harmless against any claims, losses, damages, liabilities, costs and expenses (including reasonable attorneys' fees) resulting from the claims of any and all brokers and finders which shall involve a breach of the foregoing warranty, representation and covenant. The provisions of this Article shall survive the Closing.

THIRTEENTH: Costs.

A. The Purchaser shall pay for the following:

1. Title search of the Premises;

2. Title insurance premiums;

3. Deed and mortgage recording fees and taxes;

4. Survey and due diligence costs; and

5. Any other costs and expenses becoming payable on and after the Closing in connection with the transaction contemplated by this Agreement other than as set forth in parts B and C of this Article.

B. The Seller shall pay any transfer tax imposed in connection with the sale of the Premises by the State of New York.

C. The Seller and the Purchaser shall each pay their respective attorneys' and accountants' fees.

The obligations of the parties under this Article ELEVENTH shall survive the Closing.

FOURTEENTH: Notices.

A. Any and all notices, requests, demands or other communications hereunder shall be deemed to have been duly given if in writing and if transmitted by: hand delivery with receipt therefor; by electronic mail delivery (with confirmation by hard copy); by overnight courier; or by registered or certified mail, return receipt requested, first class postage prepaid, addressed as follows (or to such new address as the addressee of such a communication may have notified the sender thereof) (the date of such notice shall be the date of actual delivery to the recipient thereof; in the case of transmission by electronic mail, effective on the date of such transmission):

To Seller: At the address set forth in the preamble to this Agreement to the attention of Karen Ninnie (Email: karenjeff45@verizon.net)

With a copy to: Levine & Levine, PLLC
2 Jefferson Plaza, Suite 100
Poughkeepsie, NY 12601

Attn.: Mariel D. Gil, Esq.
Email: mariel@levinelevinelaw.com

To the Purchaser: At the address set forth in the preamble to this Agreement

With a copy to: Alfred Dellacioppa, Esq.
19 Harmony Lane
Hopewell Junction, New York 12533
Email: alfred.dellacioppa@gmail.com

B. Any such notice, demand or request shall be deemed to have been rendered or given on the date received, in the case of personal delivery, on the date of acknowledged receipt, in case of notice by telecopier, or on the date of receipt in the case of mailing or delivery by recognized overnight courier.

C. The persons designated for receipt of such notices, demands or requests and the addresses to which they may be given or made may be changed or supplemented by notice given to each of the other parties listed in subsection A of this Article.

FIFTEENTH: Remedies. If Purchaser fails to close on or about ten (10) days of the Closing Date and the Seller stands ready to perform Seller's obligations, Seller's sole remedy shall be the right to terminate this Agreement by written notice to Purchaser or Purchaser's attorney and receive the Down Payment as reasonable liquidated damages for Purchaser's inability or unwillingness to perform. It is the intention of the parties hereto to make advance provision on the date of this Agreement for such event in order (a) to avoid controversy, delay and expense, and to specify an equitable remedy, and (b) to specify now a reasonable amount agreeable to both for compensation to Seller for losses which may not be readily ascertainable or quantifiable which might be deemed necessary to place Seller in the position Seller would have been in had Purchaser made timely performance. If Seller shall default in the performance of its obligation to convey the Premises to Purchaser in accordance with this Agreement, then Purchaser, as its sole and exclusive remedy, may either (i) request that Escrow Agent return the Down Payment whereupon this Agreement shall terminate and neither party shall have any further rights or obligations hereunder other than those expressly provided to survive such termination, provided that Purchaser shall have the right to recover all actual and documented out-of-pocket expenses paid to third parties in an amount not to exceed $50,000.00; or (ii) bring an action for specific performance of Seller's obligations hereunder. It is expressly understood and agreed that, other than as provided in subsection (i) of the preceding sentence, in no event shall Seller be liable to Purchaser for damages, whether actual, consequential or otherwise, in connection with any such default. Should either party employ an attorney to enforce any of the provisions heretofor to recover damages for the breach of this Agreement, the non-prevailing party in any final judgment agrees to pay the other party's reasonable expenses, including attorneys' fees and expenses in or out of litigation and, if in litigation, trial, appellate, bankruptcy or other proceedings, expended or incurred in connection therewith. The respective parties hereto shall and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other (except for personal injury or property damage) on any matters whatsoever arising out of or in any way connected with this Agreement, or for the enforcement of any remedy under any statute, emergency or otherwise. This Article FIFTEENTH shall survive the termination of this Agreement and shall survive Closing.

SIXTEENTH: Miscellaneous.

A. If the transactions described in this Agreement are not consummated for any reason whatsoever, the Purchaser shall return to the Seller any and all documents and other information it has received from the Seller or its own due diligence relating to the Premises.

B. This Agreement contains all of the terms agreed upon between the parties with respect to the subject matter hereof and supersedes any and all prior written or oral understandings.

C. This Agreement may not be changed, modified or terminated except by an instrument executed by the parties hereto.

D. No waiver by either party of any failure or refusal of the other party to comply with any of its obligations shall be deemed a waiver of any other or subsequent failure or refusal so to comply.

E. This Agreement may not be assigned by any party without the prior written consent of the other, and any purported assignment without such consent shall be void and of no force or effect. The foregoing notwithstanding, the Purchaser may assign this Agreement to any entity owned or controlled by the Purchaser, provided that the Purchaser remains jointly and severally liable with such assignee with respect to the Purchaser's obligations hereunder and further provided the Purchaser notifies Seller in writing of the assignment at least ten (10) days prior to the Closing Date.

F. The parties do not intend to confer any rights or benefits hereunder on any parties other than the parties hereto, their successors and permitted assigns. The provisions of this part F shall survive the Closing.

G. No waiver of any breach of any agreement or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other agreement or provision herein contained. No extension of time for performance of any obligations or acts shall be deemed an extension of the time for performance of any other obligations or acts.

H. Any lien against the Premises which may be created by the delivery by the Purchaser of the Down Payment or any other sums on account hereof shall not continue after default by the Purchaser under this Agreement.

I. This Agreement shall be binding upon and inure to the benefit of the Seller, the Purchaser and their respective successors and permitted assigns and the Escrow Agent.

J. Whenever the context shall require, the singular shall include the plural, the plural shall include the singular and words of any gender shall be deemed to include words of any other gender.

K. The headings of the various Articles of this Agreement have been inserted only for the purposes of convenience, and are not part of this Agreement and shall not be deemed in any manner to modify, explain, qualify or restrict any of the provisions of this Agreement.

L. This document is not an offer by the Seller, and under no circumstances shall this Agreement have any binding effect upon the Purchaser or the Seller unless and until the Purchaser and the Seller shall each have executed the same and delivered executed counterparts hereof to the other.

M. This Agreement shall be governed by and in accordance with the laws of the State of New York applicable to contracts made and to be performed wholly within that State without giving effect to the conflict-of-laws principles thereof.

N. This Agreement may be executed in two or more counterpart copies, all of which counterparts shall have the same force and effect as if all parties hereto had executed a single copy of this Agreement. This Agreement may be delivered by facsimile or as a .pdf file.

O. This Agreement may not be recorded without the prior written consent of both parties.

P. Upon Seller's request, Purchaser shall accommodate Seller in connection with its effectuation of a like-kind exchange (pursuant to Section 1031 of the Internal Revenue Code of 1986) with respect to the transactions contemplated herein, and Purchaser shall execute any documents necessary to effectuate such like-kind exchange, provided, however, (a) such exchange does not directly or indirectly increase the Purchase Price, (b) such exchange will not delay or otherwise adversely affect the Closing, and (c) there is no additional cost or expense incurred by Purchaser resulting from, or in connection with, such exchange (other than de minimus costs and expenses).

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the day and year first above written.

SELLER:

NINNIE MANAGEMENT CORP.

DocuSigned by:
By: Karen Ninnie
5549BE536FDC491...
Name: Karen Ninnie
Title: President

PURCHASER:

04.11.2022
MICHAEL BRADEN

The undersigned hereby acknowledges receipt of the Down Payment and agrees to hold and apply the same in accordance with the provisions of Article SECOND and **Exhibit "B"** hereof:

Levine & Levine, PLLC

By: _____
Mariel D. Gil, Esq.

DocuSign Envelope ID: DAE59994-CC8E-47E5-AD1E-3D4256AA92AA

EXHIBIT A

Legal Description

SCHEDULE A

ALL that certain plot, piece or parcel of land situate, lying and being in the City of Beacon, County of Dutchess and State of New York, being designated On a certain map entitled, "lands of James C. Teller made by Sidney Scofield, Engineer and Surveyor, in the year 1882 as lots numbered 47 and 48 ".

SAID lot 48 is situated on the corner of Chestnut and DeWindt (formerly Henry) Streets, in said City of Beacon, and is a lot65 ½ feet in width, fronting on DeWindt Street, and 45 1/4 feet in rear abutting on Lot Numbered 49; and 114 ½ feet running along Chestnut Street; and 112 ½ feet in depth running along lot numbered 47.

SAID Lot numbered 47 is 50 feet, front and rear, and 112 ½ feet deep.

EXHIBIT B

A. The Down Payment shall be held in a non-interest bearing IOLA account by the Escrow Agent.

B. The Escrow Agent shall not be responsible for any interest on the Down Payment.

C. The Escrow Agent will disburse the Down Payment to the Seller or the Purchaser, as the case may be, upon the following conditions:

1. At the Closing, the Escrow Agent will disburse the Down Payment (or any balance thereof, as the case may be) to the Seller, as part of the Purchase Price;

2. Upon receipt of a written notice from the Seller stating that the Seller is entitled under this Agreement to the Down Payment (other than as set forth in Section C(l) above) and demanding payment of the same, the Escrow Agent will disburse the Down Payment to the Seller, provided, however, that the Escrow Agent shall not honor such demand until not less than ten (10) days after the date on which the Escrow Agent shall have mailed (by registered or certified mail, return receipt requested) a copy of such notice and demand to the Purchaser, nor thereafter if during such ten (10) day period the Escrow Agent shall have received written notice of objection from the Purchaser in accordance with the provisions of Section E below; or

3. Upon receipt of a written notice from the Purchaser, stating that the Purchaser is entitled under this Agreement to the return of the Down Payment and demanding payment of the same, the Escrow Agent will disburse the Down Payment to the Purchaser, provided, however, that, the Escrow Agent shall not honor such demand until not less than ten (10) days after the date on which the Escrow Agent shall have mailed (by registered or certified mail, return receipt requested) a copy of such notice and demand to the Seller, nor thereafter if during such ten (10) day period the Escrow Agent shall have received written notice of objection from the Seller in accordance with the provisions of Section E below.

D. Any notice to the Escrow Agent shall be sufficient only if received by the Escrow Agent within the applicable time period set forth herein. All mailings and notices from the Escrow Agent to the Seller or the Purchaser, or from the Seller or the Purchaser to the Escrow Agent, provided for herein shall be addressed to the party to receive such notice at the address set forth in Article FOURTEENTH of the Agreement, but those provisions of Article FOURTEENTH relating to the manner of giving notices and the effective dates thereof shall have no application to the provisions of this **Exhibit "B"**.

E. Upon receipt of a written demand for the Down Payment made by the Seller or the Purchaser pursuant to part C(2) or C(3) above, respectively, the Escrow Agent shall promptly mail a copy thereof (by registered or certified mail, return receipt requested) to the other party. The other party shall have the right to object to the disbursement of the Down Payment by delivery to the Escrow Agent of written notice of objection within ten (10) days after the date of the Escrow Agent's mailing of such copy to the other party, but not thereafter. Upon receipt of such notice of objection, the Escrow Agent shall promptly mail a copy thereof (by registered or certified mail, return receipt requested) to the party who made the written demand.

F. In the event that (1) the Escrow Agent shall have received a notice of objection as provided for in Section E above within the time therein prescribed, or (2) any disagreement or dispute shall arise between or among any of the parties hereto and/or any other persons resulting in adverse claims and demands being made for the Down Payment, whether or not litigation has been instituted, then, in any such

event, at the Escrow Agent's option, (i) the Escrow Agent may refuse to comply with any claims or demands on it and continue to hold the Down Payment until the Escrow Agent receives written notice signed by the Seller, the Purchaser and any other person who may have asserted a claim to or made a demand for the Down Payment directing the disbursement of the Down Payment, in which case the Escrow Agent may then disburse the Down Payment in accordance with said direction, and the Escrow Agent shall not be or become liable in any way or to any person for its refusal to comply with such claims or demand; or (ii) in the event the Escrow Agent shall receive a written notice advising that a litigation over entitlement to the Down Payment has been commenced, the Escrow Agent may deposit the Down Payment with the clerk of the court in which said litigation is pending, or (iii) the Escrow Agent may (but shall not be required to) take such affirmative steps as it may, at its option, elect in order to substitute another impartial party to hold the Down Payment in a court of competent jurisdiction and the commencement of an action for interpleader, the costs thereof to be borne by whichever of the Seller and the Purchaser and thereupon the Escrow Agent shall be released of any and all liability thereunder. The Seller and the Purchaser jointly and severally agree to reimburse the Escrow Agent for any and all expenses incurred in the discharge of its duties hereunder, including, but not limited to, attorneys' fees (either paid to retained attorneys or amounts representing the fair value of legal services rendered to itself).

G. It is expressly understood that the Escrow Agent acts hereunder as an accommodation to the Seller and the Purchaser and as a depository only and is not responsible or liable in any manner whatever for the sufficiency, correctness, genuineness or validity of any instrument deposited with it, or for the form of execution of such instruments or for the identity, authority or right of any person executing or depositing the same or for the terms and conditions of any instrument pursuant to which the Escrow Agent or the parties may act.

H. The Escrow Agent shall not have any duties or responsibilities except those set forth herein and shall not incur any liability in acting upon any signature, notice, request, waiver, consent, receipt or other paper of document believed by the Escrow Agent to be genuine, and the Escrow Agent may assume that any person purporting to give it any notice on behalf of any party in accordance with the provisions hereof has been duly authorized to do so.

I. In the event of the death of any person who may be a party in interest hereunder, the Escrow Agent shall deem and treat the legal representative of such person's estate as the successor in interest of said deceased person for all purposes of the Agreement and this **Exhibit "B"**.

J. The Escrow Agent may act or refrain from acting in respect of any matter referred to herein in full reliance upon and by and with the advice of counsel which may be selected by it (including any member of its firm) and shall be fully protected in so acting or refraining from acting upon the advice of such counsel.

K. The Seller and the Purchaser hereby jointly and severally indemnify and agree to indemnify and save the Escrow Agent harmless from any and all loss, damage, claims, liabilities, judgments, and other cost and expense of every kind and nature which may be incurred by the Escrow Agent by reason of its acceptance of, and its performance under, the Agreement and this Exhibit B (including, without limitation, attorneys' fees either paid to retained attorneys or amounts representing the fair value of legal services rendered to itself).

L. The Escrow Agent shall not be responsible for any act or failure to act on its part except in the case of its own willful default or gross negligence. The Escrow Agent shall be automatically released from all responsibility and liability under this agreement upon the Escrow Agent's delivery or deposit of the Down Payment in accordance with the provisions of this **Exhibit "B"**.

M. The Seller and the Purchaser agree that if either shall, pursuant to Section C(2) or (3) above, deliver to the Escrow Agent a written demand for the Down Payment, the party making such demand shall, promptly after delivering such demand to the Escrow Agent, deliver a copy of such demand to the other party, together with a statement of the facts and circumstances underlying the demand; provided, however, that nothing in this Section M shall have any effect whatsoever upon the Escrow Agent's rights, duties and obligations under the preceding parts of this **Exhibit "B"**.

N. The Escrow Agent or any member of its firm shall be permitted to act as counsel for the Seller in any dispute or question as to the disbursement of the Down Payment or otherwise between the Purchaser or the Seller whether or not the Escrow Agent is in possession of the Down Payment.

DocuSign Envelope ID: DAE59994-CC8E-47E5-AD1E-3D4256AA92AA

EXHIBIT C

Permitted Exceptions

1. Any state of facts an accurate survey of the Premises may disclose as of the Title Decision Date (as defined in the Agreement);

2. All present and future laws, ordinances, codes, orders, restrictions and regulations (including, without limitation, zoning, building and environmental laws, ordinances, codes, restrictions and regulations) of all federal, state, municipal or other governmental departments, authorities or other entities having jurisdiction over the Premises and the use thereof, provided none of same are currently being violated;

3. Any state of facts a physical inspection of the Premises would disclose as of the Due Diligence Expiration Date;

4. Taxes and assessments due and payable on or after the Closing Date, subject to apportionment as provided herein;

5. All covenants, restrictions, easements or other agreements of public record as of the Title Decision Date, provided that same do not render title uninsurable at standard rates; and

6. Notes on Filed Map No. 324.

DocuSign Envelope ID: DAE59994-CC8E-47E5-AD1E-3D4256AA92AA

EXHIBIT D

Seller Documents Provided to Purchaser

1. No Further Action Letter from NYS Department of Environmental Conservation dated February 22, 2016;

2. Report by Aztech Environmental Technologies dated November 11, 2015;

3. New York Department of Environmental Conservation Database Search Details for Spill Record Search run June 25, 2020; and

4. Phase II Environmental Site Assessment by LaBella P.C. dated May 3, 2021.

Operation & Mission of '*The* GARAGE *Studios*'

The Studio:

The **GARAGE** *Studios* is an incubator of creative expression. The principal function of the building is to provide a physical envelope for the development of Sculpture and Paintings by artist *Michael Braden*. Mr. Braden works with 3 to 4 assistants who assist in the fabrication and execution of art works including preparation of work for shipping and the organization and administration of external shows in galleries, museums, and public spaces.

The architectural character of *the* **GARAGE** *Studios* borrows from Beacon's strong pioneering industrial vernacular and the surrounding landscape. Due to the extensive utilities that cross in front of the building on Henry Street, the use of street trees is severely limited, so the design team has introduced planters and a corten steel mesh screen that supports the growth of flowering vines, and adds a translucent three-dimensional massing to the facade, creating a vibrant street scene. Providing additional height in *The* **VIEWING** *Room* and adjacent Rental Unit, two skylights are supported by canted walls reflecting the mansards of Main street buildings and the sloped roofs of neighboring residential homes. The skylight walls will be covered in zinc, galvanized, or colored roof tiles reminiscent of historic metal roofs and mansards of the region and nearby buildings. Corten steel Hoods and Canopies contribute to the street character and provide shelter from the elements at the entry doors and storefront window. *The* **GARAGE** *Studios* architecture is intended as a transitional expression between the energy of Main Street and the surrounding residential zone, while supporting the needs of artist and a working Studio.

The *Studio* environment consist of a Workshop for sculpture and painting support, Layout & Preparation Area, the Main Painting Studio, an Office, Library, and *The* **VIEWING** *Room,* a space in which visiting collectors and guests can have private showings of new work outside of the chaos of the studio environment. Additional facilities include a bathroom, kitchenette, and storage for supplies and completed works of art. The principal studio space occupies approximately 7,900 SF of the 10,900 SF building.

Mr Braden is committed to Beacon and giving back to the community that enriches his spirit and provides a framework for his creative expression and growth. To that end, he has developed three separate studio spaces dedicated to creative expression. Each Studio is 1,000 SF and is intended to serve one to two creatives per studio (artist & assistant) or provide Gallery Space to a New York City based gallery providing outreach to this vibrant and growing art scene.

Once in operation, *The* **GARAGE** *Studios* will participate in Art Walks, Gallery evenings, and First Fridays.

Giving Back:

Several times a year, Mr Braden will open '*The* **VIEWING** *Room'* as a gallery space that will be guest curated to create opportunities for young artist; A place for young minds to safely express their creative perspective and grow into global citizens through dialogue, exposure to diverse perspectives, and a community of creative individuals who seek to enrich our community and the world we share. The young development opportunities will be sponsored by *the* **GARAGE** *Studios* in conjunction with the development of a not-for-profit Foundation.

Michael will also on occasion open his Main Painting Studio for live events such as; Poetry Jams and Readings, Script Readings, Performance Art, and Theatrical presentations, all aimed at providing opportunities for creative minds to share their experiences and build on the richness of our community.

The above events will primarily be hosted in the evening and are meant to support the creative culture that Beacon has nurtured through thoughtful planning and a dedication to the arts and humanities.

Operation & Mission of '*The* **GARAGE** *Studios*'

The Studio:

The **GARAGE** *Studios* is an incubator of creative expression. The principal function of the building is to provide a physical envelope for the development of Sculpture and Paintings by artist *Michael Braden*. Mr. Braden works with 3 to 4 assistants who assist in the fabrication and execution of art works including preparation of work for shipping and the organization and administration of external shows in galleries, museums, and public spaces.

The architectural character of *the* **GARAGE** *Studios* borrows from Beacon's strong pioneering industrial vernacular and the surrounding landscape. Due to the extensive utilities that cross in front of the building on Henry Street, the use of street trees is severely limited, so the design team has introduced planters and a corten steel mesh screen that supports the growth of flowering vines, and adds a translucent three-dimensional massing to the facade, creating a vibrant street scene. Providing additional height in *The* **VIEWING** *Room* and adjacent Rental Unit, two skylights are supported by canted walls reflecting the mansards of Main street buildings and the sloped roofs of neighboring residential homes. The skylight walls will be covered in zinc, galvanized, or colored roof tiles reminiscent of historic metal roofs and mansards of the region and nearby buildings. Corten steel Hoods and Canopies contribute to the street character and provide shelter from the elements at the entry doors and storefront window. *The* **GARAGE** *Studios* architecture is intended as a transitional expression between the energy of Main Street and the surrounding residential zone, while supporting the needs of artist and a working Studio.

