COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
THE PLANNING BOARD WILL MEET IN THE MUNICIPAL CENTER COURTROOM AT 7:00 P.M. A WORK SESSION WILL TAKE PLACE AT 7:00 P.M. FOR A TRAINING WORKSHOP, DISCUSSION OF AGENDA ITEMS AND/OR TOPICS OF INTEREST TO THE PLANNING BOARD. THE REGULAR MEETING WILL BEGIN IMMEDIATELY THEREAFTER, BUT NO LATER THAN 7:30 P.M.

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

August 9, 2022
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC
2. Continue Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn & Spa @ Howland Estate, 7 Craig House Lane, submitted by the Mirbeau Companies
3. Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, 46 Judson Street, submitted by 46 Judson Street LLC
4. Public Hearing on application for Special Use Permit Approval and Site Plan Approval, accessory apartment, 31 Beacon Street, Submitted by Kyle Donnelly
5. Continue review of application for Site Plan Approval, indoor and outdoor event space, 4 Hanna Lane, submitted by Jason Hughes
6. Continue review of application for Subdivision Approval, 2-lot residential, 146 Verplanck Avenue, submitted by James Petty
7. Continue review of application for Subdivision Approval, 2-lot residential, 67 Grove Street, submitted by Dawn Brill
8. Continue review of application for Site Plan Approval (revised since 2019) and Subdivision Approval, "Two Cross Street" 4 Cross Street/172 Main Street, three-story mixed-use building, submitted by Hudson Todd, LLC

9. Continue review of Application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael Braden
10. Continue review of Application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc
11. Review Application for Special Use Permit and Site Plan Approval, accessory apartment, 281 Rombout Avenue, submitted by Mariann Corsa

Miscellaneous Business

1. Zoning Board of Appeals - August Meeting

Architectural Review

1. Certificate of Appropriateness - 172 Main Street; Signage - Queens Music Academy
2. Certificate of Appropriateness - 172 Main Street; Signage - The Spirit of the Universe
3. Certificate of Appropriateness - 9 Rombout Avenue; Facade
4. Certificate of Appropriateness - 477 Main Street; Facade

City of Beacon Planning Board Agenda
08/09/2022

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

ATTACHMENTS

1113 Wolcott Avenue Supplemental Planning Board Submission Cover letter.pdf

Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel dated July 26, 2022.pdf

Exhibit B - Response to Comments Memorandum prepared by HLD, dated July 26th 2022.pdf

Exhibit C - Response to Comments Memorandum prepared by Colliers, dated July 25, 2022.pdf

Exhibit D - Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., dated July 25, 2022.pdf

Exhibit E - New York State Office of Parks, Recreation, and Historic Preservation SEQRA Letter of Appropriateness.pdf

Sheet 01_Site Plan_Planning Board Submission 11.pdf

Sheet 02_Full Site Plan_Planning Board Submission 11_220726.pdf

Sheet 03_Existing Conditions and Demoltion Plan_Planning Board Submission 11_220726.pdf

Sheet 04_Landscape and Lighting Plan_Planning Board Submission 11_220726.pdf

Sheet 05_Floor Plans_Hotel_Planning Board Submission 11_220726.pdf

Sheet 06_Floor Plans_Church_Planning Board Submission 11_220726.pdf

Sheet 07_Floor Plans_Church_Planning Board Submission 11_220726.pdf

Sheet 08_Elevations_Church_Planning Board Submission 11_220726.pdf

Sheet 09-Plan Sheet Set_1113 Wolcott Ave-GRADING & UTILITY.pdf

Sheet 10-Plan Sheet Set_1113 Wolcott Ave-E&SC PLAN.pdf

Sheet 11-Plan Sheet Set_1113 Wolcott Ave-VEHICLE TRACKING PLAN.pdf

Sheet 12-Plan Sheet Set_1113 Wolcott Ave-SITE DETAILS.pdf

Sheet 13-Plan Sheet Set_1113 Wolcott Ave-STORMWATER DETAILS.pdf

Sheet 14-Plan Sheet Set_1113 Wolcott Ave-WATER & SEWER DETAILS.pdf

Sheet 15-Plan Sheet Set_1113 Wolcott Ave-E&SC DETAILS.pdf

1113 Wolcott Public Comment Signatures The View.pdf

1113 Wolcott Public Comment Mahoney.pdf

1113 Wolcott Signatures Continued.pdf

1113_Wolcott_Petition_from_surrounding_neighbors_and_river_ridge.pdf

Planners Comments 1113 Wolcott Av 8.5.22.pdf

1113 Wolcott Letter Jackson.pdf

1113 Wolcott Public Comment The View.pdf

1113 Wolcott Public Comment Jaffe.pdf

Engineers Comments 1113 Wolcott 08-04-22 review.pdf

1113 Wolcott Public Comment The View2.pdf

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

Traffic Comments 1113 Wolcott Avenue_Rev 7.pdf

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Taylor M. Palmer, Esq.
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July 26, 2022

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

Re: Application for Site Plan & Special Use Permit Approval – Reduced Development Proposal
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

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

As is more fully detailed below, in direct response to the comments raised by the Zoning Board of Appeals ("ZBA") on referral from this Board, and in response to the comments from this Board and members of the public at the June 14, 2022 Public Hearing, the Applicant is pleased to submit a Reduced Development Proposal that now includes a significantly reduced maximum capacity for occasional events on the Premises. This letter and its referenced enclosures also formally respond to comments regarding the State Environmental Quality Review Act ("SEQR") environmental review of the Project, whilst acknowledging that the Reduced Development Proposal mitigates against any potentially significant adverse environmental impacts. The Applicant looks forward to the Board's continued review of the Reduced Development Proposal at the continued Public Hearing on August 7th.

REDUCED DEVELOPMENT PROPOSAL – MAXIMUM CAPACITY REDUCED TO 198 ATTENDEES FOR OCCASIONAL EVENTS:

Since last appearing before this Board at the June 14th Public Hearing, the Applicant and the Applicant's team of consultants took an extra month to evaluate and further refine the Project.

The result of that update is a Reduced Development Proposal that will allow for a maximum of 198 attendees for occasional events to be held within the existing church building. This represents the second reduction of the overall maximum event capacity by the Applicant over the course of the last twelve (12) months of Planning Board proceedings on the Project. As the Board is aware, the Applicant first contemplated a maximum capacity of 420 people, before previously reducing that number to 350 attendees for the occasional larger weekend events. As is more fully detailed herein, the further reduced maximum capacity for the occasional weekend programming for the conference/event space component of the Reduced Development Proposal is now a *maximum* of 198 people. *This represents a nearly fifty percent (50%) overall reduction (or a reduction of 222 attendees)* from the original proposal for the Premises.

To accommodate these changes, the stage/exhibition area has been expanded to eliminate the previously proposed open seating area. As is more fully shown on enclosed Plan Set Sheets 6 and 7 entitled "Conference Center Plans", two (2) possible configurations of the church interior are provided; one which consists of a stage with the fixed seating on the upper and ground level risers (Sheet 6) and the other which consists of an event arrangement wherein the riser seating area is physically gated off (Sheet 7). For the latter option, in addition to the gates blocking the risers, the Applicant is also proposing fixed railings and a curtain track to act as physical barriers preventing audience occupancy in the floor area. Of note, this reconfigured floor level stage accommodates ADA access requirements between conference/event space and café.

As a result of this Reduced Development Proposal, the Applicant is anticipating an updated determination from the City's Building Inspector regarding the reduced number of required off-street parking spaces in conformance with the 1964 Parking Exception established in Zoning Code Section 223-26.B.[1]

SEQRA ENVIRONMENTAL REVIEW STATUS:

As this Board is aware, the ZBA, as an Involved Agency in the coordinated SEQR environmental

[1] Note: The Building Inspector previously issued a determination regarding the required off-street parking for the prior proposal for a hotel and accessory conference center/event space with a maximum of 350 people at occasional larger weekend events. That determination indicated that notwithstanding the 1964 parking exception that could be applied to the Premises and proposed uses if the parking requirement for the proposal only required eighty-six (86) parking spaces (i.e., 25% more than the sixty-nine (69) spaces required for the Church use in 1964), in the case of the prior proposal with occasional events of 350 people, the project would have required one hundred thirty-six (136) spaces, and thus a parking variance for one hundred four (105) spaces (the total number of spaces not provided on-site) was needed.

review of the Project, has completed its referral review of the off-street parking proposal.[2] While the ZBA has issued a memorandum to this Board dated May 27, 2022 (the "ZBA Memo"), regarding what the ZBA perceived as potential environmental impacts with a focus on the occasional 350-person larger event capacity, it is important to note that a review of the ZBA meeting minutes regarding this SEQRA referral more accurately reflects that the ZBA had concern with the maximum larger event capacity that was previously proposed by the Applicant—and not the use itself.[3] Of course, the Applicant has directly responded to this concern through the Reduced Development Proposal by significantly reducing the proposed maximum capacity to only 198 attendees, thereby further mitigating any potential outstanding concerns presented by the ZBA. Moreover, pending the Building Inspector's review of the Applicant's most-recent request for a determination, the Applicant respectfully submits that no off-street parking variance is required for the Reduced Development Proposal, thereby eliminating the need for variance relief or further review by the ZBA. Nonetheless, the Applicant has diligently responded to the concerns raised by the ZBA, as demonstrated by the Applicant's correspondence to the ZBA dated May 17, 2022, April 26, 2022 and March 9, 2022, which provide itemized responses to the comments that have now been embodied in the ZBA Memo.[4]

The Applicant is also pleased to share with this Board the New York State Office of Parks, Recreation, and Historic Preservation ("SHPO") has determined that the Project is appropriate, and that the Project *will not* have an impact on historic or cultural resources. *See* **Exhibit E** – SHPO No Impact & SEQR Appropriateness Letter, dated July 21, 2022.

RESPONSES TO COMMENTS:

As will be more fully discussed at the continued Public Hearing, we respectfully submit the following responses to comments made by this Board and members of the public at the June 14th Public Hearing:

1. **Comment**: Describe how the Project will be ADA accessible and promote emergency vehicle access.

    a. ***Response***: As noted above, the conference/event space configuration has been altered to promote ADA accessibility between the café and event space. In addition,

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[2] Note: The Applicant appeared before the ZBA at its March 15th, April 19th, and May 17th meeting Agendas to discuss the Project and address comments from that Board.

[3] *See, e.g.*, ZBA May 17, 2022 meeting Agenda Video available at approximately 2:43:00; *see also* ZBA Memo at page 5 whereby "[t]he Zoning Board is generally in support of the reuse of this historic building..."

[4] Note: Copies of the Applicant's responses to the ZBA are on file with the City and available upon request of the same.

the Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated July 25, 2022, enclosed as **Exhibit D**, has been revised to address ADA parking and pick-up/drop-off of individuals who may require additional time to enter/exit their vehicles, as well as emergency vehicle access during events.

Specifically, the Project site will provide a total of four (4) ADA accessible parking spaces that are included within the 31 on-site parking spaces. These ADA parking spaces will be available for use by hotel and café guests as well as event attendees. During event drop-off/pick-up operations, event attendees requiring the use of these ADA spaces will be directed by the on-site parking attendants to the available ADA parking spaces on the Site. In the event that these spaces are fully occupied, attendees requiring further assistance will be directed to the on-site loading zone area to allow additional time for loading and unloading in an area that will not disrupt on-site circulation of other attendees during drop-off/pick-up periods.

Furthermore, in the event of an emergency at the Premises during an on-site event, the on-site parking attendants will be directed to clear the site parking area and driveway of all pick-up/drop-off vehicles to ensure adequate access to the Site for emergency vehicles. *See* **Exhibit D** - Traffic & Parking Management Plan.

2. **Comment**: Describe what off-site parking facilities will serve the Project.

   a. ***Response***: As has been detailed in the Applicant's prior submissions, the on-site parking area, which is proposed to provide 31 parking spaces, will accommodate all of the parking needs of the proposed hotel occupants and employees. Parking for the non-simultaneous 50-seat café use and church event space will be accommodated by off-site parking locations. Several locations of off-site public parking have been identified including the Tompkins lot, the Municipal Plaza lot and on-street parking along Beekman Street. *See* **Exhibit D** – Traffic & Parking Management Plan. All parking spaces within these areas are within reasonable walking distance from the Site. As indicated in the Traffic & Parking Management Plan, these public parking locations have been observed under existing conditions and found to have more than sufficient available parking spaces to accommodate the needs of the largest events anticipated at the site. Furthermore, the provision of a dedicated off-site parking of occasional events at additional off-site locations has been explored by the Applicant.

   Specifically, we are pleased to share with this Board that the Applicant has reached an agreement for off-site parking with the owner of the property located at 74 Dennings Avenue, which will allow for twenty-seven (27) parking spaces during

the occasional events at the Property. Additionally, the Applicant is in the process of finalizing an agreement for an off-site parking location with the nearby Protestant Episcopal Church property located across the street at 21 South Avenue, near the Wolcott Avenue/Beacon Street intersection, which could accommodate approximately fifteen (15) +/- additional parking spaces during the occasional events. These agreements will reduce the total need for the use of offsite public parking by approximately forty-one (41) - forty-two (42) spaces before any assumption of hotel guests as event attendees as well as event attendees arriving without the use of a personal vehicle. As previously discussed, the Applicant has also contacted Riverview Funeral Home by Halvey for additional event parking, but we now understand that the Funeral Home's preference is to only discuss parking arrangements if and at such time that the Project is approved by the City.

Provided the above details, it is important to note that the Traffic & Parking Management Plan previously identified that there is sufficient parking in the area of the Premises to accommodate the prior 350-person maximum event proposal. Of course, the Reduced Development Proposal further reduces the parking that is needed for these occasional events. Notably, the Applicant will also provide a free shuttle service from any off-site parking location with a distance greater than 1,000 feet when needed for an occasional larger event.

3. **Comment**: How will the Applicant mitigate potential impacts to surrounding residential properties?

    a. ***Response***: As stated in the Applicant's ZBA responses and as was presented during the June 14th Public Hearing, the majority of adjacent residential neighborhoods are representative of high-density urban living. Most nearby developments (including West End Lofts and River Ridge Views Townhomes were recently built as part of an ongoing renewal process in Beacon as part of the process to "increase the vitality, attractiveness and marketability of the of the City of Beacon lying between Main Street and the Metro North Train Station... as recommended in the City of Beacon Comprehensive Plan adopted on December 17, 2007, and the Comprehensive Plan update adopted on April 3, 2017. Zoning Code Section 223-41.19.

    The proximity of these developments – that were built around the existing church on the Premises – to Main Street, the Fire Department, the riverfront, and the MTA Metro-North station already establish the surrounding area as an active and pedestrian-friendly neighborhood with a flexible mix of uses. As was noted during the Public Hearing, the Applicant has met with representatives from these

neighboring developments and will continue to be responsive to their concerns regarding the Reduced Development Proposal. The Applicant is also willing to agree to conditions that restrict hours of evening events and to limiting large events to weekend timeframes. Moreover, the Applicant is proposing on-site staff to secure the outdoor areas in order to mitigate and potential disturbance and aid in traffic/pedestrian flow and management during any large events.

Additionally, the Traffic & Parking Management Plan identifies strategies to mitigate any potential traffic and parking pick-up/drop-off operational impacts on the surrounding neighborhoods and residents. This Plan includes the use of on-site parking and traffic flow attendants, directional signage, and providing information to event attendees on optimal parking areas and public transportation options near the Premises – keeping drivers out of other residential side streets. Other strategies are also proposed to try to reduce the Project event attendees' reliance on personal vehicles to the greatest extent practicable, including the use of shuttles, ability to utilize valet parking, encouraging and disseminating information on public transportation, and the facilitation of pedestrian and bicycle access to the Premises.

ADDITIONAL RESPONSES TO COMMENTS MEMORANDA:

To further assist this Board in its review of the Application, the Applicant respectfully submits the following memoranda prepared by its consultants providing annotated responses to the applicable comments noted in in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated June 10, 2022 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated June 10, 2022 (the "Planning Comments Memorandum"); and the City's Traffic Consultant, Creighton Manning, dated June 10, 2022 (the "Traffic Comments Memorandum").

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated July 26, 2022, (the "Architect Response to Comments Memorandum"). *See* **Exhibit A** – Architect Response to Comments Memorandum;
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated July 26, 2022 (the "HLD Response to Comments Memorandum"). *See* **Exhibit B** – HLD Response to Comments Memorandum; and
- Response to Comments Memorandum prepared by Colliers Engineering & Design dated July 25, 2022 (the "Colliers Response to Comments Memorandum"). *See* **Exhibit C** – Colliers Response to Comments Memorandum.

UPDATED SITE PLAN SET FOR THE REDUCED DEVELOPMENT PROPOSAL:

In support of this supplemental submission and in response to the comments contained in the City Planning and Engineering Comments Memoranda, we respectfully submit revised site plans and renderings entitled "Special Use Permit Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated June 29, 2021, last revised July 26, 2022, numbered and titled as follows:[5]

- Sheet 1 of 15 Site Plan;
- Sheet 2 of 15 Full Site Plan;[6]
- Sheet 3 of 15 Existing Conditions & Demolition Plan;
- Sheet 4 of 15 Landscape Plan & Planting Schedule;
- Sheet 5 of 15 Hotel Building Plans & Elevations;
- Sheet 6 of 15 Conference Center Plans;
- Sheet 7 of 15 Conference Center Plans 2;
- Sheet 8 of 15 Conference Center Elevations;
- Sheet 9 of 15 Grading & Utility Plans;
- Sheet 10 of 15 Erosion and Sediment Control Plan;
- Sheet 11 of 15 Vehicle Tracking Plan;
- Sheet 12 of 15 Site Details;
- Sheet 13 of 15 Stormwater Details;
- Sheet 14 of 15 Water & Sewer Details; and
- Sheet 15 of 15 Erosion and Sediment Control Details.

INDEX OF ENCLOSURES:

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

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[5] Note: The Applicant has enclosed hard copies of Sheets 1, 2, 4, 6, 7, and 9. The remaining Sheets are unchanged from the Applicant's May 26, 2022 submission to this Board. For ease of reference, the electronic plan sets contain all Sheets.

[6] Note: In response to the Planning Comments Memorandum, the path light located on the left side of the church building has been relocated closer to the path. Additionally, one more path light has been added near the path along the left side of the building.

Exhibit A: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated July 26, 2022, providing responses to the Planning Comments Memorandum;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated July 26, 2022, providing responses to the Engineering Comments Memorandum;

Exhibit C: Response to Comments Memorandum prepared by Colliers Engineering & Design, P.C., dated July 25, 2022, providing responses to the Traffic and Planning Comments Memoranda;

Exhibit D: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated July 25, 2022; and

Exhibit E: New York State Office of Parks, Recreation, and Historic Preservation SEQRA Letter of Appropriateness, dated July 21, 2022.

The Applicant looks forward to continuing its review of the Project with the Board and to more fully discussing its reduced capacity conference/event space proposal at the August 9th regular meeting for the Site Plan and Special Use Permit Continued Public Hearing on the Application.

In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

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

ARYEH SIEGEL
ARCHITECT

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

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

July 26, 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 10 2022.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. Discussion of parking will continue with the Planning Board. The Applicant appeared before the Zoning Board of Appeals to review the project with regard to SEQRA.

2. Comment acknowledged. Please refer to response letter from Colliers, dated July 25, 2022.

3. Comment acknowledged. Please refer to response letter from Colliers, dated July 25, 2022.

4. Comment acknowledged.

Lanc & Tully Comment Responses:

Sheet 1 of 14 – Site Plan

1. The parking stall striping has been corrected.
2. The location of the two proposed trees has been shifted to avoid interference with the water service line.
3. The location of the path light on the left side of the church building has been relocated to be closer to the path. Additionally, one more path light has been added near the path along the left side of the building.

Sheet 2 – Full Site Plan

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

1. See above comment responses.

Sheet 3 – Existing Conditions & Demolition

1. The plan indicates the extent of existing sidewalk being replaced at the front of the project.

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

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

July 26, 2022

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's June 10, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 8 (additional sheet added to the set) of the plan set and has responded to comments that pertain his sheets under separate cover, as well as John Clarke Planning and Design's June 10, 2022 comment letter.

Lanc & Tully June 10, 2022 Comment Letter

General Comments

1. Comment Noted. A "Work Zone Traffic Control Plan" will be prepared and provided as part of this plan.

Sheet 1 of 14 – Site Plan

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover. HLD has updated Sheet 8 with the revised light locations.

Sheet 2 of 14 – Full Site Plan

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

Sheet 8 of 14 – Grading & Utility Plan

1. The soil testing will be coordinated with Lanc & Tully's (L&T) office as soon as possible and weather permitting. We will continue to monitor the weather in the next week and set up a date with L&T.

2. We will discuss the procedure for abandoning the existing water and sewer services with the Beacon Water & Sewer Department and add applicable notes and details to the plans.

3. The landscaping has been shifted to avoid the water service line.

Five (5) hard copies of revised sheet 9, is provided with this submission for review. A full set of digital plans are provided with the digital submission package. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

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

400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

Via E-Mail
July 25, 2022

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

1113 Wolcott Avenue – Prophecy Theater LLC
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21004333A

Dear Mr. Gunn & Planning Board Members,

Colliers Engineering & Design CT, P.C. (CED) has reviewed the most recent comments received from the Planning Board's Consultants as provided in the letters listed below:

- Creighton Manning (CM) Review #6 letter dated June 6, 2022;
- John Clarke Planning and Design Letter dated June 10, 2022.

The following provides detailed responses to each of the traffic related items contained in these letters. Specific information and/or responses are also provided below based on comments received during the June 14, 2022, Planning Board Public Hearing.

It should also be noted that based on discussions with the Board and its consultants as well as based on public comment received during the Planning Board Public Hearing, the Applicant has decided to reduce the scope of the Project. The Project will continue to consist of a 30-Room Hotel and a 50-seat café. However, the event space is now proposed to be reduced from a 350-person capacity to seating capacity of 198 persons. With this reduction in the event venue capacity, the Project code required parking is as identified in the Table below, which indicates at total parking requirement of 98 parking spaces.

However, as previously discussed with the Board, the Applicant has indicated that the Café use is proposed to be a non-simultaneous use with the Event Space. Therefore, the calculation of total required parking spaces for the Project is based on the critical event periods, during which times the Café will be used as a complimentary space to the Event space, but no additional persons outside of those attending the events will be permitted in the Café during these times. Therefore, the actual maximum parking requirement for the Project is the total the parking requirement for the Hotel use and the Event space or 81 parking spaces.

Colliers Engineering & Design

City of Beacon Code Required Parking

Proposed Use	Size	City of Beacon Code Requirement	Required Spaces
Hotel	30 Rooms 1 Employee	1 Space/Room +1 Space/Employee	31 Spaces
Café	50 Patrons	1 Space/3 Patrons	17 Spaces[1]
Event Space	198 Persons (Seats)	1 Space/4 seats	50 Spaces
		Total Required Parking Typical Conditions	**46 Spaces[2]**
		Total Required Parking Event Conditions	**81 Spaces[2]**

Notes:
1. The Café' and the Event Space, which are both contained in the Church building, are non-simultaneous uses, therefore the Total Required Parking Spaces includes those required for the Hotel and the Event Space, since the Event Space represents the more conservative total of require parking spaces for the Church building uses. When events are not occurring the City Code would require 53 parking spaces for the Project.
2. Total Required Parking Typical Conditions assumes simultaneous parking for the Hotel and Café uses only. Total Required Parking Event Conditions assumes simultaneous parking for the Hotel and Event Space only.

It should be noted that pursuant to the parking exception provided within Zoning Code Section 223-26.B and based on the church and rectory uses and accompanying parking requirements existing on the Premises in 1964, the site qualifies for an exception of 86 off-street parking spaces, which represents less than a twenty-five percent (25%) increase in intensity over the required 69 parking spaces required in 1964. Therefore, with the currently proposed reduced capacity events, it is the Applicant's opinion that the Project is fully zoning compliant. Regardless of this, since the Project will provide 31 on-site parking spaces generally for the use of hotel guests and employees, all additional parking for the proposed Café use and event related parking would be required to be accommodated by on-street and off-street public parking in the area. Additional information associated with this change in event capacity is provided herein as well as within the updated Traffic & Parking Management Plan. The Applicant is also continuing to pursue options for off-site dedicated parking in the vicinity of the Site for use during events.

Creighton Manning Review #6 Letter dated June 10, 2022

The following provides response to the open and/or new comments contained in the CM letter. Those items for which CM has indicated "No further comment" in their letter are not repeated below.

1. The traffic impact analyses completed, which consider the scenarios presented in the initial Traffic Impact Study and the Sensitivity Analysis, indicate that the majority of intersections will operate at acceptable levels of service when the subject site hosts events. The NYS Route 9D/Beekman Street/W. Church Street intersection currently operates with capacity constraints during the Friday PM Peak Hour. Colliers' study considers modifying the signal phasing to benefit

Colliers Engineering & Design

the overall operation of the intersection. These modifications are subject to review and approval by the NYSDOT.

Response: ***Comment noted. With the reduction in the size of the proposed events it would be anticipated that the Project related traffic impacts would be somewhat reduced. However, the Applicant will continue to coordinate any potential traffic signal modifications at the NYS Route 9D/Beekman Street/W. Church Street intersection with the NYSDOT.***

2. Access to the site is proposed via one ingress-only driveway and one egress-only driveway. Vehicles would circulate in a clockwise direction. This configuration is acceptable. The proposed access configuration requires review and approval by the NYSDOT.

Response: ***Comment noted. The current driveway configuration has been provided to NYSDOT for their continued review. A formal Highway Work Permit Application will also be provided to NYSDOT upon completion of the SEQRA process for this Project.***

3. The vehicle tracking plans indicate that the anticipated vehicle types (shuttle bus, garbage truck, box truck) will be able to circulate the site.

Response: ***Comment noted. See also response to Comment No. 3 from John Clarke Planning and Design Letter dated June 10, 2022, below.***

4. The proposed development requires 136 parking spaces per the City of Beacon Zoning Requirement. The proposed development is supported by 31 parking spaces inclusive of four ADA-accessible parking spaces. Therefore, the proposed development is seeking a variance of 105 parking spaces. Colliers' evaluated multiple public parking options within the vicinity of subject site to determine if parking could be sourced off-site. Based on Colliers' evaluation, which is based on industry-standard practices, the Tompkins Firehouse Lot and the Municipal Building Lot have capacity to accommodate the necessary volume of off-site parking. These lots are within a reasonable 1,000-ft walking distance of the subject site and there are sufficient pedestrian accommodations in place. CM notes that patrons parking in the Tompkins Firehouse Lot will have to cross Wolcott Ave; a marked crosswalk with high-visibility pedestrian warning signs is provided to cross Wolcott Avenue at Beacon Street.

Response: ***Comment noted. As indicated previously the Applicant is now proposing a significant reduction in the capacity of the event space reducing the available seating area within the event space to 198 seats. This reduction in the size of events significantly reduces the parking requirements for the Project from the previously proposed maximum event capacity of 350 persons.***

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5. As part of the Traffic and Parking Management Plan, the applicant will provide a minimum of three parking attendants as well as on-site and off-site signing to direct eventgoers to the designated off-site parking areas. Additionally, information regarding other transportation options and parking will be disseminated to the public. CM recommends that the Traffic and Parking Management Plan include instructions on how to accommodate event goers that need additional time to enter/exit their vehicles in the drop-off/pickup queue.

   Response: The Traffic & Parking Management Plan has been revised to address ADA parking and pick-up/drop-off of individuals who may require additional time to enter/exit their vehicles. The Traffic & Parking Management Plan also now addresses Emergency Vehicle access during events as well as additional offsite signage which is now proposed by the Applicant to help mitigate potential parking impacts.

John Clarke Planning and Design Letter dated June 10, 2022

The following provides response to only those comments from the John Clarke Planning and Design letter related to traffic.

2. Adequate parking is a specific Special Permit condition under Sections 223-24.7D and 223-18B.Parking for the varied uses remains a serious concern, including:

   a. The 31 proposed parking spaces only cover the hotel use. If the hotel is full, there will be little or no parking available for non-hotel café customers during the day or for event space participants during scheduled times. The Traffic and Parking Study cites the Tompkins and Municipal Building public lots to the north, but there is no guarantee that these lots will have the same capacities in five years with the planned expansion of the Firehouse and redevelopment options for various public lots being considered.

      Response: The Applicant has reached an agreement for off-site parking with the owner of the property located at 74 Dennings Avenue, which will allow for 27 parking spaces during the on-site events. Additionally, the Applicant is in the process of finalizing an agreement for an off-site parking location with the nearby Protestant Episcopal Church property located at 21 South Avenue, near the Wolcott Avenue/Beacon Street intersection, which could accommodate approximately 14-15 parking spaces. These agreements will reduce the total need for the use of offsite public parking by approximately 41-42 spaces before any assumption of hotel guests as event attendees as well as event attendees arriving without the use of a personal vehicle. The Traffic & Parking Study identifies several other areas including the 70± parking spaces along Beekman Street that can accommodate the additional parking demand of the Project.

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Furthermore, as indicated above, the Applicant is now proposing a significant reduction in the capacity of the event space, reducing the available seating area within the event space to 198 seats. This reduction in the size of events significantly reduces the parking requirements for the Project from the previously proposed maximum event capacity of 350 persons.

b. The Traffic and Parking Study suggested a reduced event parking calculation with a 10% deduction for transit use and walking. Section 223-26 C(6) allows the Planning Board to consider shared parking adjustments, such as for the overlapping café and event use, but there is no provision in the Code, other than a variance, to allow additional reductions for transportation alternatives. The Study assumed 2.75 occupants per vehicle for its event traffic generation calculation and yet the minimum parking requirement is only 1 space for every 4 occupants, so it seems that the parking standard already factors in a reduction for transportation alternatives.

Response: *The 2.75 persons per vehicle car occupancy ratio identified for the traffic generation calculations for events was utilized to provide a somewhat conservative analysis of traffic conditions associated with the events. Furthermore, there is not necessarily a direct correlation between parking demand and traffic generation.*

Regardless of the above, the Traffic & Parking Sensitivity Analysis, while still taking a credit of 10% for transit use, walking, biking, ridesharing, etc. also accounts for a lower number of hotel guests (50%) also attending events. In addition, parking associated with event employees/staff was also specifically accounted for at a ratio of 1 space per employee. This is not specifically required based on the City of Beacon Code for this use but was included as requested by the Planning Board to assess the potential overall parking demand of the Project during events.

3. The Sheet 10 turning diagrams show that the driveway entrance radii are much wider than necessary. Since this is the front yard of the historic church building, the proposed entrance should be as narrow as possible.

Response: *The south curb line for the entrance driveway has been modified to significantly reduce the width of the driveway to the greatest extent possible while still accommodating the anticipated design vehicles accessing the Site.*

Public Hearing Comments June 14, 2022 Planning Board Meeting

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

The Project site will be provided a total of four (4) ADA accessible parking spaces included within the 31 on-site parking spaces. These ADA parking spaces will be available for use by hotel and café guests as well as event attendees. The use of these spaces and event drop-off/pick-up accommodations are now discussed in further detail in the Traffic & Parking Management Plan.

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Pedestrian Movements

Pedestrian movements are discussed in detail in the Traffic & Parking Management Plan. The area surrounding the Project area provides a well-connected pedestrian system, which will provide access between the Site and all available off-site parking areas. The Project also plans to provide a new pedestrian connection between Beekman Street and the main portion of the Site for direct access from the Hotel, Café & Event space to Beekman Street on-street parking, the Beacon Metro-North Train Station and other parking in this vicinity. In addition, event attendees parking in the Tompkins Lot can utilize the existing crosswalk of Route 9D located at the north end of the Project site. This crosswalk is a highly visible crosswalk located at the crest of a vertical curve along Route 9D and with excellent sightlines in all directions. The crosswalk is supplemented with pushbutton activated Rectangular Rapid Flashing Beacons to increase the visibility of the crosswalk location and alert approaching motorists of pedestrians when crossing the roadway.

Emergency Vehicle Access

Emergency Vehicle Access is now discussed in the Traffic & Parking Management Plan. In general, in the event of an emergency at the Site during an on-site event, the on-site parking attendants would be directed to clear the site of all pick-up/drop-off vehicles to ensure adequate access to the Site for emergency vehicles.

Parking on Residential Streets

The Traffic & Parking Management Plan has identified strategies to ensure event attendees park in identified available public parking areas. By providing information to event attendees on readily available nearby public parking, it is anticipated that attendees will utilize these identified parking areas rather than looking for parking on nearby residential roadways. However, in a further effort to prevent event attendees from parking along nearby residential roadways, the Applicant, with the approval of the City is willing to post temporary signage indicating “No Event Parking” at the entry to certain nearby residential roadways including, Stratford Avenue, Academy Street, Rombout Avenue, and Beacon Street. These temporary sign locations are now identified in the Traffic & Parking Management Plan.

Sincerely,

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

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

R:\Projects\2021\21004333A\Correspondence\OUT\220725RGD_CM 6.10.2022 Comment Response.docx

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Engineering
& Design

Traffic & Parking Management Plan

July 25, 2022

1113 Wolcott Avenue

City of Beacon
Dutchess County, New York

Prepared for:

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

Prepared by:

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

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Project No. 21004333A

Colliers Engineering & Design

Table of contents

Introduction and Background **1**

On-Site Parking and Circulation **3**
ADA Accessible Parking & Event Drop-off/Pick-up Accommodations 4

Off-Site Parking **5**
Off-Site Parking Locations 5
Temporary Off-Site Signage 7

Dissemination of Information **9**
Parking Information 9
Public Transportation Information 10

Shuttles **10**

Pedestrian and Bicycle Access **10**

Emergency Vehicle Access **12**

Ongoing Monitoring and Coordination **12**

Introduction and Background

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

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

The conference center accessory use will operate less frequently, utilizing the former church building for various cultural, educational, or professional programs, including weddings, conferences, art exhibitions, performances, lectures, seminars and workshops. The maximum capacity for the church event venue has been reduced from prior Project proposals to a 198-seat capacity. Maximum occupancy events will typically occur on weekends, while smaller functions, such as seminars, workshops or retreats with attendance ranging between 50 to 150 people will occur on weekdays generally Wednesday – Friday.

Access to the Project is proposed via an existing access connection from Wolcott Avenue that will provide access to the main parking area as an entry only driveway. A second, exit only driveway is also proposed at the northern property line of the Site, which will be a reestablishment of the existing driveway in this location. A total of 31 off-street parking spaces, inclusive of four (4) ADA accessible parking spaces, will be provided primarily for use by hotel guests and employees. The existing Site is also provided a third driveway connection to Wolcott Avenue south of the existing church building. This existing southern driveway is proposed to be eliminated as part of the Project.

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

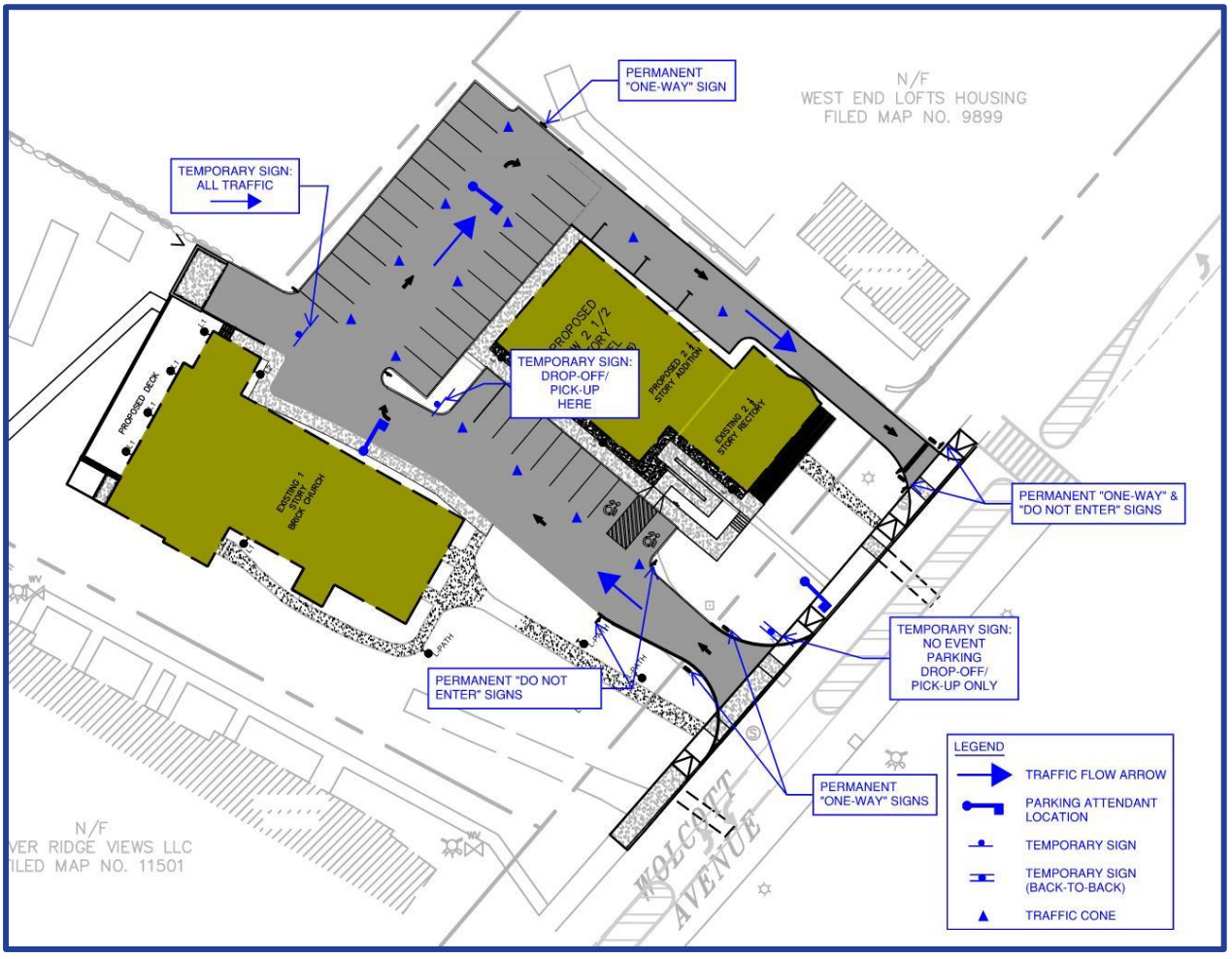
Based on the above, and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this Traffic & Parking Management Plan has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation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

On-Site Parking and Circulation

The Project site will provide a total of 31 parking spaces. These spaces will primarily be designated for the use of the Hotel guests. Therefore, during Event Conditions all additional parking needs will need to be accommodated by off-site public parking in the area. It is anticipated that this will result in a need for drop-off/pick-up operations within the Site.

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

Exhibit No. 1 - Event Site Circulation Plan



As indicated previously, the Main (southerly) access driveway will be a one-way entry only driveway with the northerly driveway a one-way exit only driveway. This will help to facilitate the onsite drop-off/pick-up operations during events. However, during events it is anticipated that on-site parking attendants will be required to facility drop-off/pick-up operations, ensure efficient traffic flow, and

monitor any queuing. In addition to the permanent signage proposed on the site, additional temporary signage is also proposed to further indicate the on-site flow pattern during events as indicated on Exhibit No. 1 above.

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

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

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

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

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

The Project site will be provided a total of four (4) ADA accessible parking spaces included within the 31 on-site parking spaces. These ADA parking spaces will be available for use by hotel and café guests as well as event attendees. During event drop-off/pick-up operations, event attendees requiring the use of these ADA spaces will be directed by the on-site parking attendants to the available ADA parking spaces on the Site. In the event that these spaces are fully occupied, attendees requiring further assistance will be directed to the on-site loading zone area to allow additional time for loading and unloading in an area that will not disrupt on-site circulation of other attendees during drop-off/pick-up periods.

Off-Site Parking

Off-Site Parking Locations

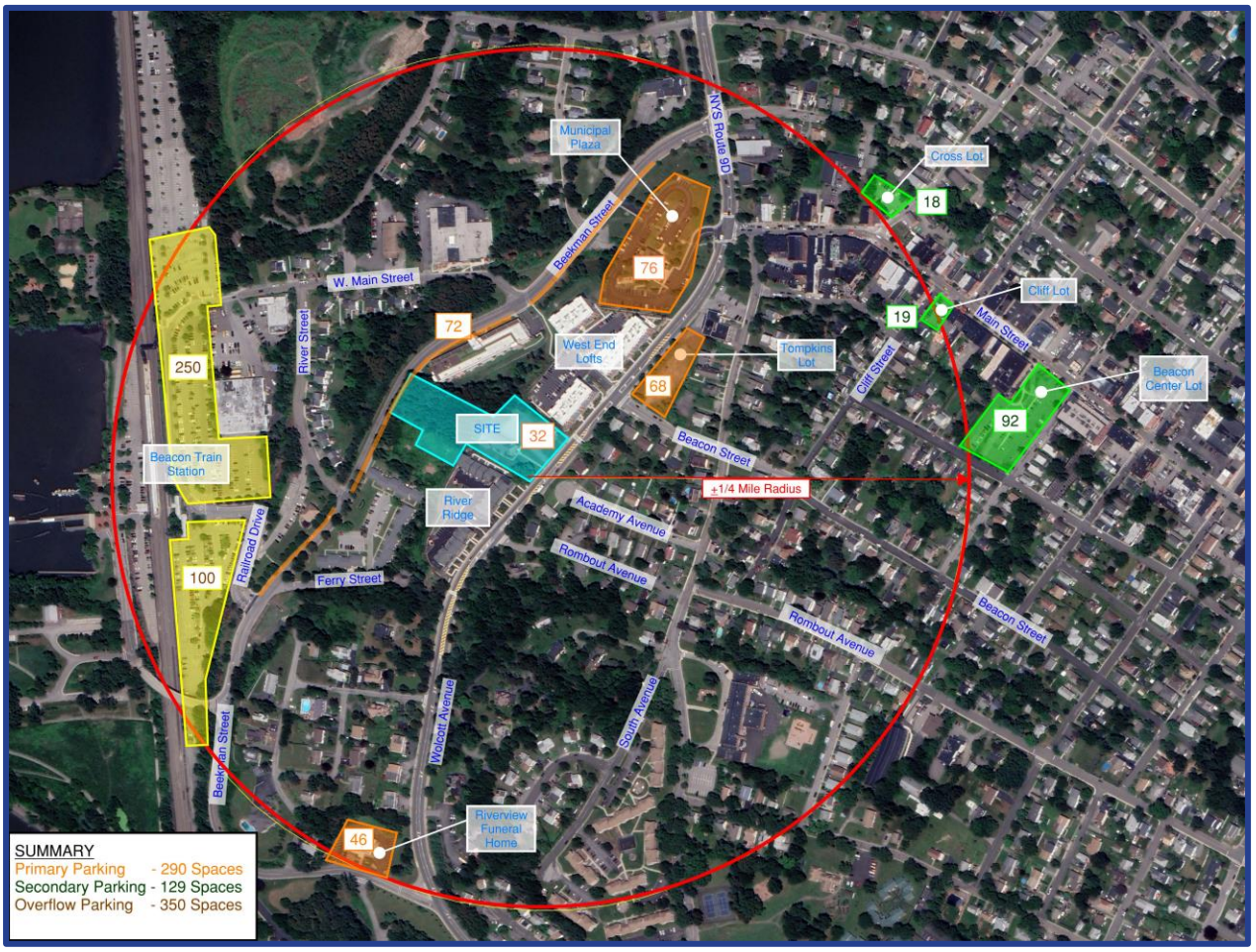
The Project proposes to provide 31 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the Site. The closest public parking in the area include the below listed locations in order of proximity to the Project:

- **Tomkins Firehouse Parking Lot** – 68± Parking Spaces
- **City of Beacon Municipal Plaza (City Hall) Parking Lots** – 76 Parking Spaces
- **Beekman Street Metro North on-street parking between Railroad Drive and Wolcott Avenue** - 70± on-street metered parking spaces
  This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.
- **Cross Lot** – 18 Parking Spaces (24 Hour Free Parking – City Lot)
- **Cliff Lot** – 19 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Center Lot** – 92 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Metro North Train Station Parking lots metered parking spaces**
  This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.

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

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

Exhibit No. 2 – Off-Site Parking Locations



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

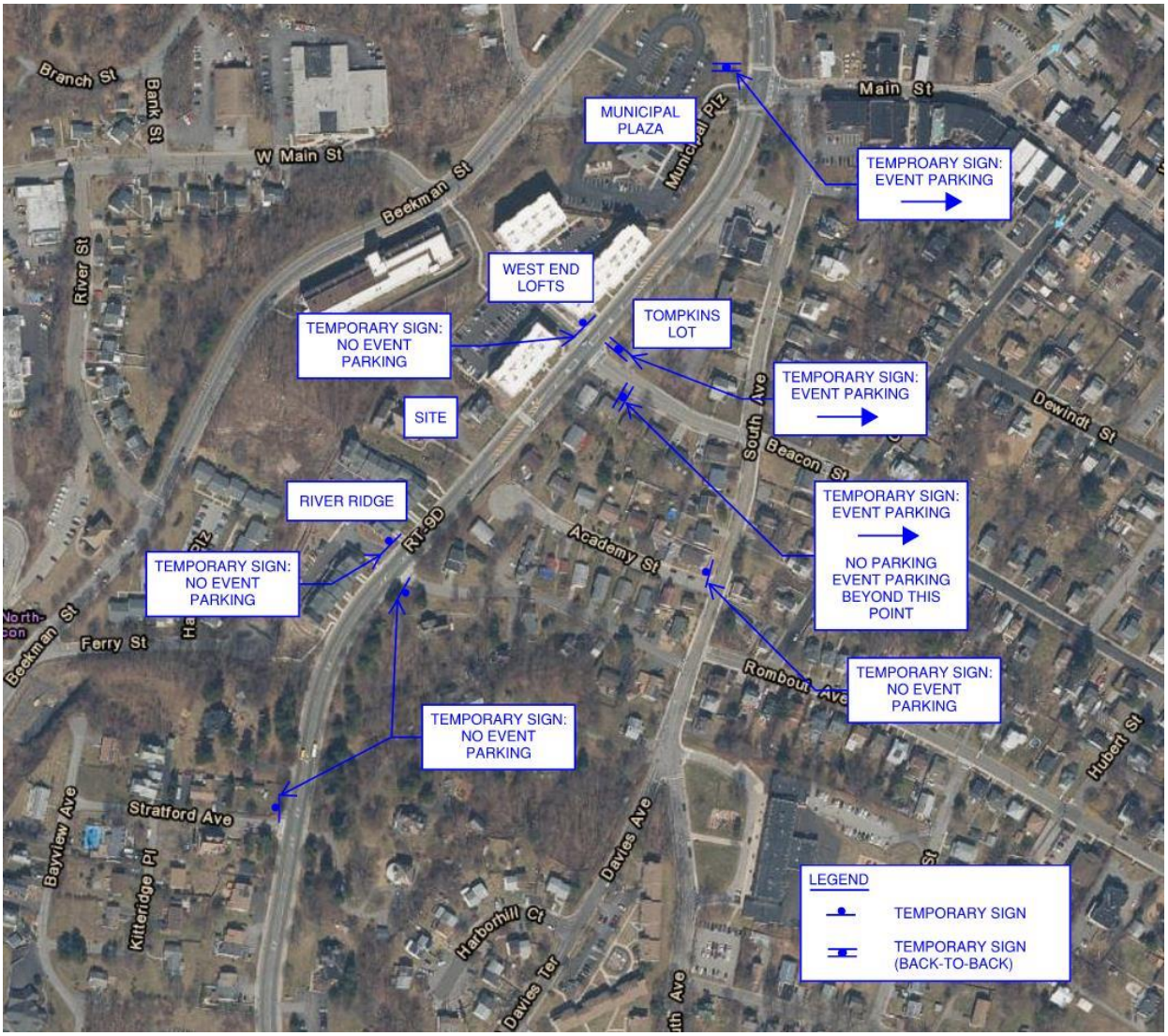
In total there are approximately 343 total parking spaces within 2,000 ft. walking distance of the Project site which can be utilized to accommodate the parking needs of the Project under the event conditions. Each of the identified areas of public parking were observed during the anticipated peak event periods to determine the parking availability in the area. These observations indicated that there is sufficient public parking within the Tomkins Lot, the Municipal Plaza Lot and along Beekman Street to accommodate the parking needs of the Project Event conditions.

Temporary Off-Site Signage

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

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

Exhibit No. 3 – Off-Site Signage



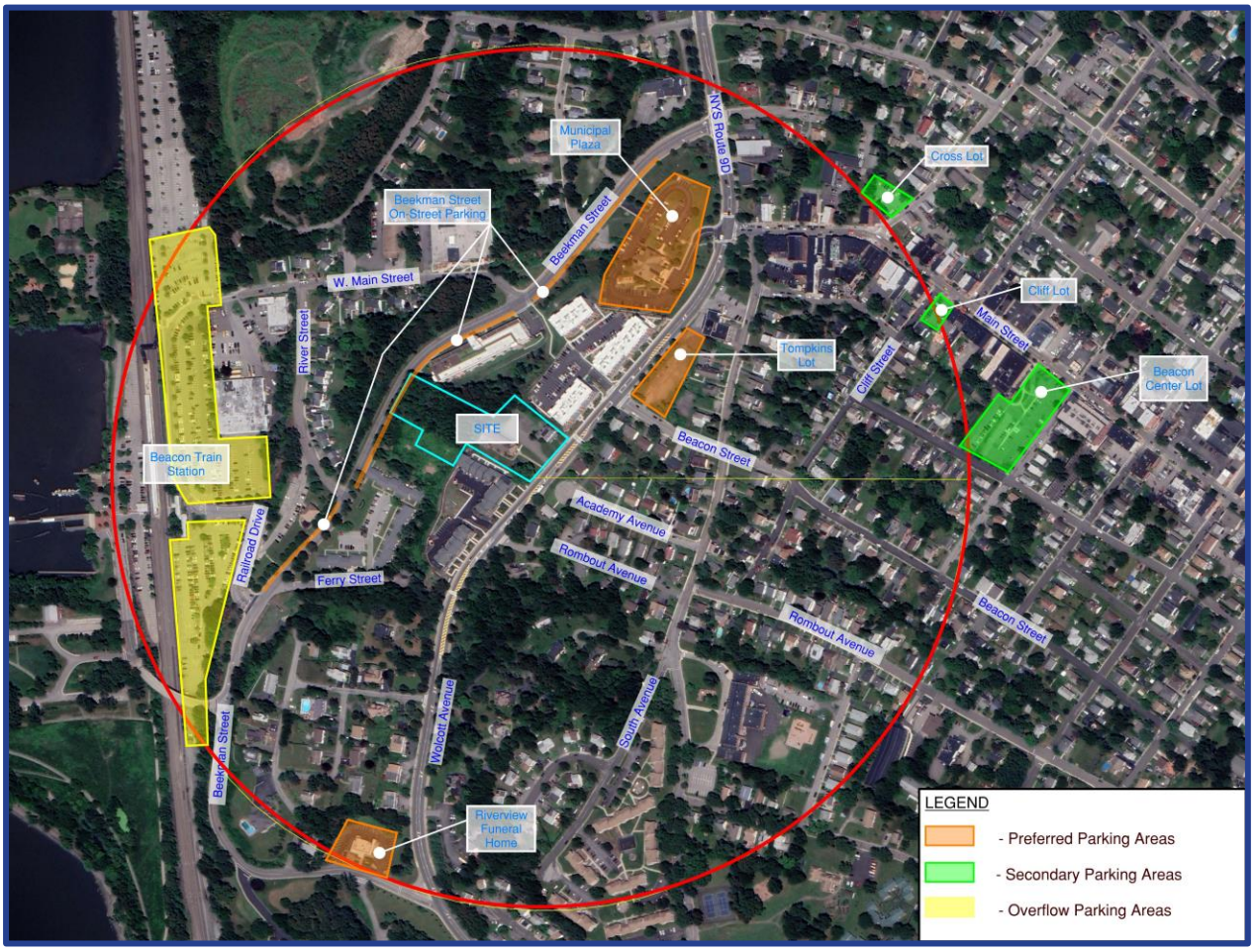
Dissemination of Information

Parking Information

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

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

Exhibit No. 4 - Preferred Parking Area Map



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

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

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

Public Transportation Information

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

Shuttles

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

Pedestrian and Bicycle Access

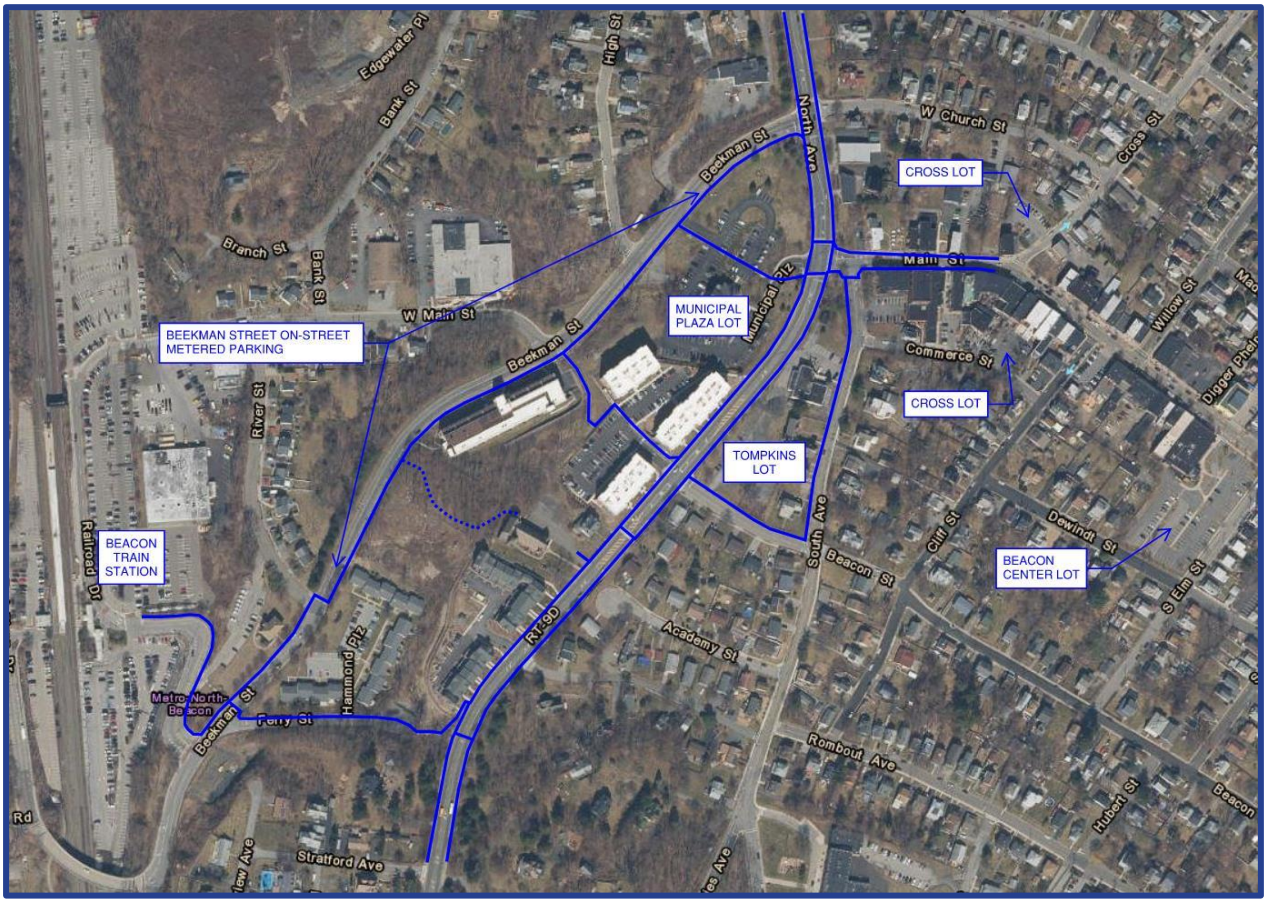
Access to the Project by pedestrians, including event attendees parking off-site, is provided in several manners. There are existing sidewalks along all area roadways surrounding the Project that can be utilized to access various parking areas or pedestrians arriving from other destinations. There are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

visible crosswalk located at the crest of a vertical curve along Route 9D and with excellent sightlines in all directions.

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

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

Exhibit No. 5 – Existing & Proposed Pedestrian Pathways



Emergency Vehicle Access

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

Ongoing Monitoring and Coordination

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

In order to ensure that the Traffic & Parking Management Plan is achieving the goals set forth herein the Applicant agrees to conduct a monitoring of the event conditions within a 6 to 12-month period after initial occupancy of the event space. This monitoring will be utilized to incorporate further refinements to this plan at that time if determined to be necessary, which will be determined in consultation with the City of Beacon. This monitoring will be worked into the Project approvals with the City of Beacon.

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NEW YORK STATE OF OPPORTUNITY. Parks, Recreation, and Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

July 21, 2022

Mike Bodendorf
Hudson Land Design
174 Main Street
Beacon, NY 12508

Re: SEQRA
Reformed Dutch Church of Fishkill Landing
1113 Wolcott Ave.
Beacon, Dutchess Co.
21PR08257

Dear Mike Bodendorf:

Thank you for providing additional information to the Office of Parks, Recreation and Historic Preservation's Division for Historic Preservation (OPRHP/DHP) as part of your State Environmental Quality Review Act (SEQRA) process. These comments are those of OPRHP/DHP and relate only to historic/cultural resources.

We have reviewed the project for its potential to impact below ground and above ground historic resources.

The rectory is nonhistoric and the church is listed in the National Register. The additional information you provided resolved our remaining concerns. The project is appropriate.

Please note that this letter does not provide approval for historic preservation tax credits or grants.

If you have questions, please contact me at sloane.bullough@parks.ny.gov or 518-268-2158.

Sincerely,

Sloane Bullough

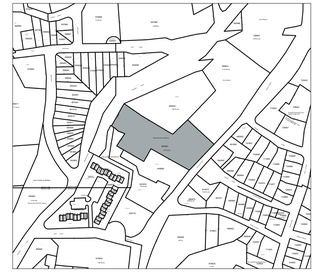
Sloane Bullough
Historic Sites Restoration Coordinator

via e-mail only

Bulk Zoning Regulations Table

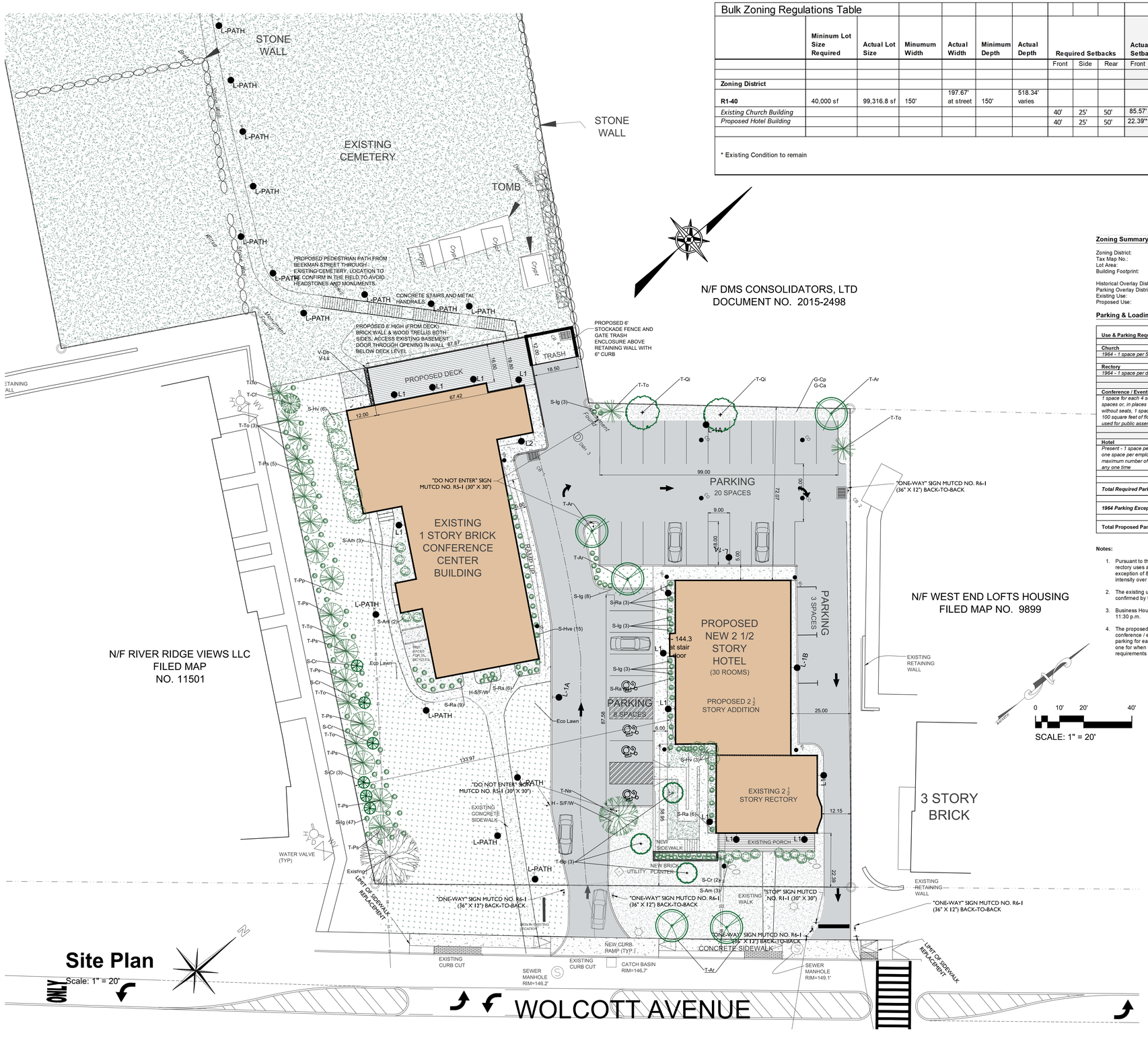
	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front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

* Existing Condition to remain



Location Map

Scale: 1" = 400'



Site Plan

Scale: 1" = 20'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	10,279 square feet (existing church building + proposed hotel building)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Church / Rectory
Proposed Use:	Hotel, Conference / Event Space accessory to the Hotel Use

Parking & Loading

Use & Parking Requirements	1964 Units	1964 Parking Requirement	Proposed Units	Current Parking Requirement
Church				
1964 - 1 space per 5 seats	336 occupants	68 parking spaces		
Rectory				
1964 - 1 space per dwelling unit	1 dwelling unit	1 parking space		
Conference / Event Space				
1 space for each 4 seats or pew spaces or, in places or, in places without seats, 1 space for each 100 square feet of floor space used for public assembly			198 occupants	50 parking spaces
Hotel				
Present - 1 space per room plus one space per employee for the maximum number of employees at any one time			30 rooms plus 1 employee	31 parking spaces
Total Required Parking Spaces		***69 Parking Spaces***		***81 Parking Spaces (Note 1)***
1964 Parking Exception		***86 Parking Spaces (Note 1)***		
Total Proposed Parking Spaces				**31 Parking Spaces**

Notes:

1. Pursuant to the parking exception provided within Zoning Code Section 223-26.B and based on the church and rectory uses and accompanying parking requirements existing on the Premises in 1964, the site qualifies for an exception of 86 off-street parking spaces, which represents less than a twenty-five percent (25%) increase in intensity over the required 69 parking spaces required in 1964.
2. The existing uses on the Property in 1964 was a rectory and church with 336 seats, which occupancy was confirmed by the City's Building Inspector on April 29, 2021
3. Business Hours. Hotel: All hours. Event space: Mon-Thurs, Sunday 8:00 a.m.-10:30 p.m. / Fri-Sat 8:00 a.m.-11:30 p.m.
4. The proposed uses on the Property include a hotel and accessory conference / event space and café. The conference / event space and café will never be operated in tandem with one another, and thus the need for parking for each use will never coincide. Accordingly, there are two distinct parking requirements for the Property: one for when the café is operating and the other during events. In either scenario, the required off-street parking requirements are in addition to those required for the hotel.

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	10,279 square feet (existing church building + proposed hotel building)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Church / Rectory
Proposed Use:	Hotel, Cafe accessory to the Hotel Use

Parking & Loading

Use & Parking Requirements	1964 Units	1964 Parking Requirement	Proposed Units	Current Parking Requirement
Church				
1964 - 1 space per 5 seats	336 occupants	68 parking spaces		
Rectory				
1964 - 1 space per dwelling unit	1 dwelling unit	1 parking space		
Café				
1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater			50 occupants	17 parking spaces
Hotel				
Present - 1 space per room plus one space per employee for the maximum number of employees at any one time			30 rooms plus 1 employee	31 parking spaces
Total Required Parking Spaces		***69 Parking Spaces***		***48 Parking Spaces (Note 1)***
1964 Parking Exception		***86 Parking Spaces (Note 1)***		

Notes:

1. Pursuant to the parking exception provided within Zoning Code Section 223-26.B and based on the church and rectory uses and accompanying parking requirements existing on the Premises in 1964, the site qualifies for an exception of 86 off-street parking spaces, which represents less than a twenty-five percent (25%) increase in intensity over the required 69 parking spaces required in 1964.
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10	07/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 15	Site Plan
Sheet 2 of 15	Full Site Plan
Sheet 3 of 15	Existing Conditions & Demolition Plan
Sheet 4 of 15	Landscape & Lighting Plan
Sheet 5 of 15	Hotel Building Plans & Elevations
Sheet 6 of 15	Conference / Event Plans
Sheet 7 of 15	Conference / Event Plans 2
Sheet 8 of 15	Conference Center Elevations
Sheet 9 of 15	Grading & Utility Plan
Sheet 10 of 15	Erosion & Sediment Control Plan
Sheet 11 of 15	Vehicle Tracking Plan
Sheet 12 of 15	Site Construction Details
Sheet 13 of 15	Stormwater Construction Details
Sheet 14 of 15	Water & Sewer Construction Details
Sheet 15 of 15	Erosion & Sediment Control Details

Special Use Permit Application

Sheet 1 of 15 - Site Plan

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

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

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

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

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

1113 Wolcott Avenue

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

REVISIONS:			
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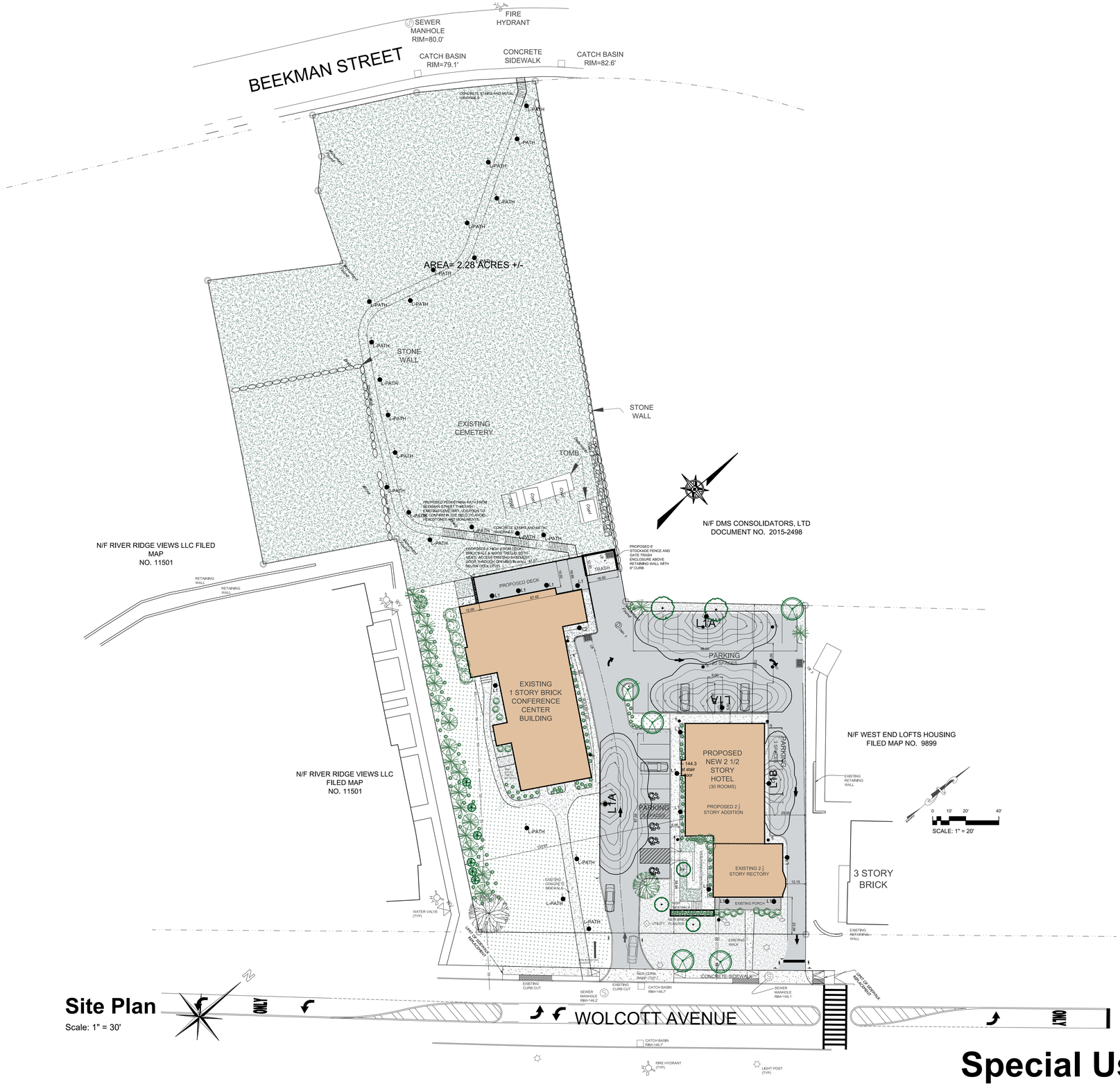
9	06/28/22	REVISED PER PLANNING BOARD COMMENTS	AJS
10	07/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Plan

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 15 - Full Site Plan

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

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
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7 Creek Drive
Beacon, New York 12508

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

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

N/F
WEST END LOFTS HOUSING
FILED MAP NO. 9899

REVISIONS:			
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9	06/28/22	REVISED PER PLANNING BOARD COMMENTS	AJS
10	07/26/22	NO CHANGE	AJS

CATCH BASIN RIM=79.1'
S 27°44'52" E 64.36'
N 34°22'48" E 72.03'
S 59°50'43" E 319.50'
306.3'
AREA= 2.28 ACRES +/-
STONE WALL
TOMB
N 41°16'37" E 108.64'
25.1'
GARBAGE
CONCRETE SIDEWALK
S 50°07'23" E 198.84'
RETAINING WALL
3 STORY BRICK
GRAVEL PARKING
REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
2 STORY FRAME
15.7'
RETAINING WALL
BLACKTOP PARKING
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
22.3'
CONCRETE SIDEWALK
AREA OF SIDEWALK REPLACEMENT
SEWER MANHOLE RIM=149.1'
UTILITIES
RELOCATE SIGN
S40°23'53"W 197.67'
WOLCOTT AVENUE
LIGHT POST (TYP)
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
WATER VALVE (TYP)
1 STORY BRICK CHURCH
28.7'
CONCRETE SIDEWALK
N61°49'53"W 243.00'
REMOVE BLACKTOP DRIVEWAY
85.6'
CONCRETE SIDEWALK
2 STORY FRAME
S29°14'17"W 82.00'
N61°04'53"W 174.76'
N 32°45'07" E 82.36'
N68°54'53"W 46.42'
RETAINING WALL
N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501
N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

Site Plan
Scale: 1" = 20'

Special Use Permit Application

Sheet 3 of 15 - Existing Conditions & Demolition Plan

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

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
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POLE MOUNTED LIGHT (L1A)

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

WALL MOUNTED HOUSE LIGHT (L1)

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

WALL MOUNTED HOUSE LIGHT (L2)

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

PATH LIGHT (L-PATH)

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

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

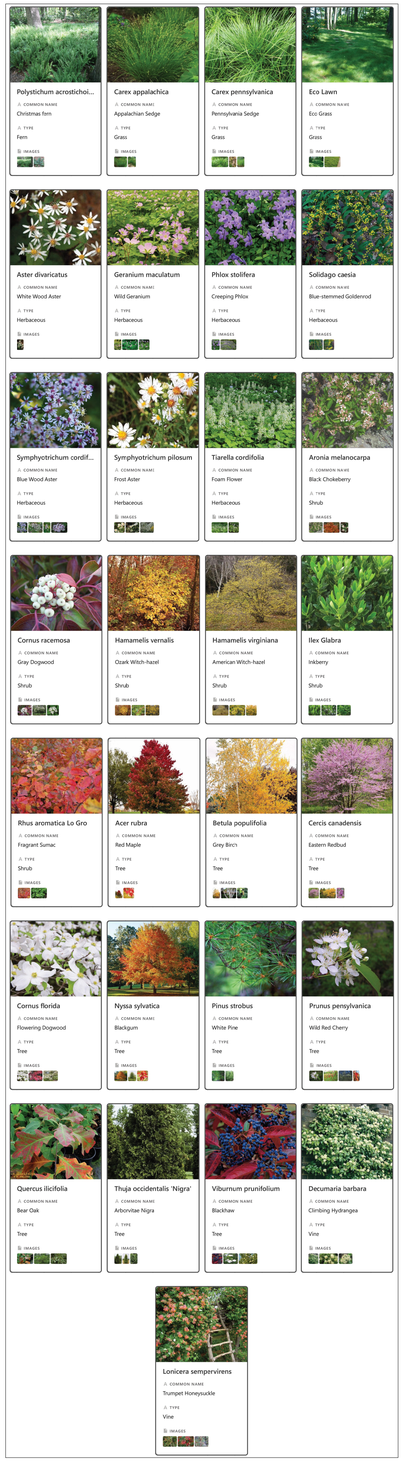
Planting Schedule

Symbol	Quantity	Type	Common Name	Botanical Name	Size	Planting Time
T-Ar	5	Tree	Red Maple	Acer rubrum	7'-8'	Spring/Fall
T-Bp	3	Tree	Grey Birch	Betula populifolia	7'-8'	Spring/Fall
T-Cc	2	Tree	Eastern Redbud	Cercis canadensis	6'-7'	Spring/Fall
T-Cf	1	Tree	Flowering Dogwood	Cornus florida	6'-7'	Spring/Fall
T-Ns	2	Tree	Blackgum	Nyssa sylvatica	7'-8'	Spring/Fall
T-Ps	12	Tree	White Pine	Pinus strobus	7'-8'	Spring/Fall
T-Pp	1	Tree	Wild Red Cherry	Prunus pensylvanica	7'-8'	Spring/Fall
T-Qi	2	Tree	Bear Oak	Quercus illicifolia	7'-8'	Spring/Fall
T-To	14	Tree	Arborvitae 'Nigra'	Thuja occidentalis 'Nigra'	7'-8'	Spring/Fall
S-Am	5	Shrub	Black Chokeberry	Aronia melanocarpa	3 Gallon	Spring/Fall
S-Cr	7	Shrub	Gray Dogwood American	Cornus racemosa	3 Gallon	Spring/Fall
S-Hve	15	Shrub	Ozark Witch-hazel	Hamamelis vernalis	3 Gallon	Spring/Fall
S-Hv	9	Shrub	Witch-hazel	Hamamelis virginiana	3 Gallon	Spring/Fall
S-Ig	61	Shrub	Inkberry	Ilex glabra	3 Gallon	Spring/Fall
S-Ra	33	Shrub	Low-grow Sumac	Rhus aromatica	3 Gallon	Spring/Fall
H-S/F/W	15	Fern	Christmas Fern	Polystichum arostichoides	1 Gallon	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	White Wood Aster	Aster divaricatus	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Wild Geranium	Geranium maculatum	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Creeping Phlox	Phlox stolifera	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Blue-stemmed Goldenrod	Solidago caesia	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Blue Wood Aster	Symphyotrichum cordifolia	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Frost Aster	Symphyotrichum pilosum	Plugs	Spring, Summer or Fall
V-Db	25	Vine	Climbing Hydrangea	Decumaria barbara	Plugs	Spring, Summer or Fall
V-Ls	25	Vine	Trumpet Honeysuckle	Lonicera sempervirens	Plugs	Spring, Summer or Fall
G-Ca	100	Grass	Appalachian Sedge	Carex appalachica	Plugs	Spring, Summer or Fall
G-Cp	100	Grass	Pennsylvania Sedge	Carex pennsylvanica	Plugs	Spring, Summer or Fall
G-Eg	10	Grass	Eco Grass	Eco Lawn	Seed	Spring/Fall

Planting and Landscape Notes

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

Illustrated Plant List



Landscape Plan

Scale: 1" = 30'

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Special Use Permit Application

Sheet 4 of 15 - Landscape and Lighting Plan

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

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

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

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

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

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

Elevation: Side Facing Church

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

Elevation: Rear

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

Elevation: Side

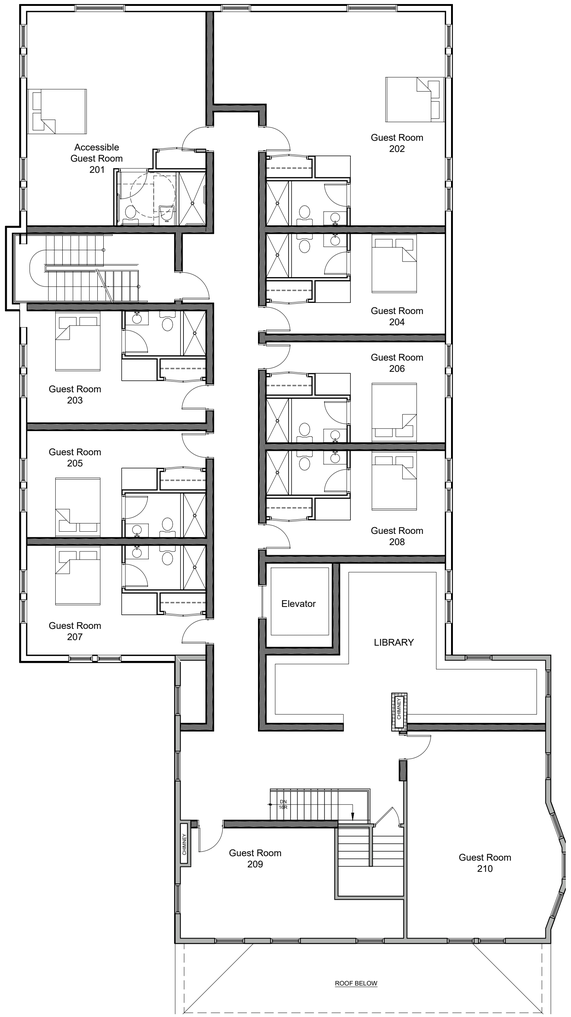
Scale: $\frac{3}{32}$" = 1'-0"

Elevation: Front - Facing Wolcott

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

3rd Floor Plan: Hotel

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



2nd Floor Plan: Hotel

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

1st Floor Plan: Hotel

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

View

View

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Special Use Permit Application

Sheet 5 of 15 - Hotel Plans & Elevations

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

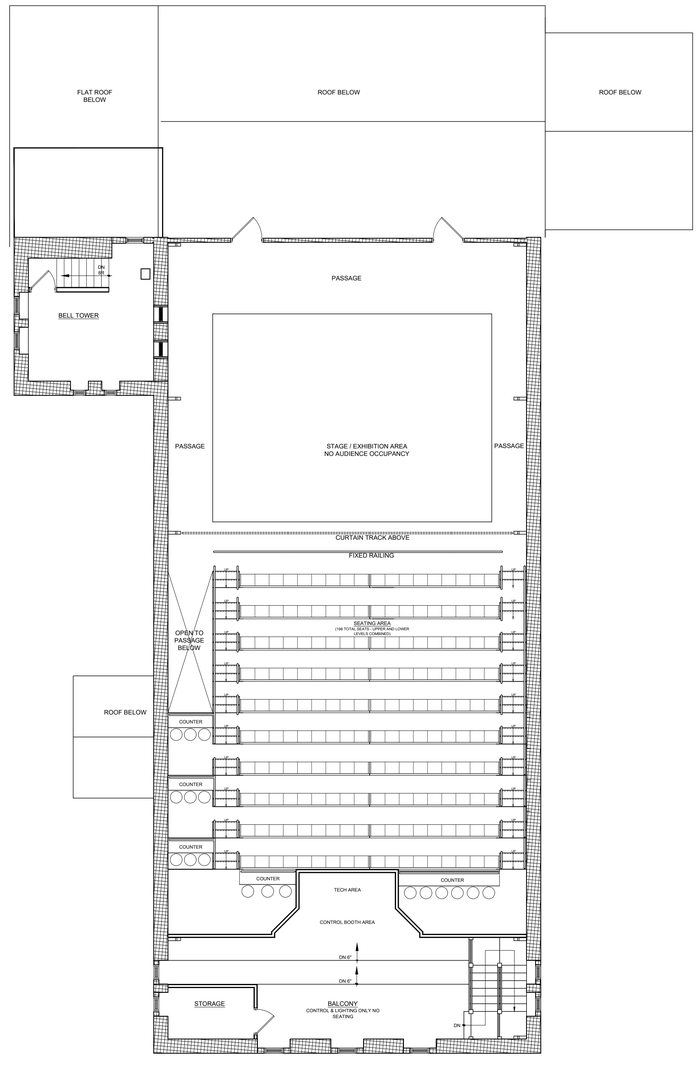
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

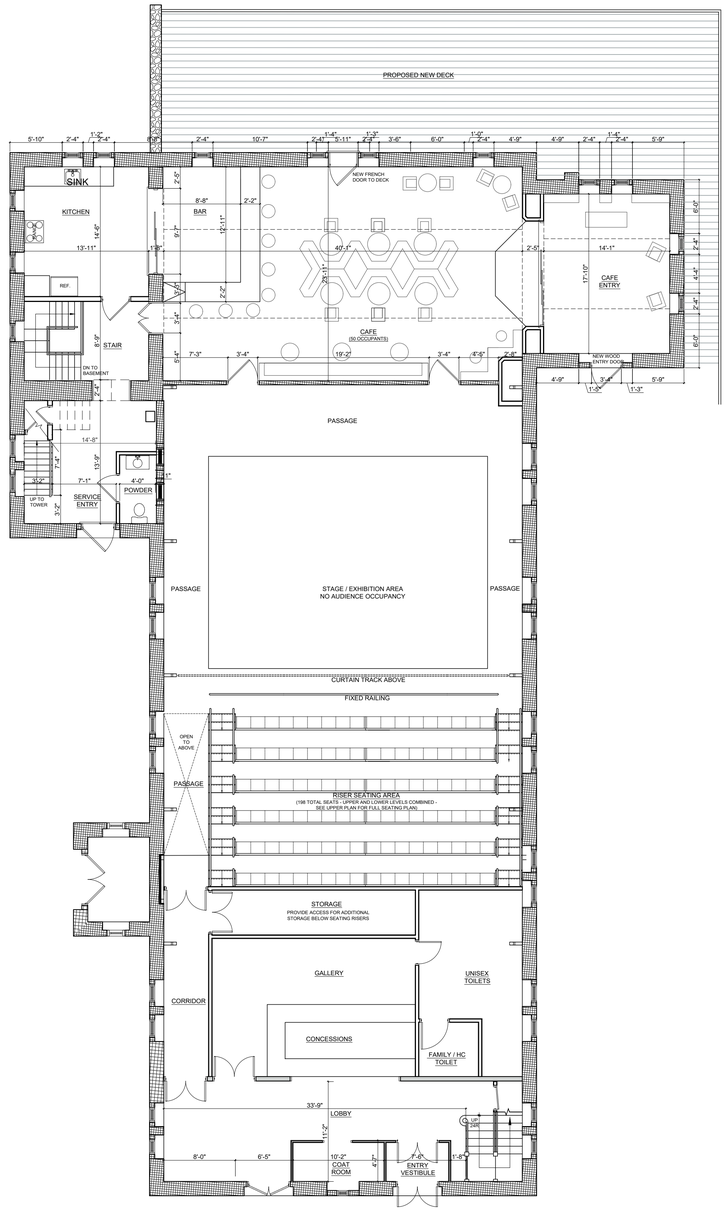
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



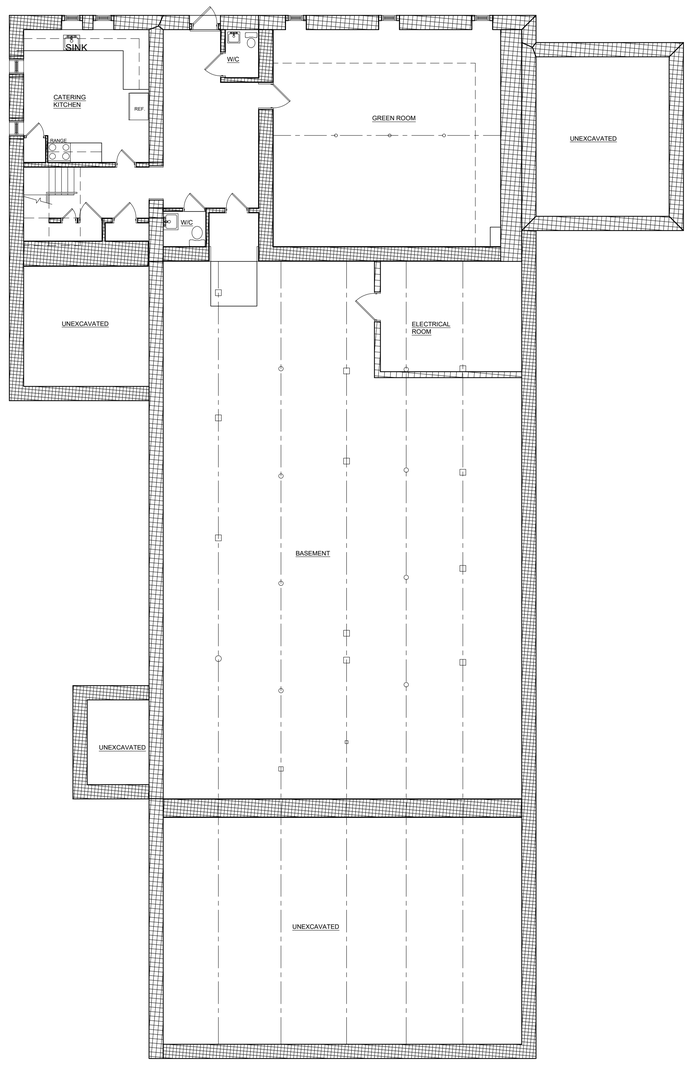
Upper Level Plan: Conference Center: Stage and Seating Configuration

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



Main Level Plan: Conference Center: Stage and Seating Configuration

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



Basement Plan: Conference Center

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

Special Use Permit Application

Sheet 6 of 15 - Conference Center Plans

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

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

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

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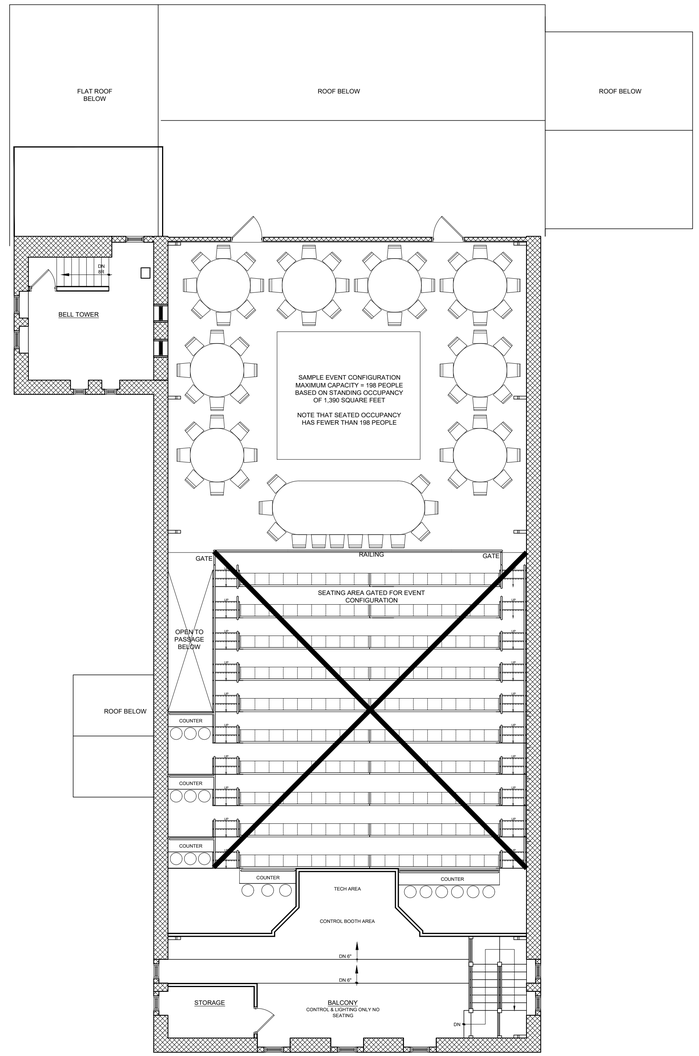
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

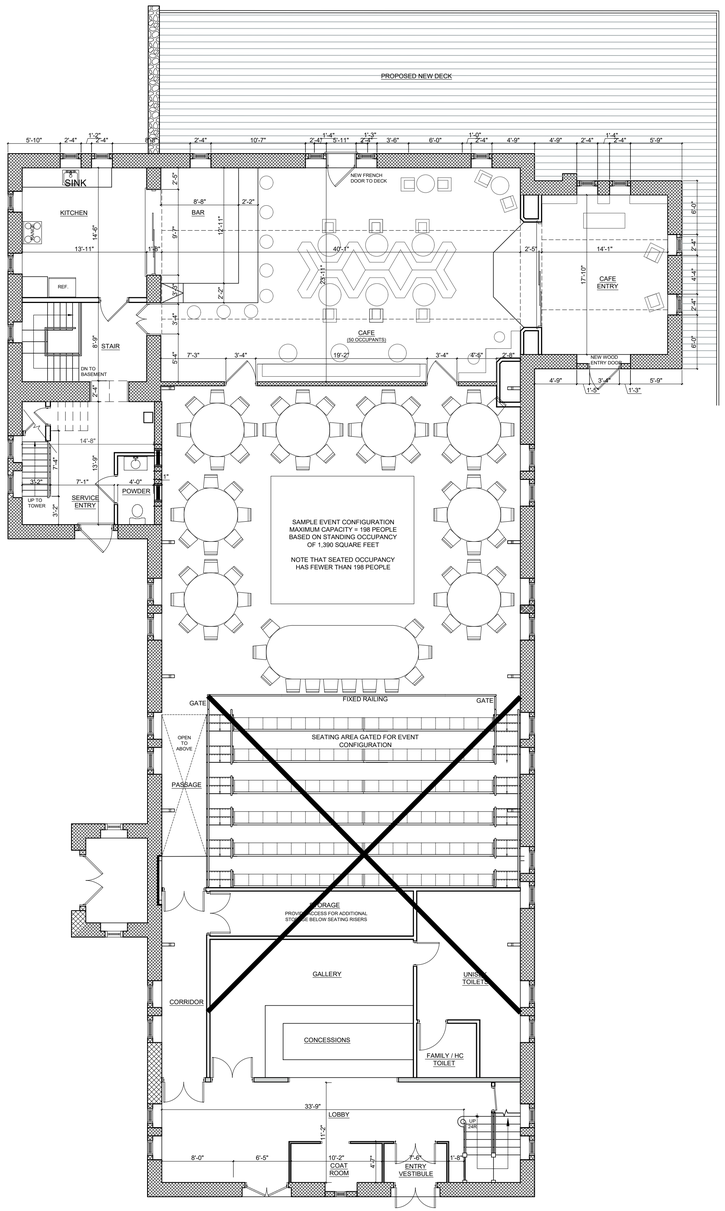
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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



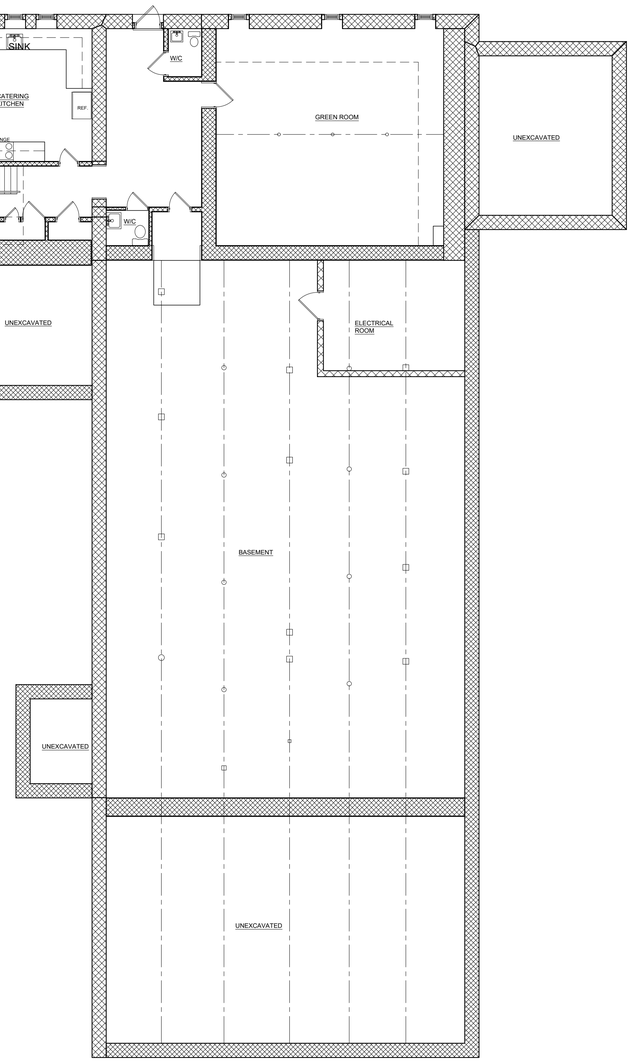
Upper Level Plan: Conference Center: Event Configuration

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



Main Level Plan: Conference Center: Event Configuration

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



Basement Plan: Conference Center

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

Special Use Permit Application

Sheet 7 of 15 - Conference Center Plans

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

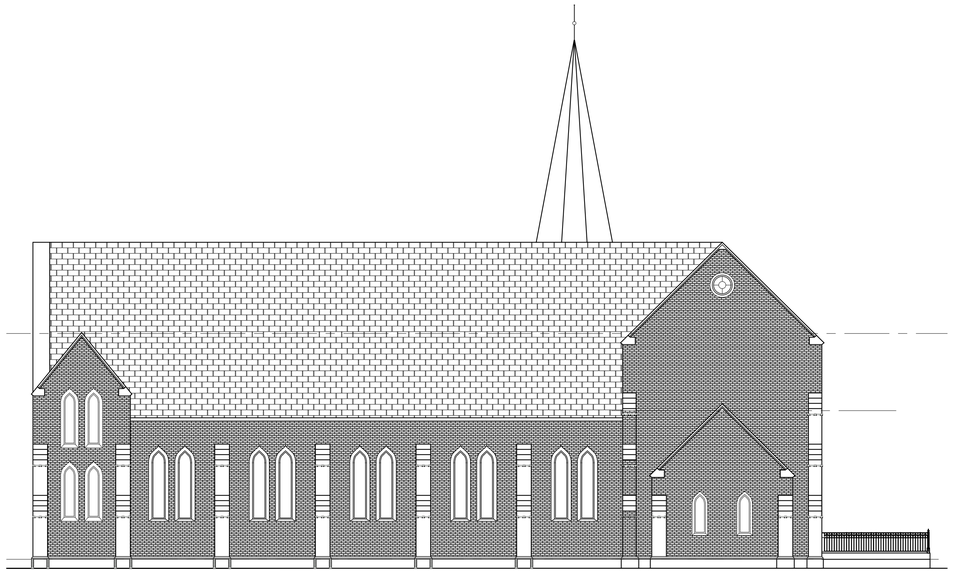
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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

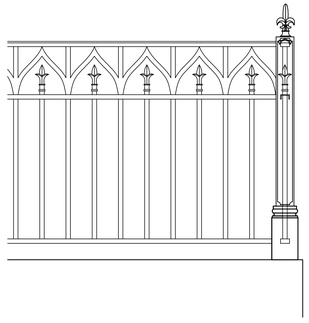
1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 29, 2021



Elevation: Conference Center Building - North

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

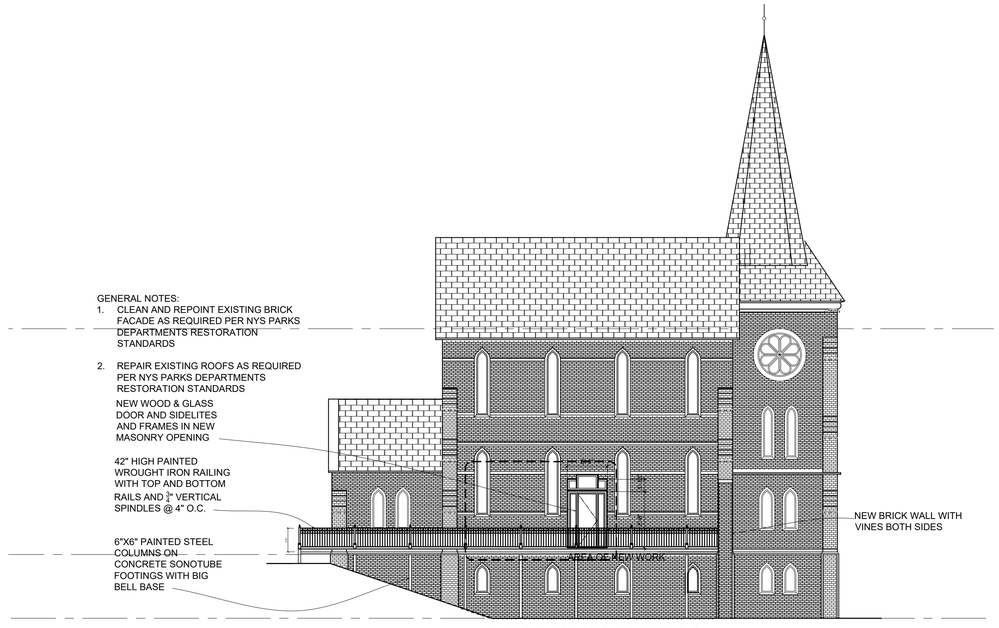
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	04/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	05/31/22	REVISED PER PLANNING BOARD COMMENTS	AJS
9	06/28/22	REVISED PER PLANNING BOARD COMMENTS	AJS



Enlarged View: Railing

Scale: 1" = 1'-0"

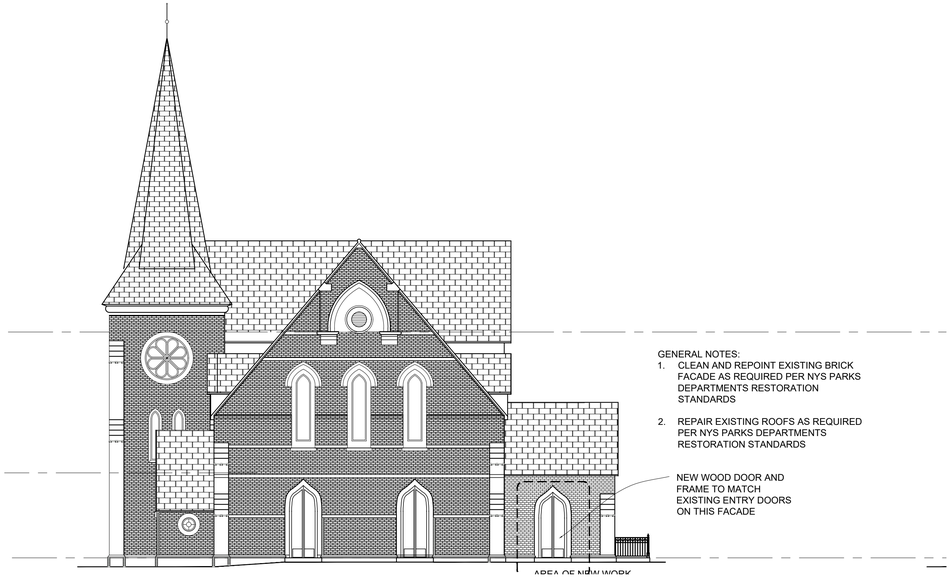
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



ELEVATION: WEST

Elevation: Conference Center Building - West

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



Elevation: Conference Center Building - East

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

Elevation: Conference Center Building - South

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

Special Use Permit Application

Sheet 8 of 15 - Conference Center Elevations

Owner:
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36 South Brett Street
Beacon, NY 12508

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

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

Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
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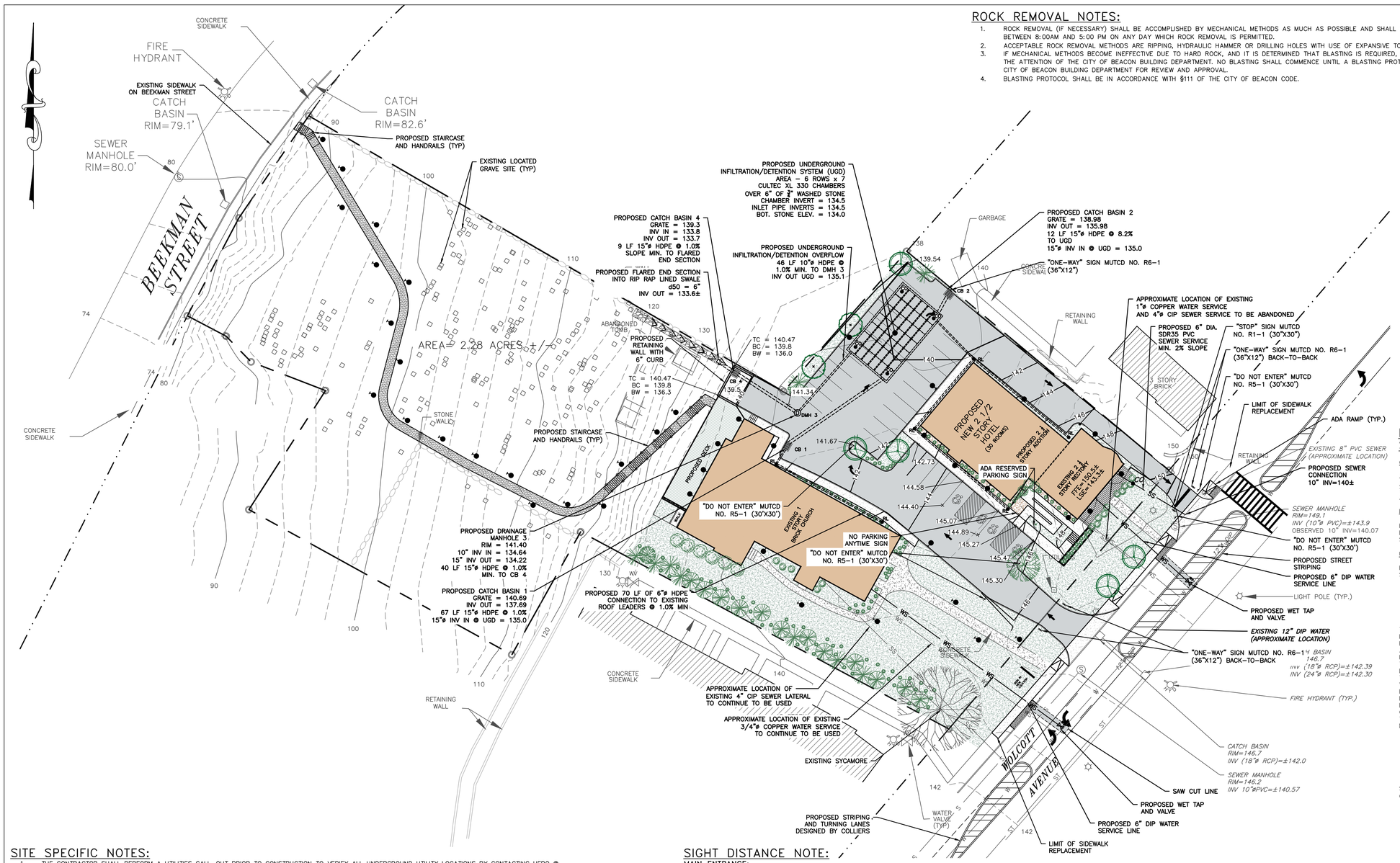
April 29, 2021



ROCK REMOVAL NOTES:

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

LEGEND:

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

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

RIP RAP OUTLET PROTECTION:

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

UNDERGROUND INFILTRATION/DETENTION/INFILTRATION:

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

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

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

MAINTENANCE GUIDELINES:

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

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

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

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE SHALL BE CLASS 52 DIP, SIZE TO BE DETERMINED.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON AND NYSDOT REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. WOLLCOTT AVENUE SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. WATER AND SEWER FOR THE RECTORY WILL BE ABANDONED IN ACCORDANCE WITH CITY REQUIREMENTS.
12. IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAECIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.

SIGHT DISTANCE NOTE:

MAIN ENTRANCE:

THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 433 FEET LOOKING LEFT (NORTH) AND 544 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. EXISTING STOPPING SIGHT DISTANCES ARE APPROXIMATELY 336 FEET LOOKING LEFT (NORTH) AND 534 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. SIGHT DISTANCES ARE BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85TH PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE, 385 FEET MINIMUM INTERSECTION SIGHT DISTANCE LEFT, 445 FEET MINIMUM INTERSECTION SIGHT DISTANCE RIGHT. AND TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED. IT SHOULD BE NOTED THAT SOME PRUNING/CLEARING OF VEGETATION IMMEDIATELY NORTH OF THE PROPOSED DRIVEWAY LOCATION ON THE WEST SIDE OF ROUTE 9D SHOULD BE COMPLETED IN ORDER TO MAXIMIZE THE SIGHT DISTANCE LOOKING TO THE NORTH FROM THE SITE DRIVEWAY.

SOUTHERLY EGRESS ONLY LOOP:

THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 389 FEET LOOKING LEFT (NORTH) AND 536 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. EXISTING STOPPING SIGHT DISTANCES ARE APPROXIMATELY 331 FEET LOOKING LEFT (NORTH) AND 501 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. SIGHT DISTANCES ARE BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85TH PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE, 385 FEET MINIMUM INTERSECTION SIGHT DISTANCE LEFT, 445 FEET MINIMUM INTERSECTION SIGHT DISTANCE RIGHT. AND TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED.

SNOW REMOVAL AND STORAGE NOTES:

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

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
2	11/30/21	PER PLANNING BOARD COMMENTS	MAB	8	6/28/22	PER PLANNING BOARD COMMENTS	CMB
3	12/28/21	PER PLANNING BOARD COMMENTS	MAB	9	7/26/22	PER PLANNING BOARD COMMENTS	CMB
4	1/25/22	PER PLANNING BOARD COMMENTS	CMB				
5	2/22/22	PER PLANNING BOARD COMMENTS	CMB				
6	4/26/22	PER PLANNING BOARD COMMENTS	CMB				

GRADING & UTILITY PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK GEORGE A. BOSCORIS 084466 LICENSED PROFESSIONAL ENGINEER
SEAL

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

GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	9 OF 15

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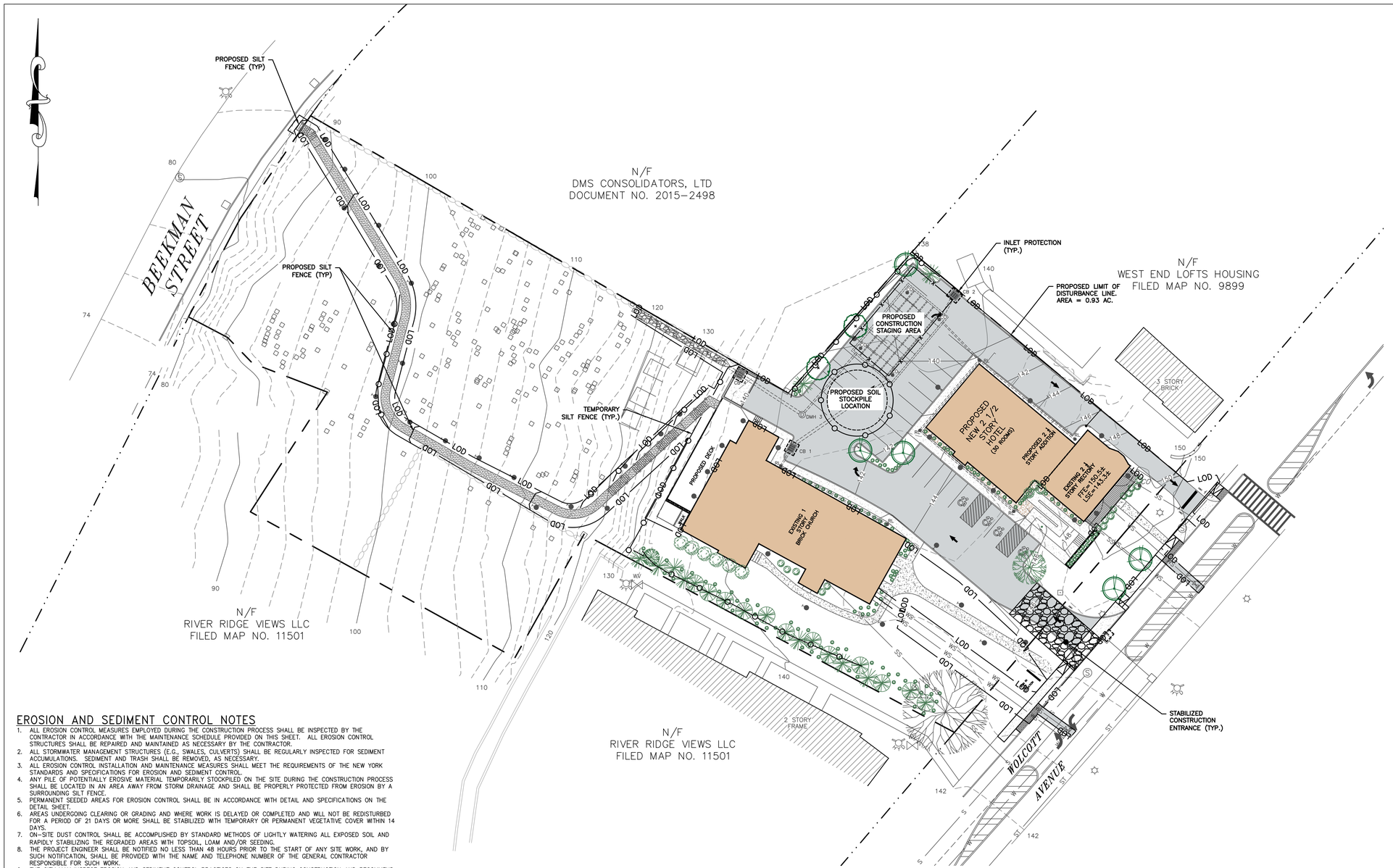

LEGEND:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES

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

SOIL RESTORATION NOTES:

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

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
2	11/30/21	PER PLANNING BOARD COMMENTS	MAB	8	6/28/22	NO CHANGE THIS SHEET	CMB
3	12/28/21	PER PLANNING BOARD COMMENTS	MAB	9	7/26/22	PER PLANNING BOARD COMMENTS	CMB
4	1/25/22	PER PLANNING BOARD COMMENTS	MAB				
5	2/22/22	PER PLANNING BOARD COMMENTS	CMB				
6	4/26/22	PER PLANNING BOARD COMMENTS	CMB				

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK · MICHAEL A. RIDENHOUR · 088488 · LICENSED PROFESSIONAL ENGINEER
SEAL

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PROFESSIONAL ENGINEERING P.C.
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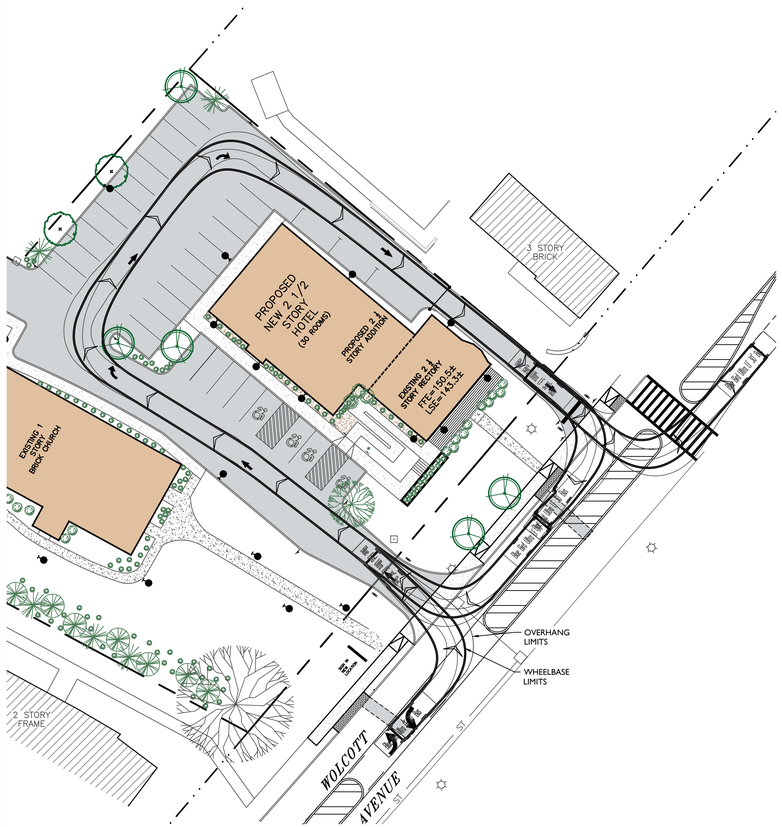
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

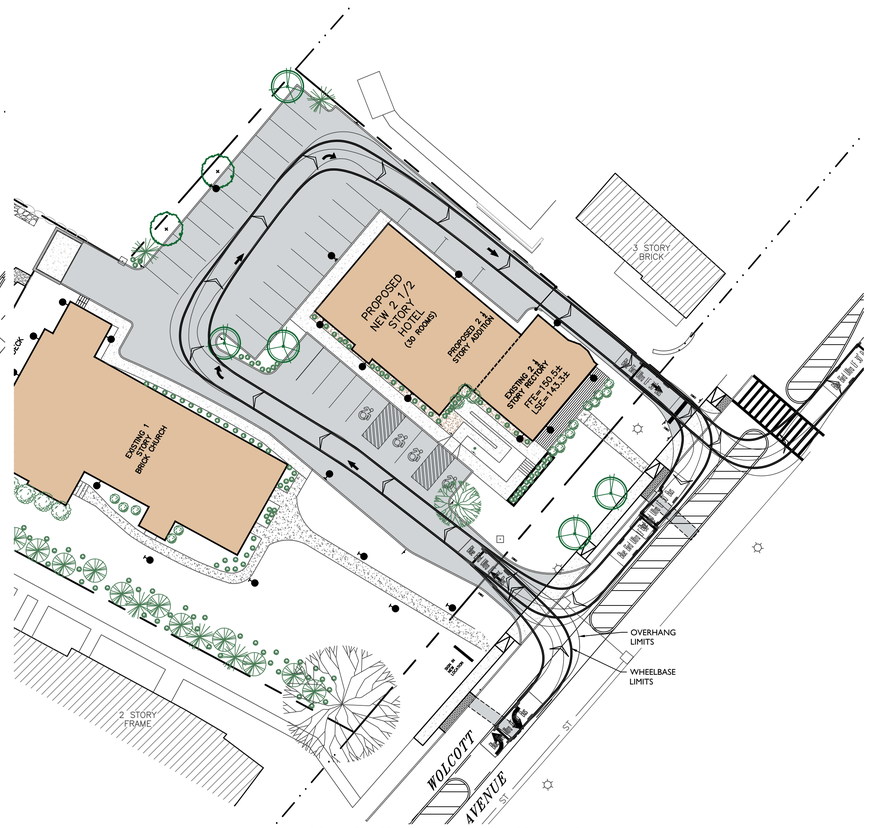
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	EC-1
SHEET:	10 OF 15

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



SHUTTLE–BUS MANEUVERING PLAN
SCALE: 1" = 30'



GARBAGE–TRUCK MANEUVERING PLAN
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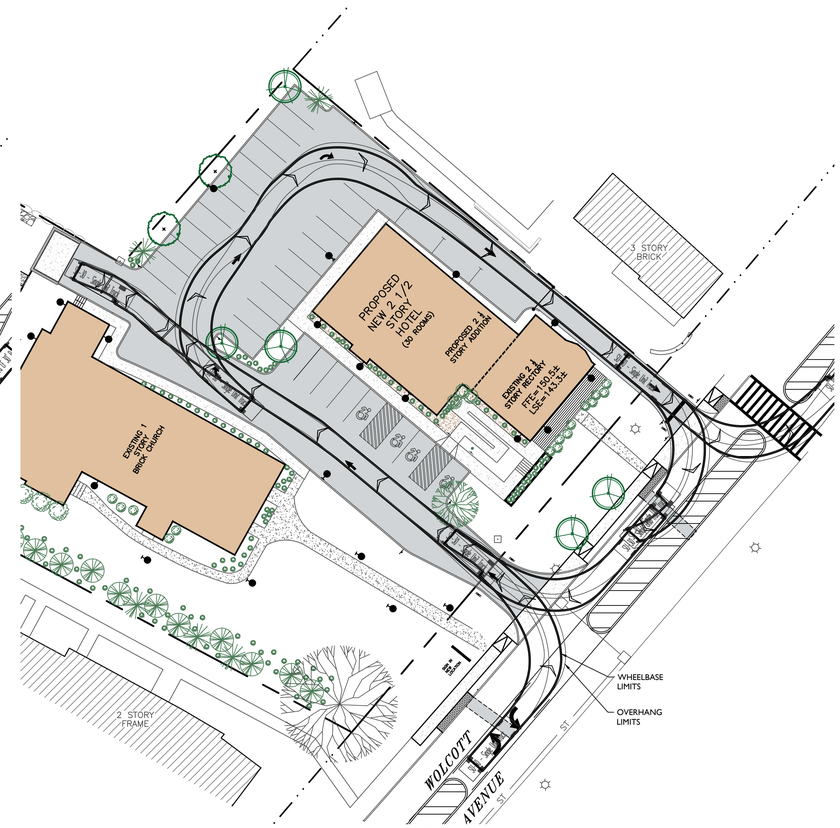

BOX–TRUCK MANEUVERING PLAN
SCALE: 1" = 30'

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/28/21	SHEET CREATED	CMB	7	7/26/22	PER PLANNING BOARD COMMENTS	CMB
2	1/25/22	PER PLANNING BOARD COMMENTS	MAB				
3	2/22/22	PER PLANNING BOARD COMMENTS	CMB				
4	4/26/22	PER PLANNING BOARD COMMENTS	CMB				
5	5/31/22	PER PLANNING BOARD COMMENTS	CMB				
6	6/28/22	NO CHANGE THIS SHEET	CMB				

VEHICLE TRACKING PLAN
SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK
MICHAEL A. BODENMAN
084469
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VEHICLE TRACKING PLAN

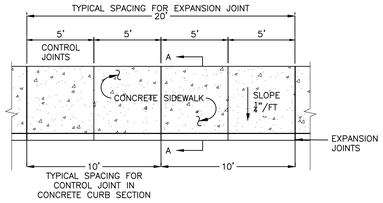
1113 WOLCOTT AVENUE

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

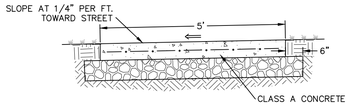
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	VHC-1
SHEET:	11 OF 15

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

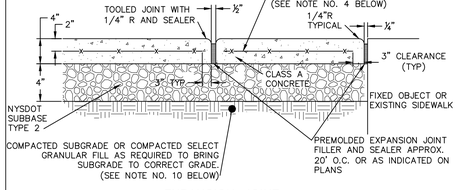
SITE DETAILS



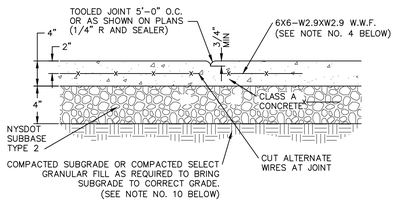
PLAN



SECTION A–A



EXPANSION JOINT

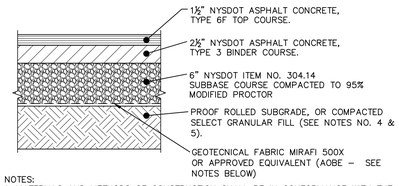


CONTROL JOINT

NOTES:

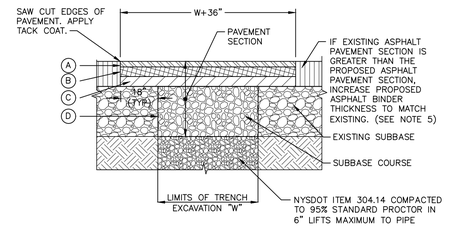
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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

PAVEMENT SECTION DETAIL
NOT TO SCALE

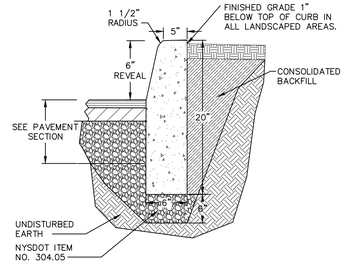


LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT ITEM 402.1261013
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT ITEM 402.256903
- (C) 8" ASPHALT CONCRETE BASE COURSE– NYSDOT ITEM 402.376903 (2"–4" LIFTS)
- (D) 12" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.11000008

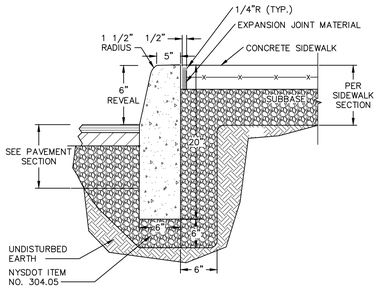
NOTES:

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

NYSDOT ROW PAVEMENT RESTORATION DETAIL
NOT TO SCALE



ABUTTING GRASS OR LANDSCAPE

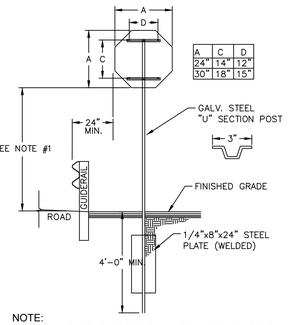


ABUTTING SIDEWALK

NOTES:

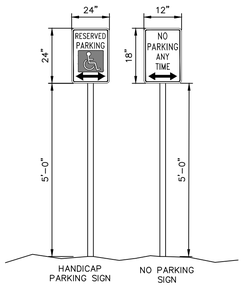
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

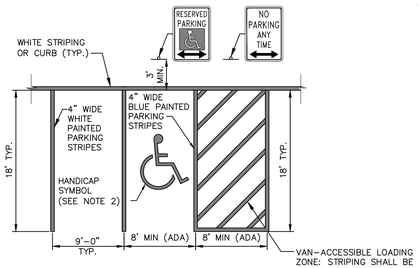


NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. THIS SIGN POST MAY BE SUBSTITUTED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

SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE



SIGN DETAILS
NOT TO SCALE



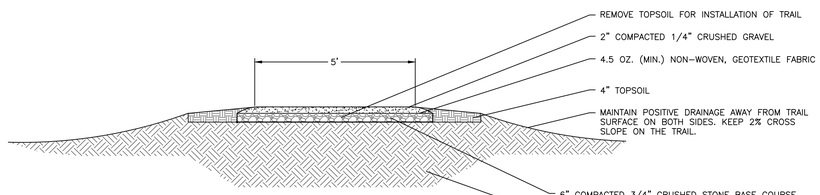
TYPICAL PARKING STRIPING

HANDICAP PARKING STRIPING

NOTES:

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

PARKING AND STRIPING DETAIL
NOT TO SCALE



WALKING TRAIL CROSS SECTION
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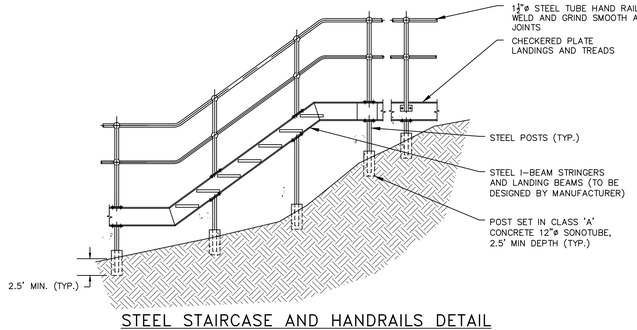
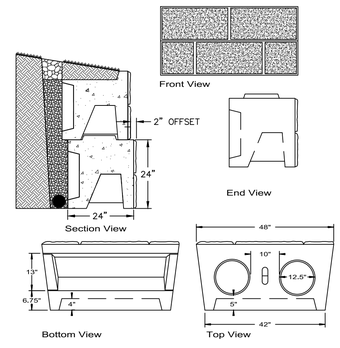
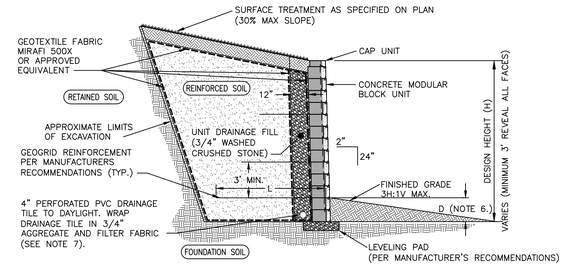


STEEL STAIRCASE AND HANDRAILS DETAIL
NOT TO SCALE



WOODARD'S CONCRETE BLOCK WALL DETAIL
NOT TO SCALE



MODULAR RETAINING WALL NOTES:

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

CONCRETE MODULAR RETAINING WALL DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
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6	4/26/22	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK MICHAEL A. BOSCHERT JR. 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.
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SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 15

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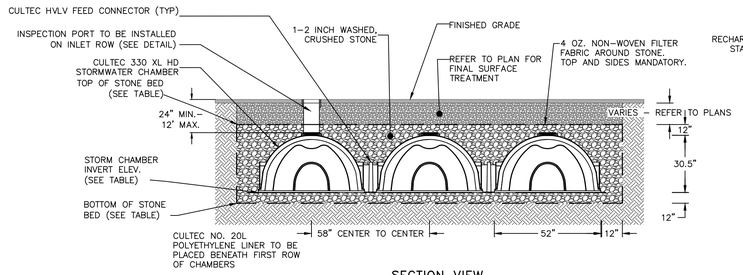
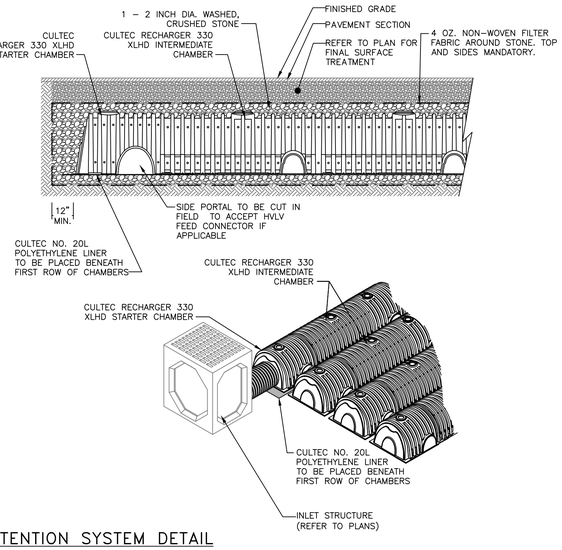


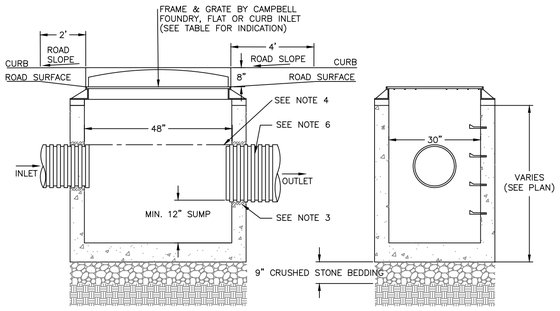
SECTION VIEW

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

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



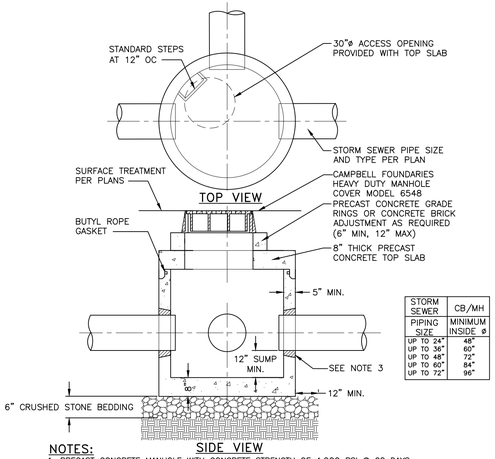
UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

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

CATCH BASIN DETAIL
NOT TO SCALE

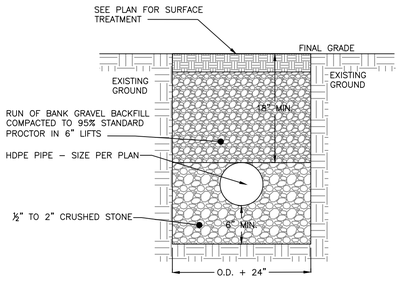


STORM SEWER	CB/MH
PIPING SIZE	MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

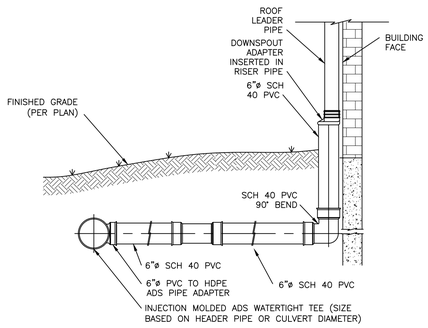
NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND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

STORMWATER MANHOLE DETAIL
NOT TO SCALE



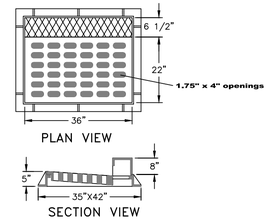
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



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

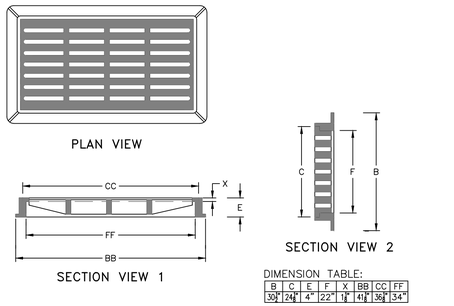
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



PLAN VIEW SECTION VIEW

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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



SECTION VIEW 1 SECTION VIEW 2

DIMENSION TABLE:

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

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

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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SEAL

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STORMWATER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

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

JOB #: 2021:022
DATE: 6/29/2021
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 13 OF 15

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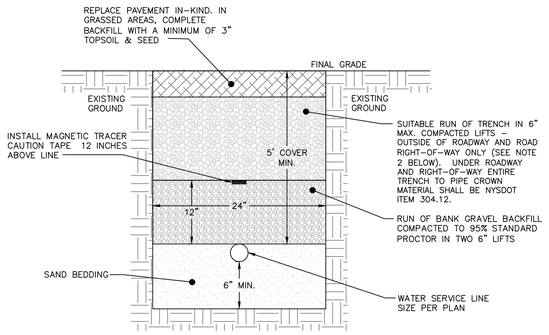
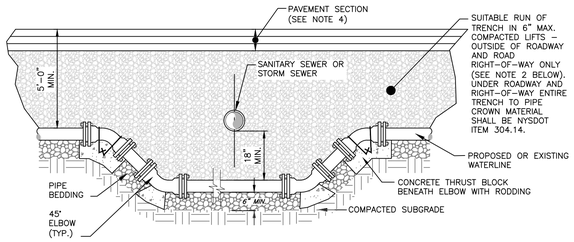


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

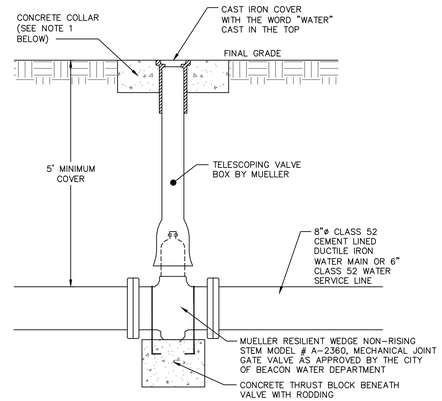
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

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

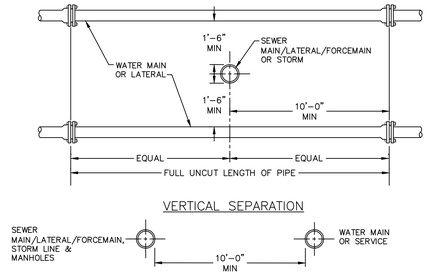
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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

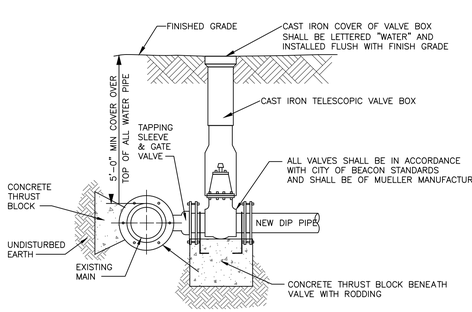
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

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

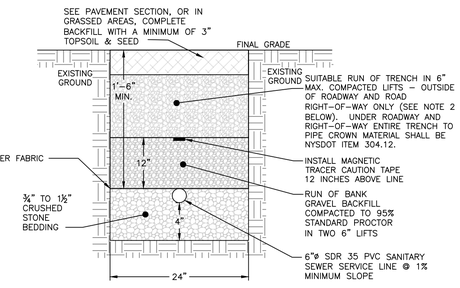
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

TAPPING SLEEVE DETAIL
NOT TO SCALE



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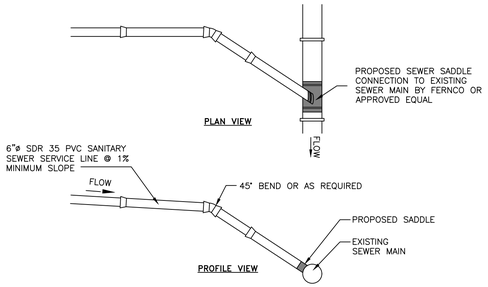
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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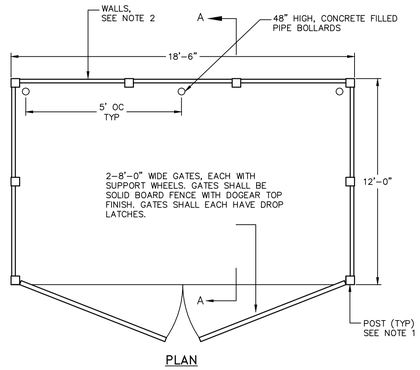
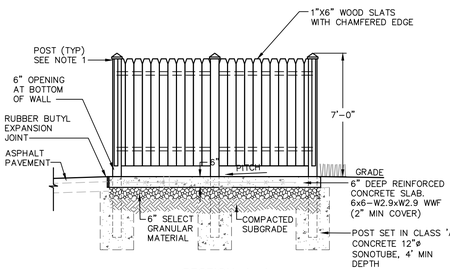
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE





NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
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STATE OF NEW YORK · MICHAEL A. BOEHNER · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

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WATER & SEWER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	14 OF 15

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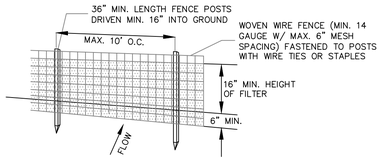
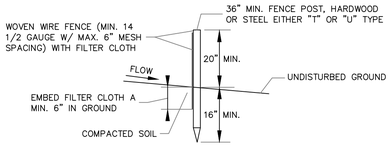
EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW



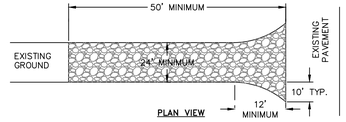
SECTION VIEW

NOTES:

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

SILT FENCE DETAIL

NOT TO SCALE



NOTES:

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

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

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

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

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

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

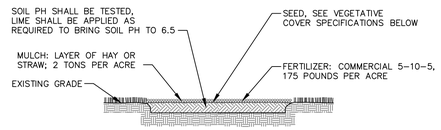
7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



NOTES:

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

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

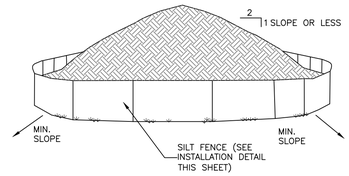
3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL

NOT TO SCALE

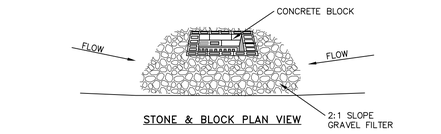


NOTES:

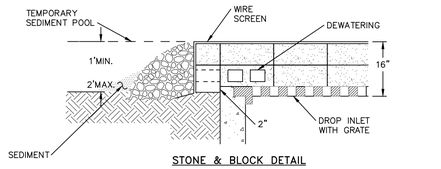
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

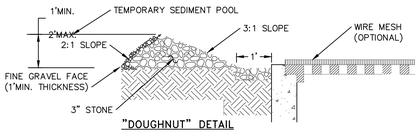
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	SHEET CREATED	CMB				
2	5/31/22	PER PLANNING BOARD COMMENTS	CMB				
3	6/28/22	NO CHANGE THIS SHEET	CMB				
4	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

SEAL

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

EROSION & SEDIMENT CONTROL DETAILS

1113 WOLCOTT AVENUE

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

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

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

THE VIEW, 30 Beekman Street.

6//22

We as residents of Beacon, NY, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking**, and traffic.

Print	Signature	Address
MATTHEW BLOOM		30 Beekman St, 208, Beacon, NY
SHELLEY SIMMONS-BLOOM		THE VIEW, 30 BEEKMAN ST UNIT 208, BEACON 12508
SUSAN BORENSTEIN		THE VIEW 30 BEEKMAN BEACON 12508
LAURA PERDOMO		30 BEEKMAN ST. UNIT 108, BEACON, NY 1250
CHRISTOPHER DEVINE		30 BEEKMAN ST. UNIT 110 BEACON, NY
Joan Bloom		30 Beekman St #305 Beacon, NY 12508
ROBERT BLOOM		30 Beekman St. #305, Beacon, NY 12508
Paula R. Booth		30 Beekman St #202 Bea NY 12508
Diane Wiltshire		30 Beekman St #105, Beacon, NY 12508
James Steven Jenkins		30 Beekman St #105 ↗

July 4, 2022

To Whom It May Concern,

I am writing this letter to inform you that I am concerned about a real estate developer's proposal to convert the local church on Wolcott Avenue into a 350 person concert/event venue, with a 50+ person bar/cafe and a 30 room hotel. I believe it will have a negative impact on our neighborhood as well as the entire town of Beacon.

Since I moved from the city to Beacon in 2017 I have had my weekends ruined by the noise coming from Billy Joe's in Newburgh. I work full-time in the city and I need rest on weekends. The lack of respect and consideration for others by the management of Billy Joe's made that impossible. Since the cities of Beacon and Newburgh were unwilling to require time limits on performances at outdoor venues, Billy Joe's could do as they pleased. Now, with this new proposal for a concert venue, we at Hammond Plaza and surrounding domiciles will be hit from all sides with noise. This will have a domino effect, lowering the value of our homes and eventually making Beacon an undesirable place to live. I want to make it clear that I do not represent the community at Hammond Plaza. I simply represent myself. A homeowner, with no political investment in the community of Beacon or Hammond Plaza.

I believe this is a moral dilemma for the Planning Board, Zoning Board and the mayor and that the city of Beacon needs an organization that functions as the moral compass for the preservation of Beacon. Until such an organization is established Beacon will be vulnerable to greedy entrepreneurs looking to invest in Beacon for their own personal profit.

Sincerely,

Katherine Mahoney

Katherine Mahoney

prior signatures submitted for June. 2021 Planning Board meeting
100 new signatures are below

6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
167	Michael Rinere		5 Willow St. Beacon N.Y.
168	Joe Howley		34 S. Cedar St Beacon NY.
169	Meghan Ebert		5 colonial road Beacon NY
170	MEL SMITH		242 MAIN STREET BEACON NY
171	Michael Hrabchak		1 Van Horn Beacon NY
172	Leon Upshaw		100 Liberty St.
173	Andy Craypool		41 Beacon St. Beacon
174	Jay Strauss		4 mi/N Ext Beacon
175	Carley Lyons		116 Exeter cir Beacon
176	Kyle Perruccl		111 N Walnut St Beacon
177	Jan Miller		451 Main ST Beacon
178	Jose Palmeiro		164 main st Beacon
179	Jim Morris		457 Main Street
180	Gabriel Torres		399 Wolcott
181	Christopher Carroll		32 Liberty street
182	Jaquilyn Filpo		22 South Davies Terr. Beacon NY 12508
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address

6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
183	Nadine Guzman	N Guzme	249 main st. #305
184	Kamaldeep Singh	K Singh	249 main st. #305
185	Veronica Burley	Veronica Burley	46 Angela Ct.
186	Ennice Cunha	Ennice	1238 North Ave
187	Ruta Lew	R Lew	100 Anderson St.
188	Holly OGrady	Holly OGrady	31 Crescent Dr.
189	Steven Fechter	Steven Fechter	31 Crescent Dr.
190	FAUSTO DCHACOS	Fausto Chacos	15 TIORONDAANA
191	Kevin Douglas	Kevin Douglas	18 victor Rd.
192	Joanne Berry	Joanne Berry	15 orchard pl
193	Michelle Marasik	Michelle Marasik	584 Main St
194	THOMAS BENSON		534 MAIN ST
195	Barbara Overend	Barbara Overend	9 Creek Drive
196	DANIEL PRISCO		450 MAIN ST
197	Kathleen Ober	Kathleen Ober	7 Creek Drive
198	John Denon	J Denon	7 Creek Drive
199	Hannah Rowoles		996 Main St
200	Benjamin Gordon		996 Main

need more parking!

6/22

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	Print	Signature	Address
201	Aaron Finkel		13 Water St
202	Celeste Aeker		P.O. Box C Beacon
203	Anne Pratt		36 E Main #4
204	William Irwin		494 South Ave
205	Hisako Miller		4 Mattie Cooper Sq
206	Jess Olson		
207	Mia Strong		6 M. Lane, Beacon NY
208	J. Bongiorno		81 Greenwood Dr., Beacon 12508
209	Chris Simmo		13 S Cedar St
210	Heidi Kithas		32 Willow St. Beacon
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
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	Print	Signature	Address

6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
211	MARIE PUVOGEL	MPuvogel	24 Hammond Plaza
212	Hem Choi		4 Academy St.
213	Jeff Fairbanks		4 Academy St
214	Bryon Thomas		14 Academy St
215	David Stocks		89 MASON CIR
216	[illegible]		67 Will
217	DEVON VASIN		20 CRESCENT DR
218	Vanessa Mattsson		20 Crescent Dr.
219	MICHAEL SEIBERT		2 SOUTH ST #21
220	MAVIS GEWANT		1 Liam Dr
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address

6/22

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Our concerns revolve around **safety, noise, parking**, and **traffic**.

221

Print	Signature	Address
Seth Sylvester		1 Sunnyside Rd Beacon, NY 12508
Print	Signature	Address
Print	Signature	Address
Print	Signature	Address
Print	Signature	Address
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7/11/22 HAMMOND PLAZA

6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
222	Vincent Fung	Vincent Fung	7 Hammond Plaza
223	Claire Marie Reed	Claire Marie Reed	owner 13 Hammond Plaza
224	[illegible]	[illegible]	owner 13 Hammond Plaza
225	[illegible]	[illegible]	owner [illegible]
226	Mei Fung	Mei Fung	7 Hammond Plaza
227	Michael Reed	Michael Reed	16 Hammond Plaza
228	Liana Reed	Liana Reed	[illegible]
229	Marie Renaldi	Marie Renaldi	24 Hammond Plaza
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address

7/22

~~8/22~~

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	Print	Signature	Address
230	M T. Robinson		478 Main St Apt 3A
231	Maxine Constantino		798 Wolcott Ave
232	Bradley Barden		798 Wolcott Ave
233	Ryan Cross		230 Rombout
234	Lisa Young		19 East Willow St
235	Jeff Zito		24 Oak St
236	[illegible] Johnson		Beacon
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
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7/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
237	Rachell Guiragossian		42 Washington Ave Beacon 12508
238	SARAH DATBLYGU		183 FISHKILL AVE
239	[illegible] Williams		490 Main St
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
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	Print	Signature	Address

THE VIEW 30 BEEKMAN ST.

(In addition to 10 signatures submitted for June P.B. meeting)

6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
240	ELEIZER PERDOMO		30 BEEKMAN ST #108
241	Simon Chiew		30 Beekman St #113
242	Kevin Wanzor		30 Beekman St #113
243	Emily Lopez		30 Beekman St 101
244	Jaclyn Murphy		30 Beekman St #204
245	Karen Bummele		30 Beekman St. # 104
246	Armin Bammele		30 Beekman St #104
247	Chris Folleri		30 Beekman #114
248	ERIN HUNT		30 Beekman 215
249	Tim Stanard		30 Beekman 112
250	Frank Pietrzak		30 Beekman 111
	Print	Signature	Address
	Print	Signature	Address
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6/22

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	Print	Signature	Address
251	BRENDA J. SIMS		5 KITTERIDGE PL. BEACON NY
252	Jose A Diaz	Jose A Diaz	156 TOMPKINS TER Beacon N.Y.
253	Lorann Brennan	Lorann Brennan	139 South Ave Beacon NY 12508
254	Pamela Green	Pamela Green	23 Beacon St
255	DAVID QUILL		124 TOMPKINS TER. BEACON
256	Rendell Archibald		435 Spring Valley St Ave.
257	Rena Cortez	Rena Cortez	159 main St
258	Thomas Sims	Thomas Sims	912 Wolcott Ave Beacon
259	Lynn Lyons	Lynn Lyons	116 Exeter Circle Beacon NY
260	Mitia Vance		213 Main Street Beacon, NY
261	Viola Anderson	Viola Anderson	213 Main St. Beacon NY
262	Peter Robillard		7 Poplar Rd Beacon NY
263	MARGOT		19 SYCAMORE BEACON NY
264	DAVID HART		81 W CENTER ST BEACON NY
265	Howard Elder		12 Tompkins Ter Beacon N.Y.
266	FRANK GREGGO	Frank Gregg	159 Main Beacon
267	NICK LAMFALLI		8 HUDSON AVE
	BARBARA SIMS	Barbara Sims	5 Kitteridge pl
	Print	Signature	Address

6/13/22

Beacon Planning & Zoning Boards
1 Municipal Plaza
Beacon, NY 12508

Dear Beacon Planning & Zoning Boards,

Enclosed please find a signed petition from local residents of Beacon who want to voice their concerns about the current proposed development of the Goodwill Church at 1113 Wolcott Avenue. The concerns revolve around safety, noise, parking, and traffic.

We have also included in this petition the signatures that we received from EVERY home in River Ridge Views which directly abuts the church and will be one of the most detrimentally impacted group of residents.

We will be submitting the petition from River Ridge Views under separate cover as well.

Thank you.
Betty Wall
President
River Ridge Views
8 River Ridge Court
Beacon, NY 12508

6/13/22

Beacon Planning & Zoning Boards
1 Municipal Plaza
Beacon, NY 12508

Dear Beacon Planning & Zoning Boards,

Enclosed please find a signed petition **by all 18 homes in River Ridge Views**. We want to voice our concerns about the current proposed development of the Goodwill Church at 1113 Wolcott Avenue. Our concerns revolve around safety, noise, parking, and traffic and how this development will impact our residents as we are the direct neighbor of the church (some of us live less than 100 feet away).

We are individually submitting letters to the Boards and many of us plan to speak tomorrow night during the public hearing.

Thank you.

Betty Wall

Betty Wall
President, River Ridge Views
8 River Ridge Court
Beacon, NY 12508

6/22

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Our concerns revolve around **safety, noise, parking, and traffic.**

	Print	Signature	Address
1	John Bono		10 Stratford ave
2	JANE Riley	Jane Riley	4 STRATFORD Ave
3	Robert Riley	Robert Riley	4 STRATFORD Ave
4	Mary Sue Kelly	Mary Sue Kelly	5 Bayview Avenue
5	Charles Kelly	Charles Kelly	5 Bayview Avenue
6	ELIZABETH Doty	Elizabeth Doty	6 Stratford Ave
7	Jim JENKINS		6 Stratford ave
8	LINDA BRADFORD		6 STRATFORD AVE
9	Laura Bono	Laura Bono	10 Stratford Ave Beacon NY
10	Karen DeCandia	Karen DeCandia	6 Kitteridge Pl. Beacon, NY
11	Phil DeCal	Phil DeCal	6 Kitteridge Pl Beacon, NY
12	Nicholas DeCandia	Nicholas DeCandia	6 Kitteridge Pl. Beacon, NY
13	Joseph DeCandia	Joseph DeCandia	6 Kitteridge Pl, Beacon, NY
14	Pat Isaza		43 Verplanck AVE Beacon NY
15	MICHAEL MART	Michael Mart	23 MEAD AVE BEACON NY
16	James Diaz	James Diaz	23 Beacon St. Beacon NY
17	ANNA Garcia	Anna Garcia	25 Beacon ST
18	Eunice Whitted	Eunice Whitted	27 Beacon

Print | Signature | Address

6/22

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	Print	Signature	Address
19	Charlie Whitted	Charlie Whitted	29 Beacon St
20	VANCE HUNT	Vance Hunt	2 LINN DR. APT. 201
21	Sylvia Vargas	Sylvia Vargas	29 Beacon St.
22	Nancy Johnston	Nancy Johnston	77 N. Elm St.
23	SCOTT J. STEVENS	Scott J. Stevens	77 N. ELM ST. BEACON NY
24	CARLSON WILSHIRE	Carlson Wilshire	90 MADISON AVE APT K
25	ERWIN LEGRAN	Erwin Legran	29 So. Ave Beacon N.Y.
26	Alina Gonzalez	Alina Gonz	31 South Ave Beacon, NY
27	MILENKA PRADO-MARTINEZ		45 CLIFF ST. BEACON, NY
28	Alina Botta	Botta	103 Rombout Ave
29	Anna Cannon		10 Academy St
30	Diane White	Diane White	8 Academy St.
31	Jon Tillson		6 Academy St.
32	Tracey Tillson	Tracey Tillson	6 Academy St.
33	Michael Alonzo		1 Academy St.
34	Jemma Erin		2 Academy St.
	Print	Signature	Address
	Print	Signature	Address

6/22

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	Print	Signature	Address
35	Amy Stephenson		15 Ralph St.
36	Carlos Delgado		19 Academy ST.
37	Ammarie Abdullah		1075 Wolcott Ave
38	Jill Hetherman		2 Elm Drive, Beacon
39	DENNIS QUIRK		23 FOWLER ST BEACON
40	CARMAN JOHNSON	Carman J. Johnson	25 FALCONER ST. BEACON
41	Graciela Rezinsky		12 Academy St
42	Jennifer Sims		39 South Ave
43	Erin Dotson		50 Dutchess Terr Beacon NY
44	Christina Kilbane		8 Pleasant View Ave. Beacon, NY
45	[illegible]		18 ST LUKES PL.
46	Brian Sykes		13 Academy
47	ANDREA KOURA	Andrea Koura	7 ACADEMY ST, BEACON NY
48	Boris Liberman		7 Van Nes Rd
49	RYAN GREEN		23 CHURCH ST
50	MILENA PISANO-MURRAY		43 CLIFF ST.
51	Laura Hado		51 Dutchess Terr Beacon NY 12508
52	Cristi McLean		74 Tompkins Terrace Beacon 12508

6//22

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	Print	Signature	Address
53	Patrick McGann		135 Main St
54	Liz Mentzer		61 Mason St
55	Lisa Caccomo		Lewell Ave
56	EM Delgado	EM Delgado	57 Mead Ave
57	TOM PANTANO		96 MADISON AVE.
58	RANDY CASALE		106 PROSPECT ST.
59	Parker Elbe		17d Van Horn Circle
60	Ryan McKeon		111 Teller Avenue
61	Lorraine Festa		15 VAN NESS Rd
62	Lombardi, Jonathan		26 Union St.
63	THERESA KRAFT		315 Liberty St
64	THOMAS DE VILLIERS		28 DAVIS ST
65	Ashley Margaret		35 VAN NYDECK AVE
66	Jordan Winkel		14 cross st
67	Teresa Keenum		502 Meadow Ridge Beacon
68	Michael Alonzo		1 Academy St Beacon
69	Dawn Powell-Manso		19 Hammond Plaza Beacon
70	Carlos Manso Jr		19 Hammond Plaza Beacon

6/22

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	Print	Signature	Address
71	Sabrina Washington		South Davis Terrace
72	Daniel Blackburn		45 South Ave
73	Virginia Peterson		50 Dutchess Ave
74	Flynn Larsen		74 Rombout Ave
75	KYLE DONNELLY		31 Beacon St
76	PETER LAPIS	Peter Lapis	558 BEACON
77	GARY FLYNN	Gary Flynn	20 VAN KLEECK Ave Beacon
78	Arthur Camins		39 Rombout Ave.
79	Alex Sheppard		5 Colonial Rd.
80	Thomas Starr		514 Hudson View Ct
81	Lauren Fasano		1 East Willow St.
82	Sarah Mosher		193 Tompkins Terrace
83	Helen Ehrmann		25 N. Elm
	Print	Signature	Address
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	Print	Signature	Address
	Print	Signature	Address
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	Print	Signature	Address

6/22

We as residents of Beacon, NY, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking**, and **traffic**.

	Print	Signature	Address
84	Barbara Stern	Barbara Stern	10 Hammond Plaza Beacon
85	Joyce Kaiden	Joyce Kaiden	1 Hammond PL
86	Meaghan Schick	Meaghan Schick	12 Hammond Plz
87	Ann Marie Colucci	Ann Marie Colucci	23 Hammond Plz.
88	ROSHEN CARMAN	Roshen	23 HAMMOND PLZ
89	Pedro Rivera Jr	Pedro Rivera Jr	20 Hammond Plaza
90	Pedro Rivera III	Pedro Rivera III	20 Hammond Plaza *
91	Elida Rivera	Elida Rivera	20 Hammond PLZ
92	Analiz Rivera	Analiz Rivera	20 Hammond PLZ
93	CAROL ZACCARA	Carol Zaccara	14 Hammond Plz
94	Briana Webber	Briana Webber	Judson st.
95	Penelope Wendtlandt	Penelope Wendtlandt	176 Main St.
	Print	Signature	Address
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	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address

* may be under the age of 18, not certain.

6//22

We as residents of Beacon, NY, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety**, **noise**, **parking**, and **traffic**.

	Print	Signature	Address
96	Alec Jewell		7 Colonial Road Apt. 11, Beacon, NY
97	Van Robinson		35 Mead Avenue, Beacon, NY
98	Scott CATALANO		67 Spring St. Beacon N.Y.
99	Dave Dress		143 Overlook Ave
100	Amanda Gonella		26 Union St.
101	Da Lombardi		143 Overlook Ave
102	Michael Lombardi		26 Union St.
103	NOAH MAYERS		47 falconer St
104	JOE CATALANO		67 SPRING ST. Beacon N.Y.
105	[illegible]		170 AK ST
106	Hazel Sumler		137 Main street, Beacon NY
107	DRILOTH JALUMAY		45 Spring Vally St
108	JONATHAN Lombardi		424 MAIN ST
109	Henry Zook		21 High St.

6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
110	Rita White	R White	17 Academy St, Beacon
111	Nilda Otero	Nilda Otero	39 So. Ave Beacon
112	Carlos Otero	Carlos Otero	39 So Ave, Beacon
113	BARBARA SIMS	Barbara Sims	5 Kitteridge, Beacon
114	Mary Jane RODRIGUES	Mary Jane Rodrigues	28 Bayview Ave Beacon
115	Caitlyn Gonzalez	Caitlyn Gonzalez	9 Hammond plaza
	~~Meaghan Schick~~	~~Meaghan Schick~~	~~12 Hammond Plz~~ duplicate sig.
116	Mitchell Schuh	Mitchell Schuh	13 Hammond Plz
	Print	Signature	Address
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6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
117	KATRIN HELMICK	Katrin Reiss-Helmick	13 HEANEY DR, BEACON, NY 12508
118	HISOULATHINA CAMARA		17 W. MAIN ST NY 12508
119	Deanna Medley	Deanna Medley	42 South Davies Terrace Beacon NY 12508
120	Alexa Brown		56 Union St Beacon NY 12508

6/22

We as residents of Beacon, NY, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
121	Kaila Rivera	Kaila Rivera	9 South Street
122	Evan Winkler	Evan Winkler	9 South Street
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
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6/22

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Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
123	Maryellen Case	Maryellen Case	9 High St Beacon, NY
124	Lisa Pinsley	[signature]	11 High St 12508
	Print	Signature	Address
	Print	Signature	Address
	Print	Signature	Address
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6/6/22

We the residents of River Ridge Views, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have major concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking**, and **traffic**. If you would like more info about our concerns, see the community survey that we submitted or contact the president of the River Ridge Views HOA: bettyw@jaffeandpartners.com

	Print	Signature
Unit 1	Angela OBrien	Angela OBrien
Unit 2	Cecilia Cancellaro	Cecilia Cancellaro
Unit 3	M. GLASS	Jennifer Graziosi (MARC WALLS)
Unit 4	Thom Hering Francine Cormier	(signed by Betty Wall with Residents permiss. attached)
Unit 5	HOPE JIVIN	Hope Rivera
Unit 6	Madeleine + Elliott Shriftman	Madeleine A. Shriftman
Unit 7	Arthur Arcks	
Unit 8	Betty Wall, Steven Jaffe	Betty Wall
Unit 9	Jerry Yee + Virginia Romano	(see attached for signatures) BW
Unit 10	Dale Brooks	Dale Brooks / Randal Rickard
Unit 11	Casey Renee Rogers + Alex Campbell	(see attached for permissio. BW
Unit 12	Kimberly Rodriguez	
Unit 13	Feretta Odun	
Unit 14	Karoline Novillo	
Unit 15	Jerko Kerr	Cindel Krajewski
Unit 16	Mae Skidmore + Marilou Carlin	(see attached for signatures) BW
Unit 17	Karina Kropp	
Unit 18	Jordan Comito	

From: [redacted]
Subject: Fwd: Church Petition
Date: June 8, 2022 at 7:22 AM
To: [redacted]

Begin forwarded message:

From: [redacted]
Subject: **Re: Church Petition**
Date: June 5, 2022 at 5:37:38 PM EDT
To: [redacted]

Hi Betty

Signed.

Virginia

6/6/22

We the residents of River Ridge Views, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have major concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking,** and **traffic.** If you would like more info about our concerns, see the community survey that we submitted or contact the president of the River Ridge Views HOA: bettyw@jaffeandpartners.com

	Print	Signature
Unit 1	Angela Obrien	Angela Obrien
Unit 2		
Unit 3		
Unit 4		
Unit 5		
Unit 6		
Unit 7	Arthur Hicks	
Unit 8	Betty Wall	Betty Wall
Unit 9	Jerry Yee and Virginia Romano	Jerry Yee and Virginia Romano
Unit 10	Dale Brooks	Dale Brooks
Unit 11		
Unit 12	Kimberly Rodriguez	

From: [redacted]
Subject: Petition sigs
Date: June 6, 2022 at 11:53 AM
To: [redacted]

Betty, here you go.

To Whom It May Concern:

We are the owners of 16 River Ridge Ct., part of River Ridge Views townhomes on 9D/Wolcott Avenue.

Please consider this permission for Betty Wall (President of River Ridge Views HOA) to affix our signatures to the petition from River Ridge Views regarding the proposed venture at the Dutch Reformed Church at 1113 Wolcott Avenue.

We are out of town and not able to sign the petition in person.

Mae Skidmore

Marilou Carlin

From: [redacted]
Subject: Fwd: Request
Date: June 8, 2022 at 7:17 AM
To:

Begin forwarded message:

From: [redacted]
Subject: Re: Request
Date: June 7, 2022 at 7:13:43 PM EDT
[redacted]

Hey Betty,

Thanks for reaching out, and, yes, you can feel free to add our names to the list.

Be well,
Casey

[redacted]

6/6/22

We the residents of River Ridge Views, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have major concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking,** and **traffic**. If you would like more info about our concerns, see the community survey that we submitted or contact the president of the River Ridge Views HOA: bettyw@jaffeandpartners.com

Unit 1 Angela O'Brien
Print Signature

Unit 2 Cecilia Cancellaro
Print Signature

Unit 3 _____
Print Signature

Unit 4 _____
Print Signature

Unit 5 _____
Print Signature

Unit 6 Madeleine + Elliott Shriftman
Print Signature

Unit 7 Arthur Hicks
Print Signature

Unit 8 Betty Wall
Print Signature

Unit 9 Jerry Yee + Virginia Romano (see attached for signatures) BW
Print Signature

Unit 10 Dale Brooks
Print Signature

Unit 11 _____

From: [redacted]
Subject: 1113 Wolcott Avenue/Prophecy Hall Petition
Date: June 10, 2022 at 10:59 AM
[redacted]

Thom and Francine,

Betty is asking for your permission to sign your names on the petition, most immediately. Do we have it?

Yes, can sign on our behalf. ☑

6/22

We as residents of Beacon, NY, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking,** and **traffic.**

	Print	Signature	Address
153	Marcem Ramorez	Marcem Ramorez	159 Main St. Apt 1 Beacon NY
154	Ariel Hughes	Ariel Hughes	19 north walnut Beacon NY
155	Jannette D. Pitchett	Jannette Pitchett	167 Dogwood Terrace Beacon, NY 12508
156	Hattie Hess	Hattie Hess	9 Mattie Cooper Sq. Beacon

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the July 26, 2022 cover letter from Cuddy+Feder, July 26, 2022 response letters from Aryeh Siegel and Hudson Land Design, July 25, 2022 response letter and revised Traffic and Parking Management Plan from Colliers Engineering, July 21, 2022 SEQRA comment letter from NYSOPRHP, and sheets 1, 2, 4, 6, 7, and 9 of a 15-sheet Site Plan set, all dated July 26, 2022.

Proposal

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

Comments and Recommendations

1. The Building Inspector has been asked to consider a parking exception for the church uses under the 1964 provision in Section 223-26B. There are two parking tables on Sheet 1: one that includes the current parking requirement for the proposed conference/event occupancy and another that includes the proposed café in the rear. These tables should be consolidated into one table that includes all proposed uses with notes to describe any permitted exceptions or shared uses.

2. Adequate parking is a specific Special Permit condition under Sections 223-24.7D and 223-18B. The applicant has proposed reducing conference/event maximum occupancy to 198 people, which would decrease the project's off-site parking needs. However, parking for the varied uses still remains a concern, including:

    a. The Traffic and Parking Plan cites the Tompkins and Municipal Building public lots to the north, but there is no guarantee that these lots will have the same future capacities with the planned expansion of the Firehouse and redevelopment options for various public lots being considered.

    b. Of the two newly identified parcels that have potential negotiated leases for event parking, one is about ¾ miles away, well beyond reasonable walking distance, and the other has a previously approved site plan for multi-family parking on the lot. More details should be provided for the layout and long-term availability of the church lot off Beacon Street.

3. The proposed new event capacity is now limited to 198, so why does the seating configuration on Sheet 6 shows 288 seats? Does the new maximum occupancy include working staff members?

4. Since this involves the front yard of a historic church, one-way and other standing signs should be reduced to the minimum number for safety purposes. Now that the south driveway is a one-way entrance, the main commercial sign could be moved to the hotel side of the driveway.

5. The path lighting in front of the church on Sheet 1 does not match sheets 2 and 4.

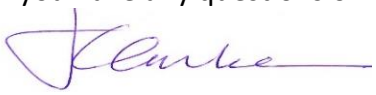
6. The area between the rear parking lot and the parallel spaces to the north of the hotel should be landscaped to avoid informal parking there constricting room for turning vehicles.

7. The north driveway and parking spaces could be narrowed slightly to provide a 4-foot sidewalk.

8. The center lane striping pattern along Wolcott Avenue should be modified for the two one-way driveways.

9. All exterior construction must meet the standards in Chapter 134, Historic Preservation, and will require a Certificate of Appropriateness. The Architectural Review Subcommittee has met twice on this proposal and has referred the final design back to the full Board.

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
Frank Filiciotto, P.E., City Traffic Consultant
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

August 1, 2022

Dear Chairman John Gunn and City of Beacon Planning Board Members,

I am writing in regards to the proposed Prophecy Theater, LLC hotel and event space, planned for 1113 Wolcott Avenue.

I am a resident of the West End Lofts, and wrote a prior letter to the Board, dated May 27, 2022. In my letter, I asked that the Board compel Prophecy Theater, LLC to include, at minimum, 100 on-site parking spaces for this development.

I read the revised plan from Prophecy Theater, LLC with great excitement, and must applaud the Planning Board for conveying and advocating for the concerns of the community to the developer, and the developer for listening to much of the community's feedback. My main concern with this development is the issues that it will cause with parking, specifically, that event attendees will **not** park in designated off-site parking lots, and instead park in the lots that have been provided for residential complexes, including the West End Lofts.

There are many positive aspects of the revised plan. I, for one, would appreciate temporary, customized signage that is placed in the residential complexes when there are large events. I also appreciate the commitment of Prophecy Theater, LLC to hire parking attendants to regulate on-site and off-site parking. I note that in the cover letter, Prophecy Theater, LLC commits to providing and staffing a shuttle service when event attendees must park 1,000 feet or more from the venue, which I think is an essential service. It's unclear in other documents that Prophecy Theater, LLC will be the ones providing the shuttle, so I want to emphasize the importance of this point.

Regarding the size and frequency of large events, I note that this is not addressed in the revised proposal, in spite of the Planning Board explicitly asking for this estimate at their June meeting. **How large** are large events, and **how frequently** will they infrequently occur? That they will be restricted to weekends is helpful. How is a weekend defined? Saturday and Sunday? Thursday-Monday? These details would also be helpful for those of us who live next door in what is now an area with no commercial spaces, let alone events venues.

Speaking of the sizes of events, I am pleased to see that the newly-proposed maximum number of attendees is 198, which is far more reasonable than the previous estimate of 420. In fact, my initial request of 100 parking spaces is very close to the parking requirement of 98 spaces mentioned in Exhibit C - Response to Comments Memorandum prepared by Colliers, dated July 25, 2022.pdf. Even 81 on-site spaces, what Prophecy Theater, LLC claims is the minimum required by the City of Beacon for an event venue of this revised capacity, seems reasonable from my layman's perspective.

I must, however, shake my head at the attempts by Prophecy Theater, LLC to insist that because the historic church within this complex was built prior to 1964, the whole of their new development should be exempted from City of Beacon parking requirements. That is simply ridiculous, considering that an entirely new structure will be added. I also note that Exhibit C provides for exactly 1 employee parking space, which, while the math works, certainly seems like a short straw for the employees. It is short-sighted and does not account for the reality of this complex's future day-to-day operations and impact on the community. (I will also note that Exhibit D - Revised Traffic and Parking Management Plan prepared by Colliers Engineering & Design P.C., dated July 25, 2022.pdf refers to the 31 spaces as parking for employee**s,** which is misleading.)

Perhaps most importantly, the two Primary Parking locations identified in Exhibit D are Tomkins Firehouse Parking Lot (68 parking spaces) and the City of Beacon Municipal Plaza (76 parking spaces), are unlikely to be available for overflow parking even five years from now, as City Planner John Clarke noted in the March Planning Board meeting minutes. And, so, the two lots identified as preferred parking, are not guaranteed to be available for this private, commercial business.

While the City of Beacon may be in a position to subsidize this private, commercial development by providing overflow parking for a time, this is unlikely to be the case for the entire lifespan of this renovated complex. This will cause parking issues for the City of Beacon residents of the future, in addition to the headaches that this development is causing the residents of today.

Finally, I know that some of my neighbors take issue with the idea that in the revised proposal, this residential and municipal area is referred to as being representative of "high density urban living." I'm not a city planner, but even these so-called "high density" developments, including West End Lofts, had to include adequate parking for their proposed uses. The 1113 Wolcott Avenue development, which does not provide housing units, much less affordable housing, as does the West End Lofts complex, is not special, and should not be exempt from these requirements.

Thank you, once again, for your work on this project, and for advocating for the residents of Beacon as you balance the demands of developer interest and complex project plans.

With regards,
Esther Jackson
4 Liam Drive
Beacon, NY 12508

THE VIEW
BEACON, NEW YORK

The View
30 Beekman Street
Beacon, NY 12508

August 8, 2022

Dear Chairman Gunn and City of Beacon Planning Board Members,

Re: Proposed development of 1113 Wolcott Avenue/Dutch Reformed Church by Prophecy Theater

Having reviewed the revised proposal from Prophecy Theater ("PT"), submitted on July 26th by Cuddy & Feder LLP, many of the Unit Owners and Residents of The View, 30 Beekman Street, Beacon, 12508, have continued concerns regarding the project, based on the following facts:

1. Contrary to PT's claim they have listened to the concerns of the local community, no one from PT has approached the Unit Owners or Board at The View to hear our concerns or discuss their plans despite the concerns raised by individual Unit Owners both in writing and verbally in person at the last Planning Board Meeting (June 14th, 2022).

2. The latest proposal includes no reference to the concerns of The View. In fact, even the plan maps do not depict The View at all nor do they show how close the proposed developments are to our 41-unit residential building. The path starting at Beekman Street will run within several feet of the property line of the building, allowing patrons to see into some Unit Owners' homes. All Unit Owners at The View purchased their properties under the assumption that we were safe from developers because we sit next to a more than 160-year-old, beautiful, historic church and graveyard that is listed on the U.S. National Register of Historic Places.

3. If the proposal is approved, a 30-room hotel—with one employee to manage it—sits directly behind The View. Hotel guests will overlook our units, severely compromising our privacy. We will experience not only extensive noise pollution, but light pollution and potential trespassing from the hotel and clients of the restaurant, bar, and café, which is proposed to operate 365 days a year. Currently, at night, there is no light pollution at the rear of the building where 18 units enjoy uninterrupted darkness and peace. This would be destroyed if this project is approved.

4. It is wholly inaccurate and offensive to describe the residential complexes surrounding the Church and parsonage as “high-density urban living.” The View is a small, quiet residential building adjacent to other small residential buildings including River Ridge, West End Lofts, and Hammond Plaza, as well as being adjacent to many residential streets. This is not an extension of Main Street or in any way a business district or area.

5. The weeknight curfew of 10:00pm and 10:30pm for weekends is too late. It is likely we will not have quiet until the early hours by the time people finally disperse after an event.