The *Studio* environment consist of a Workshop for sculpture and painting support, Layout & Preparation Area, the Main Painting Studio, an Office, Library, and *The* **VIEWING** *Room,* a space in which visiting collectors and guests can have private showings of new work outside of the chaos of the studio environment. Additional facilities include a bathroom, kitchenette, and storage for supplies and completed works of art. The principal studio space occupies approximately 7,900 SF of the 10,900 SF building.

Mr Braden is committed to Beacon and giving back to the community that enriches his spirit and provides a framework for his creative expression and growth. To that end, he has developed three separate studio spaces dedicated to creative expression. Each Studio is 1,000 SF and is intended to serve one to two creatives per studio (artist & assistant) or provide Gallery Space to a New York City based gallery providing outreach to this vibrant and growing art scene.

Once in operation, *The* **GARAGE** *Studios* will participate in Art Walks, Gallery evenings, and First Fridays.

Giving Back:

Several times a year, Mr Braden will open '*The* **VIEWING** *Room'* as a gallery space that will be guest curated to create opportunities for young artist; A place for young minds to safely express their creative perspective and grow into global citizens through dialogue, exposure to diverse perspectives, and a community of creative individuals who seek to enrich our community and the world we share. The young development opportunities will be sponsored by *the* **GARAGE** *Studios* in conjunction with the development of a not-for-profit Foundation.

Michael will also on occasion open his Main Painting Studio for live events such as; Poetry Jams and Readings, Script Readings, Performance Art, and Theatrical presentations, all aimed at providing opportunities for creative minds to share their experiences and build on the richness of our community.

The above events will primarily be hosted in the evening and are meant to support the creative culture that Beacon has nurtured through thoughtful planning and a dedication to the arts and humanities.

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

June 27, 2022

Project Renderings for
The GARAGE Studios - Braden
Tax Map No. 5954-36-939808 – 0.27 ac.
5 Henery St.
City of Beacon



Image 1: Exterior Rending of The GARAGE Studios



Image 2: Interior Rending of The GARAGE Studios

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **The Garage Studios, 5 Henry Street Site Plan**

I have reviewed the June 27, 2022 cover letter, 2-sheet color renderings, and Site Plan sheet from M. Gillespie & Associates, June 16, 2022 Site Plan Application, June 27, 2022 Short EAF Part 1, June 1, 2022 Draft Operation and Mission narrative, and a 9-sheet Site Plan set by Hatch Architecture, dated May 17, 2022.

Proposal
The applicant is proposing to convert an existing one-story auto repair building into artist studios with 10,860 total square feet of commercial space. The 0.27-acre site is in the Transitional (T) district.

Comments and Recommendations

1. For the Short EAF:
   a. Question 1 should be answered No.

   b. Question 20 should provide additional details on the site or area hazardous waste remediation. The site and any floor drains should also be checked for contaminants, given the past auto-oriented uses in this structure.

2. For the S1 Site Plan sheet:
   a. The Specific Site Notes (A), Parcel Information, and Bulk Requirements mis-identify the parcel's zoning district and municipality. It is in the City's T district, which permits artist studios, art galleries, and exhibit spaces. The existing non-conforming building setbacks are to be retained.

   b. The Site Plan does not include any parking spaces or parking requirements analysis. Unlike the adjacent CMS district, the T district does not have lower parking requirements or similar waiver options. The applicant may provide the required number of spaces or request a parking variance (see also Section 223-26B). If an existing garage access door is removed, an additional on-street space may be created along Henry Street.

3. For the architectural sheets:
   a. It would be helpful if exterior features to be removed were labeled on the existing elevations. Colors and any new materials or windows should be identified on the proposed elevations.

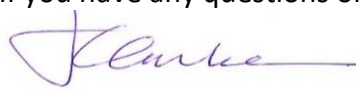
   b. The proposed rooftop solar panel array is a welcome addition to the building

   c. If deemed appropriate by the Board, the architectural design may be referred to the Architectural Review Subcommittee.

4. The proposed sign may be inconsistent with provisions in Section 223-15E and G, as determined by the Building Inspector.

5. The plans will also need a Landscaping Plan with a detailed planting schedule and an exterior Lighting Plan with fixture illustrations and specifications that are consistent with Section 223-14B.

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
Michael Gillespie, P.E., Project Engineer

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 8, 2022

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

RE: The GARAGE Studios - Braden
5 Henry Street
Tax No. 5954-36-939808
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 5 Henry Street:

- Correspondence dated June 27, 2022, from M. Gillespie & Associates.
- Application for Site Plan Approval and Individual Disclosure Form.
- Short Environmental Assessment Form dated June 27, 2022.
- Purchase and Sale Agreement dated April 11, 2022.
- Operation & Mission of "The GARAGE Studios" dated June 1, 2022.
- 2 Renderings dated June 27, 2022, as provided by M. Gillespie & Associates.
- Location map, Sheet S1 of S1, dated June 27, 2022, as prepared by M. Gillespie & Associates.
- Plan titled "Site Plan – The GARAGE Studios – Braden", dated June 27, 2022, as prepared by M. Gillespie & Associates.
- Architectural plans titled "5 Henry St. Artist's Studios", dated May 17, 2022, as prepared by Hatch Architectural Inc.

The proposed project entails the re-use of an existing building located at the intersection of Henry Street and South Chestnut Street for on Hanna Lane for assembly of indoor and outdoor events. The site is located in the LI Zone. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The "Location Map" and the "Site Plan" both are labeled as Sheets S1 of S1. As the Site Plan includes a location map on it, a separate location map is not necessary. If separate "Location Map" is to be provided in the future, it should have a different Sheet label than S1.

2. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

3. Architectural plans shall be signed and sealed by a licensed architect in the State of New York.

Short EAF:

1. As the project is located in the "T" Zone (Transitional), the answer to question 1 should be "No".

2. As Question 20 was answered as "Yes", the remainder of the question shall be completed to describe the adjoining properties that have been subject to remediation for hazardous waste.

Site Plan (Sheet S1 of S1):

1. The "Parcel Information" table shall be updated to reflect the project site is located in the "T" (Transitional) Zone, not the RD-3 Zone as stated.

2. The "Bulk Requirements" shall include the parking requirements for the project.

3. The "Bulk Requirements" shall be updated to reflect those of the "T" Zone. The "Reference" note located below the bulk table shall also be revised to reflect the "City of Beacon", not Town of LaGrange, along with the appropriate reference. The Bulk Table shall also note what is actually provided for each requirement.

4. The plan shall show where the sewer service leaves the building and the size of the sewer service.

5. There is a catch basin noted in the easterly corner of the building. What does this catch basin serve, what lines run in and out of the catch basin structure, what are the sizes and materials of the pipes in and out of the structure, and where does the outlet pipe from the structure go to?

6. There appears to be roof leaders on the south-east and south-west sides of the building. Where do these roof leaders drain to?

7. Labels on the plan shall not overlap one another or be covered by lines. Labels shall be adjusted so that they are all eligible.

8. The area between the sidewalk and building, along South Chestnut Street, should be noted as being asphalt.

9. Any site improvements proposed shall be shown on the site plan. According to architectural sheet A101, a new concrete wall with wood fence is to be installed along the rear of the building, the asphalt in-fill area against the building on the South Chestnut side is to become a planting area, and steel drain gate is to be located in the westerly corner. The plans shall also include construction details for the proposed site work as well as a planting plan being provided for the landscaped area.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
07/12/2022

Title:

Review application for Special Use Permit Approval, accessory apartment, 31 Beacon Street, submitted by Kyle Donnelly

ATTACHMENTS

EAF_31 Beacon Street_220628.pdf

L220628_Amanda_31 Beacon Street.pdf

Sheet 1_Site Plan_Planning Board Submission 1_220628.pdf

Sheet 2_Building Plans_Planning Board Submission 1_220628.pdf

Site Plan Application Package_220628.pdf

Planners Comments Beacon St Acc Apt 7.7.22.pdf

Engineers Comments 31 Beacon Accessory Apartment 07-06-22 review.pdf

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

31 Beacon Street Accessory Apartment

Name of Action or Project:

31 Beacon Street

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

31 Beacon Street, Beacon, NY

Brief Description of Proposed Action:

Create an Accessory Apartment in an existing owner occupied single family residence.

Name of Applicant or Sponsor:	Telephone:
Kyle Donnelly	E-Mail:

Address:

31 Beacon Street

City/PO:	State:	Zip Code:
Beacon	NY	12508

	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: Special Use Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.124 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.124 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?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES
	☑	☐
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?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____ _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____ _____	☐	☑
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?	NO	YES
	☐	☑
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?	☐	☑
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?	NO	YES
	☑	☐
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

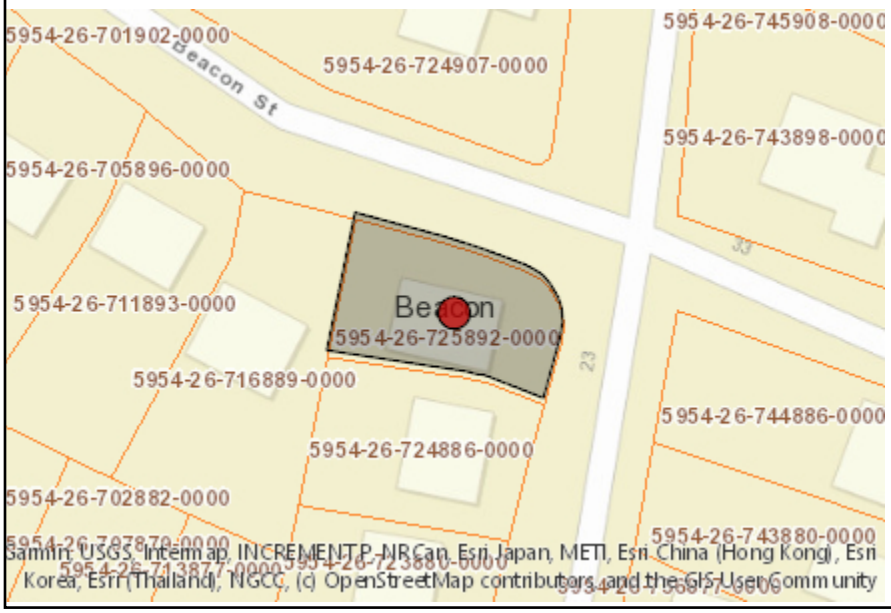
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action 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: _____ _____		
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:_____ _____	☑	☐
~~1~~9. 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: _____ _____	☐	☑

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

Applicant/sponsor/name: Kyle Donnelly Date: June 28, 2022

Signature: _____ Title: Owner

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]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

ARYEH SIEGEL
ARCHITECT

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 31 Beacon Street
Accessory Apartment Application

June 28, 2022

Dear Amanda,

Please find enclosed:

- (5) sets of Sheets 1 through 2
- (1) Application Form
- (1) EAF
- (10 Individual Disclosure Form
- Checks for Application Fee and Escrow
- CD-ROM

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

Sincerely,



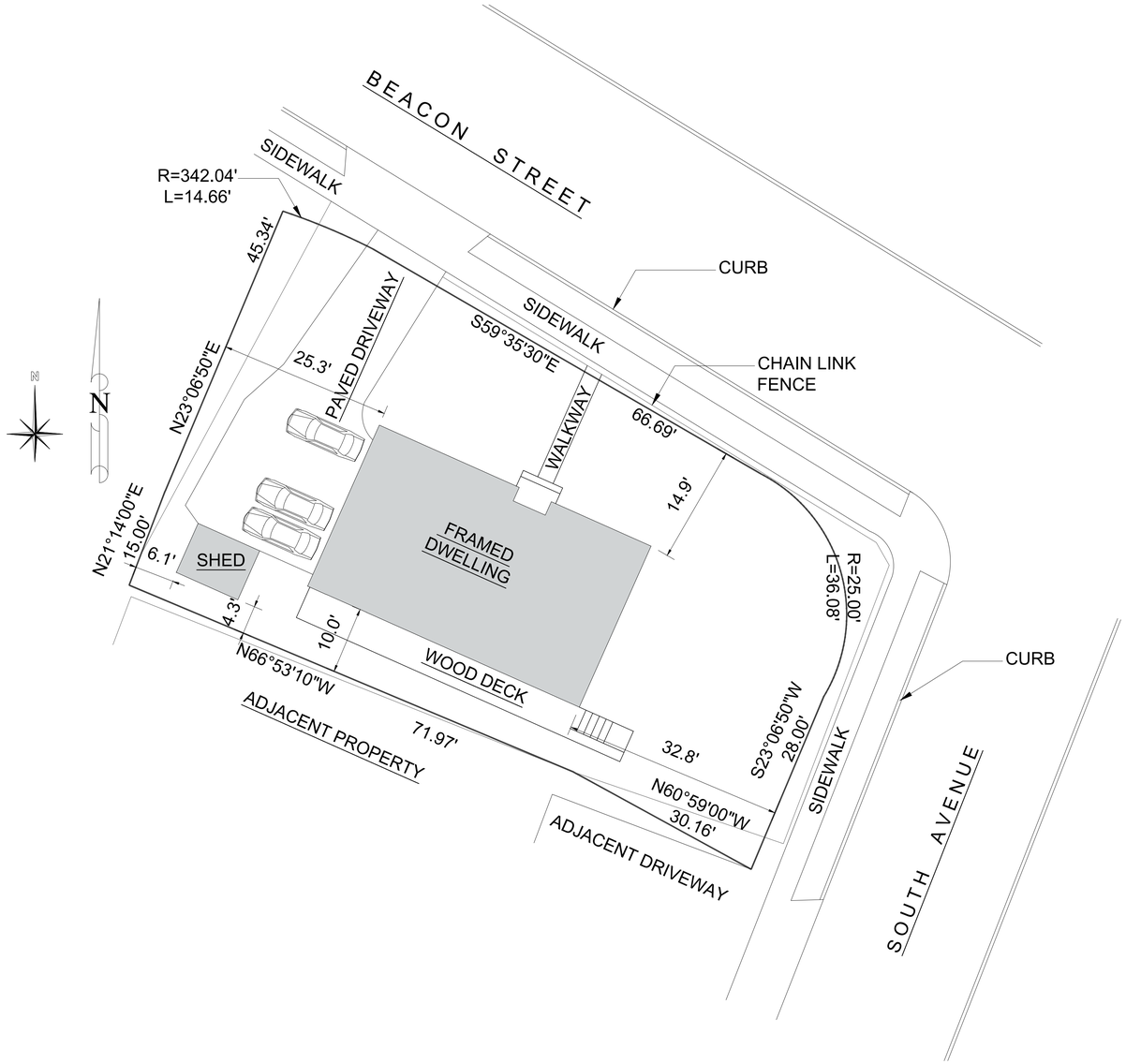
Aryeh Siegel
Aryeh Siegel, Architect

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Zoning Regulations Table

	Required Setbacks Main Structure			Existing Setbacks Main Building			Maximum Cumulative Square Footage for All Accessory Buildings	Proposed Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted For Accessory Apartment (and % based on total area of building)	Proposed Square Footage For Accessory Apartment (and % based on total area of principal building)	Proposed Building Coverage	Maximum Main Building Height	Existing Main Building Height
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
R1-7.5	20'	10'	25'	14.9'	25.3' 32.8'	10.0'	1,500 sf	81 sf existing shed	650 sf 30%	530 sf 24%	25% including shed	2.5 Stories 35'	2 Stories 24' existing



Site Plan

Scale: 1" = 10'

NOTE THAT THE ACCESSORY APARTMENT WILL COMPLY WITH THE FOLLOWING REQUIREMENTS FROM SECTION 223-24.1 OF THE CITY OF BEACON ZONING CODE:

Accessory Apartments

A. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.

B. Location on the lot. An accessory apartment may be located either in a detached single-family dwelling or in an accessory building on such a single-family lot.

C. Apartment size. The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located.

D. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.

E. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.

F. Renewal inspections. Each accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with this section. Upon a satisfactory inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.



Location Plan

Not to Scale

Zoning Summary

Zoning District:	R1-7.5
Tax Map No.:	5954-26-725892
Lot Area:	5,423 square feet / 0.124+- Acre
Existing Building Footprint:	1,144 square feet
Total Existing Residence Area:	2,288 square feet
Proposed Accessory Apartment :	440 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential with Accessory Apartment

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit +1 space for accessory apartment	1 dwelling unit + 1 accessory apartment	3 parking spaces
Total Required Parking Spaces		***3 Parking Spaces***
Total Existing Parking Spaces		**3 Parking Spaces**

Notes:

1. Apartment size. The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located.

   The proposed Accessory Apartment area is 530 square feet. The total floor area of both floors of the dwelling is 2,288 square feet. The Accessory Apartment is approximately 24% of the total floor area of the dwelling building in which it is located. Therefore, the size of the accessory apartment complies with the maximum floor area and the maximum allowable percentage

2. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.

   The required parking is provided in the existing 2 car garage and in the driveway.

3. Note that there are existing exterior light fixtures at each exterior door to the house. Any replacement of these fixtures shall comply with the requirements set forth in Note 4 below.

4. Note that exterior lighting fixtures located on the plans shall comply with the requirements of Section 223-14B, specifically:
   a. 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.
   b. 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.
   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.

Index of Drawings

Sheet 1 of 2	Site Plan
Sheet 2 of 2	Building Plan and Elevations

Special Use Permit - Accessory Apartment

Sheet 1 of 2 - Site Plan

Owner:
Kyle Donnelly
31 Beacon Street
Beacon, NY 12508

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

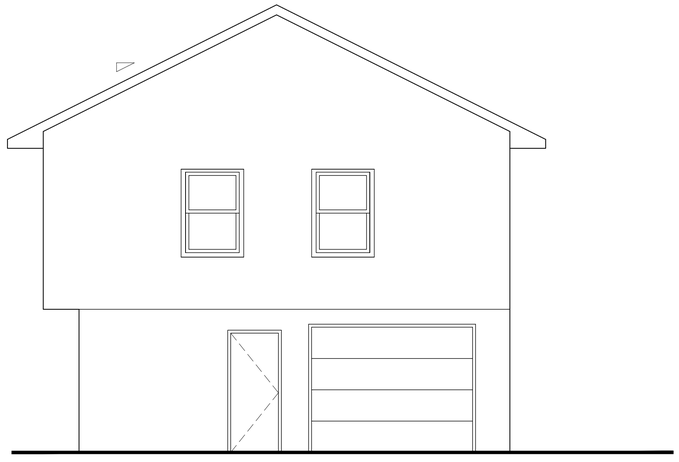
31 Beacon Street

Beacon, New York
Scale: As Noted
March 16, 2021

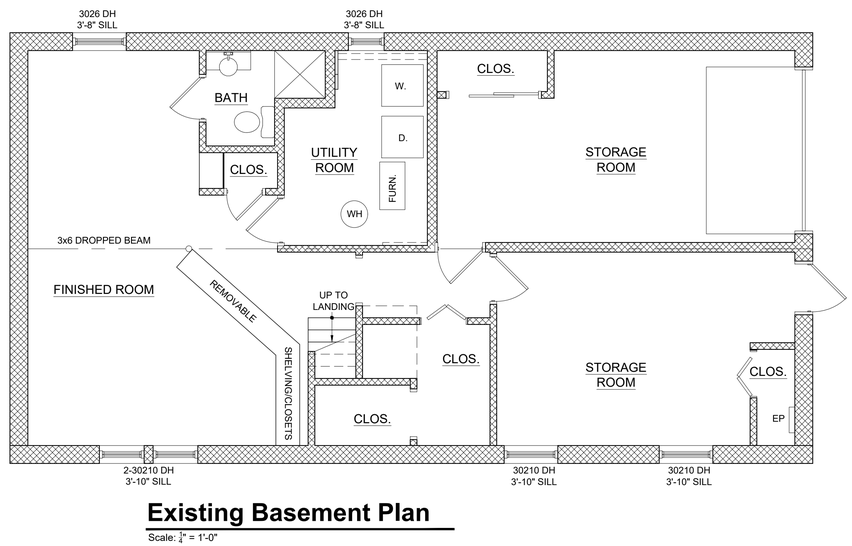
REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Existing Front Elevation (No Change Proposed)

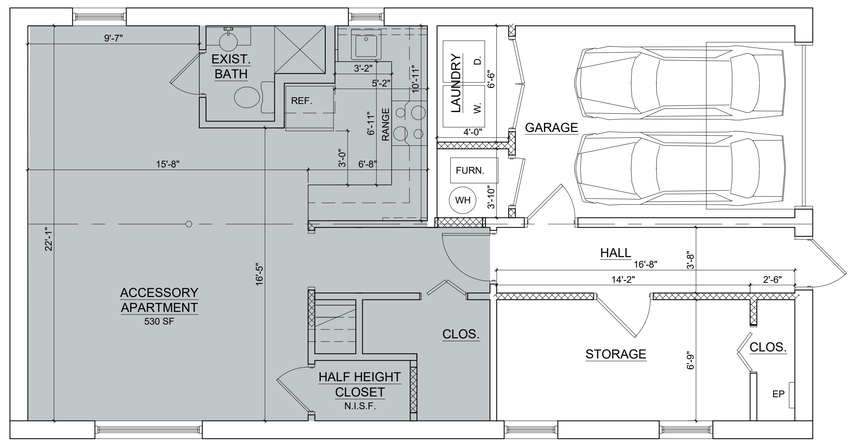


Existing Side Elevation (No Change Proposed)



Existing Basement Plan

Scale: $\frac{1}{4}$" = 1'-0"



Proposed Basement Plan

Scale: $\frac{1}{4}$" = 1'-0"

Special Use Permit - Accessory Apartment

Sheet 2 of 2 - Building Plans and Elevations

Owner:
Kyle Donnelly
31 Beacon Street
Beacon, NY 12508

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

31 Beacon Street
Beacon, New York
Scale: As Noted
March 16, 2021

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Kyle Donnelly

Address: 31 Beacon Street

Beacon, NY 12508

Signature: _____

Date: June 28, 2022

Phone: _____

(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: Aryeh Siegel Architect

Address: 84 Mason Circle

Beacon, NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 31 Beacon Street

Tax Map Designation: Section 5954 Block 26 Lot(s) 725892

Land Area: 0.124 acres Zoning District(s) R1-7.5

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Existing Single Family Residence plus Accessory Apartment

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 1 Proposed 1 accessory apt.