Additionally, we have essential questions that must be addressed by PT before any decisions are made. We respectfully ask the Planning Board to require answers to these questions:

- How will the 198 maximum capacity be enforced?
- How will PT ensure their clients do not trespass on our property whether parking or walking on our land?
- How will PT manage rowdy, late-night crowds? How will they effectively disperse them once an event is over at their 10pm weekday curfew and 10:30pm weekend curfew?
- What will PT do to ensure hotel guests are not rowdy outside of the hours of operation?
- If given approval, will PT agree to exclude windows from the rear of their property to protect The View’s privacy?
- Will there be a no-smoking rule for the entire property, including outside?
- Will PT prohibit outdoor music/speakers/amplifiers?
- What steps will PT take to ensure the lighting used for the property does not cause light pollution for our four residential complexes, and especially for The View whose Unit Owners and Residents will be overlooked by the hotel?
- Will PT fund new fencing surrounding the entire property, including on the boundary between the hotel and the beginning of The View’s property?
- Will PT pay for lighted “No Trespassing” signage at The View, River Ridge, Hammond Plaza, and West End Lofts?
- Will PT install sound insulation beyond code, including wall insulation and all new windows and retrofit of existing church windows, which likely have no sound insulation?
- What are PT’s plans to ensure the graveyard is not destroyed or demolished?
- How will they protect the habitats of animals that live or rest in and around the graveyard, including but not limited to deer, groundhogs, rabbits, migratory birds, raptors?

The list of our concerns grows—rather than diminishes—as this proposal is revised. While the idea of a boutique hotel and event space may sound like a good one, it is appropriate for an existing dense commercial area, not a overwhelmingly residential one.

Sincerely,

Shelley Simmons-Bloom (President for The View Board on behalf of its concerned Unit Owners and Residents)

Delivered by Email and By Hand

RE: 1113 Wolcott Ave/Prophecy Theater
August 8, 2022

Dear Chairman Gunn & Planning Board Members:

I'm Steve Jaffe and live at 8 River Ridge Ct. Having attended the board meetings for the 1113 Wolcott Avenue – Prophecy Theater project for about a year, there are still many questions that go unanswered. I am out of town and can't make the August 9th meeting, so I am writing this letter.

Here are the questions that I'm hopeful the applicant can answer:

1. In Mr. Palmers latest cover note, he says many times "occasionally". Most notably in reference to holding large events. How is "occasionally" defined?
2. What will the hours of operation for the event venue be—including set up and breakdown?
3. How will the 198 maximum capacity be enforced?
4. Despite having reduced the maximum capacity of the event venue, parking remains an issue, as attendees will park in the most convenient place. "Do Not Park Signs" are nice but I believe mostly ineffectual. How will the applicant enforce the no parking rule?
5. Are the agreements for off-site parking long term or permanent? Will they transfer to new owners?
6. Having parking attendants is great, but are these attendants also going to be the responsible for security? Will they be trained as security personnel?
7. How will the applicant prevent attendees from trespassing on neighboring properties?
8. Will the venue staff be prepared to deal with rowdy attendess?
9. Café capacity, what is it? Does 50 include a "few tables on the deck"?
10. Where is it indicated exactly what "restoration of the Church" means?
11. Has the property been surveyed for lead, asbestos, mercury and radon? What remediations are planned?
12. If this proposal is approved, what authority does the Planning Board or other government body have to change things that are not working (referencing the 6-12 month study the applicant is suggesting)?
13. What are the penalties for noise, capacity, hours of operation, etc. violations? How will they be enforced?
14. On what basis is Mr. Palmer classifying RRV as high-density urban living? We are a small 18 unit quiet development, how is that defined as a high density urban environment?

Thank you to the board for the time and effort you spend for our city, it is much appreciated.
Sincerely,

Steve Jaffe
8 River Ridge Ct
Beacon, NY 12508

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Quennan, 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.

August 4, 2022

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

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

Dear Mr. Gunn:

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

- Correspondence dated July 26, 2022, from Cuddy & Feder.
- Correspondence dated July 26, 2022, from Hudson Land Design.
- Correspondence dated July 26, 2022, from Aryeh Siegel, Architect.
- Correspondence dated July 25, 2022, from Colliers Engineering & Design.
- Traffic & Parking Management Plan, dated July 25, 2022, as prepared by Colliers Engineering & Design.
- Plans titled "1113 Wolcott Avenue", consisting of sheets 1, 2, 4, 6 and 7 of 15, with the latest revision date of July 26, 2022, as prepared by Aryeh Siegel, Architect, along with sheet 9 of 15, with the latest revision date of July 26, 2022, as prepared by Hudson Land Design.

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District (HDLO). The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The applicant is proposing to convert the church into a conference center with dining facilities, and to construct a 30-room hotel on the parcel, along with providing 31 on site spaces for parking as related to the hotel, with 4 of the spaces being ADA compliant. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The correspondence from Cuddy & Feder states that the full plan set was submitted, as noted on Page 7, but actual submission consisted of only Sheets 1A "Work Zone Traffic Control Plan" shall be prepared as per the NYSDOT correspondence of April 17, 2022 and made part of the overall plan set. Although they will be part of the NYSDOT Permit Application, we also recommend that these plans be part of the overall plan set for the project. ***Applicant's consultant has noted that these plans will be made part of the overall plan set.***

Sheet 1 of 14 – Site Plan:

1. The walk from conference center building heading towards Wolcott Avenue extends beyond the existing sidewalk, almost to the back of the curb line along the road. The limits of the walk should be revised so that they stop at the back of the existing sidewalk along Wolcott Avenue.

2. The callouts for two of the traffic signs located at the exit on the north side of the site have been cut off, leaving only the leader lines. The plan shall be adjusted to ensure that these callouts for these proposed signs appear on the plan.

Sheet 2 of 14 – Full Site Plan:

1. See Notes 1 above for Sheet 1 of 14.

2. The location of the path light on the left side of the conference center, nearest to the conference center, should be relocated closer to the walkway.

Sheet 8 of 13 – Grading & Utility Plan:

1. Plan shows an underground stormwater management structure to be constructed in the parking lot located to the east of the hotel. Based upon the construction details provided on Sheet 9, it appears that the proposed system will be an infiltration system. Soil testing will need to be conducted as part of the design of this system and the testing shall require witnessing by the City Engineer's office. The applicant's consultant shall contact the City Engineer's office to schedule the soil testing to allow for the witnessing of the required soil testing. ***Applicant's engineer notes that the soil testing will be coordinated with the City Engineer's office, weather permitting.***

2. As the existing water and sewer services to the rectory structure are to be abandoned, the applicant's consultant shall contact the Beacon Water & Sewer Department to determine as to how these services are to be abandoned and where. Notes and pertinent construction details shall be added to the plans for the abandonment of each service. ***Applicant's engineer has noted that they will discuss this with the Beacon Water & Sewer Department and will add applicable notes and details to the plans.***

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

THE VIEW
BEACON, NEW YORK

The View
30 Beekman Street
Beacon, NY 12508

August 8, 2022

Dear Chairman Gunn and City of Beacon Planning Board Members,

Re: Proposed development of 1113 Wolcott Avenue/Dutch Reformed Church by Prophecy Theater

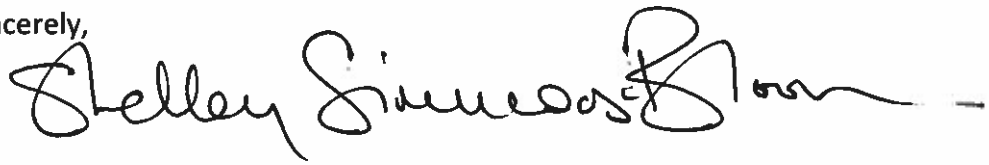
Having reviewed the revised proposal from Prophecy Theater ("PT"), submitted on July 26th by Cuddy & Feder LLP, many of the Unit Owners and Residents of The View, 30 Beekman Street, Beacon, 12508, have continued concerns regarding the project, based on the following facts:

1. Contrary to PT's claim they have listened to the concerns of the local community, no one from PT has approached the Unit Owners or Board at The View to hear our concerns or discuss their plans despite the concerns raised by individual Unit Owners both in writing and verbally in person at the last Planning Board Meeting (June 14th, 2022).

2. The latest proposal includes no reference to the concerns of The View. In fact, even the plan maps do not depict The View at all nor do they show how close the proposed developments are to our 41-unit residential building. The path starting at Beekman Street will run within several feet of the property line of the building, allowing patrons to see into some Unit Owners' homes. All Unit Owners at The View purchased their properties under the assumption that we were safe from developers because we sit next to a more than 160-year-old, beautiful, historic church and graveyard that is listed on the U.S. National Register of Historic Places.

3. If the proposal is approved, a 30-room hotel—with one employee to manage it—sits directly behind The View. Hotel guests will overlook our units, severely compromising our privacy. We will experience not only extensive noise pollution, but light pollution and potential trespassing from the hotel and clients of the restaurant, bar, and café, which is proposed to operate 365 days a year. Currently, at night, there is no light pollution at the rear of the building where 18 units enjoy uninterrupted darkness and peace. This would be destroyed if this project is approved.

Sincerely,



Shelley Simmons-Bloom (President for The View Board on behalf of its concerned Unit Owners and Residents)

Delivered by Email and By Hand

On behalf of The View (additional signatures).

6/22

We as residents of Beacon, NY, while supportive of a venture to improve the Dutch Reform Church at 1113 Wolcott Avenue, have concerns about the current proposal before the Beacon Planning and Zoning Boards.

Our concerns revolve around **safety, noise, parking, and traffic.**

Print	Signature	Address
Erin Lucas		203 Beekman the View
Justin Schwab		203 Beekman the View
Print	Signature	Address
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August 8, 2022

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

Dear Ladies and Gentlemen of the planning board,

We, the concerned residents of River Ridge, Hammond Plaza, and The View are writing again in response to the latest development proposal for 1113 Wolcott Avenue — the Prophecy Theater project — to express our continued concerns about this project, for your consideration.

We acknowledge that the developers have reduced the scale of the venue capacity to a number that they may believe is subjectively more palatable, however there are several objective reasons that this reduction is insufficient, in addition to numerous issues that remain un- or inadequately addressed. We've broken these issues down into categories, as follows:

Traffic/Parking
The developers submit that their reduction in proposed maximum capacity represents a substantial good faith negotiation on their part to meet the concerns of the Planning Board — this is a fallacy, as the property simply does not have the parking capacity they require, at any of the proposed capacities.

1. It is unreasonable to suggest that the cafe use and church event space use will be non-simultaneous. If each space is truly an accessory to the hotel, and the cafe/bar operates in such a manner that it could serve breakfast, lunch, dinner, and/or drinks to hotel guests (as proposed), then it stands to reason that the cafe will be open to the public during events, and therefore the 50-person capacity of the cafe must be added to the proposed capacity of the event space.

2. The developers *"anticipate that majority, if not all, of the hotel guests will also be attendees of the events, limiting the amount of hotel related entries and exits during the event period."* In fact, it is extremely unlikely that there will be much crossover between hotel guests and event guests, if any, given the popularity of Beacon as a tourist destination and the low vacancy rates of other accommodations in the City of Beacon. Therefore we ask that the Planning Board assume that there will be no overlap in guests.

3. 31 spaces will not accommodate hotel guests and staff. A hotel + cafe/bar will require a minimum of 1x front desk staff, 1x cleaning staff, 1x cafe/bar server, 1x kitchen staff. The developers' themselves have also suggested, anecdotally, that they may have their own office on site. And during an event, they're proposing a minimum of 3x parking attendants, a minimum of 1x shuttle bus driver, and will require at least 1x concessions staff, 1x coat check staff (based on the coat room on the plans), 1x technical staff in addition to the performers and assistants to the performers themselves. At bare minimum, this proposal clearly requires ***at least*** 4-5 staff spaces during non-event hours, and ***an additional*** 8-10 staff spaces, at minimum, during events. ***In total***, this would require 12-15 staff parking spaces on top of the 30 spaces for hotel guests, which this proposal simply does not have.

4. The agreements the developers' have reached with the owners of 74 Dennings Ave and 21 South Ave should not even be considered by the Planning Board (nor any possible with the owners of Riverview Funeral Home). These are reminiscent of the parking agreement that was in-place between the owners of 344 Main St and the adjacent parking lot, where, initially, the owners charged a parking fee (causing the majority of residents to park in the Eliza St lot or illegally on Eliza St itself), and later, where the agreement was dissolved and all residents were forced to park in the Eliza St lot or on adjacent side streets. There is absolutely no way the developer can assure the Planning Board that these agreements will remain in place for the life of the project, and therefore cannot possibly be used to justify the project's appropriateness for this site.

5. The public lots mentioned also do not fully support this proposed capacity. Many of the lots mentioned (e.g. Cross, Cliff, and Beacon Center) are so far away from the site that most event attendees would not even consider them as an alternative to parking on a nearby, residential street. Those lots are also often occupied. Similarly, we can all relate to the experience of driving around looking for free parking, rather than use the metered parking, if possible — this is another likely outcome if this project goes ahead. And lastly, while the Tompkins Lot and Municipal Plaza Lot are more reasonable places for guests to park, these lots do not just service the demands of this developer. It is reasonable to suggest that some guests may be able to park in either of these lots, however it is not reasonable to suggest that these lots provide 68 and 76 spaces of available parking, respectively.

6. The 10% deduction for transit use is another request that the developers cannot substantiate — there is no reason to believe that guests would take public transit to these events. While it is possible, on some occasions, that some guests may opt to do this, the likelihood is that most attendees will be traveling from other towns within the Hudson Valley by car. This is because it is unlikely the allure of these events will be such that it will attract guests from more than an hour away, and

even more importantly, because the primarily transit line services a limited number of towns within a reasonable radius of the proposed venue.

7. It is a pipe dream of the developer that signage will dissuade guests from parking in unwanted areas. Additionally, signage in front of our properties would be unsightly, while presenting a confusing situation for genuine guests of the residents of our communities. We would ask the Planning Board to, at minimum, require the developers to provide dedicated Parking Attendees in place of each sign they have currently proposed, in order to discreetly and actively ensure that no event guests trespass on our properties. And of course, along with those attendees, the requisite on-site parking requirements for those additional staff members.

8. The amount of increased traffic that would be experienced would be incredibly detrimental to anyone trying to travel north or south on Wolcott Ave, which, of course, is the main thoroughfare in and out of the City of Beacon. The developers suggest that these would be "occasional" events and so, practically speaking, would not be a significant issue. However the developers fail to define "occasional" events, essentially enabling them to host large events at least every Saturday and Sunday. This would render the weekend traffic on Wolcott Avenue a persistent headache to just about every resident or visitor of Beacon. A reasonable remedy to this might be if the Planning Board limited the developers to a maximum number of higher capacity events each year. For example, perhaps the Planning Board could limit the capacity of the event space to a smaller number — say, 94 — except for 4 occasions per year during which the developers could host a larger event of 144 (provided there was parking capacity for all of those guests). At the very least, we would ask the Planning Board to require the developers to define a limit on these events.

Operational Hours, Security, and Noise/Light Pollution

The developers would like you to believe that the neighboring community is a high-density urban living environment, however, you all know as well as we do that this is poppycock. The neighborhood in question is quiet, suburban and entirely residential in nature, and one need only to walk up Wolcott Ave at 8pm on any given night to notice the serenity of the area. As the developers even write themselves in their cover letter, this community was built around a Church, commonly referred to by the developers as a Sanctuary, which is a place of quiet prayer and refuge. This proposal would entirely up-end the character of this neighborhood and the nature of the Sanctuary itself.

1. The developers suggest that they would be willing to have their hours of operations restricted, but do not define those restrictions. We would ask that if the Planning Board does ultimately approve this project, that you also define these restrictions clearly, and limit the hours of operation to end by no later than 7pm Sun-Thurs and 9pm on Fridays and Saturdays. The types of events proposed will have guests making noise outside the venue and on the surrounding streets for a long period of

time, so a 7/9pm curfew would ensure that these disruptions have mostly cleared away by 8pm and 10pm, respectively (8pm on school/work nights and 10pm on weekend nights).

2. The developers are proposing alcohol service for their events but have not outlined clear measures that they will take to ***ensure*** that trespassing, vandalism, and/or harassment does not occur as a result of drunken guests. As mentioned above, this is a residential area with families living in it, and we would ask the Planning Board to require every possible provision to ensure the safety of everyone living in the surrounding area. At the very least, we would suggest that this include private security that they retain for any size event, with dedicated security guards to patrol each of the surrounding areas (i.e. River Ridge border, West End Lofts / The View border, proposed cemetery pathway to Beekman St, etc.).

3. The developers have not outlined any concrete measures they will take to ensure that the surrounding properties are not disrupted by noise. This area has been plagued by noise from a venue before — Billy Joe's across the river — and we would ask the Planning Board to protect us from this happening again. At the very least, we would ask once again that the hours of operation be heavily limited, but would also ask the Planning Board to require more specificity from the developers about how this will be prevented (including if they rent out the space to other event organizers — conferences, weddings, private parties, etc) and mitigated if it becomes an issue at any time after this proposal might be approved.

4. Aside from the proposed event space, the proposed hotel and cafe/bar are immediately adjacent to, and overlooking The View, which will cause significant noise/light pollution to all south-facing units on the property, as well as noise pollution for the entire property. The ground-level units are also easily accessible to trespassers or mischief-makers. The developers have not outlined any ways to mitigate any of these concerns, from noise/light on the deck of the cafe/bar to headlights, engine noise, and general rowdiness from the parking lot. We would ask the Planning Board to require a clear mitigation plan from the developers as these issues seem insurmountable as currently proposed.

5. Ultimately, we also submit to you that there is no real assurance that the developers can give that they will abide by the any of these proposed limitations. The Vinyl Room on Eliza St is a perfect example of how "wrong" this type of project can go if not curtailed from the outset — the proprietor of The Vinyl Room had no regard for the residential neighbors, hosted events that were inappropriate for the size and setting of the venue, ignored noise ordinances and complaints from residents, and blatantly disregarded the hours of operation they were supposed to be limited to. After dozens of residents moved out of the 344 Main St building as a result of the noise, the owners of the building finally resorted to legal action to have The Vinyl Room evicted as tenants of the building. However, this type of recourse

would not be available for a project like this, so we would ask the Planning Board again to please use all caution in considering this proposal.

Event Types

As alluded to above, some event types are likely to be significantly more disruptive than others. For example, a concert pianist would attract a substantially different audience than a DJ, and a corporate seminar would have a very different atmosphere than a wedding. Of most significant concern — particularly due to the security and noise issues mentioned above — is the notion that the developers might host weddings or parties in this space. These types of functions often have very loud music operated by third parties who are out of the control of the developers, and often involve binge drinking and excessive rowdiness. At a minimum, we would ask the Planning Board to limit the hours of weddings as proposed above and require dedicated, trained security personnel to be provided to each of the neighboring communities; however, we would prefer that the Planning Board not allow this venue to be used for weddings at all. Any reasonable wedding venue in the surrounding area has ample parking and is in a discreet, non-residential area — that is simply not the case here.

Other Questions and Concerns

While the issues above are the most pertinent, we also are bemused by the overall lack of clarity and detail that these developers are providing in their proposals, and we would ask the Planning Board to press for answers on the following:

1. What are their proposed hours of operation for each of the hotel (check-in/check-out), cafe/bar, and events? (As mentioned above, we would ask the Planning Board to limit these, but the developers should at least submit these details for your consideration).

2. The developers suggested a 6-12 month study could be a way to ensure that they are mitigating any potential issues that might arise — what would this actually entail and what specific remedies would the developers be willing to resort to if their initial plan is not working? And would there be any actual recourse for the Planning Board or any other party to enforce new limitations on the property if there were significant issues?

3. What penalties would the developers be required to pay if they are in breach of any of the agreements they propose putting in place to mitigate noise/security concerns?

4. Has the property been surveyed for lead, asbestos, mercury, and radon? What remediations are planned? Is there any possibility of an unsafe atmosphere being created for neighboring residents during restoration of the church? How would the developers ensure there was no possible health risk to any adjacent property?

5. How will the developers prevent loitering in the cemetery park/pathway area?

6. What type of programming does the developer intend to host for larger events? As mentioned above, this could have a significant impact on the noise/security concerns so it is obstructive to hide this behind vague catch-alls.

7. How can the developers ensure that even if they have the property approved with the best intentions, they wouldn't then sell the property to less respectful owners? These developers have built and sold venues in the past, so it stands to reason that the Planning Board should consider what successive ownership could look like if this is approved (i.e. put in place restrictions now, if approved, to help protect the community from any potentially malicious future ownership of the venue).

8. Why have the developers not engaged in any discussion with the residents of The View? And why has their latest proposal not addressed any of the concerns already raised by residents of The View or Hammond Plaza?

Altogether, we remain gravely concerned about this proposal and do not think the current proposal is in any way fitting for this site. To be clear, we would love to see the Church and its surroundings come to life in a way that enhances our community, but we don't believe this proposal, as it currently stands, achieves that. We greatly appreciate all the work, thorough investigation, and prescient concerns the Planning Board has already raised in response to the various iterations of this proposal, and we thank you as always for taking our concerns into account.

Sincerely yours,

Betty Wall
River Ridge President

Dawn Powell Manso
Hammond Plaza President

Shelley Simmons-Bloom
The View Board President

August 8, 2022

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

RE: Site Plan, Traffic and Parking Study Review #7 for **Proposed 30-Room Hotel, Restaurant and Conference Center Redevelopment**, 1113 Wolcott Avenue, 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 August 9, 2022 meeting. At this time, the applicant and their consultants have addressed all previous comments raised by our office. Below, please find our most recent comments for consideration by the Board.

1. A revised traffic impact study was not included with the submitted materials. CM notes that a revised study is not warranted as the event attendee count has been reduced from 350 to 198.
2. As noted in our previous review letter and as acknowledged by Colliers, the proposed access configuration requires review and approval by the NYSDOT. While CM understands that the NYSDOT will not provide a permit until the SEQR determination of the Planning Board as Lead Agency is circulated, the Department could provide a conceptual approval letter *or* a subsequent set of technical comments. CM recommends that the applicant provide an update as to where the project stands with the NYSDOT.
3. It appears that the applicant is requesting that the parking requirement be reinterpreted for the proposed development based on the reduced number of attendees. The City's Building Inspector should opine on the parking requirement in order to determine the variance to be requested by the applicant.
4. The Traffic and Parking Management Plan (TPMP) references a drop-off/pickup zone for patrons who need additional time if there are no ADA-accessible spaces available. Please indicate where this zone will be in Exhibit 1.
5. The Cover Letter indicates that a free shuttle will be provided for off-site parking locations that are greater than 1,000-ft from the site when needed for occasional events. The proposed route and frequency of these shuttles should be discussed in order to determine the viability of the option.
6. The applicant indicated that the discussions with the Riverview Funeral Home regarding the potential utilization of the off-street parking spaces has been postponed until a determination by the Planning Board has been made. Since this parking arrangement was never finalized, there is no change to parking analysis findings prepared by Colliers.
7. The applicant has reached an agreement to utilize the 27 off-street parking spaces at 74 Dennings Avenue during events. This location is approximately 0.8-miles from the site. Effective shuttling of event goers from and to this location will be necessary for it to be a viable location for off-site parking.
8. The applicant is in the process of obtaining an agreement to utilize the +/- 15 off-street parking spaces at the Protestant Episcopal Church, which is approximately ¼-mile from the site. Shuttling will also necessary to make this location viable for the project.

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

Frank A. Filiciotto, PE
Associate

Starke W. Hipp, PE
Project Engineer

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\1113 Wolcott Avenue\1113 Wolcott Avenue_Rev 7.docx

City of Beacon Planning Board Agenda
08/09/2022

Title:

Continue Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn & Spa @ Howland Estate, 7 Craig House Lane, submitted by the Mirbeau Companies

ATTACHMENTS

1 OF 1-MIRBEAU-SUBDIVISION PLAT.pdf

1-SITE PLAN SET_MIRBEAU-COVER SHEET.pdf

2-SITE PLAN SET_MIRBEAU-EXISTING CONDITIONS PLAN.pdf

3-SITE PLAN SET_MIRBEAU-OVERALL MASTER PLAN.pdf

4-SITE PLAN SET_MIRBEAU-SITE PLAN 1.pdf

5-SITE PLAN SET_MIRBEAU-SITE PLAN 2.pdf

6-SITE PLAN SET_MIRBEAU-SITE PLAN 3.pdf

7-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 1.pdf

8-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 2.pdf

9-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 3.pdf

10-SITE PLAN SET_MIRBEAU-E&SC 1.pdf

11-SITE PLAN SET_MIRBEAU-E&SC 2.pdf

12-SITE PLAN SET_MIRBEAU-PROFILES 1.pdf

13-SITE PLAN SET_MIRBEAU-PROFILES 2.pdf

14-SITE PLAN SET_MIRBEAU-PROFILES 3.pdf

15-SITE PLAN SET_MIRBEAU-PROFILES 4.pdf

16-SITE PLAN SET_MIRBEAU-DETAILS 1.pdf

17-SITE PLAN SET_MIRBEAU-DETAILS 2.pdf

18-SITE PLAN SET_MIRBEAU-DETAILS 3.pdf

19-SITE PLAN SET_MIRBEAU-DETAILS 4.pdf

20-SITE PLAN SET_MIRBEAU-TREE REMOVAL 1.pdf

21-SITE PLAN SET_MIRBEAU-TREE REMOVAL 2.pdf

22-SITE PLAN SET_MIRBEAU-PLANTING 1.pdf

23-SITE PLAN SET_MIRBEAU-PLANTING 2.pdf

24-SITE PLAN SET_MIRBEAU-PLANTING 3.pdf

25-SITE PLAN SET_MIRBEAU-PLANTING 4.pdf

26-SITE PLAN SET_MIRBEAU-PLANTING 5.pdf

27-SITE PLAN SET_MIRBEAU-LIGHTING 1.pdf

28-SITE PLAN SET_MIRBEAU-LIGHTING 2.pdf

220720RGD_CM 7.10.22 Comment Response.pdf

Comment Response Letter_Mirbeau LLC_2022-0726.pdf

revised Subdivision Application_2022-0726.pdf

Preliminary SWPPP Mirbeau Inn & Spa at Beacon_2022-0726.pdf

Preliminary Water-Sewer Engineering Report_Mirbeau_2022-0726.pdf

220726_MirbeauBeacon_SpecialUseSitePlanReview_Architectural_FINAL (1).pdf

Planners Comments MIrbeau 8.5.22.pdf

Mirbeau AR 7.22.22.pdf

Engineers Comments Mibeau 08-05-22 review.pdf

Traffic Comments Mirbeau_Rev 4.pdf

PROJECT INFORMATION:

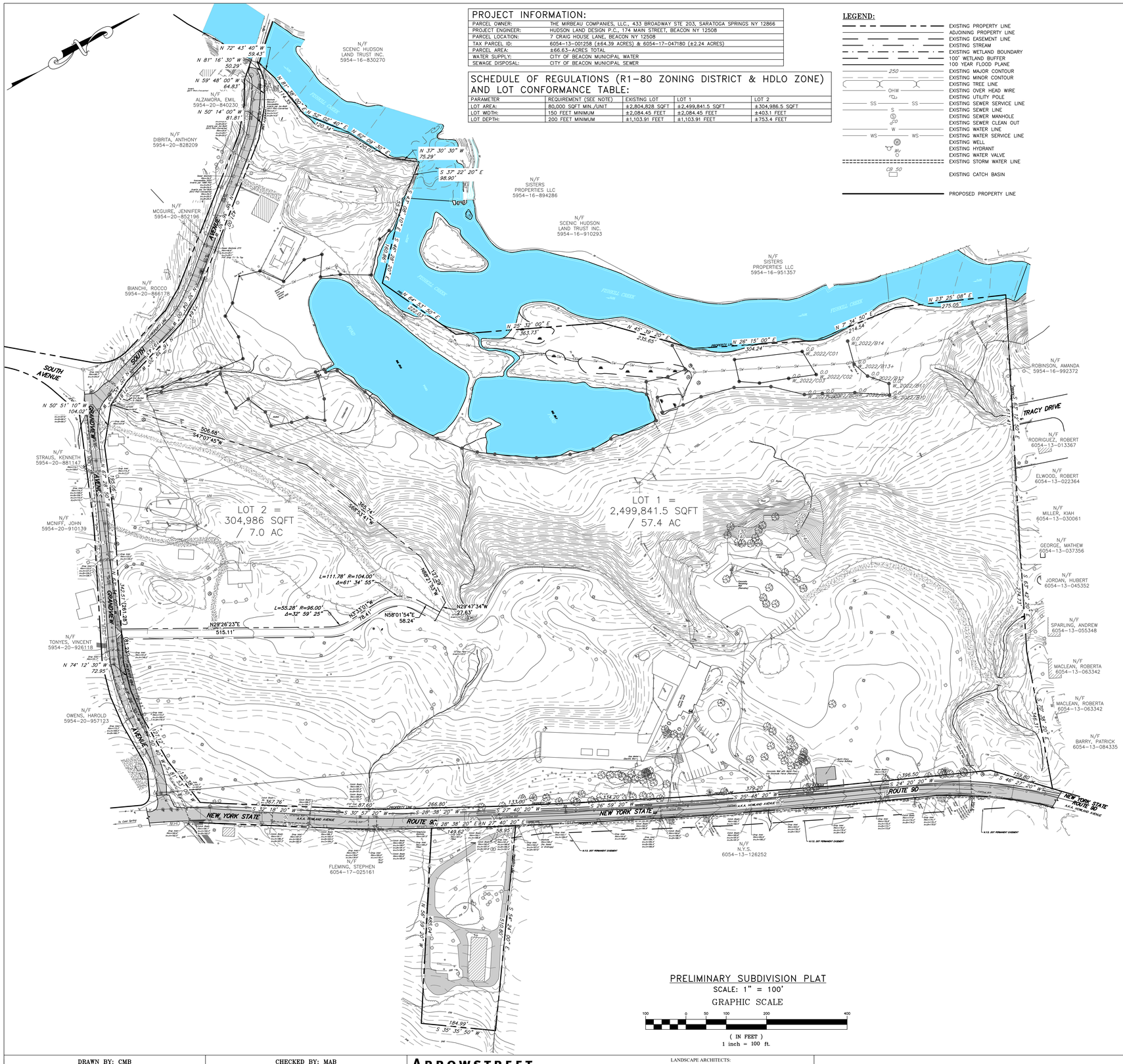
PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054-13-001258 (±64.39 ACRES) & 6054-17-047180 (±2.24 ACRES)
PARCEL AREA:	±66.63-ACRES TOTAL
WATER SUPPLY:	CITY OF BEACON MUNICIPAL WATER
SEWAGE DISPOSAL:	CITY OF BEACON MUNICIPAL SEWER

SCHEDULE OF REGULATIONS (R1-80 ZONING DISTRICT & HDLO ZONE) AND LOT CONFORMANCE TABLE:

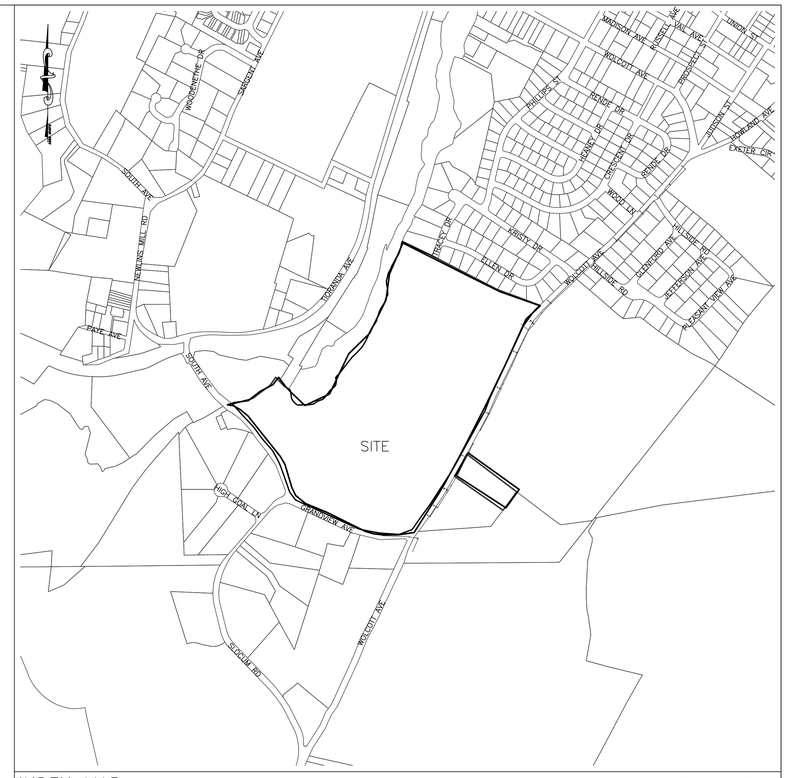
PARAMETER	REQUIREMENT (SEE NOTE)	EXISTING LOT	LOT 1	LOT 2
LOT AREA:	80,000 SQFT MIN./UNIT	±2,804,828 SQFT	±2,499,841.5 SQFT	±304,986.5 SQFT
LOT WIDTH:	150 FEET MINIMUM	±2,084.45 FEET	±2,084.45 FEET	±403.1 FEET
LOT DEPTH:	200 FEET MINIMUM	±1,103.91 FEET	±1,103.91 FEET	±753.4 FEET

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLAINE
- 250 EXISTING MAJOR CONTOUR
- 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 VALVE
- EXISTING STORM WATER LINE
- CB 50 EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE



INDEX MAP



SCALE: 1" = 500'

MAP REFERENCES:

1. "TOPOGRAPHIC MAP PREPARED FOR MIRBEAU INN & SPA RHINEBECK" DATED OCTOBER 21, 2003 AS PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C., N.Y.S. LICENSE NO. 48167 AND REVISED ON MARCH 17, 2022.

SURVEY NOTES:

1. COPYRIGHT "2003 & 2022" BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A DOCUMENT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 , SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
3. THE TOPOGRAPHIC DATA HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED APRIL 14, 2003. THE PHOTO SCALE WAS 1 INCH TO 500 FEET. THE COMPILATION SCALE WAS 1 INCH TO 40 FEET.
4. THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAVD-1983).
5. THE VERTICAL DATUM HEREON IS THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LINE TAKEN FROM 2003 SURVEY BY PETER A. HUSTIS, L.S. IT IS NOT THE PRODUCT OF A SURVEY BY BADEY & WATSON SURVEYING & ENGINEERING, P.C.
7. REVISED ON MARCH 17, 2022 AS FOLLOWS
   - A. UPDATED LOGO,
   - B. ADDED GRAPHIC SCALE,
   - C. REMOVED 2003 WETLANDS BOUNDARY FLAGGING.
   - C. ADDED WETLAND FLAGGING BY ECOLOGICAL SOLUTIONS, INC. AND RELATED DATA.
   - D. VERIFIED MH273 LOCATION AND INVERTS, AND SEWER LINE NORTH ALONG SOUTH AVENUE, AND RELATED DATA.
8. WETLANDS FLAGS A29, B13 AND H11 WERE NOT FOUND IN FIELD. APPROXIMATE LOCATION BASED ON SKETCH BY ECOLOGICAL SOLUTIONS, INC..
9. THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
10. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) HAS DETERMINED THAT THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE X AS INDICATED HEREON. THE ZONE BOUNDARIES WERE TAKEN FROM FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY MAP NO. 36027C0577E WITH AN EFFECTIVE DATE OF MAY 2, 2012.
11. THE WETLANDS SHOWN ON THIS MAP ARE FEDERALLY REGULATED WETLANDS AS DETERMINED BY AND DELINEATED BY ECOLOGICAL SOLUTIONS, INC..

PRELIMINARY SUBDIVISION PLAT

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

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SEAL

PRELIMINARY SUBDIVISION PLAT
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:	PL-1
SHEET:	1 OF 1

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APPLICATION FOR SITE PLAN & SPECIAL USE PERMIT

MIRBEAU BEACON INN & SPA

7 CRAIG HOUSE LANE
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258
LOT AREA: ±64.35
R1-80 ZONING DISTRICT

OWNER & APPLICANT:
MIRBEAU BEACON, LLC;
433 BROADWAY STE 203,
SARATOGA SPRINGS, NY 12866

AREA MAP — SCALE: 1" = 500'

SITE PLAN DRAWING INDEX:

SHEET 1: COVER SHEET: CV-1
SHEET 2: EXISTING CONDITIONS AND REMOVALS PLAN: XC-1
SHEET 3: OVERALL MASTER PLAN: SP-1
SHEET 4: SITE PLAN - NORTH: SP-2
SHEET 5: SITE PLAN - SOUTH: SP-3
SHEET 6: SITE PLAN - SOUTHWEST: SP-4
SHEET 7: GRADING & UTILITY PLAN - NORTH: GU-1
SHEET 8: GRADING & UTILITY PLAN - SOUTH: GU-2
SHEET 9: GRADING & UTILITY PLAN - SOUTHWEST GU-3
SHEET 10: EROSION & SEDIMENT CONTROL PLAN - NORTH: ESC-1
SHEET 11: EROSION & SEDIMENT CONTROL PLAN - SOUTH: ESC-2
SHEET 12: PROFILES: PR-1
SHEET 13: PROFILES: PR-2
SHEET 14: PROFILES: PR-3
SHEET 15: PROFILES: PR-4
SHEET 16: DETAILS: CD-1
SHEET 17: DETAILS: CD-2
SHEET 18: DETAILS: CD-3
SHEET 19: DETAILS: CD-4
SHEET 20: TREE REMOVAL & PROTECTION PLAN - NORTH: TP-1
SHEET 21: TREE REMOVAL & PROTECTION PLAN - SOUTH: TP-2
SHEET 22: PRELIMINARY PLANTING PLAN - NORTH: LL-2
SHEET 23: PRELIMINARY PLANTING PLAN - SOUTH: LL-3
SHEET 24: PRELIMINARY PLANTING PLAN - HOTEL/SPA AREA: LL-4
SHEET 25: PRELIMINARY PLANTING PLAN - PARKING: LL-5
SHEET 26: PRELIMINARY PLANTING PLAN - SOUTH/COTTAGES: LL-6
SHEET 27: SITE LIGHTING PLAN - NORTH: LP-2
SHEET 28: SITE LIGHTING PLAN - SOUTH: LP-3

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
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PH: 845-440-6926
F: 845-440-6637

PROJECT ARCHITECT:
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BOSTON, MA 02109
PH: 617-623-5555

PROJECT LANDSCAPE ARCHITECT:
THE LRC GROUP
85 CIVIC CENTER PLAZA
SUITE 204
POUGHKEEPSIE, NY 12601
PH: 845-243-2880

PROJECT WETLAND & WIDLIFE BIOLOGIST:
ECOLOGICAL SOLUTIONS, LLC
121 LEON STOCKER DRIVE
STRATTON, VT 05360
(203) 910-4716

PROJECT SURVEYOR:
BADEY & WATSON
SURVEYING & ENGINEERING D.P.C.
3063 U.S. 9
COLD SPRING, NY 10516
PH: 845-265-9217

PROJECT TRAFFIC CONSULTANT:
COLLIERS ENGINEERING & DESIGN P.C.
400 COLUMBUS AVENUE,
SUITE 108E
VALHALLA, NY 10595
PH: 914-347-7500

PROJECT ATTORNEY:
BERLANDI NUSSBAUM & REITZAS LLP.
527 ROUTE 22, SUITE #2
PAWLING, NY 12564
PH: 212-804-6329

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.

_____ _____
MIRBEAU BEACON, LLC 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

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_____ SECRETARY

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COVER SHEET

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:	AS SHOWN
TITLE:	XC-1
SHEET:	1 OF 28

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LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
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- EXISTING MINOR CONTOUR
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- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
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- EXISTING SEWER LINE
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- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN

PROJECT INFORMATION:

PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054-13-001258 (±64.39 ACRES) & 6054-17-047180 (±2.24 ACRES)
PARCEL AREA:	±66.63-ACRES TOTAL
WATER SUPPLY:	CITY OF BEACON MUNICIPAL WATER
SEWAGE DISPOSAL:	CITY OF BEACON MUNICIPAL SEWER

MAP REFERENCES:

1. "TOPOGRAPHIC MAP PREPARED FOR MIRBEAU INN & SPA RHINEBECK" DATED OCTOBER 21, 2003 AS PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C., N.Y.S. LICENSE NO. 48167 AND REVISED ON MARCH 17, 2022.

SURVEY NOTES:

1. COPYRIGHT "2003 & 2022" BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A DOCUMENT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 , SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
3. THE TOPOGRAPHIC DATA HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHS DATED APRIL 14, 2003. THE PHOTO SCALE WAS 1 INCH TO 500 FEET. THE COMPILATION SCALE WAS 1 INCH TO 40 FEET.
4. THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAVD-1983).
5. THE VERTICAL DATUM HEREON IS THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LINE TAKEN FROM 2003 SURVEY BY PETER A. HUSTIS, L.S. IT IS NOT THE PRODUCT OF A SURVEY BY BADEY & WATSON SURVEYING & ENGINEERING, P.C.
7. REVISED ON MARCH 17, 2022 AS FOLLOWS
   - A. UPDATED LOGO,
   - B. ADDED GRAPHIC SCALE,
   - C. REMOVED 2003 WETLANDS BOUNDARY FLAGGING.
   - C. ADDED WETLAND FLAGGING BY MICHAEL NOWICKI AND RELATED DATA.
   - D. VERIFIED MH273 LOCATION AND INVERTS, AND SEWER LINE NORTH ALONG SOUTH AVENUE, AND RELATED DATA.
8. WETLANDS FLAGS A29, B13 AND H11 WERE NOT FOUND IN FIELD. APPROXIMATE LOCATION BASED ON SKETCH BY MICHAEL NOWICKI.

EXISTING CONDITIONS AND REMOVALS PLAN

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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EXISTING CONDITIONS & REMOVALS PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
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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	±1,103.91 FEET						
LOT DEPTH:	200 FEET MINIMUM	±2,084.45 FEET						
YARD SETBACKS:								
FRONT YARD:	50 FEET		±1,135.4 FEET	±4.1 FEET*	±50.1 FEET	±1,527.4 FEET	±816.9 FEET	±1497.2 FEET
SIDE YARD:	30 FEET		±189.5 FEET	±916.4 FEET	±226.8 FEET	±5.4 FEET*	±94.8 FEET	±555.9 FEET
REAR YARD:	50 FEET MINIMUM		±782.9 FEET	±2,204.3 FEET	±296.3 FEET	±520.4 FEET	±948.0 FEET	±708.1 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

PARKING NOTES:
1. PARKING FOR THE COTTAGES IS PROPOSED TO BE PROVIDED AT A RATE OF 2 SPACES PER COTTAGE.
2. DUE TO SHIFT OVERLAP, THERE COULD BE UP TO 80 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.

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- 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
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB 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
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

OVERALL MASTER PLAN
SCALE: 1" = 100'
GRAPHIC SCALE

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

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SEAL

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OVERALL MASTER PLAN

MIRBEAU BEACON

7 CRAIG HOUSE LANE
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TAX ID: 6054–13–001258

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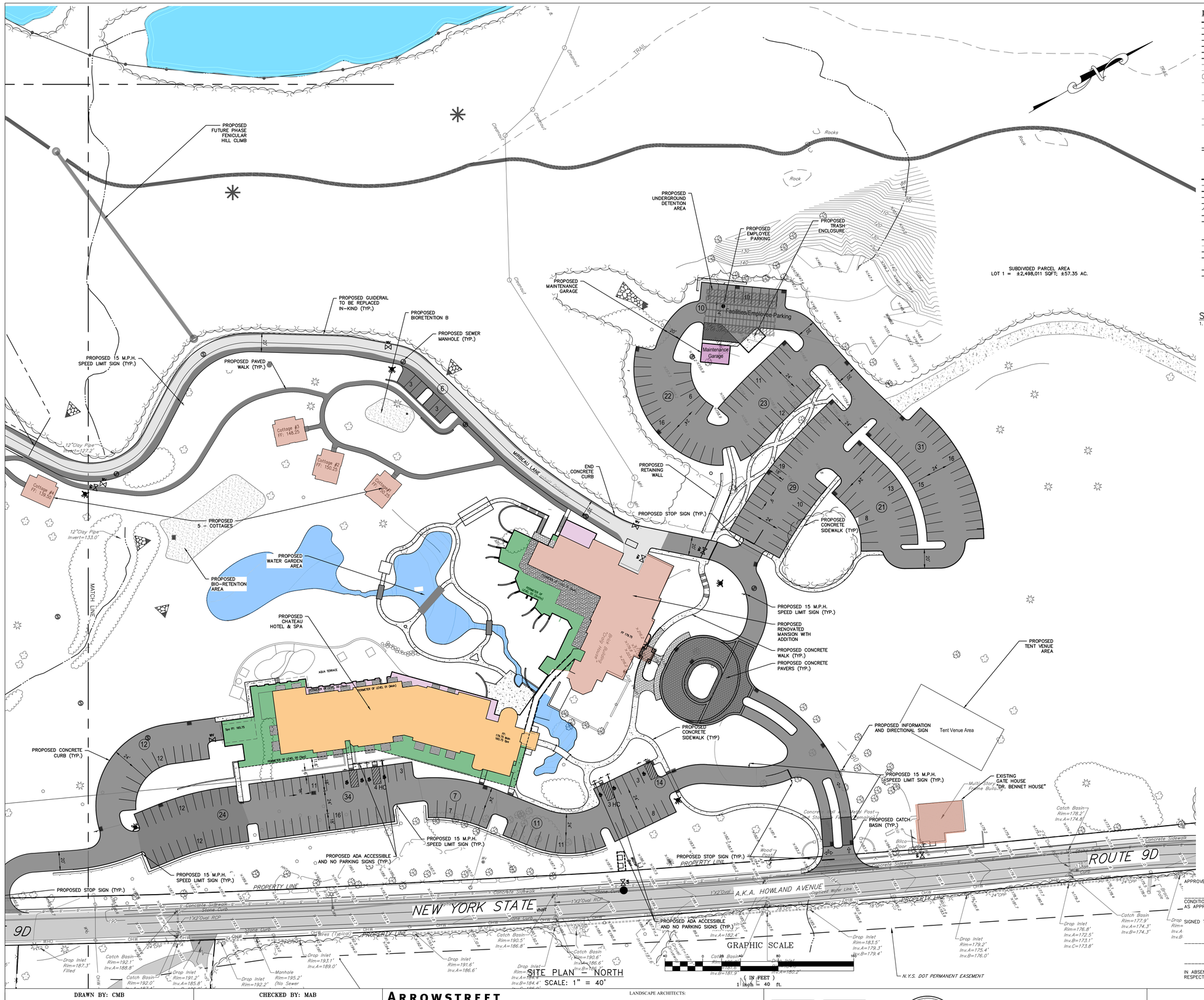

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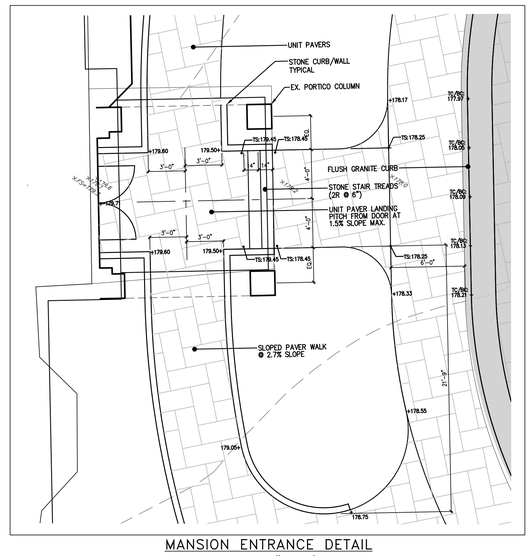
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SIGHT DISTANCE NOTES:

1. THE AVAILABLE SIGHT DISTANCE ON MIRBEAU LANE AT THE PROPOSED PARKING SPACES FOR COTTAGE #1, #2 AND #3 MEETS OR EXCEEDS 130 FEET AT EACH PARKING SPACE. THE PROPOSED SPEED LIMIT FOR MIRBEAU LANE IS 15 MPH WHICH REQUIRES A STOPPING SIGHT DISTANCE OF 80 FEET. THE AVAILABLE STOPPING SIGHT DISTANCE OF A MINIMUM OF 130 FEET SATISFIES SPEED LIMITS GREATER THAN 20 MPH. THEREFORE THE SIGHT DISTANCE IS ADEQUATE.



MANSION ENTRANCE DETAIL
SCALE: 1" = 5'

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

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

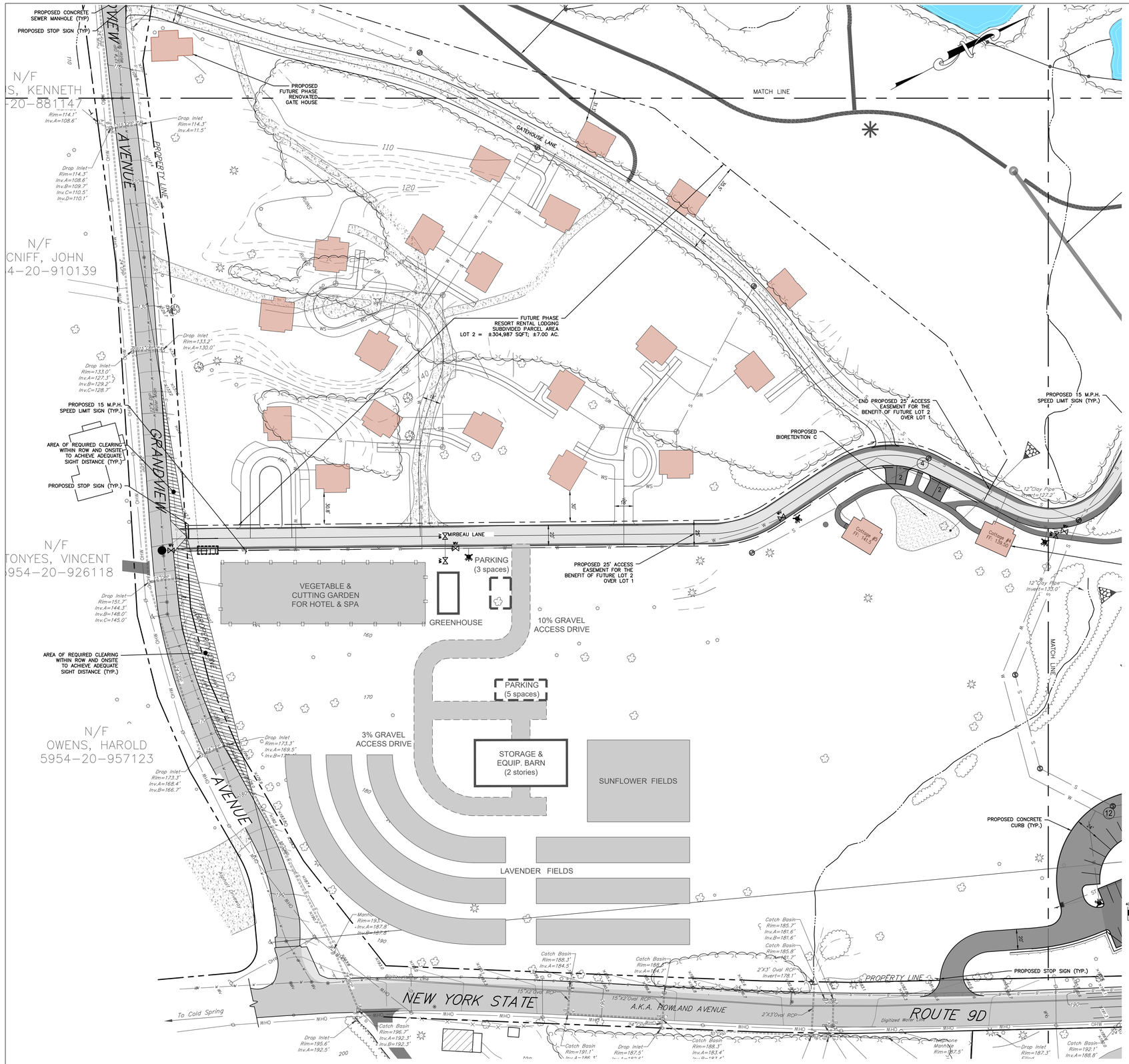
SITE PLAN - NORTH

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

SIGHT DISTANCE NOTES:

1. THE AVAILABLE SIGHT DISTANCE ON MIRBEAU LANE AT THE PROPOSED PARKING SPACES FOR COTTAGE #4 AND #5 MEETS OR EXCEEDS 130 FEET AT EACH PARKING SPACE. THE PROPOSED SPEED LIMIT FOR MIRBEAU LANE IS 15 MPH WHICH REQUIRES A STOPPING SIGHT DISTANCE OF 80 FEET. THE AVAILABLE STOPPING SIGHT DISTANCE OF A MINIMUM OF 130 FEET SATISFIES SPEED LIMITS GREATER THAN 20 MPH. THEREFORE THE SIGHT DISTANCE IS ADEQUATE.
2. CLEARING WILL BE REQUIRED TO ACHIEVE SIGHT DISTANCE AT THE EXISTING MIRBEAU LANE ENTRANCE AT GRANDVIEW AVENUE. THE CLEARING AREA IS SHOWN ON THIS PLAN.

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:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
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BOSTON MA 02109
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arrowstreet.com

Mirbeau INN & SPA

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SEAL

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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

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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SITE PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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REVISIONS:				REVISIONS:			
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SITE PLAN – SOUTHWEST

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-4
SHEET:	6 OF 28

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STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB 1B	RIM = 157.50 SUMP = 153.40 CB1B–CB1A INV OUT = 154.40
CB1	RIM = 149.56 SUMP = 145.55 CB2–CB1 INV IN = 146.70 CB1–DET INV OUT = 146.55
CB1A	RIM = 154.90 SUMP = 150.70 CB1B–CB1A INV IN = 151.80 CB1A–DET INV OUT = 151.70
CB2	RIM = 150.48 SUMP = 146.19 CB2A–CB1 INV IN = 147.30 CB2–CB1 INV OUT = 147.19
CB2A	RIM = 155.58 SUMP = 148.60 CB3–CB2 INV IN = 152.00 CB2A–CB1 INV OUT = 149.60
CB3	RIM = 156.78 SUMP = 151.70 CB7–DET INV IN = 153.50 CB3–CB2 INV OUT = 152.70
CB4	RIM = 161.36 SUMP = 156.51 CB5–CB4 INV IN = 158.33 CB4A–CB4 INV IN = 157.61 CB4–CB3 INV OUT = 157.51

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB4A	RIM = 162.20 SUMP = 157.00 CB4A–CB4 INV OUT = 158.00
CB5	RIM = 161.84 SUMP = 157.72 CB6–CB5 INV IN = 158.82 CB5–CB4 INV OUT = 158.72
CB6	RIM = 163.82 SUMP = 159.80 CB6–CB5 INV OUT = 160.80
CB7	RIM = 159.97 SUMP = 154.58 CB8–CB7 INV IN = 156.75 CB4–CB3 INV IN = 156.75 CB7–DET INV OUT = 155.58
CB8	RIM = 163.83 SUMP = 159.65 CB9–CB8 INV IN = 160.75 CB8–CB7 INV OUT = 160.65
CB9	RIM = 169.43 SUMP = 164.50 CB10–CB9 INV IN = 165.60 CB9–CB8 INV OUT = 165.50
CB10	RIM = 177.50 SUMP = 173.14 CB11–CB10 INV IN = 174.24 CB10A–CB10 INV IN = 174.24 CB15–CB14 INV IN = 174.24 CB10–CB9 INV OUT = 174.14

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB10A	RIM = 177.70 SUMP = 173.45 CB10A–CB10 INV OUT = 174.45
CB11	RIM = 178.19 SUMP = 173.99 CB12–CB11 INV IN = 175.09 CB11–CB10 INV OUT = 174.99
CB12	RIM = 183.47 SUMP = 178.22 CB13–CB12 INV IN = 179.32 CB12–CB11 INV OUT = 179.22
CB13	RIM = 183.80 SUMP = 179.39 CB14–CB13 INV IN = 180.49 CB13–CB12 INV OUT = 180.39
CB14	RIM = 183.82 SUMP = 179.70 CB14–CB13 INV OUT = 180.70
CB16	RIM = 180.08 SUMP = 175.84 CB17–CB16 INV IN = 176.94 CB15–CB14 INV OUT = 176.84
CB17	RIM = 180.12 SUMP = 176.10 CB17–CB16 INV OUT = 177.10

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB18	RIM = 164.12 SUMP = 157.00 CB19–CB18 INV IN = 161.09 CB18–FES2 INV OUT = 158.00
CB19	RIM = 174.28 SUMP = 168.90 CB20–CB19 INV IN = 171.25 CB19A–CB19 INV IN = 168.02 CB19–CB18 INV OUT = 167.90
CB19A	RIM = 171.80 SUMP = 167.70 CB19A–CB19 INV OUT = 168.70
CB20	RIM = 177.83 SUMP = 173.56 CB21–CB20 INV IN = 174.66 CB20–CB19 INV OUT = 174.56
CB21	RIM = 180.61 SUMP = 176.14 CB21–CB20 INV OUT = 177.14
FES2	RIM = 137.44 SUMP = ??? CB18–FES2 INV IN = 136.00

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
FES 1A	RIM = 140.74 SUMP = ??? DET–FES1A INV IN = 138.50
FES1	RIM = 141.30 SUMP = ??? DET–FES1 INV IN = 138.50

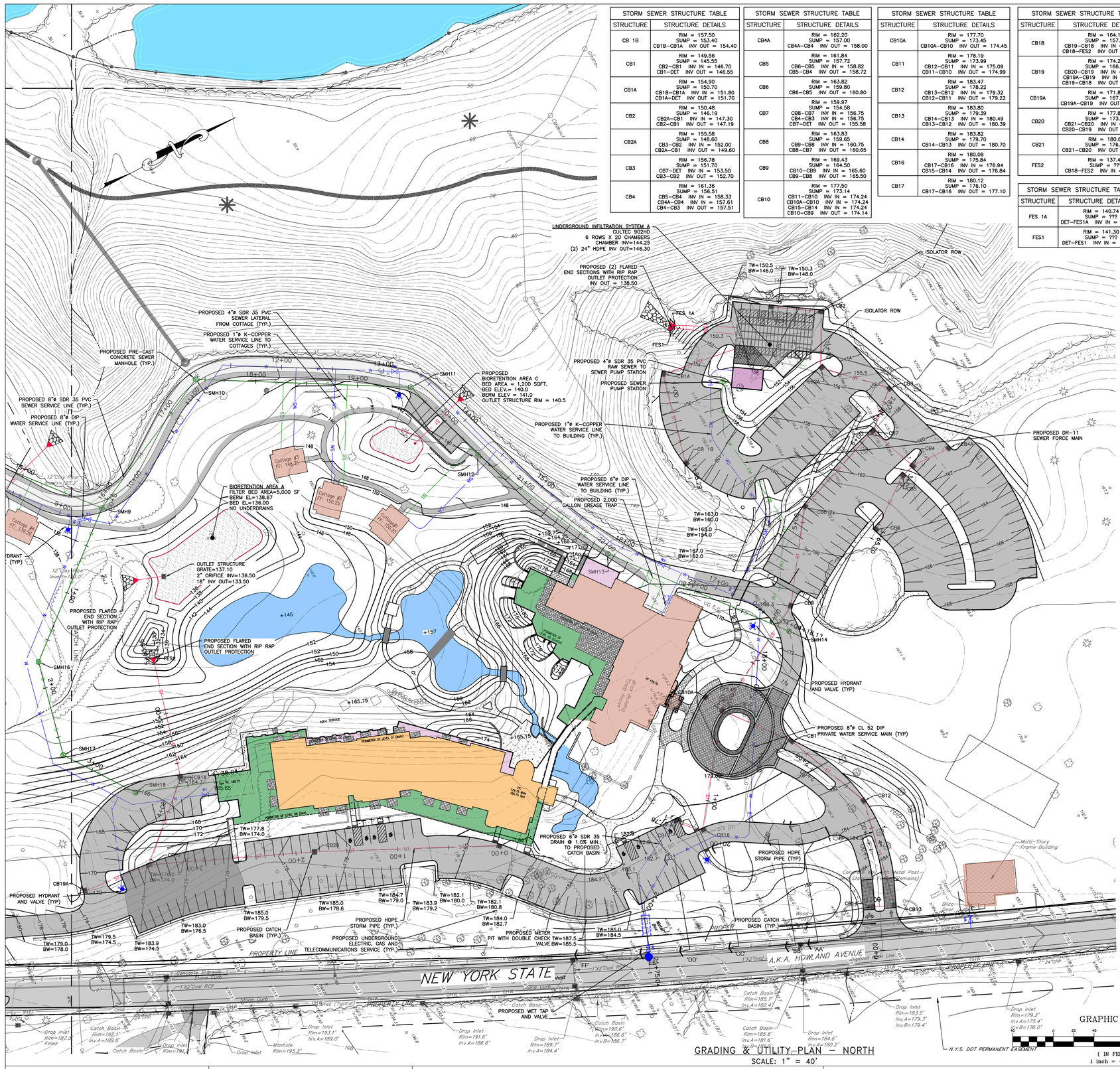
STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1–DET	5 LF	15" ø CORR HDPE	1.00%
CB1A–DET	75 LF	15" ø CORR HDPE	6.92%
CB1B–CB1A	90 LF	15" ø CORR HDPE	2.88%
CB2–CB1	49 LF	15" ø CORR HDPE	1.00%
CB2A–CB1	55 LF	15" ø CORR HDPE	4.19%
CB3–CB2	70 LF	15" ø CORR HDPE	1.00%
CB4–CB3	52 LF	15" ø CORR HDPE	1.45%
CB4A–CB4	39 LF	15" ø CORR HDPE	1.00%
CB5–CB4	14 LF	15" ø CORR HDPE	2.87%
CB6–CB5	59 LF	15" ø CORR HDPE	3.36%
CB7–DET	45 LF	15" ø CORR HDPE	4.61%
CB8–CB7	99 LF	15" ø CORR HDPE	3.92%
CB9–CB8	99 LF	15" ø CORR HDPE	4.82%
CB10–CB9	123 LF	15" ø CORR HDPE	6.95%
CB10A–CB10	21 LF	15" ø CORR HDPE	1.00%
CB11–CB10	75 LF	15" ø CORR HDPE	1.00%
CB12–CB11	92 LF	15" ø CORR HDPE	4.50%
CB13–CB12	107 LF	15" ø CORR HDPE	1.00%
CB14–CB13	21 LF	15" ø CORR HDPE	1.00%
CB15–CB14	119 LF	15" ø CORR HDPE	2.19%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB17–CB16	28 LF	15" ø CORR HDPE	0.56%
DET–FES1	62 LF	24" ø CORR HDPE	12.67%
DET–FES1A	61 LF	24" ø CORR HDPE	12.69%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB18–FES2	115 LF	15" ø CORR HDPE	19.18%
CB19–CB18	92 LF	15" ø CORR HDPE	7.41%
CB19A–CB19	68 LF	15" ø CORR HDPE	1.00%
CB20–CB19	163 LF	15" ø CORR HDPE	2.04%
CB21–CB20	182 LF	15" ø CORR HDPE	1.36%

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH9	RIM = 134.51 SMH10–SMH9 INV IN = 128.23 SMH16–SMH9 INV IN = 128.23 SMH9–SMH8 INV OUT = 128.13
SMH10	RIM = 134.82 SMH11–SMH10 INV IN = 129.90 SMH10–SMH9 INV OUT = 129.80
SMH11	RIM = 138.24 SMH12–SMH11 INV IN = 133.10 SMH11–SMH10 INV OUT = 133.00
SMH12	RIM = 140.64 SMH13–SMH12 INV IN = 135.70 SMH12–SMH11 INV OUT = 135.60
SMH13	RIM = 161.59 SMH14–SMH13 INV IN = 156.69 SMH13–SMH12 INV OUT = 154.60
SMH14	RIM = 170.86 SMH14–SMH13 INV OUT = 165.50
SMH16	RIM = 146.00 SMH17–SMH16 INV IN = 138.50 SMH16–SMH9 INV OUT = 137.90
SMH17	RIM = 151.55 SMH18–SMH17 INV IN = 146.55 SMH17–SMH16 INV OUT = 145.00
SMH18	RIM = 166.08 SPA–SMH18 INV IN = 161.10 SMH18–SMH17 INV OUT = 161.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH9–SMH8	159 LF	8 inch PVC	1.00%
SMH10–SMH9	157 LF	8 inch PVC	1.00%
SMH11–SMH10	212 LF	8 inch PVC	1.46%
SMH12–SMH11	94 LF	8 inch PVC	2.67%
SMH13–SMH12	161 LF	8 inch PVC	11.77%
SMH14–SMH13	194 LF	8 inch PVC	4.55%
SMH16–SMH9	164 LF	8 inch PVC	5.91%
SMH17–SMH16	95 LF	8 inch PVC	6.86%
SMH18–SMH17	80 LF	8 inch PVC	18.05%
SPA–SMH18	80 LF	8 inch PVC	1.00%



GRADING & UTILITY PLAN – NORTH
SCALE: 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LEGEND:

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- SS EXISTING SEWER SERVICE LINE
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INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

ALL CATCH BASINS, PIPING AND FLARED END SECTIONS SHALL BE INSPECTED EVERY SPRING AND FALL. LOOK FOR OBSTRUCTIONS, VEGETATION, DEBRIS, LITTER, SEDIMENT, ETC. BLOCKING THE STRUCTURES OR PIPES. UTILIZE VACUUM TRUCK IF NECESSARY. OBSERVE THE FLOW OF WATER AFTER A RAINFALL EVENT. ANY EVIDENCE OF PONDING IN THE STRUCTURE INDICATES A POTENTIAL BLOCKAGE. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

RIP RAP OUTLET PROTECTION AND THE EMERGENCY OVERFLOW WEIR SHALL BE INSPECTED QUARTERLY FOR SEDIMENT BUILD-UP, VEGETATION, DEBRIS, LITTER, AND OBSTRUCTIONS. IF SEDIMENT BUILDS UP ENOUGH TO FILL IN THE VOID SPACE BETWEEN THE STONES OR GRASS PAVERS, THEN THE RIP RAP OR PAVERS SHALL BE CLEANED OR REPLACED.

HYDRODYNAMIC DEVICES:

THE HYDRODYNAMIC PRETREATMENT DEVICES (HPD) REQUIRE REGULAR INSPECTION AND MAINTENANCE TO ENSURE OPTIMAL PERFORMANCE. MAINTENANCE FREQUENCY WILL BE DRIVEN BY UPSTREAM CONDITIONS (CONTRIBUTING DRAINAGE AREA STABILIZATION) AND PROPER MAINTENANCE OF UPSTREAM STRUCTURES AND CULVERT PIPES. THE MANUFACTURER RECOMMENDS THAT THE HPD UNITS BE INSPECTED QUARTERLY (AT EACH CHANGE OF SEASON). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR BLOCKAGES OR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO QUANTIFY ACCUMULATION OF HYDROCARBONS, SEDIMENT AND TRASH WITHIN THE SYSTEM. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

BIORETENTION AREA:

THE BIORETENTION AREA SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE BIORETENTION AREA'S DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BIORETENTION AREA'S FLOOR SHALL BE MOWED WHEN THE GRASS REACHES A HEIGHT OF 18"(ONLY IF LAWN GRASS IS PRESENT). CUT ORNAMENTAL GRASSES ANNUALLY IN THE LATE FALL. SEDIMENT SHALL BE CLEANED OUT OF THE BASIN ANNUALLY. IN THE SPRING AND FALL, INSPECT INFLOW AND OUTFLOW POINTS FOR EROSION OR CLOGGING. INSPECT TREES, SHRUBS AND OTHER VEGETATION TO EVALUATE THEIR HEALTH AND REPLACE ANY DEAD OR DISEASED VEGETATION. INSPECT SURROUNDING DRAINAGE AREA FOR EROSION OR SIGNS OF SEDIMENT DELIVERY TO THE BIORETENTION AREA. REMOVE ANY INVASIVE PLANT SPECIES. REMOVE LOGS FROM THE STORMWATER SYSTEM INFLOW AND OUTFLOW COMPONENTS. CHECK FOR SIGNS OF VEGETATION OVERGROWTH, OBSERVE DEWATERING CAPABILITY, CHECK FERTILIZER, AND TEST SOILS FOR PH ANNUALLY. HARVEST OVERGROWN VEGETATION AND REMOVE FROM THE BIORETENTION AREA. IF IT TAKES LONGER THAN 24 HOURS TO DEWATER THE BIORETENTION AREA, THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SLIGHTLY TO PROVIDE FULL DEWATERING IN 24 HOURS. IF THE PH IS BELOW 5.2, LIME SHOULD BE APPLIED. IF THE PH IS ABOVE 7.0 TO 8.0, IRON SULFATE PLUS SULFUR CAN BE APPLIED TO REDUCE THE PH. REPLACE MULCH OVER ENTIRE AREA EVERY TWO TO THREE YEARS. IF DEWATERING IS A PROBLEM, CORE AERATION OF CULTIVATING UN-VEGETATED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION.

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

INFILTRATION BASINS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION DURING THE FIRST YEAR OF OPERATION. AFTER 50 YEARS OF SERVICE LIFE THE SYSTEM SHOULD BE EVALUATED, IF THE SYSTEM IS NO LONGER FUNCTIONING IN ACCORDANCE WITH THE ORIGINAL DESIGN, THE SYSTEM SHALL BE RESTORED OR REPLACED. THERE ARE FOUR INSPECTION PORTS AT THE CORNERS OF THE SYSTEM TO PROVIDE FOR VISUAL INSPECTION, AND A MEANS OF CLEANING SYSTEM WITH A VACUUM TRUCK. IN THE SPRING AND FALL, INSPECT THE INLET AND OUTLET FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS, DEBRIS, ETC. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS AND FEED CONNECTORS.

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

GENERAL CONSTRUCTION NOTES:

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

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON.

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.

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1	5/25/22	PER PLANNING BOARD COMMENTS	CMB
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3	7/26/22	PER PLANNING BOARD COMMENTS	CMB

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NO.	DATE	DESCRIPTION	BY

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GRADING & UTILITY 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:	GU-1
SHEET:	7 OF 28

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

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH3	RIM = 102.87 SMH4–SMH3 INV IN = 91.23 SMH3–SMH2 INV OUT = 91.23
SMH4	RIM = 96.80 SMH5–SMH4 INV IN = 91.90 SMH4–SMH3 INV OUT = 91.80
SMH5	RIM = 102.00 SMH6–SMH5 INV IN = 97.10 SMH5–SMH4 INV OUT = 97.00
SMH6	RIM = 109.28 SMH7–SMH6 INV IN = 104.28 SMH6–SMH5 INV OUT = 104.18
SMH7	RIM = 120.83 SMH8–SMH7 INV IN = 115.50 SMH7–SMH6 INV OUT = 115.40
SMH8	RIM = 136.12 SMH9–SMH8 INV IN = 126.54 SMH8–SMH7 INV OUT = 126.44
SMH9	RIM = 134.51 SMH10–SMH9 INV IN = 128.23 SMH16–SMH9 INV IN = 128.23 SMH9–SMH8 INV OUT = 128.13

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH3–SMH2	58 LF	8 inch PVC	0.50%
SMH4–SMH3	114 LF	8 inch PVC	0.50%
SMH5–SMH4	142 LF	8 inch PVC	3.60%
SMH6–SMH5	148 LF	8 inch PVC	4.79%
SMH7–SMH6	251 LF	8 inch PVC	4.42%
SMH8–SMH7	240 LF	8 inch PVC	4.56%
SMH9–SMH8	159 LF	8 inch PVC	1.00%
SMH10–SMH9	157 LF	8 inch PVC	1.00%

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

GRADING & UTILITY PLAN – SOUTH
SCALE: 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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GRADING & UTILITY PLAN – SOUTH

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
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SHEET:	8 OF 28

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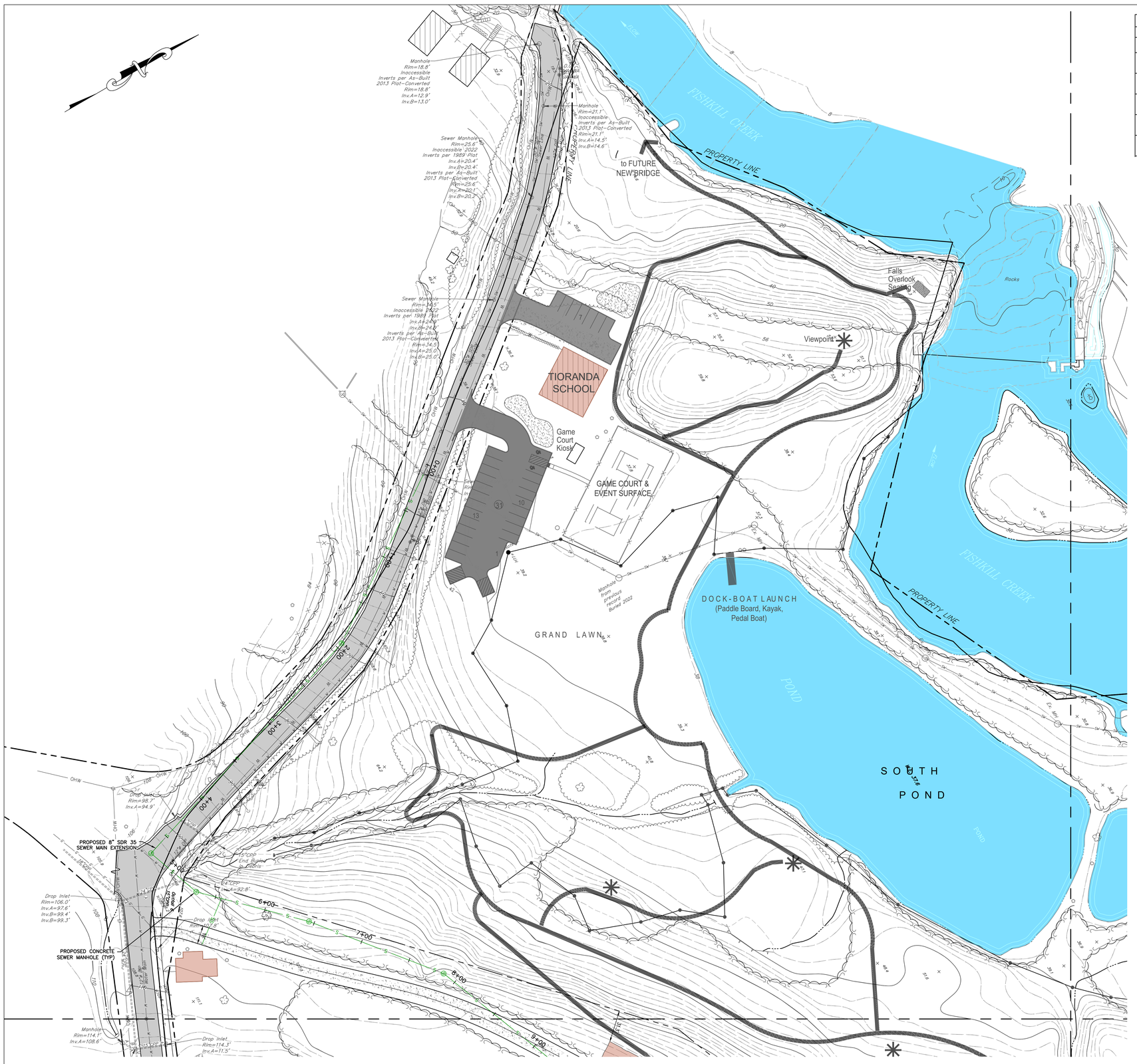

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX. SMH	RIM = 46.26 SMH1–EX. SMH INV IN = 39.00
SMH 1	RIM = 68.72 SMH2–SMH1 INV IN = 63.60 SMH1–EX. SMH INV OUT = 63.50
SMH2	RIM = 103.57 SMH3–SMH2 INV IN = 90.94 SMH2–SMH1 INV OUT = 90.84
SMH3	RIM = 102.87 SMH4–SMH3 INV IN = 91.23 SMH3–SMH2 INV OUT = 91.23
SMH4	RIM = 96.80 SMH5–SMH4 INV IN = 91.90 SMH4–SMH3 INV OUT = 91.80
SMH5	RIM = 102.00 SMH6–SMH5 INV IN = 97.10 SMH5–SMH4 INV OUT = 97.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH1–EX. SMH	184 LF	8 inch PVC	13.30%
SMH2–SMH1	278 LF	8 inch PVC	9.80%
SMH3–SMH2	58 LF	8 inch PVC	0.50%
SMH4–SMH3	114 LF	8 inch PVC	0.50%
SMH5–SMH4	142 LF	8 inch PVC	3.60%
SMH6–SMH5	148 LF	8 inch PVC	4.79%

LEGEND:

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- 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
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- CB_50 EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
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- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRADING & UTILITY PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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GRADING & UTILITY PLAN – SOUTHWEST

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:	GU-3
SHEET:	9 OF 28

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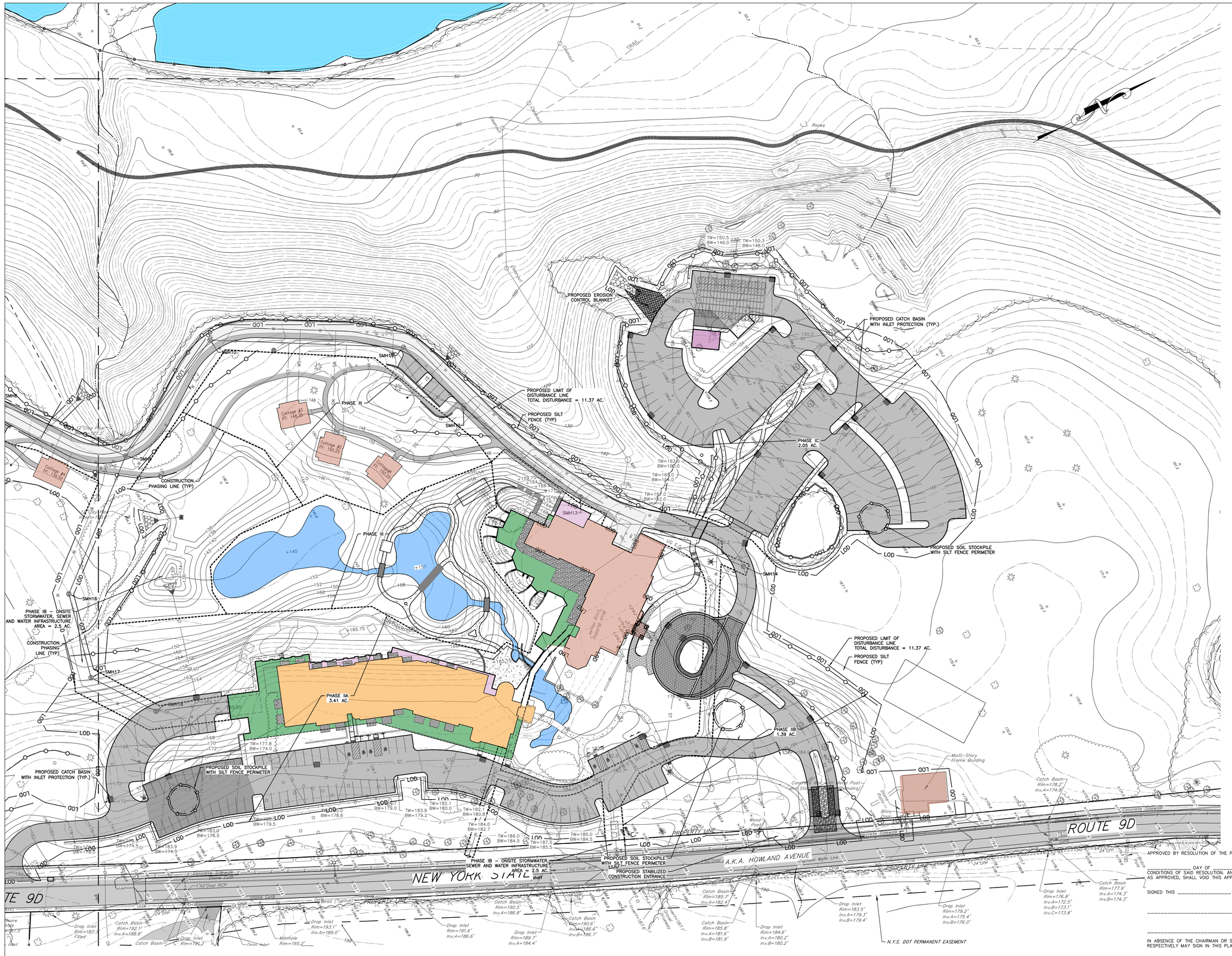

LEGEND:

- 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
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- PROPOSED SDS LATERAL
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- PROPOSED ROOF LEADER LINE
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- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION PHASING LINE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

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

EROSION & SEDIMENT CONTROL PLAN – NORTH

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.

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STATE OF NEW YORK MICHAEL A. BOEKHOUT 084466 LICENSED PROFESSIONAL ENGINEER
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EROSION & SEDIMENT CONTROL PLAN – NORTH

MIRBEAU BEACON

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DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

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SHEET:	10 OF 28

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PROPERTY LINE
SEED AND MULCH IMMEDIATELY AFTER TRENCH IS BACKFILLED
PHASE IB – ONSITE SEWER AND WATER INFRASTRUCTURE AREA = 2.5 AC.
PROPOSED LIMIT OF DISTURBANCE LINE TOTAL DISTURBANCE = 11.37 AC.
PROPOSED SILT FENCE (TYP)
PHASE III
PHASE IB – ONSITE STORMWATER, SEWER AND WATER INFRASTRUCTURE AREA = 2.5 AC.
CONSTRUCTION PHASING LINE (TYP)
PROPOSED CATCH BASIN WITH INLET PROTECTION (TYP.)
NEW YORK STATE
A.K.A. ROWLAND AVENUE
ROUTE 9D
PROPERTY LINE
Cottage #4 FF=138.50
Cottage #3 FF=144.00
Drop Inlet Rim=114.3' Inv.A=11.5'
Drop Inlet Rim=114.3' Inv.A=106.6' Inv.B=109.X' Inv.C=110.5' Inv.D=110.1'
Drop Inlet Rim=133.2' Inv.A=130.0'
Drop Inlet Rim=133.6' Inv.A=122.3' Inv.B=129.2' Inv.C=128.7'
Drop Inlet Rim=151.7' Inv.A=144.1' Inv.B=148.0' Inv.C=145.0'
Drop Inlet Rim=173.3' Inv.A=169.5' Inv.B=171.X'
Drop Inlet Rim=173.3' Inv.A=168.4' Inv.B=166.7'
Drop Inlet Rim=195.6' Inv.A=192.5'
Catch Basin Rim=196.7' Inv.A=192.3' Inv.B=192.3'
Catch Basin Rim=191.1' Inv.A=186.3'
Drop Inlet Rim=187.5' Inv.A=183.X'
Catch Basin Rim=188.1' Inv.A=183.4'
Manhole Rim=193.5' Inv.A=187.8' Inv.B=187.8'
Catch Basin Rim=188.3' Inv.A=184.5'
Catch Basin Rim=188.4' Inv.A=184.1'
Catch Basin Rim=185.7' Inv.A=181.6' Inv.B=181.6'
Catch Basin Rim=185.8' Inv.A=181.7'
Manhole Rim=187.5'
Catch Basin Rim=192.1' Inv.A=188.8'
Drop Inlet Rim=187.3' Inv.A=183.X'
15"x24"Oval RCP
2'X3'Oval RCP
24" RCP
Asphalt Driveway
Digitized Water Line
Digitized Overhead Wire
Digitized Sewer Line
Telephone Manhole
Gas Line
Gas Valve
Gas Meter
Electric Manhole
Electric Pedestal
Electric Transformer
Fire Hydrant
Water Valve
Water Shut Off Valve
Water Well
Sign
Light Pole
Utility Pole
Guide Rail
Tree Line
Edge of Woods
Edge of Brush
Edge of Pavement
Edge of Gravel
Top of Bank
Toe of Slope
Fence
Stone Wall
Concrete Curb
Concrete Sidewalk
Concrete Pad
Asphalt Pad
Gravel Pad
Building
Shed
Deck
Pool
Pool Deck
Pool Fence
Retaining Wall
Steps
Ramp
Handicap Parking
Parking Space
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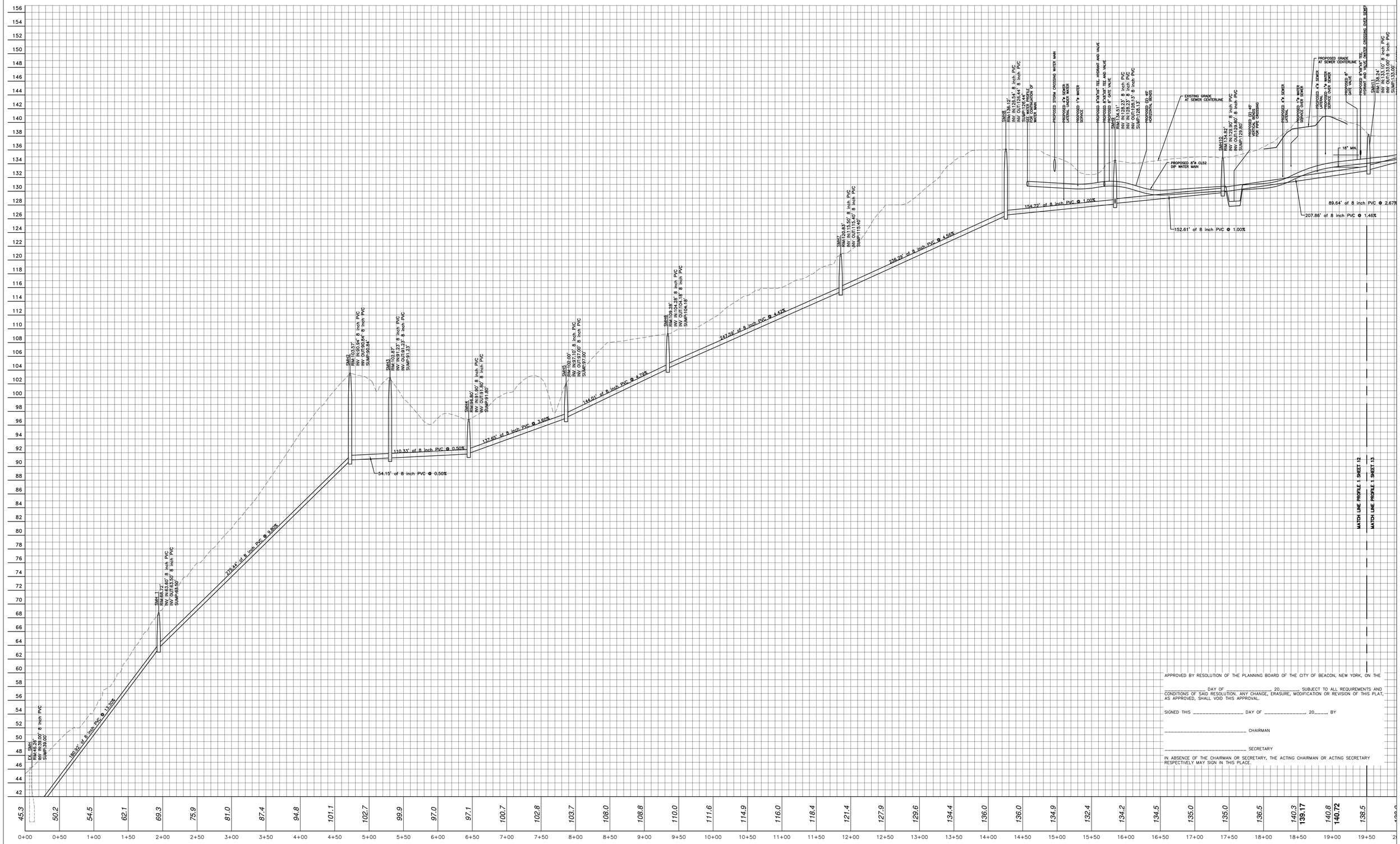

SEWER PROFILE 1 EX SMH TO SMH 10

SCALE: 1" = 50' H
1" = 5' V

DISTANCE ALONG BASELINE (FT)

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

SIGNED THIS _____ DAY OF _____ 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	CMB
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

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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

STATE OF NEW YORK MICHAEL A. BOEHNKE 084486 LICENSED PROFESSIONAL ENGINEER
SEAL

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

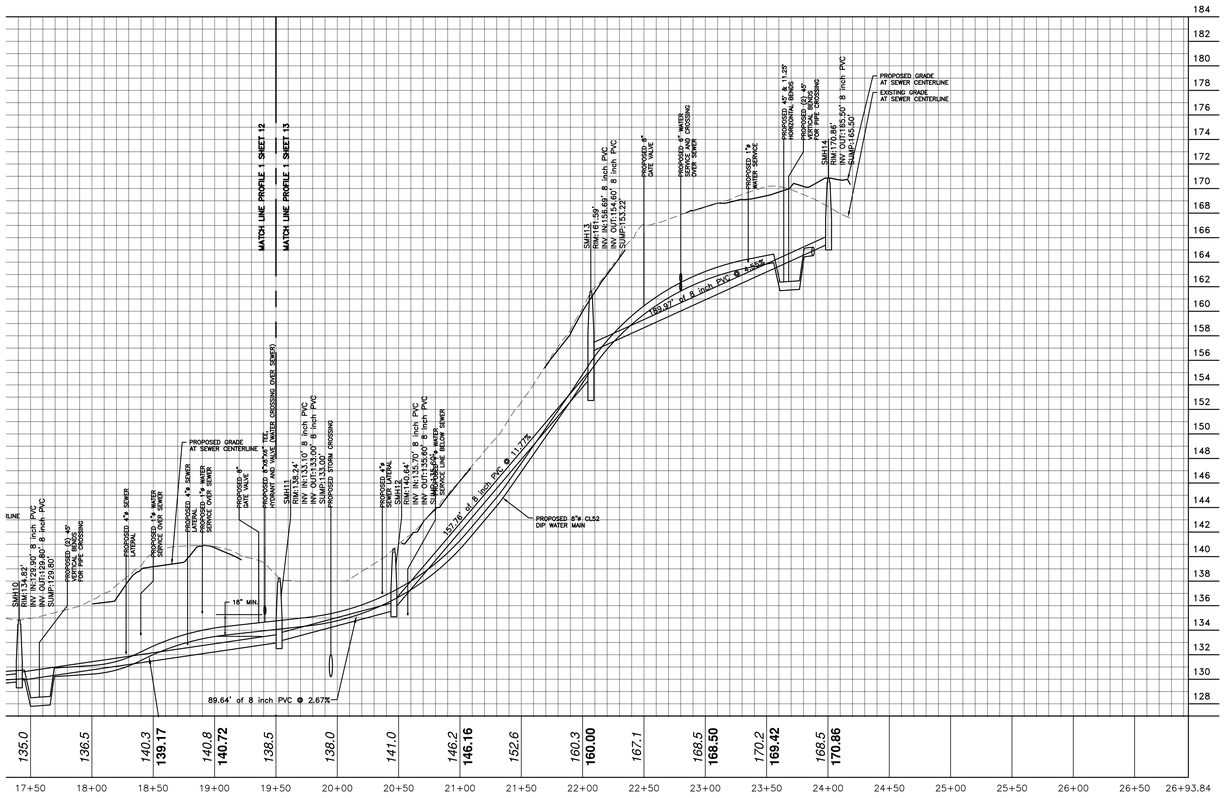
PROFILES 1

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:	AS SHOWN
TITLE:	PR-1
SHEET:	12 OF 28

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

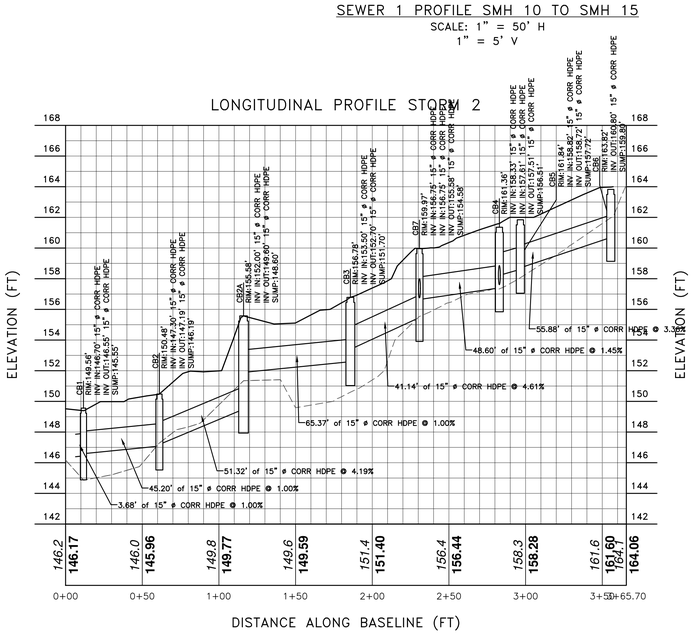


SEWER 1 PROFILE SMH 10 TO SMH 15

SCALE: 1" = 50' H
1" = 5' V

SEWER 2 PROFILE

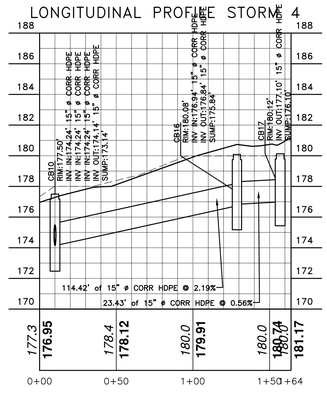
SCALE: 1" = 40' H
1" = 4' V



DISTANCE ALONG BASELINE (FT)

STORM PROFILE CB1 TO CB6

SCALE: 1" = 40' H
1" = 4' V



DISTANCE ALONG BASELINE (FT)

STORM PROFILE CB10 TO CB17

SCALE: 1" = 40' H
1" = 4' V

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

ARROWSTREET
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- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

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PH: 845-440-6926
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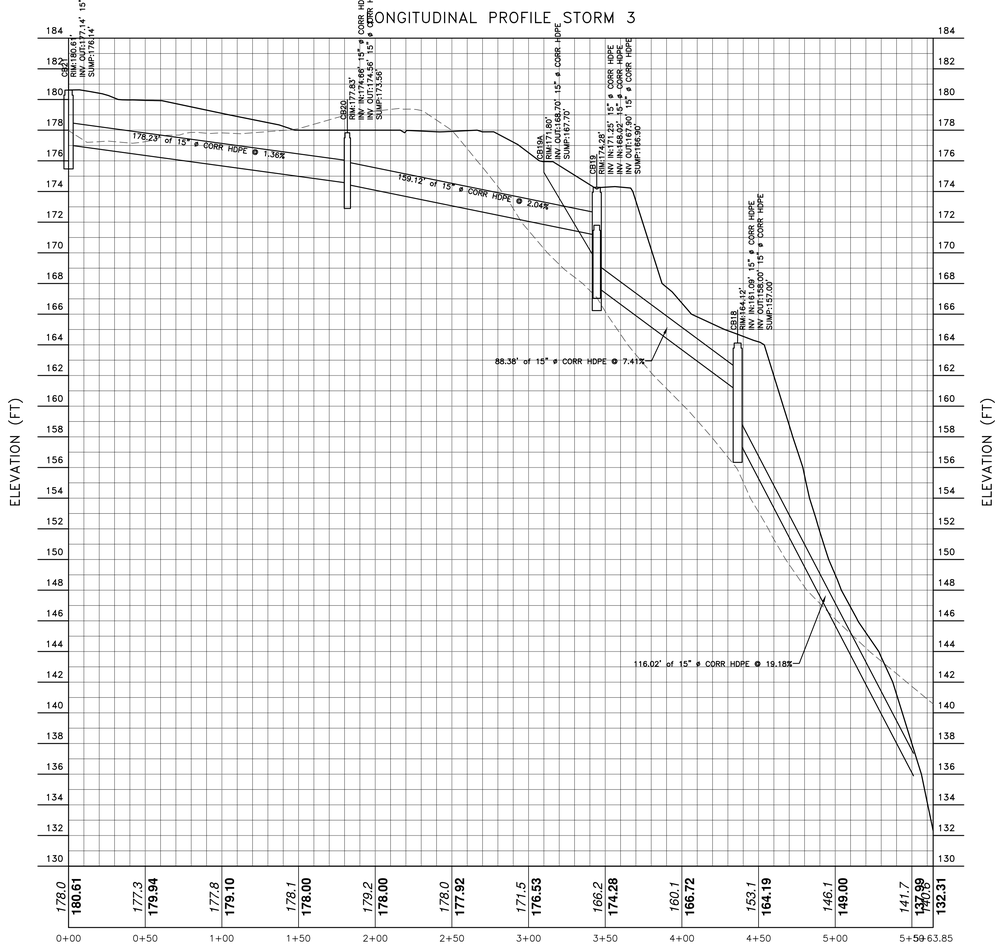
PROFILES 2

MIRBEAU BEACON

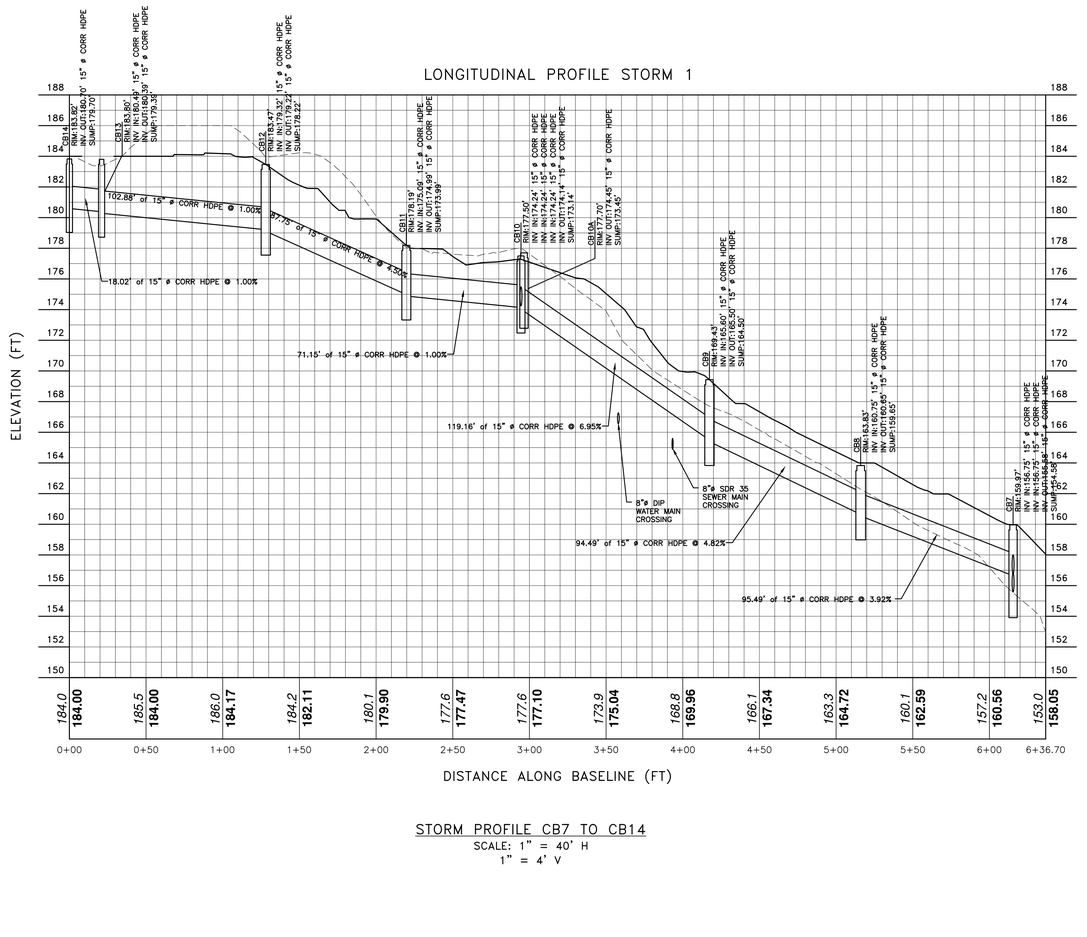
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-2
SHEET:	13 OF 28

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



STORM PROFILE CB18 TO CB20
SCALE: 1" = 40' H
1" = 4' V



STORM PROFILE CB7 TO CB14
SCALE: 1" = 40' H
1" = 4' V

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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ARCHITECTURE & DESIGN
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● Land Planning
LRC Proj. No. 21-2809

HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BOCCIERI 084484 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

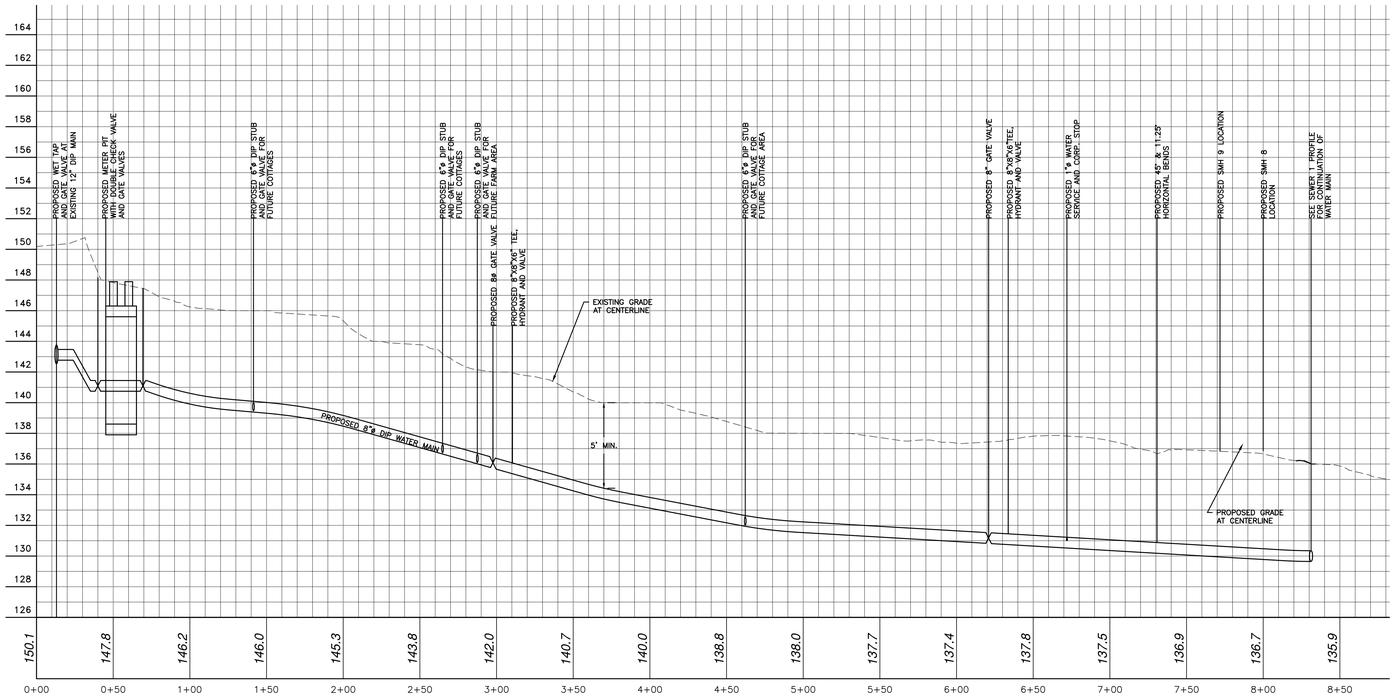
PROFILES 3

MIRBEAU BEACON

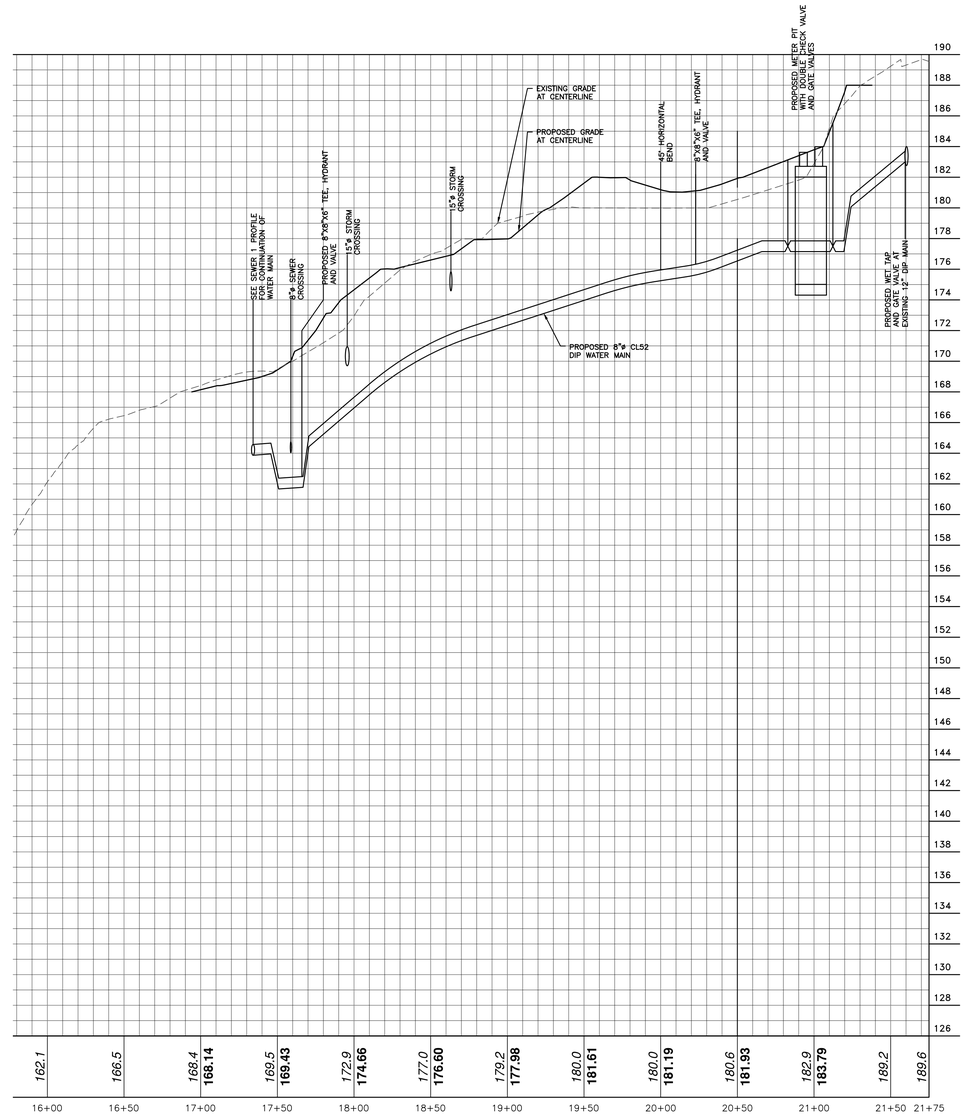
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-3
SHEET:	14 OF 28

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



WATER PROFILE STA 0+00 TO STA 8+50
SCALE: 1" = 40' H
1" = 4' V



WATER PROFILE STA 16+00 TO STA 21+75
SCALE: 1" = 40' H
1" = 4' V

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
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HUDSON LAND DESIGN

STATE OF NEW YORK
MICHAEL A. BOGDANOS
084485
LICENSED PROFESSIONAL ENGINEER
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PROFILES 4

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:	AS SHOWN
TITLE:	PR-4
SHEET:	15 OF 28

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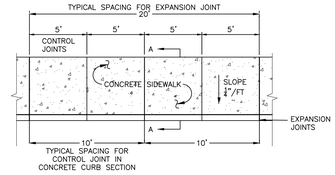
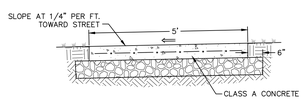
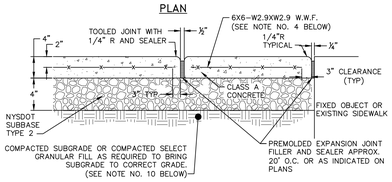


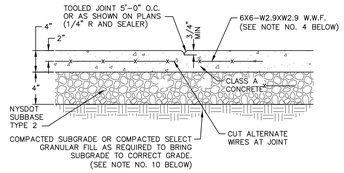


SECTION A–A

PLAN



EXPANSION JOINT

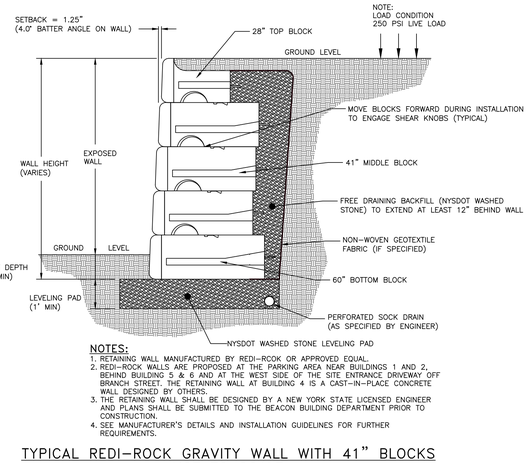


CONTROL JOINT

NOTES:

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

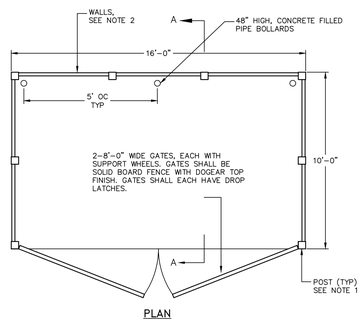
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



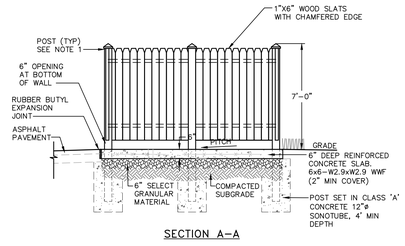
NOTES:

1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. REDI–ROCK WALLS ARE PROPOSED AT THE PARKING AREA NEAR BUILDINGS 1 AND 2, BEHIND BUILDING 5 & 6 AND AT THE WEST SIDE OF THE SITE ENTRANCE DRIVEWAY OFF BRANCH STREET. THE RETAINING WALL AT BUILDING 4 IS A CAST–IN–PLACE CONCRETE WALL DESIGNED BY OTHERS.
3. THE RETAINING WALL SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
4. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.

TYPICAL REDI–ROCK GRAVITY WALL WITH 41" BLOCKS
NOT TO SCALE



PLAN

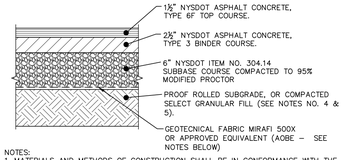


SECTION A–A

NOTES

1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

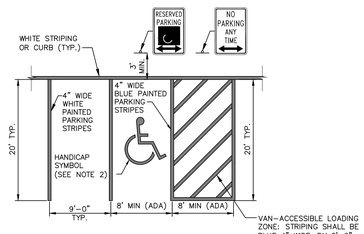
TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTES:

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

PAVEMENT SECTION DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING

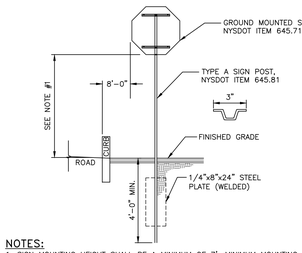
HANDICAP PARKING STRIPING

NOTES:

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

PARKING AND STRIPING DETAIL
NOT TO SCALE

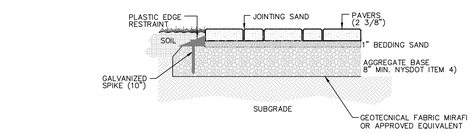
TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT



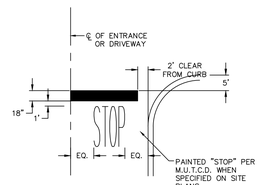
NOTES:

1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD SHEETS.
4. SIGN POSTS WITHIN THE COUNTY RIGHT–OF–WAY SHALL BE BREAKAWAY TYPE MEETING THE REQUIREMENTS OF THE NYSDOT.

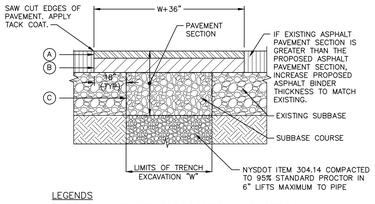
SINGLE POST SIGN DETAIL
NOT TO SCALE



CONCRETE PAVER DETAIL
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE



LEGENDS

SOUTH AVENUE RESTORATION COURSES:

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

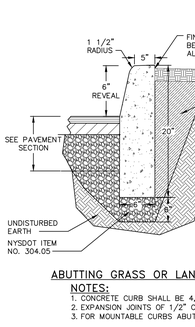
WOLCOTT AVENUE RESTORATION COURSES:

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

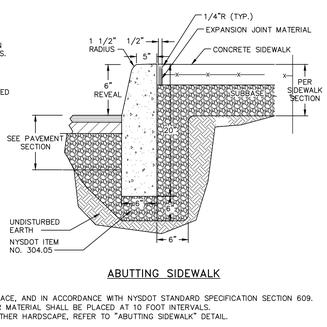
NOTES:

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



ABUTTING GRASS OR LANDSCAPE

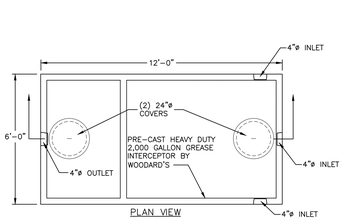


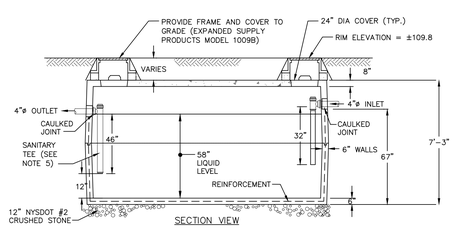
ABUTTING SIDEWALK

NOTES:

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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

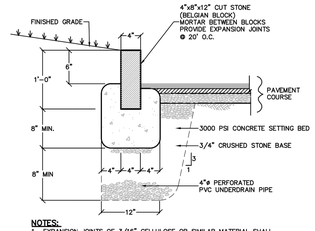




NOTES:

1. TANK SHALL BE RATED FOR H20 VEHICLE LOADING.
2. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER AND REGULATORY AGENCY, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL OVER A 24–HOUR PERIOD OR OTHER ACCEPTABLE METHOD.
3. ALL JOINTS SHALL BE WATER TIGHT.
4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
5. SANITARY TEES ON OUTLET SIDE SHALL BE EXTENDED TO THE BOTTOM 1/3 OF THE TANK, BUT NO CLOSER THAN 12" TO THE TANK BOTTOM.
6. A RECORD OF MAINTENANCE OF THE GREASE INTERCEPTOR SHALL BE KEPT AND SHALL BE MADE AVAILABLE TO THE MUNICIPALITY AND/OR ITS CONSULTANTS.

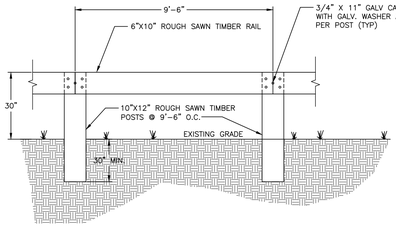
PRECAST CONCRETE 2,000 GALLON GREASE INTERCEPTOR DETAIL (H20 LOAD RATED)
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
2. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON–PUBLIC FACILITIES.

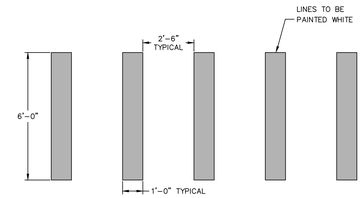
BELGIAN BLOCK CURB DETAIL
N.T.S.



NOTES:

1. STEEL–BACKED TIMBER GUIDERAIL SHALL BE IN ACCORDANCE WITH FHWA STANDARD SHEET 617–20. REFER STANDARD SHEET FOR ADDITIONAL DETAILS.

STEEL–BACKED TIMBER GUIDERAIL DETAIL
NOT TO SCALE



PAINTED CROSSWALK 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

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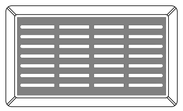
CONSTRUCTION DETAILS

MIRBEAU BEACON

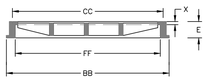
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	16 OF 28

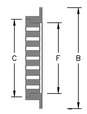
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

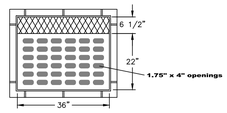
DIMENSION TABLE:

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

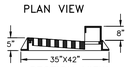
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: TBD

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

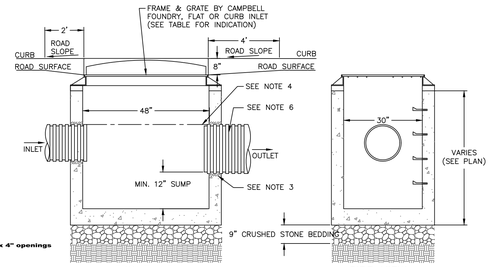


SECTION VIEW

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

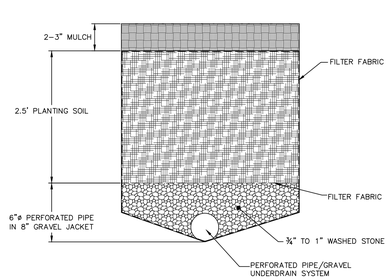


FRONT VIEW SIDE VIEW

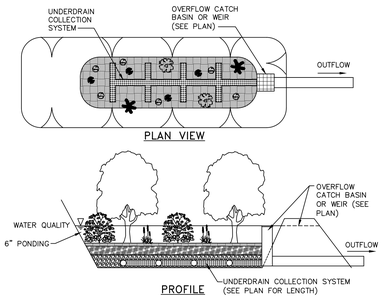
NOTES:

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

CATCH BASIN DETAIL
NOT TO SCALE



TYPICAL SECTION



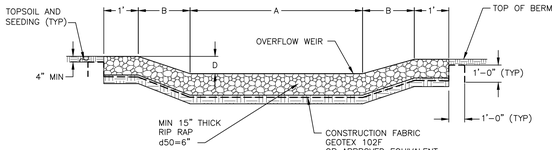
PLAN VIEW

PROFILE

NOTES:

1. NO RUNOFF IS TO ENTER THE BIORETENTION AREA UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:
   - NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE
   - SELECTIONS OF TREES WITH AN UNDERSTORY OF SHRUBS AND HERBACEOUS MATERIALS SHOULD BE PROVIDED.
   - WOODY VEGETATION SHOULD NOT BE SPECIFIED AT INFLOW LOCATIONS.
   - TREES SHOULD BE PLANTED PRIMARILY ALONG THE PERIMETER OF THE FACILITY.
   - A TREE DENSITY OF 1 TREE PER 100 SQUARE FEET IS RECOMMENDED, AND SHRUBS/HERBACEOUS VEGETATION SHOULD GENERALLY BE PLANTED AT HIGHER DENSITIES (FIVE FEET ON CENTER AND 2.5 FEET ON CENTER, RESPECTIVELY).
3. SEE PLAN FOR PRETREATMENT.

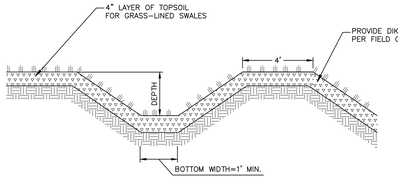
TYPICAL BIORETENTION DETAIL
NOT TO SCALE



NOTES:

1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

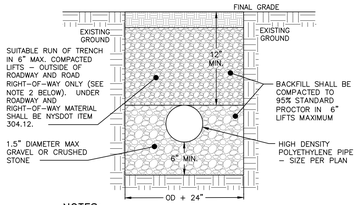


SECTION VIEW

NOTES:

1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

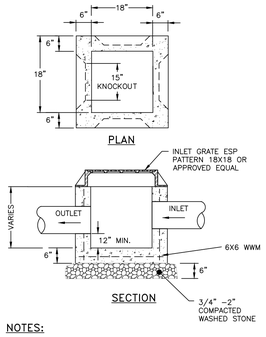
TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



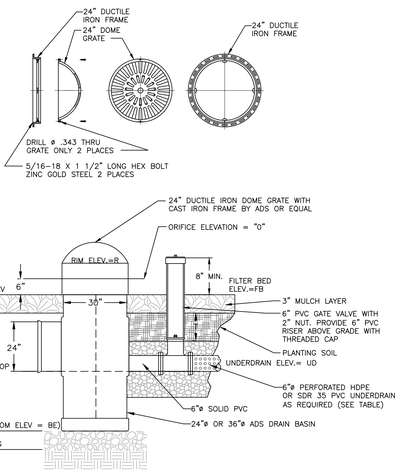
PLAN

SECTION

NOTES:

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

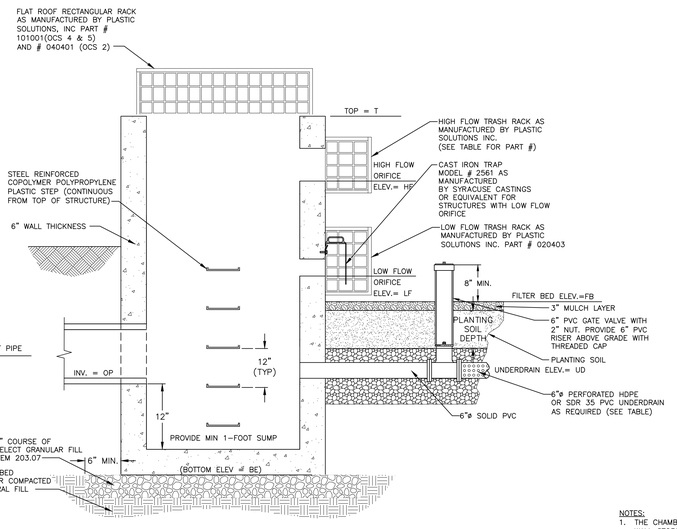
PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:

- UNDERDRAIN PIPE TO BE PROVIDED FOR DEWATERING PURPOSES ONLY. GATE VALVE TO REMAIN CLOSED.

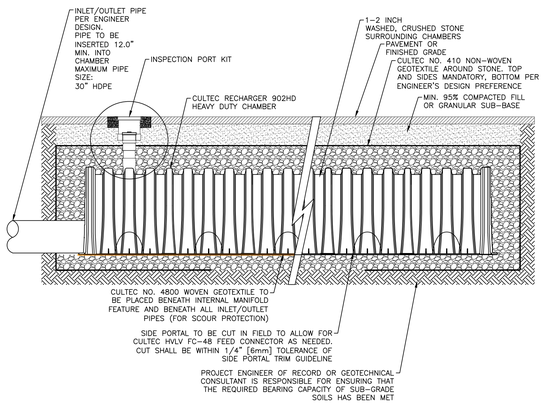
ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



NOTES:

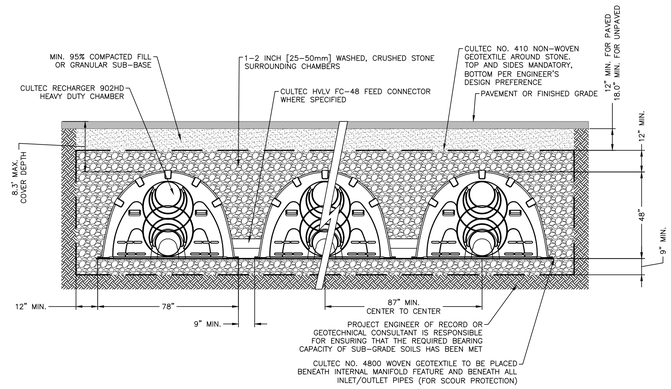
1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565-99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

BIORETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



NOTES:

1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95



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UNDERGROUND DETENTION/INFILTRATION SYSTEM DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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CONSTRUCTION DETAILS

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
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TAX ID: 6054-13-001258

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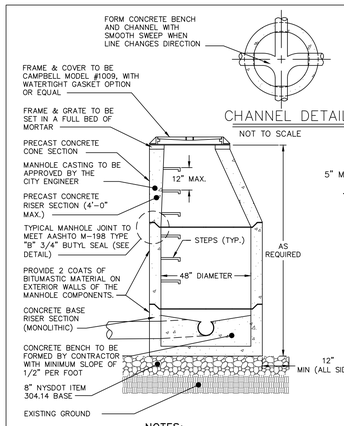
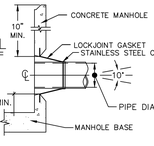
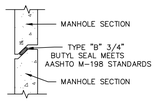


CHANNEL DETAIL
NOT TO SCALE



BOOT DETAIL
NOT TO SCALE

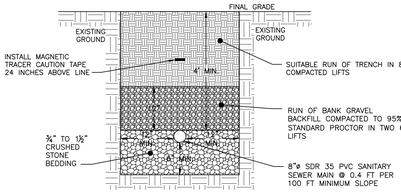


JOINT DETAIL
NOT TO SCALE

NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
3. STEEL REINFORCEMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
6. 4" MAXIMUM FROM MANHOLE TO PIPE JOINT.

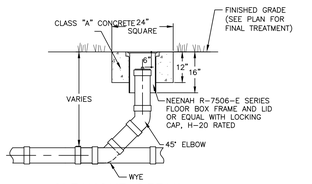
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



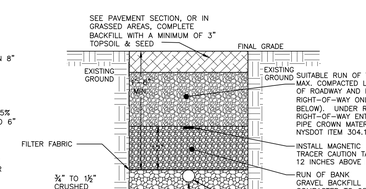
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



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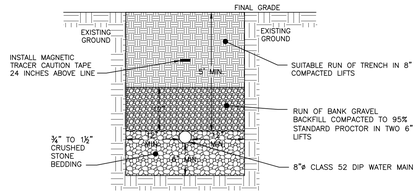
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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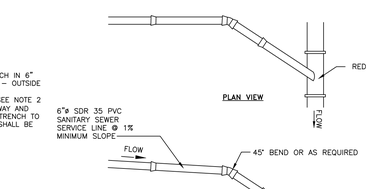
3. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.50.

WATER MAIN TRENCH DETAIL
NOT TO SCALE



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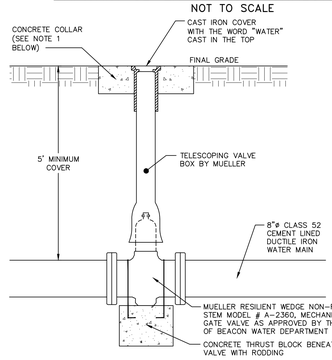
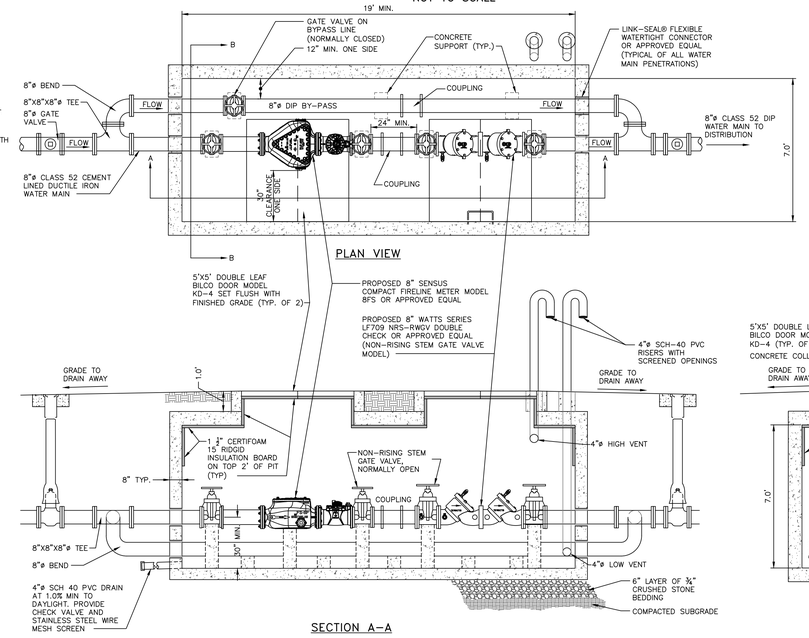
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

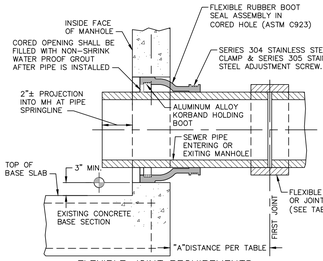
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



1. WATER METER PIT AND ASSEMBLY AND SHOP DRAWING SHALL BE SUBJECT TO REVIEW AND FINAL APPROVAL BY THE CITY OF BEACON WATER DEPARTMENT.
2. WATER METER SHALL BE PROVIDED WITH A REMOTE READING SYSTEM WITH BRONZE WATERTIGHT ENCLOSURE. WATER PROOF REGISTERS SHALL BE PROVIDED. LOCATION SHALL BE APPROVED BY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO CONSTRUCTION.
3. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE MANHOLE COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING: CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS". VENTILATION SHALL CONFORM TO EXISTING LOCAL AND/OR STATE CODES AND AS PER SECTION 6.2.5 OF "RECOMMENDED STANDARDS FOR WATER WORKS – 1997" (TEN STATES STANDARDS).
4. PREPARED SURFACE (I.E., BOTTOM) OF EXCAVATION FOR PLACEMENT OF WATER METER PIT SHALL CONSIST OF A MINIMUM 9" DEPTH OF 3/4" CRUSHED STONE, LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY THE PROJECT ENGINEER.
5. WHEN INSTALLING FIRELINE METERS WITH A STRAINER, A MINIMUM OF TWO AND A HALF (2 1/2) PIPE DIAMETERS OF STRAIGHT RUN PIPE OR EQUIVALENT FULL OPEN COMPONENTS IS REQUIRED UPSTREAM AND DOWNSTREAM OF THE METER INLET FLANGE.
6. METER PIT TO BE PROVIDED WITH STEPS.

METER PIT DETAIL
SCALE: 1"=±3'



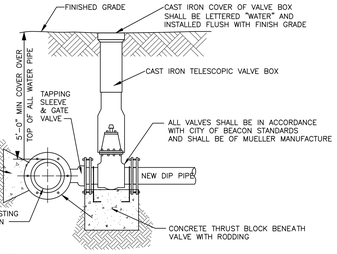
FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A" DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:

REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

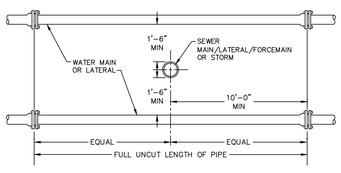
CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE



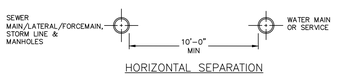
NOTES:

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

TAPPING SLEEVE DETAIL
NOT TO SCALE



VERTICAL SEPARATION

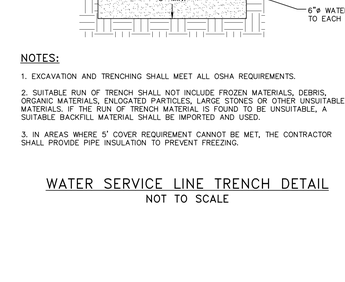


HORIZONTAL SEPARATION

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.

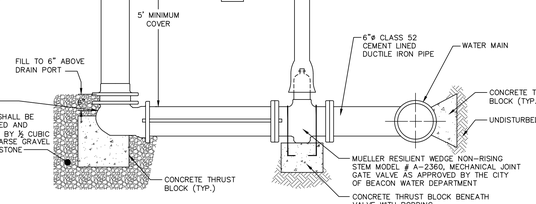
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

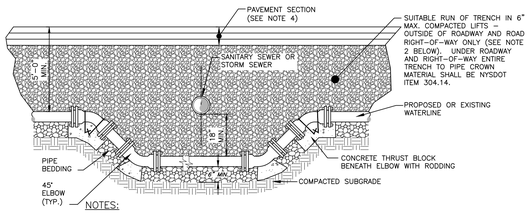
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.
3. ALL HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH NFPA AND CITY OF BEACON SPECIFICATIONS.

HYDRANT DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 6" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 1%, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING CONNECTION MANHOLE ON BRANCH STREET SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

WATER NOTES:

1. THE PROPOSED APARTMENT BUILDINGS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 6"ø CL 52 DIP, UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXERCISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

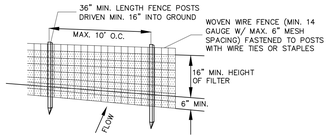
$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

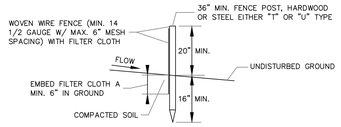
WATERMAIN DISINFECTION & TESTING

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED USING THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE PERFORMED BY THE CONTRACTOR.
6. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
7. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) CONSECUTIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
8. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.

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, MODIFIC



PERSPECTIVE VIEW

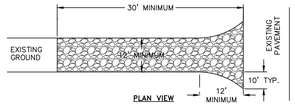


SECTION VIEW

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



PLAN VIEW

NOTES:

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

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

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

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

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

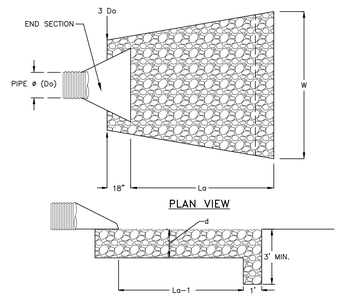
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

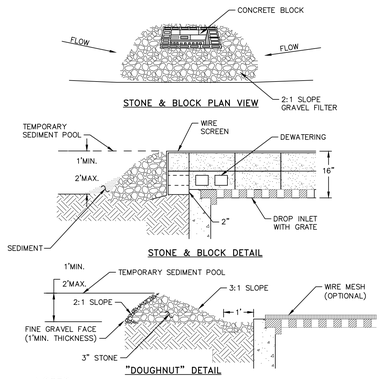


NOTES:

1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

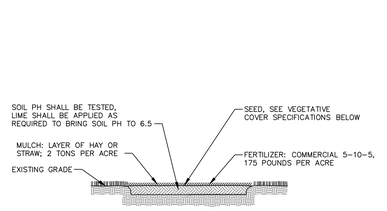
ROCK OUTLET PROTECTION TABLE
NOT TO SCALE



NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

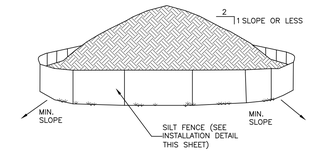
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

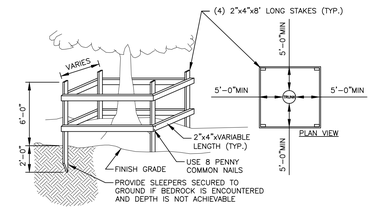
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

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

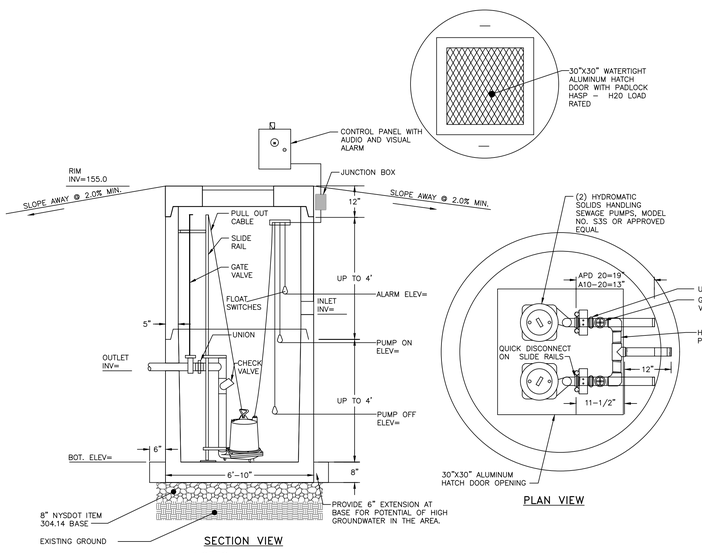
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION 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. PRECAST PUMP CHAMBER SHOWN AS MANUFACTURED BY WOODARD'S CONCRETE PRODUCTS. SUBSTITUTIONS SHALL REQUIRE ENGINEER'S APPROVAL.
4. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" CONNECTIONS.
5. CONCRETE STRENGTH OF WET WELL COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
6. STEEL REINFORCEMENT OF WET WELL COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
7. LOADING OF WET WELL COMPONENTS TO MEET H-20 REQUIREMENTS.
8. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
9. A NATURAL GAS 25 KW MIN. GENERATOR SHALL BE PROVIDED FOR BACKUP POWER. THE GENERATOR SHALL SIZED TO PROVIDE UNINTERRUPTED POWER FOR CONTINUOUS RUNNING OF BOTH PUMPS AT THE SAME TIME. THE GENERATOR SHALL ALSO BE SIZED APPROPRIATELY FOR PUMP START UP.

SANITARY SEWER PUMP STATION DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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CONSTRUCTION DETAILS

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:	AS SHOWN
TITLE:	CD-4
SHEET:	19 OF 28

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

LEGEND:

STANDING STUMP (BEECH) — EXISTING TREE TO BE REMOVED

30" SUGAR MAPLE — EXSTING TREE TO REMAIN AND PROTECT

Delineated wetland boundary

Drainage channel

MATCH LINE

12" cmp
18" box culvert

REMOVE

36" MAPLE
POOR FORM & CONDITION

TREES PREVIOUSY REMOVED

30" BASSWOOD
V. POOR FORM & CONDITION

24" MAPLE
V. POOR FORM & CONDITION

30"BEECH
(LOPSIDED FORM)

TWIN 18" WALNUT

48" MAPLE
V. POOR FORM & CONDITION

MAJOR DOWNED BEECH STUMP – REMOVE

GROUP OF 7 BEECHES AT 24–30" AROUND STUMP OF MOTHER w/ GROUP OF 6–8" DIA. CHERRIES FACING OUT TO MEADOW

48" White Pine
STUMP

48" White Pine
(DOWN)

48" WHITE PINE
(STUMP ONLY)

60" WHITE PINE

60" LARCH

60" LARCH

60" LARCH

8" DIA. SPRUCE

30" BEECH
W/SMALLER BEECHES

30" BEECH
W/SMALLER BEECHES

STANDING STUMP
(BEECH)

60" TULIP TREE

BEECH STUMP

TWN 8" BOX ELDER

30" DEAD CEDAR w/ 60" STUMP

12" RED CEDAR

15" TULIP TREE (w/
BROKEN TOP)

15" AILANTHUS (INVASIVE)

TRIPLE 24&30" SPRUCE
w/ADD'L. BROKEN MAIN BRANCH

DEAD WHITE PINE

42" Spruce

28" SPRUCE
(VERY TIRED)

42" SPRUCE
(DEAD & BITTERSWEET
COVERED)

42" SILVER MAPLE

6" DOGWOODS (4)
(DISFIGURED & NEARLY DEAD)

18" BASSWOOD

42" NORWAY
MAPLE

YEWS
(LARGE SHRUBS)

MS 6–8" JAPANESE MAPLE

15" TULIP TREE

48" SILVER MAPLE

TWIN FIRS
48" & 30"

TWIN TULIP TREE
8–10" ACROSS

TWIN 10" BLACK WALNUT

BLACK WALNUT CLUSTER 4–6"

24" TWIN LARCH
(1 STANDING STUMP)

TREE PREVIOUSLY REMOVED

TREE PREVIOUSLY REMOVED

42" HORSECHESTNUT
W/6" DOGWOOD
ADJACENT

36" HORSECHESTNUT

30" SPRUCE
(DEAD)

60" GINGKO
w/ SUGAR MAPLE
CLUSTER BELOW

THE STUDENT
WEEPING HEMLOCK

L&L YEWS

14" DOGWOOD

12" MAPLE

16" MAPLE
(STANDING STUMP)

18" BOX ELDER
(STANDING STUMP)

TULIP TREE

8"

35" SWEETGUM

LARGE YEW

20" SUGAR MAPLE

30"
SWEETGUM

42" SWEETGUM

6" FL DOGWOODS
(TYP. OF 3)

8–10" HEMLOCKS
(TYP. OF 10)

8–10" HEMLOCKS
(TYP. OF 3)

12" HEMLOCKS

6" & 8" HEMLOCK

10" HEMLOCK

12" SWEETGUM

60" STUMP
w/12" BRANCH

48" SPRUCE (FULL)

REMOVE

18" AILANTHUS – INVASIVE
(GROWING INTO WALL)

30" HONEYLOCUST

4" MULTI-STEM KOUSA
DOGWOOD (OVERGROWN)

10" KOUSA DOGWOOD & 10"
SUGAR MAPLE (OVERGROWN)

10" KOUSA DOGWOOD
(GROWING INTO WALL)

8" SUGAR MAPLE

8" NORWAY MAPLE &
10" AILANTHUS (INVASIVE)

4" GOLDEN
RAIN TREE

36" BUCKEYE

42" SWEETGUM

24" SPRUCE
(NARROW BUT FULL
TO GROUND)

24" SPRUCE
(NARROW & OPEN BELOW)

48" TULIP TREE
(PRUNE BROKEN SIDE)

8" DECIDUOUS
(DEAD; VINE COVERED)

30" BEECH

60"+ BEECH

36" & 42" TWIN
BUCKEYE

24" BASSWOOD
10" BL. LOCUST
& 10" BUCKEYES

48" BUCKEYE

15" SPRUCE
(ROUGH BUT TALL)

8" & 10" RED CEDAR
(VERY ROUGH SHAPE)

36" BUCKEYE
(LOPSIDED; DISEASED)

TWIN 12"
(STANDING STUMPS)

STANDING STUMP
& THICK BRUSH

BRUSH MASS
– REMOVE

STANDING
DEAD

NOT THERE

24" TULIP TREE

STUMP
MOVE

Cottage #3
FF: 148.26

Cottage #2
FF: 136.26

Cottage #1
FF: 124.26

Cottage #4
FF: 112.26

Cottage #5
FF: 100.26

Cottage #6
FF: 88.26

Cottage #7
FF: 76.26

Cottage #8
FF: 64.26

Cottage #9
FF: 52.26

Cottage #10
FF: 40.26

Cottage #11
FF: 28.26

Cottage #12
FF: 16.26

Cottage #13
FF: 4.26

Cottage #14
FF: -7.74

Cottage #15
FF: -19.74

Cottage #16
FF: -31.74

Cottage #17
FF: -43.74

Cottage #18
FF: -55.74

Cottage #19
FF: -67.74

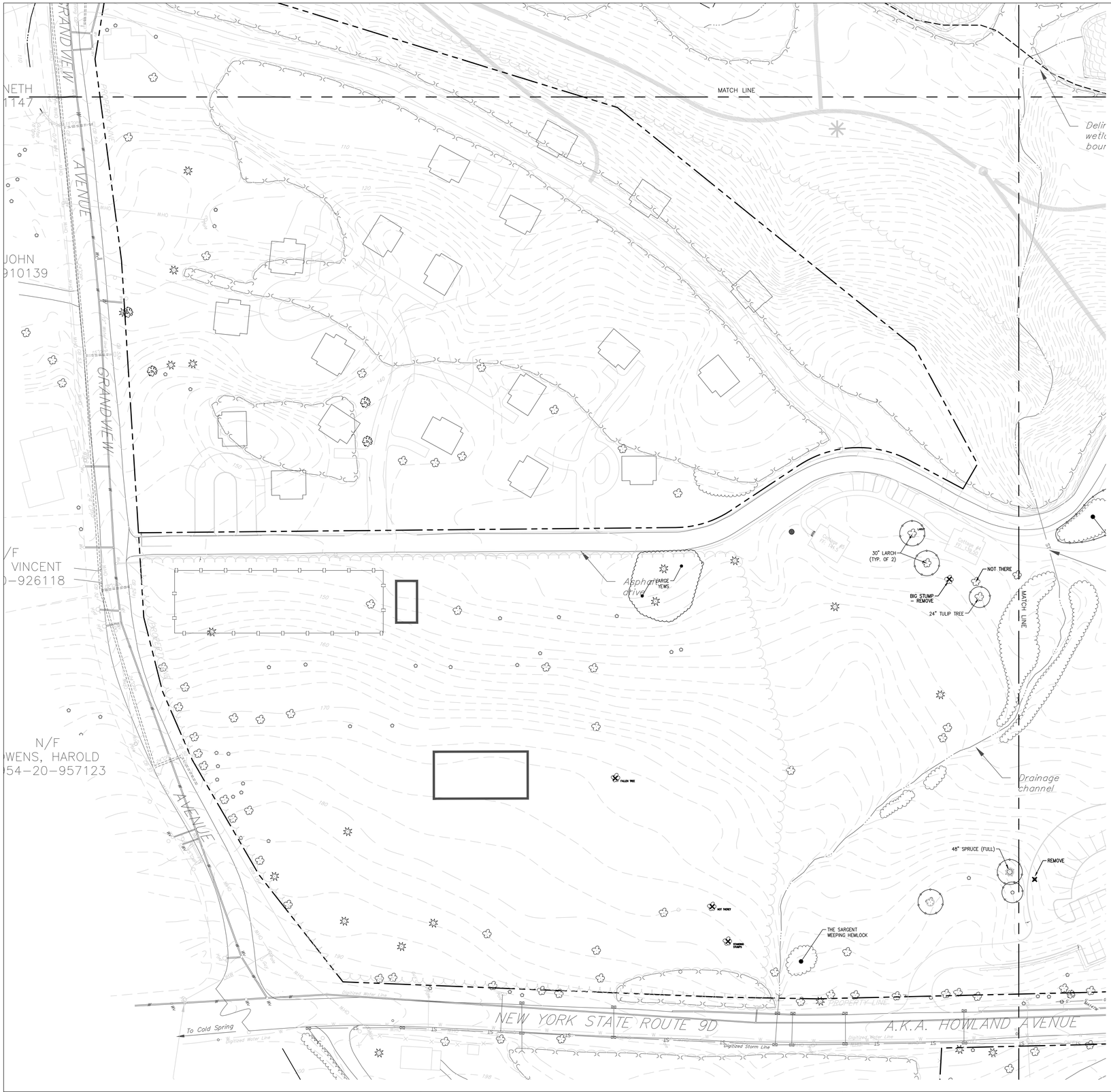
Cottage #20
FF: -79.74

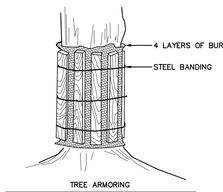
Cottage #21
FF: -91.74

Cottage #22
FF: -103.74

Cottage #23
FF: -115.74

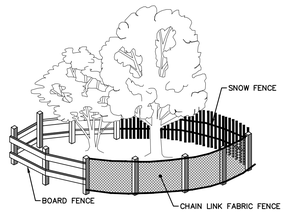
Cottage





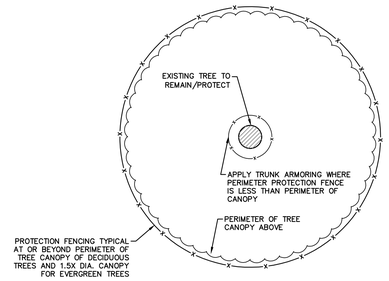
TREE ARMORING

CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONE.



FENCING AT TREE PROTECTION ZONES

INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.



(X) TREE PROTECTION DETAIL
SCALE: N.T.S.

GRAPHIC SCALE
40 40 0 20
SCALE IN FEET

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DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				

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SEAL

TREE REMOVAL & PROTECTION PLAN - SOUTH
MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	5/25/2022
SCALE:	1" = 40'
TITLE:	TP-3
SHEET:	21 OF 28

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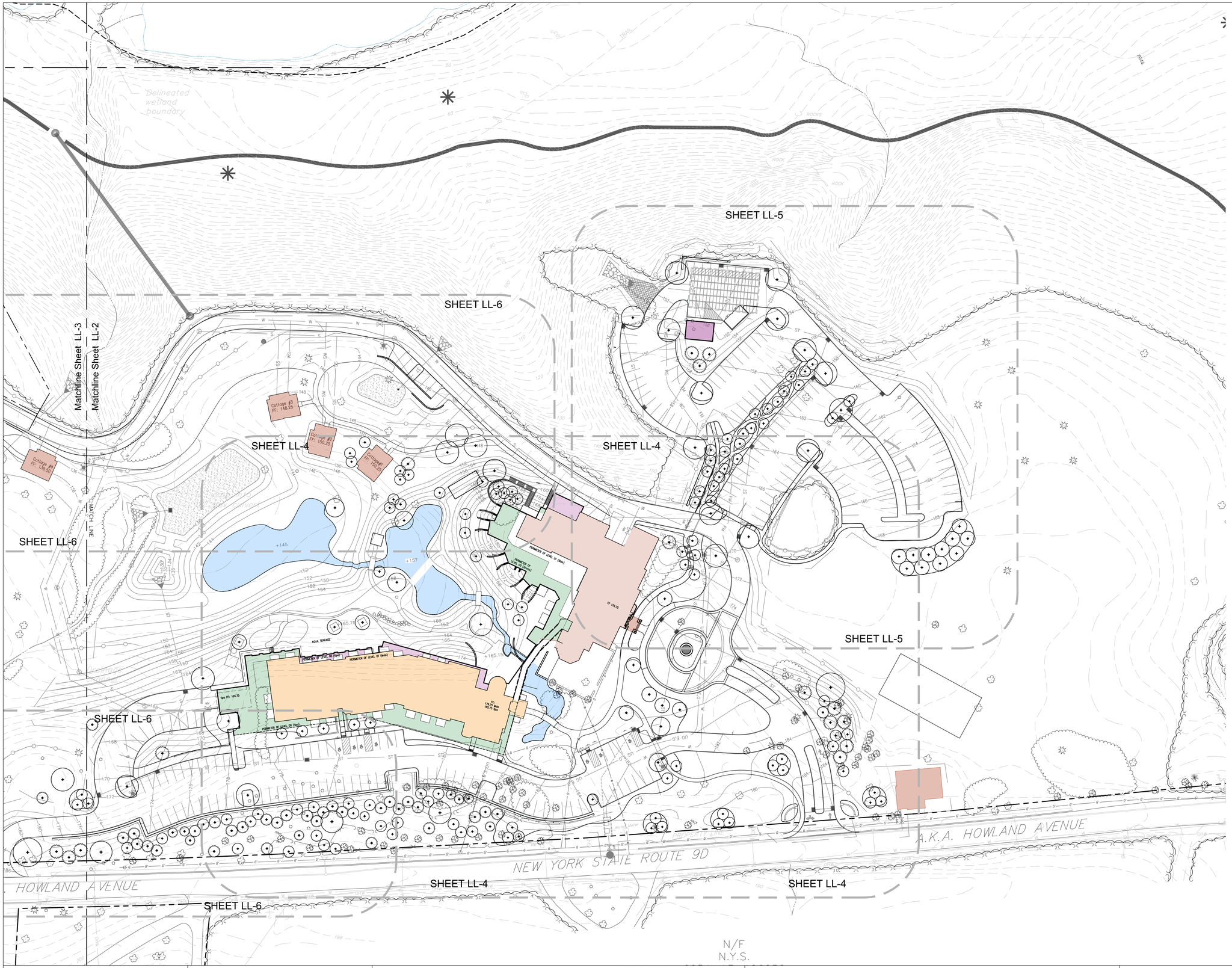

LEGEND:

- Existing Signficant Deciduous & Evergreen Trees
- Deciduous Shade / Major Trees
- Ornamental and Flowering Trees (Understory Scale)
- Evergreen Trees (Major & Minor)
- Low Shrub Mass - 3-4' ht.
- Groundcovers
- Perennials and Grasses

SEEDING LEGEND:

SEED MIX A = LOW - MOW LAWN
SEED MIX B = FUZZ & BUZZ MIX
SEED MIX C = RAIN GARDEN GRASS MIX
SEED MIX D = CONTRACTOR'S LAKEVIEW CONSERVATION MIX

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORHIZA INOCULANT – "TRANSPLANT 1–STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
   - 1 PART PEAT MOSS
   - 1 PART MANURE (WEED FREE)
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
12. SEED MIX A:
    "LOW–MOW SEED MIX" – BLEND OF 3–5 CREEPING RED FESCUES.
    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
13. SEED MIX B:
    "FUZZ & BUZZ MIX–PREMIUM" – ERNMX–147 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 42 LBS PER ACRE
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWSE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. SEED MIX C:
    "RAIN GARDEN GRASS MIX" – ERNMX–180–1 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 15 LBS PER ACRE
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWSE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. SEED MIX D:
    "CONTRACTOR'S LAKEVIEW CONSERVATION MIX" – ERNMX–116–AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1–800–873–3321.
    SEEDING RATE: 75–150 LBS PER ACRE (3LBS PER 1,000 S.F.)
    SEEDING DATE: AUGUST 15–OCTOBER 1 AND APRIL 15–JUNE 15 UNLESS OTHERWSE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

GRAPHIC SCALE
00 00 0 00
SCALE IN FEET

See sheet LL-3 for Plant List & sheet LL-5 for Planting Details.

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
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2	7/26/22	SITE PLAN REVISIONS					

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PRELIMINARY PLANTING 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:	LL-2
SHEET:	22 OF 28

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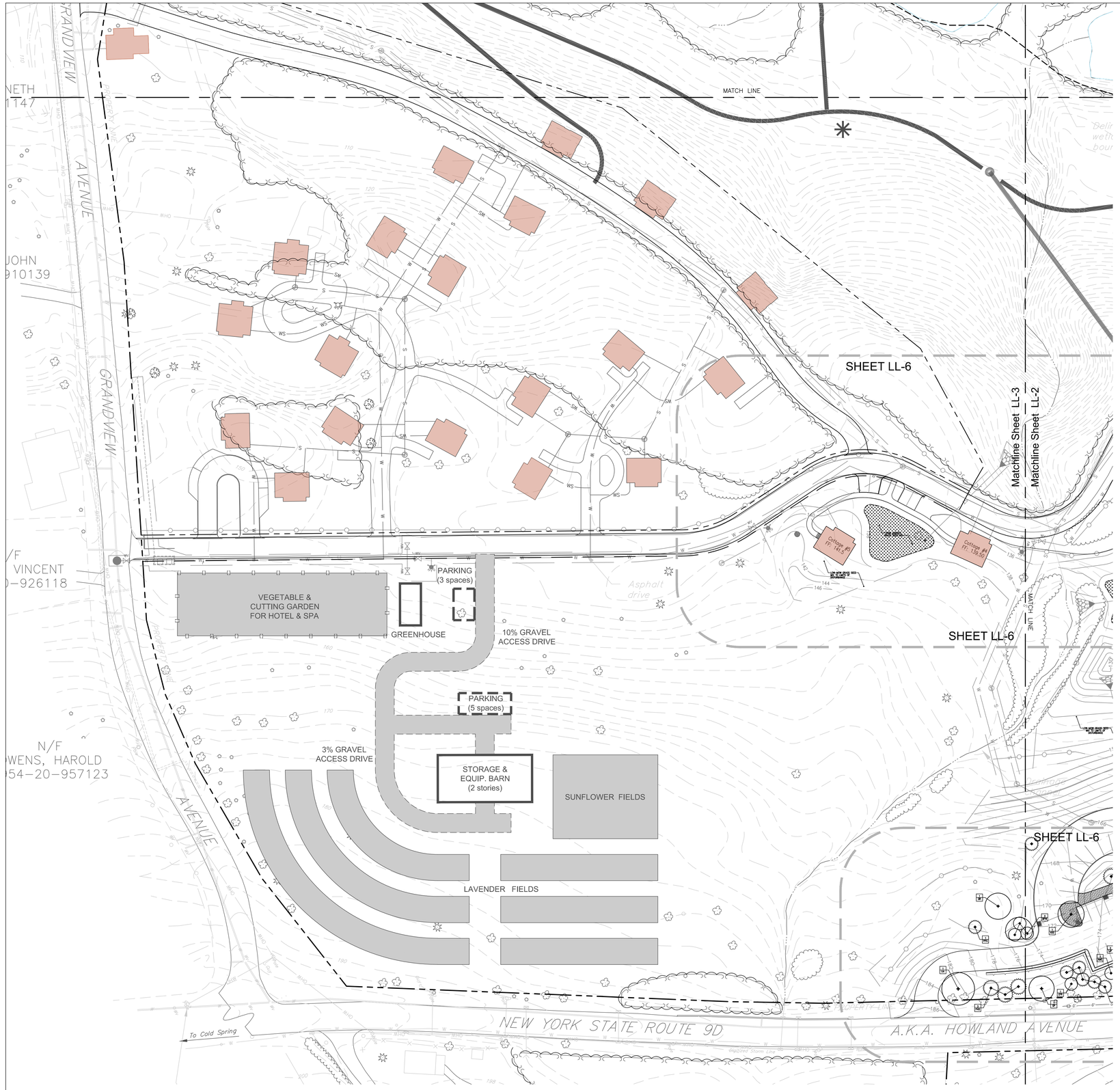

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SPECIMEN & SHADE TREES:	APT	6	ACER PLATANOIDES x TRUNCATUM 'C.S.'	CRIMSON SUNSET MAPLE	B&B	2.5–3" cal.	35'h 25'w	Purple leaf tolerates HOT sun
	ARK	2	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3" cal.	20x40' ht.	Narrow Pyramidal crown
	ARO	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	3–3.5" cal.	40'h 25'w	Upright pyramidal crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	3–3.5" cal.	50'h 30'w	Upright rounded crown
	ASG	1	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	3–3.5" cal.	55' ht.	Upright oval crown
	BJ	11	BETULA JACQUEMONTII	WHITE BARKED HIMALAYAN BIRCH	B&B	3–3.5" cal.	30–40' ht.	15–20' WIDE
	BPW	44	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	12–14' ht.	30'h 25'w	MULTI-STEM
	BPW1	6	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	B&B	5–6' ht.	30'h 25'w	MULTI-STEM
	GBP	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	B&B	2.5–3" cal.	60' ht.	
	GTH	1	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	GTS	1	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B	3–3.5" cal.	60' ht.	
	LS	2	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B&B	3.5–4" cal.	60' ht.	SPECIMEN GRADE
	LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	3–3.5" cal.	80' ht.	
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	3–3.5" cal.	50' ht.	Rounded crown
	PSP	1	PRUNUS SUB. 'PENDULA'	WEEPING HIGAN CHERRY	B&B	2.5–3" cal.	20–25' ht.	Pink–White bloom April–May
	PCC	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	B&B	2.5–3" cal.	30' ht.	15' WIDE
	QP	3	QUERCUS PALUSTRIS	PIN OAK	B&B	3–3.5" cal.	50–75' ht.	Orange–Scarlet fall
	QR	4	QUERCUS RUBRA	NORTHERN RED OAK	B&B	3–3.5" cal.	75' ht.	
	SGC	2	SALIX MATSUDANA 'GOLDEN CURLS'	GOLDEN CURLS CORKSCREW WILLOW	B&B	3–3.5" cal.	20'x30' ht.	
	TAR	1	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	B&B	3–3.5" cal.	70'h 40'w	
	UA	2	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B&B	3–3.5" cal.	70' h/w	
SMALL SCALE TREES:	AMC	11	AMELANCHIER CANADENSIS	SHADBLOW	B&B	8–10' ht.	25' ht.	Clump Form
	AMA	8	AMELANCHIER x AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SHADBLOW	B&B	6–8' ht.	15–25' h/w	Clump Form
	CFF	5	CARPINUS BET. 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	B&B	2.5–3" cal.	35'h/15'w	
	CC	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2–2.5" cal.	25–35' ht.	
	CFC	19	CORNUS FLORIDA 'CHEROKEE PRINCESS'	WHITE FLOWERING DOGWOOD	B&B	2–2.5" cal.	20–25' ht.	White
	CFR	18	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	B&B	2–2.5" cal.	20–25' ht.	Pink
	MSC	3	MAGNOLIA STELLATA 'CENTENNIAL BLUSH'	CENTENNIAL BLUSH STAR MAGNOLIA	Cont.	6–7' ht.	12–18h, 15w	Pink
	SP	2	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2.5–3" cal.	25'h/15w	July Flowers
EVERGREEN TREES:	AF	2	ABIES FRASERI	FRASIER FIR	B&B	7–8' ht.	30–50' ht.	
	IO	3	ILEX OPACA	AMERICAN HOLLY	B&B	7–8' ht.	40–50' ht.	20–40'w
	IJP	3	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS AMERICAN HOLLY	B&B	7–8' ht.	30–35' ht.	
	PA	21	PICEA ABIES	NORWAY SPRUCE	B&B	8–10' ht.	40–60' ht.	
	PAS	7	PICEA OMORIKA	SERBIAN SPRUCE	B&B	8–10' ht.	50–60' ht.	20–25'w
	PG	11	PICEA GLAUCA	WHITE OR CANADIAN SPRUCE	B&B	8–10' ht.	20'x60' ht.	
	PPG	3	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	9–10' ht.	60' ht.	
LARGE SHRUBS:	CSA	241	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	CONT.	24" min.ht.	3–4' ht.	
	HQR	12	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IVB	21	ILEX VERTICILLATA 'BEARY HEAVY'	BEARY HEAVY WINTERBERRY	CONT.	#5	6–8' ht.	Larger berries
	IVJ	8	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY (MALE) WINTERBERRY	CONT.	#5	6–8' ht.	
	IVR	28	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	#5	6' ht.	
	MP	33	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	CONT.	24" min.ht.	5–6'h, 8w	
SMALL SHRUBS:	FGA	169	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	FGB	36	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	ICH	6	ILEX CRENATA 'HELLERI'	DWARF JAPANESE HOLLY	CONT.	#7	2–3'h, 4'w	
	PO1	60	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	24" min.ht.	3–4' ht.	
GROUND COVER SHRUBS:	AML	366	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#5	12–24" ht.	
	VCL	19	VIBURNUM CASSINOIDES 'LIL DITTY'	LIL DITTY WITHEROD VIBURNUM	CONT.	#5	12–24" ht.	
PERENNIALS:	AAB	–	ACHILLEA MILLE. 'APPLE BLOSSOM'	APPLE BLOSSOM YARROW	CONT.	#SP4	24" ht.	15" o.c.; Lilac Pink
	AST	–	ACHILLEA MILLE. 'STRAWBERY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	CONT.	#SP4	18–20" ht.	15" o.c.; Dk. Red
	ADK	–	ASTER DUMOSUS 'PROF. KIPPENBURG'	PROFESSOR KIPPENBERG ASTER	CONT.	#SP4	20" ht.	18" o.c.; Lav–Blue Late Sum.
	ANB	–	ASTER NOVAE–BELGII 'MARIE BALLARD'	MARIE BALLARD (NY) ASTER	POT	#SP5	30" ht.	18" o.c.; Vio–blue Late Sum.
	ANW	–	ASTER NOVAE–BELGII 'WIN. CHURCHILL'	WINSTON CHURCHILL (NY) ASTER	POT	#SP5	36" ht.	18" o.c.; Deep Red Fall
	ECH	–	ECHINACAEA 'B'S KNEES'	B'S KNEES ECHINACEA	CONT.	#SP5	30" ht.	18" o.c.
	EDB	–	EUPATORIUM DUBIUM 'BABY JOE'	BABY JOE PIEWEED	POT	#SP5	16–24" ht.	24" o.c.; Lav–Rose
	GSR	–	GERANIUM 'ROZANNE'	ROZANNE GERANIUM	CONT.	#SP5	20–24" ht.	18" o.c.; Deep Blue; Ju–Oct.
	GSH	–	GERANIUM 'SWEET HEIDI'	SWEET HEIDI GERANIUM	CONT.	#SP5	14–18" ht.	18" o.c.; Lav blue; Sp–Fall
	IVC	–	IRIS VERSICOLOR	NORTHERN BLUE FLAG	POT	#SP5	36" ht.	Red–Purple
	NN	–	NIPPONANTHEMUM NIPPONICUM	MONTAUK DAISY	CONT.	#2	30–36" ht.	
	PVR	–	PANICUM VIRGATUM 'RUBY RIBBONS'	RUBY RIBBONS SWITCHGRASS	CONT.	#2	3' ht.	Red Blades; 2' o.c.
	PAL	–	PENNISETUM ALOPCUROIDES	FOUNTAIN GRASS	POT	#3	2–4' Blades	3–5' Tassels; 2' o.c.
	PAH	–	PENNISETUM ALOPCUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	#2	24" ht.	18" o.c.
	POA	–	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	CONT.	#1	1–3' ht.	Dark leathery fronds
	RFF	–	RUDBECKIA FULGIDA var. 'FULGIDA'	CONEFLOWER (Black Eyed Susan)	POT	#SP5	24–30" HT.	15" o.c.; July–Oct.
	SAL	–	SALVIA NEMEROSA 'BLUE HILL'	BLUE HILL SALVIA	POT	#SP5	24" ht.	15" o.c.; Blue.
	SNM	–	SALVIA NEMEROSA 'MAY NIGHT'	BLUE MAY NIGHT	POT	#SP5	24" ht.	15" o.c.; Violet.

GRAPHIC SCALE
00 00 0 00
SCALE IN FEET

See sheet LL-2 for Planting Notes & sheet LL-5 for Planting Details.

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REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	
2	7/26/22	SITE PLAN REVISIONS	

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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SEAL

PRELIMINARY PLANTING PLAN – SOUTHEAST

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:	LL-3
SHEET:	23 OF 28

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LOW-MOW GRASS SEED MIX TO LIMITS OF DISTURBANCE
RAIN GARDEN GRASS SEED MIX
CATTAILS, SEDGES AND FERNS AROUND POND EDGE
LOWER POND
UPPER POND
WATER LILY & LOTUS THROUGHOUT POND EDGE
OBSERVATION DECK
STREAM WITH RAPIDS TO POND
FOOT BRIDGE
MONET BRIDGE
ORNAMENTAL METAL PERGOLA
STAIR FROM ROOF TERRACE
PERENNIALS & ORNAMENTAL GRASSES TYP.
LOW ORNAMENTAL GRASSES OR SUCCULENT BEDS TYP.
GROTTO ROOM PATIO TYP.
PERIMETER OF LEVEL 01 (Main)
PERIMETER OF LEVEL 00 (Gsho)
ROOF TERRACE (PAVED)
FF 179.75
AQUA TERRACE
BPW IN TREE GRATE
STEPPING STONES TO POND OVERLOOK
STREAM TO POND
WATERFALL FEATURE
RENOVATED PATIO
STILL POND
FOOTBRIDGE
SARGENT WEEPING HEMLOCK (Existing)
ROOFTOP BALCONIES TYP.
Spa FF: 165.75
FF: 179.75 Main 165.75 Spa
GROUNDCOVER AND PERENNIALS TYP.
GROUNDCOVER & PERENNIALS
ORNAMENTAL GRASSES (TYP.)
BERM PLANT BED 2-3' TO ENSURE EXISTING GRADE IS NOT DISTURBED WHEN PLANTING.
LOW ORNAMENTAL GRASS (TYP.)
SODDED LAWN
PERENNIAL & ANNUAL BED
ORNAMENTAL FOUNTAIN
PERENNIALS, GRASSES AND ANNUALS IN ISLAND
SEEDED LAWN
PERENNIALS AND ANNUAL BED
GROUNDCOVERS & PERENNIALS
PROPERTY LINE
NEW YORK STATE ROUTE 9D
GRAPHIC SCALE
SCALE IN FEET

See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

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PRELIMINARY PLANTING PLAN – SOUTHWEST

MIRBEAU BEACON

7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2021
SCALE:	1" = 20'
TITLE:	LL-4
SHEET:	24 OF 28

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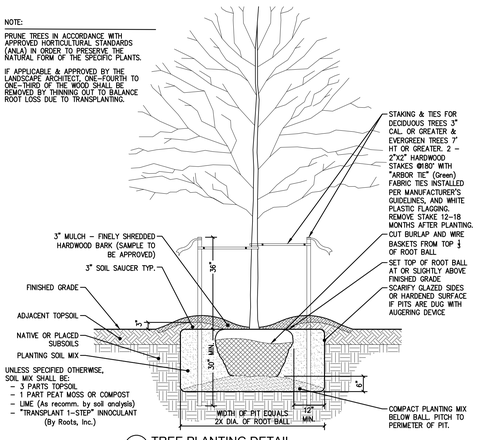
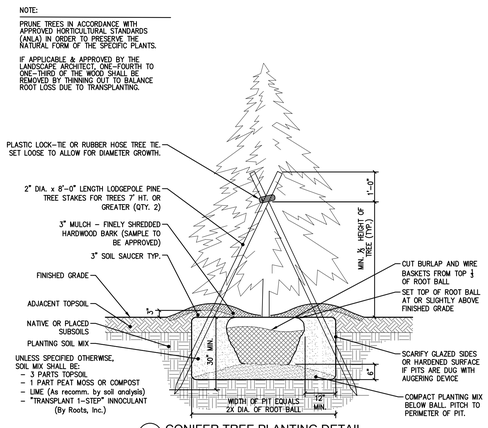
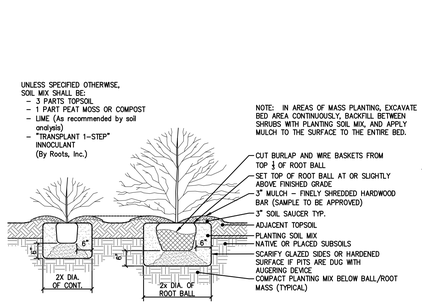
PLANTING DETAILS:



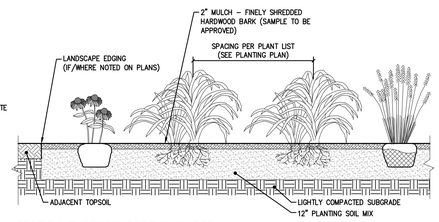
1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING DETAIL
SCALE: 1/2" = 1'-0"

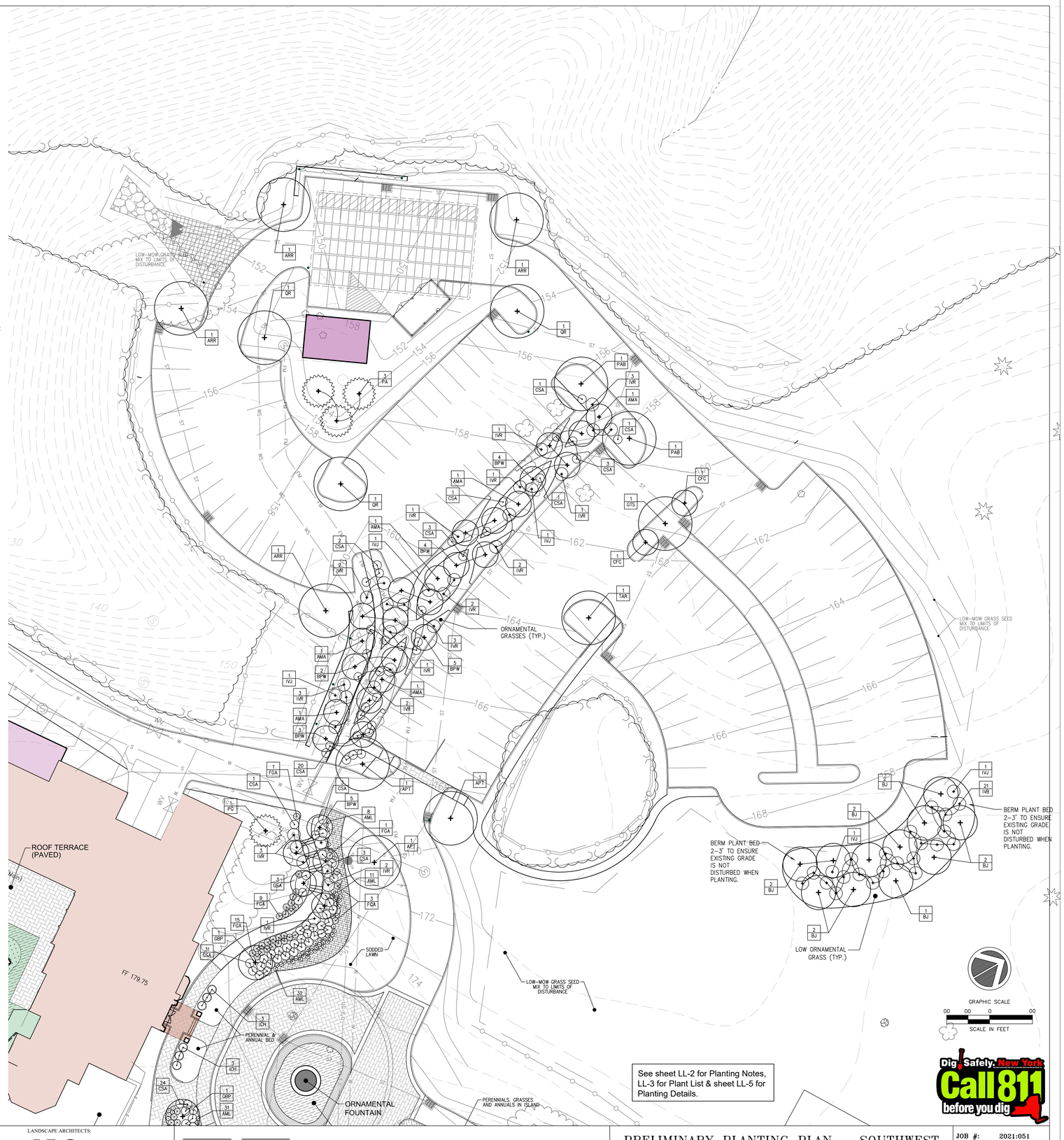


SECTION THROUGH PERENNIAL BED

PERENNIAL NOTES:
1. BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
2. ROTOTILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS.
3. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
4. ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
5. PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART MANURE (WEED FREE)
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "MILORGANITE" AT 5 LBS. PER 100 SF.