TOTAL: 2

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION 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: Kyle Donnelly

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

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

Applicant Address: 31 Beacon Street

Project Address: 31 Beacon Street

Project Tax Grid # 5954-26-725892

Type of Application Special Use Permit

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

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

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

Signature of Owner

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: 31 Beacon Street Accessory Apartment

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

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

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

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

Items marked NO above are not applicable to this project.

Applicant/Sponsor Name: Kyle Donnelly

Signature:

Date: June 28, 2022

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		
31 Beacon Street Accessory Apartment		
Name of Action or Project: 31 Beacon Street		
Project Location (describe, and attach a location map): 31 Beacon Street, Beacon, NY		
Brief Description of Proposed Action: Create an Accessory Apartment in an existing owner occupied single family residence.		
Name of Applicant or Sponsor: Kyle Donnelly	Telephone: E-Mail:	
Address: 31 Beacon Street		
City/PO: Beacon	State: NY	Zip Code: 12508

	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: Special Use Permit	☐	☑

3. a. Total acreage of the site of the proposed action?	0.124 acres
b. Total acreage to be physically disturbed?	0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.124 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?	☐	☑
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? Atlantic Sturgeon, Shortnos...	☐	☑
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:		
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:	☐	☑

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

Applicant/sponsor/name: ~~Kyle~~ Donnelly Date: June 28, 2022

Signature: Title: Owner

PRINT FORM

EAF Mapper Summary Report

Thursday, June 23, 2022 11:26 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]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: KYLE DONNELLY

Address of Applicant: 31 BEACON ST BEACON, NY 12508

Telephone Contact Information: 760-409-8115

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
KYLE DONNELLY	31 Beacon ST Beacon	760-409-8115	6/2017	Attorney Office 6/2017

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ ☒

YES NO

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

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

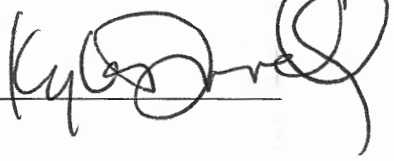
SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ YES ☒ NO

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

(Print) KYLE DONNELLY

(Signature) 

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **31 Beacon Street, Site Plan and Special Permit for Accessory Apartment**

I have reviewed a June 28, 2022 cover letter from Aryeh Siegel, June 28, 2022 Special Permit Application, June 28, 2022 Short EAF Part 1, and a 2-sheet Special Permit set, dated March 16, 2022.

Proposal
The applicant is proposing to create a 530 square foot accessory apartment in the lower level of an existing single-family house in the R1-7.5 district.

Comments and Recommendations

1. An accessory apartment on an existing lot is a Type II action under SEQRA, so no EAF or Local Waterfront Revitalization Program review is necessary.

2. For the Zoning Regulations table:

   a. It may make sense on this corner lot to consider the South Avenue frontage as the front yard. All yards would then be conforming and any driveway parking would not be in the front yard.

   b. The maximum cumulative square footage for all accessory buildings in the R1-7.5 district is 720 square feet, not 1,500 square feet.

3. For the Zoning Summary list, the proposed accessory apartment is 530 square feet.

4. The car illustrations on both sheets are undersized. The cars represented on Sheet 1 would not be able to maneuver into the locations shown and the dimensions of the proposed garage would only allow space for one short car. Area for three 9' X 18' car spaces can be shown in the driveway, while still satisfying the 5-foot parking setback from the rear and side lot lines, as required in Section 223-26 C(1). Note 2 on Sheet 1 should also be corrected.

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

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 6, 2022

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

RE: 31 Beacon Street
Accessory Apartment
Tax No. 5954-26-725892
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the above application:

- Correspondence dated June 28, 2022, from Aryeh Siegel, Architect.
- Application for Special Use Permit and Individual Disclosure Form.
- Short Environmental Assessment Form dated June 28, 2022.
- Plans titled "Special Use Permit – Accessory Apartment – 31 Beacon Street", consisting of 2 sheets dated March 16, 2021, as prepared by Aryeh Siegel, Architect.

The proposed project is located in the R1-7.5 Zone and entails the conversion of a portion of the basement of an existing single-family residence to a 530 square foot accessory apartment. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. The "Location Plan" on Sheet 1 shall be provided at scale, and the roads shall be labeled to allow for the location of the site to be determined.

2. A note shall be added to Sheet 1 stating where the boundary information was taken from.

3. The requirements for an accessory structure in the R1-7.5 Zone require a rear and side yard setback of 5 feet. The shed is in non-compliance with the required setback for the rear yard requirement for an accessory structure.

4. The actual limits of pavement for the driveway shall be provided on the plans and called out.

5. The size of the vehicles on Sheet 1 should be shown at true scale. The cars depicted on the plan are shown to be 4 foot wide by 11.5 feet in length. Based upon actual car sizes, we do not believe that cars would be able to park as depicted and allow for other vehicles to pass around them to enter and exit the site.

6. Note No. 2 on Sheet 1 states "The required parking is provided in the existing 2 car garage and in the driveway." Based upon the basement plans provided on Sheet 2, the garage door is only 9 feet wide, which would make this a single car garage. As to the "Proposed Basement Plan", it shows two (2) cars parked in the garage but based upon the scale these cars are only 11.5 feet in length and 4 feet in width, which is unrealistic. We also don't' believe that a single car would be able to access this garage in the future due to the door swinging into the garage from the hallway and the depth of the garage being 15± feet in depth once the laundry room and mechanical room are closed off. The "Proposed Basement Plan" shall reflect what will actually occur with this area.

7. requires The Zoning Analysis – Accessory Building table on Sheet 1 states a "Proposed Building Footprint" of 955 SF, whereas the plan notes the existing footprint to be 1,060 SF for the existing barn that is to be converted. The table should be corrected accordingly.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
07/12/2022

Title:

Review application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders Inc

ATTACHMENTS

2019_Subdivision_Application-City of Beacon (Executed).pdf

City of Beacon_Highland Place Subdivision Cover Letter_2022-0628.pdf

Highland Place Subdivision_Sheet 1_Cover Sheet.pdf

Highland Place Subdivision_Sheet 2_Existing Conditions Plan.pdf

Highland Place Subdivision_Sheet 3_Subdivision Plat.pdf

Highland Place Subdivision_Sheet 4_Subdivision Plan.pdf

Highland Place Subdivision_Sheet 5_Erosion & Sediment Control Plan.pdf

Highland Place Subdivision_Sheet 6_Construction Details.pdf

Highland Place Subdivision_Sheet 7_Construction Details.pdf

Short EAF_Highland Place Subdivision (Executed).pdf

Planners COmments Highland Pl Subdivision 7.7.22.pdf

Engineers Comments 12 Highland Subdiv 07-06-12 review.pdf

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Lori Joseph Builders, Inc. (Contact- Gary Joseph)

Address: 1 East Main Street, Unit 101

Beacon, NY, 12508

Signature: [signature]

Date: 6/28/22

Phone: (845) 416-1808

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Michael A. Bodendorf, P.E.

Address: 174 Main Street

Beacon, NY 12508

Phone: (845) 440-6926

Fax: (845) 440-6637

Email address: MBodendorf@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

12 Highland Place Subdivision

Street which property abuts: Highland Place

Current Tax Map Designation: Section 6054 Block 31 Lot(s) 306777

Property ~~(does)~~ (does not) connect directly into a (State) (County) highway.

Land in subdivision ~~(is)~~ (is not) within 500 feet of a Municipal boundary.

Total area of property is +/- 1.075 acres (46,811 square feet)

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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: Lori Joseph Builders, Inc.

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

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

Applicant Address: 1 East Main Street, Unit 101, Beacon, NY 12508

Project Address: 12 Highland Place, Beacon, NY 12508

Project Tax Grid # 6054-31-306777

Type of Application Subdivision for existing property

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, Gary Joseph, 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

Signature of Owner

pres.

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
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 12 Highland Place Subdivision

PRELIMINARY SUBDIVISION PLAT	**YES**	**NO**
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	X	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	X	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	X	
Location, size and nature of any area proposed to be reserved for park purposes.	X	
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:		
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.	N/A	
Location of all existing and proposed monuments and other subdivision improvements.	X	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 12 Highland Place Subdivision

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	X	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	X	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	X	
The names of all existing and proposed streets and private roads.	X	
The locations of all water bodies and watercourses.	N/A	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	X	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	X	
Location of all existing and proposed monuments.	X	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	X	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	X	
Endorsement of approval by the Dutchess County Health Department.	TBP	
Plan for the provisional delivery of mail, as approved by the local postmaster.	TBP	
Endorsement of the owner as follows: "Approved for filing: _____ _____" Owner Date	X	

FINAL SUBDIVISION PLAT *(continued)*	**YES**	**NO**
Form for endorsement by Planning Board Chairman as follows: "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.	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.	N/A	

FINAL CONSTRUCTION PLANS	**YES**	**NO**
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:		
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.		
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.		
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.		
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.		

FINAL CONSTRUCTION PLANS ***(continued)***		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.		
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

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

All items marked "NO" are not applicable to this particular application.

Applicant/Sponsor Name: Lori Joseph Builders, Inc. - Applicant

Signature: J Joseph

Date: 6/28/22

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Lori Joseph Builders, Inc. (Contact- Gary Joseph)

Address of Applicant: 1 East Main Street, Unit 101, Beacon NY 12508

Telephone Contact Information: (845) 416-1808

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Lori Joseph Builders, Inc.	1 East Main Street, Unit 101, Beacon, NY 12508	(845) 416-1808	6/17/2022 - sale of property	6/24/2022; filed in the Dutchess County Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** ☒ **NO**

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ **YES** ☒ **NO**

I, Gary Joseph being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Gary Joseph

(Signature) J Joseph

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 Lori Joseph Builders, Inc.	Telephone Contact Information (845) 416-1808
Principal Place of Business of Entity 1 East Main Street, Unit 101 Beacon, NY, 12508	Place and Date of incorporation Dutchess County, 1984
Method of Incorporation S-CORP	Official place where the documents and papers of incorporation were filed Dutchess County Clerk's Office

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
Lori Joseph Builders, Inc.	1 Est Main Street, Unit 101, Beacon, NY 12508	845-416-1808	100% Ownership

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.
Lori Joseph Builders, Inc.	1 East Main Street, Unit 101, Beacon, NY 12508	845-416-1808	6/24/2022 - Sale of Property	6/24/2022 Recorded at the Dutchess County Clerk's office

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

☐ **YES** ☒ **NO**

Name	Employer	Position

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

☐ ☒

YES **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address

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

_____

_____

_____

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

SECTION J.

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

Name of the Corporation Lori Joseph Builders, Inc.	Telephone Contact Information (845) 416-1808
Principal Business Address 1 East Main Street, Unit 101 Beacon, NY, 12508	Place and Date of Incorporation Dutchess County, 1984
Method of Incorporation S-CORP	Official place where the documents and papers of incorporation were filed Dutchess County Clerk's Office

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

Name	**Residence or business address**	**Telephone number**
Gary Joseph	1 East Main Street, Unit 101 Beacon, NY, 12508	(845) 416-1808

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, Gary Joseph being first duly sworn, according to law, deposes and says that I am (Title) President/Owner, an active and qualified member of the Lori Joseph Builders, Inc. 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) Gary Joseph

(Signature) J Joseph

HUDSON LAND DESIGN

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

June 28, 2022

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

Re: Highland Place Subdivision
Lori Joseph Builders, Inc. (Applicant)
12 Highland Place
Tax Parcel: 6054-31-306777, ±1.07 ac.
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) is please to submit a subdivision application with a copy of the deed, short EAF and preliminary subdivisions plans to the City of Beacon planning board for initial review. The proposed project is located at 12 Highland Place, consists of 1.07 acres and is located in the R1-5 & R1-10 residential zoning districts, in the City of Beacon, NY. The existing property currently contains a single-family dwelling with driveway access and frontage on Highland Place.

The Applicant wishes to subdivide the lot into five (5) residential building lots. Proposed Lot 4 will contain the existing dwelling, and the remaining lots will be new building lots. The City zoning line bifurcates the existing lot with a portion of the existing lot being within the R1-10 zoning district on the north side of the zoning line and a portion being within the R1-5 zoning district on the south side of the zoning line.

Proposed Lots 1, 2 and 3 are located within the R1-5 zoning district and have been designed to meet the requirements of the R1-5 district. Proposed Lots, 4 and 5 are within the R1-10 zoning district and have been designed to meet the requirements of the R1-10 zoning district.

The existing parent lot is bound by Anderson Street on its west property boundary, Grove Street on its south property boundary and Highland Place on its east property boundary. All lots have frontage on a public street; however, do not necessarily have access to those streets. The existing grades between the lot and Anderson Street and Grove Street are very steep, making it difficult to provide access to these streets. There is also a gabion retaining wall along the site's frontage with Grove Street. As such, all proposed driveways access from Highland Place.

Proposed Lots 1 & 2 will utilize a shared driveway to provide access from Highland Place. A 25' wide access easement is provided over Lot 1 for access to Lot 2. Proposed Lots 3 and 4 will

utilize a shared driveway generally in the location of the existing driveway for the parent lot. A 25’ wide access easement is provided over Lot 2, 4 and 5 for access to Proposed Lots 3 and 4. The access easement will also serve as a utility easement over Lot 5 for relocated water and sewer service lines to Lot 4.

Yard drains are provided for proposed Lots 1 and 2 roof leaders and footing drains so that they don’t drain overland toward the gabion retaining wall. The proposed yard drains are connected to an existing catch basin located at the Grove Street and Highland Place intersection. This drainage line will necessitate a 10’ wide utility easement over Lot 1 for the benefit of Lot 2.

The existing water and sewer services for the parent lot will be re-routed to connect to the water and sewer mains on Highland Place. The existing service lines will be discontinued and abandoned though proposed Lot 4; however, proposed Lot 3 will connect to these service lines and re-use them to existing connections to water and sewer mains within Grove Street.

Five (5) hard copies of a preliminary subdivision set consisting of 7 sheets and a short EAF are provided with this submission for review. Also included with this submission is a Subdivision Application, a copy of the deed, an application check for $2,500, and an initial escrow check for $2,500. A full set of plans, EAF, Application and cover letter are provided with the digital submission package.

We look forward to discussing this project, establishing lead agency and setting a public hearing for August 9, 2022, at your July 12, 2022 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: Lori Joseph Builders, Inc. (w/ attachments)
Daniel G. Koehler, P.E. (HLD file)

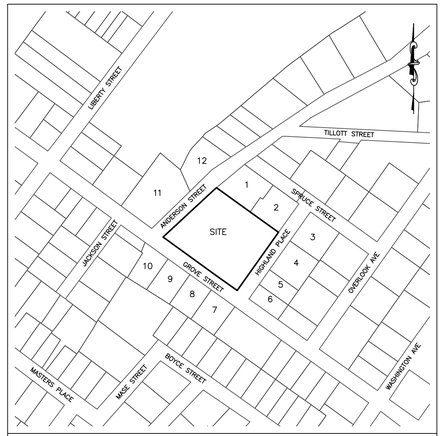
HIGHLAND PLACE SUBDIVISION

RESIDENTIAL SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-31-306777
TOTAL LOT AREA: ±1 ACRE
ZONING DISTRICT: R1-10 & R1-5

PROJECT INFORMATION:	
PARCEL OWNER:	GARY JOSEPH, XXX, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	12 HIGHLAND PLACE, BEACON NY 12508
TAX PARCEL ID:	6054-31-306777
PARCEL AREA:	±1 ACRE
WATER SUPPLY:	PROPOSED MUNICIPAL
SEWAGE DISPOSAL:	PROPOSED MUNICIPAL



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS (WITHIN 100 FEET):
PARCEL: OWNER & ADDRESS
1. HOWARD BANICK, 18 MEAD AVENUE, BEACON NY 12508
2. ANNE THOMAS, 22 HIGHLAND PLACE, BEACON NY 12508
3. EVERETT GIFFORD, 21 HIGHLAND PLACE, BEACON NY 12508
4. JASON MCREDO, 11 HIGHLAND PLACE, BEACON NY 12508
5. PAUL LYONS, 7 HIGHLAND PLACE, BEACON NY 12508
6. ANNE GUAQUIE, 64 GROVE STREET, BEACON NY 12508
7. SANDRA FITZGERALD, 14 GARDEN PLACE, BEACON NY 12508
8. PATRICIA KOMISAR, 43 GROVE STREET, BEACON NY 12508
9. CARLTON GOOD, 39 GROVE STREET, BEACON NY 12508
10. AHLENA LEON, 31 GROVE STREET, BEACON NY 12508
11. MEREDITH HEUER, 24 GROVE STREET, BEACON NY 12508
12. CITY OF BEACON SCHOOL DISTRICT, 10 EDUCATION DRIVE, BEACON NY 12508

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

OWNER/APPLICANT:
GARY JOSEPH
LORI JOSEPH BUILDERS, INC.
1 EAST MAIN STREET
BEACON, NEW YORK 12508
PH: 845-416-1808

PROJECT SURVEYOR:
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NEW YORK 12569
PH: 845-380-0528

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PT-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)
SHEET 7: CONSTRUCTION DETAILS (CD-2)

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.

_____ _____
GARY JOSEPH DATE

DCDBCH APPROVAL BLOCK
DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEESPIE, NEW YORK

RECOMMENDED FOR APPROVAL BY:

_____

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THE RESIDENTIAL SUBDIVISION TO BE KNOWN AS HIGHLAND PLACE SUBDIVISION IN THE CITY OF BEACON WERE APPROVED ON_____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS IN THE OFFICE OF THE COUNTY CLERK OF DUTCHESS COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, AND ARTICLE 11 OF THE DUTCHESS COUNTY SANITARY CODE.

_____
SUPERVISING PUBLIC HEALTH ENGINEER

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

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF LICENSED PROFESSIONAL ENGINEER 084468
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

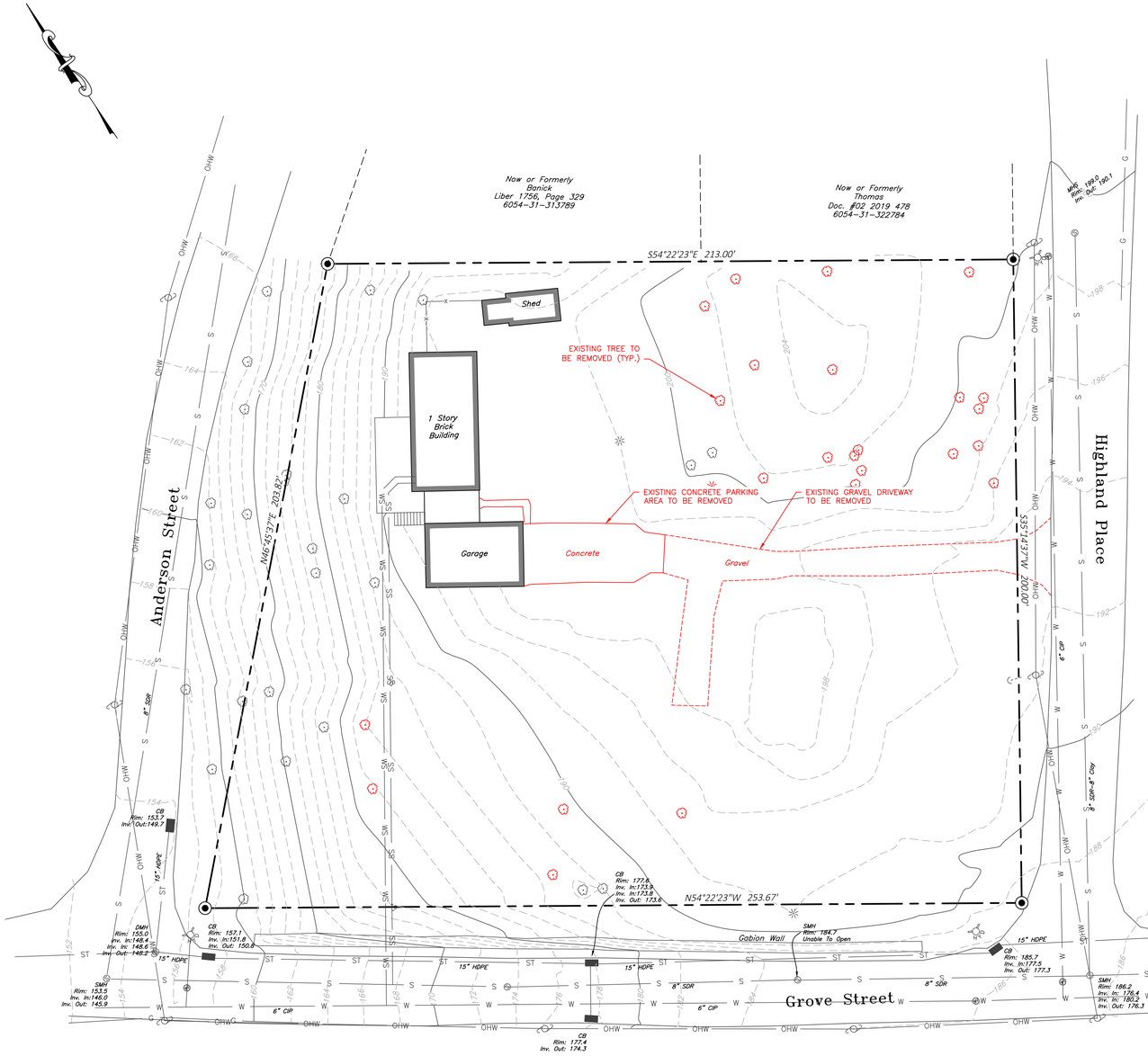
COVER SHEET

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 7

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



EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

SURVEY REFERENCE:

1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

SURVEY NOTES:

1. COPYRIGHT JOHNSON 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 TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

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.