4 ANNUAL/PERENNIAL AND GROUND COVER BEDS DETAIL
SCALE: 1/2" = 1'-0"



See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

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PRELIMINARY PLANTING PLAN - SOUTHWEST

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" = 20'
TITLE:	LL-5
SHEET:	25 OF 28

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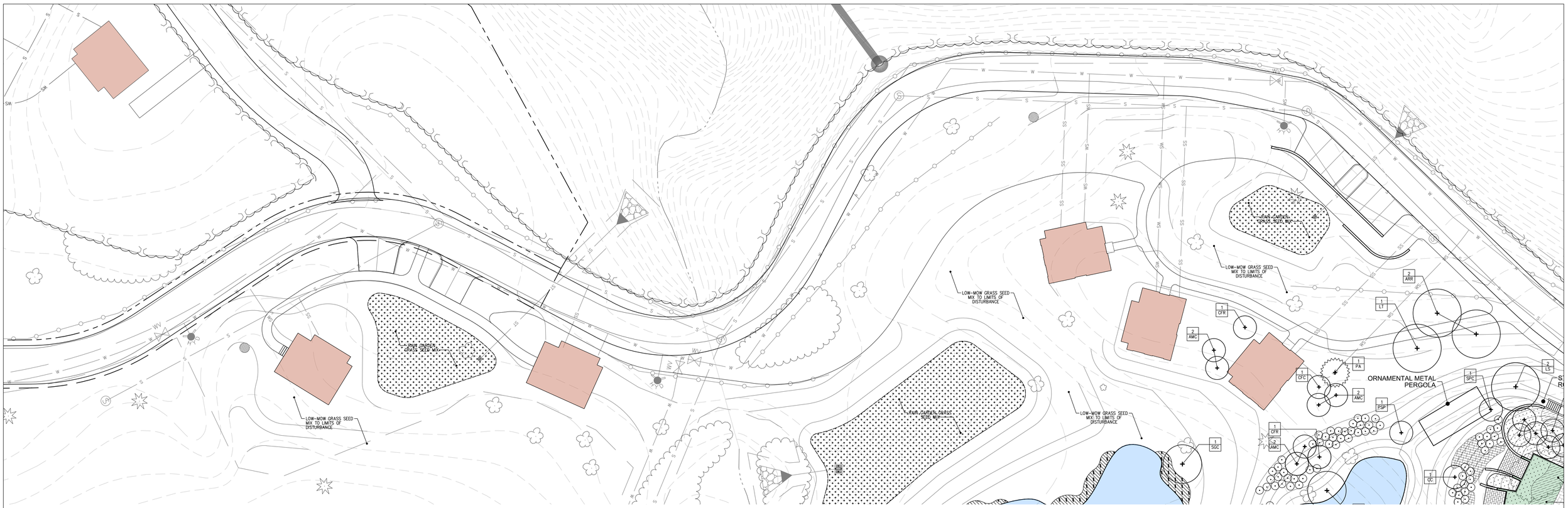

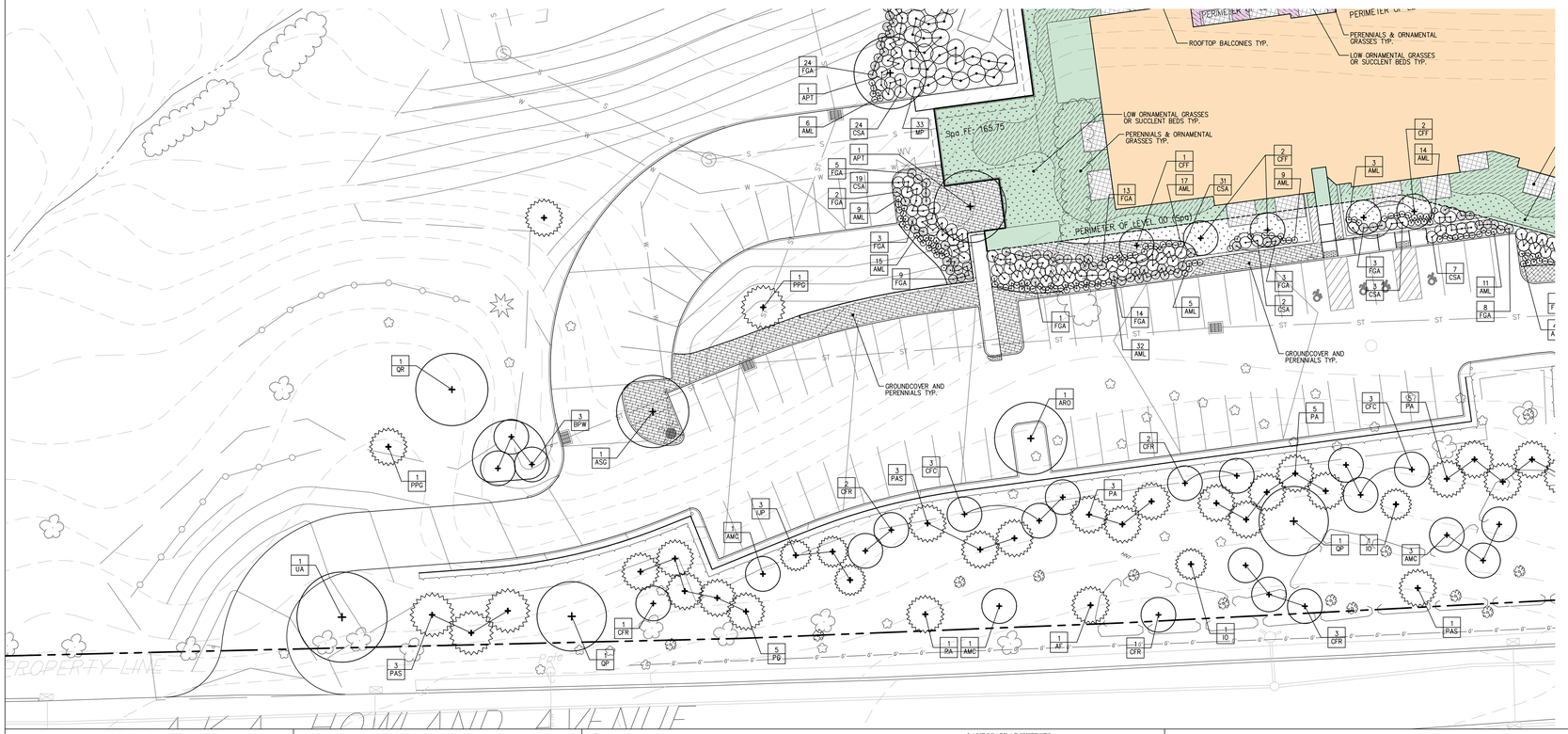

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See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

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2	7/26/22	SITE PLAN REVISIONS				

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PRELIMINARY PLANTING PLAN – SOUTHWEST

MIRBEAU BEACON

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CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

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SHEET:	26 OF 28

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LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
◈	B2	14	ARCHITECTURAL AREA LIGHTING	PROB-Y2-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	B2 - PROB-Y2-3030.ies	0.9	2977	43.2	
◈	B3	38	ARCHITECTURAL AREA LIGHTING	PROB-Y3-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	B3 - PROB-Y3-3030.ies	0.9	3031	43.7	
◈	B5	14	ARCHITECTURAL AREA LIGHTING	PROB-Y5-3030	PROVIDENCE BOLLARD WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	B5 - PROB-Y5-3030.ies	0.9	2893	43.2	
⊕	P2-S	9	ARCHITECTURAL AREA LIGHTING	PROS-Y2-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	P2-10 - PROS-Y2-2030.ies	0.9	1792	25.1	
⊕	P2-M	14	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-P2	PROVIDENCE MEDIUM 2.0 - TYPE 2	LED 3000K	P2-16 - PROV2-36L-295-3K7-2.0P2.ies	0.9	3596	34.1	
⊕	P3-S	10	ARCHITECTURAL AREA LIGHTING	PROS-Y3-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	P3-10 - PROS-Y3-2030.ies	0.9	1830	25.1	
⊕	P3-M	13	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-P3	PROVIDENCE MEDIUM 2.0 - TYPE 3	LED 3000K	P3-16 - PROV2-36L-295-3K7-3.0P3.ies	0.9	3469	34.1	
⊕	P4-S	8	ARCHITECTURAL AREA LIGHTING	PROS-Y4W-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 4 WIDE	LED 3000K	P4-10 - PROS-Y4W-2030.ies	0.9	1793	25.1	
⊕	P4-M	3	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-P4W	PROVIDENCE MEDIUM 2.0 - TYPE 4 WIDE	LED 3000K	P4W-16 - PROV2-36L-295-3K7-4W.ies	0.9	3498	34.1	
⊕	P5-S	8	ARCHITECTURAL AREA LIGHTING	PROS-Y5-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	P5-10 - PROS-Y5-2030.ies	0.9	1735	25.1	
⊕	P5-M	10	ARCHITECTURAL AREA LIGHTING	PROV2-36L-295-3K7-P5	PROVIDENCE MEDIUM 2.0 - TYPE 5	LED 3000K	P5D-16 - PROV2-36L-295-3K7-5D.ies	0.9	3816	34.1	

KEY TO LIGHT FIXTURES:

P2-S, P2-M, P3-S, P3-M, P4-S, P4M, P5-S & P5-M

POLE MOUNTED LIGHTS: "PROVIDENCE" BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. LAMP IS FITTED IN CAP OF FIXTURE WITH POLE HEIGHTS TO SET FACE DOWNWARD AT A 10' OR 16' HEIGHT ABOVE GRADE PER PLAN. OPTICAL DISTRIBUTION PATTERNS TYPE 2, 3, 4 ND 5 AS NOTED ON PLAN. LED FIXTURE PERFORMANCE IS FULL CUT-OFF. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

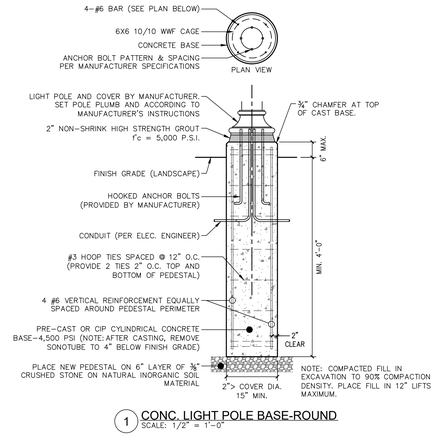
B2, B3 & B5

BOLLARD LIGHTS: "PROVIDENCE" BOLLARD BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. HEIGHT TO BASE OF LAMP HEAD IS 42" ABOVE GRADE. OPTICAL DISTRIBUTION PATTERNS ARE TYPE 2, 3 OR 5 AS NOTED ON PLAN AND SHOWN ON CUT SHEET. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

NOTE: ALL BOLLARD LIGHTS TO BE EQUIPPED WITH DIMMER CONTROLS TO ALLOW FOR REDUCING LIGHT OUTPUT TO 50% OF FULL LIGHT LEVELS SHOWN ON THE PHOTOMETRIC PLAN.

See sheet LP-3 for Fixture Specification Order Sheets.

LIGHT POLE BASE DETAIL:



1 CONC. LIGHT POLE BASE-ROUND
SCALE: 1/2" = 1'-0"

POST TOP FIXTURE IMAGERY:

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	
2	7/26/22	SITE PLAN REVISIONS	

REVISIONS:

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
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617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
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160 West Street, Suite E
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SEAL

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

SITE LIGHTING 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:	LP-2
SHEET:	27 OF 28

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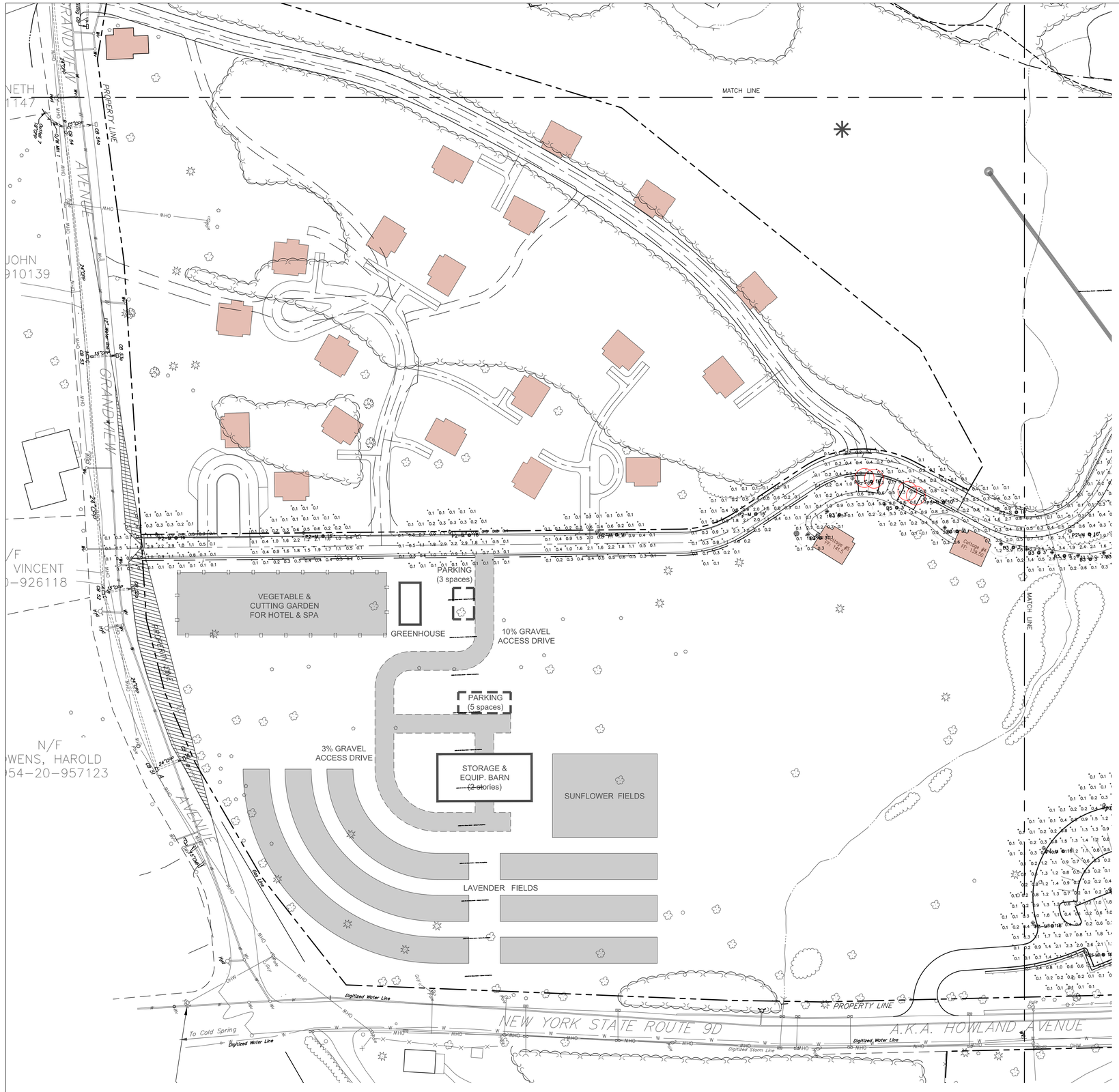

LIGHT FIXTURE SPEC SHEETS:

"B" - BOLLARD FIXTURE:

Providence® LED™ – Bollard PROB (B2, B3, B5)

TYPE

FEATURES

- Reliable uniform illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimmable
- 20kV/10kA surge suppression
- Thermal Protection
- 13 standard powder coat finishes
- Die-Cast housing
- Full Cutoff optical system

SPECIFICATIONS

- Diameter: 11.60" / 294.64 mm
- Height: 42.44" / 1,078 mm
- Weight: 27 lbs / 12kg
- IP Rating: 66

3000K and warmer CCTs only

ORDERING INFORMATION

1	2	3	4	5	6
PROB	Y2, Y3, Y5	3030	BLT		
Model	Distribution	Lumen Package	Color	Options	Mounting

1. MODEL

PROB — *Providence Bollard LED*

2. DISTRIBUTION

Y2	*Type 2*
Y3	*Type 3*
Y4	*Type 4*
Y5	*Type 5*

3. LUMEN PACKAGE

3050	5000K CCT, 47 watts
3040	4000K CCT, 47 watts
3030	3000K CCT, 47 watts
2050	5000K CCT, 25 watts
2040	4000K CCT, 25 watts
2030	3000K CCT, 25 watts

4. COLOR

BLS	Black Gloss Smooth
BLT	Black Matte Textured
DBG	Dark Bronze Gloss Smooth
DBT	Dark Bronze Matte Textured
GTT	Graphite Matte Textured
LGS	Light Gray Gloss Smooth
LGT	Light Gray Matte Textured
PSS	Platinum Silver Gloss Smooth
VGT	Verde Green Matte Textured
WHS	White Gloss Smooth
WHT	White Matte Textured
CC *	Custom Color

*Consult factory for custom colors, marine and corrosive finish

5. OPTIONS

FS1	*Fusing*
DSC	*Dark Sky Cap*
PFC	*Brass Painted Finial*
BPS	*Brass Painted Struts*
LDL	*Lightly Diffused Lens*

6. MOUNTING

FL	*Flated Shaft 9' DIA.*
RD	*Round Shaft 9' DIA.*
PM	*Pier Mount*

MANUFACTURER TO PROVIDE 80 CRI.

LUMINAIRE PERFORMANCE

Light Engine	Lensing	Distribution	Ordering Code	5000K CCT Delivered Lumens	5000K CCT Efficacy (Lm/W)	5000K CCT BUG Rating B	U	G	4000K CCT Delivered Lumens	4000K CCT Efficacy (Lm/W)	4000K CCT BUG Rating B	U	G	3000K CCT Delivered Lumens	3000K CCT Efficacy (Lm/W)	3000K CCT BUG Rating B	U	G	Average System Watts
				5050					5040					3050					
3000 Series	Clear Lens (Standard)	TYPE 2	Y2	3238	75	1	0	1	3247	76	1	0	1	2975	69	1	0	1	43
		TYPE 3	Y3	3361	75	1	0	1	3370	76	1	0	1	3038	70	1	0	1	
		TYPE 4	Y4	3353	75	1	0	1	3362	76	1	0	1	2969	69	1	0	1	
		TYPE 5	Y5	3148	73	2	0	1	3157	73	2	0	1	2892	67	2	0	1	
	Lightly Diffused Lens	TYPE 2	Y2...LDL	2398	56	1	1	1	2342	54	1	1	1	2092	49	1	1	1	
		TYPE 3	Y3...LDL	2385	57	1	1	1	2341	56	1	1	1	2111	50	1	1	1	
		TYPE 4	Y4...LDL	2296	53	1	2	1	2252	52	1	2	1	2012	47	1	2	1	
		TYPE 5	Y5...LDL	2224	52	1	2	1	2183	51	1	1	1	1959	46	1	1	1	

architectural area lighting
ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
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JOB
TYPE
NOTES

"P" - MEDIUM POST TOP FIXTURE:

PROV2
ARCHITECTURAL AREA/SITE

(P2-16, P3-16, P4W-16, PSQ-16)

DATE 5-1-22 LOCATION BEACON, NY
TYPE 2,3,4,SQ PROJECT MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #

PROV2 ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 16' ABOVE GRADE.

PROVIDENCE®

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, SQ, and SW distributions
- Amber, 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10kV in parallel, 20kV in series
- Upgrade Kits

RELATED PRODUCTS

IPROL2	PROL2-LK	IPROS	IPROB

DELIVERED LUMENS

The table below shows the delivered lumens for the various Lumen outputs and beam distributions. Use this chart in connection with the Lumen Factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	3000K 70CRI Bug Rating B	U	G	3000K 70CRI Efficacy (Lm/W)	4000K 70CRI Lumen	4000K 70CRI Bug Rating B	U	G	4000K 70CRI Efficacy (Lm/W)	5000K 70CRI Lumen	5000K 70CRI Bug Rating B	U	G	5000K 70CRI Efficacy (Lm/W)
29	450mA Microcore Equivalent	1	None		3621	1	0	1	114	3660	1	0	1	160	4028	1	0	1	127.0
		2			3696	1	0	1	105.8	3740	1	0	1	1097	3869	1	0	1	114.3
		3			3411	1	0	1	101.8	3451	1	0	1	105.9	3764	1	0	1	110.4
		4W			3501	1	0	1	102.7	3542	1	0	1	106.8	3796	1	0	1	78.3
		1-HS			2369	0	0	1	68.1	2450	0	0	1	71.8	2554	0	0	1	74.9
		2-HS			2046	0	0	1	60.1	2132	0	0	1	62.5	2222	0	0	1	65.2
		3-HS			1981	0	0	1	58.1	2061	0	0	1	60.4	2148	0	0	1	63.0
		4W-HS			2044	0	0	1	59.9	2126	0	0	1	62.3	2216	0	0	1	65.0
		SQ			3619	2	0	1	112.5	3671	2	0	1	116.5	4110	2	0	1	127.4
		5W			3529	2	0	1	103.5	3630	2	0	1	107.6	3826	2	0	1	112.2
		1-CL			3242	1	0	1	95.0	3373	1	0	1	98.8	3756	1	0	1	103.9
		2-CL			3062	1	0	1	89.7	3186	1	0	1	93.3	3321	1	0	1	97.3
		3-CL			2917	1	0	1	85.6	3075	1	0	1	90.1	3206	1	0	1	93.9
		4W-CL			2962	1	0	1	87.4	2052	1	0	1	90.9	3233	1	0	1	94.7
		1-CL-HS			2008	0	0	1	58.8	2087	0	0	1	61	2175	0	0	1	63.7
		2-CL-HS			1735	0	0	1	50.9	1806	0	0	1	53.2	1900	0	0	1	55.5
		3-CL-HS			1681	0	0	1	49.3	1748	0	0	1	51.4	1839	0	0	1	53.8
		4W-CL-HS			1743	0	0	1	51.6	1813	0	0	1	53.5	1907	0	0	1	55.9
		SQ-CL			3252	2	0	1	95.5	3382	2	0	1	99.4	3536	2	0	1	103.9
		5W-CL			3005	2	0	1	88.1	3126	2	0	1	91.6	3259	2	0	1	95.5
		1-DL	Diffused		2243	1	0	1	65.8	2334	1	0	1	68.4	2433	1	0	1	71.3
		1W-DL			2280	1	0	1	66.9	2372	1	0	1	69.5	2473	1	0	1	72.5

Page 1/8 Rev. 04.07.21
PROV2

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HUBBELL Lighting

See Sheet LP-2 for Lighting Schedule/Computations and Light Pole Base Detail.

POST TOP FIXTURES POLE:

DB1 – Decorative Pole

TYPE POST TOP FIXTURES (P1, P2, P3, P4 and P5)

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

Note: Adjust pole heights on site to set lenses at heights per plan (10' & 16')

1. BASE	2. POLE	3. OAH	4. COLOR	5. OPTIONS/ACCESSORIES

DB1

MAXIMUM ALLOWABLE EPA (MPH)

1. BASE	2. POLE	3. OAH	SHAFT	WT	85	90	100	110	120	130	140	150
DB1	4RS9-10S	10' (3.1m)	4" RD x .125"	44	19.4	17.1	13.5	10.8	8.9	7.4	6.3	5.5
DB1	4RS12-12S	12' (3.7m)	4" RD x .125"	48	15.3	13.4	10.5	8.3	6.7	5.6	4.7	4.0
DB1	4RS14-12S	14' (4.3m)	4" RD x .125"	51	12.9	10.7	8.2	6.3	5.0	4.1	3.4	2.9
DB1	4R16-12S	16' (4.9m)	4" RD x .125"	55	10.0	8.6	6.4	4.8	3.6	2.9	2.4	2.0
DB1	4R10-22S	10' (3.1m)	4" RD x .226"	84	23.8	20.9	16.7	13.5	11.1	9.3	8.0	6.9
DB1	4R12-22S	12' (3.7m)	4" RD x .226"	91	19.2	16.9	13.3	10.6	8.6	7.0	6.1	5.3
DB1	4R14-22S	14' (4.3m)	4" RD x .226"	97	15.9	13.9	10.8	8.4	6.8	5.6	4.7	4.0
DB1	4R16-22S	16' (4.9m)	4" RD x .226"	74	12.4	12.3	9.4	7.3	5.7	4.7	4.0	3.3
DB1	4FS9-10S	10' (3.1m)	4" FL x .188"	81	22.1	19.5	15.4	12.4	10.2	8.5	7.1	6.1
DB1	4F12-16S	12' (3.7m)	4" FL x .188"	96	17.6	15.4	12.1	9.6	7.7	6.4	5.3	4.4
DB1	4F14-16S	14' (4.3m)	4" FL x .188"	81	14.9	12.5	9.6	7.5	5.9	4.8	3.9	3.2
DB1	4F16-16S	16' (4.9m)	4" FL x .188"	67	11.7	10.1	7.6	5.8	4.4	3.5	2.7	2.2

Note: Overall height is measured to top of pole.

2. COLOR

BLS	Black Gloss Smooth
BLT	Black Matte Textured
DBS	Dark Bronze Gloss Smooth
DBT	Dark Bronze Matte Textured
GTT	Graphite Matte Textured
LGS	Light Gray Gloss Smooth
LGT	Light Gray Matte Textured
PSS	Platinum Silver Gloss Smooth
WHS	White Gloss Smooth
WHT	White Matte Textured
Color Option	
CC *	Custom Color

* Consult factory for custom color, marine and corrosive finish options

3. OPTIONS / ACCESSORIES

FH Flag holder. Specify location on pole)
FS1 (Single weatherproof fuse holder. Fuse by others.)
FS2 (Double weatherproof fuse holder. Fuse by others.)
LR (Ladder rest. Slips over 4' OD pole.)
PCA-TB(detailsplshouldnotfmusing.TheNousingofpower
e4"-T180mmcuSpole.aRefusedpowerofeet"-T100mmCDJsmm.
IncSubsetsitemsofwhichcNousingcNuscNuandservicescovermeth
integralfeaturesbasicelectricalfeatures.Add(0.7"-21mmbothoverall
PCA-TB(detailsplshouldnotfmusing.TheNousingofpowerpole
side for easy installation. Photocell by others.)
PCP(Lowprofilebetcdcplsphotocellreceptacleswithcatalo
captop.Secureschetsupcliffmpolewithfreestandinscrewhet
screws, Photocell By others.)
PLT(PlantHanger.For4"OD poles.Specifylocationonpole)
RB(CC)etbuttmumcrecepta(w.housing.integralfuseholdbo
the(CC)etbuttmumcrecepta(w.housing.integralfuseholdandDuplex
include a receptacle or internal wiring.)

4. MOUNTING

Standard Mount	
SM	Side mount 4.375"inch pole or mor. Inches one
Wall Mount	
WMA0360	Mount down
WMA0361	Mount up
Pole Mount Side Mounts	
TA0360	Mount down
TA0361	Mount up

SPECIFICATIONS

Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic filters. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

WARNINGS

Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unusually high.

AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure.

Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.

The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.

If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural adequacy of the existing foundation, anchorage or structures and all the consequences arising therefrom.

CAUTION:

Poles should never be erected without the luminaire installed.

Anchor bolts shall be hot dip galvanized steel. Six galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

CERTIFICATION

Certified ILS. 1088 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.

architectural area lighting
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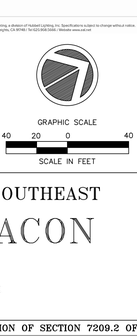
JOB
TYPE
NOTES

DB1 – Decorative Pole

TYPE

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

DIMENSIONS



"P" - SMALL POST TOP FIXTURE:

PROS
ARCHITECTURAL AREA/SITE

(P3-10, P4-10, PS-10)

DATE 5-1-22 LOCATION BEACON, NY
TYPE 3,4,5Q PROJECT MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #

PROS ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 10' ABOVE GRADE.

PROVIDENCE®

FEATURES

- Reliable, uniform, glare free illumination
- Types 3, III, V and V distributions
- 2000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

DIMENSIONS

Providence Small

RELATED PRODUCTS

IPROL2 IPROV2

ORDERING GUIDE

Example: PROS-P3-3030-BLS-BPS-WMA590

CATALOG #

HOUSING

PROS

Housing	Distribution	Lumen Package	Finish	Options	Mounting
PROS Providence Small (10')	P3 Type 3	2030 3000K CCT 25 watts	BLS Black Gloss Smooth	FS1 Fusing	Standard Mount
	P4 Type 4	2040 4000K CCT 25 watts	BLT Black Matte Textured	FPN Brass Painted Finial	Side mount 4.375"inch pole or mor. Inches one
	PS Type 5	2050 5000K CCT 25 watts	DBG Dark Bronze Gloss Smooth	SPA Brass Painted Struts	Wall Mount
		3030 3000K CCT 47 watts	DBT Dark Bronze Matte Textured	BPS Brass Painted Struts	WMA0360 Mount down
		3040 4000K CCT 47 watts	GTT Graphite Matte Textured	LDL Lightly diffused lens	WMA0361 Mount up
		3050 5000K CCT 47 watts	LGS Light Gray Gloss Smooth	ADA Adapter used only with 4" fluted pole. Allows for side top mount fixtures to slip over a 4"OD(mm OD) pole	Pole Mount Side Mounts
			LGT Light Gray Matte Textured		TA0360 Mount down
			PSS Platinum Silver Gloss Smooth		TA0361 Mount up
			VGT Verde Green Matte Textured		
			WHS White Gloss Smooth		
			WHT White Matte Textured		
			Color Options		
			CC * Custom Color *		

DELIVERED LUMENS

The table below shows the delivered lumens for the various Lumen outputs and beam distributions. Use this chart in connection with the Lumen Factor (LF) capability to deliver any output required.

System Watts	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	3000K 70CRI Bug Rating B	U	G	3000K 70CRI Efficacy (Lm/W)	4000K 70CRI Lumen	4000K 70CRI Bug Rating B	U	G	4000K 70CRI Efficacy (Lm/W)	5000K 70CRI Lumen	5000K 70CRI Bug Rating B	U	G	5000K 70CRI Efficacy (Lm/W)
25	2000	Clear Lens (Standard)	Type 2	1722	1	1	1	72	1917	1	1	1	78	1511	1	1	1	78
			Type 3	1550	1	1	1	72	1972	1	1	1	78	1556	1	1	1	78
			Type 4W	1732	1	2	1	72	1952	1	2	1	78	1560	1	2	1	78
			Type 5	1539	1	1	1	72	1952	1	1	1	78	1560	1	1	1	78
		Lightly Diffused Lens	Type 2	1276	1	1	1	49	1361	1	1	1	54	1387	1	1	1	55
			Type 3	1276	1	1	1	49	1361	1	1	1	54	1386	1	1	1	55
			Type 4W	1298	1	1	1	52	1437	1	1	1	57	1413	1	1	1	57
			Type 5	1139	1	1	1	46	1275	1	1	1	51	1290	1	1	1	52

Page 1/8 Rev. 02/19/21
PROS

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REVISIONS:		REVISIONS:	

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	
2	7/26/22	SITE PLAN REVISIONS	

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

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SITE LIGHTING PLAN – SOUTHEAST

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:	LP-3
SHEET:	28 OF 28

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Valhalla New York 10595
Main: 877 627 3772
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Colliers
Engineering
& Design

Via E-Mail
July 20, 2022

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

Mirbeau Beacon - 7 Craig House Lane
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 21007271A

Dear Chairman Gunn and Members of the Planning Board,

The following items are in response to comments as contained in the letter from Creighton Manning Engineering, LLP (CM) dated July 11, 2022. The items are numbered consistent with the numbering provided in the CM letter for ease of review.

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.

   Response: ***It is the opinion of both the Applicant and Collier's Engineering & Design that the 248 parking spaces currently proposed to be provided, which is just 15 more spaces than the minimum parking requirement per the City of Beacon Code, will meet the anticipated parking needs of the development based on operational experience at their other Mirbeau locations. This is supported by data previously reviewed and summarized by our office in the Traffic Impact Study and our May 24, 2022 Memorandum, which indicates that this Project proposes to provide parking on a per room basis (2.9 spaces/room) well below the other comparable Mirbeau properties in Skaneateles, NY (3.6 spaces/room) and Plymouth, MA (4.3 spaces/room). Therefore, no land banking or parking spaces is proposed.***

Colliers Engineering & Design

Furthermore, the parking shown on the Master Plan in the vicinity of the Tioranda School is conceptual only at this time and is not included in the Resort parking count. Once this future phase is defined and submitted to the City, the actual parking needs will be clearly stated.

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.

   Response: ***Comment noted. No further response required.***

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.

   Response: ***A "Stop" Sign (MUTCD No. R1-1) and stop bar have been added to the exit from the western parking lots at its intersection with Mirbeau Lane***

4. As noted in our second review letter dated June 10, 2022, traffic control in and around the roundabout should be provided.

   Response: **The layout and of the entry circle area has been modified to better define traffic flow in this area. Traffic control signs have also been added to the plan accordingly.**

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.

   Response: ***As a private roadway, it is proposed to sign Mirbeau Lane as a 15 MPH Speed Limit Roadway. Based on AASHTO Criteria a Stopping Sight Distance of 80 ft. is required at 15 MPH. A review of Mirbeau Lane indicates a minimum of 130 ft. of sight distance is available along its entire length, which actually satisfies the stopping sight distance requirements for travel speeds greater than 20 MPH. The Site Plan now includes 15 MPH signs posted along Mirbeau Lane.***

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.

   Response: ***Sight Distance Triangles indicating the required areas of clearing have been added to the Site Plans.***

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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.

   Response: ***The two-lane exit was previously proposed due to the limited storage area for queuing of exiting vehicles under the initial Site Plan configurations. The queueing area for the Site exit to Route 9D has since been increased now accommodating approximately 75-80 ft. or 3-4 car lengths before the first internal intersection at the access to the eastern parking areas.***

   Analysis has been prepared with a single lane exit from the Site which indicates that exiting movements will experience a Level of Service "C" during all time periods with an average vehicle delay of approximately 20 seconds or less. The analysis also indicates that the maximum queue experienced exiting the driveway will be approximately 30 ft. and will be accommodated by the available storage. The Synchro analysis reports are attached for review and reference.

Sincerely,

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

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

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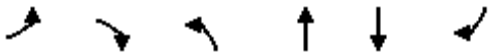


Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	12	17	29	463	360	19
Future Volume (vph)	12	17	29	463	360	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Grade (%)	1%			-3%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.920				0.993	
Flt Protected	0.980			0.997		
Satd. Flow (prot)	1671	0	0	1773	1715	0
Flt Permitted	0.980			0.997		
Satd. Flow (perm)	1671	0	0	1773	1715	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	263			1447	440	
Travel Time (s)	6.0			32.9	10.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	5%	6%	2%
Adj. Flow (vph)	13	19	32	514	400	21
Shared Lane Traffic (%)						
Lane Group Flow (vph)	32	0	0	546	421	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.98	1.02	1.05	1.01
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

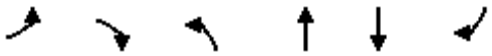
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	17	29	463	360	19
Future Vol, veh/h	12	17	29	463	360	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	5	6	2
Mvmt Flow	13	19	32	514	400	21

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	989	411	421	0	-	0
Stage 1	411	-	-	-	-	-
Stage 2	578	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	259	633	1138	-	-	-
Stage 1	654	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	249	633	1138	-	-	-
Mov Cap-2 Maneuver	249	-	-	-	-	-
Stage 1	628	-	-	-	-	-
Stage 2	543	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.2	0.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1138	-	386	-	-
HCM Lane V/C Ratio	0.028	-	0.083	-	-
HCM Control Delay (s)	8.3	0	15.2	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	14	20	19	415	416	12
Future Volume (vph)	14	20	19	415	416	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Grade (%)	1%			-3%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.920				0.996	
Flt Protected	0.980			0.998		
Satd. Flow (prot)	1671	0	0	1824	1784	0
Flt Permitted	0.980			0.998		
Satd. Flow (perm)	1671	0	0	1824	1784	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	263			1447	440	
Travel Time (s)	6.0			32.9	10.0	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	16	23	22	477	478	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	39	0	0	499	492	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.98	1.02	1.05	1.01
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

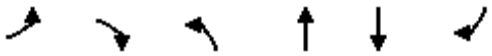
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	20	19	415	416	12
Future Vol, veh/h	14	20	19	415	416	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	23	22	477	478	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1006	485	492	0	-	0
Stage 1	485	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	574	1071	-	-	-
Stage 1	603	-	-	-	-	-
Stage 2	579	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	246	574	1071	-	-	-
Mov Cap-2 Maneuver	246	-	-	-	-	-
Stage 1	586	-	-	-	-	-
Stage 2	579	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.8	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1071	-	371	-	-
HCM Lane V/C Ratio	0.02	-	0.105	-	-
HCM Control Delay (s)	8.4	0	15.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	36	32	43	463	360	45
Future Volume (vph)	36	32	43	463	360	45
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Grade (%)	1%			-3%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.936				0.985	
Flt Protected	0.974			0.996		
Satd. Flow (prot)	1690	0	0	1773	1705	0
Flt Permitted	0.974			0.996		
Satd. Flow (perm)	1690	0	0	1773	1705	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	263			1447	440	
Travel Time (s)	6.0			32.9	10.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	5%	6%	2%
Adj. Flow (vph)	40	36	48	514	400	50
Shared Lane Traffic (%)						
Lane Group Flow (vph)	76	0	0	562	450	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.98	1.02	1.05	1.01
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

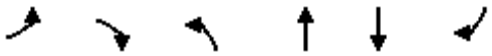
Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	36	32	43	463	360	45
Future Vol, veh/h	36	32	43	463	360	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	5	6	2
Mvmt Flow	40	36	48	514	400	50

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1035	425	450	0	-	0
Stage 1	425	-	-	-	-	-
Stage 2	610	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	242	622	1110	-	-	-
Stage 1	644	-	-	-	-	-
Stage 2	524	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	227	622	1110	-	-	-
Mov Cap-2 Maneuver	227	-	-	-	-	-
Stage 1	605	-	-	-	-	-
Stage 2	524	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.5	0.7	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1110	-	324	-	-
HCM Lane V/C Ratio	0.043	-	0.233	-	-
HCM Control Delay (s)	8.4	0	19.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.9	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	38	35	33	415	416	37
Future Volume (vph)	38	35	33	415	416	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Grade (%)	1%			-3%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.936				0.989	
Flt Protected	0.974			0.996		
Satd. Flow (prot)	1690	0	0	1820	1772	0
Flt Permitted	0.974			0.996		
Satd. Flow (perm)	1690	0	0	1820	1772	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	263			1447	440	
Travel Time (s)	6.0			32.9	10.0	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	44	40	38	477	478	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	84	0	0	515	521	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.98	1.02	1.05	1.01
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

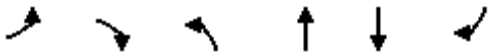
Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	35	33	415	416	37
Future Vol, veh/h	38	35	33	415	416	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	40	38	477	478	43

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1053	500	521	0	-	0
Stage 1	500	-	-	-	-	-
Stage 2	553	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	236	563	1045	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	224	563	1045	-	-	-
Mov Cap-2 Maneuver	224	-	-	-	-	-
Stage 1	564	-	-	-	-	-
Stage 2	559	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.5	0.6	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1045	-	315	-	-
HCM Lane V/C Ratio	0.036	-	0.266	-	-
HCM Control Delay (s)	8.6	0	20.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.1	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	14	17	29	463	360	24
Future Volume (vph)	14	17	29	463	360	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Grade (%)	1%			-3%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.927				0.991	
Flt Protected	0.978			0.997		
Satd. Flow (prot)	1680	0	0	1773	1713	0
Flt Permitted	0.978			0.997		
Satd. Flow (perm)	1680	0	0	1773	1713	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	263			1447	440	
Travel Time (s)	6.0			32.9	10.0	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	2%	5%	6%	2%
Adj. Flow (vph)	16	19	32	514	400	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	35	0	0	546	427	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.98	1.02	1.05	1.01
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

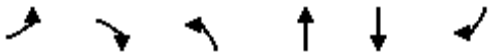
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	17	29	463	360	24
Future Vol, veh/h	14	17	29	463	360	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	5	6	2
Mvmt Flow	16	19	32	514	400	27

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	992	414	427	0	-	0
Stage 1	414	-	-	-	-	-
Stage 2	578	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	258	631	1132	-	-	-
Stage 1	652	-	-	-	-	-
Stage 2	543	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	248	631	1132	-	-	-
Mov Cap-2 Maneuver	248	-	-	-	-	-
Stage 1	626	-	-	-	-	-
Stage 2	543	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.7	0.5	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1132	-	372	-	-
HCM Lane V/C Ratio	0.028	-	0.093	-	-
HCM Control Delay (s)	8.3	0	15.7	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	17	20	19	415	416	15
Future Volume (vph)	17	20	19	415	416	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Grade (%)	1%			-3%	1%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.928				0.995	
Flt Protected	0.977			0.998		
Satd. Flow (prot)	1680	0	0	1824	1783	0
Flt Permitted	0.977			0.998		
Satd. Flow (perm)	1680	0	0	1824	1783	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	263			1447	440	
Travel Time (s)	6.0			32.9	10.0	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	20	23	22	477	478	17
Shared Lane Traffic (%)						
Lane Group Flow (vph)	43	0	0	499	495	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.98	1.02	1.05	1.01
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	20	19	415	416	15
Future Vol, veh/h	17	20	19	415	416	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	-3	1	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	23	22	477	478	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1008	487	495	0	-	0
Stage 1	487	-	-	-	-	-
Stage 2	521	-	-	-	-	-
Critical Hdwy	6.62	6.32	4.12	-	-	-
Critical Hdwy Stg 1	5.62	-	-	-	-	-
Critical Hdwy Stg 2	5.62	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	252	573	1069	-	-	-
Stage 1	601	-	-	-	-	-
Stage 2	579	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	245	573	1069	-	-	-
Mov Cap-2 Maneuver	245	-	-	-	-	-
Stage 1	584	-	-	-	-	-
Stage 2	579	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.5	0.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1069	-	355	-	-
HCM Lane V/C Ratio	0.02	-	0.12	-	-
HCM Control Delay (s)	8.4	0	16.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-

THE Mirbeau COMPANIES

July 26, 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 and July 12th meetings as well as those most recently stated in John Clarke's June 10th and July 7th letters, Lanc & Tully's June 10th and July 5th comments and Creighton Manning's July 11th comments.

Hudson Land Design July 26 responses to the specific Lanc & Tully comments and Colliers July 20 responses to the specific Creighton Manning comments are included under separate cover submitted today. All supporting Plans & Studies are included.

In response to John Clarke's comments, please consider:

1. The Site Plans and Landscape plans included in the Hudson plan set reflect the site plan agreement discussed with the Planning Board at the July meeting. The corrected Arrowstreet A0.03 New View #2 is included.
2. Mirbeau requires 248 spaces as stated in the parking studies previously submitted. A waiver request is not being pursued.
3. All parking aisles are now shown at 24 feet wide.
4. The revised Site Plan includes the updated Schedule of Regulations bulk table which indicates the Front Yard as from Grandview Ave.
5. The interior site view analysis A0.04 showing the view of the cottages from the rear porch is enclosed. Cottages 1 has a roof peak elevation of approximately 175. The Main Floor and the Porch are at an elevation of 179.75, so that the cottages 1-3 are not in the site line. Cottages 4 & 5 are over 600 feet away and are located south of the existing tree line that follows the drainage course that traverses the South Lawn, obscuring the view of the cottages.
6. A crosswalk to the park has not been discussed with the Board.
7. Mirbeau is open to meeting with the Greenway Trail Committee to discuss their current design.
8. A walkway along Grandview and South is not included on the plans but is an open point.
9. The revised Planting Plan is enclosed.

THE Mirbeau COMPANIES

10. The 2006 Hartgen Archaeological Report was submitted to the City on May 25th. There are no comment letters that Mirbeau has received.
11. Mirbeau understands the requirements of Chapter 134. The Building Elevations were referred to the Architectural Review Committee on July 12th and discussed at its July 22nd meeting.
12. The Preliminary Subdivision Plan has been revised.

The Subdivision Application has been revised and included here in response to Lanc & Tully's June 10th letter, General Comment No. 1.

The documents include:

Hudson Land Design/LRC Site Plans dated July 26 under separate cover.

Arrowstreet Architecture South Viewshed Plan A0.04.

We would like to discuss this with the Planning Board at its next meeting on August 9th 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

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Mirbeau of Beacon LLC

Address: 433 Broadway STE 203
Saratoga Springs, NY 12866

Signature: [signature]

Date: Revised 7/26/22

Phone: 315-217-4164

(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: Hudson Land Design

Address: 174 Main Street
Beacon, NY 12508

Phone: 845-440-6926

Fax:

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
Mirbeau Inn & Spa Beacon - 7 Craig House Lane

Street which property abuts: Grandview Avenue

Current Tax Map Designation: Section 6054-13-001258 Block _____ Lot(s) _____

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 64.39 acres

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.

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Preliminary Stormwater Pollution Prevention Plan for Mirbeau Beacon Inn & Spa

Prepared for:
Mirbeau Beacon, LLC.
433 Broadway STE 203
Saratoga Springs, NY 12866

March 29, 2022
Revised May 25, 2022, July 26, 2022

PRELIMINARY

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street
Newburgh, NY 12550 (Satellite Office)

TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Overview 1
1.2 Land Disturbance 2
1.2.1 Special Habitat Considerations 2

2.0 PROJECT DESCRIPTION 3
2.1 Project Location 3
2.2 Project Scope and Description 3
2.3 Surface Water Bodies 4
2.3.1 Wetlands 4
2.3.2 Streams 4
2.3.3 Floodplains 4
2.4 State Historic Preservation Office (SHPO) 5
2.4.1 Archaeological Sensitive Area 5

3.0 NOTICE OF INTENT 5

4.0 SOILS 5

5.0 RAINFALL 6
5.1 Overview 6
5.2 Rainfall Event Sizing Criteria 6

6.0 STORMWATER ANALYSIS AND MANAGEMENT 7
6.1 Methodology 7
6.1.1 Hydrologic Analysis 7
6.1.2 Stormwater Design Points 7
6.2 Pre-Development Watershed Conditions 7
6.3 Post-Development Watershed Conditions 8
6.3.1 Downstream Analysis 8
6.3.2 Onsite Analysis 8
6.4 Hydrologic Review 10
6.5 Stormwater Management System 10
6.6 Green Infrastructure for Stormwater Management 10
6.6.1 Green Infrastructure Practices 11
6.6.2 Five Step Process for Stormwater Site Planning and Selection Design 11
6.7 Qualitative Practices 12
6.7.2 Pre-Treatment Practices 13
6.7.3 Treatment Practices 14
6.8 Runoff Reduction Volume (RRv) 15
6.9 Soil Restoration 17
6.9.1 Soil Restoration Methods 17

7.0 EROSION AND SEDIMENT CONTROL 18
7.1 Overview 18
7.2 Temporary Erosion and Sediment Control Measures 18
7.2.1 Silt Fence 18
7.2.2 Stabilized Construction Entrance 19
7.2.3 Check Dams 19
7.2.4 Inlet Protection 19
7.2.5 Temporary Channels 19
7.2.6 Sediment Traps & Sediment Basins 20
7.2.7 Water Bars 20
7.2.8 Straw Bale Barriers 20
7.2.9 Temporary Soil Stockpiles 20
7.2.10 Dust Control 21
7.2.11 Temporary Soil Stabilization Practices 21
7.3 Permanent Erosion and Sediment Control Measures 22
7.3.1 Outlet Protection 22
7.3.2 Permanent Soil Stabilization Practices 22
7.4 Erosion and Sediment Control Sequencing Schedule 23
7.5 Maintenance Schedules 23
7.6 Construction Staging Areas 23
7.7 Site Assessments, Inspections and Reporting 23
7.7.1 Prior to Construction 23
7.7.2 During Construction 24
7.7.3 Quarterly Report 26
7.7.4 End of Term 26
7.8 Construction Logbook 26
7.9 Long Term Operation and Maintenance Plan of Stormwater System and Landscape Areas 26
7.9.1 Catch Basins and Piping 27
7.9.2 Hydrodynamic Separators (Contech CDS® Units) 27
7.9.3 Infiltration Basins 27
7.9.4 Bioretention Areas 27
7.9.5 Pre-treatment Forebays and Plunge Pools 27

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES 27
8.1 Waste Materials 28
8.2 Chemical 28
8.3 Fuels and Oil 28
8.4 Fertilizers 28
8.5 Paint 28
8.6 Sanitary Waste Facilities 29
8.7 Container Disposal 29
8.8 Concrete and Asphalt Trucks 29
8.9 Site Supervisor 29

9.0 SWPPP AMENDMENT 29

10.0 CONTRACTOR CERTIFICATIONS 30

11.0 OWNER/OPERATOR CERTIFICATION 30

12.0 CONCLUSIONS 30

APPENDICES

APPENDIX A: NOTICE OF INTENT & MS4 ACCEPTANCE
APPENDIX B: SOILS DATA
APPENDIX C: RAINFALL DATA, NYSDEC ERM, FLOOD MAP, WETLAND MAP, AND SHPO INFORMATION
APPENDIX D: FISHKILL CREEK OVERALL WATERSHED
APPENDIX E: POST-DEVELOPMENT HYDROCAD MODEL
APPENDIX F: STORMWATER MANAGEMENT PRACTICE DESIGN
APPENDIX G: PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST
APPENDIX H: STORMWATER CONSTRUCTION INSPECTION CHECKLISTS
APPENDIX I: CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS
APPENDIX J: QUALIFIED PROFESSIONAL'S CERTIFICATION
APPENDIX K: OWNER/OPERATOR CERTIFICATION
APPENDIX L: POST-DEVELOPMENT MAINTENANCE AND INSPECTION CHECKLIST
APPENDIX M: CONSTRUCTION INSPECTION REPORT
APPENDIX N: NOTICE OF TERMINATION

1.0 INTRODUCTION

1.1 Overview

This preliminary Stormwater Pollution Prevention Plan (SWPPP) has been developed in accordance with New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001, which authorizes stormwater discharges to surface waters of the State from the following construction activities identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. Construction activities involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land; excluding routine maintenance activity that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;
2. Construction activities involving soil disturbances of less than one (1) acre where the Department has determined that a SPDES permit is required for stormwater discharges based on the potential for contribution to a violation of a water quality standard or for significant contribution of pollutants to surface waters of the State.
3. Construction activities located in the New York City, East of Hudson watershed, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

This project qualifies for SPDES coverage under provision 1 as stated above.

The objectives of this SWPPP are as follows:

- To develop a sediment and erosion control plan in accordance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, which implements best management practices to stabilize disturbed areas, protect off site areas and sensitive areas and minimize the transport of sediment.
- To demonstrate that the resulting stormwater runoff from the development exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies, and that temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual (SDM), January 2015.
- To demonstrate that runoff reduction measures have been implemented into the design of the site.
- To demonstrate that the required runoff from the development is captured and treated through approved water quality measures.

Construction activities are not permitted to begin until such time that authorization is obtained under the General Permit. This project is not located within a Municipal Separate Storm Sewer System (MS4) area. Authorization to commence construction activities may commence seven (7) days following receipt of the Notice of Intent (NOI).

A copy of the General Permit, SWPPP, NOI, NOI acknowledgment letter, inspection reports and accompanying plans shall be maintained on-site from the date of initiation of construction activities until final stabilization of all disturbed areas has been achieved and the Notice of Termination (NOT) has been submitted.

1.2 Land Disturbance

Per the General Permit, no more than five (5) acres of land disturbance may occur at any one time without written approval from the NYSDEC. At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The owner or operator shall install any additional site-specific practices needed to protect water quality.

Disturbance of more than five (5) acres at any one time is not anticipated for this project. Phasing of the construction activities is planned to limit the amount of disturbance at any one time.

1.2.1 Special Habitat Considerations

The NYSDEC EAF Mapper identifies the following species as a species of concern, threatened or endangered: Atlantic Sturgeon, Timber Rattlesnake, Spongy-Leaved Arrowhead, Bald Eagle, Pied-billed Grebe, Short nose Sturgeon. An onsite habitat assessment was conducted on the site. No species were identified on the site, nor was any habitat found; however, suitable habitat was found for the Northern Long Eared Bat and Indiana Bat.

1.2.1.1 Northern Long Eared Bat and Indiana Bat

The NYSDEC Environmental Resource Mapper indicated that endangered species reside within the site but are not specific on the particular species present. Need to contact the local NYSDEC Regional Office for information.
The NYSDEC Environmental Resource Mapper does not indicate Northern Long Eared Bat or Indiana Bat on or near the property. Therefore, there will be no impact to their habitat.

In the unlikely event that either bat is discovered on the site, tree removal shall consider the habitat of the Northern Long Eared Bat and the Indiana Bat. To protect these bats from unintentional harm,

forest management practices shall take place during the hibernation period, November 1 through April 1, when bats are not expected to be present. However, the DEC places no restrictions on tree cutting unless a project is located within 5 miles of a known hibernation site or 1.5 miles of a documented summer occurrence. For projects requiring the removal of trees, the DEC recommends the following actions:

- Leave snag and cavity trees uncut unless their removal is necessary for protection of human life and property.
- If any bats are observed flying from a tree, or on a tree that has been cut, tree management activities in the area should be suspended and DEC Wildlife staff notified as soon as possible. A permit may be required to continue work, or you may have to wait until November 1 to resume activities.

Information in regard to the Long Eared Bat and Indiana Bat can be found within Appendix C.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site is located at 7 Craig House Lane, in the City of Beacon, Dutchess County, New York and consists of 64.35 acres. The project site is located on the west side of Wolcott Avenue (NYS Route 9D) and is bounded by Grandview and South Avenue on its southerly property line. The Dutchess County Parcel viewer website lists the parcel's tax parcel number is 6054-13-001258.

The project site is previously improved and consists of the former Howland Mansion, the former Tioranda School, two gate houses and a building that was constructed in 1978 to serve the former mental health use when it was the Craig House, as well as related parking areas. The Craig House psychiatric facility closed in 1999, and all of the buildings on the premises have remained vacant and unused since that time.

The remaining existing site cover consists of a mixture of forested areas, open grass fields, specimen trees, some ponds with wetlands and Fishkill Creek binds its westerly property line.

2.2 Project Scope and Description

The scope of the project will be limited only to the 7 Craig House Lane Lot. No work is proposed on the parcel east of Wolcott Avenue (NYS Route 9D). Specifically, the project as proposed by the Applicant will revitalize this long dormant property through adaptive re-use and restoration of existing buildings, and by adding new buildings and improvements, including a hotel with accessory uses, a spa, fine dining restaurant, event facilities, estate-caliber gardens, water features and other site amenities (the "Project"). The Project will consist of the restoration, renovation and expansion of the existing mansion to principally provide amenities associated with the spa and a restaurant. The Project includes five (5) hotel rooms in the mansion, seven (7) grotto hotel rooms within the proposed mansion expansion and sixty-three (63) hotel rooms to be located in a newly constructed, spa chateau building, which includes a proposed spa at the garden level, and five (5) resort-related 2-bedroom rental cottages. New asphalt parking areas will be constructed to serve

the proposed use. A new maintenance building will be constructed which will provide storage of equipment and offices for buildings and grounds staff.

Future uses include Resort Rental Cottages: The 7.0 acre parcel delineated on the site plan will be subdivided from the Premises for future related development by an affiliated entity, and will have a density limited to a maximum of nineteen (19) resort-related rental cottages, with two (2) to three (3) bedrooms in each cottage. Resort Farm: A passive, resort-servicing micro-farm will be constructed at the Southeast corner of the Premises along Grandview Ave. This will include lavender and spice fields and production of on-site farm to table products. The proposed future farm area is shown on the accompanying site plan drawings. The Tioranda school will also be renovated in a future phase that will include recreation areas and parking.

The proposed project at full build-out will disturb approximately ±10.5 acres. The total drainage study area is ±193 square miles. The proposed development will increase impervious area ±0.91 acres in comparison to the pre-developed area.

2.3 Surface Water Bodies

2.3.1 Wetlands

The NYSDEC Resource Mapper indicates that there are no State regulated wetlands on the site. The database also indicates that the nearest State regulated wetland is located about 1,114 feet west of the site's westernmost boundary, this places the site well beyond the nearest State wetland's 100-foot buffer.

The NWI website indicates there are NWI freshwater wetlands, ponds and riverines present on and adjacent to the site. Of the two (2) freshwater ponds on the site's western side near its border with the Fishkill Creek, the DEC map indicates that that southern pond is a C class waterbody under regulation 862-237. The northern pond is classified by the NWI database as a PUBFh freshwater pons with an area of 0.83 acres. No disturbances are proposed to the on-site wetlands

2.3.2 Streams

NWI mapping and the NYSDEC mapper indicates no streams located on the premises. However, Fishkill Creek borders the westerly property line of the parcel. The DEC map indicates that the Fishkill Creek as a Class C stream under regulation 862-237. No disturbances are proposed to the bed or banks of the Fishkill Creek.

2.3.3 Floodplains

Based upon review of the National Flood Insurance Program Flood Insurance Rate Map panels 36027C0576E and 36027C0577E, dated May 2, 2012, for the City of Beacon, New York, it was found that the western portion of the site (along the Fishkill Creek and on-site ponds) is situated along a Zone AE Floodway. The remainder, eastern portion of the site was found to be on an area of minimal flood hazard (Zone X). Please refer to Appendix C for supporting information and details regarding flood hazard zones on site (FEMA FIRMette).

2.4 State Historic Preservation Office (SHPO)

2.4.1 Archaeological Sensitive Area

This project is located within and is adjacent to survey archaeologic area according to the SHPO CRIS website. The site is also adjacent to National Register Building sites along its west and north boundaries according to the SHPO CRIS website. The CRIS site indicates that the existing gates houses, Tioranda School building and Hasbrook Mansion are eligible for historic status. The archaeologic sensitive area origin is approximately 1,865 feet northwest of the project's north boundary. A phase environmental site assessment has been submitted to SHPO for review.

3.0 NOTICE OF INTENT

Prior to commencement of construction activities, the Owner/Operator shall submit a Notice of Intent (NOI) to the NYSDEC for authorization. The NYSDEC authorization schedule is as follows:

For construction activities that are not subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has been prepared in conformance with the technical standards, or
- Sixty (60) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has not been prepared in conformance with the technical standards.

For construction activities that are subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI and signed "MS4 SWPPP Acceptance" form.

The project area is under the control of a regulated MS4, therefore the NOI shall be submitted directly to the NYSDEC along with the MS4 SWPPP Acceptance Form. A draft completed NOI is included in Appendix A of this SWPPP.

4.0 SOILS

The hydrologic soil characteristics of the watershed areas were obtained from Web Soil Survey Mapping of Dutchess County, New York, and available Geographical Information Systems (GIS) and are as follows:

Symbol	Description	Hydrologic Soil Group
BeC	Bernardston silt loam, 8 to 15 percent slopes	C/D
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	B
DwB	Dutchess-Cardigan complex, undulating, rocky	B/C
HsA	Hoosic gravelly loam, nearly level	A
HsB	Hoosic gravelly loam, undulating	A

NwC	Nassau-Cardigan complex, rolling, very rocky	C/D
NwD	Nassau-Cardigan complex, hilly, very rocky	C/D

SOIL PROPERTIES

Symbol	Erosion Hazard (k)
BeC	0.32 - Slight
ChB	0.24 - Slight
DwB	0.32 - Slight
HsA	0.10 - Slight
HsB	0.10 - Slight
NwC	0.17 - Slight
NwD	0.17 - Slight

Supporting soils information is provided in Appendix B of this SWPPP.

5.0 RAINFALL

5.1 Overview

The rainfall data utilized in the analysis of the watershed was obtained from Extreme Precipitation Tables from the Northeast Regional Climate Center. Supporting information is provided in Appendix C of this SWPPP. The storm events are as follows:

Storm Event	24-Hour Rainfall (in)
1 - year	2.61
10 - year	4.72
25 - year	5.93
100 - year	8.40

Rainfall data is provided in Appendix C of this SWPPP.

5.2 Rainfall Event Sizing Criteria

The stream channel protection volume (Cpv) criteria, intended to protect stream banks from erosion, will be demonstrated by providing 24 hour extended detention of the Type III 1-year, 24-hour storm event, or by infiltrating the entire volume. When providing extended detention, the channel protection volume criterion is not required where the resulting diameter of the stormwater management basin orifice is less than three (3) inches with a trash rack. Cpv can be met by use of green infrastructure treatment practices described in greater detail in Section 6 of this report.

The overbank flood control (Qp) criteria, intended to prevent an increase in frequency and magnitude of out of bank flooding generated by new development, will be demonstrated by attenuating the Type III 10-year, 24-hour peak discharge rate to pre-development conditions. The overbank flood criteria can be waived if the project site discharges to a tidal water or fifth order stream.

The extreme flood control (Qf) criteria, intended to prevent the increased risk of flood damage from large storm events, maintain the boundaries of pre-development conditions, and protect the physical integrity of stormwater management practices, will be demonstrated by attenuating the Type III 100-year, 24 hour peak discharge rate to pre-development conditions. The extreme flood control criteria can be waived if the project site discharges to a tidal water or fifth order stream. The use of on-site green infrastructure stormwater treatment practices can mitigate post-developed Qp and Qf rates and volumes.

The pre and post-development runoff rates will be compared utilizing the Type III 1-year (channel protection), 10-year (overbank flood control), and 100-year (extreme flood control) year, 24-hour storm events. The pre- versus post-development analysis will include the analysis of the Qp and Qf storm events.

6.0 STORMWATER ANALYSIS AND MANAGEMENT

6.1 Methodology

6.1.1 Hydrologic Analysis

The HydroCAD stormwater modeling system computer program by Applied Microcomputer Systems will be used to analyze, design and document the complete drainage system. The program uses standard hydrograph generation and routing techniques based on the USDA-NRCS Technical Releases TR-20 and TR-55 to develop stormwater runoff rates and volumes.

The program determines the rate and volume of runoff based on inputs of the watershed area, and characteristics of the land including vegetative coverage, slope, soil type, and impervious area.

6.1.2 Stormwater Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design points are identified in post-development conditions so that a comparison can be made between the pre-development and post-development conditions. Three design points for the project were selected, as follows:

Stormwater Discharge Points	
SDP	**Description**
1	Fishkill Creek at the Tioranda Bridge.

6.2 Pre-Development Watershed Conditions

The pre-developed site is broken into one overall Fishkill Creek watershed to the design point located at the Tioranda bridge which is summarized below:

Subcatchment 1 is comprised of approximately 193 square miles of Fishkill Creek watershed area including off-site and on-site areas tributary to DP 1. The offsite area consists of mostly wooded areas, open field areas, residential area and the City of Beacon. The on-site area is undeveloped wooded areas, wetlands, existing buildings and open grass fields. The subcatchment area contains soils in hydrologic soil groups A, B, C, & D. Runoff from the site travels via sheet flow, shallow concentrated flow and stream flow to DP 1. All flow from the site discharges to the Fishkill Creek and ultimately to DP 1.

Detailed stormwater calculations and routing for the pre-development conditions have been included in Appendix D.

The following table summarizes the pre-development watershed conditions:

Pre-Development Watershed Conditions					
Subcatchment	**Area (sq. mi.)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	193	Wooded, open fields, developed areas and water surface areas	N/A	A, B C, & D	N/A

6.3 Post-Development Watershed Conditions

6.3.1 Downstream Analysis

The project site is located at the mouth of the Fishkill Creek as it enters the Hudson River. The creek is a fourth order stream at this point with a 193 square mile watershed contributing to the design point. The 64.35 acre site is less than a fraction of a percent of the overall watershed of Fishkill creek. The overall Fishkill Creek watershed peak discharge rates occur at a much later time that the on-site peak discharge rates due to the much larger sized overall watershed. Therefore, the goal is to perform a downstream analysis to demonstrate that on-site peak "beats the peak" of the Fishkill Creek by occurring at earlier times than the Fishkill Creek, thereby not increasing the overall peak discharge of the Creek because they don't occur at the same time.

This project meets the downstream analysis criteria as defined in Section 4.10 of the NYS Stormwater Design Manual. Therefore Qp and Qf can be waived. The post-developed subcatchment areas are broken up to determine WQv, RRv and CPv only. Peak discharge rates of the site are not required.

6.3.2 Onsite Analysis

The post-developed site is broken into six (6) on-site subcatchments. Stormwater treatment will be provided through two proposed bioretention areas, an underground infiltration/detention storage chamber system, two rain gardens, and green roofs. The following is a description of the subcatchments:

Subcatchment 11 is comprised of ±5.21 acres of onsite area. Land cover consists of open grass field area with mature trees, proposed hotel/spa development and impervious areas. The subcatchment area contains soils in hydrologic soil group B. Runoff from the subcatchment travels via sheet flow, shallow concentrated flow and pipe flow to a proposed underground infiltration

chamber system A. Discharge from the chamber system flows westerly through existing drainage ditches on the site to SDP1.

Subcatchment 12 is comprised of ±3.12 acres of onsite area. Land cover consists of open grass field area with mature trees, hotel/spa development and impervious areas. There is a portion of green roof in this area, it has been considered to be lawn in the hydrologic calculations. The subcatchment area contains soils in hydrologic soil groups A and B. Runoff from the subcatchment travels via sheet flow, shallow concentrated flow and pipe flow to proposed bioretention area A. Discharge from the bioretention area flows westerly through an existing drainage ditch on the site to Fishkill Creek, and ultimately to SDP1.

Subcatchment 13 is comprised of ±0.29 acres of onsite area. Land cover consists of open grass field area with mature trees, 3 rental cottages and impervious areas. The subcatchment area contains soils in hydrologic soil group B. Runoff from the subcatchment travels via sheet flow and shallow concentrated flow to proposed bioretention B. Discharge from the rain garden flows westerly through an existing drainage ditch on the site to Fishkill Creek, and ultimately to SDP1.

Subcatchment 14 is comprised of ±0.40 acres of onsite area. Land cover consists of open grass field area with mature trees, 2 rental cottages and impervious areas. The subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels via sheet flow and shallow concentrated flow to proposed bioretention C. Discharge from the bioretention flows westerly through an existing drainage ditch on the site to Fishkill Creek, and ultimately to SDP1.

Subcatchment 15 is comprised of ±1.90 acres of future re-developed onsite area. Land cover consists of open grass field area with mature trees, the former Tioranda School building and impervious parking areas. The subcatchment area contains soils in hydrologic soil groups A & C. Runoff from the subcatchment travels via sheet flow and shallow concentrated flow to proposed bioretention area D. Discharge from the bioretention flows westerly through an existing drainage ditch on the site to Fishkill Creek, and ultimately to SDP1.

Subcatchment P is comprised of ±1.48 acres of self-contained onsite water garden area. The proposed water garden is a tiered recirculating waterbody system. Contributing drainage is the garden itself which does contain a small amount of impervious walkways and a small portion of building. The land cover consists of open grass area, landscaped areas, open water and impervious areas. There is a portion of green roof in this area, it has been considered to be lawn in the hydrologic calculations. The subcatchment area contains soils in hydrologic soil group B. Runoff from the subcatchment travels via sheet flow and shallow concentrated flow to the water garden system. The water garden is a closed recirculating pump system that will only overflow during rain events. Overflow from the garden flows westerly through an existing drainage ditch on the site to Fishkill Creek, and ultimately to SDP1.

Detailed stormwater calculations and routing for the post-development condition have been included in Appendix E.

The following table summarizes the post-development watershed conditions:

Post-Development Watershed Conditions					
Subcatchment	**Area (ac)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
11	5.21	Developed lawn, landscaped areas, main parking, and hotel	76	B	11.5 min.
12	3.12	Developed lawn, landscaped areas, parking, and hotel	75	A & B	6.1 min.
13	0.29	Developed lawn, landscaped areas, and cottages	72	B	2.8 min.
14	0.40	Developed lawn, landscaped areas, and cottages	45	A	4.3 min.
15	1.90	Developed lawn, landscaped areas, parking and school	54	A & C	11.1 min.
P	1.48	Developed lawn, landscaped areas, and water feature	73	B	3.3 min.

6.4 Hydrologic Review

The stormwater CPv computations are summarized below.

Post-Development Watershed Conditions		
Subcatchment	**Required CPv Runoff Volume (cf)**	**Provided CPv structure**
11	13,024	Twin 24” HDPE outlet pipe
12	7,318	2” dia. orifice
13	-	-
14	-	-
15	479	No outflow

6.5 Stormwater Management System

The stormwater management system will consist of an onsite closed pipe network that will collect site runoff from impervious and pervious surfaces and convey it to the various stormwater practices prior to discharge to stormwater discharge points under overflow conditions.

6.6 Green Infrastructure for Stormwater Management

The SDM encourages the use of green infrastructure (GI) practices for stormwater management. Green infrastructure approach for stormwater management reduces a site’s impact on an aquatic ecosystem through the use of site planning techniques, runoff reduction techniques, and certain standard stormwater management practices. The objective is to replicate the pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, and

minimizing concentrated runoff by use of runoff control techniques. When implemented, green infrastructure can reduce volume, peak flow, and flow duration, promote infiltration and evapotranspiration, improve groundwater recharge, reduce downstream flooding, and protect downstream water and wetlands.

6.6.1 Green Infrastructure Practices

Green infrastructure consists of implementing several techniques during the site planning process which are:

- Preservation of Natural Resources – Preservation of undisturbed areas; preservation of buffers; reduction of clearing and grading; locating development in less sensitive areas; open space (park) design; soil restoration.
- Reduction of Impervious Cover – Roadway reduction; sidewalk reduction; driveway reduction; building footprint reduction; parking reduction.
- Runoff Reduction Techniques – Conservation of natural areas; sheet flow to riparian buffers or filter strips; vegetated open swale; tree planting/tree box; disconnection of roof runoff; stream daylighting for redevelopment projects; bioretention areas; rain gardens; green roofs; stormwater planters; rain tank/cistern; pervious pavement.

During the planning process, the above techniques are implemented to the greatest extent possible to reduce runoff developed by the site. The following summarizes the GI techniques implemented on the site:

- Conservation of natural areas
- Sheet flow to riparian buffers
- Impervious cover has been reduced wherever possible.
- Bioretention basins are proposed to provide quantity and quality treatment of stormwater runoff.

6.6.1.1 Conservation of Natural Areas

No conservation easements are proposed on the subject premises; however, all of the forest area between the existing developed area will remain undisturbed as part of the project. Therefore, runoff to this area will continue to be filtered through undisturbed forest surface and allowed to infiltrate where possible prior to discharging to the onsite and offsite waterbodies.
Runoff from areas of the project area that are directed to riparian buffers can treated for water quality by flowing through the vegetated buffer area. If no riparian buffers exist, a level spreader and vegetated filter strip may be constructed to mimic the riparian buffer. Runoff must be directed to the buffers or filter strip through sheet flow and may require the construction of a level spreader.

6.6.1.2 Bioretention Areas and Rain Gardens

Runoff from the proposed development will be directed to rain gardens, bioretention areas with infiltration capacity, and an underground infiltration/detention system thereby providing RRv capacity.

6.6.2 Five Step Process for Stormwater Site Planning and Selection Design

Stormwater management using GI is summarized in the five-step process described below.

Step 1: Site Planning
The site design will incorporate the preservation of natural resources including protection of natural areas, avoidance of sensitive areas, minimizing grading and soil disturbance, minimizing impervious areas on roads, driveways and parking lots. The site layout will avoid wetlands, waterways, buffers, areas of highly erodible soils and critical areas. The site design will also maintain natural drainage design points.

Step 2: Determine Water Quality Volume (WQv)
The WQv will be calculated for the site prior to implementation of GI practices. The calculated WQv must be reduced by implementation of GI & SMP's.

Step 3: Runoff Reduction by Applying Green Infrastructure Techniques
Green infrastructure practices will be implemented wherever possible to reduce runoff from the site. GI for this site will consist of reduction of roadway widths, providing parking beneath buildings and the use of infiltration practices.

Step 4: Apply Standard SMP's to Address Remaining WQv
Standard SMP's such as ponds, filtering practices or stormwater wetlands to meet additional water quality volume requirements. It is not anticipated that additional standard SMP's will be required for this project based upon the reduction of impervious surfaces.

Step 5: Apply Volume and Peak Rate Control Practices (if needed)
Cpv, Qp and Qf must also be met, either by standard practices, or other accepted techniques such as meeting criteria set forth in the NYS SWDM, where Cpv, Qp and Qf are required. Cpv, Qp and Qf are met by the installation of the stormwater pond with an outlet control structure on the east side and bioretention basin with outlet control structure on the west side which reduce the peak flows associated with each criterion.

6.7 Qualitative Practices

Small sized, frequently occurring storms account for the majority of runoff events that generate stormwater runoff. As a result, the runoff from these storms is recognized as a major contributor of pollutants. Therefore, treating these frequently occurring smaller rainfall events and a portion of the larger events offers an opportunity to minimize the water quality impacts associated with developed areas.

The water quality volume, denoted as WQ_v, specifies a treatment volume required to be captured and treated by intercepting 90% of the average annual stormwater runoff volume. This criterion strives to achieve an 80% Total Suspended Solids (TSS) removal and 40% Total Phosphorous (TP) removal on an annual basis.

In numerical terms, it is calculated using the formula below which was obtained from Section 4.2 of the New York State Stormwater Management Design Manual, January 2015:

$$WQ_v = (P \times R_v \times A) / 12$$

Where:

WQ_v = Water Quality Volume (acre-feet)

P = 90% Rainfall Event Number

$R_v = 0.05+0.009 \times I$, where I is percent impervious (minimum $R_v = 0.2$)

A = Site area in acres (contributing area)

The following table has been developed summarizing the pre-treatment volume, water quality volume and treatment practices for the main project area. Areas 11, 12 and 31 are mainly undeveloped portions of the site that are diverted around treatment areas.

Watershed	Total Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Treatment Practice	WQv Provided (cf)
11	11,203	5,602	Isolator Row X 2	Underground Detention/Infiltration A	12,728
12	7,288	8,113	Plunge Pool	Bioretention A	12,394
13	485	-	-	Bioretention B	2,203
14	407	-	-	Bioretention C	2,819
15	3,694	923	Plunge Pool	Bioretention D*	4,448*
Green Roof	1,059	-	-	Green Roof	1,059
Total	**24,136**				**35,651**

*Bioretention area D is located near the Tioranda School in a future phase. Preliminary Design calculations are included for this bioretention area that will be finalized during the future phase.

A major concern with runoff into waterbodies is phosphorus loading. Phosphorus, like nitrogen, is an essential nutrient for aquatic life in waterbodies. However, increased amounts of phosphorus entering surface waters promotes excessive algae growth, which decreases water clarity, causes variations in dissolved oxygen, disagreeable odors, habitat loss and fish kills. The protection of waterbodies from the harmful effects of phosphorus can be accomplished from reducing the runoff volume entering surface waters. Reduction of runoff volume reduces the concentrations of pollutants entering the surface water and thus decreases harmful effects. The removal of enhanced phosphorus can be accomplished using stormwater management practices. Whether in particulate or dissolved speciation, phosphorus can be removed using unit operations. Particulate phosphorus in particular can be removed using bioretention areas and through sedimentation of runoff before entering surface water. Primarily, reducing the WQv entering a surface water body will lower phosphorus pollutant loading.

6.7.2 Pre-Treatment Practices

The following pre-treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented will be included in Appendix L.

6.7.2.1 Forebays and Plunge Pools

Forebays and plunge pools are depressions located within a drainage path, adjacent to an inlet, which are designed to promote the deposition of sediment from the runoff, prior to entering the stormwater management facility. Tow (2) forebays have been incorporated into the design – one each at bioretention area A & B.

6.7.2.2 Overland Flow

A significant portion of the runoff will flow overland to receiving water bodies or offsite properties. Much of the site's existing natural vegetation is proposed to remain, and the post developed land cover will be restored to turf grass and landscaped areas. The meadow and landscaped areas will capture sediment and floatables prior to discharge at the stormwater discharge point.

6.7.3 Treatment Practices

The following treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented are included in Appendix L.

6.7.3.1 Bioretention Areas

Bioretention areas are shallow landscaped stormwater basins which utilize engineered soils and vegetation to capture and treat runoff. A standard profile would show an aged shredded hardwood mulch layer above 30 to 48 inches of planting media, with underdrain in gravel jacket below. Native plants (grasses, shrubs, trees) are provided in the bioretention area. Bioretention areas provide water quality treatment, and in cases with soils exhibiting high infiltrative rates, are capable of handling the CPv. In most cases, flows from larger storms are diverted to other practices more suited to attenuate flows for larger storm events. Underdrains are required elements in HSG C & D, but may not be necessary in those soil types if infiltration testing proves adequate infiltrative capacity exists. All bioretention areas are located in A & B soils. Therefore, they are equipped with underdrains and provide 40% runoff reduction.

6.7.3.2 Underground Infiltration

Stormwater infiltration practices capture and temporarily store the water quality volume before allowing it to infiltrate through the floor of each practice into the soil over a two-day period. In areas where the subsurface soils exhibit high infiltration rates, the channel protection volume may also be infiltrated. Infiltration facilities are not typically capable of infiltrating the overbank flood or extreme flood volumes. Adequate outflows are required for these larger storm events. Soil testing to obtain infiltration rates are required as part of the design of infiltration facilities. Varying degrees of pre-treatment of the water quality are required based on the field determined infiltration rate of the subsurface soils. 100% of the water quality volume is required where the infiltration rate exceeds 5 inches per hour, 50% for infiltration rates between 2 and 5 inches per hour, and 25% for infiltration rates less than 2 inches per hour. Pre-treatment is typically accomplished through installation of plunge pools and other filtering methods. Infiltration practices must be isolated and protected from stormwater run-off during construction. The contributory drainage area shall be completely constructed and stabilized before connection of the stormwater conveyance system to the infiltration practice. Infiltration basins are typically landscaped by providing a hardy, drought tolerant grass species that is capable of tolerating periodic inundation. The established grass requires mowing twice annually (or as needed). Proper maintenance of the contributing conveyance system and pre-treatment practice are important in maintaining infiltration rates.

6.7.3.3 Rain Gardens

Rain gardens are a green infrastructure technique intended to manage and treat small volumes of stormwater runoff from impervious surfaces using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression. This practice is most commonly used in residential land use settings. The method is a variation on bioretention and combines physical filtering and adsorption with bio-geochemical processes to remove pollutants. Rain gardens are a simplified version of bioretention and are designed as a passive filter system without an underdrain connected to the storm drain system.

6.7.3.4 Green Roofs

Green roofs are a green infrastructure technique that consist of a layer of vegetation and soil installed on top of a conventional flat or sloped roof. The rooftop vegetation captures rainwater allowing evaporation and evapotranspiration processes to reduce the amount of runoff entering downstream systems, effectively reducing stormwater runoff volumes and attenuating peak flows. Green roof designs are characterized as extensive or intensive, depending on storage depth. Extensive green roofs have a thin soil layer and are lighter, less expensive and generally require low maintenance. Intensive green roofs often have pedestrian access and are characterized by a deeper soil layer with greater weight, higher capital cost, increased plant diversity and more maintenance requirements.

6.8 Runoff Reduction Volume (RRv)

RRv is not required for re-development projects. Typically, RRv is met with the use of individual treatment practices since the re-development project meets the criteria set forth in the NYS SWDM §9.3.3. A bioretention area, infiltration basin, underground infiltration area, and rooftop disconnects are proposed to manage and treat the runoff generated from the sites impervious areas.

RRv (measured in acre-feet) is reduction of the total WQv by application of GI techniques and SMP's to replicate the pre-development hydrology. The minimum required RRv is defined as the specified Reduction Factor (S), provided objective technical justification is documented.

RRv must be achieved by infiltration, groundwater recharge, reuse, recycle, evaporation/evapotranspiration of 100% of the post-developed WQv's to replicate pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow by using runoff control techniques to provide treatment in a distributed manner before runoff reaches the collection system.

RRv is calculated based upon three methods:

1. Reduction of the practice contributing area in WQv computation.
2. Reduction of runoff volume by storage capacity of the practice.
3. Reduction using standard SMP's with runoff reduction capacity.

Projects that cannot meet 100% of the runoff reduction requirement must provide a justification that evaluates each of the GI planning and reduction techniques and identify the specific limitations of the site according to which application of this criterion is technically infeasible. Projects that do not achieve runoff reduction to pre-construction must, at a minimum, reduce a percentage of the runoff from impervious areas to be constructed on the site. The percent reduction is based on the Hydrologic Soil Group(s) (HSG) of the site and is defined as Specific Reduction Factor (S).

The following lists the specific reduction factors for the HSG's.

HSG A = 0.55

HSG B = 0.40

HSG C = 0.30

HSG D = 0.20

The specific reduction factor (S) is based on the HSG's present at the site. The values are defined based on a hydrology analysis of low, medium, and high imperviousness. The reduction is achieved when runoff from a percentage of the impervious area on a site is captured, routed through GI or an SMP, infiltrated to the ground, reused, reduced by evapotranspiration, and eventually removed from the stormwater discharge from the site.

The following equation is used to determine the minimum RRv:

RRv (in acre-feet of storage) = [(P)(Rv*)(Ai)]/12

Ai = (S)(Aic)

Ai = impervious cover targeted for runoff reduction

(Aic) = total area of new impervious cover

Rv * = 0.05+0.009(I) where I is 100% impervious

S = Hydrologic Soil Group (HSG) Specific Reduction Factor (S)

The goal of the SWPPP is to utilize as many runoff reduction methods as possible on a site. All GI practices will be quantified and compared to the overall WQv for the site. If the RRv is greater than or equal to the WQv, then standard SMP's can be implemented to control peak rate leaving the site if applicable.

The following table summarizes required 100% RRv, minimum RRv, RRv reduced by use of runoff reduction techniques, RRv provided by standard SMP's with RRv and provided RRv for the main project area. The table will be completed after calculation of RRv for the approved layout.

Watershed	Required Total RRv (cf)	Required Minimum RRv (cf)	RRv reduced by use of runoff reduction techniques (cf)	RRv provided by standard SMP with RRv (cf)*	RRv (cf) Provided*
11	11,203	4,171	-	11,203	11,203
12	7,288	3,085	-	7,288	7,288
13	485	174	485	-	485
14	407	106	407	-	407

15	3,694	1,779	-	3,694	3,694
Green Roof	1,059	583	1,059	-	1,059
Total	**24,136**	**10,381**	**-**	**-**	**24,136**

* Treatment practices can be oversized to provide additional runoff reduction (RRv); however, they can only be oversized to provide up to 100% of the RRv. No additional credit can be taken for RRv for practices that provide greater than 100% RRv.

**Bioretention area D is located near the Tioranda School in a future phase. Preliminary Design calculations are included for this bioretention area that will be finalized during the future phase.

6.9 Soil Restoration

Soils within disturbed areas tend to over compact as a result of heavy construction traffic; thus, limiting their infiltrative capacity. Under the GP-0-020-001 permit, soil restoration is required in disturbed areas that will be vegetated in order to recover the original properties and porosity of the soil, especially in areas that receive high construction traffic, or areas that have soils that are poorly drained.

Many runoff reduction practices need Soil Restoration measures applied over and adjacent to the practice to achieve runoff reduction performance. Some key benefits of soil restoration are less runoff, better water quality; healthier, aesthetically pleasing landscapes; increased porosity on redevelopment sites where impervious cover is converted to pervious; decreases runoff volume generated and lowers the demand on runoff control structures; enhances direct groundwater recharge; promotes successful long-term re-vegetation by restoring soil organic matter, permeability, drainage and water holding capacity for healthy root system development of trees, shrubs and deep-rooted ground covers, minimizing lawn chemical requirements, plant drowning during wet periods, and burnout during dry periods.

Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.

6.9.1 Soil Restoration Methods

- Topsoil Application – Applying 6” of topsoil in soils with an HSG of A & B and have only been stripped, cut or filled. Soils with HSG of C or D that have only been stripped require aeration in addition to topsoil.
- Aeration - 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 function like a mini-subsoiler.
- Tilling – Tilling includes the use of a cat-mounted ripper, tractor mounted disc, or tiller in order to expose the compacted soil devoid of oxygen to air an recreates temporary air space which allows for infiltration.
- Full Soil Restoration - Consists of Deep Ripping and De-Compaction, Compost Enhancement, and/or Deep Subsoiling. Deep Ripping includes the use of a cat mounted ripper, and is typically done at 12” to 24” depths. Compost Enhancement is done by using a deep subsoiler after topsoil has been applied. The goal is to alleviate the compaction that may have occurred during the placement of topsoil. This method mixes the topsoil and compost with subsoils.

Restoration techniques shall not be done until construction is complete and traffic will not travel through green areas. It is expected that full soil restoration will be required in areas around residential dwellings where undisturbed soil existed proposed to landscaped. These areas are shown on the erosion and sediment control plan. Other soil restoration techniques are shown where light grading, or minor cuts and fills are proposed. The type of soil restoration in these areas depends on the hydrologic soil group.

7.0 EROSION AND SEDIMENT CONTROL

7.1 Overview

The most sensitive stage of the development cycle is the period when vegetation is cleared and a site is graded. The potential impacts to on-site and off-site receiving waters and adjoining properties are particularly high at this stage. For example, trees and topsoil are removed, soils are exposed to erosion, and natural topography and drainage patterns are altered. Control of erosion and sediment during these periods is an essential function of this SWPPP and accompanying plans.

Effective and practical measures employed to minimize the erosion potential and prevent sediment from leaving the construction site and reaching streams or other water bodies have been recommended in accordance with:

- New York State Standards and Specifications for Erosion and Sediment Control, November, 2016

In order to ensure the effectiveness of the measures recommended herein, routine inspections and documentation, along with procedures for monitoring the findings, maintenance, and corrective actions resulting from each inspection are outlined within this section of the SWPPP.

7.2 Temporary Erosion and Sediment Control Measures

The following temporary measures have been incorporated into the erosion and sediment control plans for the site construction activities. These measures are also detailed on the site plans.

7.2.1 Silt Fence

A silt fence is a temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts, entrenched, and supported with woven wire fence. Silt fences are installed on the contours across a slope and used to trap sediment by intercepting and detaining sediment laden runoff from disturbed areas in order to promote sedimentation on the uphill side of the fence.

Silt fences are suitable for perimeter and interior control, placed below areas where runoff may occur in the form of sheet flow. It should not be placed in channels or areas where flow is concentrated. In addition to interior and perimeter control a silt fence can be applied in the following applications:

- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels banks.
- Around temporary spoil area and stockpiles.

7.2.2 Stabilized Construction Entrance

A stabilized construction entrance consists of a pad of aggregate overlaying a geotextile fabric located at a point where construction vehicles enter or exit a site to reduce or eliminate the tracking of sediment onto public right of ways, street, alleys or parking areas, thereby preventing the transportation of sediment into local stormwater collection systems. Efficiency is greatly increased when a washing area is included as part of a stabilized construction entrance.

Stabilized construction entrances shall be a minimum of fifty (50) feet long and twelve (12) feet wide, but not less than the full width of points where vehicles enter and exit the site. Where there is only one access point to the site, the stabilized construction entrance shall be a minimum of twenty-four (24) feet wide. Stabilized construction entrances shall be a minimum of six (6) inches in depth consisting of one (1) to four (4) inch stone or reclaimed or recycled equivalent.

7.2.3 Check Dams

Check dams shall be placed in channels to reduce scour and erosion by reducing flow velocity and promoting sediment settlement. Check dams shall be spaced in the channel so that the crest of the downstream dam is at the elevation of the toe of the upstream dam. Check dams, consisting of a well-graded stone two (2) – nine (9) inches in size (NYSDOT – Light Stone) shall maintain a height of two (2) feet with side slopes of 2:1 extending beyond the bank of the channel by a minimum of one and a half (1.5) feet. Check dams shall be anchored in the channel by a cutoff trench of one and a half (1.5) feet in width by a half (0.5) foot in depth.

7.2.4 Inlet Protection

Inlet protection consists of a filtering measure placed around or upstream of a storm drain used to trap sediment by temporary ponding runoff before it enters the storm drain. Inlet protection is not considered to be a primary means of sediment control and should be used with an overall integrated sediment control program. There are four types of storm drain inlet protection consisting of: excavated drop inlet protection, fabric drop inlet protection, stone and block drop inlet protection and curb drop inlet protection.

Inlet protection shall be implemented for all inlets that could potentially be impacted by sediment laden runoff.

7.2.5 Temporary Channels

Temporary channels in the form of diversion swales or berms may be used to intercept and direct runoff under the following applications:

- Above disturbed areas in order to direct and prevent clean runoff from flowing over disturbed areas until the area is permanently stabilized.
- Below disturbed areas to convey sediment laden runoff to sediment traps.
- Across disturbed slopes to reduce slope lengths.

Where used to convey sediment laden runoff, temporary channels shall be equipped with check dams.

7.2.6 Sediment Traps & Sediment Basins

A sediment trap or basin is a containment area, where sediment laden runoff collected from disturbed areas is temporarily detained allowing sediment to settle out before the runoff is discharged. Sediment traps and basins are formed by excavating an area or constructing an earthen embankment where sediment control is needed.

There are several types of sediment traps. The outlet of a rip rap outlet sediment traps shall be through a partially excavated channel through the embankment lined with rip rap. Pipe outlet sediment traps are equipped with an outlet structure including a perforated riser. The pipe outlet typically is installed through the embankment.

Sediment traps and basins are designed to treat 3,600 cubic feet per acre of drainage area collected. Pipe outlet sediment traps are limited to drainage areas of less than five (5) acres, rip rap outlet sediment traps are limited to fifteen (15) acres of drainage area, and sediment basins can accommodate upwards of one hundred (100) acres.

Sediment shall be removed, and the trap or basin shall be restored to the original dimensions when the sediment has accumulated to ½ of the design depth. The required and provided storage/cleanout elevations have been provided on the plan set. Calculations for sizing the facilities will be provided in the final SWPPP if necessary.

7.2.7 Water Bars

Water bars are temporary earth barriers constructed across construction roads used to intercept and divert roadway runoff toward temporary sediment traps or channels, prevent runoff from concentrating, and minimize the potential of gullies from forming. Spacing of water bars is dependent upon the road slope and shall be installed in accordance with the schedule depicted on the Erosion and Sediment Control detail sheet.

7.2.8 Straw Bale Barriers

Straw bale barriers are used to intercept and contain sediment from disturbed areas of limited size in order to prevent sediment from exiting the site. Bales should be placed in a single row lengthwise along the contour, with ends abutting one another. Straw bales shall be bound and installed so that the bindings are oriented around the sides. Straw bales shall be entrenched a minimum of four (4) inches, backfilled, and anchored using either two stakes or rebar driven through the straw bales to a depth of one and a half (1.5) to two (2) feet below grade.

Straw bales shall be used where no other measure is feasible. They shall not be used where there is a concentration of flow within a channel or other area.

The useful life of a straw bale barrier is three (3) months.

7.2.9 Temporary Soil Stockpiles

Stockpiling of soil is a method of preserving soil and topsoil for regrading and vegetating disturbed areas. Stockpiles shall be located away from environmentally sensitive areas (i.e. wetlands and associated buffers, streams, water bodies) and shall be protected with a peripheral silt fence. Slopes of stockpiles shall not exceed 2:1. Temporary stabilization measures shall be completed within fourteen (14) days of stockpile formation.

7.2.10 Dust Control

Dust control measures reduce the surface and air transport of dust, thereby preventing pollutants from mixing into stormwater. Dust control measures for the construction activities associated within this project consist of windbreaks, minimization of soil disturbance (preserving buffer areas of vegetation where practical), mulching, temporary and permanent vegetation cover, barriers (i.e. geotextile on driving surfaces) and water spraying.

Construction activities shall be scheduled to minimize the amount of area disturbed at any one time.

7.2.11 Temporary Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. This requirement does not apply where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions.

Temporary stabilization practices may include:

7.2.11.1 Mulching

Mulching is a temporary soil stabilization practice. Mulching prevents erosion by protecting soil from raindrop impact and by reducing the velocity of overland flow. Mulching also retains moisture within the soil surface and prevents germination. Where mulching consists of wood chips or shavings, it shall be applied at a rate of 500-900 lbs per 1000 s.f. Where mulching consists of straw, it shall be applied at a rate of 90-100 lbs. per 1000 s.f. All temporary grass areas shall receive a standard application of mulch consisting of straw, unless the area is hydroseeded.

7.2.11.2 Temporary Seeding

Temporary seeding provides additional benefits over other stabilization practices by creating a vegetation system holding soil particles in place with root systems and maintaining the soils capacity to absorb runoff. Temporary vegetation shall be placed in accordance with project plans. Irrigation shall be used when the soil is dry or when summer plantings are done.

7.2.11.3 Temporary Erosion Control Blanket

A temporary erosion control blanket is a degradable erosion control blanket used to hold seed and soil in place until vegetation is established in disturbed areas. Temporary erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protect seeds from birds. Temporary erosion control blankets may consist of straw blankets, excelsior blankets (curled wood excelsior), coconut fiber blankets, or wood fiber blankets (reprocessed wood fibers which do not possess or contain any growth or germination inhibiting factors).

7.3 Permanent Erosion and Sediment Control Measures

The following permanent measures have been incorporated into the erosion and sediment control plans for the site construction activities.

7.3.1 Outlet Protection

Outlet protection is used to reduce stormwater velocity and dissipate the energy of flow exiting a culvert before discharging into receiving channels. Rip-rap treatment extends between the point where flows exit the culvert and where the velocity and/or energy from runoff is dissipated to a degree where there is minimal erosion downstream of the discharge point.

A geotextile fabric shall be placed beneath the rip-rap to prevent soil movement into and through the rip-rap.

7.3.2 Permanent Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has permanently ceased.

Permanent stabilization practices may include:

7.3.2.1 Sod

Where exposed soils have the potential to generate off-site sediment loading, sod can provide a immediate form of stabilization and extra protection to a disturbed area. Where applied, sod shall be blue grass or a bluegrass/red fescue mixture or a perennial ryegrass and machine cut with a uniform soil thickness of ¾ inch, plus or minus ¼ inch. Sod shall be used at the discretion of the Owner, unless specifically required by the plans.

7.3.2.2 Permanent Vegetation

Permanent vegetation shall be used to provide a protective cover for exposed areas that have received final grading. Permanent stabilization shall be applied where topsoil has been placed or returned and incorporated into the soil surface. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Permanent vegetation shall be placed in accordance with project plans.

7.3.2.3 Hydroseeding

Hydroseeding is the hydraulic application of seed and fertilizer onto prepared seed beds. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Hydroseeding shall be used at the discretion of the Contractor, unless specifically required by the plans.

7.3.2.4 Permanent Erosion Control Blankets

Permanent erosion control blankets are comprised of synthetic materials that form a high strength mat that helps prevent soil erosion in channels and on steep slopes. Stems and roots become intertwined within the matrix, thus reinforcing the vegetation and anchoring the mat. Permanent erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protect seeds from birds. When used within channels, permanent erosion control blankets can aid in the establishment of vegetation and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events.

7.4 Erosion and Sediment Control Sequencing Schedule

Implementation schedules for the installation of erosion and sediment control measures prior to and during the course of construction will depend greatly on the actual construction schedule and the varying field conditions that may warrant temporary construction stops and/or work commencing in other locations. A construction sequence is provided demonstrating how the project will be phased to limit to soil disturbance to less than 5-acres at any one time.

Erosion control measures shall be inspected and repaired as needed during construction activities and based on the maintenance schedule. Additional erosion control measures based on site conditions shall be provided as necessary in order to protect adjacent parcels and waters.

7.5 Maintenance Schedules

Maintenance of the erosion and sediment controls incorporated into this project shall be performed on a regular basis to assure continued effectiveness. This includes repairs and replacement to all erosion and sediment control practices, including cleanout of all sediment retaining measures. Those measures found to be ineffective during routine inspections shall be repaired or replaced and cleaned out (where applicable) before the next anticipated storm event or within 24-hours of being notified, whichever comes first. A more detailed description of the maintenance procedures for the site-specific erosion and sediment control practices has been provided on the plan set.

7.6 Construction Staging Areas

Construction staging areas are areas designated within construction sites where most equipment and materials are stored. The locations of the construction staging areas for this project have been shown on the plan set.

7.7 Site Assessments, Inspections and Reporting

Regular inspections of the construction site shall be performed by a qualified professional who is familiar with all aspects of the SWPPP and the implemented control practices. Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and have the potential to allow pollutants to enter water bodies or adjoining properties.

7.7.1 Prior to Construction

Prior to the commencement of construction, a qualified professional shall conduct an inspection of the site and certify in an inspection report that the appropriate erosion and sediment control measures have been installed as indicated by the project plan set and SWPPP. This certification

shall be forwarded to the Owner's Representative and Contractor for filing in the construction logbook.

A copy of the "Pre-Construction Site Assessment Checklist" has been provided in Appendix G.

7.7.2 During Construction

Following the commencement of construction, a qualified professional shall perform inspections of site construction activities in accordance with the SPDES General Permit. Inspections shall occur every seven (7) calendar days. Refer to Section 1.2 of this SWPPP for additional inspection requirements associated with disturbance of greater than five (5) acres at any time.

For project areas where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every thirty (30) calendar days. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to reducing the frequency of inspections.

For project areas where soil disturbance activities have been shut down with partial project completion, the qualified inspector can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to the shutdown.

The inspections shall include observation of installed and maintained erosion and sediment control measures for consistency with project specifications and documentation of items to be corrected and recommendations for mitigating concerns. The following information, at minimum, shall be recorded during each inspection:

- Date and time of inspection;
- Name and title of person(s) performing inspection;
- A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;
- A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;
- A description of the condition of all-natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody.
- Identification of all erosion and sediment control practices that need repair or maintenance.

- Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

- Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;

- Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

- Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water (where applicable);

- Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of the sediment storage volume;

- Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

- Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report being maintained on site within seven (7) calendar days of the date of the inspection. The qualified inspector shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection;

- A brief description of any erosion and sediment control practice repairs, maintenance or installations made as a result of previous inspection; and

- All deficiencies that are identified with the implementation of the SWPPP.

Summary reports shall be forwarded to the Owner's Representative and Contractor. Reports shall be incorporated into the construction logbook. Within one business day of the completion of an inspection, the qualified inspector shall notify the owner or operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. The contractor or subcontractor shall

begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A copy of the "Construction" inspection report has been provided in Appendix M.

7.7.3 Quarterly Report

The Owner shall prepare a written summary of its status with respect to compliance with the SPDES General Permit at a minimum frequency of every three months during which coverage under the permit exists. The summary should address the status of achieving each component of the SWPPP. The report shall include the overall performance of the stormwater facilities, average, minimum and maximum depths of sediment within the stormwater facilities, the physical condition of all drainage structures, maintenance reports from the previous year, and any recommendations for any repairs, modifications or adjustments to the stormwater facilities.

7.7.4 End of Term

Termination of coverage under SPDES General Permit is accomplished by filing a Notice of Termination with the NYSDEC. Prior to the filing of the Notice of Termination (NOT), the Owner shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization using either vegetative or structural stabilization methods, that all temporary erosion and sediment control structures have been removed, and that all permanent erosion control and stormwater facilities have been installed and are operational in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The owner or operator shall then submit the completed NOT form to the NYSDEC. "Final stabilization" means that all soil disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextile) have been employed on all unpaved areas and area not covered by permanent structures.

A NOT is provided in Appendix N.

7.8 Construction Logbook

The construction logbook shall be maintained on-site from the date of initiation of construction activities to the date of final stabilization and shall be made available to the permitting authority upon request. The construction logbook shall contain a record of all inspections; preparer's, qualified professional's, owner's/operator's, contractor's, and sub-contractor's (if applicable) certifications; and weekly and quarterly reports.

7.8 Long Term Operation and Maintenance Plan of Stormwater System and Landscape Areas

All stormwater facilities and infrastructure shall be inspected on a yearly basis by a licensed professional engineer. A copy of the inspection report, along with findings and recommendations, shall be submitted to the Beacon Building Department and City Engineer's office.

7.9.1 Catch Basins and Piping

Catch basins shall be inspected after every storm event and remove trash and debris that may be blocking the flow capability of the structure. The owner should pay close attention during the fall months where leave debris will be heavy. The catch basins and piping shall be inspected for sediment accumulation at least once a year, and utilize vacuum trucks as necessary to remove the accumulated sediment.

7.9.2 Hydrodynamic Separators (Contech CDS® Units)

The manufacture recommends that the CDS units be inspect bi-annually (once in the spring and once in the fall). The structure shall be visually inspected for blockages or obstructions in the inlet or separation screen. The inspection should also quantify accumulation of hydrocarbons, sediment and trash within the system. Inspections and maintenance shall be performed by qualified personnel with adequate training in these types of units. A record of inspections and scheduled cleanings shall be kept on site at all times. Manufacture's inspection recommendations and a sample report is provided in Appendix H.

7.9.3 Infiltration Basins

Infiltration basins shall be inspected monthly for sediment and debris accumulation. Inflow pipes, outlet structures and spillways should also be inspected for sediment and debris monthly. Any accumulated sediment or debris should be removed as necessary. After storm events, the infiltration basin's dewatering duration should also be monitored. The basin floor shall be mowed when the grass reaches a height of 18". Sediment shall be cleaned out of the basin annually.

7.9.4 Bioretention Areas

Bioretention areas shall be inspected monthly for sediment and debris accumulation. Inflow pipes, outlet structures and spillways should also be inspected for sediment and debris monthly. Any accumulated sediment or debris should be removed as necessary. Plantings shall be inspected monthly for height, fertilizer, quantity and unauthorized invasive or inappropriate species. Grass height shall be kept below 6" in height. After storm events, the bioretention's dewatering duration should also be monitored. Sediment shall be cleaned out of the bioretention area annually.

7.9.5 Pre-treatment Forebays and Plunge Pools

Pre-treatment forebays or plunge pools shall be inspected annually for overall performance and sediment accumulation. Sediment shall be removed when sediment accumulation reaches 50% of the design capacity volume. Inspection checklists for infiltration, bioretention and sediment forebays are included in Appendix R.

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES

The following good housekeeping and material management practices shall be followed to reduce the risk of spills or exposure of materials to stormwater runoff.

8.1 Waste Materials

All waste material, including but not limited to trash and construction debris, generated during construction shall be collected and stored in a proper receptacle in accordance with Federal, State, County and Local regulations. No waste material shall be buried on-site. All collected waste material shall be hauled to an approved waste disposal facility.

8.2 Chemical

Chemicals used on-site shall be kept in small quantities and stored in closed watertight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Chemical products shall not be mixed with one another unless recommended by manufacturer.

All on-site personnel shall have access to material safety data sheets (MSDS) and National Institute for Occupational Safety and Health (NIOSH) Guide to Chemical Hazards (latest edition) for all chemicals stored and used on-site.

Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with chemicals shall be contained, collected, cleaned up immediately and disposed of in accordance with Federal, State, County and Local regulations.

8.3 Fuels and Oil

All on-site vehicles, tools, and construction equipment shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. On-site vehicle and equipment refueling shall be conducted at a location away from access to surface waters and runoff. Any on-site storage tanks shall have a means of secondary containment. Oil products shall be kept in their original containers with original manufacturer's label. In the event of a spill, it shall be contained, cleaned up immediately and the material, including any contaminated soil, shall be disposed of in accordance with Federal, State, County and Local regulations.

Fuel and oil spills in excess of reportable quantities shall be reported to the NYSDEC as soon as the discharge is discovered.

8.4 Fertilizers

Fertilizers used on-site shall be stored in closed watertight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with fertilizers shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

8.5 Paint

Paints used on-site shall be stored in closed, watertight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with paint shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

8.6 Sanitary Waste Facilities

Should portable units be located on-site, they shall be placed in upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State, County, and Local regulations.

8.7 Container Disposal

All of a product shall be used up before disposal of the container. Empty containers that may contain chemical residue shall be disposed of in accordance with Federal, State, County and Local regulations.

8.8 Concrete and Asphalt Trucks

Concrete and asphalt trucks shall not be allowed to wash out or discharge surplus material on-site.

8.9 Site Supervisor

It shall be the responsibility of the Contractor's Site Supervisor to inspect daily and ensure the proper use, storage and disposal of all on-site materials.

9.0 SWPPP AMENDMENT

The SWPPP shall be updated by a licensed professional engineer whenever any of the following apply:

1) There is a significant change in design, construction, operation or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP.
2) The SWPPP proves to be ineffective in:
    - Eliminating or significantly minimizing pollutants from sources identified in the SWPPP required by the SPDES Permit; or
    - Achieving the general objective of controlling pollutants in stormwater discharges from permitted construction activity.
3) Identify any new contractor or subcontractor that will implement any measure of the SWPPP.
4) NYSDEC notifies the Permittee that the SWPPP does not meet one or more of the minimum requirements of the SPDES Permit. Within seven (7) days of such notification or as provided for by the NYSDEC, the Permittee shall make amendments to the SWPPP and submit to the NYSDEC a written certification that the requested changes have been made.

Since this project is subject to the requirements of a regulated, traditional land use control MS4, the owner or operator shall notify the MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP. Unless otherwise notified by the MS4, the owner or operator shall have the SWPPP amendments or modifications reviewed and accepted by the MS4 prior to commencing construction of the post-construction stormwater management practice.

10.0 CONTRACTOR CERTIFICATIONS

All contractors and subcontractors that have any responsibility to install, inspect or maintain erosion or sediment control measures shall sign a copy of the certification statement included in Appendix I before undertaking any construction activity at the site identified in the SWPPP.

11.0 OWNER/OPERATOR CERTIFICATION

The Owner/Operator must review and sign the owner/operator certification statement included in Appendix K.

12.0 CONCLUSIONS

This SWPPP demonstrates that the proposed project generally meets the requirements of SPDES GP-0-20-001, as follows:

- An erosion and sediment control plan in accordance with the latest revision to the New York State Standards and Specifications for Erosion and Sediment Control, November 2016, has been developed for the project and is included in the site plan set.
- Hydrologic and Hydraulic calculations for all storm events modeled will demonstrate that the resulting stormwater runoff from the development, exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies. Temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual, January 2015.
- The project has been designed to capture and treat 90% of the average annual stormwater runoff from the development through approved water quality measures in all available areas.
- The standard stormwater management practices provide more than the required minimum runoff reduction volume (RRv).

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

(to be provided)

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	The Mirbeau Companies, LLC.
2. Contact Person:	Jonathan T. Dal Pos
3. Street Address:	433 Broadway STE 203
4. City/State/Zip:	Saratoga Springs, New York, 12866
II. Project Site Information	
5. Project/Site Name:	Mirbeau Inn & Spa at Beacon
6. Street Address:	7 Craig House Lane
7. City/State/Zip:	Beacon, New York, 12508
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	City of Beacon
12. MS4 SPDES Permit Identification Number: NYR20A	040
13. Contact Person:	Michael Manzi
14. Street Address:	1 Municipal Plaza
15. City/State/Zip:	Beacon, New York, 12508
16. Telephone Number:	(845) 831-0932

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

APPENDIX B

SOILS DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Dutchess County, New York

Preface

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

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

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

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

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

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

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Dutchess County, New York.....13
BeC—Bernardston silt loam, 8 to 15 percent slopes.....13
ChB—Charlton fine sandy loam, 3 to 8 percent slopes.....14
DwB—Dutchess-Cardigan complex, undulating, rocky.....16
HsA—Hoosic gravelly loam, nearly level.....18
HsB—Hoosic gravelly loam, undulating.....19
NwC—Nassau-Cardigan complex, rolling, very rocky.....20
NwD—Nassau-Cardigan complex, hilly, very rocky.....22
W—Water.....24
Soil Information for All Uses.....25
Soil Properties and Qualities.....25
Soil Erosion Factors.....25
K Factor, Whole Soil (Mirbeau Inn & Spa at Beacon).....25
Soil Qualities and Features.....28
Hydrologic Soil Group (Mirbeau Inn & Spa at Beacon).....29
References.....33

How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

73° 58' 38" W
73° 57' 40" W
41° 29' 33" N
41° 29' 5" N
585400
585500
585600
585700
585800
585900
586000
586100
586200
586300
586400
586500
586600
586700
4593900
4593800
4593700
4593600
4593500
4593400
4593300
4593200
4593100
Cherry St
South Ave
Fishkill Creek
High Goal Ln
ESB
HsA
ChB
DwB
W
NwC
NwD
HsB
BeC
9d
Soil Map may not be valid at this scale.
Map Scale: 1:6,090 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 50 100 200 300
Feet
0 250 500 1000 1500
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

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

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

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

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BeC	Bernardston silt loam, 8 to 15 percent slopes	5.6	7.7%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	8.4	11.5%
DwB	Dutchess-Cardigan complex, undulating, rocky	15.5	21.3%
HsA	Hoosic gravelly loam, nearly level	11.5	15.9%
HsB	Hoosic gravelly loam, undulating	10.3	14.2%
NwC	Nassau-Cardigan complex, rolling, very rocky	2.7	3.7%
NwD	Nassau-Cardigan complex, hilly, very rocky	13.6	18.8%
W	Water	4.9	6.8%
Totals for Area of Interest		**72.4**	**100.0%**

Map Unit Descriptions

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

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

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a

given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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

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

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

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

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

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

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

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

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

Dutchess County, New York

BeC—Bernardston silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9rdn
Elevation: 0 to 1,000 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bernardston and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bernardston

Setting

Landform: Till plains, hills, drumlinoid ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy, acid, dense till derived mainly from phyllite, shale, slate, and schist

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 27 inches: silt loam
H3 - 27 to 80 inches: silt loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 15 to 30 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C/D
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Punsit

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

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

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

Unnamed soils, fine-loamy
Percent of map unit: 3 percent
Hydric soil rating: No

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

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

ChB—Charlton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting
National map unit symbol: 2wh0n
Elevation: 0 to 1,440 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Charlton and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Charlton

Setting
Landform: Ridges, ground moraines, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Side slope, crest, nose slope
Down-slope shape: Convex, linear
Across-slope shape: Convex
Parent material: Coarse-loamy melt-out till derived from granite, gneiss, and/or schist

Typical profile
Ap - 0 to 7 inches: fine sandy loam
Bw - 7 to 22 inches: gravelly fine sandy loam

C - 22 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

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

Minor Components

Sutton

Percent of map unit: 8 percent
Landform: Hills, ground moraines
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Paxton

Percent of map unit: 5 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Backslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex, linear
Across-slope shape: Convex
Hydric soil rating: No

Chatfield

Percent of map unit: 1 percent
Landform: Ridges, hills
Landform position (two-dimensional): Backslope, shoulder, summit
Landform position (three-dimensional): Crest, side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Leicester

Percent of map unit: 1 percent
Landform: Depressions, drainageways
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

DwB—Dutchess-Cardigan complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfn
Elevation: 0 to 1,330 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dutchess and similar soils: 40 percent
Cardigan and similar soils: 30 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Description of Cardigan

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Georgia

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

Nassau

Percent of map unit: 9 percent
Hydric soil rating: No

Massena

Percent of map unit: 9 percent
Hydric soil rating: No

Sun

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

Rock outcrop

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

HsA—Hoosic gravelly loam, nearly level

Map Unit Setting

National map unit symbol: 9rgj
Elevation: 100 to 1,100 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hoosic and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hoosic

Setting

Landform: Terraces, outwash plains, deltas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits

Typical profile

H1 - 0 to 9 inches: gravelly loam
H2 - 9 to 24 inches: very gravelly sandy loam
H3 - 24 to 70 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

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

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

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

Fredon
Percent of map unit: 4 percent
Landform: Depressions
Hydric soil rating: Yes

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

HsB—Hoosic gravelly loam, undulating

Map Unit Setting
National map unit symbol: 9rgk
Elevation: 100 to 1,100 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Hoosic and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hoosic

Setting
Landform: Terraces, outwash plains, deltas
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandy and gravelly glaciofluvial deposits

Typical profile
H1 - 0 to 9 inches: gravelly loam

H2 - 9 to 24 inches: very gravelly sandy loam
H3 - 24 to 70 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (1.98 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

Knickerbocker

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

Haven

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

Copake

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

Fredon

Percent of map unit: 4 percent
Landform: Depressions
Hydric soil rating: Yes

Halsey

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

NwC—Nassau-Cardigan complex, rolling, very rocky

Map Unit Setting

National map unit symbol: 9rhd
Elevation: 0 to 1,800 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F

Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Nassau and similar soils: 45 percent
Cardigan and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nassau

Setting

Landform: Till plains, ridges, benches
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Channery loamy till derived mainly from local slate or shale

Typical profile

H1 - 0 to 5 inches: channery silt loam
H2 - 5 to 16 inches: very channery silt loam
H3 - 16 to 20 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144AY033MA - Shallow Dry Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

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

Typical profile

H1 - 0 to 8 inches: channery silt loam
H2 - 8 to 20 inches: channery loam
H3 - 20 to 30 inches: channery silt loam

H4 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Dutchess

Percent of map unit: 9 percent
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Unnamed soils, very shallow

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

Sun

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

NwD—Nassau-Cardigan complex, hilly, very rocky

Map Unit Setting

National map unit symbol: 9rhf
Elevation: 0 to 1,800 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Nassau and similar soils: 45 percent

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

Description of Nassau

Setting

Landform: Till plains, ridges, benches
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Channery loamy till derived mainly from local slate or shale

Typical profile

H1 - 0 to 5 inches: channery silt loam
H2 - 5 to 16 inches: very channery silt loam
H3 - 16 to 20 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY033MA - Shallow Dry Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

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

Typical profile

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

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Dutchess

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

Sun

Percent of map unit: 10 percent
Landform: Depressions
Hydric soil rating: Yes

Rock outcrop

Percent of map unit: 5 percent
Hydric soil rating: Unranked

W—Water

Map Unit Setting

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

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

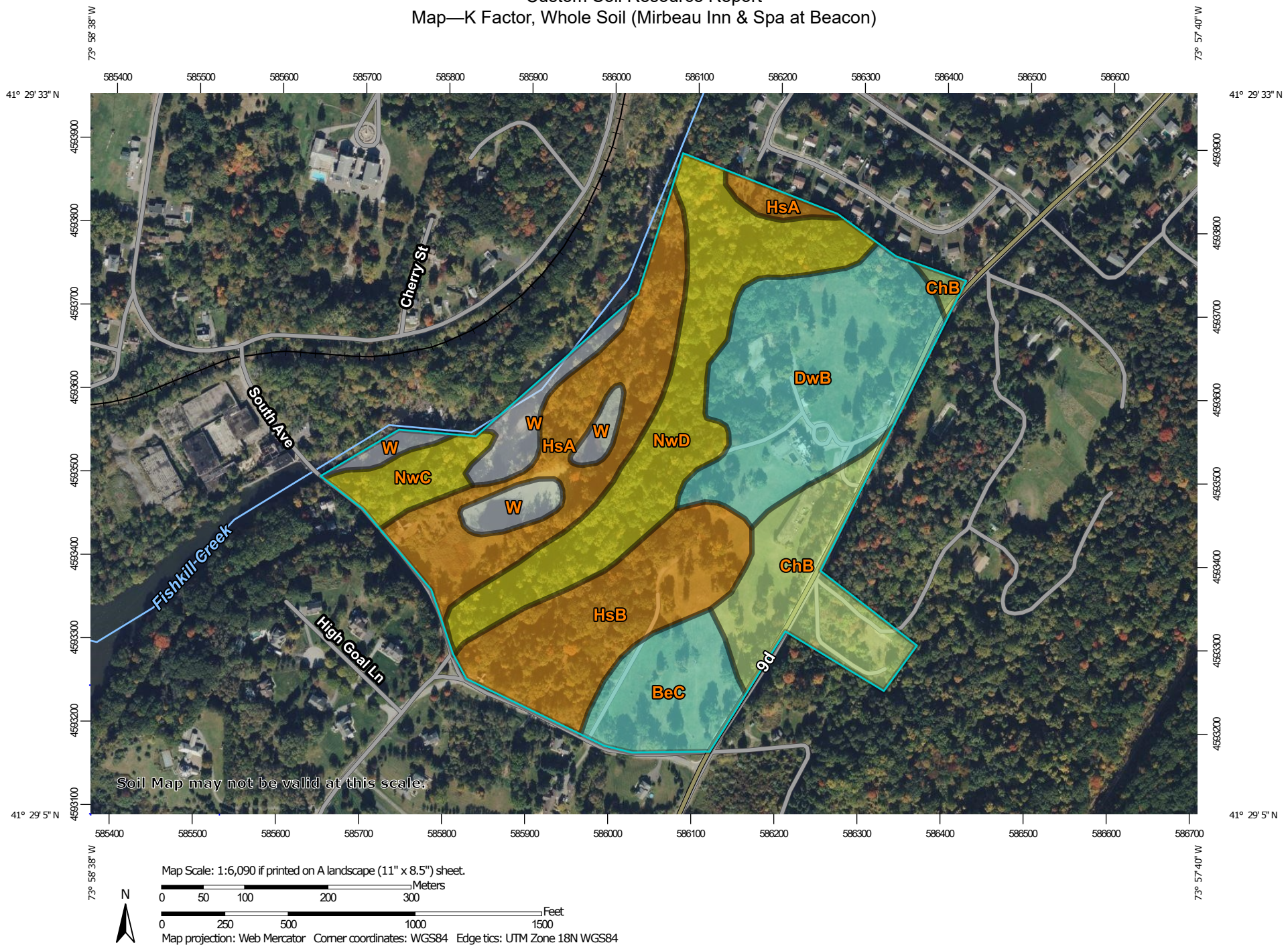
K Factor, Whole Soil (Mirbeau Inn & Spa at Beacon)

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Map—K Factor, Whole Soil (Mirbeau Inn & Spa at Beacon)



Map Scale: 1:6,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Lines

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Points

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

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

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—K Factor, Whole Soil (Mirbeau Inn & Spa at Beacon)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BeC	Bernardston silt loam, 8 to 15 percent slopes	.32	5.6	7.7%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	.24	8.4	11.5%
DwB	Dutchess-Cardigan complex, undulating, rocky	.32	15.5	21.3%
HsA	Hoosic gravelly loam, nearly level	.10	11.5	15.9%
HsB	Hoosic gravelly loam, undulating	.10	10.3	14.2%
NwC	Nassau-Cardigan complex, rolling, very rocky	.17	2.7	3.7%
NwD	Nassau-Cardigan complex, hilly, very rocky	.17	13.6	18.8%
W	Water		4.9	6.8%
Totals for Area of Interest			**72.4**	**100.0%**

Rating Options—K Factor, Whole Soil (Mirbeau Inn & Spa at Beacon)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group (Mirbeau Inn & Spa at Beacon)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

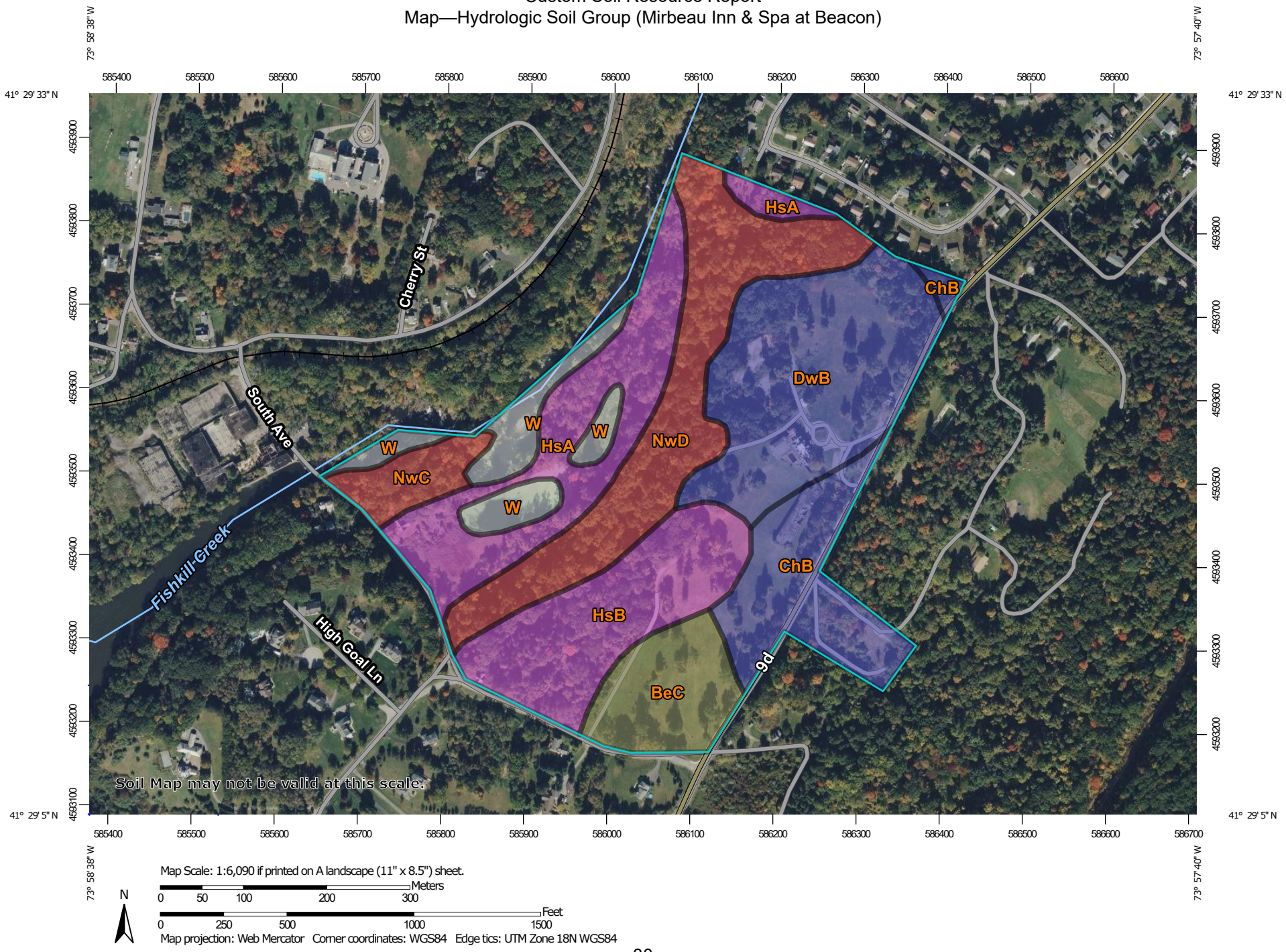
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group (Mirbeau Inn & Spa at Beacon)



Map Scale: 1:6,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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

MAP LEGEND

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

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 18, Sep 1, 2021

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

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group (Mirbeau Inn & Spa at Beacon)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BeC	Bernardston silt loam, 8 to 15 percent slopes	C/D	5.6	7.7%
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	B	8.4	11.5%
DwB	Dutchess-Cardigan complex, undulating, rocky	B	15.5	21.3%
HsA	Hoosic gravelly loam, nearly level	A	11.5	15.9%
HsB	Hoosic gravelly loam, undulating	A	10.3	14.2%
NwC	Nassau-Cardigan complex, rolling, very rocky	D	2.7	3.7%
NwD	Nassau-Cardigan complex, hilly, very rocky	D	13.6	18.8%
W	Water		4.9	6.8%
Totals for Area of Interest			**72.4**	**100.0%**

Rating Options—Hydrologic Soil Group (Mirbeau Inn & Spa at Beacon)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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APPENDIX C

RAINFALL DATA, NYSDEC ERM, FLOOD MAP, WETLAND MAP, AND SHPO INFORMATION

Extreme Precipitation Tables

Northeast Regional Climate Center

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

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

Extreme Precipitation Estimates

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

Lower Confidence Limits

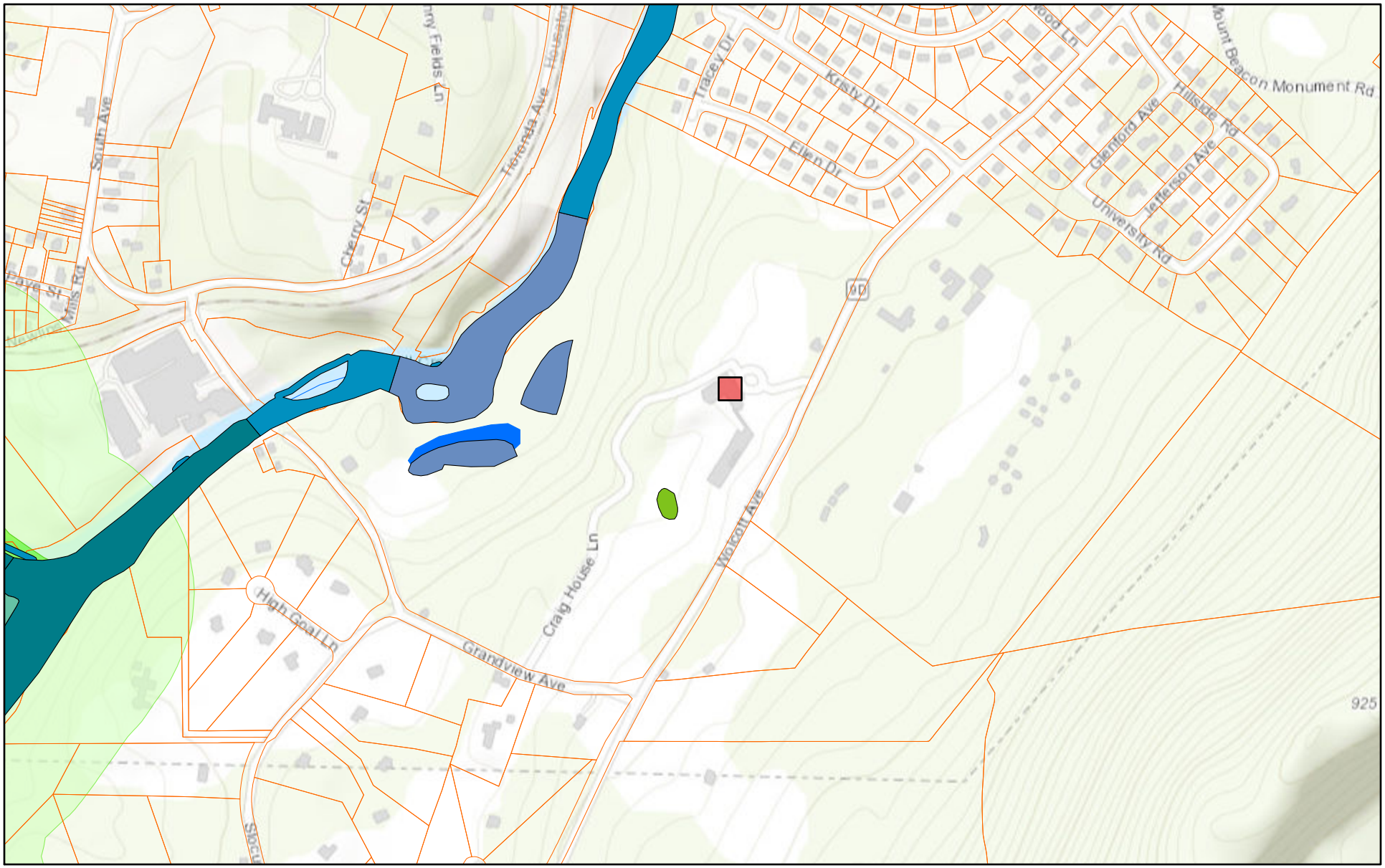
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.09	**1yr**	0.76	1.07	1.25	1.60	2.01	2.08	2.36	**1yr**	1.84	2.27	2.64	3.38	4.15	**1yr**
2yr	0.37	0.58	0.71	0.97	1.19	1.42	**2yr**	1.03	1.39	1.61	2.06	2.59	3.08	3.46	**2yr**	2.73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

Upper Confidence Limits

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

Powered by ACIS Northeast Regional Climate Center

NYSDEC Wetland Mapper-DEC & NWI Wetlands near 7 Craig House Ln., Beacon NY



March 22, 2022

1:9,028

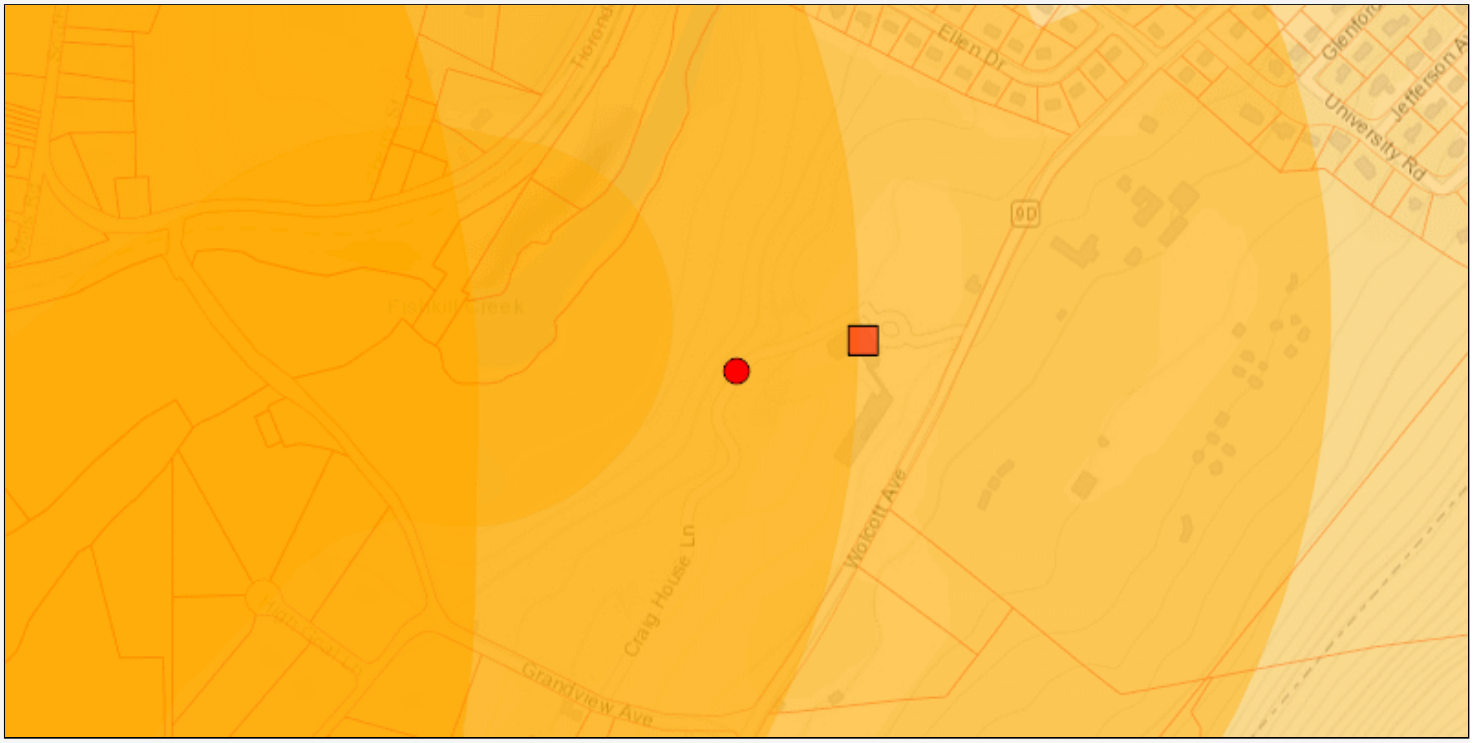
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

NYS Department of Environmental Conservatio
Not a legal documer

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	586101.2766505829	**Northing:**	4593511.069399186
Longitude/Latitude	**Longitude:**	-73.96857643571313	**Latitude:**	41.48859965420632

The approximate address of the point you clicked on is:
1-53 Craig House Ln, Beacon, New York, 12508

County: Dutchess
City: Beacon
USGS Quad: WEST POINT

Natural Communities in the Vicinity

Natural Community Name: Appalachian oak-hickory forest
Location: Breakneck Scofield Fishkill Ridge
Significance: High Quality Occurrence

Natural Community Name: Brackish intertidal mudflats
Location: Fishkill Creek Mouth
Significance: Rare Community Type

Natural Community Name: Brackish tidal marsh
Location: Fishkill Creek Mouth
Significance: High Quality Occurrence of Rare Community Type

Natural Community Name: Tidal river
Location: Hudson River Estuary

Significance: High Quality Occurrence of Uncommon Community Type

Rare Plants and Rare Animals

This location is in the vicinity of Rare Plants Listed as Endangered, Threatened, or Rare by NYS

This location is in the vicinity of Significant Anadromous Fish Concentration Area – Contact NYSDEC

This location is in the vicinity of Animals Listed as Endangered or Threatened - Contact NYSDEC Regional Office

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

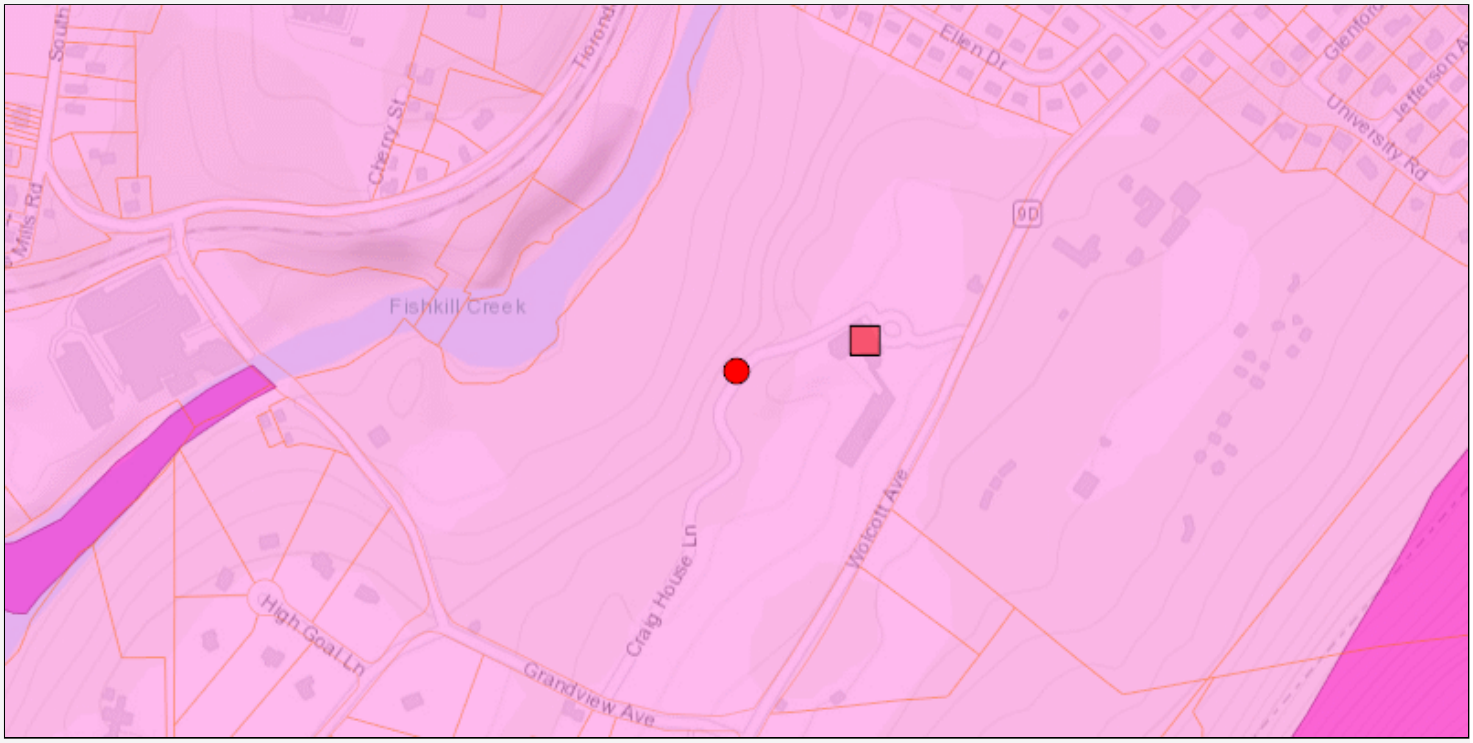
If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Environmental Resource Mapper



The coordinates of the point you clicked on are:

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Longitude/Latitude	**Longitude:**	-73.96859789338525	**Latitude:**	41.48859965420632

The approximate address of the point you clicked on is:
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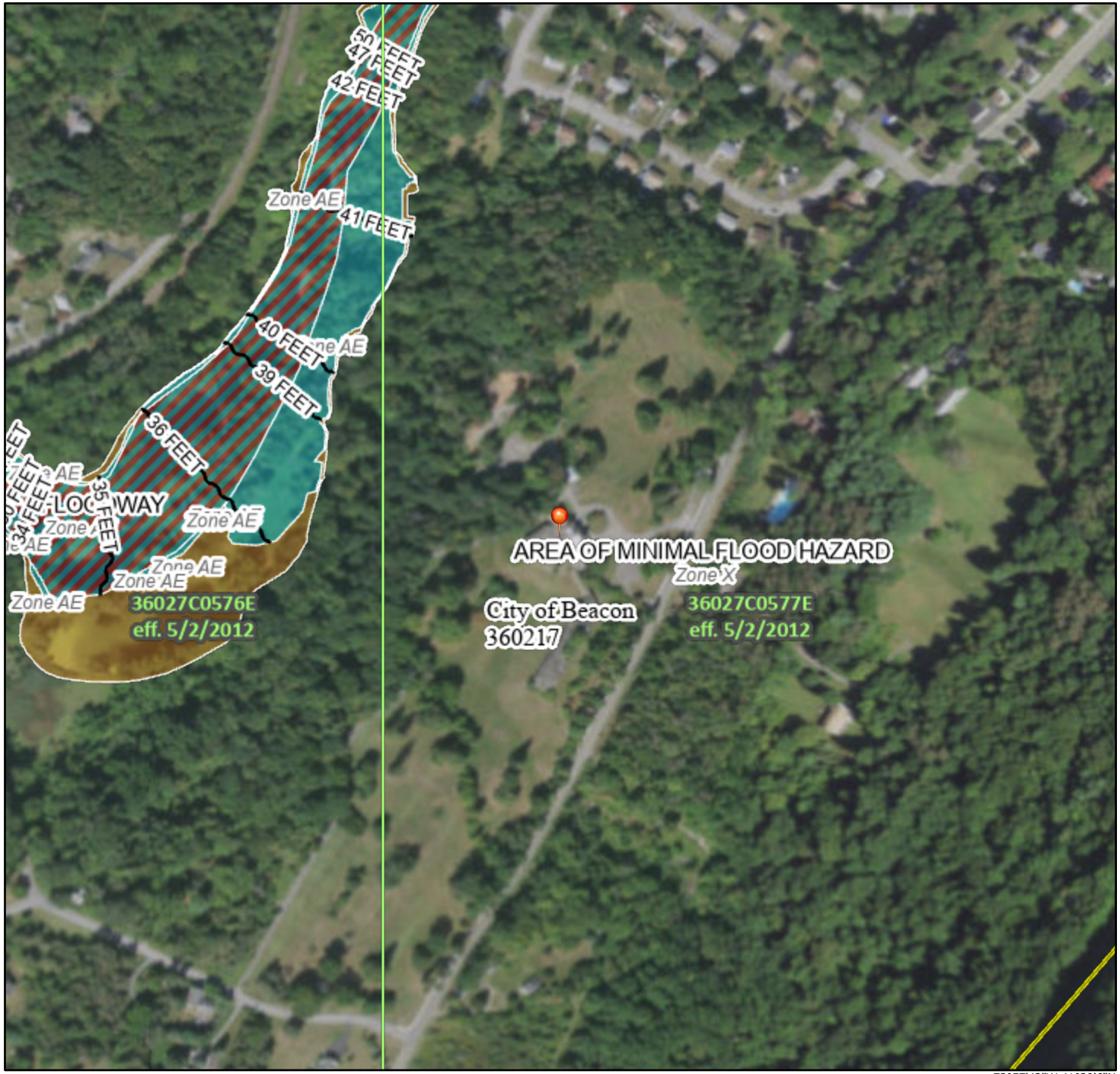
National Flood Hazard Layer FIRMette

FEMA

73°58'20"W 41°29'33"N



73°57'43"W 41°29'6"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/22/2022 at 11:36 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Mirbeau Inn & Spa at Beacon

March 22, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

CRIS Cultural Resource Information System

HOME SUBMIT SEARCH COMMUNICATE

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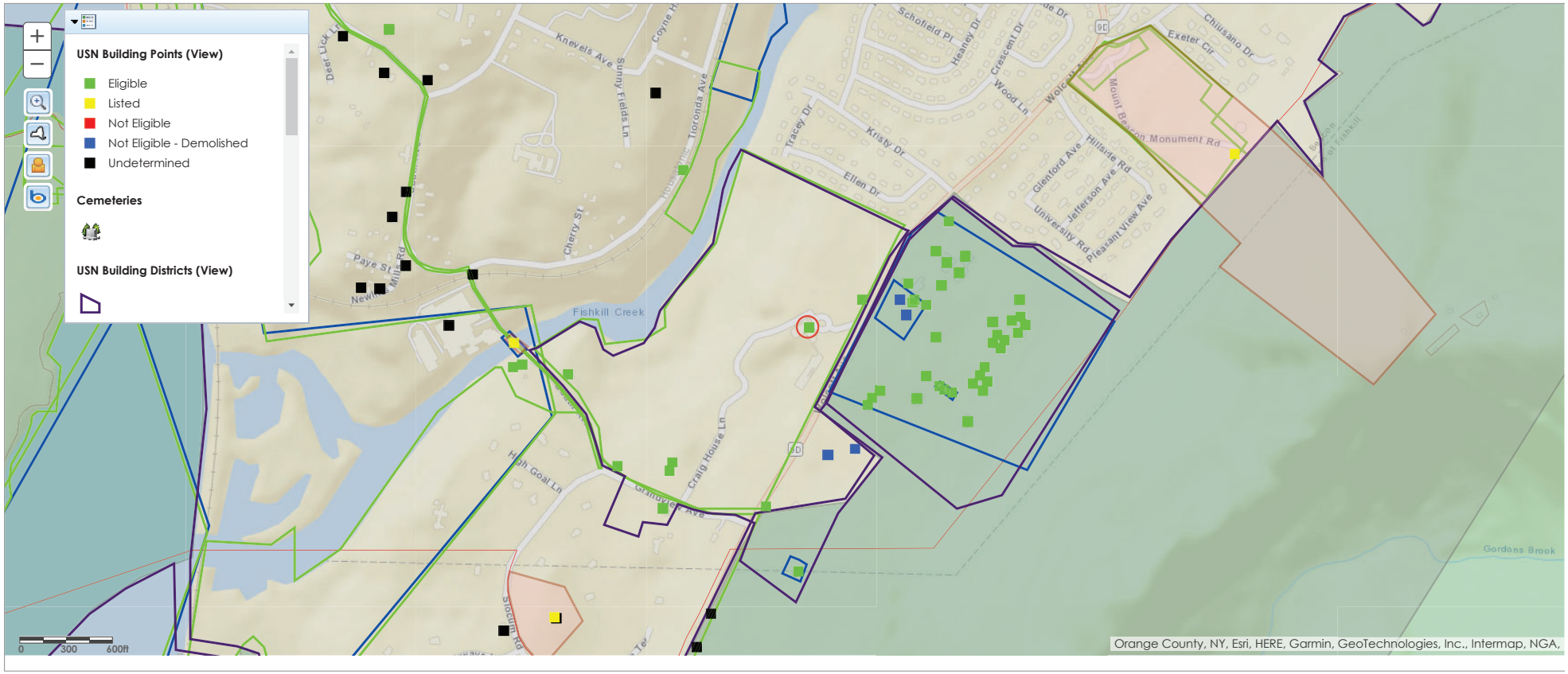

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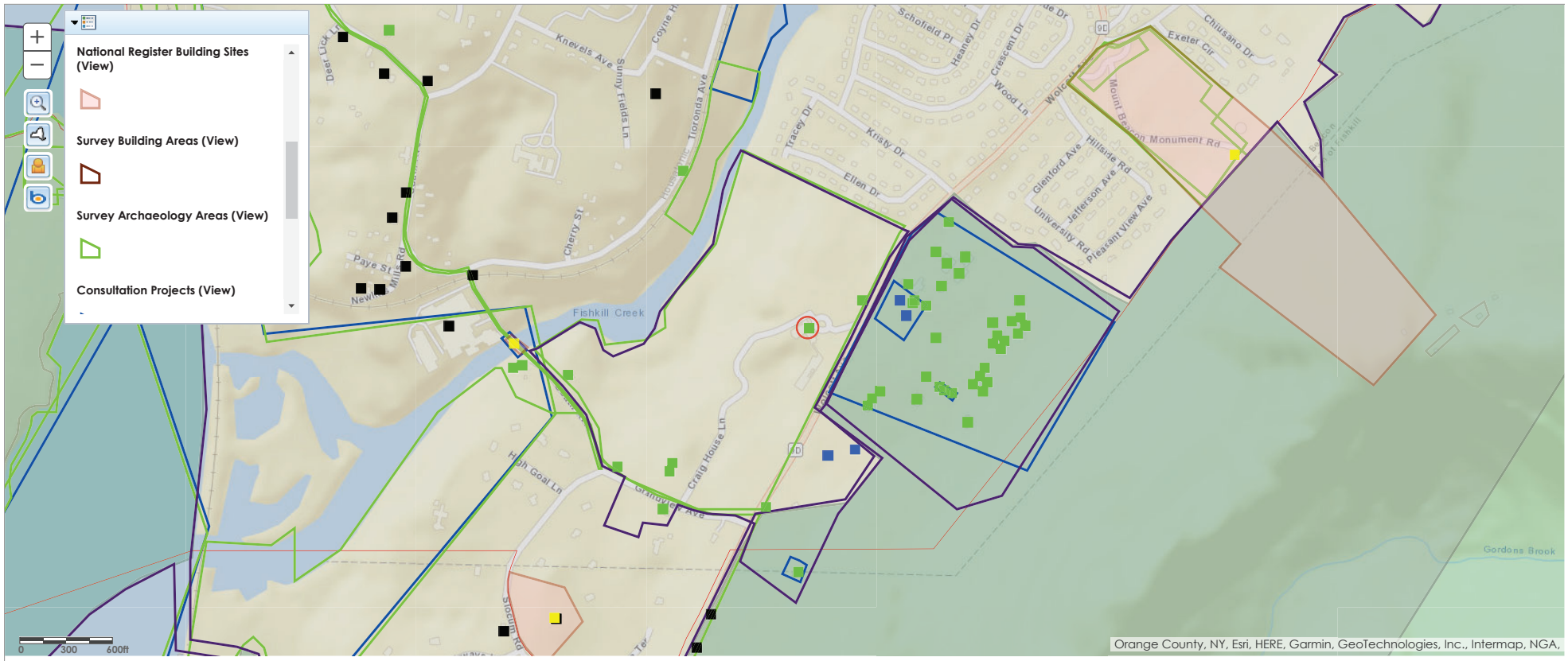

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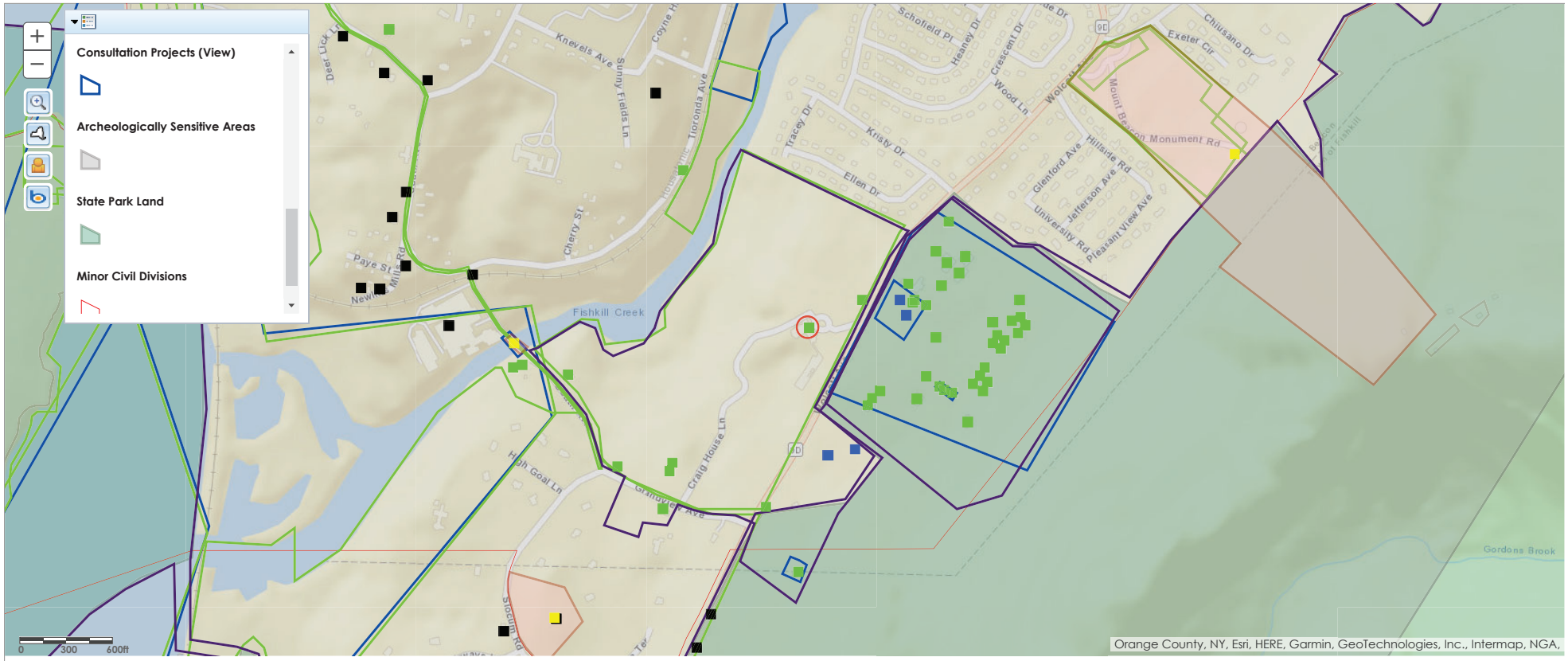

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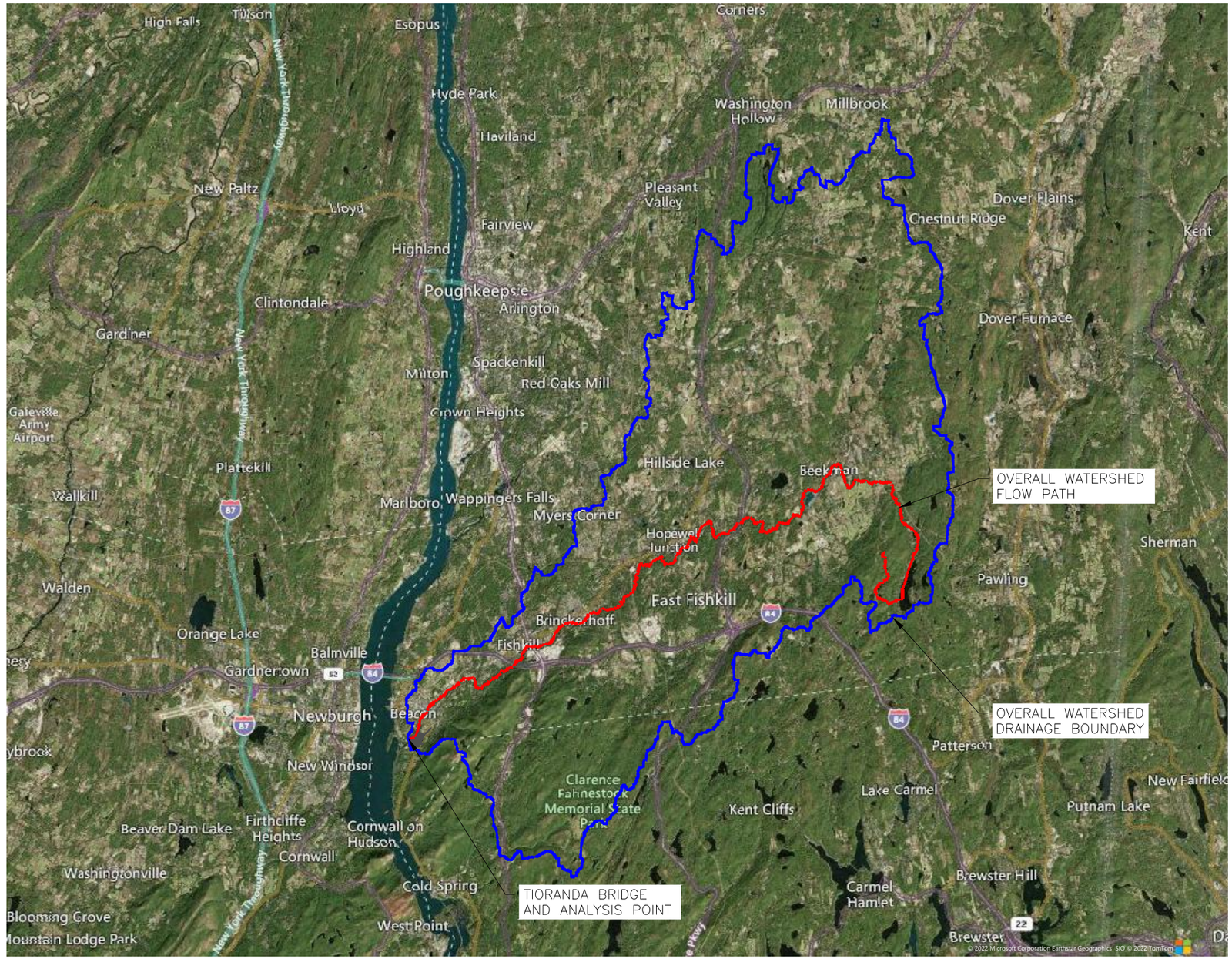
APPENDIX D

FISHKILL CREEK OVERALL WATERSHED



DRAWN BY: ESR	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	ESR

SEAL

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

OVERALL WATERSHED MAP

MIRBEAU INN & SPA BEACON

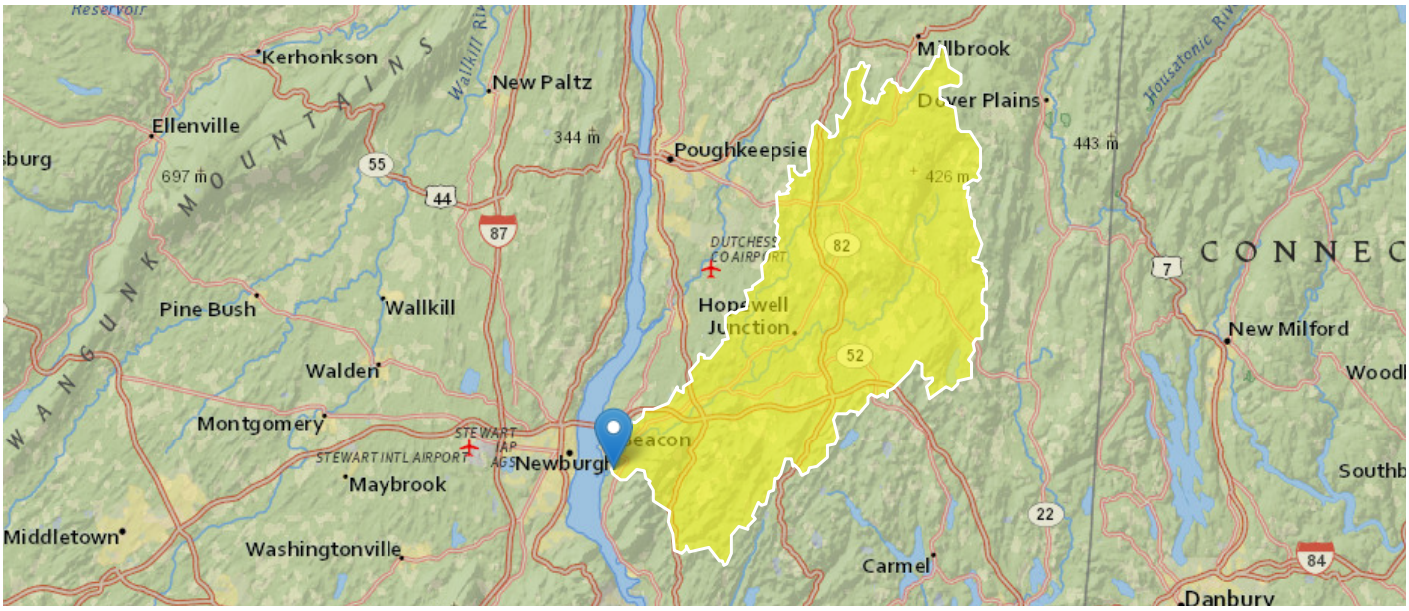
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-13-001258

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 20,000'
TITLE:	DR-1
SHEET:	1 OF 2

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

Mirbeau - Fishkill Creek Drainage Area

Region ID: NY
Workspace ID: NY20220323210841193000
Clicked Point (Latitude, Longitude): 41.48859, -73.97408
Time: 2022-03-23 17:09:03 -0400



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	193	square miles
LAGFACTOR	Lag Factor as defined in SIR 2006-5112	1.99	dimensionless
STORAGE	Percentage of area of storage (lakes ponds reservoirs wetlands)	4.86	percent
MAR	Mean annual runoff for the period of record in inches	21.6	inches
BSLOPCM	Mean basin slope determined by summing lengths of all contours in basin mulitplying by contour interval and dividing product by drainage area	586	feet per mi
CENTROIDX	Basin centroid horizontal (x) location in state plane coordinates	601893.5	meters
CENTROIDY	Basin centroid vertical (y) location in state plane units	4605697.8	meters
CONTOUR	Total length of all elevation contours in drainage area in miles	1133.67	miles
CSL1085LO	10-85 slope of lower half of main channel in feet per mile.	8.16	feet per mi
CSL1085UP	10-85 slope of upper half of main channel in feet per mile.	34.9	feet per mi
CSL10_85	Change in elevation divided by length between points 10 and 85 percent of distance along main channel to basin divide - main channel method not known	18.7	feet per mi
EL1200	Percentage of basin at or above 1200 ft elevation	1.62	percent
FOREST	Percentage of area covered by forest	67.7	percent
JULAVPRE	Mean July Precipitation	4.61	inches
JUNAVPRE	Mean June Precipitation	4.18	inches
JUNMAXTMP	Maximum June Temperature, in degrees F	78.4	degrees F
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	20.4	percent

Parameter Code	Parameter Description	Value	Unit
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	5.47	percent
LENGTH	Length along the main channel from the measuring location extended to the basin divide	36.1	miles
MAYAVPRE	Mean May Precipitation	4.53	inches
MXSNO	50th percentile of seasonal maximum snow depth from Northeast Regional Climate Center atlas by Cember and Wilks, 1993	12.8	inches
OUTLETX	Basin outlet horizontal (x) location in state plane coordinates	585645	feet
OUTLETY	Basin outlet vertical (y) location in state plane coordinates	4593505	feet
PRECIP	Mean Annual Precipitation	42.5	inches
PRJUNAUG00	Basin average mean precip for June to August from PRISM 1971-2000	13.1	inches
SLOPERATIO	Ratio of main channel slope to basin slope as defined in SIR 2006-5112	0.0319	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	9.45	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	36.7	percent

Peak-Flow Statistics Parameters [2006 Full Region 2]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	193	square miles	1.93	996
LAGFACTOR	Lag Factor	1.99	dimensionless	0.014	6.997
STORAGE	Percent Storage	4.86	percent	0	11.88
MAR	Mean Annual Runoff in inches	21.6	inches	16.03	33.95

Peak-Flow Statistics Flow Report [2006 Full Region 2]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	SE	ASEp	Equiv. Yrs.
80-percent AEP flood	2350	ft^3/s	25.5	25.5	4.8
66.7-percent AEP flood	2790	ft^3/s	25.6	25.6	4.3
50-percent AEP flood	3430	ft^3/s	25.8	25.8	4.4
20-percent AEP flood	5290	ft^3/s	27	27	7.3
10-percent AEP flood	6830	ft^3/s	28.2	28.2	10.1
4-percent AEP flood	9080	ft^3/s	29.9	29.9	13.6
2-percent AEP flood	11000	ft^3/s	31.5	31.5	15.8
1-percent AEP flood	13100	ft^3/s	33.3	33.3	17.6
0.5-percent AEP flood	15500	ft^3/s	35.3	35.3	18.9
0.2-percent AEP flood	19000	ft^3/s	38.4	38.4	20.1

Peak-Flow Statistics Citations

Lumia, Richard, Freehafer, D.A., and Smith, M.J.,2006, Magnitude and Frequency of Floods in New York: U.S. Geological Survey Scientific Investigations Report 2006–5112, 152 p. (http://pubs.usgs.gov/sir/2006/5112/)

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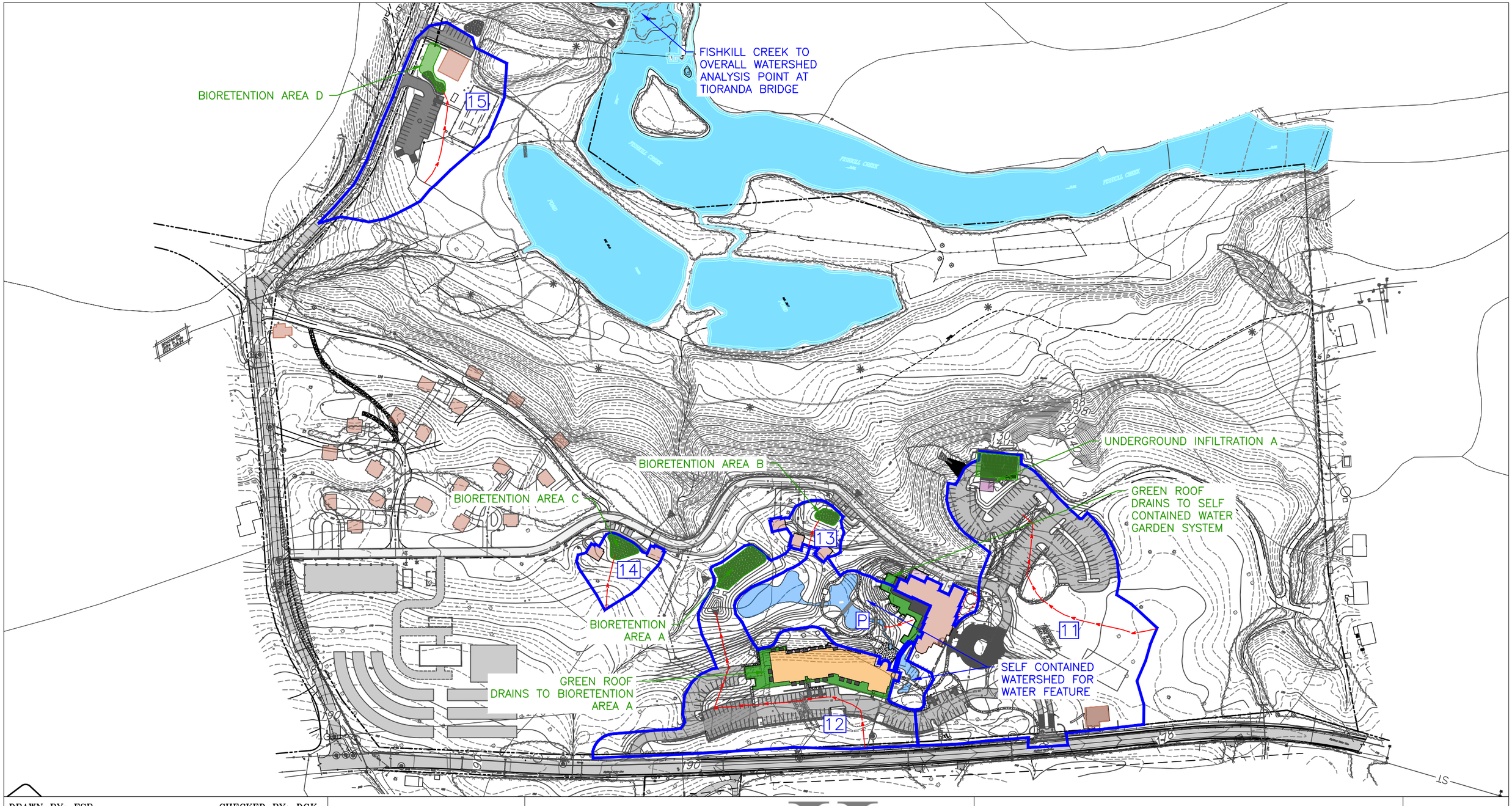
Application Version: 4.7.0
StreamStats Services Version: 1.2.22
NSS Services Version: 2.1.2

APPENDIX E

POST-DEVELOPMENT HYDROCAD MODEL



DRAWN BY: ESR CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	ESR
2	7/26/22	PER PLANNING BOARD COMMENTS	ESR

SEAL

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

POST-DEVELOPMENT CONDITIONS MAP (DETAILED)

MIRBEAU BEACON INN & SPA

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" = 200'
TITLE: DR-2
SHEET: 2 OF 2

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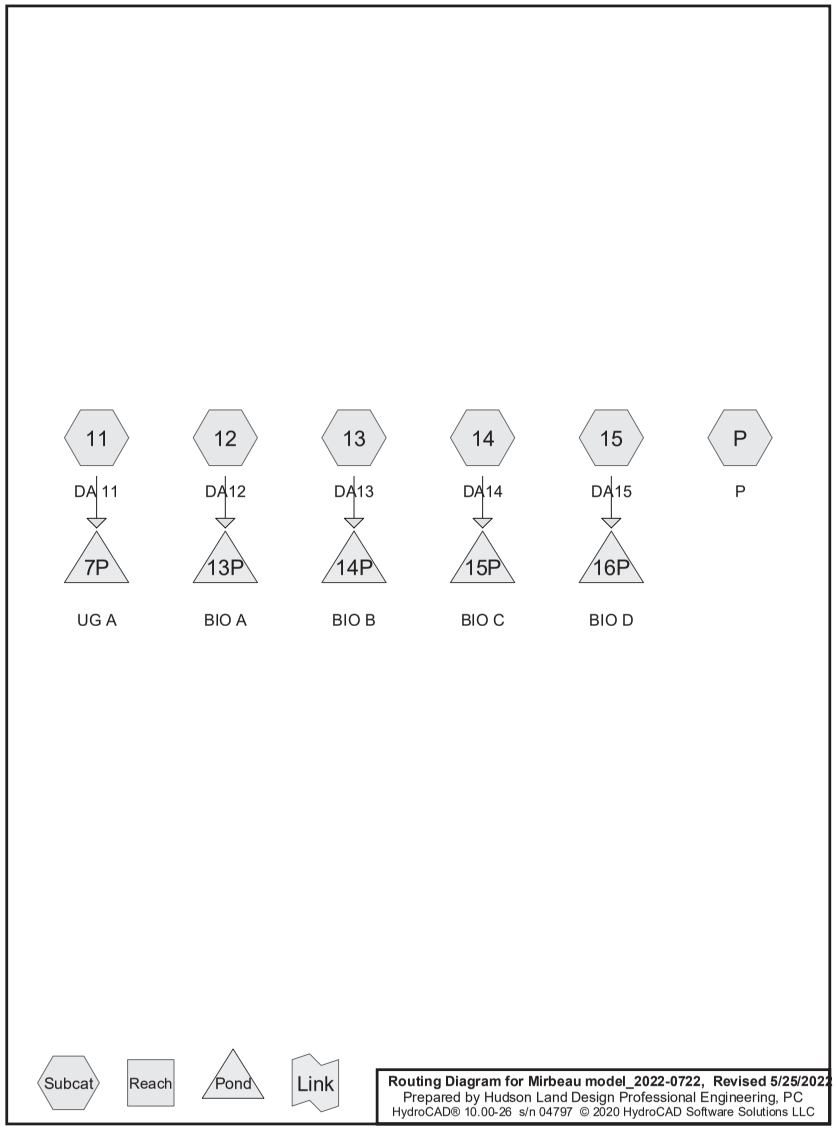


Summary for Subcatchment 11: DA 11

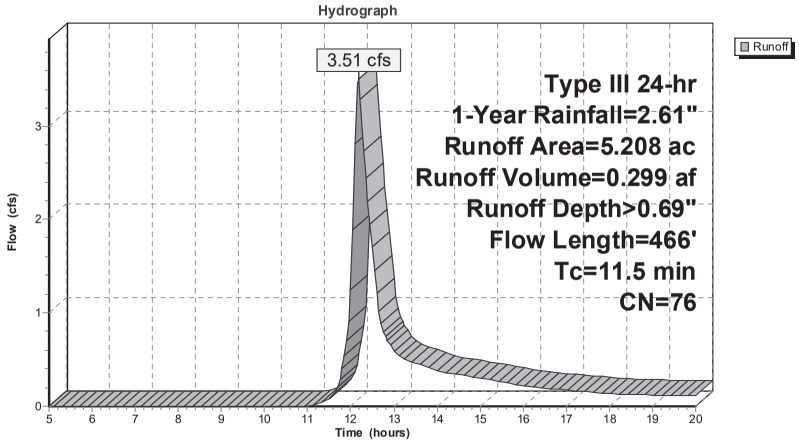
Runoff = 3.51 cfs @ 12.18 hrs, Volume= 0.299 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.345	98	Roofs, HSG B
1.815	98	Paved parking, HSG B
3.048	61	>75% Grass cover, Good, HSG B
5.208	76	Weighted Average
3.048		58.53% Pervious Area
2.160		41.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0225	0.18		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
1.5	224	0.0250	2.55		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
0.5	116	0.0430	4.21		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	26	0.0100	5.70	7.00	**Pipe Channel, S4** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
11.5	466	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA12