_____ _____
GARY JOSEPH 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: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSENKOVER LICENSED PROFESSIONAL ENGINEER 084468

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

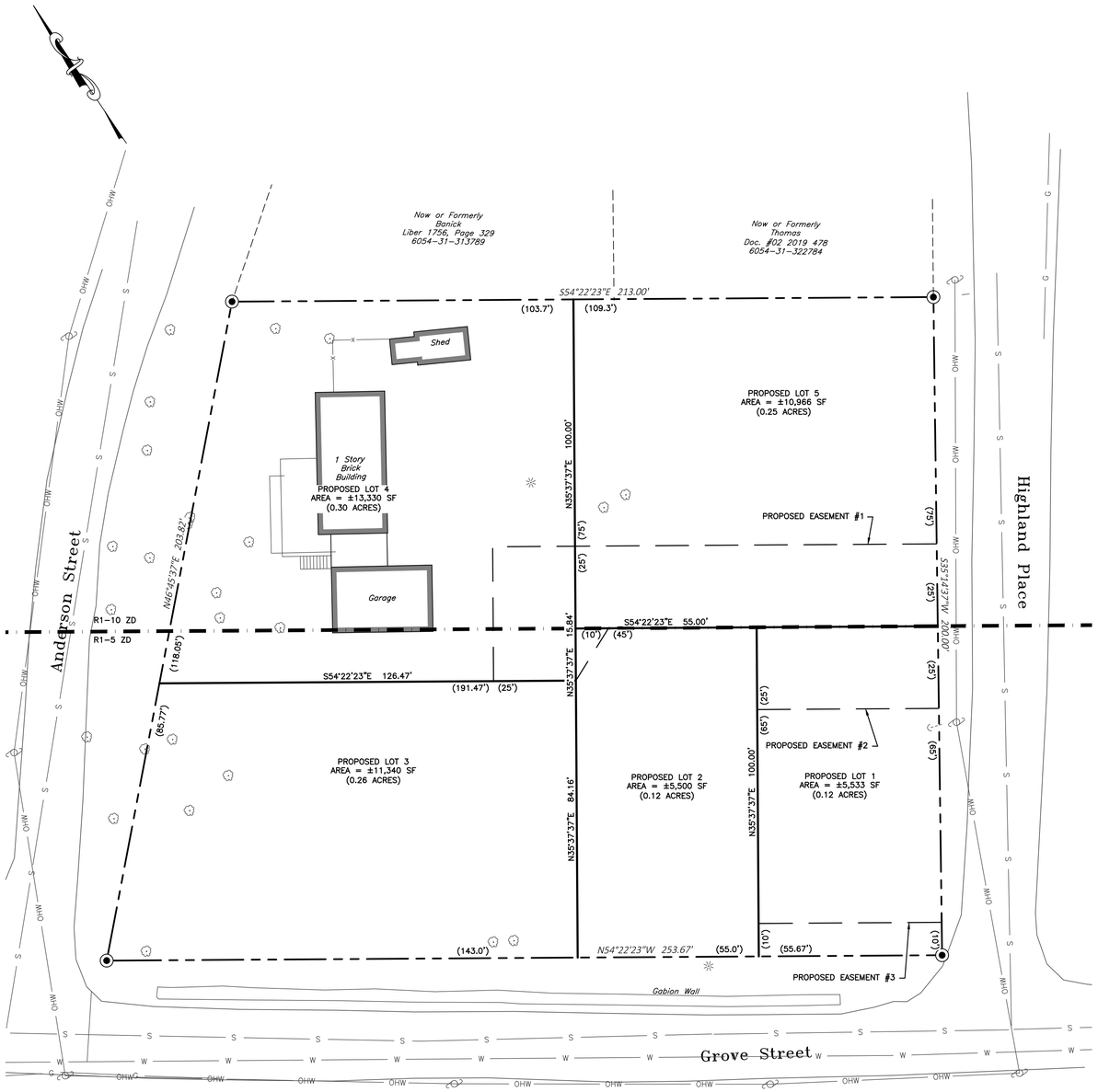
EXISTING CONDITIONS & REMOVALS PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

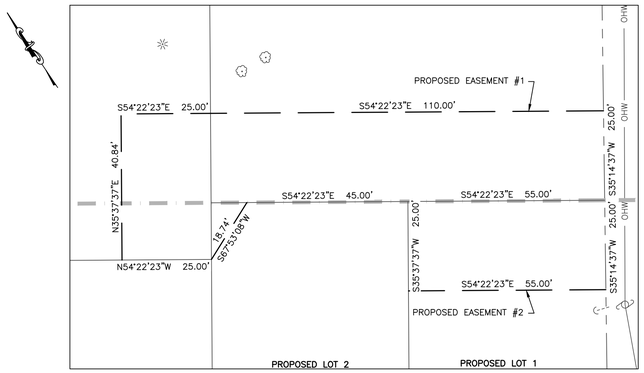
JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 7

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

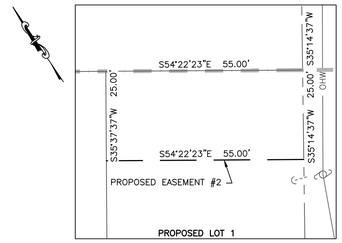


LEGEND:

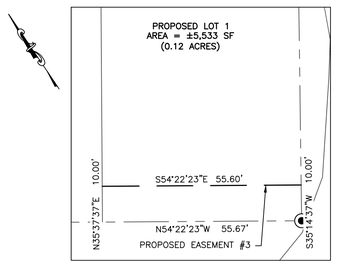
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT



PROPOSED EASEMENT #1
SCALE: 1" = 20'



PROPOSED EASEMENT #2
SCALE: 1" = 20'



PROPOSED EASEMENT #3
SCALE: 1" = 20'

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:				
PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN.	5,533 S.F.	5,500 S.F.	11,340 S.F.
LOT WIDTH:	50 FEET MINIMUM	55 FEET	55 FEET	84 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET	126 FEET

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:			
PARAMETER	REQUIREMENT	LOT 4	LOT 5
LOT AREA:	10,000 SQFT MIN./UNIT	±13,330 SQFT	±10,966 SQFT
LOT WIDTH:	85 FEET MINIMUM	±115.8 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±103.7 FEET	±109.3 FEET

SURVEY REFERENCE:

1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

SURVEY NOTES:

1. COPYRIGHT JOHNSON 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 TWO FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

TOTAL PARCEL AREA:

±46,669 SF OR 1.071 ACRES

TAX MAP REFERENCE:

CITY OF BEACON 6054-31-306777

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

SURVEY REFERENCE:

1. EASEMENT #1 IS AN ACCESS AND UTILITY EASEMENT OVER PROPOSED LOTS 2, 4 AND 5 FOR ACCESS TO PROPOSED LOT 4 AND PROPOSED LOT 3, AND UNDERGROUND UTILITIES TO PROPOSED LOT 4.
2. EASEMENT #2 IS AN ACCESS EASEMENT OVER PROPOSED LOT 1 FOR ACCESS TO PROPOSED LOT 2.
3. EASEMENT #3 IS A UTILITY EASEMENT OVER PROPOSED LOT 1 FOR THE BENEFIT OF PROPOSED LOT 2.

SUBDIVISION PLAT

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.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 16, 2022.

BY: _____
BRENDAN JOHNSON, P.L.S. *N.Y. State Lic. no. 50031*

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.

_____ GARY JOSEPH

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
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

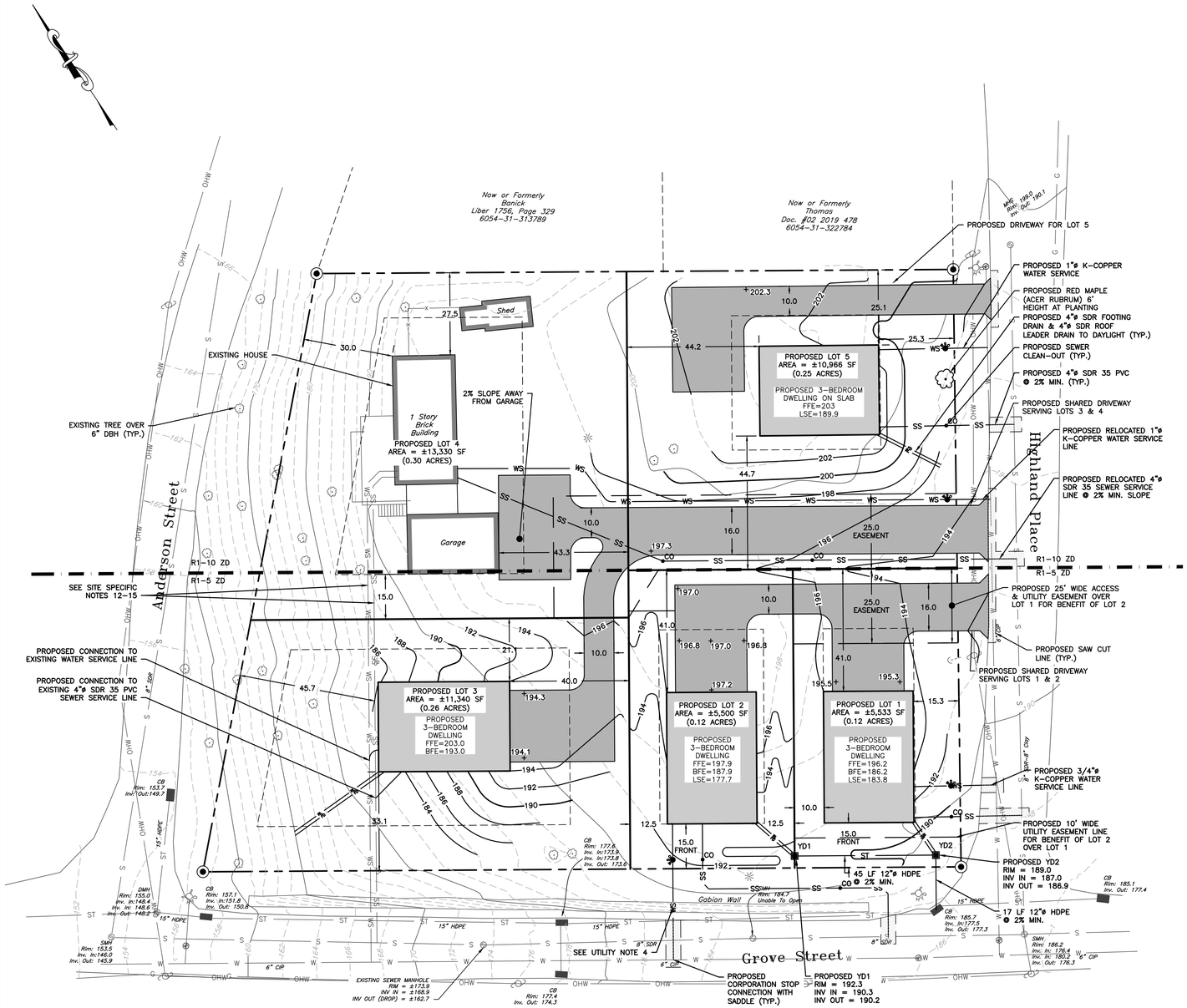
PRELIMINARY SUBDIVISION PLAT

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	PT-1
SHEET:	3 OF 7

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



SUBDIVISION 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
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	5,000 SQUARE FEET MIN	5,533 S.F.	5,500 S.F.	11,340 S.F.
LOT WIDTH:	50 FEET MINIMUM	55.67 FEET	55 FEET	84 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET	126 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	15 FEET MINIMUM	15 FEET	15 FEET	33.1 FEET
SIDE YARD:	10 FEET MINIMUM	10 FEET	12.5 FEET	21.1 FEET
REAR YARD:	20 FEET MINIMUM	41 FEET	41 FEET	40 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
DWELLING UNITS PER LOT:	MAX 1	1	1	1

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 4	LOT 5
LOT AREA:	10,000 SQFT MIN./UNIT	±13,330 SQFT	±10,966 SQFT
LOT WIDTH:	85 FEET MINIMUM	±115.8 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±103.7 FEET	±109.3 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	25 FEET	±30 FEET	±25.3 FEET
SIDE YARD:	15 FEET	±15 FEET	±16.4 FEET
REAR YARD:	35 FEET MINIMUM	±43.3 FEET	±44.1 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	25% MAX.	±14.3%	±15.3%
MAX. UNITS/BUILDING:	1 MAX	1	1

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 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 SHALL BE 3/4"ø K-COPPER ON LOTS 1, 2, 3 & 5. LOT 4 SHALL BE 1"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED STORMWATER SYSTEM.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS, IF NECESSARY ON PROPOSED LOTS 1, 2 AND 5. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN.
11. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN 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 IS AS FOLLOWS:

    PROPOSED LOT 1 & LOT 2: SLSD LEFT = ±247 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE.
    SLSD RIGHT = ±111 FEET TO THE INTERSECTION WITH GROVE STREET.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±233 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    PROPOSED LOT 3 & LOT 4: SLSD LEFT = ±223 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE.
    SLSD RIGHT = ±136 FEET TO THE INTERSECTION WITH GROVE STREET.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±209 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    PROPOSED LOT 5: SLSD LEFT = ±133 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE.
    SLSD RIGHT = ±210 FEET TO THE INTERSECTION WITH GROVE STREET.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±124 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    THE SLSD LEFT AND RIGHT FOR ALL DRIVEWAYS, AS WELL AS SSD FOR LOT 5 ARE LESS THAN THE MINIMUM REQUIRED SIGHT DISTANCE; HOWEVER, THE MEASUREMENTS ARE TO A SHARP 90° TURN WITHIN HIGHLAND PLACE LOOKING LEFT, AND A ROAD INTERSECTION WITH GROVE STREET TO THE RIGHT. APPROACHING VEHICLES CANNOT BE TRAVELING AT THE POSTED SPEED LIMIT WHILE BEING ABLE TO NAVIGATE THESE TURNS. THEREFORE, THE DESIGN SPEED LIMITS ARE LOWER THAN 30 M.P.H. AT THE TURN/INTERSECTION, AND WILL LIKELY NOT REACH 30 M.P.H. AT THE DRIVEWAY LOCATIONS DUE TO THE SHORT STRETCH OF ROAD.
12. 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.
13. THE CONTRACTOR SHALL EXCAVATE TEST PITS ON PROPOSED LOT 3 AT THE PROPOSED CONNECTION POINTS WITH THE EXISTING WATER AND SEWER SERVICE LINES FROM PROPOSED LOT 4 TO VERIFY THE LOCATION AND DEPTHS OF THE EXISTING LINES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR OTHER ISSUES WITH THE SERVICE LINES.
14. THE NEW SERVICE LINES FOR PROPOSED LOT 4 SHALL BE CONSTRUCTED AND PLACED INTO SERVICE PRIOR TO DISCONTINUATION OF THE EXISTING WATER AND SEWER SERVICE LINES.
15. THE EXISTING PORTION OF THE WATER AND SEWER SERVICE LINES ON PROPOSED LOT 3 SHALL BE REMOVED UP TO THE PROPERTY LINE WITH LOT 4 AND ABANDONED IN PLACE ON PROPOSED LOT 4 AFTER THE NEW CONNECTIONS ARE MADE TO THE SERVICE LINES.

GENERAL CONSTRUCTION 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.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
8. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. THE PROPOSED WATER AND SEWER SERVICE LINES SHALL BE LOCATED BENEATH THE GABION WALL FOOTING VIA DIRECTIONAL BORE. PIPE SLEEVES SHALL BE PROVIDED OVER UTILITY LINES BENEATH THE WALL AND SHALL EXTEND 5' BEYOND THE WALL ON BOTH SIDES.

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.

_____ _____
GARY JOSEPH 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: DGK			
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

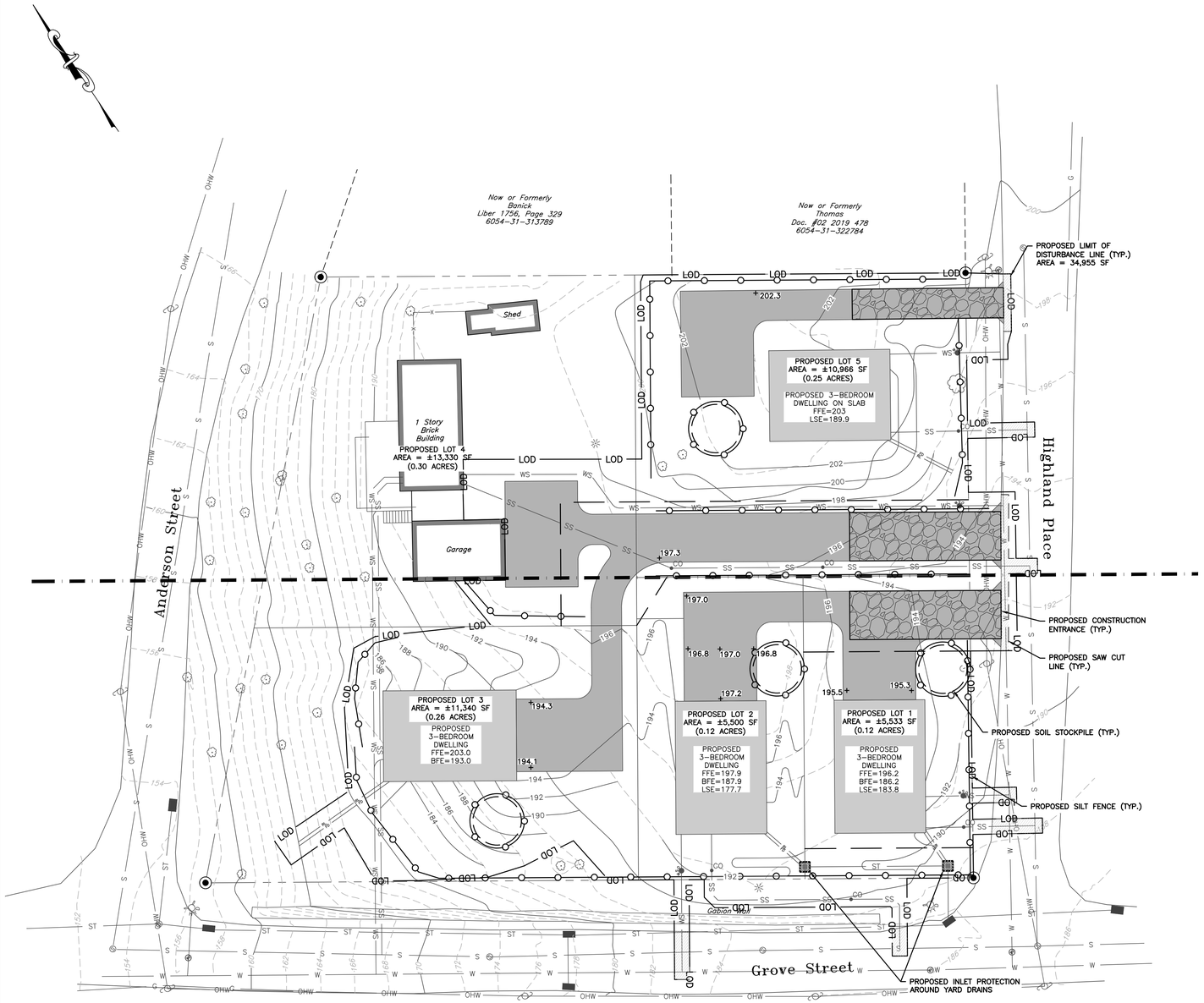
SUBDIVISION PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	4 OF 7

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED FOOTING DRAIN LINE
- PROPOSED YARD DRAIN
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
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 CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

EROSION & SEDIMENT CONTROL 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.

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.

_____ _____
GARY JOSEPH DATE

DRAWN BY: CMB				CHECKED BY: DGK			
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

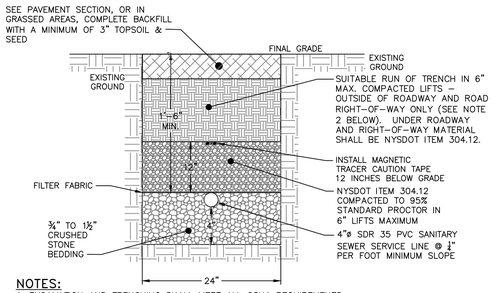
EROSION & SEDIMENT CONTROL PLAN

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-306777

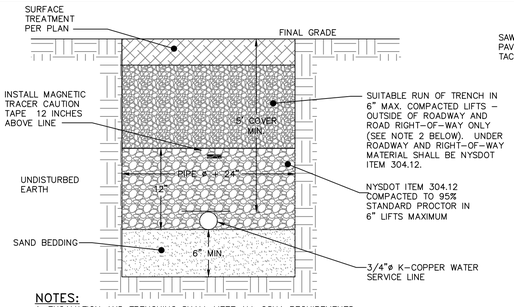
JOB #:	2022:011
DATE:	6/28/2022
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7

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



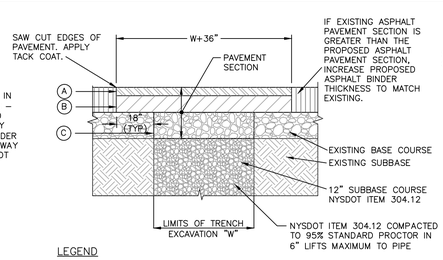
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

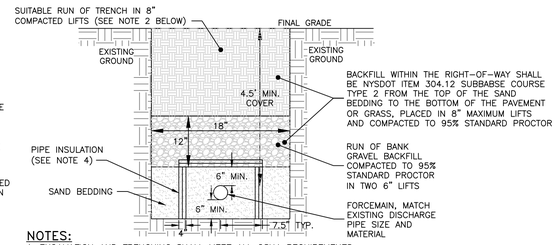
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

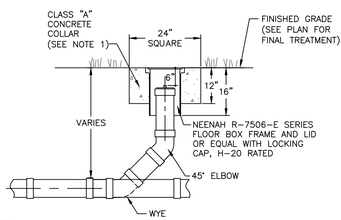
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



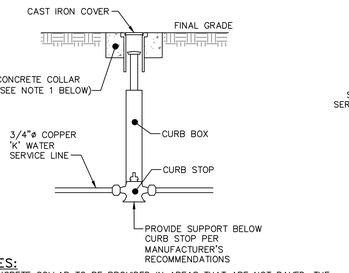
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. CONTRACTOR TO VERIFY ALL PIPE CROSSINGS PRIOR TO CONSTRUCTION (E.G., WATER SERVICES, SEWER SERVICES, GAS LINES, ETC.).
4. WHERE MINIMUM 4.5' COVER REQUIREMENT CANNOT BE MET, PROVIDE PIPE INSULATION BOARD CERTIFOAM 40 OR APPROVED EQUAL, CLOSED CELL EXTRUDED POLYSTYRENE FOAM MEETING ASTM C578 TYPE VI WITH MINIMUM 40 PSI COMPRESSIVE STRENGTH PER ASTM D1621, 0.1% MAXIMUM WATER ABSORPTION PER ASTM C272. PROVIDE TWO 2" THICK BOARDS, OVERLAP ALL INSULATION BOARD JOINTS.

SUMP PUMP FORCEMAIN TRENCH DETAIL
NOT TO SCALE



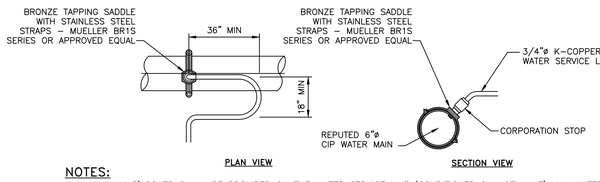
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE



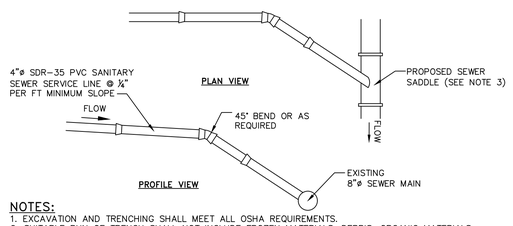
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



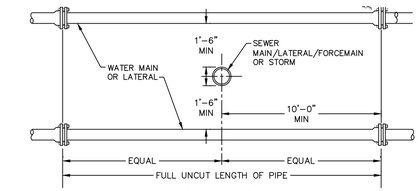
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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



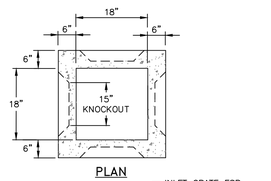
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



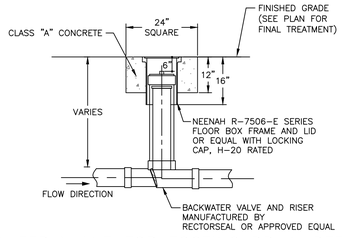
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE

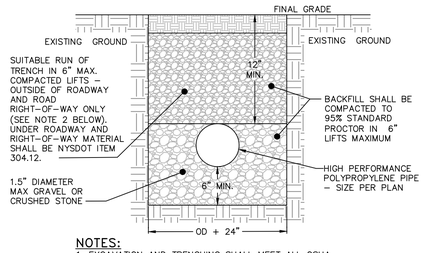


NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE 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. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE

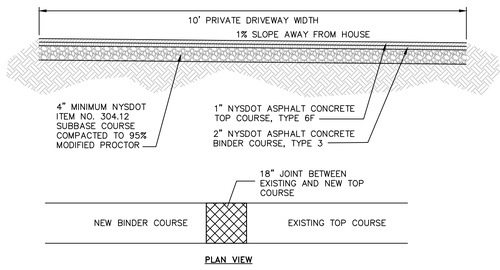


BACKWATER VALVE FOR FOOTING DRAIN DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

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.

_____ GARY JOSEPH

_____ 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: DGK			
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

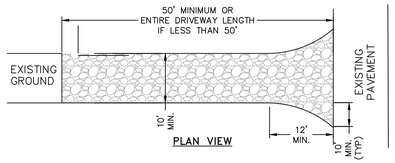
CONSTRUCTION DETAILS

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 7

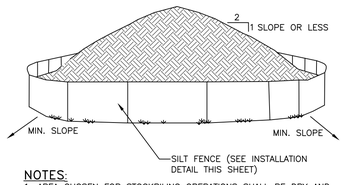
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PLAN VIEW

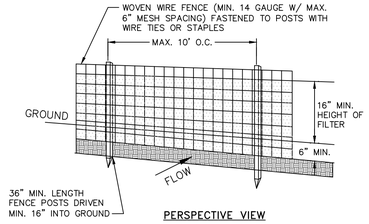
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. 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.
6. 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.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

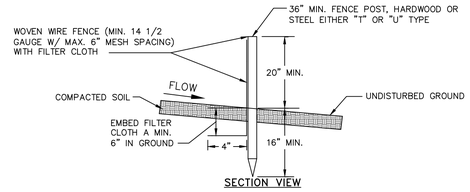


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



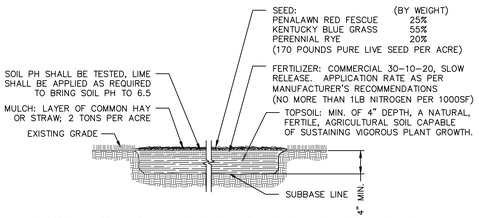
PERSPECTIVE VIEW



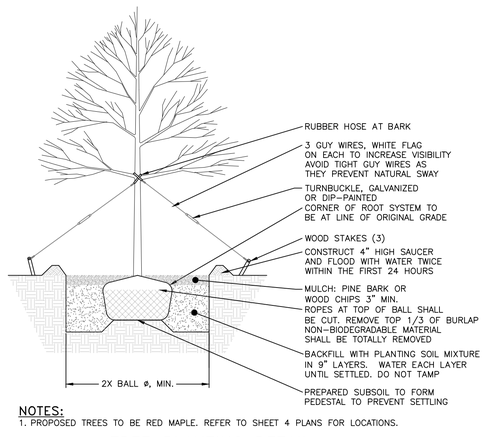
SECTION VIEW

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



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE RED MAPLE. REFER TO SHEET 4 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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.

_____ GARY JOSEPH

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
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

CONSTRUCTION DETAILS

HIGHLAND PLACE SUBDIVISION

12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	7 OF 7

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

Name of Action or Project:

Highland Place Subdivision

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

12 Highland Place, Beacon, NY 12508

Brief Description of Proposed Action:

The project site is the property located at 12 Highland Place in the City of Beacon, NY. The property is currently developed with an existing residence and driveway that allows access from Highland Place. The owner for the property, Lori Joseph Builders, Inc., wishes to develop the property by subdividing it into 5 lots. The northwest lot (Lot 4) will retain the property's existing residence along with its accompanying garage and shed. The remaining vacant lots will be developed through the construction of new single-family residences on each lot. The new residences will be connected to the City of Beacon's Water and Sewer services which run along Grove Street and Highland Place. Three new paved driveways are proposed with entrances on Highland Place to provide access to the proposed lots.

Two of the proposed driveways will be shared driveways. One will provide access to the two westernmost lots (Lots 3 & 4), and the other will provide access to the two lots on the site's southeast corner (Lots 1 & 2). Meanwhile, the northeast corner lot (Lot 5) will have a private driveway. Easements will be created through Lots 1, 4 and 5 to allow the passage of the driveway serving Lot 3 & 4.

Name of Applicant or Sponsor:	Telephone: (845) 416-1808
Lori Joseph Builders, Inc. (Contact- Gary Joseph)	E-Mail: garyjoseph625@gmail.com

Address:

1 East Main Street, Unit 101

City/PO:	State:	Zip Code:
Beacon	New York	12508

	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 of Beacon Planning Board- Subdivision Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 1.07 acres
   b. Total acreage to be physically disturbed? 0.8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.07 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:		
All new residences will be built to meet state energy code requirements.	☐	☑

	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?	☑	☐
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

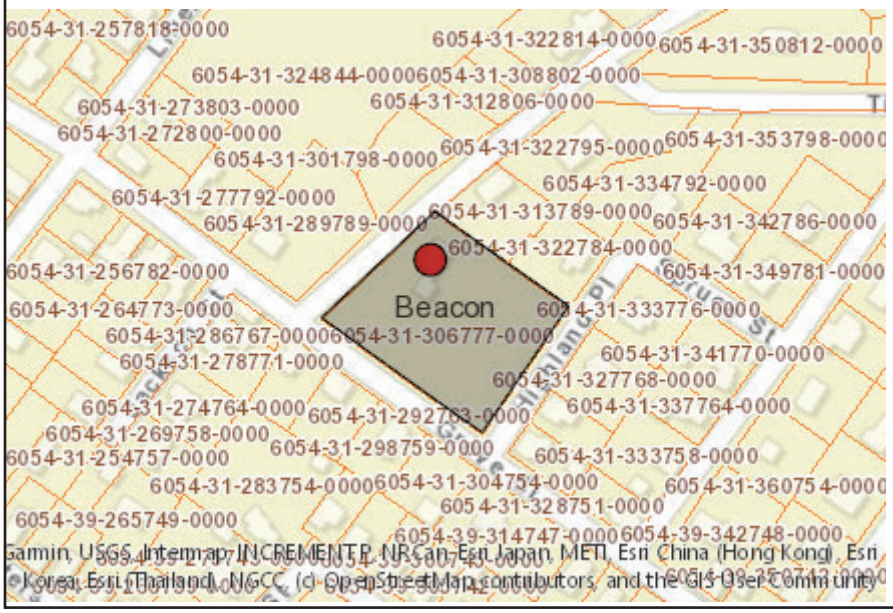
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water 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 runoff from buildings and other impervious surfaces will be directed towards the existing stormwater catch basins on Highland Place and Grove Street. The 2 houses on the project's southeast corner will be directly connected to the catch basin on the northeast corner of the intersection of Grove Street and Highland Place via an underground yard drain system.		
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: The project site is located within 2000' feet of the remediation site known as C314118 in the DEC Environmental Site Remediation Database. According to the Database, the site's classification is N*-"No Further Action at this Time"	☐	☑

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. Date: 6/28/2022

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]	No
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

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at DECInfoLocator

Administrative Information

Site Name: Churchill Mills
Site Code: C314118
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 1 East Main Street
City: Beacon Zip: 12508
County: Dutchess
Latitude: 41.502233333
Longitude: -73.9628
Site Type:
Estimated Size: 3.36 Acres

Site Owner(s) and Operator(s)

Current Owner Name: EAST MAIN MILLS, LLC
Current Owner(s) Address: 18 EAST 22ND STREET
NEW YORK,NY, 10010

Site Document Repository

Name: HOWLAND PUBLIC LIBRARY
Address: 313 MAIN STREET
BEACON,NY 12508

Site Description

The Church Hill Mills Site is +/- 3.36 acres, made up of 4 parcels and is located in the City of Beacon, Dutchess County. The site is bounded by Tioranda Avenue to the northeast, East Main Street to the north, the Fishkill Creek to the east and south, and Churchill Street to the southwest. The site is

currently vacant and has previously been utilized in part for various industrial uses including hat manufacturing, aluminum anodizing, woodworking and auto parts salvaging. Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases include petroleum, SVOCs, metals and PCBs. The BCP application was approved in 2007. The remedial investigation work plan was approved in December 2007. After two schedule extensions, the Volunteer has terminated the BCA without implementing the investigation work plan.

Site Environmental Assessment

Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases are petroleum, SVOCs, metals and PCBs.

---

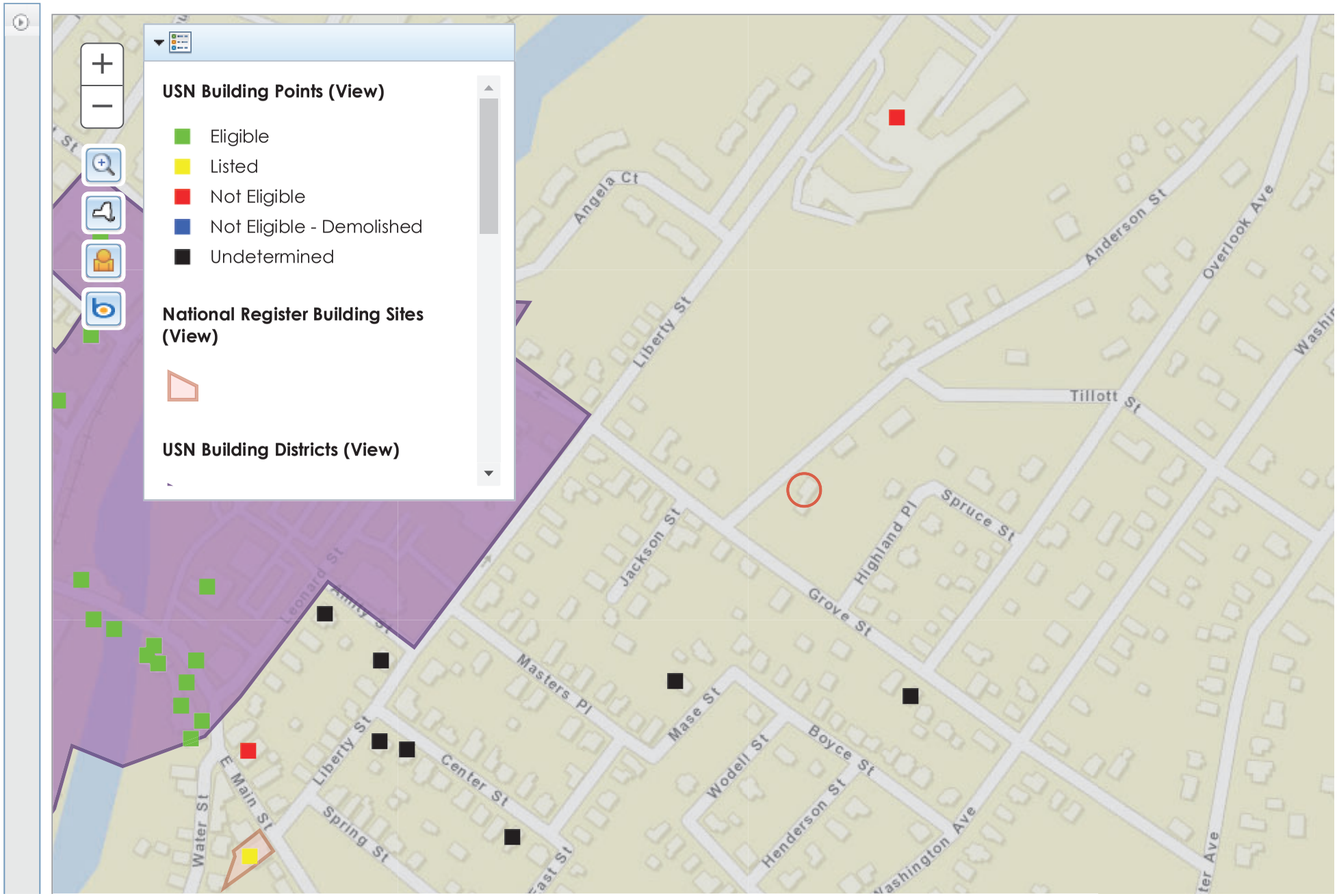
* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

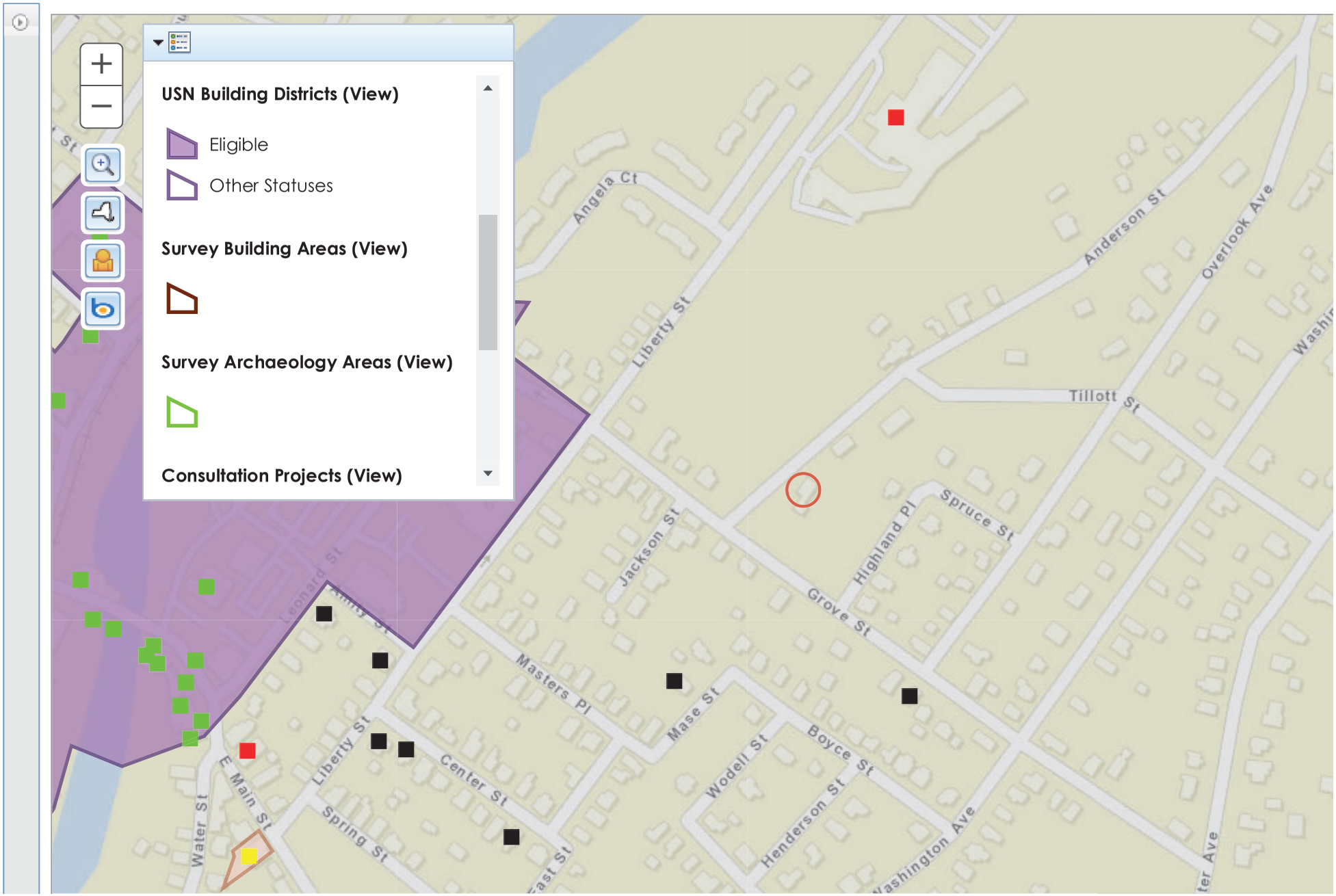
CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