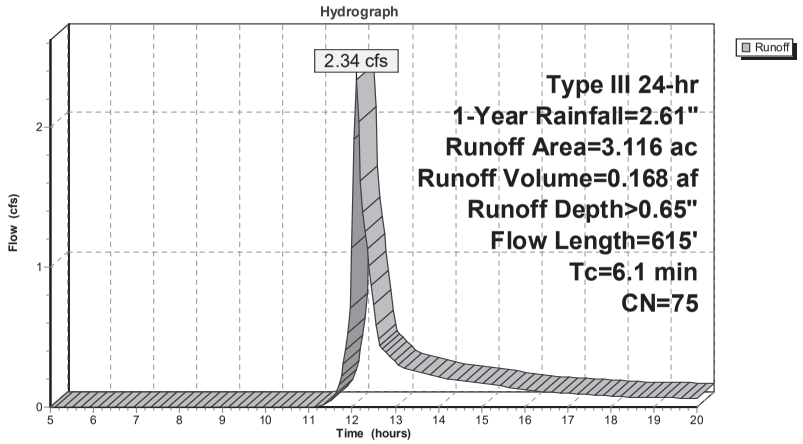
Runoff = 2.34 cfs @ 12.10 hrs, Volume= 0.168 af, Depth> 0.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.576	98	Roofs, HSG B
0.845	98	Paved parking, HSG B
0.383	39	>75% Grass cover, Good, HSG A
1.312	61	>75% Grass cover, Good, HSG B
3.116	75	Weighted Average
1.695		54.40% Pervious Area
1.421		45.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	100	0.1100	0.33		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.8	138	0.0180	2.72		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
0.3	377	0.0990	21.53	26.42	**Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010
6.1	615	Total			

Subcatchment 12: DA12



Summary for Subcatchment 13: DA13

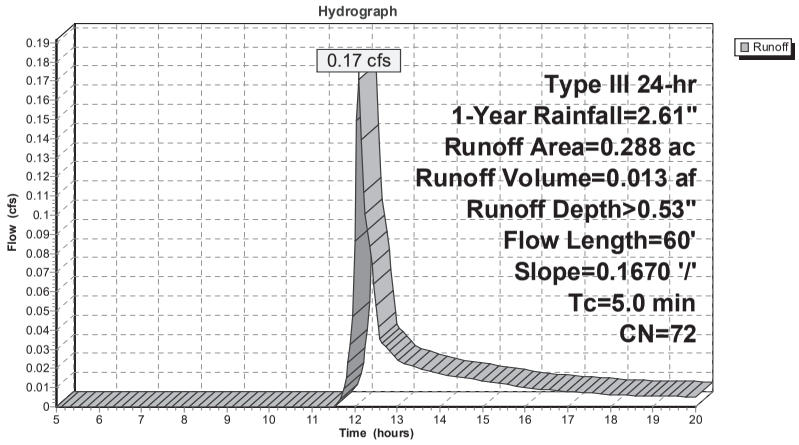
Runoff = 0.17 cfs @ 12.10 hrs, Volume= 0.013 af, Depth> 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.059	98	Roofs, HSG B
0.028	98	Paved parking, HSG B
0.201	61	>75% Grass cover, Good, HSG B
0.288	72	Weighted Average
0.201		69.79% Pervious Area
0.087		30.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	60	0.1670	0.36		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
2.8	60	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 13: DA13



Summary for Subcatchment 14: DA14

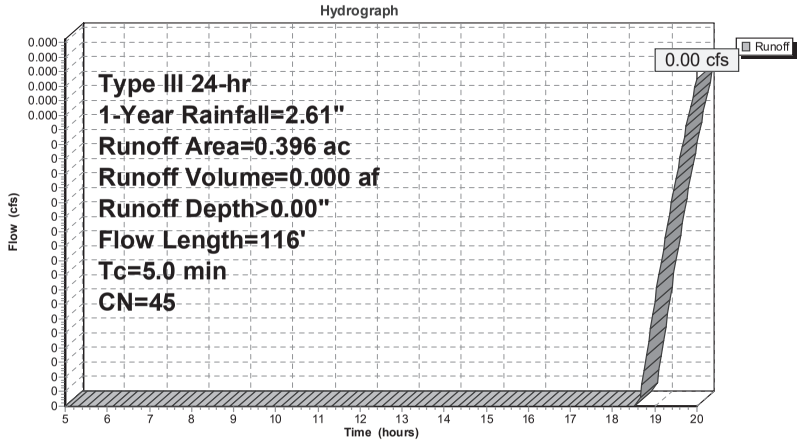
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Depth> 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.039	98	Roofs, HSG A
0.357	39	>75% Grass cover, Good, HSG A
0.396	45	Weighted Average
0.357		90.15% Pervious Area
0.039		9.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	100	0.1600	0.39		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.0	16	0.2000	7.20		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
4.3	116	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 14: DA14



Summary for Subcatchment 15: DA15

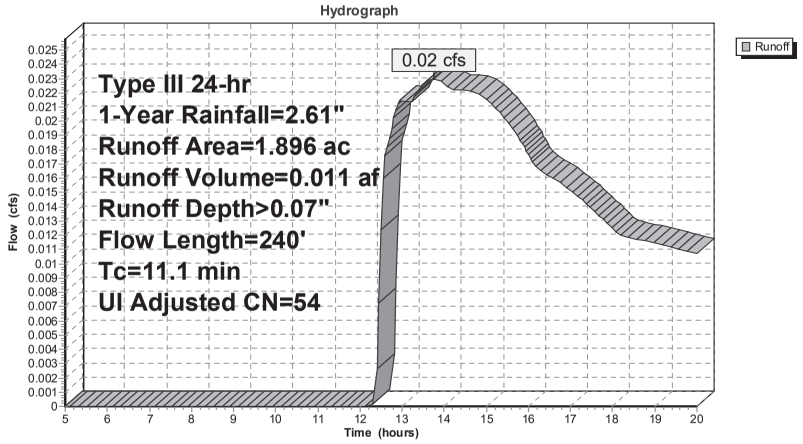
Runoff = 0.02 cfs @ 13.76 hrs, Volume= 0.011 af, Depth> 0.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Adj	Description
0.063	98		Roofs, HSG A
0.309	98		Paved parking, HSG A
0.165	98		Unconnected pavement, HSG A
1.095	39		>75% Grass cover, Good, HSG A
0.029	74		>75% Grass cover, Good, HSG C
0.154	30		Woods, Good, HSG A
0.081	70		Woods, Good, HSG C
1.896	57	54	Weighted Average, UI Adjusted
1.359			71.68% Pervious Area
0.537			28.32% Impervious Area
0.165			30.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0200	0.17		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
1.2	140	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.1	240	Total			

Subcatchment 15: DA15



Summary for Subcatchment P: P

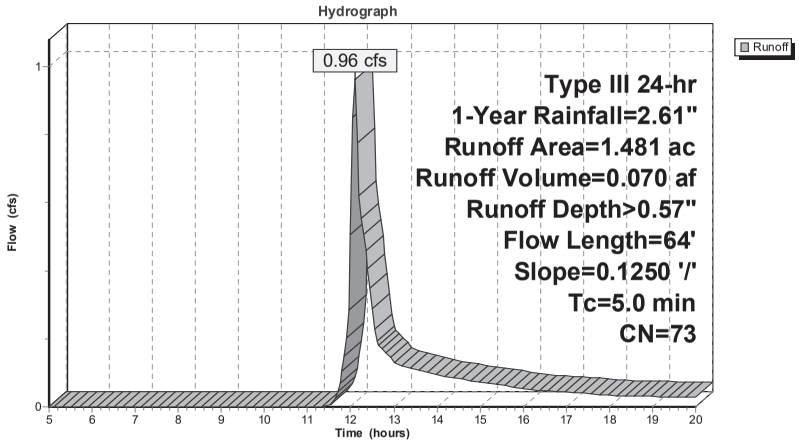
Runoff = 0.96 cfs @ 12.09 hrs, Volume= 0.070 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.332	98	Water Surface, HSG B
0.151	98	Paved parking, HSG B
0.998	61	>75% Grass cover, Good, HSG B
1.481	73	Weighted Average
0.998		67.39% Pervious Area
0.483		32.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	64	0.1250	0.32		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
3.3	64	Total, Increased to minimum Tc = 5.0 min			

Subcatchment P: P



Summary for Pond 7P: UG A

Inflow Area = 5.208 ac, 41.47% Impervious, Inflow Depth > 0.69" for 1-Year event
Inflow = 3.51 cfs @ 12.18 hrs, Volume= 0.299 af
Outflow = 0.40 cfs @ 11.85 hrs, Volume= 0.273 af, Atten= 89%, Lag= 0.0 min
Discarded = 0.40 cfs @ 11.85 hrs, Volume= 0.273 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 145.80' @ 13.96 hrs Surf.Area= 3,417 sf Storage= 5,417 cf

Plug-Flow detention time= 151.8 min calculated for 0.272 af (91% of inflow)
Center-of-Mass det. time= 123.5 min (950.6 - 827.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.50'	4,740 cf	**44.75'W x 76.37'L x 5.75'H Field A** 19,650 cf Overall - 7,801 cf Embedded = 11,849 cf x 40.0% Voids
#2A	144.25'	7,801 cf	**Cultec R-902HD** x 120 Inside #1 Effective Size= 69.8"W x 48.0"H => 17.65 sf x 3.67'L = 64.7 cf Overall Size= 78.0"W x 48.0"H x 4.10'L with 0.44' Overlap 120 Chambers in 6 Rows Cap Storage= +2.8 cf x 2 x 6 rows = 33.1 cf
		12,541 cf	Total Available Storage

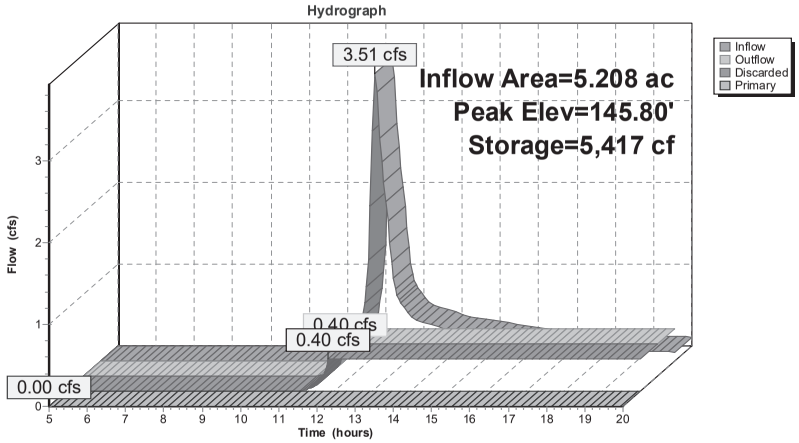
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**24.0" Round Culvert X 2.00** L= 64.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 146.30' / 138.50' S= 0.1219 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Discarded	143.50'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.40 cfs @ 11.85 hrs HW=143.56' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.40 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=143.50' (Free Discharge)
↑**1=Culvert** (Controls 0.00 cfs)

Pond 7P: UG A



Summary for Pond 13P: BIO A

Inflow Area = 3.116 ac, 45.60% Impervious, Inflow Depth > 0.65" for 1-Year event
Inflow = 2.34 cfs @ 12.10 hrs, Volume= 0.168 af
Outflow = 0.62 cfs @ 12.54 hrs, Volume= 0.168 af, Atten= 74%, Lag= 26.2 min
Discarded = 0.62 cfs @ 12.54 hrs, Volume= 0.168 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 136.33' @ 12.54 hrs Surf.Area= 5,330 sf Storage= 1,686 cf

Plug-Flow detention time= 18.4 min calculated for 0.167 af (100% of inflow)
Center-of-Mass det. time= 17.8 min (843.7 - 825.9)

Volume	Invert	Avail.Storage	Storage Description
#1	136.00'	11,989 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

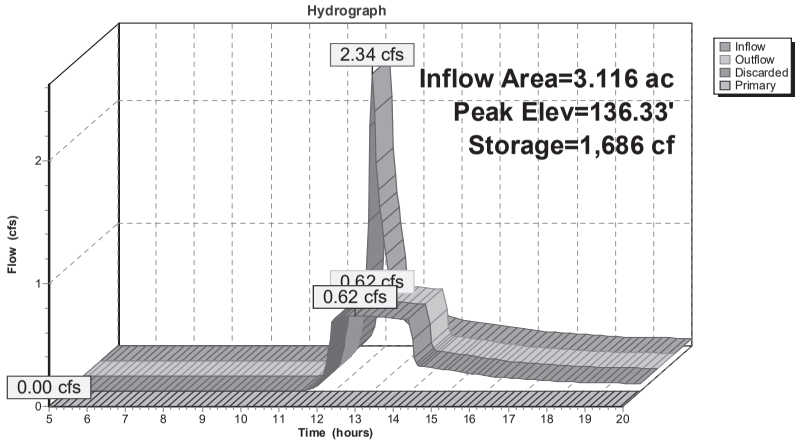
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
136.00	5,009	0	0
138.00	6,980	11,989	11,989

Device	Routing	Invert	Outlet Devices
#1	Primary	133.50'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 133.50' / 133.00' S= 0.0217 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	136.50'	**2.0" Vert. Orifice** C= 0.600
#3	Device 1	137.10'	**42.0" x 42.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#4	Discarded	136.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.62 cfs @ 12.54 hrs HW=136.33' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.62 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=136.00' (Free Discharge)
└**1=Culvert** (Passes 0.00 cfs of 11.26 cfs potential flow)
  └**2=Orifice** (Controls 0.00 cfs)
  └**3=Grate** (Controls 0.00 cfs)

Pond 13P: BIO A



Summary for Pond 14P: BIO B

Inflow Area = 0.288 ac, 30.21% Impervious, Inflow Depth > 0.53" for 1-Year event
Inflow = 0.17 cfs @ 12.10 hrs, Volume= 0.013 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 140.41' @ 20.00 hrs Surf.Area= 1,471 sf Storage= 550 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

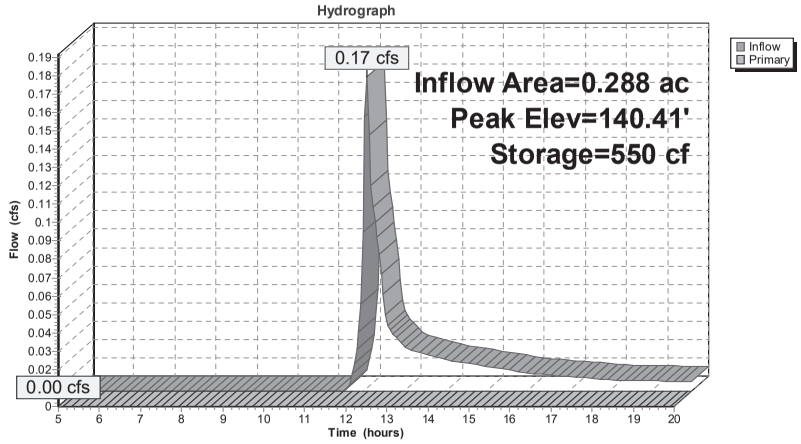
Volume	Invert	Avail.Storage	Storage Description
#1	140.00'	1,526 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
140.00	1,231	0	0
141.00	1,821	1,526	1,526

Device	Routing	Invert	Outlet Devices
#1	Primary	140.50'	**18.0" x 18.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=140.00' (Free Discharge)
↑**1=Grate** (Controls 0.00 cfs)

Pond 14P: BIO B



Summary for Pond 15P: BIO C

Inflow Area = 0.396 ac, 9.85% Impervious, Inflow Depth > 0.00" for 1-Year event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 138.00' @ 20.00 hrs Surf.Area= 2,247 sf Storage= 0 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

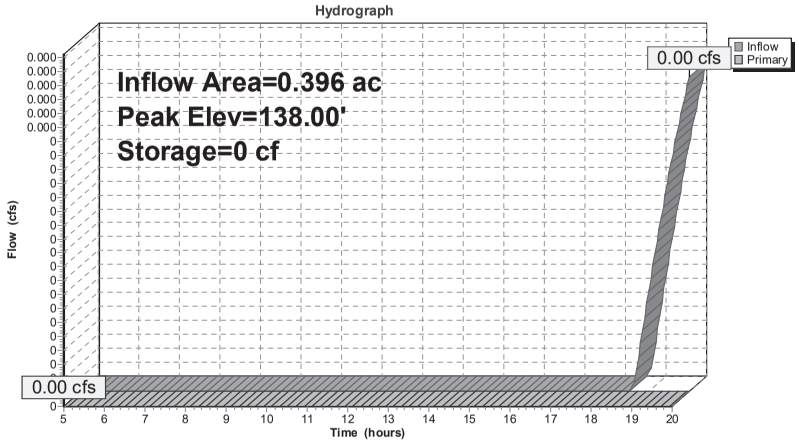
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	2,658 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	2,247	0	0
139.00	3,068	2,658	2,658

Device	Routing	Invert	Outlet Devices
#1	Primary	138.50'	**18.0" x 18.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=138.00' (Free Discharge)
↑**1=Grate** (Controls 0.00 cfs)

Pond 15P: BIO C



Summary for Pond 16P: BIO D

Inflow Area = 1.896 ac, 28.32% Impervious, Inflow Depth > 0.07" for 1-Year event
Inflow = 0.02 cfs @ 13.76 hrs, Volume= 0.011 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 34.17' @ 20.00 hrs Surf.Area= 2,759 sf Storage= 459 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

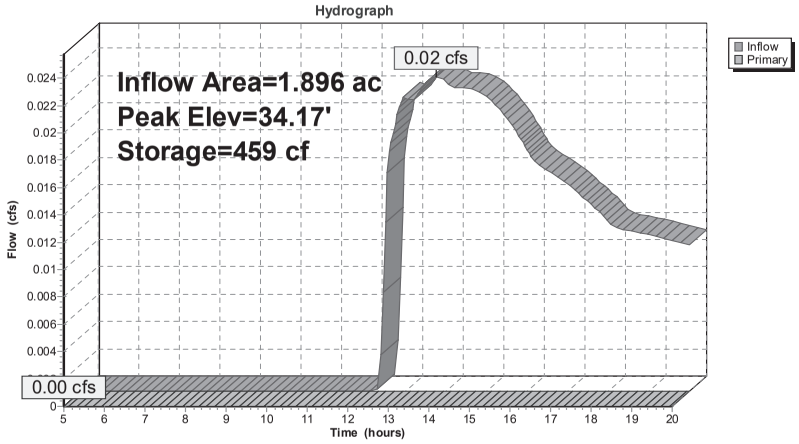
Volume	Invert	Avail.Storage	Storage Description
#1	34.00'	7,056 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
34.00	2,600	0	0
36.00	4,456	7,056	7,056

Device	Routing	Invert	Outlet Devices
#1	Primary	31.50'	**15.0" Round Culvert** L= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 31.50' / 30.00' S= 0.0242 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	34.50'	**42.0" x 42.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=34.00' (Free Discharge)
↑**1=Culvert** (Passes 0.00 cfs of 8.09 cfs potential flow)
↑**2=Grate** (Controls 0.00 cfs)

Pond 16P: BIO D



Summary for Subcatchment 11: DA 11

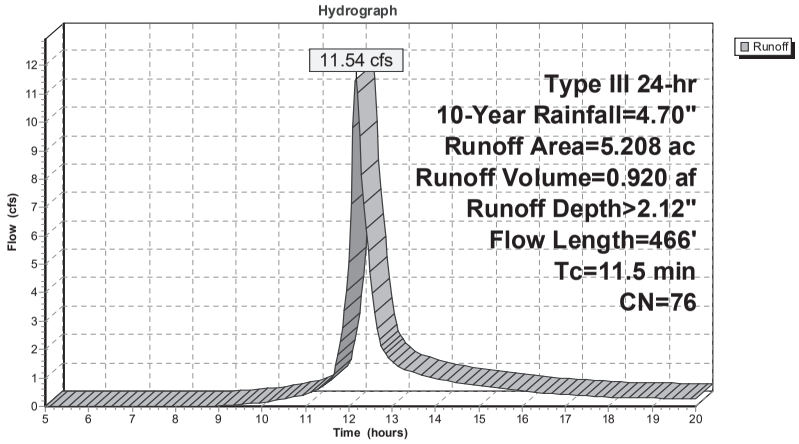
Runoff = 11.54 cfs @ 12.16 hrs, Volume= 0.920 af, Depth> 2.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.345	98	Roofs, HSG B
1.815	98	Paved parking, HSG B
3.048	61	>75% Grass cover, Good, HSG B
5.208	76	Weighted Average
3.048		58.53% Pervious Area
2.160		41.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0225	0.18		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
1.5	224	0.0250	2.55		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
0.5	116	0.0430	4.21		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	26	0.0100	5.70	7.00	**Pipe Channel, S4** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
11.5	466	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA12

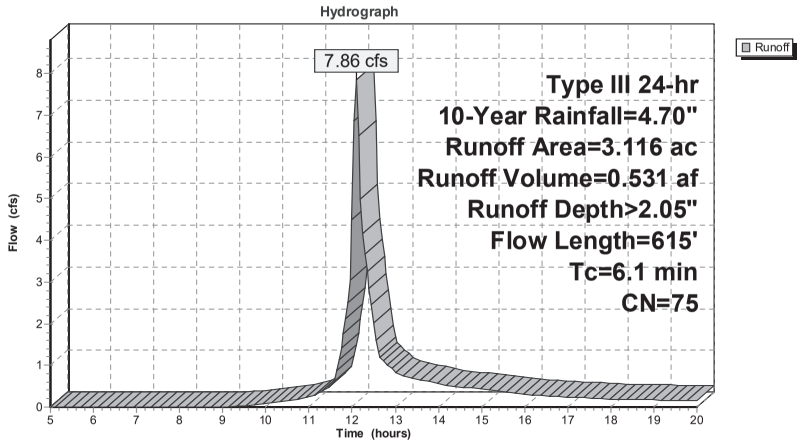
Runoff = 7.86 cfs @ 12.10 hrs, Volume= 0.531 af, Depth> 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.576	98	Roofs, HSG B
0.845	98	Paved parking, HSG B
0.383	39	>75% Grass cover, Good, HSG A
1.312	61	>75% Grass cover, Good, HSG B
3.116	75	Weighted Average
1.695		54.40% Pervious Area
1.421		45.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	100	0.1100	0.33		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.8	138	0.0180	2.72		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
0.3	377	0.0990	21.53	26.42	**Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010
6.1	615	Total			

Subcatchment 12: DA12



Summary for Subcatchment 13: DA13

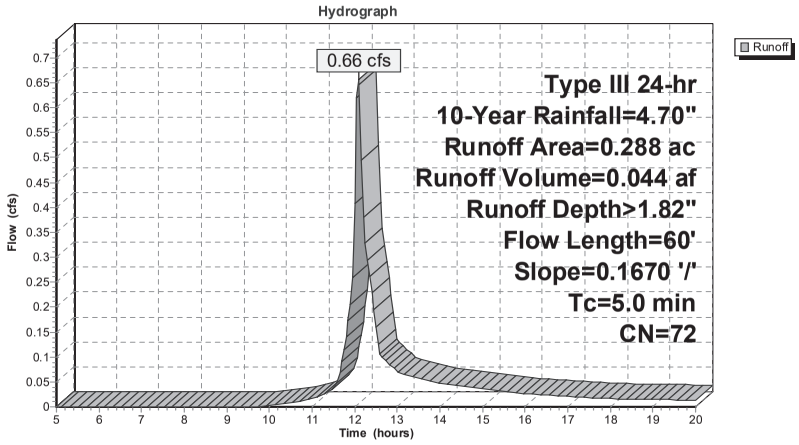
Runoff = 0.66 cfs @ 12.08 hrs, Volume= 0.044 af, Depth> 1.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.059	98	Roofs, HSG B
0.028	98	Paved parking, HSG B
0.201	61	>75% Grass cover, Good, HSG B
0.288	72	Weighted Average
0.201		69.79% Pervious Area
0.087		30.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	60	0.1670	0.36		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
2.8	60	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 13: DA13



Summary for Subcatchment 14: DA14

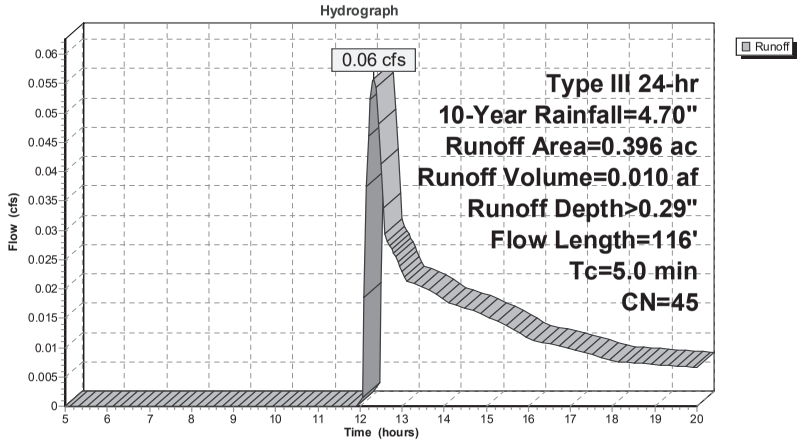
Runoff = 0.06 cfs @ 12.33 hrs, Volume= 0.010 af, Depth> 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.039	98	Roofs, HSG A
0.357	39	>75% Grass cover, Good, HSG A
0.396	45	Weighted Average
0.357		90.15% Pervious Area
0.039		9.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	100	0.1600	0.39		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.0	16	0.2000	7.20		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
4.3	116	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 14: DA14



Summary for Subcatchment 15: DA15

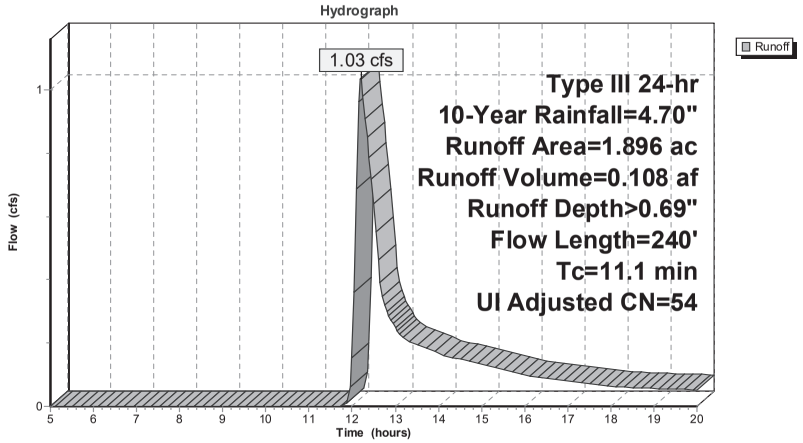
Runoff = 1.03 cfs @ 12.20 hrs, Volume= 0.108 af, Depth> 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Adj	Description
0.063	98		Roofs, HSG A
0.309	98		Paved parking, HSG A
0.165	98		Unconnected pavement, HSG A
1.095	39		>75% Grass cover, Good, HSG A
0.029	74		>75% Grass cover, Good, HSG C
0.154	30		Woods, Good, HSG A
0.081	70		Woods, Good, HSG C
1.896	57	54	Weighted Average, UI Adjusted
1.359			71.68% Pervious Area
0.537			28.32% Impervious Area
0.165			30.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0200	0.17		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
1.2	140	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.1	240	Total			

Subcatchment 15: DA15



Summary for Subcatchment P: P

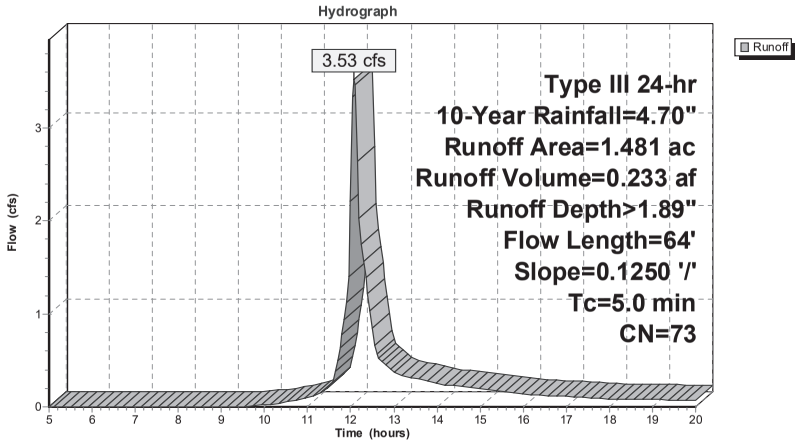
Runoff = 3.53 cfs @ 12.08 hrs, Volume= 0.233 af, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.332	98	Water Surface, HSG B
0.151	98	Paved parking, HSG B
0.998	61	>75% Grass cover, Good, HSG B
1.481	73	Weighted Average
0.998		67.39% Pervious Area
0.483		32.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	64	0.1250	0.32		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
3.3	64	Total, Increased to minimum Tc = 5.0 min			

Subcatchment P: P



Summary for Pond 7P: UG A

Inflow Area = 5.208 ac, 41.47% Impervious, Inflow Depth > 2.12" for 10-Year event
Inflow = 11.54 cfs @ 12.16 hrs, Volume= 0.920 af
Outflow = 9.51 cfs @ 12.27 hrs, Volume= 0.782 af, Atten= 18%, Lag= 6.2 min
Discarded = 0.40 cfs @ 11.00 hrs, Volume= 0.321 af
Primary = 9.11 cfs @ 12.27 hrs, Volume= 0.461 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 147.34' @ 12.27 hrs Surf.Area= 3,417 sf Storage= 9,423 cf

Plug-Flow detention time= 74.7 min calculated for 0.779 af (85% of inflow)
Center-of-Mass det. time= 31.6 min (833.8 - 802.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.50'	4,740 cf	**44.75'W x 76.37'L x 5.75'H Field A** 19,650 cf Overall - 7,801 cf Embedded = 11,849 cf x 40.0% Voids
#2A	144.25'	7,801 cf	**Cultec R-902HD** x 120 Inside #1 Effective Size= 69.8"W x 48.0"H => 17.65 sf x 3.67'L = 64.7 cf Overall Size= 78.0"W x 48.0"H x 4.10'L with 0.44' Overlap 120 Chambers in 6 Rows Cap Storage= +2.8 cf x 2 x 6 rows = 33.1 cf
		12,541 cf	Total Available Storage

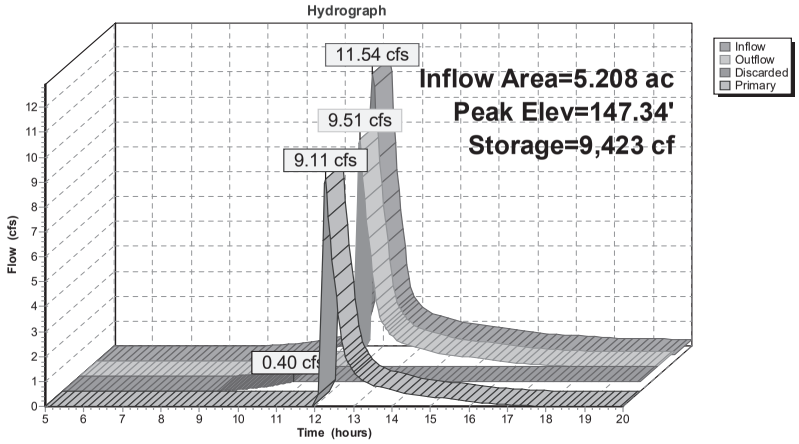
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**24.0" Round Culvert X 2.00** L= 64.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 146.30' / 138.50' S= 0.1219 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Discarded	143.50'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.40 cfs @ 11.00 hrs HW=143.56' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.40 cfs)

Primary OutFlow Max=8.80 cfs @ 12.27 hrs HW=147.32' (Free Discharge)
↑**1=Culvert** (Inlet Controls 8.80 cfs @ 2.72 fps)

Pond 7P: UG A



Summary for Pond 13P: BIO A

Inflow Area = 3.116 ac, 45.60% Impervious, Inflow Depth > 2.05" for 10-Year event
Inflow = 7.86 cfs @ 12.10 hrs, Volume= 0.531 af
Outflow = 3.30 cfs @ 12.35 hrs, Volume= 0.531 af, Atten= 58%, Lag= 15.5 min
Discarded = 0.72 cfs @ 12.35 hrs, Volume= 0.430 af
Primary = 2.58 cfs @ 12.35 hrs, Volume= 0.101 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 137.24' @ 12.35 hrs Surf.Area= 6,235 sf Storage= 6,991 cf

Plug-Flow detention time= 69.4 min calculated for 0.529 af (100% of inflow)
Center-of-Mass det. time= 68.7 min (868.7 - 800.0)

Volume	Invert	Avail.Storage	Storage Description
#1	136.00'	11,989 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

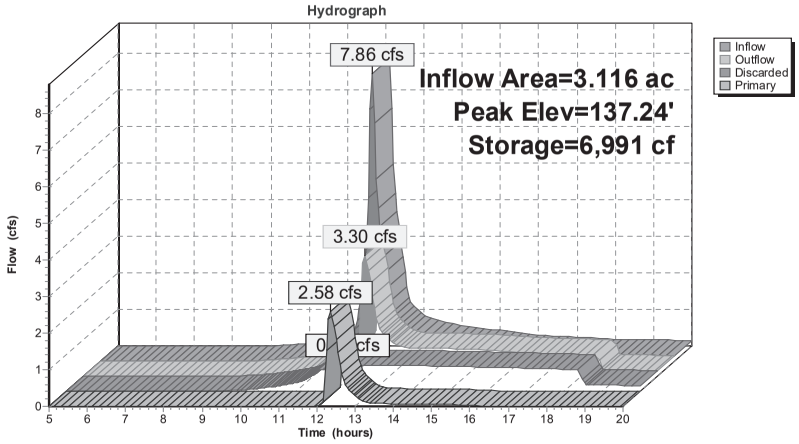
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
136.00	5,009	0	0
138.00	6,980	11,989	11,989

Device	Routing	Invert	Outlet Devices
#1	Primary	133.50'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 133.50' / 133.00' S= 0.0217 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	136.50'	**2.0" Vert. Orifice** C= 0.600
#3	Device 1	137.10'	**42.0" x 42.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#4	Discarded	136.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.72 cfs @ 12.35 hrs HW=137.24' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.72 cfs)

Primary OutFlow Max=2.56 cfs @ 12.35 hrs HW=137.24' (Free Discharge)
└**1=Culvert** (Passes 2.56 cfs of 14.72 cfs potential flow)
  └**2=Orifice** (Orifice Controls 0.09 cfs @ 3.91 fps)
  └**3=Grate** (Weir Controls 2.48 cfs @ 1.24 fps)

Pond 13P: BIO A



Summary for Pond 14P: BIO B

Inflow Area = 0.288 ac, 30.21% Impervious, Inflow Depth > 1.82" for 10-Year event
Inflow = 0.66 cfs @ 12.08 hrs, Volume= 0.044 af
Outflow = 0.27 cfs @ 12.35 hrs, Volume= 0.028 af, Atten= 59%, Lag= 16.3 min
Primary = 0.27 cfs @ 12.35 hrs, Volume= 0.028 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 140.56' @ 12.35 hrs Surf.Area= 1,560 sf Storage= 777 cf

Plug-Flow detention time= 134.7 min calculated for 0.027 af (63% of inflow)
Center-of-Mass det. time= 59.0 min (864.2 - 805.2)

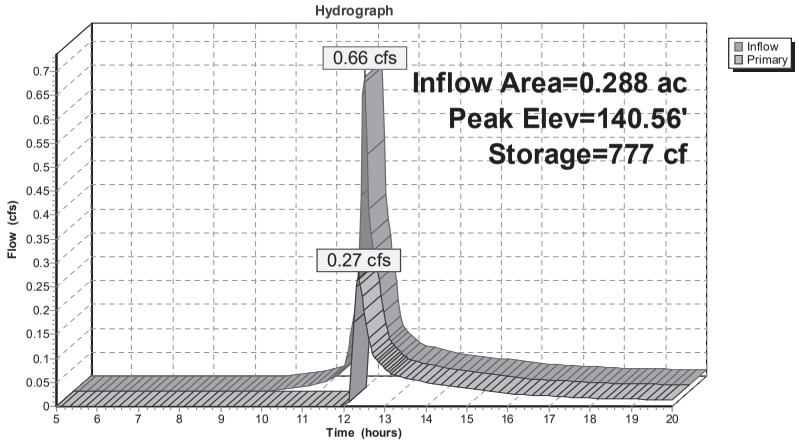
Volume	Invert	Avail.Storage	Storage Description
#1	140.00'	1,526 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
140.00	1,231	0	0
141.00	1,821	1,526	1,526

Device	Routing	Invert	Outlet Devices
#1	Primary	140.50'	**18.0" x 18.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.26 cfs @ 12.35 hrs HW=140.56' (Free Discharge)
↑**1=Grate** (Weir Controls 0.26 cfs @ 0.78 fps)

Pond 14P: BIO B



Summary for Pond 15P: BIO C

Inflow Area = 0.396 ac, 9.85% Impervious, Inflow Depth > 0.29" for 10-Year event
Inflow = 0.06 cfs @ 12.33 hrs, Volume= 0.010 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 138.18' @ 20.00 hrs Surf.Area= 2,396 sf Storage= 423 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

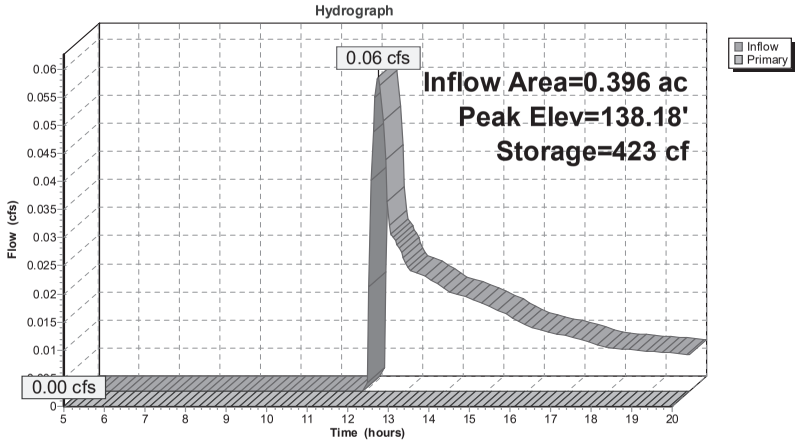
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	2,658 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	2,247	0	0
139.00	3,068	2,658	2,658

Device	Routing	Invert	Outlet Devices
#1	Primary	138.50'	**18.0" x 18.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=138.00' (Free Discharge)
↑**1=Grate** (Controls 0.00 cfs)

Pond 15P: BIO C



Summary for Pond 16P: BIO D

Inflow Area = 1.896 ac, 28.32% Impervious, Inflow Depth > 0.69" for 10-Year event
Inflow = 1.03 cfs @ 12.20 hrs, Volume= 0.108 af
Outflow = 0.40 cfs @ 12.66 hrs, Volume= 0.075 af, Atten= 61%, Lag= 27.3 min
Primary = 0.40 cfs @ 12.66 hrs, Volume= 0.075 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 34.54' @ 12.66 hrs Surf.Area= 3,103 sf Storage= 1,546 cf

Plug-Flow detention time= 129.1 min calculated for 0.075 af (69% of inflow)
Center-of-Mass det. time= 54.7 min (906.8 - 852.0)

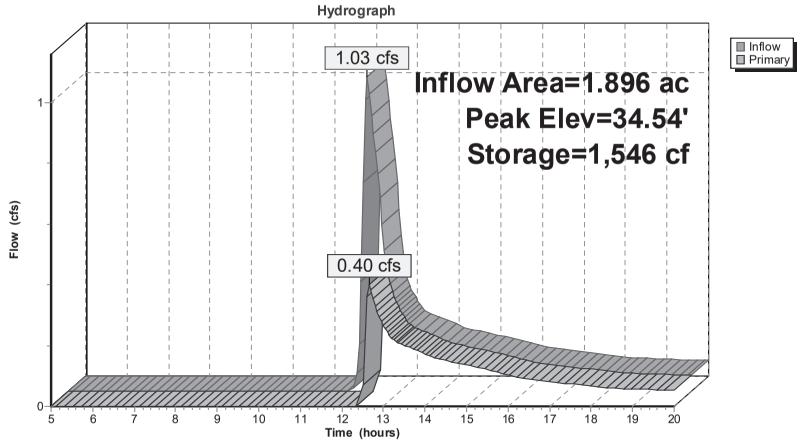
Volume	Invert	Avail.Storage	Storage Description
#1	34.00'	7,056 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
34.00	2,600	0	0
36.00	4,456	7,056	7,056

Device	Routing	Invert	Outlet Devices
#1	Primary	31.50'	**15.0" Round Culvert** L= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 31.50' / 30.00' S= 0.0242 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	34.50'	**42.0" x 42.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.39 cfs @ 12.66 hrs HW=34.54' (Free Discharge)
↑**1=Culvert** (Passes 0.39 cfs of 9.19 cfs potential flow)
↑**2=Grate** (Weir Controls 0.39 cfs @ 0.67 fps)

Pond 16P: BIO D



Summary for Subcatchment 11: DA 11

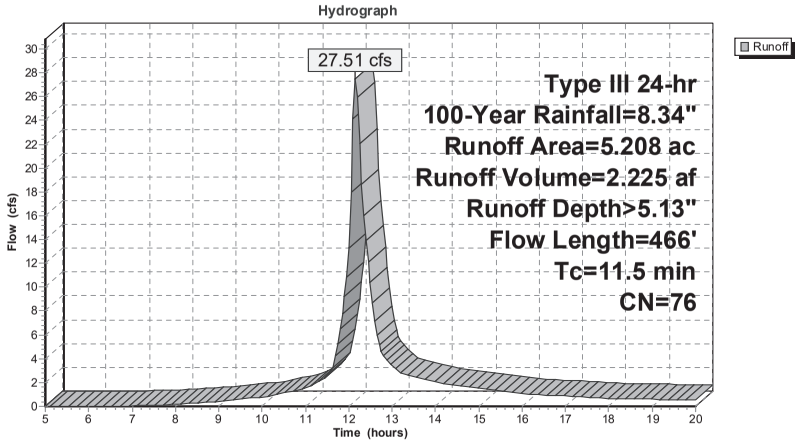
Runoff = 27.51 cfs @ 12.16 hrs, Volume= 2.225 af, Depth> 5.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.345	98	Roofs, HSG B
1.815	98	Paved parking, HSG B
3.048	61	>75% Grass cover, Good, HSG B
5.208	76	Weighted Average
3.048		58.53% Pervious Area
2.160		41.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	100	0.0225	0.18		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
1.5	224	0.0250	2.55		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
0.5	116	0.0430	4.21		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	26	0.0100	5.70	7.00	**Pipe Channel, S4** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
11.5	466	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 12: DA12

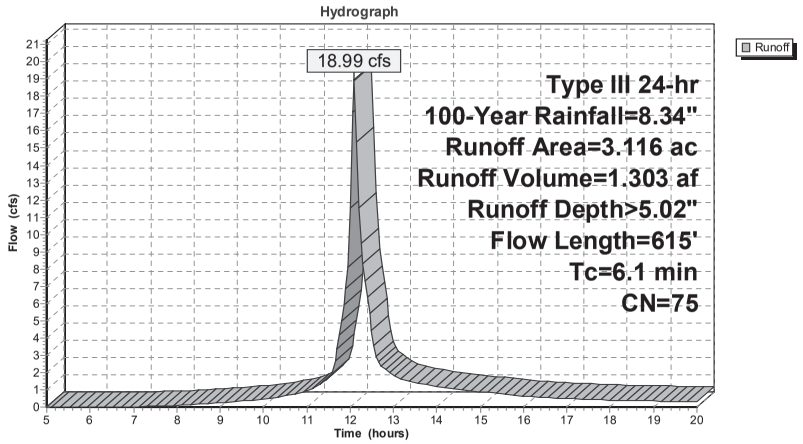
Runoff = 18.99 cfs @ 12.09 hrs, Volume= 1.303 af, Depth> 5.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.576	98	Roofs, HSG B
0.845	98	Paved parking, HSG B
0.383	39	>75% Grass cover, Good, HSG A
1.312	61	>75% Grass cover, Good, HSG B
3.116	75	Weighted Average
1.695		54.40% Pervious Area
1.421		45.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	100	0.1100	0.33		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.8	138	0.0180	2.72		**Shallow Concentrated Flow, S2** Paved Kv= 20.3 fps
0.3	377	0.0990	21.53	26.42	**Pipe Channel, S3** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010
6.1	615	Total			

Subcatchment 12: DA12



Summary for Subcatchment 13: DA13

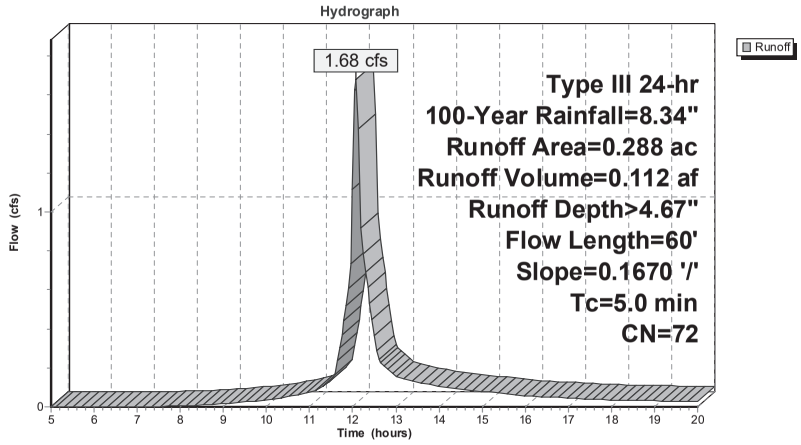
Runoff = 1.68 cfs @ 12.08 hrs, Volume= 0.112 af, Depth> 4.67"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.059	98	Roofs, HSG B
0.028	98	Paved parking, HSG B
0.201	61	>75% Grass cover, Good, HSG B
0.288	72	Weighted Average
0.201		69.79% Pervious Area
0.087		30.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.8	60	0.1670	0.36		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
2.8	60	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 13: DA13



Summary for Subcatchment 14: DA14

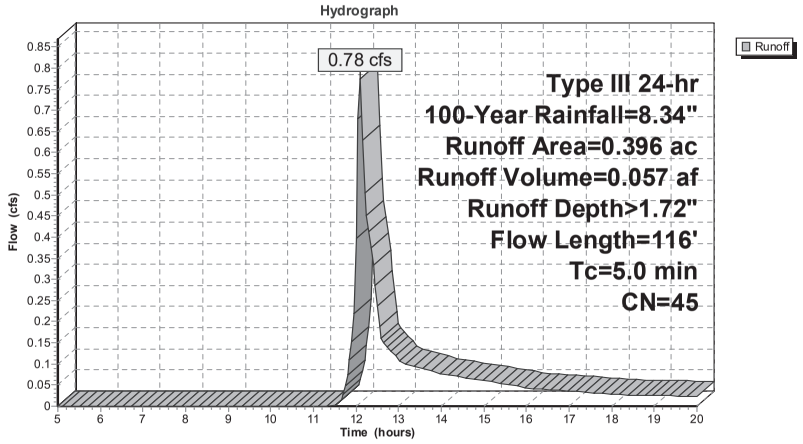
Runoff = 0.78 cfs @ 12.09 hrs, Volume= 0.057 af, Depth> 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.039	98	Roofs, HSG A
0.357	39	>75% Grass cover, Good, HSG A
0.396	45	Weighted Average
0.357		90.15% Pervious Area
0.039		9.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.3	100	0.1600	0.39		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.0	16	0.2000	7.20		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
4.3	116	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 14: DA14



Summary for Subcatchment 15: DA15

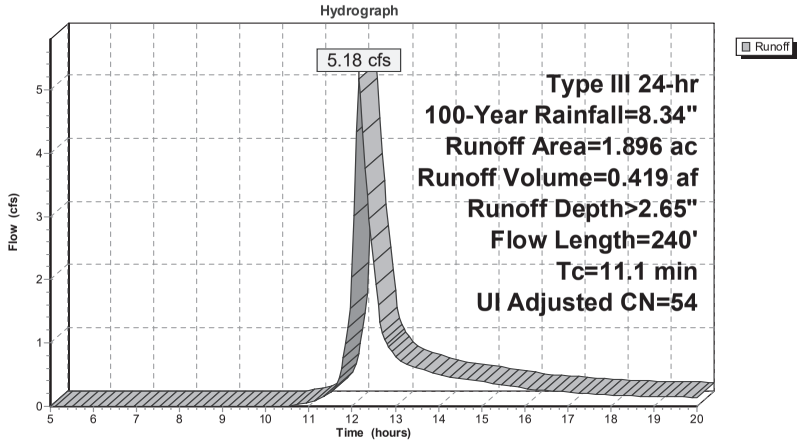
Runoff = 5.18 cfs @ 12.17 hrs, Volume= 0.419 af, Depth> 2.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Adj	Description
0.063	98		Roofs, HSG A
0.309	98		Paved parking, HSG A
0.165	98		Unconnected pavement, HSG A
1.095	39		>75% Grass cover, Good, HSG A
0.029	74		>75% Grass cover, Good, HSG C
0.154	30		Woods, Good, HSG A
0.081	70		Woods, Good, HSG C
1.896	57	54	Weighted Average, UI Adjusted
1.359			71.68% Pervious Area
0.537			28.32% Impervious Area
0.165			30.73% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0200	0.17		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
1.2	140	0.0140	1.90		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
11.1	240	Total			

Subcatchment 15: DA15



Summary for Subcatchment P: P

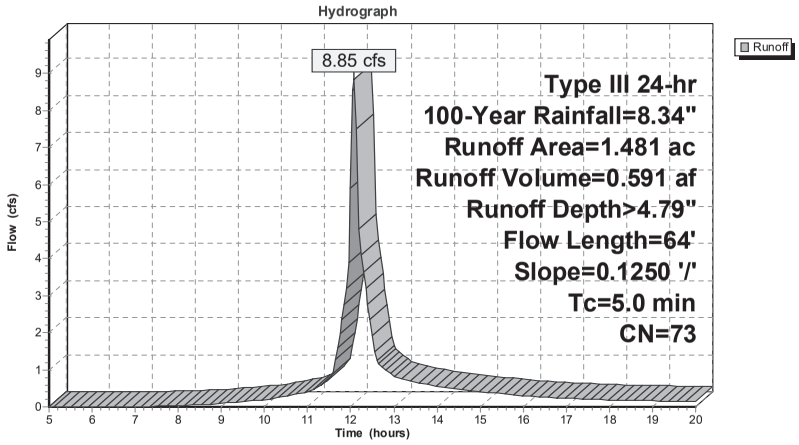
Runoff = 8.85 cfs @ 12.08 hrs, Volume= 0.591 af, Depth> 4.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.332	98	Water Surface, HSG B
0.151	98	Paved parking, HSG B
0.998	61	>75% Grass cover, Good, HSG B
1.481	73	Weighted Average
0.998		67.39% Pervious Area
0.483		32.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	64	0.1250	0.32		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
3.3	64	Total, Increased to minimum Tc = 5.0 min			

Subcatchment P: P



Summary for Pond 7P: UG A

Inflow Area = 5.208 ac, 41.47% Impervious, Inflow Depth > 5.13" for 100-Year event
Inflow = 27.51 cfs @ 12.16 hrs, Volume= 2.225 af
Outflow = 26.45 cfs @ 12.19 hrs, Volume= 2.062 af, Atten= 4%, Lag= 2.1 min
Discarded = 0.40 cfs @ 9.00 hrs, Volume= 0.392 af
Primary = 26.06 cfs @ 12.19 hrs, Volume= 1.670 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 148.49' @ 12.19 hrs Surf.Area= 3,417 sf Storage= 11,502 cf

Plug-Flow detention time= 39.2 min calculated for 2.055 af (92% of inflow)
Center-of-Mass det. time= 14.4 min (796.2 - 781.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	143.50'	4,740 cf	**44.75'W x 76.37'L x 5.75'H Field A** 19,650 cf Overall - 7,801 cf Embedded = 11,849 cf x 40.0% Voids
#2A	144.25'	7,801 cf	**Cultec R-902HD** x 120 Inside #1 Effective Size= 69.8"W x 48.0"H => 17.65 sf x 3.67'L = 64.7 cf Overall Size= 78.0"W x 48.0"H x 4.10'L with 0.44' Overlap 120 Chambers in 6 Rows Cap Storage= +2.8 cf x 2 x 6 rows = 33.1 cf
		12,541 cf	Total Available Storage

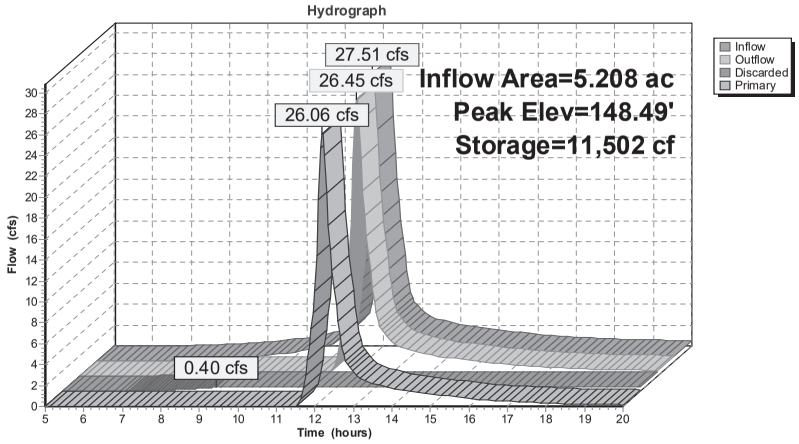
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	146.30'	**24.0" Round Culvert X 2.00** L= 64.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 146.30' / 138.50' S= 0.1219 '/' Cc= 0.900 n= 0.012, Flow Area= 3.14 sf
#2	Discarded	143.50'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.40 cfs @ 9.00 hrs HW=143.56' (Free Discharge)
↑**2=Exfiltration** (Exfiltration Controls 0.40 cfs)

Primary OutFlow Max=25.89 cfs @ 12.19 hrs HW=148.48' (Free Discharge)
↑**1=Culvert** (Inlet Controls 25.89 cfs @ 4.12 fps)

Pond 7P: UG A



Summary for Pond 13P: BIO A

Inflow Area = 3.116 ac, 45.60% Impervious, Inflow Depth > 5.02" for 100-Year event
Inflow = 18.99 cfs @ 12.09 hrs, Volume= 1.303 af
Outflow = 16.53 cfs @ 12.13 hrs, Volume= 1.259 af, Atten= 13%, Lag= 2.1 min
Discarded = 0.76 cfs @ 12.14 hrs, Volume= 0.602 af
Primary = 15.76 cfs @ 12.13 hrs, Volume= 0.658 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 137.62' @ 12.14 hrs Surf.Area= 6,608 sf Storage= 9,422 cf

Plug-Flow detention time= 48.4 min calculated for 1.259 af (97% of inflow)
Center-of-Mass det. time= 35.5 min (814.8 - 779.3)

Volume	Invert	Avail.Storage	Storage Description
#1	136.00'	11,989 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

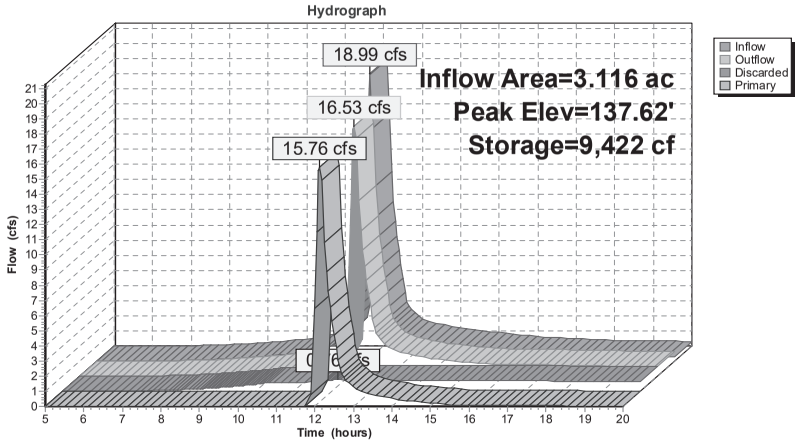
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
136.00	5,009	0	0
138.00	6,980	11,989	11,989

Device	Routing	Invert	Outlet Devices
#1	Primary	133.50'	**18.0" Round Culvert** L= 23.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 133.50' / 133.00' S= 0.0217 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf
#2	Device 1	136.50'	**2.0" Vert. Orifice** C= 0.600
#3	Device 1	137.10'	**42.0" x 42.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#4	Discarded	136.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.76 cfs @ 12.14 hrs HW=137.61' (Free Discharge)
└**4=Exfiltration** (Exfiltration Controls 0.76 cfs)

Primary OutFlow Max=15.60 cfs @ 12.13 hrs HW=137.61' (Free Discharge)
└**1=Culvert** (Inlet Controls 15.60 cfs @ 8.83 fps)
  └**2=Orifice** (Passes < 0.11 cfs potential flow)
  └**3=Grate** (Passes < 16.67 cfs potential flow)

Pond 13P: BIO A



Summary for Pond 14P: BIO B

Inflow Area = 0.288 ac, 30.21% Impervious, Inflow Depth > 4.67" for 100-Year event
Inflow = 1.68 cfs @ 12.08 hrs, Volume= 0.112 af
Outflow = 1.57 cfs @ 12.11 hrs, Volume= 0.096 af, Atten= 7%, Lag= 2.2 min
Primary = 1.57 cfs @ 12.11 hrs, Volume= 0.096 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 140.69' @ 12.11 hrs Surf.Area= 1,636 sf Storage= 983 cf

Plug-Flow detention time= 69.0 min calculated for 0.096 af (86% of inflow)
Center-of-Mass det. time= 26.5 min (810.2 - 783.8)

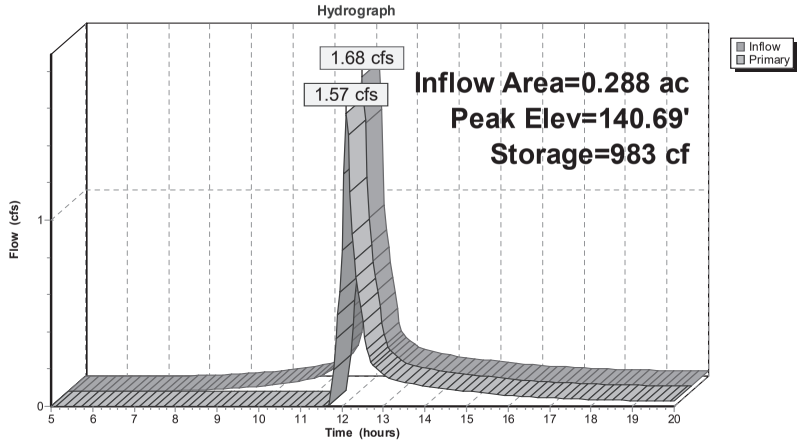
Volume	Invert	Avail.Storage	Storage Description
#1	140.00'	1,526 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
140.00	1,231	0	0
141.00	1,821	1,526	1,526

Device	Routing	Invert	Outlet Devices
#1	Primary	140.50'	**18.0" x 18.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=1.53 cfs @ 12.11 hrs HW=140.68' (Free Discharge)
↑**1=Grate** (Weir Controls 1.53 cfs @ 1.40 fps)

Pond 14P: BIO B



Summary for Pond 15P: BIO C

Inflow Area = 0.396 ac, 9.85% Impervious, Inflow Depth > 1.72" for 100-Year event
Inflow = 0.78 cfs @ 12.09 hrs, Volume= 0.057 af
Outflow = 0.09 cfs @ 13.47 hrs, Volume= 0.028 af, Atten= 88%, Lag= 82.3 min
Primary = 0.09 cfs @ 13.47 hrs, Volume= 0.028 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 138.53' @ 13.47 hrs Surf.Area= 2,680 sf Storage= 1,301 cf

Plug-Flow detention time= 203.2 min calculated for 0.028 af (49% of inflow)
Center-of-Mass det. time= 105.4 min (938.3 - 832.9)

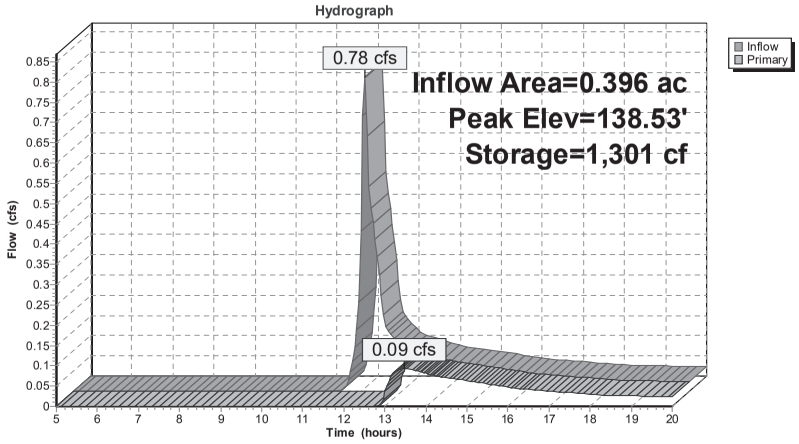
Volume	Invert	Avail.Storage	Storage Description
#1	138.00'	2,658 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
138.00	2,247	0	0
139.00	3,068	2,658	2,658

Device	Routing	Invert	Outlet Devices
#1	Primary	138.50'	**18.0" x 18.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.09 cfs @ 13.47 hrs HW=138.53' (Free Discharge)
↑**1=Grate** (Weir Controls 0.09 cfs @ 0.55 fps)

Pond 15P: BIO C



Summary for Pond 16P: BIO D

Inflow Area = 1.896 ac, 28.32% Impervious, Inflow Depth > 2.65" for 100-Year event
Inflow = 5.18 cfs @ 12.17 hrs, Volume= 0.419 af
Outflow = 5.02 cfs @ 12.20 hrs, Volume= 0.385 af, Atten= 3%, Lag= 2.1 min
Primary = 5.02 cfs @ 12.20 hrs, Volume= 0.385 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 34.73' @ 12.20 hrs Surf.Area= 3,276 sf Storage= 2,142 cf

Plug-Flow detention time= 39.3 min calculated for 0.385 af (92% of inflow)
Center-of-Mass det. time= 12.7 min (831.6 - 818.9)

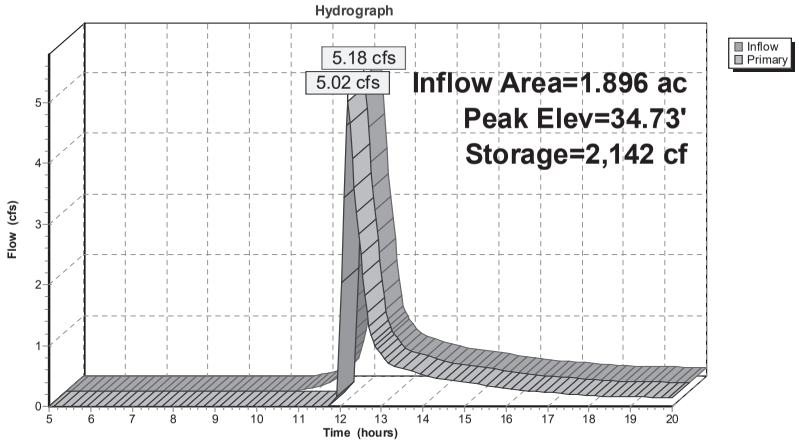
Volume	Invert	Avail.Storage	Storage Description
#1	34.00'	7,056 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
34.00	2,600	0	0
36.00	4,456	7,056	7,056

Device	Routing	Invert	Outlet Devices
#1	Primary	31.50'	**15.0" Round Culvert** L= 62.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 31.50' / 30.00' S= 0.0242 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf
#2	Device 1	34.50'	**42.0" x 42.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=5.01 cfs @ 12.20 hrs HW=34.73' (Free Discharge)
↑—**1=Culvert** (Passes 5.01 cfs of 9.53 cfs potential flow)
↑—**2=Grate** (Weir Controls 5.01 cfs @ 1.56 fps)

Pond 16P: BIO D



APPENDIX F

STORMWATER MANAGEMENT PRACTICE DESIGN

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration A

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
11	1.40	2.16	41	0.42	5.21	11,203	Separator Row x 3	Infiltration

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Provided Pre-Treatment Volume (cf)	
11	11,203	5,602	Separator Row x 3	5,951	27.05 ft^3/ft x 220 LF

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

R_V: 0.42

100% RR_V: 11,203 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	5.230 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	5.230 acres	
Area Does Not Match…Re-Calculate		Calculated S: 0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.8640
Calculated Rv*: 0.95
Calculated Minimum RR_V: 4,171 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration A

4) Stormwater Management Practice Design

Design Infiltration Basin

WQ_V = Remaining Water Quality Volume (cf) =	0,000 cf	(equals 0% WQ_V, as 100% is required in pre-treatment)
◆ Storage volume within infiltration bed:	6,777 cf	(volume below lowest outlet)
(from HydroCad Model)		
◆ Infiltration rate for design:	0.5 inches/hour	from infiltration test results
		Percolation rate: 12 minutes/inch
◆ Infiltration area :	3,417 sf	
◆ Calculated exfiltration rate:	0.03 cfs	(during 100-year storm)
◆ Calculated time to infiltrate WQv:	103.73 hours	

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Infiltration Basin

Storage provided within practice:	**12,728 cf**	(including pretreatment)
For infiltration practices:	100% reduction	(from Table 3.5 Runoff Reduction Capacity for Standard SMPs)
		RR_V Reduction Factor: 100%
RR_V Provided by implementing infiltration:	12,728 cf	
TOTAL RR_V PROVIDED:	**11,203 cf**	
Calculated 100%RR_V:	11,203 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**1525 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	13,024 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.15	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	146.30	feet
CPv orifice diameter	24	inches
1-Year Storm Release Rate	0.00 cfs	From HydroCAD Model - 1 Year Storm is Infiltrated
Is CPv 100% controlled?	yes - acceptable	

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area A

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
12	1.40	1.42	46	0.46	3.12	7,288	Forebays	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice
12	7,288	7,288	Forebays

Size Pre-Treatment Practice: Plunge Pools

Forebay Contour	Area (sf)	Volume (cf)	Cumulative Volume (cf)
130	115	0	0
137	2,203	8,113	8,113

8,113 cf > 7,288 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.46
A = Watershed (ac)

100% RR_V: 7,288 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	1.040 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	2.080 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	3.120 acres	
Total Area Matches		Calculated S: 0.45

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area A

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.6390
Calculated Rv*: 0.95
Calculated Minimum RR_V: 3,085 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

4) Stormwater Management Practice Design

Design Bioretention Area Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	5,466 cf	(equals 75% WQ_V, which only accounts for the min. WQ_V required in the plunge pool and does not take into account the other pre-treatment)	
D_F = Filter Bed Depth (ft) =	2.5	ft	
K = Coefficient Permeability (0.5 ft/day per § 6.4.4 of NYSSDM) =	0.5	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.25	ft (maximum ponding depth of 6")	
T_F = Filter Bed Drain Time (2 days per § 6.4.4 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	4,969	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	5,008	sf	acceptable

Confirm Storage Capability of Practice

- Confirm system can hold 75% of water quality volume

75% Water Quality Volume (cf) = 5,466 cf (excludes pre-treatment volume)

- Volume Within Filter Bed:

$V_F = A_F \times D_F \times N$

N = Porosity (0.20 per Table 10.5.5 of the NYSSDM)= 0.2

V_F = Storage volume within filter bed (cf) = 2,504 cf

- Volume Above Filter Bed:

$V_{F\text{-}TEMP} = 2 \times A_F \times H_F$

$V_{F\text{-}TEMP}$ = Storage volume above filter bed (cf) = 2,504 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs, see also NYSSDM § 6.3.4)= 0.4

A_{DL} = Underdrain Length * Underdain Stone Jacket Width — Underdrain Stone Jacket Width: 3 ft — Underdrain Length: (see Required Underdrain Length section)

D_{DL} = Drainage Layer Depth (stone jacket depth): 10 inches

V_{DL} = Storage volume within drainage layer (cf) = 0 cf

- Total storage within practice only, not including pre-treatment (cf) = 5,008 cf < 5,466 cf (75% WQv Storage Volume)
  insufficient

- Total storage within practice and pre-treatment (cf) = 13,121 cf > 7,288 cf (100% WQv Storage Volume)
  acceptable

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area A

Required Underdrain Length

- Length of underdrain should be based on 10% of the provided filter bed area per § 8.5 of NYSSDM.

Length of underdrain required =	167	lf	
Length of underdrain provided =	0	lf	(No underdrains provided in HSG A soils)

Verify Ponding Depth Over Filter Bed

- No more than 6" of ponding is required per section 6.4.4 of NYSSDM.

Top of filter bed elevation =	136	ft	
Outlet control structure lowest elevation =	136.5	ft	
Ponding depth.=	6	in	acceptable

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**21,234 cf**	(includes pre-treatment)
For Bioretention in Hydrologic Soil Group A & B:	100% reduction	(without underdrains, although underdrains with closed valve may be provided for future maintenance purposes)
For Bioretention in Hydrologic Soil Group C & D:	40% reduction	(with underdrains)
HSG at the Bioretention Area:	A	RR_V Reduction Factor: 100%
RR_V Provided by implementing bioretention:	21,234 cf	

WQ_V REDUCED (RRV):	**7,288 cf**	
Calculated 100% RR_V:	7,288 cf	
Minimum RR_V:	3085 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**13946 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	7,318 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.08	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	136.5	feet
CPv orifice diameter	2	inches
1-Year Storm Release Rate	0.07 cfs	From HydroCAD Model
Is CPv 100% controlled?	yes - acceptable	

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Bioretention Area B

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
13	1.40	0.09	31	0.33	0.29	485	Grass Filter Strip	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice
13	485	485	Grass Filter Strip

486 cf > 485 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.33
A = Watershed (ac)

100% RR_V: 0,485 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.290 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.290 acres	
Total Area Matches		Calculated S: 0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12 — Calculated Ai: 0.0360
Calculated Rv*: 0.95
Where: Calculated Minimum RR_V: 0,174 cf

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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Beacon, NY 12508
845-440-6926

Bioretention Area B

P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

4) Stormwater Management Practice Design

Design Bioretention Area Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	0,364 cf	(equals 75% WQ_V, which only accounts for the min. WQ_V required in the plunge pool and does not take into account the other pre-treatment)	
D_F = Filter Bed Depth (ft) =	2.5	ft	
K = Coefficient Permeability (0.5 ft/day per § 6.4.4 of NYSSDM) =	0.5	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.25	ft (maximum ponding depth of 6")	
T_F = Filter Bed Drain Time (2 days per § 6.4.4 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	331	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	1,231	sf	acceptable

Confirm Storage Capability of Practice

- Confirm system can hold 75% of water quality volume

75% Water Quality Volume (cf) = 364 cf (excludes pre-treatment volume)

- Volume Within Filter Bed:

$V_F = A_F \times D_F \times N$

N = Porosity (0.20 per Table 10.5.5 of the NYSSDM)= 0.2

V_F = Storage volume within filter bed (cf) = 616 cf

- Volume Above Filter Bed:

$V_{F\text{-}TEMP} = 2 \times A_F \times H_F$

$V_{F\text{-}TEMP}$ = Storage volume above filter bed (cf) = 616 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs, see also NYSSDM § 6.3.4)= 0.4

A_{DL} = Underdrain Length * Underdain Stone Jacket Width — Underdrain Stone Jacket Width: 3 ft — Underdrain Length: (see Required Underdrain Length section)

D_{DL} = Drainage Layer Depth (stone jacket depth): 10 inches

V_{DL} = Storage volume within drainage layer (cf) = 0 cf

- Total storage within practice only, not including pre-treatment (cf) = 1,231 cf > 364 cf (75% WQv Storage Volume) — acceptable

- Total storage within practice and pre-treatment (cf) = 1,717 cf > 485 cf (100% WQv Storage Volume) — acceptable

Required Underdrain Length

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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Bioretention Area B

- Length of underdrain should be based on 10% of the provided filter bed area per § 8.5 of NYSSDM.

Length of underdrain required =	41	lf	
Length of underdrain provided =	0	lf	(No underdrains provided in HSG B soils)

Verify Ponding Depth Over Filter Bed

- No more than 6" of ponding is required per section 6.4.4 of NYSSDM.

Top of filter bed elevation =	140	ft	
Outlet control structure lowest elevation =	140.5	ft	
Ponding depth.=	6	in	acceptable

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**2,203 cf**	(includes pre-treatment)
For Bioretention in Hydrologic Soil Group A & B:	100% reduction	(without underdrains, although underdrains with closed valve may be provided for future maintenance purposes)
For Bioretention in Hydrologic Soil Group C & D:	40% reduction	(with underdrains)
HSG at the Bioretention Area:	B	RR_V Reduction Factor: 100%
RR_V Provided by implementing bioretention:	2,203 cf	

WQ_V REDUCED (RRV):	**0,485 cf**	
Calculated 100% RR_V:	0,485 cf	
Minimum RR_V:	174 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**1718 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	0,566 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.01	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	140.5	feet
CPv orifice diameter	2	inches
1-Year Storm Release Rate	0.00 cfs	From HydroCAD Model - Entire 1-Year Storm is Infiltrated
Is CPv 100% controlled?	yes - acceptable	

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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845-440-6926

Bioretention Area c

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
14	1.40	0.04	10	0.14	0.40	285	Grass Filter Strip	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice
14	285	285	Grass Filter Strip

286 cf > 285 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.14
A = Watershed (ac)
100% RR_V: 0,285 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.400 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.000 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.400 acres	
Total Area Matches		Calculated S: 0.55

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12 — Calculated Ai: 0.0220
Calculated Rv*: 0.95
Where: Calculated Minimum RR_V: 0,106 cf

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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Bioretention Area c

P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

4) Stormwater Management Practice Design

Design Bioretention Area Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	0,213 cf	(equals 75% WQ_V, which only accounts for the min. WQ_V required in the plunge pool and does not take into account the other pre-treatment)	
D_F = Filter Bed Depth (ft) =	2.5	ft	
K = Coefficient Permeability (0.5 ft/day per § 6.4.4 of NYSSDM) =	0.5	ft/day	
H_F = Average Height Water Above Filter Bed (ft) =	0.25	ft (maximum ponding depth of 6")	
T_F = Filter Bed Drain Time (2 days per § 6.4.4 of NYSSDM) =	2	days	
A_{FR} = Required Surface Area of Filter Bed (sf) =	194	sf	
A_F = Surface Area of Filter Bed Provided (sf) =	2,247	sf	acceptable

Confirm Storage Capability of Practice

- Confirm system can hold 75% of water quality volume

75% Water Quality Volume (cf) = 213 cf (excludes pre-treatment volume)

- Volume Within Filter Bed:

$V_F = A_F \times D_F \times N$

N = Porosity (0.20 per Table 10.5.5 of the NYSSDM)= 0.2

V_F = Storage volume within filter bed (cf) = 1,124 cf

- Volume Above Filter Bed:

$V_{F\text{-}TEMP} = 2 \times A_F \times H_F$

$V_{F\text{-}TEMP}$ = Storage volume above filter bed (cf) = 1,124 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs, see also NYSSDM § 6.3.4)= 0.4

A_{DL} = Underdrain Length * Underdain Stone Jacket Width — Underdrain Stone Jacket Width: 3 ft — Underdrain Length: (see Required Underdrain Length section)

D_{DL} = Drainage Layer Depth (stone jacket depth): 10 inches

V_{DL} = Storage volume within drainage layer (cf) = 0 cf

- Total storage within practice only, not including pre-treatment (cf) = 2,247 cf > 213 cf (75% WQv Storage Volume) — acceptable

- Total storage within practice and pre-treatment (cf) = 2,533 cf > 285 cf (100% WQv Storage Volume) — acceptable

Required Underdrain Length

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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Bioretention Area c

- Length of underdrain should be based on 10% of the provided filter bed area per § 8.5 of NYSSDM.

Length of underdrain required =	75	lf	
Length of underdrain provided =	0	lf	(No underdrains provided in HSG B soils)

Verify Ponding Depth Over Filter Bed

- No more than 6" of ponding is required per section 6.4.4 of NYSSDM.

Top of filter bed elevation =	138	ft	
Outlet control structure lowest elevation =	138.5	ft	
Ponding depth.=	6	in	acceptable

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**2,819 cf**	(includes pre-treatment)
For Bioretention in Hydrologic Soil Group A & B:	100% reduction	(without underdrains, although underdrains with closed valve may be provided for future maintenance purposes)
For Bioretention in Hydrologic Soil Group C & D:	40% reduction	(with underdrains)
HSG at the Bioretention Area:	A	RR_V Reduction Factor: 100%
RR_V Provided by implementing bioretention:	2,819 cf	

WQ_V REDUCED (RRV):	**0,285 cf**	
Calculated 100% RR_V:	0,285 cf	
Minimum RR_V:	106 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**2534 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	0,000 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.00	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	140.5	feet
CPv orifice diameter	2	inches
1-Year Storm Release Rate	0.00 cfs	From HydroCAD Model - Entire 1-Year Storm is Infiltrated
Is CPv 100% controlled?	yes - acceptable	

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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845-440-6926

Bioretention Area D

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
15	1.40	0.70	37	0.38	1.90	3,694	Forebays	Bioretention

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice
15	3,694	923	Forebays

Size Pre-Treatment Practice: Plunge Pools

Forebay Contour	Area (sf)	Volume (cf)	Cumulative Volume (cf)
329		0	0
331		0	0

Forebay B Contour	Area (sf)	Volume (cf)	Cumulative Volume (cf)
329		0	0
331		0	0

924 cf > 923 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

3) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43,560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

R_V: 0.38

100% RR_V: 3,694 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	1.710 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.000 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.190 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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Bioretention Area D

Total Area: 1.900 acres
Total Area Matches

Calculated S: 0.525

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.3686
Calculated Rv*: 0.95
Calculated Minimum RR_V: 1,779 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

4) Stormwater Management Practice Design

Design Bioretention Area Filter Bed

$A_{FR} = WQ_V \times D_F / [K \times (H_F + D_F) \times (T_F)]$

Where:

WQ_V = Remaining Water Quality Volume (cf) =	2,770 cf	(equals 75% WQ_V, which only accounts for the min. WQ_V required in the plunge pool and does not take into account the other pre-treatment)		
D_F = Filter Bed Depth (ft) =	2.5	ft		
K = Coefficient Permeability (0.5 ft/day per § 6.4.4 of NYSSDM) =	0.5	ft/day		
H_F = Average Height Water Above Filter Bed (ft) =	0.25	ft (maximum ponding depth of 6")		
T_F = Filter Bed Drain Time (2 days per § 6.4.4 of NYSSDM) =	2	days		
A_{FR} = Required Surface Area of Filter Bed (sf) =	2,518	sf		
A_F = Surface Area of Filter Bed Provided (sf) =	2,600	sf	acceptable	

Confirm Storage Capability of Practice

- Confirm system can hold 75% of water quality volume

75% Water Quality Volume (cf) = 2,770 cf (excludes pre-treatment volume)

- Volume Within Filter Bed:

$V_F = A_F \times D_F \times N$

N = Porosity (0.20 per Table 10.5.5 of the NYSSDM)= 0.2

V_F = Storage volume within filter bed (cf) = 1,300 cf

- Volume Above Filter Bed:

$V_{F\text{-}TEMP} = 2 \times A_F \times H_F$

$V_{F\text{-}TEMP}$ = Storage volume above filter bed (cf) = 1,300 cf

- Volume Within Drainage Layer:

$V_{DL} = A_{DL} \times D_{DL} \times N$

N = Porosity (0.40 standard porosity for stone reservoirs, see also NYSSDM § 6.3.4)= 0.4

A_{DL} = Underdrain Length * Underdain Stone Jacket Width — Underdrain Stone Jacket Width: 3 ft — Underdrain Length: (see Required Underdrain Length section)

D_{DL} = Drainage Layer Depth (stone jacket depth): 10 inches

V_{DL} = Storage volume within drainage layer (cf) = 0 cf

• Total storage within practice only, not including pre-treatment (cf) =	2,600 cf	<	2,770 cf	(75% WQv Storage Volume)
			insufficient	
• Total storage within practice and pre-treatment (cf) =	3,524 cf	<	3,694 cf	(100% WQv Storage Volume)

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	7/26/2022	Reviewed/Date:	MAB

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845-440-6926

Bioretention Area D

insufficient

Required Underdrain Length

- Length of underdrain should be based on 10% of the provided filter bed area per § 8.5 of NYSSDM.

Length of underdrain required =	87	lf	
Length of underdrain provided =	0	lf	(No underdrains provided in HSG A soils)

Verify Ponding Depth Over Filter Bed

- No more than 6" of ponding is required per section 6.4.4 of NYSSDM.

Top of filter bed elevation =	34	ft	
Outlet control structure lowest elevation =	34.5	ft	
Ponding depth.=	6	in	acceptable

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Bioretention Area

Storage provided within practice:	**4,448 cf**	(includes pre-treatment)
For Bioretention in Hydrologic Soil Group A & B:	100% reduction	(without underdrains, although underdrains with closed valve may be provided for future maintenance purposes)
For Bioretention in Hydrologic Soil Group C & D:	40% reduction	(with underdrains)
HSG at the Bioretention Area:	A	RR_V Reduction Factor: 100%
RR_V Provided by implementing bioretention:	4,448 cf	

WQ_V REDUCED (RRV):	**3,694 cf**	
Calculated 100% RR_V:	3,694 cf	
Minimum RR_V:	1779 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**754 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	479 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.01	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	36.5	feet
CPv orifice diameter	-	inches
1-Year Storm Release Rate	0.00 cfs	From HydroCAD Model
Is CPv 100% controlled?	yes - acceptable	

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

Project:	Mirbeau			
Description:	Stormwater Quality Design			
By/Date:	ESR	5/25/2022	Reviewed/Date:	MAB

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Green Roof

1) Determine Water Quality Volume

Stormwater Quality will be accomplished by treating the runoff volume generated by the 90% rainfall of the average annual stormwater runoff volume (January 2015 NYS Stormwater Design Manual).

Volume Generated By 90 % Rule (Per Ch. 4 of the NYS Stormwater Management Design Manual):

WQv = [P x Rv x A] / 12

WQv = Water quality volume (in acre-feet)
Rv = 0.05+0.009(I) = Minimum Rv = 0.2
I = Impervious Cover (Percentage)
P = 90 % Rainfall Event Number
A = Site area in acres

Water Quality Volume For The Development Conveyed to Treatment Practice

Area	Total Area (acres)	Impervious Area (acres)	Impervious Cover (%)	Rv	P	WQv (ac-ft)	WQv (cf)	Method of Treatment
Hotel Green Roof	0.219	0.219	100	0.95	1.4	0.0243	1,059	Green Roof

Rain Garden Design

Green Roof Design to be provided by the Landscape Architect
Green Roof Area considered to be lawn cover in hydrologic modeling

Total Green Roof Area	9,559 sf
Total Runoff Reduction	**1,059 cf**

Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

R_V: 0.95

100% RR_V: 1059 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.219 acres	Corresponding S: 0.55
Drainage Area with Hydrologic Soil Group B:	0.000 acres	Corresponding S: 0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S: 0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S: 0.20
Total Area:	0.219 acres	
Area Does Not Match…Re-Calculate		Calculated S: 0.55

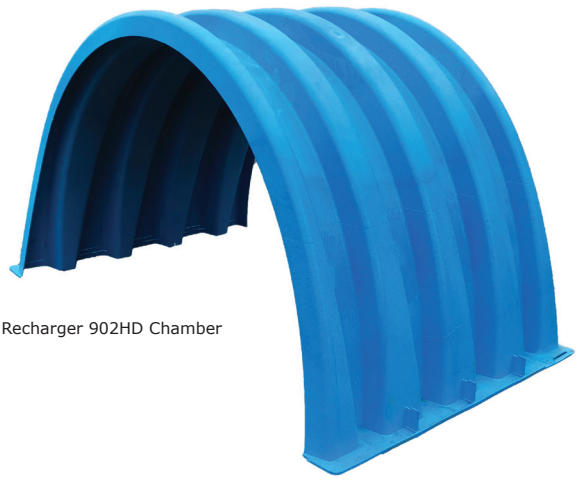
Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.1207
Calculated Rv*: 0.95
Calculated Minimum RR_V: 583 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

CULTEC RECHARGER® 902HD STORMWATER CHAMBER

The Recharger® 902HD is a 48" (1219 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 902HD has the side portal internal manifold feature. HVLV® FC-48 Feed Connectors are inserted into the side portals to create the internal manifold.



Recharger 902HD Chamber

Recharger 902HD End Cap

Recharger 902HD Chamber	
Size (L x W x H)	4.25' x 78" x 48"
	1.30 m x 1981 mm x 1219 mm
Installed Length	3.67'
	1.12 m
Length Adjustment per Row - with two end caps installed	1.03'
	0.31 m
Length Adjustment per Row - when not using end caps	0.58'
	0.18 m
Chamber Storage	17.31 ft^3/ft
	1.61 m^3/m
	63.47 ft^3/unit
	1.80 m^3/unit
Min. Installed Storage	27.06 ft^3/ft
	2.53 m^3/m
	99.28 ft^3/unit
	2.81 m^3/unit
Min. Area Required	26.58 ft^2
	2.47 m^2
Chamber Weight	83.0 lbs
	37.65 kg
Shipping	15 chambers/skid
	1,370 lbs/skid
	14 skids/48' flatbed
Min. Center-to-Center Spacing	7.25'
	2.21 m
Max. Allowable Cover	8.3'
	2.53 m
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
	250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-48 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Includes 12" (305 mm) stone above crown of chamber and typical stone surround at 7.25' (2.21 m) center-to-center spacing and stone foundation depth as listed in table.
Stone void calculated at 40%.