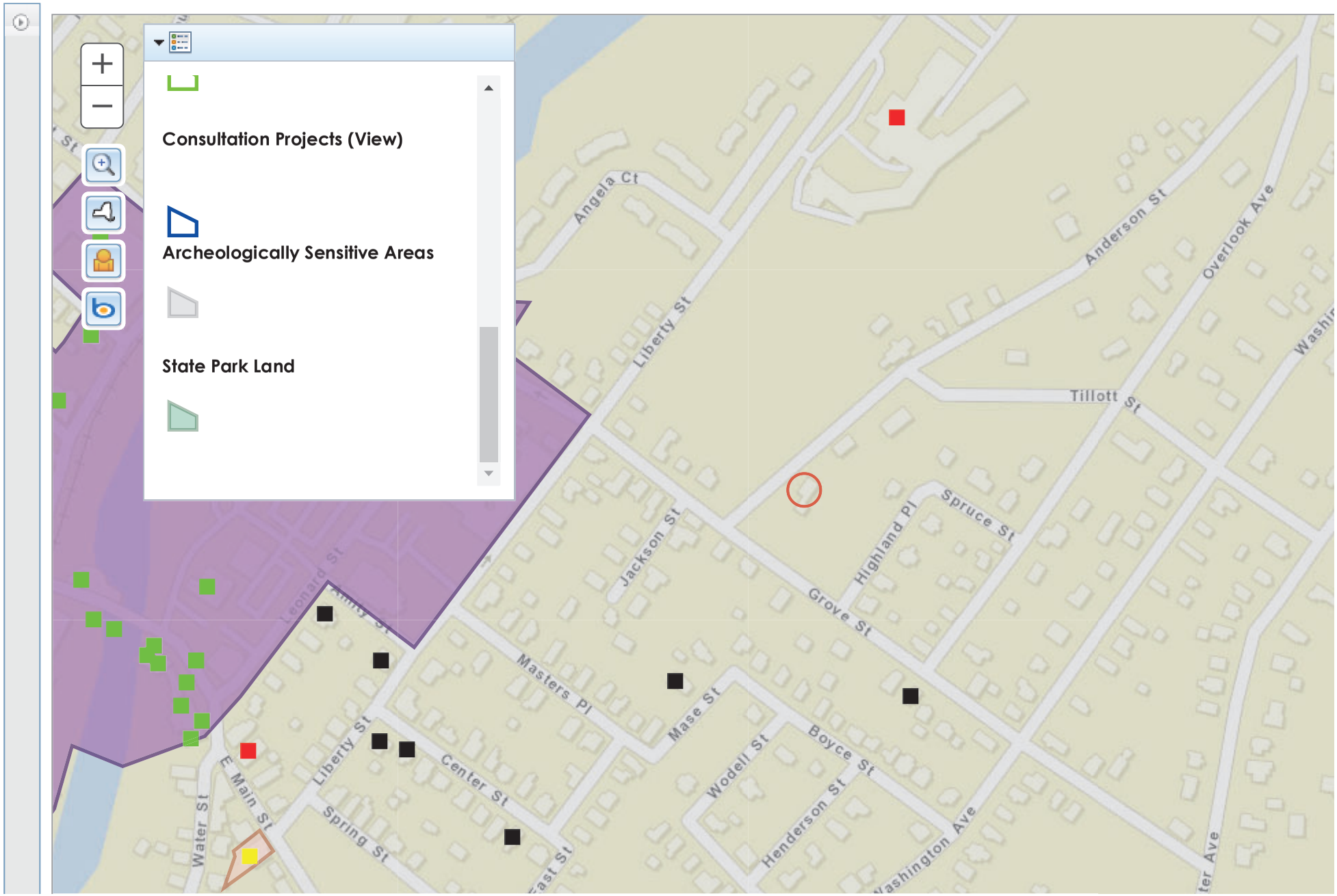
CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



CRIS NYS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE



John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: July 7, 2022
Re: **12 Highland Place Subdivision**

I have reviewed a cover letter from Hudson Land Design, Short EAF Part 1, and a 7-sheet Subdivision Plan set, all dated June 28, 2022.

Proposal

The applicant is proposing to subdivide a 1.07-arcre parcel with one existing house into five lots for the construction of four additional houses. Proposed Lot 1 has 5,533 square feet, Lot 2 has 5,500 square feet, Lot 3 has 11,340 square feet, Lot 4 with the existing house has 13,300 square feet, and Lot 5 has 10,966 square feet. The parcel is split by the R1-5 and R1-10 zoning districts.

Comments and Recommendations

1. For Sheet 1, the Project Information table should list the parcel area as 1.07 acres.

2. Sheet 2 should show the size and species of any existing trees over 6 inches in diameter within the area of disturbance. In particular, there is a large specimen tree on Lot 3 that appears to be healthy and capable of being saved with some small house location and/or grading adjustments.

3. On Sheet 4, the Lot 3 front yard should be 45.7 feet to be consistent with the listed side and rear yards. Lot 5 appears to have a 25.1 side yard and 44.2 rear yard.

4. Given the number of mature trees to be removed, the plan should include additional deciduous and screening trees, especially where underground utilities allow near the street-front property lines on lots 1, 2, and 5.

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
Daniel G. Koehler, P.E., Project Engineer

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

July 6, 2022

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

RE: 12 Highland Place
5-Lot Subdivision
Tax No. 6054-31-306777
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a 5-lot subdivision of the parcel located at 12 Highland Place:

- Correspondence from Hudson Land Design dated June 28, 2022.
- Application for Subdivision Approval, Affidavit of Property Owner, Individual Disclosure Form, and Entity Disclosure Form.
- Short Environmental Assessment Form dated June 28, 2022.
- Plan set titled "Highland Place Subdivision" as prepared by Hudson Land Design and consisting of the following sheets:
  - Sheet 1 of 7 – Cover Sheet, dated June 28, 2022.
  - Sheet 2 of 7 – Existing Conditions & Removal Plan, dated June 28, 2022.
  - Sheet 3 of 7 – Preliminary Subdivision Plat, dated June 28, 2022.
  - Sheet 4 of 7 – Subdivision Plan, dated June 28, 2022.
  - Sheet 5 of 7 – Erosion & Sediment Control Plan, dated June 28, 2022.
  - Sheet 5 of 7 – Construction Details, dated June 28, 2022.
  - Sheet 6 of 7 – Construction Details, dated June 28, 2022.

The proposed project entails the subdivision of a 46,669± square foot (1.071 acres) parcel located at 12 Highland Place into 5 lots, with proposed lots ranging in size from 5,500 square feet to 13,330 square feet in size. The existing parcel has a single-family residence located on it at this time, which will remain and be Lot No. 4 of the proposed subdivision. The parent parcel is bisected by a Zoning line, with the southern portion of the site being in the R1-5 Zone and the northerly portion of the site project is located in the R1-10 Zone.

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

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

2. As this area has significant rock outcroppings along Grove Street and Anderson Street, the contractor shall excavate test pits at the proposed house locations to ascertain depth to rock and determine if basements are feasible. This will also allow for determining the amount of rock that is to be excavated from the site. When Grove Street was reconstructed in 2002, extremely hard rock was encountered below the road section and had to be hammered out to allow for the installation of utilities. There were several concerns, and some complaints, from adjacent landowners about the impacts of the rock hammering on their homes. The plans shall include the location of test pits excavated along with the findings of each test pit, as well as including notes on the plans with regards to rock removal.

3. We would strongly recommend that the applicant consider the construction of a private road for the project. The private road would allow for the driveways of the 5 lots to connect to it, in turn reducing the number of close access points onto Highland Place. It appears that the construction of a private road would also reduce the amount of pavement scattered across the site, as well as possibly reducing the amount of impervious on the overall site, in turn reducing the amount of stormwater run-off from the site.

Sheet 2 of 6:

1. Elevations provided for contours shall be darkened so that they are legible.

Sheet 4 of 7:

1. Top and bottom elevations of the gabion wall along Grove Street shall be provided on the plans.

2. It should be noted that the depth of the gabion wall along Grove Street ranges from 6 feet to 9 feet and is a minimum of 2/3 of the height. With this in mind, we would recommend that service lines for Lot 2 not be constructed under or in close proximity to the retaining walls due to concerns with undermining of the retaining wall and ease of future maintenance of the service line itself. We would recommend that alternate routes be found for the location of the water and sewer service lines for this lot.

3. A catch basin should be installed at the end of the swale line along Highland Place, between Lots 1 and 5, to intercept the stormwater runoff so that there is not a heavy conveyance of stormwater out into the road and along the road.

4. The floor elevation of the existing garage on Lot 4 shall be provided on the plan.

5. The lowest sewerable elevation (LSE) should be provided on the plans for Lots 3 and 4.

Sheet 6 of 7:

1. The Water Shut-Off, Water service Connection and Water Service Line details shall be revised to reflect the use of ¾" and 1" lines.

2. Pavement Restoration detail shall note that all seams are to be sealed.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
07/12/2022

Title:

Zoning Board of Appeals - No July meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
07/12/2022

Title:

City Council request to review Local Law to amend Chapter 223, Section 24.1 and Section 14, and Chapter 223 Attachment 2:2 of City Code concerning Accessory Apartments

ATTACHMENTS

Accessory_Dwelling_Local_Law_for_6_8.pdf

City_Planner_Memo_on_ADUs.pdf

Final__Schedule_of_Use_Regulations_Accessory_Apartment_Amendment__4891-0429-4659.1_.pdf

Final_Section_223-17E_Schedule_of_Regulations_for_Accessory_Building_Amendment__4888-2616-1411.1_.pdf

John_Clarke_Presentation.pdf

Memo re Accessory Dwelling Unit Local Law.pdf

Schedule_of_Dimensional_Regulations_Amendment_for_Accessory_Apartments__4876-3287-1427.1_.pdf

LOCAL LAW NO. ____ OF 2021

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223, SECTION 24.1 AND SECTION 14, AND CHAPTER 223 ATTACHMENT 2:2 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, Section 24.1 and Section 14, and Chapter 223 Attachment 1, Attachment 2 and Attachment 3 of the Code of the City of Beacon concerning accessory apartments.

DRAFT

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223, Section 24.1 of the Code of the City of Beacon entitled "Accessory Apartments" is hereby amended as follows:

§ 223-24.1 Accessory Apartments.

A. Purpose and intent. It is the purpose and intent of allowing accessory apartments on all existing single-family properties in all residence districts and the Transitional District ~~in all residence districts~~ to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.

B. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.

C. Location on the lot. An accessory apartment may be located either in or attached to a detached single-family dwelling or in an accessory building on such a single-family lot.

D. Apartment size. The floor area of an accessory apartment shall not exceed 50% of the

total floor area of the single-family dwelling in which it is located. In no case shall the total square footage of the accessory apartment exceed a maximum of 1,000 square feet or be less than a minimum of 200 square feet. Notwithstanding the foregoing, ~~The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located. For an accessory apartment located in an accessory building, the minimum floor area shall be 300 square feet, and the maximum shall be 600 square feet, except that~~ the Planning Board may permit a ~~smaller or~~ larger accessory apartment where appropriate in an existing accessory building constructed prior to August 1, 1989. There shall be no more than one accessory apartment permitted per single-family lot. ~~There shall be no more than one accessory apartment permitted per single-family lot. However, in the case of a lot which contains an existing accessory building or buildings that comply with the minimum required setbacks required for a principal building in the zoning district in which the lot is located and that were constructed prior to August 1, 1989, one accessory apartment shall be permitted in each such accessory building in addition to the one permitted in the detached single-family dwelling; the area of such lot shall be at least 100% larger than the minimum lot area required in the district in which the lot is located for each accessory apartment in excess of the first one.~~

E. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.

F. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot. The Planning Board may, in its discretion, waive all parking requirements when deemed appropriate.

G. The accessory apartment shall not be used for short term rentals as defined in § 223-26.5.

H. An existing structure that does not conform to the yard requirements of Chapter 223 may be converted into an accessory apartment without a variance from the Zoning Board of Appeals if the proposed use will not enlarge or increase the dimensional nonconformity.

DRAFT

~~G. Renewal inspections. Each accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with this section. Upon a satisfactory inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.~~

I. The Building Inspector shall have approval authority for accessory apartments entirely contained within an existing single-family dwelling and meeting all the provisions of this section. All other proposed accessory apartments, including any accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings, shall require site plan approval from the Planning Board.

Section 2. Chapter 223, Section 14 of the Code of the City of Beacon entitled "Accessory buildings on residential lots" is hereby amended to add a new subsection (4) as follows:

§ 223-14 Landscaping, lighting, and miscellaneous regulations.

…

E. Accessory buildings on residential lots.

…

(4) This subsection shall not apply to accessory apartments.

Section 3. Chapter 223 Attachment 1 of the Code of the City of Beacon, entitled "§ 223-17. Schedule of Dimensional Regulations" shall be amended to (1) add a 40% maximum percent building coverage limit for the R1-5 and T Zoning Districts and (2) reduce the required front yard setbacks in all R1 residential districts by five (5) feet.

SEE ATTACHED CHART

Section 4. Chapter 223 Attachment 2 of the Code of the City of Beacon, entitled "§ 223-17, City of Beacon Schedule of Use Regulations" shall be amended to permit accessory apartment as-of-right in all Residential Districts and the Transitional District in the City of Beacon, subject to site plan review by the City Planning Board.

SEE ATTACHED CHART

DRAFT

Section 5. Chapter 223 Attachment 3 of the Code of the City of Beacon, entitled "§ 223-17E, Schedule of Regulations for Accessory Buildings on Residential Lots" shall be amended to (1) eliminate the maximum cumulative square foot requirement for accessory buildings for all R1 Zoning Districts, (2) increase the maximum square footage permitted for each accessory building construction in connection with a single-family dwelling to be based on the total square footage of the principal building rather than the footprint of the principal building, and (3) increase the maximum square footage permitted for each accessory building constructed in connection with a single-family home from 40% to 50%.

SEE ATTACHED CHART

Section 6. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 7. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 8. Severability. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 9. Effective Date

DRAFT

This local law shall take effect immediately filing with the Office of the Secretary of State.

DRAFT

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: Mayor Kyriacou and the Beacon City Council
From: John Clarke, City Planner
Date: June 24, 2022
Re: Accessory Dwelling Units (ADUs)

After the June 13, 2022 Council Workshop discussion on draft revisions to the Accessory Apartments Section 223-24.1, the City Administrator requested a summary memo on accessory dwelling units as an affordable housing option in the City. Accessory apartments tend to be more affordable than typical rental developments because they require no extra land costs, no large parking lots, no elevators or stair bulkheads, have shorter construction periods with lower carrying costs, and involve no large developer profit margins. They are smaller in scale, incremental in nature, and often intended for family members or friends who need housing support at lower cost or no cost.

The largest studies of states and cities that have adopted more progressive and streamlined ADU laws have shown that a substantial percentage of the units built had below-market rents. A 2021 study of California ADUs by the UC Berkeley Center for Community Innovation found that a large portion of units are available to those making less than 80% of the area median income, ranging from only 12 % in LA County to 29% in Alameda County, 38% in San Mateo County, 50% in Santa Clara County, and 67% in Marin County. A 2017 study of updated ADU policies in Seattle, Portland, and Vancouver BC reported that, overall, 58% of the surveyed rents were below the market rates, with only about 40% of these occupied by family or friends.

It is important to note that ADUs are the only affordable housing option available for the R1 single-family districts, which contain the overwhelming majority of the land in Beacon. Historically across the U. S., single-family zoning has been used to exclude lower-income tenants from middle- and upper-income neighborhoods. The proposed NY State ADU legislation has been endorsed by a long list of fair housing advocacy groups and related organizations, including AARP New York, Fair Housing Justice Center, NYS Habitat for Humanity, Housing Rights Initiative, NY Housing Conference, Regional Plan Association, and Westchester Residential Opportunities. The main proponent of the adopted Connecticut ADU law was Desegregate CT, a coalition of 80+ organizations.

Beacon's accessory apartment standards were initially adopted in 1989 and need updating. Many communities in the area allow ADUs, but most were similarly adopted decades ago and do not represent the best model for today's changing demographics, aging population, smaller households, and high demand for affordable housing options. A good starting point for discussion is the Westchester County Department of Planning's Model ADU Ordinance, which includes the following primary recommendations:

- An attached or detached ADU may be added to a house on any residentially zoned lot;
- The parcel shall be occupied by the owner, either in the ADU or principal dwelling unit;
- An ADU may be up to 800 square feet or the size of the primary dwelling, whichever is less;
- The maximum height is 20-25 feet or the height of the primary dwelling, whichever is less;
- No additional ADU parking is required, but the required primary dwelling parking must remain;
- An ADU that complies with the standards will be approved by the Building Inspector;
- ADU application fees shall be no more than 30% of single-family dwelling application fees.

The City of Kingston offers a useful and current comparison. The existing very restrictive standards only allow ADUs in dwellings over 2,000 square feet and built before 1982. They are limited to 300 to 600 square feet in size, but no more than 25% of the principal dwelling. ADUs require additional parking, at least 3 total off-street spaces or likely 4 based on the number of total combined bedrooms, and need a Special Permit from the Planning Board. The recently drafted Zoning Code rewrite, now open for public comments, would permit ADUs as-of-right in a

much broader area of the City and allow ADUs with single-family, duplex, or rowhouse building types. The maximum size for an attached ADU is 1,000 square feet or 50% of the primary structure, whichever is less, and the maximum size of a detached ADU is 1,000 square feet. No additional ADU parking would be required. Approval is proposed to be by administrative review, not though the Planning Board.

Not all communities allow ADUs, including the cities of Poughkeepsie, Hudson, Peekskill, Middletown, and White Plains, as well as the villages of Cold Spring, New Paltz, Nyack, Tarrytown, Mt. Kisco, and Catskill.

The Council also asked for examples of ADU standards from other communities. The following table compares the primary standards for ADUs in area municipalities, mostly in Dutchess County:

Municipality	Min. - Max. ADU Size	Max. % Main House	Required Parking	Approval Process	Other Regulations
Town/Fishkill	350 sf - 1,000 sf	50%	2 spaces	Building Inspector	Separate ADU entrance required
Town/Wappinger	300 sf – 1,000 sf	35%	2 spaces	Zoning Administrator	Only family member or 55+ tenants Min. 80,000 sf lot. 1-year insp/renewal
Village/ Wappingers Falls	750 sf – 1,000 sf		1 space	Special Permit Planning Board	At least 1 family member in both units
Town/Newburgh	450 sf – 700 sf		1 space	Special Permit ZBA	Principal house must be 5 years old
Town/East Fishkill			1 space	Building Inspector	If in principal house, must be 5 years old If in acc. bldg., must be built before 1985
Town/ Poughkeepsie	400 sf	35%	2 spaces	Special Permit ZBA	No more than 1 bedroom in ADU Inspection every 2 years
Town/LaGrange	400 sf	35%	2 spaces	Special Permit Planning Board	No more than 1 bedroom in ADU
Town/ Hyde Park	400 sf	35%	2 spaces	Special Permit Planning Board	No more than 2 bedrooms in ADU ADU shall count for density calculations
Village/Pawling	450 sf – 500 sf		1 space	Special Permit Planning Board	Main house min 1,200 sf. 2-year renewal No more than 1 ADU Bedroom/2 persons
Village/Rhinebeck	400 sf – 750 sf	25%	1 space	Special Permit Planning Board	Owner must live on lot 6 months/year
Village/Red Hook	400 sf – 600 sf	35%	1 space	Special Permit Planning Board	No more than 1 ADU bedroom/2 persons Detached ADU needs min. of 1.5 acres
Town/Pine Plains	250 sf – 1,250 sf	75%	1 space	Special Permit Planning Board	

Please let me know if you have any questions or need additional information.

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020[1]; amended 2-16-2021 by L.L. No. 02-2021]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale or storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	~~SP~~ P	~~SP~~ P	~~SP~~ P	X	X	X	X	X	X	X	X
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

223 Attachment 3

City of Beacon
§ 223-17E, Schedule of Regulations for Accessory Buildings on Residential Lots

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	~~Maximum Cumulative Square Footage for All Accessory Buildings~~	Maximum Square Footage Permitted For Each Accessory Building (Based on ~~footprint~~ the total square footage of the principal building)	Maximum Number of Sheds Permitted
R1-120 1-Family Residence District	Not permitted in front yard	50	50	~~2,775~~	~~40%~~ 50%	2
R1-80 1-Family Residence District	Not permitted in front yard	30	30	~~2,125~~	~~40%~~ 50%	2
R1-40 1-Family Residence District	Not permitted in front yard	25	25	~~1,625~~	~~40%~~ 50%	2
R1-20 1-Family Residence District	Not permitted in front yard	20	20	~~1,250~~	~~40%~~ 50%	2
R1-10 1-Family Residence District	Not permitted in front yard	15	15	~~960~~	~~40%~~ 50%	2
R1-7.5 1-Family Residence District	Not permitted in front yard	5	5	~~720~~	~~40%~~ 50%	1
R1-5 1-Family Residence District	Not permitted in front yard	5	5	~~720~~	~~40%~~ 50%	1

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted For Each Accessory Building (Based on footprint[a] of principal building)[b]	Maximum Number of Sheds Permitted
~~R1-5 1-Family Residence District~~	~~Not permitted in front yard~~	~~5~~	~~5~~	~~720~~	~~40%~~	~~1~~
RD-6 Designed Residence District	Not permitted in front yard	50	50	2,775	40%	2
RD-5 Designed Residence District	Not permitted in front yard	30	30	2,125	40%	2
RD-4 Designed Residence District	Not permitted in front yard	25	25	1,625	40%	2
RD-3 Designed Residence District	Not permitted in front yard	20	20	1,250	40%	2
RD-1.8 Designed Residence District	Not permitted in front yard	15	15	960	40%	2
RD-1.7 Designed Residence District	Not permitted in front yard	5	5	720	40%	1
R1-5 Designed Residence District	Not permitted in front yard	5	5	720	40%	1

NOTES:

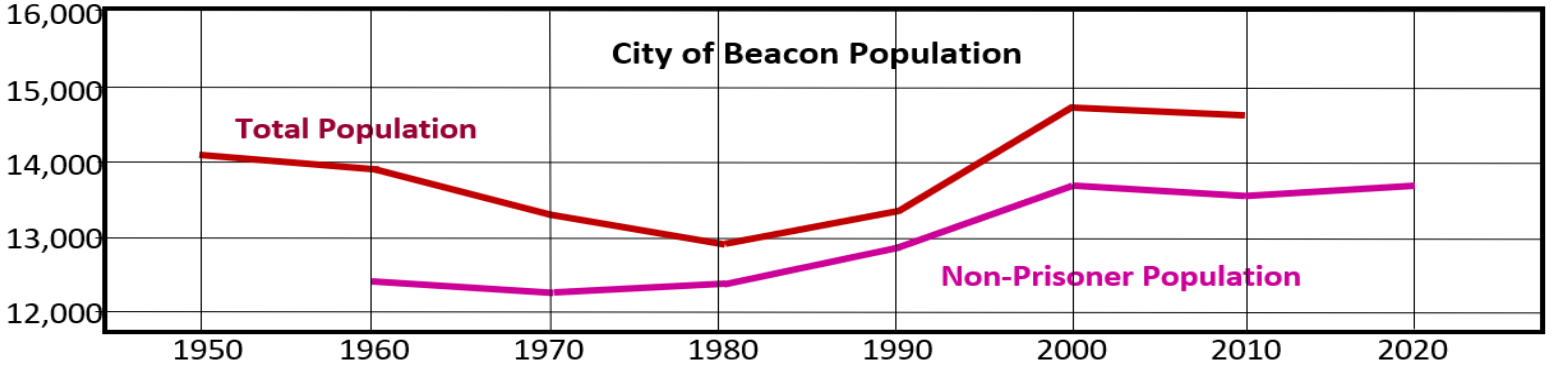
The following districts were not included in the Planning Board's recommendation: RMF-1.5 (Multifamily Residence District), SAHO (Senior Affordable Housing Overlay District.

[a] Footprint includes attached garages but excludes open porches/decks.

[b.] The maximum square footage of each accessory building for any single-family dwelling located in the RD Zoning District shall be 50% based on the total square footage of the principal building.

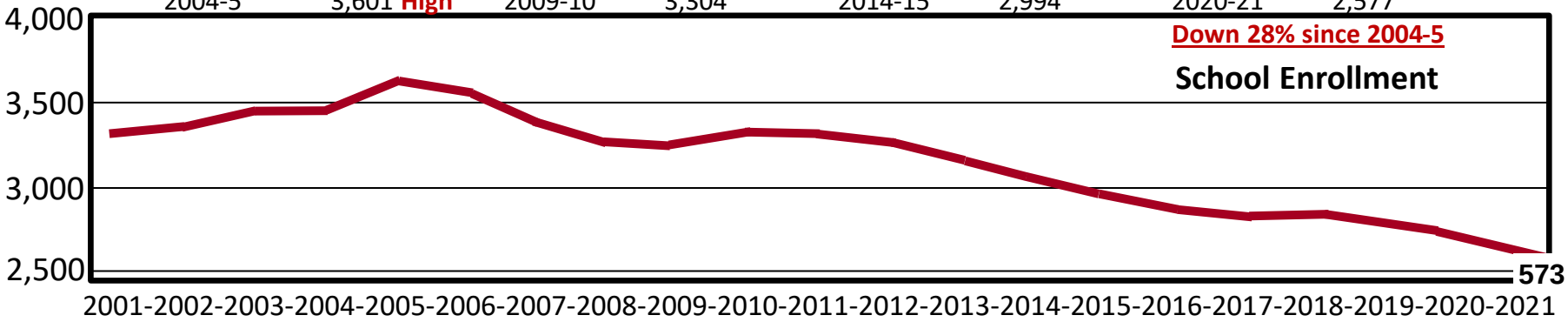
U.S. Census:	Total Population	Institutional Population	Non-Prison Population	Population Per Household
1950	14,012			
1960	13,922	1,583	12,339	
1970	13,255	1,116	12,139	3.09
1980	12,937	762	12,367	2.76
1990	13,243	495	12,940	2.68
2000	14,810	1,442	13,720	2.61
2010	14,599	1,125 (Prison Pop: 966)	13,633	2.47
2020 Preliminary			**13,723**	**2.28**

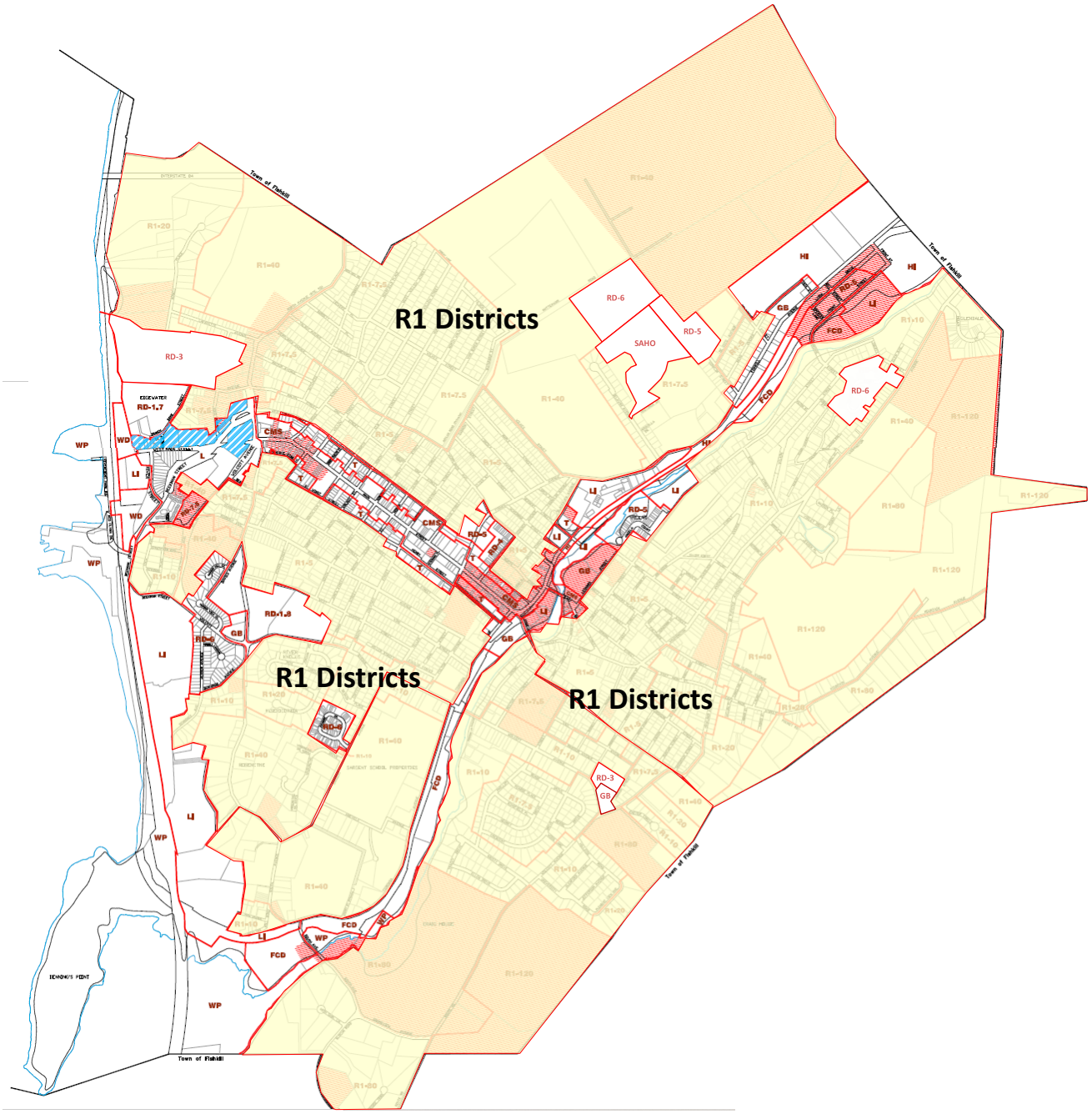
Steady Since 2000 **Down 12.6% Since 2000**



Beacon School District Enrollment **Source: NYS Education Department**

2000-1	3,312	2005-6	3,532	2010-11	3,292	2015-16	2,866
2001-2	3,385	2006-7	3,376	2011-12	3,241	2016-17	2,812
2002-3	3,486	2007-8	3,254	2012-13	3,143	2017-18	2,841
2003-4	3,476	2008-9	3,228	2013-14	3,060	2019-20	2,723
2004-5	3,601 **High**	2009-10	3,304	2014-15	2,994	2020-21	2,577





City of Beacon Zoning Map

LEGEND

- Historic District and Landmark Overlay Zone
- Parking Overlay District
- Senior Affordable Housing Overlay District
- Zoning District Boundary
- Flood Prone Area Boundary

INDUSTRIAL DISTRICTS

LI	Light Industrial
HI	Heavy Industrial

WATERFRONT DISTRICTS

WP	Waterfront Park
WD	Waterfront Development
FCD	Fishkill Creek Development

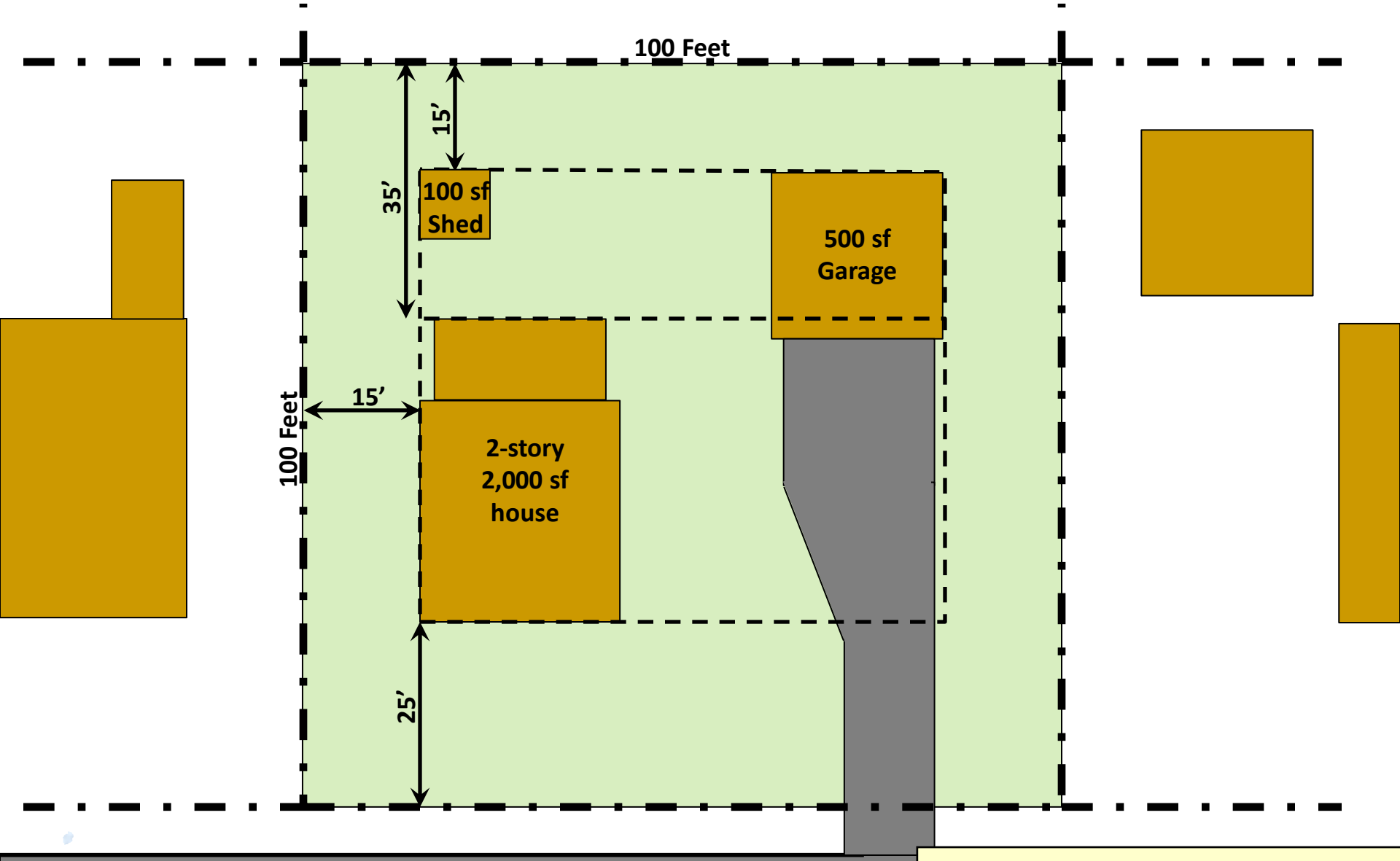
COMMERCIAL DISTRICTS

GB	General Business
T	Transitional
CMS	Central Main Street
L	Linkage

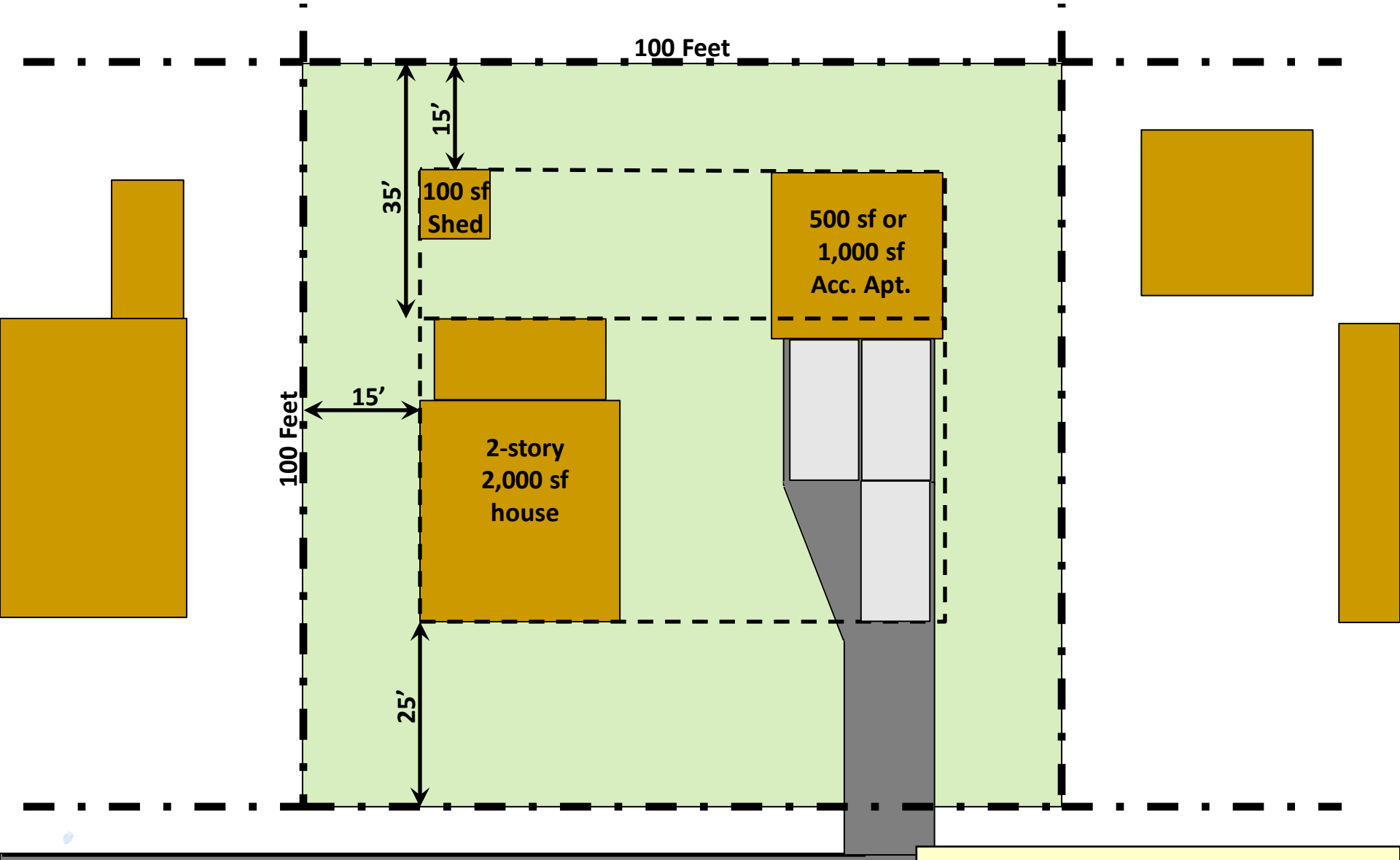
L District – additional commercial and industrial uses permitted.

RESIDENTIAL DISTRICTS

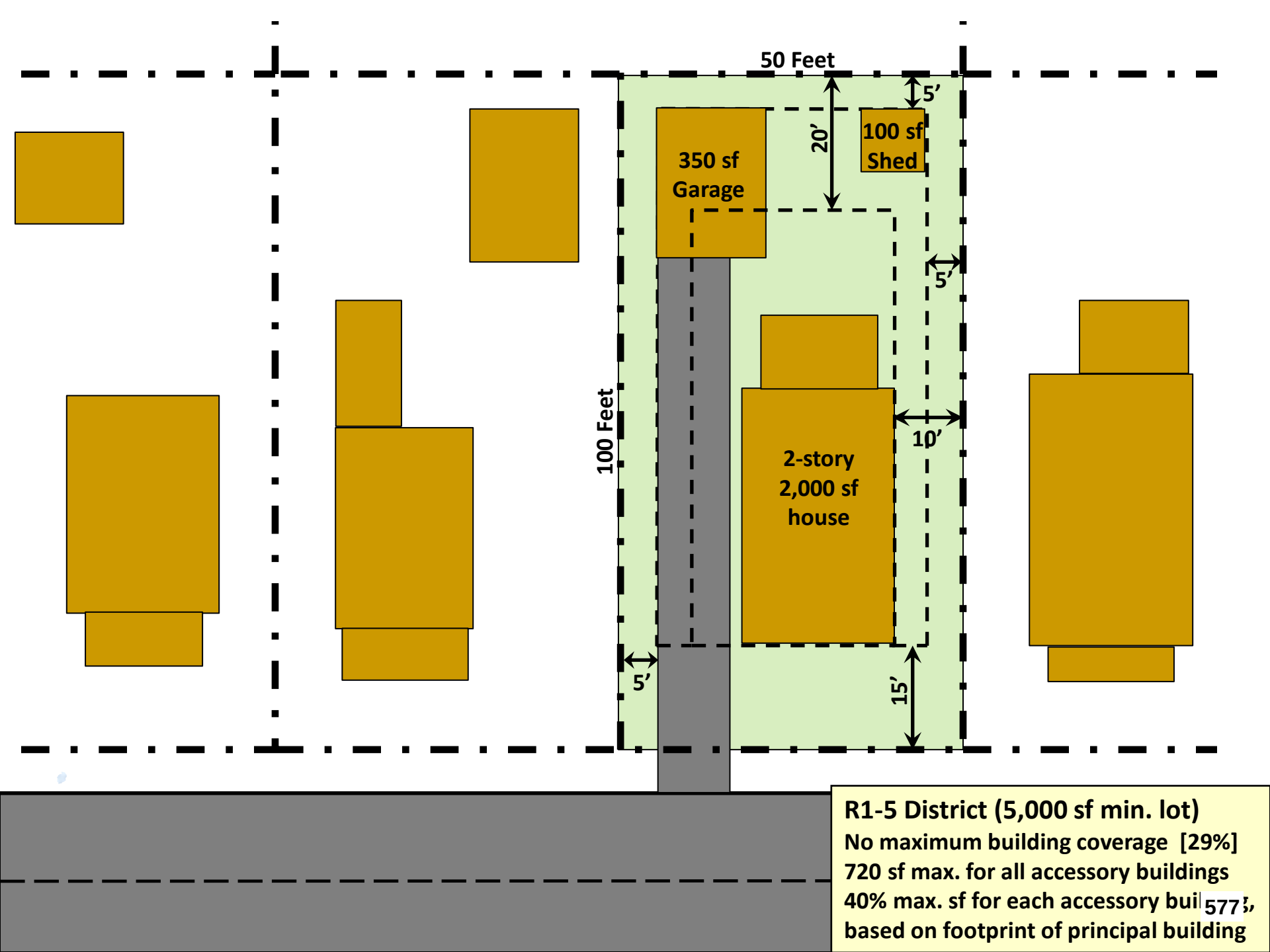
R1–120	One Family 120,000 sq.ft./dwelling
R1–80	One Family 80,000 sq.ft./dwelling
R1–40	One Family 40,000 sq.ft./dwelling
R1–20	One Family 20,000 sq.ft./dwelling
R1–10	One Family 10,000 sq.ft./dwelling
R1–7.5	One Family 7,500 sq.ft./dwelling
R1–5	One Family 5,000 sq.ft./dwelling
RD–7.5	Designed Residence 7,500 sq.ft./dwelling
RD–6	Designed Residence 6,000 sq.ft./dwelling
RD–5	Designed Residence 5,000 sq.ft./dwelling
RD–4	Designed Residence 4,000 sq.ft./dwelling
RD–3	Designed Residence 3,000 sq.ft./dwelling
RD–1.8	Designed 1,800 sq.ft./d e
RD–1.7	Designed 1,700 sq.ft./dwelling e



R1-10 District (10,000 sf min. lot)
25% maximum building coverage [16%]
960 sf max. for all accessory buildings
40% max. sf for each accessory bui 575 s,
based on footprint of principal building



R1-10 District (10,000 sf min. lot)
25% maximum building coverage [16%]
960 sf max. for all accessory buildings
40% max. sf for each accessory bui[576]s,
based on footprint of principal building

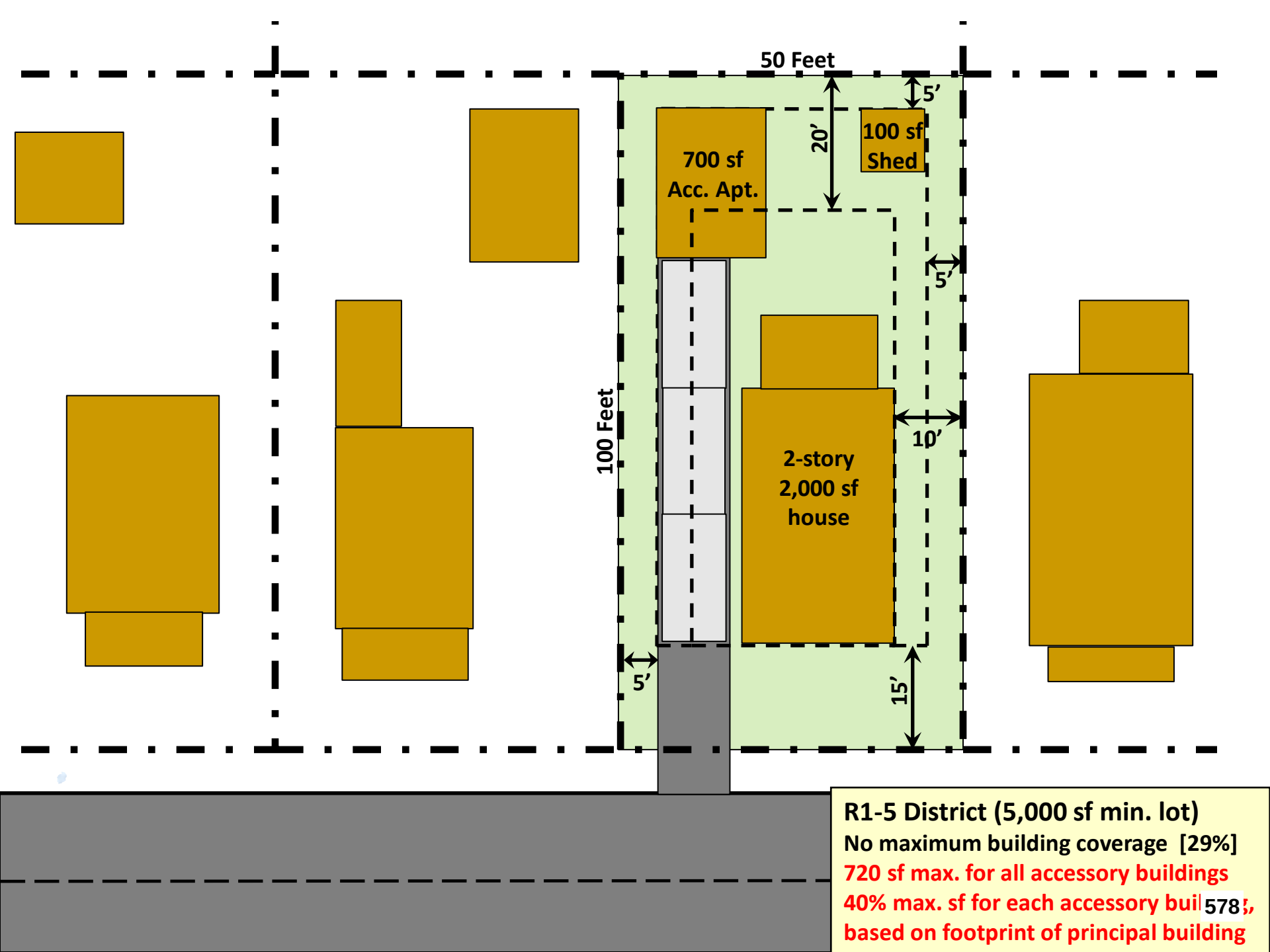


R1-5 District (5,000 sf min. lot)

No maximum building coverage [29%]

720 sf max. for all accessory buildings

40% max. sf for each accessory bui[577]s, based on footprint of principal building



R1-5 District (5,000 sf min. lot)

No maximum building coverage [29%]

720 sf max. for all accessory buildings

40% max. sf for each accessory bui 578 s,

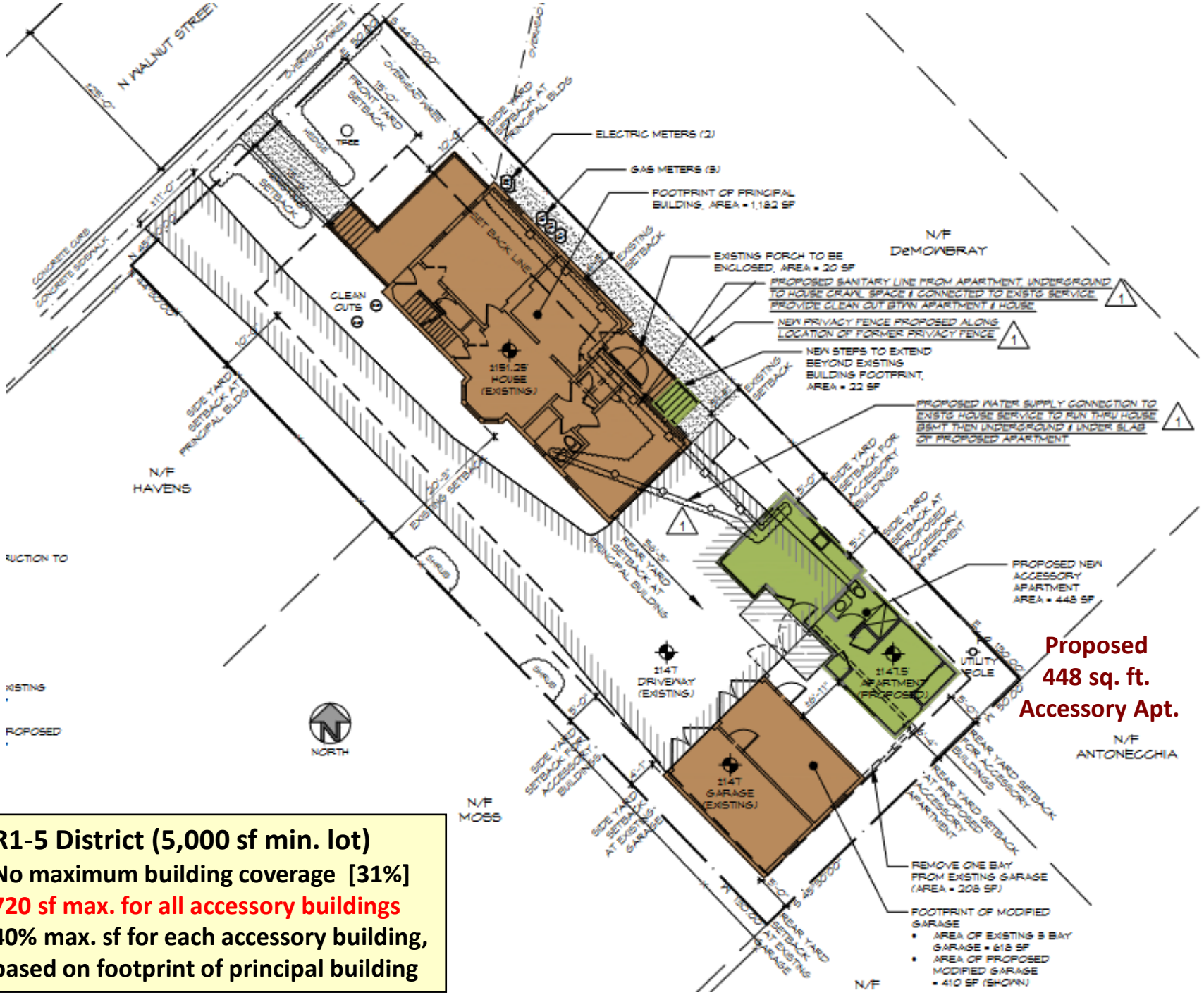
based on footprint of principal building

Accessory Dwelling Units over the Last Six Years:

1. 27 Fowler Street	Replace existing garage	7 months	Special Permit from City Council 2 parking variances
2. 1182 North Ave.	In new house	8 months	Special Permit City Council
3. 3 Water Street	Addition to house	10 months	Rezoning into residential district Special permit from City Council
4. 179 Union Street	Basement conversion	3 Months	Special Permit by Planning Board
5. 10 Herbert Street	Replaced garage Attached by breezeway	6 months	Special Permit by Planning Board 1 variance rear yard
6. 1 Wilson Street	In existing outbuilding	2 months	Special Permit by Planning Board
7. 17 Laurel Street	Addition over garage	3 months	Special Permit by Planning Board 1 variance side yard
8. 1080 Wolcott Ave.	Conversion of barn	8 months	Special Permit from Planning Board 1 variance rear yard
9. 18 N. Walnut Street	New Building	3 months	Special Permit from Planning Board 1 variance for total sf of accessory buildings

Conclusions:

- Not many applications over last six years, but increased to four in 2021
- Most involved conversion or addition to an existing building
- Switching Special Permit approval to Planning Board substantially cut review time
- Over half needed variances for parking, setbacks, or square footage



Proposed 448 sq. ft. Accessory Apt.

R1-5 District (5,000 sf min. lot)
No maximum building coverage [31%]
720 sf max. for all accessory buildings
40% max. sf for each accessory building, based on footprint of principal building

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale or storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	~~SP~~ P	~~SP~~ P	~~SP~~ P	X	X	X	X	X	X	X	X
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020[1]]

Zoning District	Minimum Lot Size Area[b] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	~~75~~ 70	50	75	—	2.5 / 35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	~~50~~ 45	30	50	—	2.5 / 35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	~~40~~ 35	25	50	—	2.5 / 35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	~~30~~ 25	20	40	—	2.5 / 35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	~~25~~ 20	15	35	—	2.5 / 35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	~~20~~ 15	10	25	—	2.5 / 35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	5,000	50	100	~~15~~ 10	10	20	—	2.5 / 35	N.A.	40%	1	—	R1-5	
RD-7.5[d,e]	[illegible]	7,500	200	200	20 to 35	25	50	30	3 / 35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	[illegible]	6,000	200	200	50	25	50	30	2.5 / 35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	[illegible]	5,000	50	100	30	10	25	30	3 / 35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	[illegible]	4,000	200	200	40	20	40	30	2.5 / 35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5 / 45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b] / 100	25%	40%	—[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f] / 55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T	
GB	—	1,500	—	100	15	20	25	—	— / 35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3 / 38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4 / 48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
WD	5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	WD	Art. IVA
LI	—	1,500	60	100	20	20	25	—	— / 35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	— / 40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

223 Attachment 3

City of Beacon
§ 223-17E, Schedule of Regulations for Accessory Buildings on Residential Lots

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	~~Maximum Cumulative Square Footage for All Accessory Buildings~~	Maximum Square Footage Permitted For Each Accessory Building (Based on ~~footprint~~ the total square footage of the principal building)	Maximum Number of Sheds Permitted
R1-120 1-Family Residence District	Not permitted in front yard	50	50	~~2,775~~	~~40%~~ 50%	2
R1-80 1-Family Residence District	Not permitted in front yard	30	30	~~2,125~~	~~40%~~ 50%	2
R1-40 1-Family Residence District	Not permitted in front yard	25	25	~~1,625~~	~~40%~~ 50%	2
R1-20 1-Family Residence District	Not permitted in front yard	20	20	~~1,250~~	~~40%~~ 50%	2
R1-10 1-Family Residence District	Not permitted in front yard	15	15	~~960~~	~~40%~~ 50%	2
R1-7.5 1-Family Residence District	Not permitted in front yard	5	5	~~720~~	~~40%~~ 50%	1
R1-5 1-Family Residence District	Not permitted in front yard	5	5	~~720~~	~~40%~~ 50%	1

KEANE & BEANE P.C.
ATTORNEYS AT LAW

Main Office
445 Hamilton Avenue
White Plains, NY 10601
Phone 914.946.4777
Fax 914.946.6868

Mid-Hudson Office
200 Westage Business Center
Fishkill, NY 12524
Phone 845.896.0120

New York City Office
99 Madison Avenue
New York, NY 10016
Phone 646.794.5747

MEMORANDUM

TO: City of Beacon Planning Board

FROM: Keane & Beane, P.C.

RE: Accessory Dwelling Unit Local Law

DATE: July 1, 2022

At its June 27, 2022 meeting, the City Council further discussed the proposed accessory dwelling unit ("ADU") local law and received a presentation from the City Planner on his research into other municipalities regulations of ADU's as well as the number of ADU's permitted by the City over the years. After a discussion, the City Council concurred to informally send the proposed local law to the Planning Board for review and comment. It is expected that upon receipt of further comments from the Planning Board, the City Council would then proceed to finalize the local law, introduce it, formally refer it to the City and County Planning Board's for comment and schedule a public hearing.

As the Planning Board considers the latest draft of the local law, the Council members requested the Planning Board consider the following items:

1) There was discussion among the Council members as to whether permitting ADU's in the R1-5 and the R1-7.5 zoning districts was appropriate with some members expressing concern about those two districts being too dense and parcels too small for the ADU's to be permitted while others thought it was appropriate.

2) The Council would like to hear the Planning Board's comments with respect to the proposed parking waiver set forth in sub-paragraph F on page 2 of the local law, particularly for neighborhoods with small parcels and narrow streets where parking is already constrained, especially on narrow streets with limited or no on-street parking.

3) The Council also discussed in general, about the potential lack of off-site parking and on-site parking

for ADU's and as a general matter does the Planning Board have that concern.

The City Council would appreciate receiving specific answers to the above comments as well as all other thoughts and comments the Planning Board members have with respect to the draft ADU local law. Thank you for your consideration of the Council's request.

ecc: Beacon City Council
Chris White, City Administrator
John Clark, Beacon City Planner

223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020[1]]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	~~75~~ 70	50	75	—	2.5 / 35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	~~50~~ 45	30	50	—	2.5 / 35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	~~40~~ 35	25	50	—	2.5 / 35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	~~30~~ 25	20	40	—	2.5 / 35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	~~25~~ 20	15	35	—	2.5 / 35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	~~20~~ 15	10	25	—	2.5 / 35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	5,000	50	100	~~15~~ 10	10	20	—	2.5 / 35	N.A.	40%	1	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3 / 35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5 / 35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3 / 35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5 / 35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5 / 45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b] / 100	25%	40%	—[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f] / 55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T	
GB	—	1,500	—	100	15	20	25	—	— / 35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3 /| 38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4 / 48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
WD	5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	WD	Art. IVA
LI	—	1,500	60	100	20	20	25	—	— / 35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	— / 40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

City of Beacon Planning Board Agenda
07/12/2022

Title:

Certificate of Appropriateness - 426 Main Street; Signage

ATTACHMENTS

426 Main Certificate of Appropriateness App.pdf

426 Main Sign Pemit and Images.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 6/27/22

Project Address: 426 MAIN STREET, BEACON, NY 12508

Project Architect/Engineer: FASTSIGNS

Owner/Builder: GREGORY TRAUTMAN

Contact Phone No.: 845-298-5600 - CONTACT # 845-275-7141 JOHN YARBOUGH

Approval Requested: _____Certificate of Appropriateness _____New Single Family House

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

Greg Trautman
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)

CRAA
$100.00

The City of Beacon
JUN 28 2022
Paid

Subject to the following:

_____

_____

FEE: $100.00

BUILDING DEPARTMENT
City of Beacon

RECEIVED
JUN 27 2022
By

Approved: _____ 20 ___
Disapproved: _____ 20 ___

_____
Building Inspector

Application for Sign Permit

Date JUNE 23, 2022

Address of Sign 426 MAIN ST. BEACON, NY 12508

PROPERTY OWNER

Name GREGORY TRAUTMAN Phone 917-913-9127
Address 5 DEERFIELD RD. WILTON, CT 06897

BUSINESS OWNER

Name of Owner GREGORY TRAUTMAN Phone 917-913-9127
Name of Business: BEACON STUDIO APARTMENTS
Type of Business: REAL ESTATE
Address 426 MAIN ST. BEACON, NY 12508

SIGN COMPANY

Name FASTSIGNS Phone 845-237-3725
Address 1839 WAPPINGS FAILS, WAPPI
1839 SOUTH RD. SUITE 2B WAPPINGS FALLS, NY 12590

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

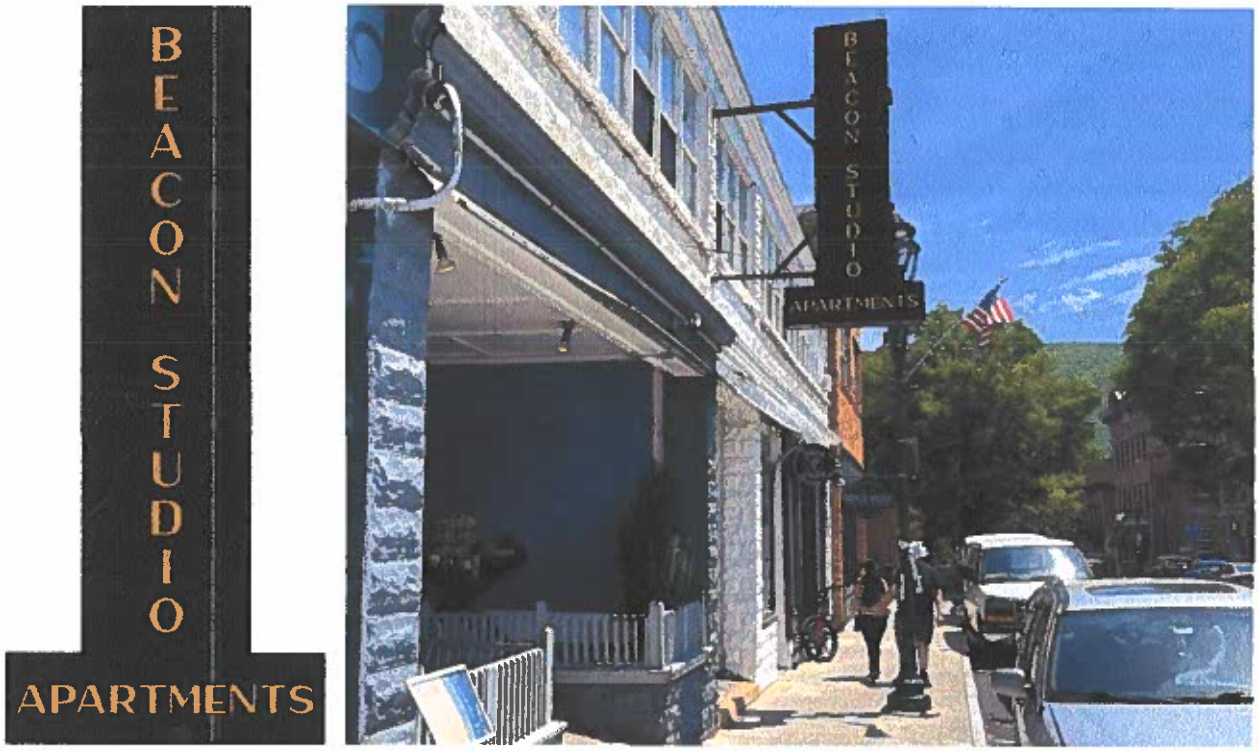
TYPE OF SIGN:

_____ Ground ($25) X Wall ($15) _____ Temporary Sign ($10)

Sign Content: BEACON STUDIO APARTMENTS
Height of sign (if applicable) SEE PHOTO Sign Dimensions _____
Type of materials to be used: _____
Means of anchoring: SEE PHOTO ATTACHED

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

Greg Traut
(Signature of Owner)



426 Main St, Beacon NY 12508

BEACON STUDIO
APARTMENTS



426 Main St, Beacon NY 12508