	Stone Foundation Depth		
	9"	12"	18"
	229 mm	305 mm	457 mm
Chamber and Stone Storage Per Chamber	99.28 ft^3	101.94 ft^3	107.26 ft^3
	2.81 m^3	2.89 m^3	3.04 m^3
Min. Effective Depth	5.75'	6.00'	6.5'
	1.75 m	1.83 m	1.98 m
Stone Required Per Chamber	3.32 yd^3	3.56 yd^3	4.05 yd^3
	2.54 m^3	2.72 m^3	3.06 m^3

Recharger 902HD End Cap	
Size (L x W x H)	9.7" x 78" x 48.5"
	246 mm x 1982 mm x 1231 mm
Installed Length	6.2"
	157 mm
End Cap Storage	5.34 ft^3/ft
	0.50 m^3/m
	2.76 ft^3/unit
	0.08 m^3/unit
Min. Installed Storage	19.88 ft^3/ft
	1.85 m^3/m
	10.28 ft^3/unit
	0.29 m^3/unit
End Cap Weight	52.0 lbs
	23.59 kg
Shipping	7 end caps/skid
	638 lbs/skid
	14 skids/48' flatbed
Max. Inlet Opening in End Cap	30" HDPE, 36" PVC
	750 mm HDPE, 900 mm PVC

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 9" (229 mm) stone base, 12" (305 mm) stone above crown of chamber and typical stone surround at 7.25' (2.21 m) center-to-center spacing.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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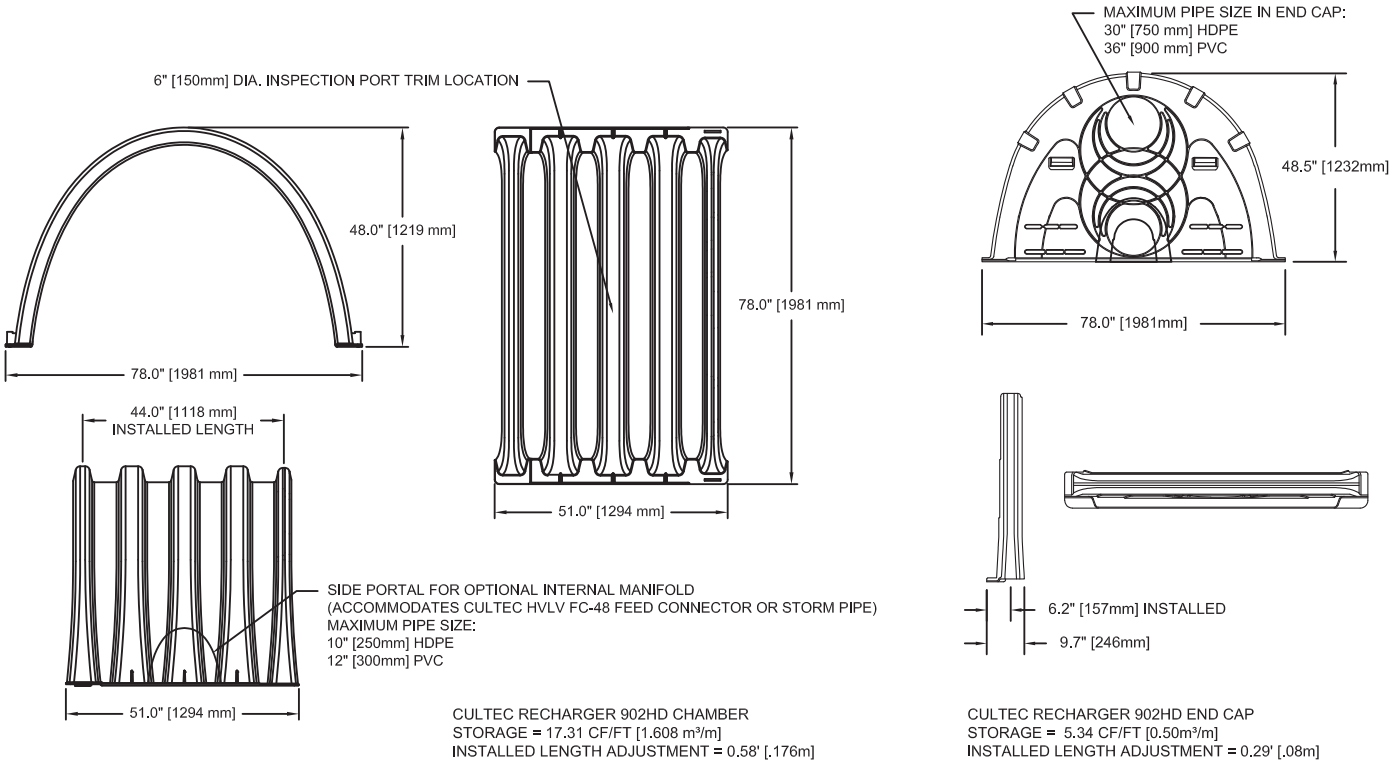
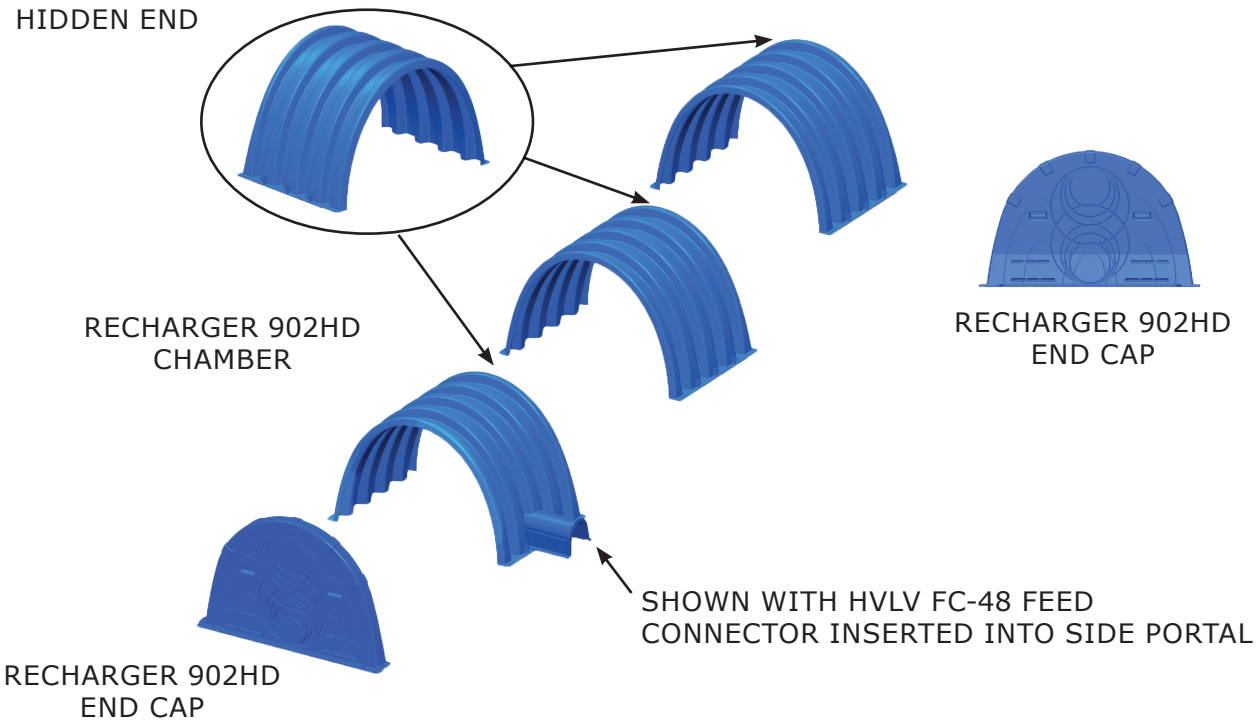
Three View Drawing



CULTEC RECHARGER 902HD CHAMBER
STORAGE = 17.31 CF/FT [1.608 m³/m]
INSTALLED LENGTH ADJUSTMENT = 0.58' [.176m]

CULTEC RECHARGER 902HD END CAP
STORAGE = 5.34 CF/FT [0.50m³/m]
INSTALLED LENGTH ADJUSTMENT = 0.29' [.08m]

Typical Interlock Installation



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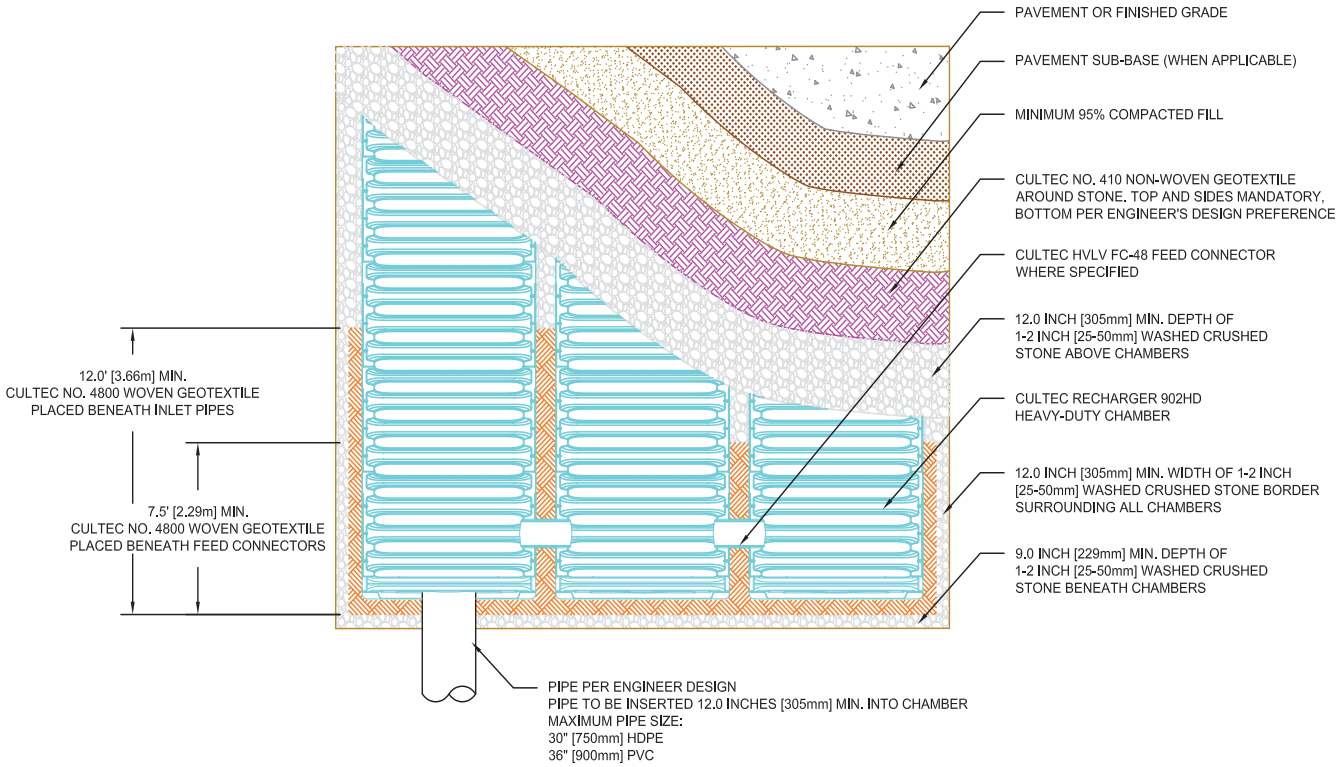
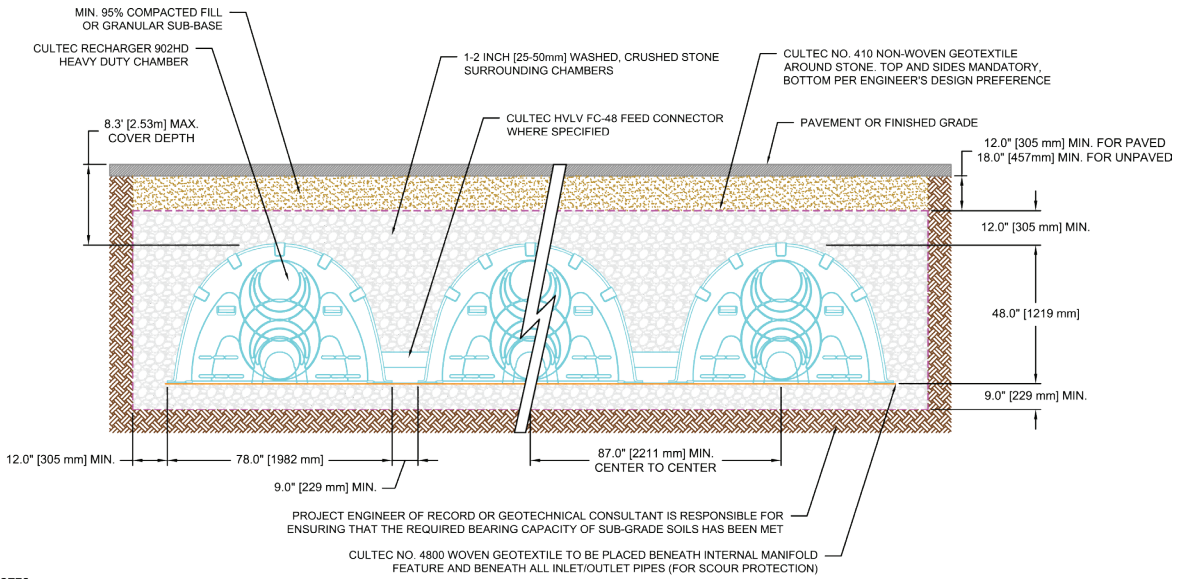
Plan View Drawing



Typical Cross Section for Traffic Application



NOTES:

1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   - 1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   - 1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   - 1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F3430-20 "STANDARD SPECIFICATION FOR CELLULAR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   - 3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F3430
   - 3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   - 3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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Recharger® 902HD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
48	1219	0.020	0.002	0.073	0.002	63.470	1.797
47	1194	0.050	0.005	0.183	0.005	63.397	1.795
46	1168	0.070	0.007	0.257	0.007	63.213	1.790
45	1143	0.120	0.011	0.440	0.012	62.957	1.783
44	1118	0.160	0.015	0.587	0.017	62.517	1.770
43	1092	0.200	0.019	0.733	0.021	61.930	1.754
42	1067	0.220	0.020	0.807	0.023	61.197	1.733
41	1041	0.240	0.022	0.880	0.025	60.390	1.710
40	1016	0.270	0.025	0.990	0.028	59.510	1.685
39	991	0.270	0.025	0.990	0.028	58.520	1.657
38	965	0.290	0.027	1.063	0.030	57.530	1.629
37	940	0.300	0.028	1.100	0.031	56.467	1.599
36	914	0.310	0.029	1.137	0.032	55.367	1.568
35	889	0.330	0.031	1.210	0.034	54.230	1.536
34	864	0.340	0.032	1.247	0.035	53.020	1.502
33	838	0.350	0.033	1.283	0.036	51.773	1.466
32	813	0.350	0.033	1.283	0.036	50.490	1.430
31	787	0.360	0.033	1.320	0.037	49.207	1.394
30	762	0.370	0.034	1.357	0.038	47.887	1.356
29	737	0.380	0.035	1.393	0.039	46.530	1.318
28	711	0.390	0.036	1.430	0.040	45.137	1.278
27	686	0.390	0.036	1.430	0.040	43.707	1.238
26	660	0.400	0.037	1.467	0.042	42.277	1.197
25	635	0.400	0.037	1.467	0.042	40.810	1.156
24	610	0.410	0.038	1.503	0.043	39.343	1.114
23	584	0.410	0.038	1.503	0.043	37.840	1.072
22	559	0.410	0.038	1.503	0.043	36.337	1.029
21	533	0.420	0.039	1.540	0.044	34.833	0.986
20	508	0.420	0.039	1.540	0.044	33.293	0.943
19	483	0.420	0.039	1.540	0.044	31.753	0.899
18	457	0.430	0.040	1.577	0.045	30.213	0.856
17	432	0.430	0.040	1.577	0.045	28.637	0.811
16	406	0.440	0.041	1.613	0.046	27.060	0.766
15	381	0.440	0.041	1.613	0.046	25.447	0.721
14	356	0.450	0.042	1.650	0.047	23.833	0.675
13	330	0.450	0.042	1.650	0.047	22.183	0.628
12	305	0.450	0.042	1.650	0.047	20.533	0.582
11	279	0.450	0.042	1.650	0.047	18.883	0.535
10	254	0.460	0.043	1.687	0.048	17.233	0.488
9	229	0.460	0.043	1.687	0.048	15.547	0.440
8	203	0.460	0.043	1.687	0.048	13.860	0.393
7	178	0.460	0.043	1.687	0.048	12.173	0.345
6	152	0.470	0.044	1.723	0.049	10.487	0.297
5	127	0.470	0.044	1.723	0.049	8.763	0.248
4	102	0.480	0.045	1.760	0.050	7.040	0.199
3	76	0.480	0.045	1.760	0.050	5.280	0.150
2	51	0.480	0.045	1.760	0.050	3.520	0.100
1	25	0.480	0.045	1.760	0.050	1.760	0.050
Total		**17.310**	**1.608**	**63.470**	**1.797**	**63.470**	**1.797**

Calculations are based on installed chamber length of 3.67' (1.12 m).

Recharger® 902HD Bare End Cap Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
48	1219	0.039	0.004	0.020	0.0006	2.758	0.0781
47	1194	0.058	0.005	0.030	0.0008	2.738	0.0775
46	1168	0.058	0.005	0.030	0.0008	2.780	0.0767
45	1143	0.077	0.007	0.040	0.0011	2.678	0.0758
44	1118	0.097	0.009	0.050	0.0014	2.638	0.0747
43	1092	0.077	0.007	0.040	0.0011	2.588	0.0733
42	1067	0.097	0.009	0.050	0.0014	2.548	0.0722
41	1041	0.097	0.009	0.050	0.0014	2.498	0.0707
40	1016	0.097	0.009	0.050	0.0014	2.448	0.0693
39	991	0.097	0.009	0.050	0.0014	2.398	0.0679
38	965	0.097	0.009	0.050	0.0014	2.348	0.0665
37	940	0.116	0.011	0.060	0.0017	2.299	0.0651
36	914	0.097	0.009	0.050	0.0014	2.239	0.0634
35	889	0.097	0.009	0.050	0.0014	2.189	0.0620
34	864	0.116	0.011	0.060	0.0017	2.139	0.0606
33	838	0.097	0.009	0.050	0.0014	2.079	0.0589
32	813	0.097	0.009	0.050	0.0014	2.029	0.0574
31	787	0.116	0.011	0.060	0.0017	1.979	0.0560
30	762	0.097	0.009	0.050	0.0014	1.919	0.0543
29	737	0.135	0.013	0.070	0.0020	1.869	0.0529
28	711	0.097	0.009	0.050	0.0014	1.799	0.0509
27	686	0.116	0.011	0.060	0.0017	1.749	0.0495
26	660	0.116	0.011	0.060	0.0017	1.689	0.0478
25	635	0.097	0.009	0.050	0.0014	1.629	0.0461
24	609	0.116	0.011	0.060	0.0017	1.579	0.0447
23	584	0.116	0.011	0.060	0.0017	1.519	0.0430
22	559	0.135	0.013	0.070	0.0020	1.459	0.0413
21	533	0.116	0.011	0.060	0.0017	1.389	0.0393
20	508	0.116	0.011	0.060	0.0017	1.329	0.0376
19	483	0.116	0.011	0.060	0.0017	1.269	0.0359
18	457	0.116	0.011	0.060	0.0017	1.209	0.0342
17	432	0.116	0.011	0.060	0.0017	1.149	0.0325
16	406	0.135	0.013	0.070	0.0020	1.089	0.0308
15	381	0.116	0.011	0.060	0.0017	1.019	0.0289
14	356	0.116	0.011	0.060	0.0017	0.959	0.0272
13	330	0.116	0.011	0.060	0.0017	0.899	0.0255
12	305	0.135	0.013	0.070	0.0020	0.839	0.0238
11	279	0.116	0.011	0.060	0.0017	0.770	0.0218
10	254	0.135	0.013	0.070	0.0020	0.710	0.0201
9	229	0.135	0.013	0.070	0.0020	0.640	0.0181
8	203	0.135	0.013	0.070	0.0020	0.570	0.0161
7	178	0.135	0.013	0.070	0.0020	0.500	0.0141
6	152	0.116	0.011	0.060	0.0017	0.430	0.0122
5	127	0.135	0.013	0.070	0.0020	0.370	0.0105
4	102	0.135	0.013	0.070	0.0020	0.300	0.0085
3	76	0.155	0.014	0.080	0.0023	0.230	0.0065
2	51	0.135	0.013	0.070	0.0020	0.150	0.0042
1	25	0.155	0.014	0.080	0.0023	0.080	0.0023
Total		**5.338**	**0.496**	**2.758**	**0.0781**	**2.758**	**0.0781**

Calculations are based on installed chamber length of 6.2" (157 mm).

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CULTEC Recharger® 902HD Specifications

GENERAL

CULTEC Recharger® 902HD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. or Canada by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chambers shall be designed and tested in accordance with ASTM F2787 "Standard Practice for Structural Design of Thermoplastic Corrugated Wall Stormwater Collection Chambers". The load configuration shall include:
    a. Instantaneous AASHTO Design Truck live load at minimum cover
    b. Maximum permanent (50-year) cover load
    c. 1-week parked AASHTO design truck load
3. The chambers shall meet the requirements of ASTM F3430-20 "Standard Specification for Cellular Polypropylene (PP) Corrugated Wall Stormwater Collection Chambers".
4. The installed chamber system shall provide resistance to the loads and load factors as defined in the AASHTO LRFD Bridge Design Specifications Section 12.12, when installed according to CULTEC's recommended installation instructions. The structural design of the chambers shall include the following:
    a. The Creep Modulus shall be 50-year as specified in ASTM F3430
    b. The minimum safety factor for live loads shall be 1.75
    c. The minimum safety factor for dead loads shall be 1.95
5. The chamber shall be structural foam injection molded of blue virgin high molecular weight impact-modified polypropylene.
6. The chamber shall be arched in shape.
7. The chamber shall be open-bottomed.
8. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings.
9. The nominal chamber dimensions of the CULTEC Recharger® 902HD shall be 48 inches (1219 mm) tall, 78 inches (1981 mm) wide and 4.25 feet (1.30 m) long. The installed length of a joined Recharger 902HD shall be 3.67 feet (1.12 m).
10. Multiple chambers may be connected to form different length rows. Each row shall begin and end with a separately formed CULTEC Recharger® 902HD End Cap. Maximum inlet opening on the end cap is 30 inches (750 mm) HDPE or 36 inches (900 mm) PVC.
11. The chamber shall have two side portals to accept CULTEC HVLV™ FC-48 Feed Connectors to create an internal manifold. Maximum allowable pipe size in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
12. The nominal chamber dimensions of the CULTEC HVLV™ FC-48 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 49 inches (1245 mm) long.
13. The nominal storage volume of the Recharger 902HD chamber shall be 17.31 ft^3 / ft (1.61 m^3 / m) - without stone. The nominal storage volume of a joined Recharger 902HD shall be 63.47 ft^3 / unit (1.80 m^3 / unit) - without stone.
14. The nominal storage volume of the HVLV™ FC-48 Feed Connector shall be 0.913 ft^3 / ft (0.085 m^3 / m) - without stone.
15. The Recharger 902HD chamber shall have 5 corrugations.
16. The chamber shall be capable of accepting a 6 inch (150 mm) inspection port opening at the top center of each chamber, centered on the corrugation crest.
17. The units may be trimmed to custom lengths by cutting back to any corrugation.
18. The chamber shall be manufactured in a facility employing CULTEC's Quality Control and Assurance Procedures.
19. Maximum allowable cover over the top of the chamber shall be 8.3 feet (2.53 m).

END CAP PARAMETERS

1. The CULTEC Recharger® 902HD End Cap (referred to as 'end cap') shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The end cap shall be twin-sheet thermoformed of virgin high molecular weight polyethylene.
3. The end cap shall be joined at the beginning and end of each row of chambers using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings.
4. The nominal dimensions of the end cap shall be 48.5 inches (1231 mm) tall, 78 inches (1982 mm) wide and 9.7 inches (246 mm) long. When joined with a Recharger 902HD Chamber, the installed length of the end cap shall be 6.2 inches (157 mm).
5. The nominal storage volume of the end cap shall be 5.34 ft^3 / ft (0.50 m^3 / m) - without stone. The nominal storage volume of an interlocked end cap shall be 2.76 ft^3 / unit (0.08 m^3 / unit) - without stone.
6. Maximum inlet opening on the end cap is 30 inches (750 mm) HDPE or 36 inches (900 mm) PVC.
7. The end cap shall provide resistance to the loads and load factors as defined in the AASHTO LRFD Bridge Design Specifications Section 12.12.

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APPENDIX G

PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. **PRE-CONSTRUCTION MEETING DOCUMENTS**

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. **Preamble to Site Assessment and Inspections**

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.
2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.
3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

APPENDIX H

STORMWATER CONSTRUCTION INSPECTION CHECKLISTS

Bioretention Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility area cleared		
If designed as exfilter, soil testing for permeability		
Facility location staked out		
2. Excavation		
Size and location		
Lateral slopes completely level		
If designed as exfilter, ensure that excavation does not compact susoils.		
Longitudinal slopes within design range		

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
3. Structural Components		
Stone diaphragm installed correctly		
Outlets installed correctly		
Underdrain		
Pretreatment devices installed		
Soil bed composition and texture		
4. Vegetation		
Complies with planting specs		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
5. Final Inspection		
Dimensions		
Proper stone diaphragm		
Proper outlet		
Soil/ filter bed permeability testing		
Effective stand of vegetation and stabilization		
Construction generated sediments removed		
Contributing watershed stabilized before flow is diverted to the practice		

Comments:

Actions to be Taken:

Open Channel System Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Pre-construction meeting		
Runoff diverted		
Facility location staked out		
2. Excavation		
Size and location		
Side slope stable		
Soil permeability		
Groundwater / bedrock		
Lateral slopes completely level		
Longitudinal slopes within design range		
Excavation does not compact subsoils		
3. Check dams		
Dimensions		
Spacing		
Materials		

CONSTRUCTION SEQUENCE	SATISFACTORY / UNSATISFACTORY	COMMENTS
4. Structural Components		
Underdrain installed correctly		
Inflow installed correctly		
Pretreatment devices installed		
5. Vegetation		
Complies with planting specifications		
Topsoil adequate in composition and placement		
Adequate erosion control measures in place		
6. Final inspection		
Dimensions		
Check dams		
Proper outlet		
Effective stand of vegetation and stabilization		
Contributing watershed stabilized before flow is routed to the factility		

Comments:

Actions to be Taken:

Infiltration Basin Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Runoff diverted		
Soil permeability tested		
Groundwater / bedrock depth		
2. Excavation		
Size and location		
Side slopes stable		
Excavation does not compact subsoils		
3. Embankment		
Barrel		
Anti-seep collar or Filter diaphragm		
Fill material		

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Final Excavation		
Drainage area stabilized		
Sediment removed from facility		
Basin floor tilled		
Facility stabilized		
5. Final Inspection		
Pretreatment facility in place		
Inlets / outlets		
Contributing watershed stabilized before flow is routed to the factility		

Comments:

Actions to be Taken:

APPENDIX I

CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Sub-Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

APPENDIX J

QUALIFIED PROFESSIONAL'S CERTIFICATION

QUALIFIED PROFESSIONAL'S CERTIFICATION

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the Pre-Construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX K

OWNER/OPERATOR CERTIFICATION

CERTIFICATION STATEMENT

"I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I also certify under penalty of law that that this document and the corresponding documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Further, I am acknowledging that this SWPPP has been developed and will be implemented as the first element of construction and agree to comply with all the terms and conditions of the general permit for which the NOI is being submitted."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX L

POST-DEVELOPMENT MAINTENANCE AND INSPECTION CHECKLIST

Bioretention Operation, Maintenance and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Bioretention and contributing areas clean of debris		
No dumping of yard wastes into practice		
Litter (branches, etc.) have been removed		
2. Vegetation (Monthly)		
Plant height not less than design water depth		
Fertilized per specifications		
Plant composition according to approved plans		
No placement of inappropriate plants		
Grass height not greater than 6 inches		
No evidence of erosion		
3. Check Dams/Energy Dissipaters/Sumps (Annual, After Major Storms)		
No evidence of sediment buildup		

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Sumps should not be more than 50% full of sediment		
No evidence of erosion at downstream toe of drop structure		
4. Dewatering (Monthly)		
Dewaters between storms		
No evidence of standing water		
5. Sediment Deposition (Annual)		
Swale clean of sediments		
Sediments should not be > 20% of swale design depth		
6. Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repair		
No evidence of erosion		
No evidence of any blockages		
7. Integrity of Filter Bed (Annual)		
Filter bed has not been blocked or filled inappropriately		

Comments:

Actions to be Taken:

Open Channel Operation, Maintenance, and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Contributing areas clean of debris		
2. Check Dams or Energy Dissipators (Annual, After Major Storms)		
No evidence of flow going around structures		
No evidence of erosion at downstream toe		
Soil permeability		
Groundwater / bedrock		
3. Vegetation (Monthly)		
Mowing done when needed		
Minimum mowing depth not exceeded		
No evidence of erosion		
Fertilized per specification		
4. Dewatering (Monthly)		
Dewaters between storms		

MAINTENANCE ITEM	SATISFACTORY/ UNSATISFACTORY	COMMENTS
5. Sediment deposition (Annual)		
Clean of sediment		
6. Outlet/Overflow Spillway (Annual)		
Good condition, no need for repairs		
No evidence of erosion		

Comments:

Actions to be Taken:

Infiltration Trench Operation, Maintenance, and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Trench surface clear of debris		
Inflow pipes clear of debris		
Overflow spillway clear of debris		
Inlet area clear of debris		
2. Sediment Traps or Forebays (Annual)		
Obviously trapping sediment		
Greater than 50% of storage volume remaining		
3. Dewatering (Monthly)		
Trench dewaters between storms		
4. Sediment Cleanout of Trench (Annual)		
No evidence of sedimentation in trench		
Sediment accumulation doesn't yet require cleanout		
5. Inlets (Annual)		

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Good condition		
No evidence of erosion		
6. Outlet/Overflow Spillway (Annual)		
Good condition, no need for repair		
No evidence of erosion		
7. Aggregate Repairs (Annual)		
Surface of aggregate clean		
Top layer of stone does not need replacement		
Trench does not need rehabilitation		

Comments:

Actions to be Taken:

APPENDIX M

CONSTRUCTION INSPECTION REPORT

II. **CONSTRUCTION DURATION INSPECTIONS**

a. **Directions:**

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Inspector (print name)	**Qualified Inspector Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

APPENDIX N

NOTICE OF TERMINATION

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name: The Mirbeau Companies, LLC.

2. Street Address:

3. City/State/Zip:

4. Contact Person:	4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name: Mirbeau Inn & Spa at Beacon

6. Street Address: 7 Craig House Lane

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

Preliminary Water and Sewer Engineer's Report: for Mirbeau Inn & Spa Beacon

Prepared for:
Mirbeau Beacon, LLC
433 Broadway, Suite 203
Saratoga Springs, NY 12866

May 25, 2022, revised July 26, 2022

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street
Newburgh, NY 12550 (Satellite Office)

TABLE OF CONTENTS

1.0 PROJECT LOCATION 1

2.0 PROJECT DESCRIPTION 1

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES 4

4.0 WATER SUPPLY 5

5.0 SEWAGE CONVEYANCE 6

1.0 PROJECT LOCATION

The Mirbeau Inn & Spa project sits on approximately 64.35 acres of land situated on the northwest corner of the intersection of Grandview Avenue and Wolcott Avenue (NYS Route 9D) in the City of Beacon, Dutchess County, New York. The property is identified as parcel number 6054-13-001258 on the City of Beacon Tax Maps, and is the former Howland Estate in Beacon.

2.0 PROJECT DESCRIPTION

The project consists of the renovation and adaptive re-use of several existing buildings located on the property, and the construction of new buildings to accommodate a proposed Inn & Spa. New water and sewer infrastructure will be constructed in addition to landscaping and other general improvements. The proposed improvements to new and existing buildings are as follows:

1. Mansion

The Mansion will be thoughtfully restored while brought to 21st century building standards. The initial project scope includes demolition of the two 1970s era buildings attached to the historic Mansion – a prior cafeteria and mechanical spaces at the north-west and the former two-level multi-room Craig House sanitarium facility with an enclosed walkway to the south. At the lower and ground-levels, the Mirbeau Inn & Spa Howland Mansion program incorporates hotel guest services, food & beverage venues and required back-of-house, and corporate offices and a meeting room. Guest suites will be on levels two and three.

The Mansion Addition will reconstruct the former at-grade rear porch while it connects to the historic Mansion and adjacent new Spa Château building at both ground and lower, garden levels. The program includes the new grade-level enclosed porch, glass conservatory restaurant and kitchen and a function room. At the lower level, the Mansion Addition consists of seven "Grotto" guest suites, a private wine tasting room, food & beverage support, storage, vertical circulation and mechanical spaces. Buried at the garden-level, the "Grotto" suites are integrated within the landscape with fully vegetated roofs with direct Monet Pond Garden access.

For water and sewer use purposes, the Mansion will consist of 7 grotto guest rooms, 5 upper floor guest rooms, a 125 seat restaurant with a 20 seat within a bar area and a 50-person multifunction room.

2. New Château Hotel & Spa Building

The Spa Château building has a full-service garden-level health spa with women's and men's lockers, changing rooms and showers; massage and facial treatment rooms; nail

salon; state-of-the art fitness center with private and group fitness programs; interior and exterior terrace resting areas; staff support, storage, and mechanical space.

For water and sewer use purposes, there are three levels of guest rooms located above the spa for a total of 63 rooms. The Spa will have 20 treatment areas.

3. Cottages

Five (5) new cottages for guest accommodations will be constructed south of the renovated Mansion building, along the west side of Mirbeau Lane. Each cottage will consist of a 2-bedrooms with a kitchenette.

4. Employees

The Mirbeau Inn & Spa is expected to have up to 70 employees on the premises at any one time per shift; however, during times of shift overlap, there could be as many as 80 employees on the premises. The water and sewer usage is based upon 70 employees on the premises per day.

5. Maintenance Garage & Offices

A new building will be constructed for maintenance and office space associated with the Mirbeau Inn & Spa. The building will be located west of the north parking area. Design flows associated with the employees within this building are included within the employee flow calculations. The building sits lower than the proposed on-site sewer system. Therefore, a sewage pump station will be required to pump sewage from the building to the on-site sewage conveyance system.

Future Phases

1. Resort Rental Lodging

Nineteen (19) resort rental lodging buildings are proposed for a future phase of the project along a subdivided area on the southern boundary of the existing lot. The bedroom distribution will be 2-3 bedroom units. This future phase is in the early planning stages, and therefore, not included within the water and sewer calculations of this report.

2. Future Resort Farm

The future resort farm will consist of a vegetable garden for hotel and spa use, as well as other growing areas for sunflowers and other flora. There will be a barn for storage of equipment as well as a greenhouse. There will be one bathroom proposed within the barn. The bathroom will only be used by Mirbeau employees; therefore, there is no additional flow associated with farm.

3. Tioranda School Renovation and Recreation Facilities Area

The former Tioranda school building located at the southwest corner of the site will be renovated in the future. The outside grounds will be improved to provide walking paths, and outdoor recreation. . This future phase is in the early planning stages, and therefore, not included within the water and sewer calculations of this report.

4. North and South Gate Houses

The north and south Gate houses will be renovated in the future. This future phase is in the early planning stages, and therefore, not included within the water and sewer calculations of this report.

2.1 Design Standards

Water for the project will be obtained by making a connection to the existing City of Beacon water supply system. Wastewater generated by the project will be disposed of by means of a new sewer main that will convey wastewater flows to the existing City of Beacon sewer collection system.

This report summarizes all data and information necessary for the design of the water and sewer infrastructure that will serve the project.

The project has been designed in accordance with the following:

- New York State Department of Health (NYSDOH) Standards for Individual Water Supply and Individual Sewage Treatment Systems Appendix 75-A
- Dutchess County Department of Health (DCDOH) Water and Wastewater Systems Design and Construction Standards
- New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Wastewater Treatment Works" for Intermediate Sized Sewage Facilities.
- Recommended Standards For Wastewater Facilities (Ten States Standards)

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES

Water and wastewater generation rates are taken from the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014 Edition"

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)	Total Reduced Component Flow (gpd)
Hotel Rooms	80	110	8,800[1]	8,800[1]
Cottages	5 (2-bedroom units)	220	1,100[1]	1,100[1]
Spa Stations	20	190[2]	3,800	3,800
Meeting Hall Seats	50	10	500	400
Restaurant Seats	125	35	4,375	3,500
Bar Seats	20	20	400	320
Employees[3]	70	15	1,050	840

Total Flow with 20% Reduction for Water Saving Fixtures: 18,760 gpd[4]

[1] The 20% reduction is already figured into the flowrate. No further reduction can be taken.

[2] Flowrate is based upon usage at existing Mirbeau Spa locations. There is no NYSDEC comparable value.

[3] Employee count is base upon 70 8-hour employee shifts per day.

[4] 20% reduction taken for Meeting Hall, Restaurant, Bar and employees only.

3.1 Existing City Sewer Infrastructure

The City's Water and Sewer Superintendent has stated that the existing water and sewer systems have sufficient capacity for the proposed project per a letter dated November 17, 2021. The sewage treatment plant has capacity for up to 6 million gallons/day (MGD) and is currently operating at 3.2 MGD to 3.5 MGD. In the past, there have been reported sewer surcharges during unique storm events on the South Sewer Interceptor (SSI) located at the Fishkill Creek near the intersection of South Avenue and Tioronda Avenue. Specifically, this would occur during significant springtime storm events when the ground is saturated. Occasionally in the

past, during these storm events, the sewage flow overtops the manhole cover and discharges untreated sewage/water into the Fishkill Creek. This is likely due to infiltration and inflow (I&I) problems upstream. This sewer trunk line receives flow from much of Beacon and a large portion of the Town of Fishkill.

Much of the City of Beacon's sewer infrastructure is old and has many old sewer service connections from buildings and residential homes. In addition, there are likely illegal stormwater and sump pump discharges to the city sewer from both commercial and residential properties. As such, during these storm events, and the ground being saturated, the City's sewer system is overburdened with these additional flows. The City has been working for some time smoke testing the sewer lines in order to identify where illicit connections are. Whenever an illicit connection has been found involving City-owned stormwater/roof leader/sump pump connections to the sewer system, they have been eliminated. The City has also been mandating that these types of connections be eliminated from any existing developed property seeking a building permit. The City continues to work toward eliminating all illicit connections, and infiltration problems with their existing infrastructure. Before the improvements began, the City sewer plant would receive upwards of 12 MGD during storm events. Currently, the City's efforts in correcting the problem have reduced the flow during storm events to between 6 and 8 MGD. The City has been working extensively to eliminate I&I problems within it's sewer system through Capital Improvement Projects, and has recently reconstructed the dividing weir at the plant where the North Interceptor and the South Interceptor sewers meet at the plant.

3.2 Inflow and Infiltration on the Site

There are four existing buildings on the Mirbeau project that are proposed to remain. These buildings were built in the 1800's and have old water and sewer service connections. The sewer service connections likely experience infiltration problems during times when the ground is saturated. An infiltration inflow will be conducted to determine if the building's roof leaders are directly connected to the City's sewer system. As part of this project, all of the existing water and sewer service lines will be removed and replaced. Specifically, all existing sewer lines will be removed and capped at the ROW or removed completely and sealed at the manhole. All existing roof leaders that are connected to the sewer system will be disconnected from the sewer system and re-directed to the stormwater management system. In doing so, all on-site I&I problems that currently contribute to the City-wide I&I problem will be eliminated. There is also a long sewer service line located just west of the Mansion that ties directly into to the City's South Interceptor sewer main that runs through the west end of the property from north to south. This line will be abandoned and disconnected from the sewer manhole that it connects to and sealed at the manhole.

This section of the report will be updated with the on-site I&I data once completed.

4.0 WATER SUPPLY

As shown above, the project is expected to require 18,760 gallons of water per day. The anticipated increase in daily water demand is readily available per the November 17, 2021 letter

from the City's Water and Sewer Superintendent. According to the 2021 City of Beacon Annual Water Quality Report, the entire water district currently consumes an average of 2.28 million gallons per day (MGD). The total capacity of the water supply system is approximately 4 MGD. Therefore, after full build-out, the City's water supply will still have an excess of 1.7 MGD capacity.

Approximately 2,600 lf of 8" diameter class 52 ductile iron private water main will be installed to serve the project. There is an existing 12" ductile iron (DI) water main located within 9D and another 12" DI water main located within Grandview Avenue. Both water mains will be connected with internal private watermain system forming a lopped connection. Meter pits will be required at each connection point as the internal system will remain private. Backflow prevention devices shall be installed in the meter pits to prevent water from the private system to re-enter the public water system.

Water supply to each building will be provided by the internal water main with the exception of the north & south gate houses and the Tioranda School. Individual connections to these buildings will be via new connections to existing City water mains. Individual meters and backflow prevention will be provided at all buildings.

The new water main shall have gate valves and hydrants as shown on the plan set. Seven (7) gate valves and seven (7) hydrants are proposed. The new water main shall be disinfected and pressure tested in accordance with the requirements on the subdivision plan set.

There are several individual water service lines proposed from the proposed water main to serve each building. The mansion and the Chateau hotel wing will receive 6" class 52 ductile iron service lines to provide adequate water for sprinkler systems. The maintenance garage, and 5 cottages will received 1" K-copper water service lines. If it is determined that the Cottages shall be sprinkled, larger service connections will be provided. The water service lines for suppression will split within the buildings for domestic service. A minimum pressure of 20 pounds per square inch shall be maintained at the furthest point in the distribution.

5.0 SEWAGE CONVEYANCE

The project is expected to generate 18,760 gallons of wastewater per day. Per the November 17, 2021 City of Beacon Sewer Superintendent, the City's existing sewer infrastructure and sewer treatment plant have sufficient capacity to handle the anticipated increase in daily sewage load. An extension of the City's sewer main is proposed to collect the sewage generated by the project and convey it to the City's sewer collection system.

The City sewer main will be extended up Grandview Avenue to a proposed manhole in front of the south Gate House. From there, the sewer will remain private into the site. Approximately 420 lf of 8" SDR 35 PVC sewer main will be extended from a City manhole located near the Tioranda School up to the proposed manhole at the south Gate House. The private 8" sewer main will be continued into the property to convey the on-site sewage to the City's municipal main. Approximately 2,600 LF of 8" SDR 35 private sewer main will be constructed on site.

Most of the site's sewer service connections are old and experience infiltration and inflow (I&I) problems. Several of the existing building's roof drains are tied into the sewer service connections. During rain storms, the flow into the City's sewer mains increases dramatically, which is a common problem in cities with old buildings. The increase in flow adds unnecessary strain to the existing sewer mains and sewer plant. Therefore, new sewer service connections will be provided at all of the buildings and all existing service connections on site will be disconnected from the City's mains and capped in place or removed. In addition, all roof drains will be disconnected from the building sewer and re-directed to a storm water management system. This will eliminate (I&I) problems that currently occur on site; thus reducing I&I flow surges to the City's municipal system during rain storms.

Both the Mansion and Chateau hotel will be provided with a new 6" SDR 35 PVC sewer service connection to the private on-site sewer main. All other buildings will be provided with 4" SDR 35 PVC service lines. Minimum pitch on the 4" individual sewer laterals shall be ¼" per foot. Raw line inverts that will provide for acceptable pitch from the proposed buildings to the sewer collection system have been provided on the plans. The minimum slope on the 6" sewer lines shall be 1.0%.

Seventeen (17) sanitary manholes are proposed at changes of direction and pipe slope. Three (3) of the manholes will be part of the City sewer extension and the remaining fifteen will remain private. The minimum slope on 8-inch sewer main shall be 0.40%. Sewer mains shall be laid in straight alignment. The sewer main shall be tested for alignment and exfiltration and the sanitary manholes shall be hydrostatically tested in accordance with the requirements on the subdivision plan set.

5.1 Grease Trap

Based upon the proposed restaurant with the Mansion which will serve food, a grease trap is recommended. An external buried grease trap will be installed just outside the service entrance to the Mansion at its northwestern corner. A 2,000-gallon heavy-duty grease trap is provided on the plans once the internal plumbing is known, a 4" max. size kitchen line will be provided grease trap to be sized in accordance with Table D-1 of the NYSDEC design manual.

5.2 Forcemain

A 2" flexible HDPE DR-11 (128 psi rating) forcemain will be used to transmit the sewer effluent from the pump chamber to the on-site sewer main. Flexible HDPE is chosen because it can be flexed with 25' radius sweeps instead of using fittings where the forcemain alignment changes directions. The 2" HPDE flex pipe is available in 500' lengths thereby reducing the need for couplings. There will be a weep hole provided within pump chamber, however the forcemain will be placed at a minimum of 4 ½ feet below grade. SDR 21 PVC force main may be used as a substitute for HDPE. Pump calculations along with head-loss calculations will be provided within an updated report in the future.

5.3 Pump Chamber for Maintenance Garage

The Maintenance Garage will require a pump to convey its sewer to the on-site sewer main. The sewer pump station will be located just outside the south end of the garage within a 1,500-gallon heavy-duty septic tank or round wet well.

The pumps will be single phase 230 volt with an electrical disconnect box located at the control panel. The control panel shall be located within the Maintenance Garage. All electrical equipment will be designed and installed to comply with the National Electric Code for Class I, Group C or D, Division I locations.

Two days design flow storage will be provided above the high water alarm in case of power failure. Three (3) float switches are to be installed: low-level pump off alarm, high-level pump on alarm, and high-level alarm/lag pump on. The alarms shall be located on the pump station in a clearly visible and audible location. Sizing calculations will be provided in the future updated report.

OMNI+ Fireline (F²) Water Meter

4", 6", 8" and 10"

The OMNI™+ F² meter operation is based on advanced Floating Ball Technology (FBT).

Performance

The patented measurement principles of the OMNI+ F² meter ensure greater accuracy, expanded accuracy range and longer service life than any other comparable class meter. The OMNI+ F² meter has no restrictions on sustained flow rates within its continuous range. The floating ball measurement technology allows installation in any orientation and flows up to maximum rated capacity without undue wear or accuracy degradation.

Construction

The OMNI+ F² meter consists of two basic assemblies; the maincase and the measuring chamber. The measuring chamber assembly includes the "floating ball" impeller with a coated titanium shaft, hybrid axial bearings, integral flow straightener and an all electronic programmable register with protective bonnet. The maincase is made from industry proven Ductile Iron with an approved NSF epoxy coating. Maincase features are; easily removable measuring chamber, unique chamber seal to the maincase using a high pressure o-ring, testing port and a convenient integral strainer with optional drain/debris-flushing ports.

OMNI+ Electronic Register

The OMNI+ electronic register is hermetically sealed with an electronic pickup containing no mechanical gearing. The OMNI+ register features a programmable totalizer registration, an optional digital pulse signal, AMI/ AMR reading digits, and a resettable test totalizer. The large, easy-to-read LCD also displays both forward and reverse flow directions. The OMNI+ tamper-proof security cover can be positioned in any of 270 degrees of rotation, with indexing points at each of the 90-degree customary register viewing positions.

Magnetic Drive

Meter registration is achieved by utilizing a fully magnetic pickup system. This is accomplished by the magnetic actions of the embedded rotor magnets and the ultra sensitive register pickup probe. The only moving component in water is the "floating ball" impeller.

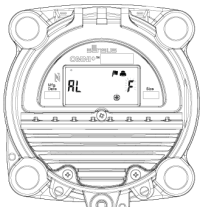
Measuring Element

The hydro-dynamically balanced impeller floats between the bearings. The Floating Ball Technology (FBT) allows the measuring element to operate virtually without friction or wear, thus creating the extended upper and lower flow ranges capable on only the OMNI+ F² meter.

OMNI™+ REGISTER DISPLAY

Segment Test View

Totalizer View



Notification View

Flow Rate View

Conformance to Standards

The OMNI+ F² meter meets and far exceeds the most recent revision of AWWA Standard C703 class II. Additionally, the meter does not require a valve to meet these standards. Each meter is performance tested to ensure compliance. All OMNI meters are NSF/ ANSI Standard 61, Annex F and G approved. The OMNI+ F² meter is UL (Underwriters Laboratories) Listed and FM (Factory Mutual) approved for use on fire protection and domestic water applications.

OMNI+ Fireline (F²) Water Meter

4", 6", 8" and 10"

Strainer

The OMNI+ F² meter includes the Sensus designed "V" shaped UL Listed/FM approved strainer which utilizes a stainless steel screen along with Floating Ball Technology (FBT) to create a design that provides greatly improved accuracy even in difficult settings. A removable strainer cover permits easy access to the screen for routine maintenance. Strainer drain ports allow for easy discharging of debris without the need to remove the cover.

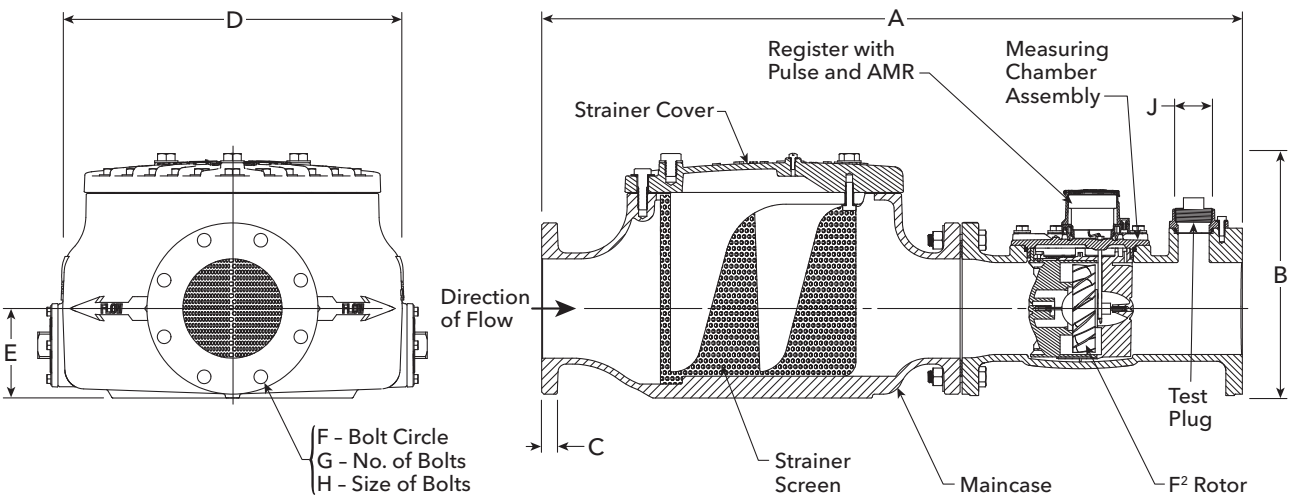
AMR/AMI Systems

Meters and Electronic Registers are compatible with current Sensus AMR/AMI systems and other AMI communication systems that use the Sensus UI1203 protocol.

Maintenance

The OMNI+ F² meter is designed for easy maintenance. Should any maintenance be required, the measuring chamber and/or strainer cover can be removed independently. Replacement parts or complete measuring chambers are available for repairs.

OMNI F²: 4", 6", 8" and 10"



DIMENSIONS AND NET WEIGHTS

Meter and Pipe Size	Normal Operating Range	Connections	A	B	C	D	E	F	G	H	J	Net Weight	Shipping Weight	Standard Fireline*
4" DN 100mm	1.5 gpm .34 m³/hr 1200 gpm 227 m³/hr	Flanged	33" 838mm	13-11/16" 348mm	15/16" 24mm	17-1/2" 445mm	4-3/4" 121mm	7-1/2" 191mm	8	5/8" 16mm	2" 51mm	212 lbs. 96 kg.	252 lbs. 114 kg.	51-7/8" 1318mm
6" DN 150mm	3 gpm .681 m³/hr 2000 gpm 454 m³/hr	Flanged	45" 1143mm	15-3/4" 400mm	15/16" 24mm	22-3/8" 568mm	5-3/4" 146mm	9-1/2" 241mm	8	3/4" 19mm	2" 51mm	394 lbs. 179 kg.	449 lbs. 204 kg.	67-5/8" 1718mm
8" DN 200mm	4 gpm .91 m³/hr 3500 gpm 795 m³/hr	Flanged	53" 1346mm	18-1/2" 470mm	11/16" 17mm	31" 787mm	6-3/4" 171mm	11-3/4" 298mm	8	3/4" 19mm	2" 51mm	736 lbs. 334 kg.	786 lbs. 357 kg.	77" 1956mm
10" DN 250mm	5 gpm 1.1 m³/hr 5500 gpm 1249 m³/hr	Flanged	68" 1727mm	22-1/4" 565mm	11/16" 17mm	37-1/3" 948mm	8-1/2" 216mm	14-1/4" 362mm	12	7/8" 22mm	2" 51mm	1155 lbs. 524 kg.	1215 lbs. 551 kg.	90" 2286mm

*Standard Fireline lay length with optional spool piece added.

OMNI+ Fireline (F²) Water Meter

4”, 6”, 8” and 10”

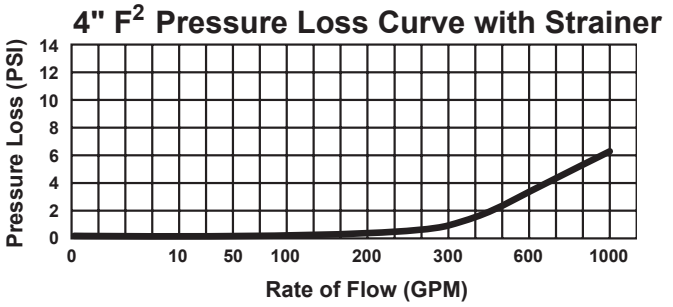
SPECIFICATIONS

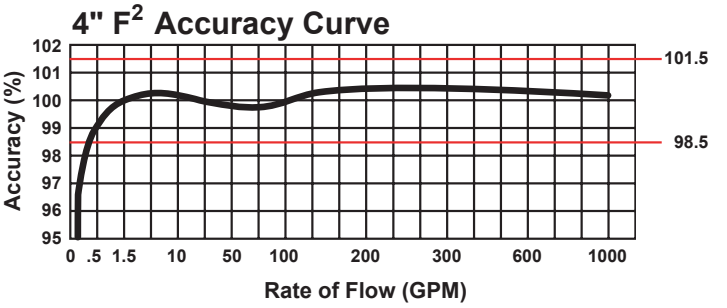
Service	Measurement of potable and reclaim water. Storage temperature: -22F (-30C) to 155F (68.3C)		Operating temperatures: Air: -22F (-30C) to 150F (65.6C) Water: 33F (0.6C) to 80F (26.7C)	
Operating Range (100% ± 1.5%)	4”: 1.5 – 1000 GPM (0.34 - 227 m^3/hr) 6”: 3 – 2000 GPM (0.68 - 454 m^3/hr)		8”: 4 – 3500 GPM (0.91 - 795 m^3/hr) 10”: 5 – 5500 GPM (1.1 - 1249 m^3/hr)	
Low flow (95% – 101.5%)	4”: 0.75 GPM (0.17 m^3/hr) 6”: 1.5 GPM (0.34 m^3/hr)		8”: 2.5 GPM (0.57 m^3/hr) 10”: 3.5 GPM (0.79 m^3/hr)	
UL Minimum Flow	8”: 97% @ 3 GPM (0.68 m^3/hr) 10”: 97% @ 4 GPM (0.91 m^3/hr)			
Maximum Continuous Operation	4”: 1000 GPM (227 m^3/hr) 6”: 2000 GPM (454 m^3/hr)		8”: 3500 GPM (795 m^3/hr) 10”: 5500 GPM (1249 m^3/hr)	
Maximum Intermittent Operation	4”: 1250 GPM (284 m^3/hr) 6”: 2500 GPM (568 m^3/hr)		8”: 4700 GPM (1067 m^3/hr) 10”: 7000 GPM (1590 m^3/hr)	
Pressure Loss	4”: 6.4 psi @ 1000 GPM (0.44 bar @ 227 m^3/hr) 6”: 6.7 psi @ 2000 GPM (0.46 bar @ 454 m^3/hr)		8”: 5 psi @ 3500 GPM (0.34 bar @ 795 m^3/hr) 10”: 7 psi @ 5500 GPM (0.48 bar @ 1249 m^3/hr)	
Maximum Operating Pressure	175 PSI (12 bar)			
Flange Connections	U.S. ANSI B16.1 / AWWA Class 125			
Test Ports	NPT			
Register	Fully electronic sealed register with programmable registration (Gal. /Cu.Ft./ Cu. Mtr. / Imp. Gal. / Acre Ft.)		Programmable AMR/AMI reading and pulse outputs Guaranteed 10-year battery life	
NSF Approved Materials	Maincase: Measuring Chamber: Rotor “Floating Ball”: Radial Bearings: Thrust Bearings:	Coated Ductile Iron Thermoplastic Thermoplastic Hybrid Thermoplastic Sapphire/Ceramic Jewel	Magnets: Strainer Screen: Strainer Cover: Test Plug:	Ceramic Stainless Steel Coated Ductile Iron Stainless Steel

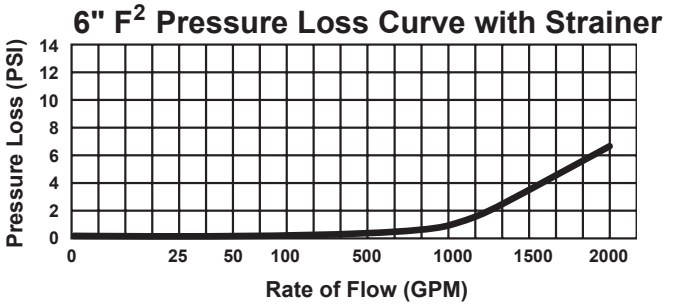
OMNI+ Fireline (F^2) Water Meter

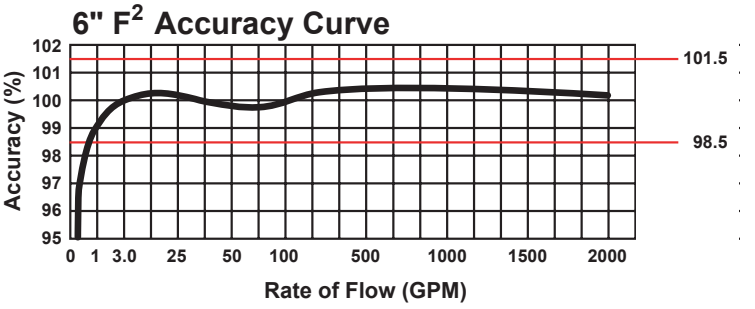
4", 6", 8" and 10"

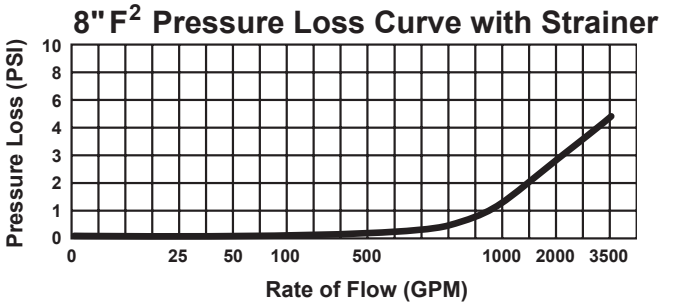
Headloss Curves

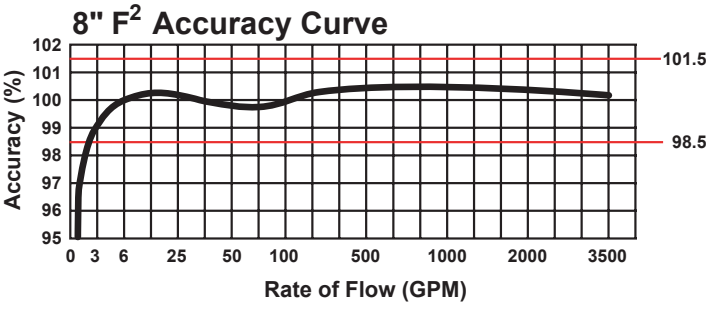


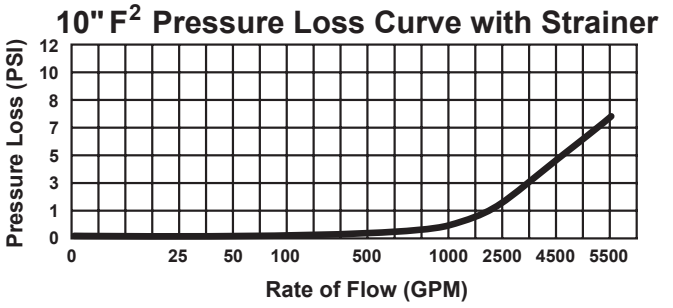


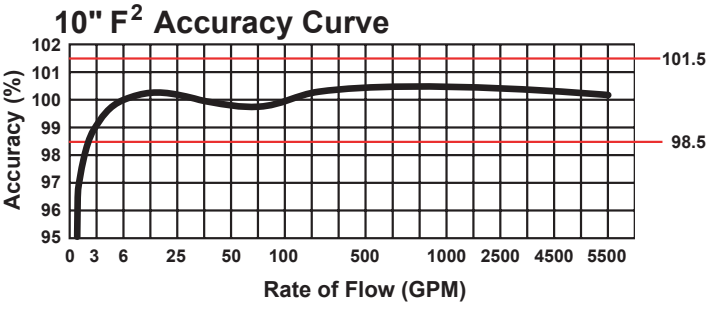












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CITY OF BEACON
New York

WATER DEPARTMENT 845-831-3136

To: Mr. Edward Kellogg
Mirbeau Inn & Spa

November 17, 2021

Re: Water Consumption and Sanitary Sewer Estimates Rates
Mirbeau Inn and Spa Proposal (dated 11/11/2021)
City of Beacon, New York

Dear Ed Kellogg,

I have reviewed the above referenced letter and calculations for possible water and sanitary sewer demands for the proposed project. Based on the estimated demand of 16,380 gallons per day of both water and sewer the City of Beacon can provide water and sanitary sewer for the proposed project. Please note that a more detailed sanitary sewer analysis may required by the Dutchess County Department of Health and the City of Beacon Planning Board.

Respectfully,

Edward Balicki
City of Beacon
Superintendent of Water and Sewer
845-831-3136
ebalicki@beaconny.gov

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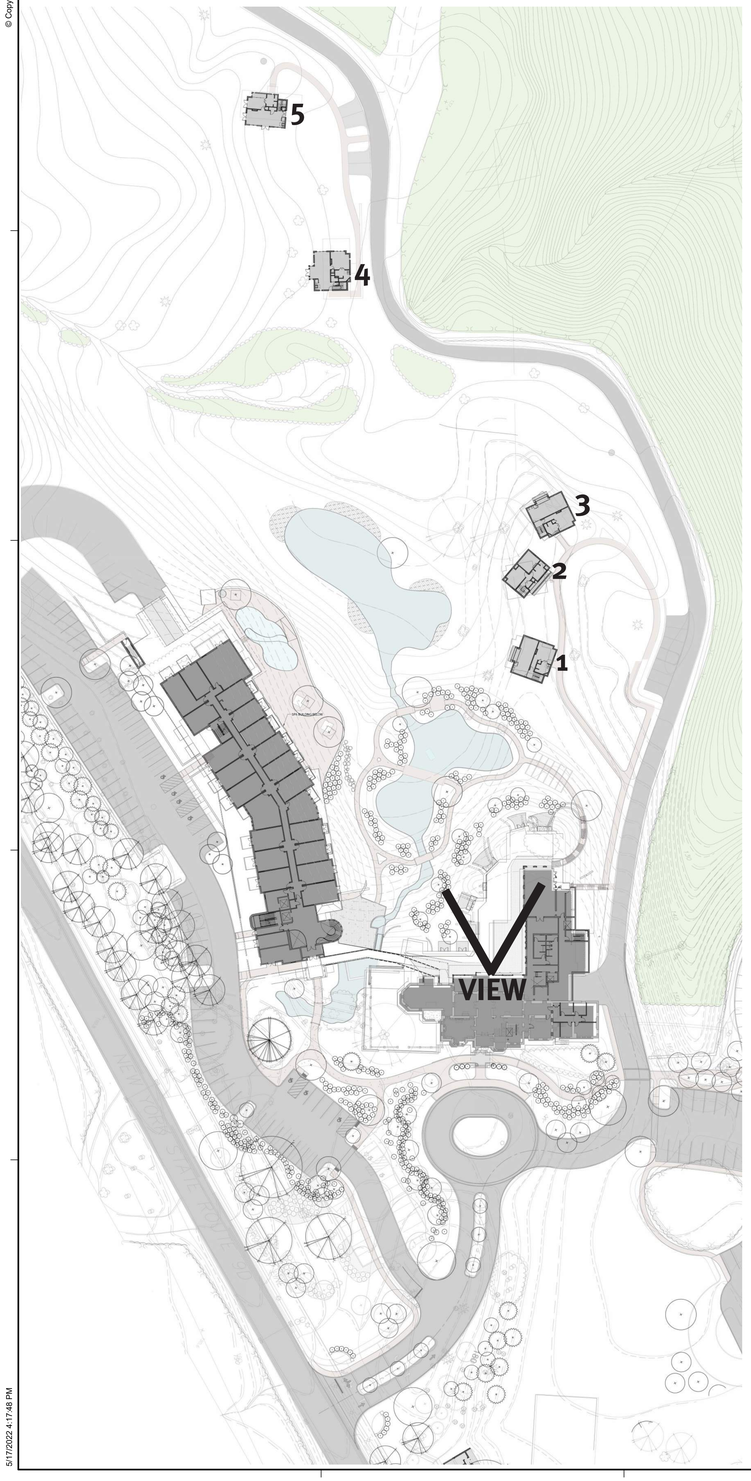
MANSION REAR PORCH VIEW



NOTE:
Mansion rear porch FF elevation: 179.75
Cottage #1 + #2 FF elevation: 150.25; Roof peak elevation: 175.
Cottage #3 FF elevation: 148.25
Cottage #4 FF elevation: 139.50
Cottage #5 FF elevation: 141.5
Cottage #4 is 600’ away from Mansion rear porch.

CURRENT VIEW

NEW VIEW

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:

MANSION PORCH VIEW RENDERING

07/26/22

DRAWING NUMBER:

A 0.04

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **Mirbeau Inn & Spa, 7 Craig House Lane Special Permit, Site Plan, and Subdivision Plan**

I have reviewed two July 26, 2022 response letters from The Mirbeau Companies and Hudson Land Design, July 20, 2022 response letter from Colliers Engineering & Design, July 26, 2002 Mansion Rear Porch View by Arrowstreet, July 26, 2022 Preliminary Subdivision Plat, and a 28-sheet Special Permit set by Arrowstreet, LRC Group, and Hudson Land Design, dated July 26, 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

1. There are clear public viewpoints toward the historic mansion from Route 9D. Now that the Preliminary Planting Plan has been filled-in, the primary public views shown at the July meeting should be updated to make sure that the parked cars are screened from the new Route 9D entrance, the area just south of the entrance, and the view south of the large Gingko tree. I am not convinced that the 2- to 4-foot-high shrubs provide sufficient screening for the foreground cars and a few of the proposed trees may block views of the mansion.

2. The Greenway Trail Committee has requested an opportunity to discuss future trail options along the Fishkill Creek.

3. The applicant, Board, and Greenway Trail Committee should consider the possibility of a walkway along the South Avenue and Grandview Avenue frontages.

4. The need for a crosswalk to the park across the street should be considered by the Board.

5. 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. The Architectural Review Subcommittee met with the applicants and project architects on July 22, 2022 and provided initial comments.

6. Regarding the Preliminary Subdivision, the applicant should be aware that the only way the future rental lodging units are permitted on a separate parcel in the R1-80 district would be by special permit as accessory uses to the proposed hotel.

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
Michael Bodendorf, P. E. Project Engineer

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

Description: Convert the Howland Estate into a 75-room hotel with additions to the restored historic Mansion, spa, 110-seat restaurant, outlying cottages, and an event space.

Project Name: Mirbeau Beacon Inn and Spa

Project Address: 7 Craig House Lane, off Wolcott Avenue (Route 9D)

Date of Meeting(s) of ARB Subcommittee: July 22, 2022 10:00 – 11:15 am

Attendees: Kevin Byrne, Jill Reynolds, Len Warner, Dave Buckley, John Clarke
Ed Kellogg and Jonathan Dal Pos, Mirbeau
David Bois and Anne Korte, Arrowstreet, project architects

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:

Historic, current, and aerial photos of 1859 Howland Mansion by Frederick Clarke Withers, with later kitchen wing, and 1872 Music Room addition by Richard Morris Hunt.
Four color elevations, originally dated May 26, 2022 with updates and details from July 22, 2022.

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

1) Doors and windows: Chateau Building: Still working on door and window details. Leaning towards somewhat simplified details to not compete with Mansion and not appear too busy.

2) Roof: Chateau Building: Synthetic slate or perhaps architectural shingles on steeply sloped and flaring roof forms .

3) Projections, such as rooftop elevators, stairwells, balconies, beams, etc.:
Chateau Building: Multiple chimneys and three elevator bulkheads.

4) North elevation: Chateau Building: North entrance with metal canopy roof off-center to feature Sargeant weeping willow. Dormers to be compatible with Mansion dormers.

5) South elevation: Mansion: Modifications on the south side include demolition of modern elements, glass conservatory inspired by Wodenethe, 1841 Sergeant Estate, enclosed rear porch, lighter covered walkway connection to spa, and lower-level grotto rooms with natural stone walls, inspired by stone foundation wall of Hunt addition.

6) West elevation: Chateau Building: Changing planes, prominent sections with steeply pitched roofs and dormers, and recessed connector pieces with plainer facades and more glass to help break-up long building mass. Lower-level, stone-faced spa Aqua Terrace built into hill and overlooking gardens.

7) East elevation: Chateau Building: Route 9D rises up parallel to building to second floor level. Also hidden by existing tree line with additional plantings. Similar to western elevation, plane changes and varied sections break-up mass. Need to rework window and door placements on northern section.

8) Signs: Not discussed.
Heating and cooling will be handled by geothermal heat pump system. Any exterior utilities will be shown on subsequent plans.

9) Color and material type: Chateau Building: Lighter red brick north section to complement darker red brick of Music Room and buff-colored brick of original Mansion. Natural stucco on main sections and probably fiber-cement trim on connector pieces. Natural stone facing will look like laid stone, patterned after remaining foundation wall.

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

Goal is to restore Mansion and have new buildings and elements complement, but not mimic, original architecture. Applicant will be seeking historic tax credits for restoration funding, so will also be subject to strict federal and state reviews.
Subcommittee generally liked overall design, although Jill was wary of French chateau theme conflicting with the more English Gothic Mansion. Len will circulate an attractive example of a French chateau dormer.
At a future meeting, applicant will show samples of proposed materials and colors.

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 applicant will incorporate the comments, work on additional details, and come back to the Subcommittee at a later, unspecified date.

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.

August 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 July 26, 2022, with regards to submission for subdivision.
- Updated Application for Subdivision Approval
- Correspondence from Colliers Engineering & Design dated July 20, 2022.
- Correspondence from Hudson Land Design dated July 26, 2022.
- Report titled "Preliminary Water and Sewer Engineer's Report for Mirbeau Inn & Spa Beacon", with the latest revision date of July 26, 2022, as prepared by Hudson Land Design.
- Report titled "Preliminary Stormwater Pollution Prevention Plan for Mirbeau Beacon Inn & Spa", with the latest revision date of July 26, 2022, as prepared by Hudson Land Design.
- Plan titled "Mansion Porch View Rendering", dated July 26, 2022, as prepared by ArrowStreet Architecture & Design.
- Preliminary Subdivision Plat – Mirbeau Beacon", with the latest revision date of July26, 2022, as prepared by Hudson Land Design.
- Plan set titled "Mirbeau Beacon Inn & Spa", with the latest revision date of July 26, 2022, and consisting of Sheets 1 of 28 through 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 our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. The project will require Dutchess County Department of Health approval for the proposed private water system and proposed sewer collection system. As the collection both systems are private and will be traversing across more than one parcel, a Transportation Corporation will need to be formed for the water and sewer systems. ***Applicant's consultant notes that plans will be submitted to the DCDOH once SERQ is closed.***

2. A cut and fill analysis plan should be prepared for the project. ***Applicant's consultant notes that this will be provided with a future submission.***

3. As the proposed retaining walls on site will reach heights of 9.4 feet, retaining walls will need to be design by a licensed engineer in the State of New York. The design of these walls shall be submitted for review.

Water & Sewer Engineer's Report:

1. The number of employees listed in the table in Section 3.0 should be increased from 70 employees to 80 employees, as Note No. 2 on Sheet 3 of 28 which states "Due to Shift overlap, there could be up to 80 on the site at any onetime to service ..."

2. Per Section 3.2 of the report, it notes that an Inflow and Infiltration study is being conducted at the site. What is the status of this study and when is it expected to be complete?

3. Section 4.0 states that there is a possibility that the Cottages may need to be sprinklered. The Applicant's consultants should confer with the Beacon Building Department at this time to determine if sprinklers will be required or not. If sprinklers are required, in turn requiring large lines to the Cottages, then the plans should be updated to show the large water supply lines.

4. Calculations shall be provided for the proposed grease trap to be installed for the restaurant.

5. The report shall be updated to include pump sizing calculations for the proposed pump station, along with calculations for the sizing of the wet well.

6. The Omni+ Fireline Water Meter shall be revised to include a low flow bypass line that is also metered.

SWPPP Report:

1. The report shall be updated to include the soil testing data that was collected during the soil testing on June 9th, 2022.

2. As the previously proposed rain gardens are now bioretention areas, the reference to rain gardens in Section 6.6.1.2 should be removed, along with Section 6.7.3.3 being removed.

3. Additional soil testing should be conducted at the bioretention practices to see if infiltration in these systems can be achieved.

Preliminary Subdivision Plat:

1. The subdivision lines for the creation of Lot 2 shall be darkened so that they stand out on the plat.

2. The plat shall callout all easements that are associated within the proposed subdivision.

Site Plan Sheets

Sheet 2 of 28:

1. The labeling of utilities adjoining roads shall be increased in size so that they are eligible.

2. Note No. 2 should be revised, as other submitted documentation states that there will be 70 employees on site at any one time.

Sheet 5 of 28:

1. Valves shall be included on the lines leading to the hydrants and shown on the plans. This will allow for maintenance and repair of hydrants without having to shut down the water main.

Sheet 6 of 28:

1. The line representing the limits of the wetlands should be labeled as such or added to the or the line type changed to match that as called for in the legend.

Sheet 7 of 28:

1. Additional spot elevations shall be provided either along the curb lines for grading purposes and to clarify direction of stormwater runoff to ensure there are no areas where stormwater will pond on the parking lots.

2. Utilities within the circle entrance at the front of the manor are not visible or legible due to the hatching of the circle. The utilities and associated labeling should be masked so that they are visible and legible. Consideration should be given to bringing the utilities and labels forwards over the hatching.

3. The stormwater maintenance notes on the right side of the sheet discuss maintenance requirements for a hydrodynamic device, although this type of stormwater device was not found on the plan. Either the note should be removed, or the hydrodynamic device labeled as such on the plan and called out in the storm sewer structures table at the top of the sheet.

4. Additional spot elevations should be provided along the curb lines of the parking lots to ensure that drainage will not pond within the parking areas.

Sheet 9 of 28:

1. The roads shall be labeled on the plan.

2. The proposed sewer manhole shall be labeled to match the sanitary sewer structure table located at the top of the sheet.

3. The sewer run between the existing tie-in manhole on South Avenue and the first proposed manhole upstream of the existing manhole runs directly through a utility pole and alongside of another utility pole. The sewer run shall be adjusted away from the utility poles and out into the road.

Sheet 16 of 28:

1. Pavement Restoration Detail shall be revised to reflect 1 ½" of top course, 2 ½" of binder course, and 8" of asphaltic base course (installed in two 4" lifts) for work within Wolcott Avenue.

2. Invert in and out elevations for the proposed grease trap shall be provided on the detail.

Sheet 17 of 28:

1. The bioretention outlet control structure shall be updated to include the elevations associated with elevations established within the SWPPP.

2. The underground detention/infiltration system shall be updated to include elevations for the structure and piping.

3. The ADS drain basin outlet structure shall be updated to include elevations.

Sheet 19 of 28:

1. The pump station detail shall be updated to include elevations for all piping, floats, etc. as the pump station design progresses. The detail shall also note where the control panel for the station will be located.

2. Fire Flow meters shall also have a smaller 1 ½" or 2" bypass line with meter to allow for proper measurement of low flows. Catalog cuts of the proposed meter shall be provided.

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

August 8, 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 #4 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 August 9, 2022 meeting. Below, please find our most recent comments for consideration by the Board.

1. As previously requested, please clarify the traffic control in and around the roundabout. CM notes that a proposed "information and directional" sign will be located along the entrance driveway ahead of the intersection for the eastern parking lot. Is this intended to also provide direction for drivers destined for the mansion porte-cochere or western parking lot? Can the applicant clarify what information will be displayed on that sign?

Following satisfactory resolution of the above comment, all of CM's comments pertaining to the project will have been resolved. If any changes to the application/proposal are expected to influence the traffic and parking characteristics, CM can provide a further review.

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

N:\Projects\2021\121-295 Beacon - 2021 Traffic Reviews\Working\Correspondence\Mirbeau\Mirbeau_Rev 4.docx

City of Beacon Planning Board Agenda
08/09/2022

Title:

Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, 46 Judson Street, submitted by 46 Judson Street LLC

ATTACHMENTS

00_JC25JL22DE_Responds-to_PB_Counsultants).pdf

00_SB26242__R03_V22-SUBDIVISION.pdf

01_SB26242__R03_V22-REMOVALS & EXISTING.pdf

02_SB26242__R03_V22-IMPROVEMENT.pdf

03_SB26242__R03_V22-DRAINAGE.pdf

04_SB26242__R03_V22-E&S CONTROL.pdf

05_SB26242__R03_V22-DETAIL 1.2.pdf

06_SB26242__R03_V22-DETAIL 2.2.pdf

Planners Comments Judson St Sub 8.5.22.pdf

Engineers Comments 46 Judson 08-04-2e review.pdf

BADEY & WATSON
Surveying & Engineering, D.P.C.

July 25, 2022

John Gunn, Chair
Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Application of 46 Judson Street, LLC – Submission of Revised Materials

Dear Mr. Gunn and Members of the Planning Board:

Accompanying this letter are 5 sets of the revised plat and plans for the captioned application. The plan set has increased from 4 sheets submitted on May 31 to 7 sheets that are included in this submission. The plans have changed substantially and now includes 7 sheets, as follows:

1. Preliminary Subdivision Plat;
2. Plan Set Sheet 1 of 6 Removals & Existing Conditions;
3. Plan Set Sheet 2 of 6 Improvement Plan
4. Plan Set Sheet 3 of 6 Drainage Plan
5. Plan Set Sheet 4 of 6 Erosion & Sediment Control Plan
6. Plan Set Sheet 5 of 6 Details (1 of 2); and
7. Plan Set Sheet 6 of 6 Details (2 of 2).

The plans, which were revised in several ways, includes responses to both Mr. Russo's and Mr. Clarke's comments in their letter reports of June 8 and June 10, 2022, respectively. Following are brief comments on how the revised plans responded to your consultants.

As to Mr. Russo's Comments:

General

1. An Inflow & Infiltration Investigation study was conducted and the plans were adjusted to eliminate discharge from the existing sump pump to the sanitary sewer. See letter report attached.

Preliminary Plat

1. The proposed division line between Lots E1 and E2 has been shifted to the southwest to provide the required 5' setback to the existing frame shed.
2. The Bulk Table 6.6' setback has been corrected to 5.9'.
3. The Bulk Table 8.9' setback has been corrected to 8.8.
4. The proposed grading has been removed from the plat.

Improvement Plans

1. The contrast between existing and proposed contours has been increased.
2. The size and material of the existing sewer has been corrected on both the plan and profiles in the drawing set.
3. The footing and roof drains have been redesigned to drain into the catch basin near the westerly corner of the property. A plan and profile of the new drainage line appears on the Drainage Plan (Sheet 3 of 6).
4. The rain gardens have been eliminated from the plan in favor of the drainage system that appears on the Drainage Plan (Sheet 3 of 6). The new system has been designed to capture the on-site runoff from the planned impervious surfaces.
5. The plan now specifies that the drainage system will be connected to the City's storm system. The invert of the receiving catch basin has been measured, posted on the plan and incorporated into the profile on the Drainage Plan (Sheet 3 of 6).
6. The sewer lateral size has been corrected from 6" to 4" and is shown on the Improvement Plan (Sheet 2 of 6).
7. Proposed spot elevations have been added at the corners of the proposed building and in the rear of the building to augment the proposed contours and demonstrate the required positive drainage away from the proposed dwelling. They appear on the Drainage Plan (Sheet 3 of 6).
8. Three trees have been added along the new lot line. They appear on the Improvement Plan (Sheet 2 of 6).
9. A prominent note stating that "Prior to any work occurring withing the City's right-of-way, all necessary permits shall be obtained from the Beacon Highway Department and Beacon Water & Sewer Department" has been added to the body of the Improvement Plan (Sheet 2 of 6).
10. A separate Erosion and Sediment Control Plan (Sheet 4 of 6) has been added to the plan.

Detail Plans

1. The "Asphalt Pavement Detail" has been modified to specify "4 inches of Type 3 binder"". It appears on Details Sheet 2 (Sheet 6 of 6).
2. The Sewer Main/Sewer Service (SE-001) and Water Line Trench (WA-015) details have been modified to specify "NYSDOT Item 304.12, Type 2 - Item 4, for the entire trench depth, compacted in 6" lifts to 95% modified proctor" backfill within the City Street's right-of-way. They appear on Detail Sheet 1 (Sheet 5 of 6).
3. An "Asphalt Drive Detail" (PV-011) has been added to Details Sheet 2 (Sheet 6 of 6).
4. The "Typical House Sewer Connection Detail" (SE-005) on Detail Sheet 1 (Sheet 5 of 6) has been modified to specify the saddle that is to be used at the connection to the sewer main.

As to Mr. Clarke's comments:

1. The garage has been moved to a position further from Judson Street to provide a 2nd parking space in front of the garage and behind the front setback line. This can be seen on the Improvement Plan (Sheet 2 of 6).

2. Two trees have been added along the Union Street property line. One is in response to Mr. Clarke's comment, the second is to replace the 10" twin Hickory that will be removed when the drainage system is installed. See the Improvement Plan (Sheet 2 of 6) for the proposed trees and the Removals and Existing Conditions Plan (Sheet 1 of 6) for the tree removal.

SEQRA

During the last meeting, Mr. Russo requested that we supplement the Short EAF with those pages from the Full EAF dealing with the existing physical conditions of the site. They are attached.

We trust that these comments will be helpful during your continued review. We are hopeful that the Planning Board will find that the plans have been sufficiently developed to schedule the Public Hearings on SEQRA and Preliminary Approval. Thank you for your continued attention to this application.

Yours truly,

BADEY & WATSON
Surveying & Engineering, D.P.C.

By
Glennon J. Watson, L.S.

Cc: John Russo, PE
John Clarke, Planner
Paula Dowd, 46 Judson Street, LLC

BADEY & WATSON
Surveying & Engineering, D.P.C.

July 25, 2022

John Gunn, Chair
Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Application of 46 Judson Street, LLC – Infiltration Inspection

Dear Mr. Gunn and Members of the Planning Board:

As recommended in John Russo's June 8, 2022, report to the Planning Board concerning the captioned application, on July 5, 2022, our Staff Engineer Jason Snyder inspected the existing residence at 46 Judson Street to determine whether there was any equipment or facility that would direct storm water into the sanitary sewer in Judson Street.

The inspection revealed the following:

Roof Gutters and Leaders – Roof gutters and leaders were present. The leaders discharged directly onto the ground surface. There was no evidence of catch basins, downspout stubs or other storm water conveyance components that could convey discharge from the leaders into the sanitary sewer.

Basement Sump Pump – A sump pump was present in the basement. It discharged into the house drain. The owner was informed of the condition and that it would have to be corrected. Additionally, the subdivision plan submitted herewith has been amended to accommodate the storm water being expelled from the sump pump to be directed into the City's storm sewer system.

We trust that this letter report and the plans with which it is submitted are sufficient. However, should you need anything further, we will do our best to provide it.

Yours truly,

BADEY & WATSON
Surveying & Engineering, D.P.C.

By
Glennon J. Watson, L.S.

Cc: John Russo, PE
John Clarke, Planner
Paula Dowd, 46 Judson Street, LLC

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 applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

PARTIAL SUBMISSION ONLY-- AS REQUESTED BY CITY ENGINEER

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 46 Judson Street, LLC Realty Subdivision		
Project Location (describe, and attach a general location map): 46 Judson Street, Beacon NY - See attached plat for location map		
Brief Description of Proposed Action (include purpose or need): Approval of a subdivision of 15,000 square foot residentially zoned parcel into two residential lots. A single family residential structure exists and will continue to exist on one of the two lots. The other lot is presently vacant and will be improved with another single family residential structure.		
Name of Applicant/Sponsor: 46 Judson Street, LLC	Telephone: 617-688-6998 E-Mail: paulamdowd@gmail.com	
Address: c/o Paula M. Dowd, Member, 8 Churchill Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Glennon J. Watson, L.S.	Telephone: 845-265-9217 x 214 E-Mail: GWatson@Badey-Watson.com	
Address: Badet & Watson, DPC, 3063 Route 9		
City/PO: Cold Spring	State: NY	Zip Code: 10516
Property Owner (if not same as sponsor): Same As Applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

1 OF 5

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.102	0.117	0.015
• Forested	Zero	Zero	Zero
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	Zero	Zero	Zero
• Agricultural (includes active orchards, field, greenhouse etc.)	Zero	Zero	Zero
• Surface water features (lakes, ponds, streams, rivers, etc.)	Zero	Zero	Zero
• Wetlands (freshwater or tidal)	Zero	Zero	Zero
• Non-vegetated (bare rock, earth or fill)	Zero	Zero	Zero
• Other Describe: Lawns & Gardens	0.242	0.227	-0.015

2 OF 5

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): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

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

_____

_____

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? 3 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:

SrB - Stockbridge Urban Land Cmplx	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >6 feet feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 100 % of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

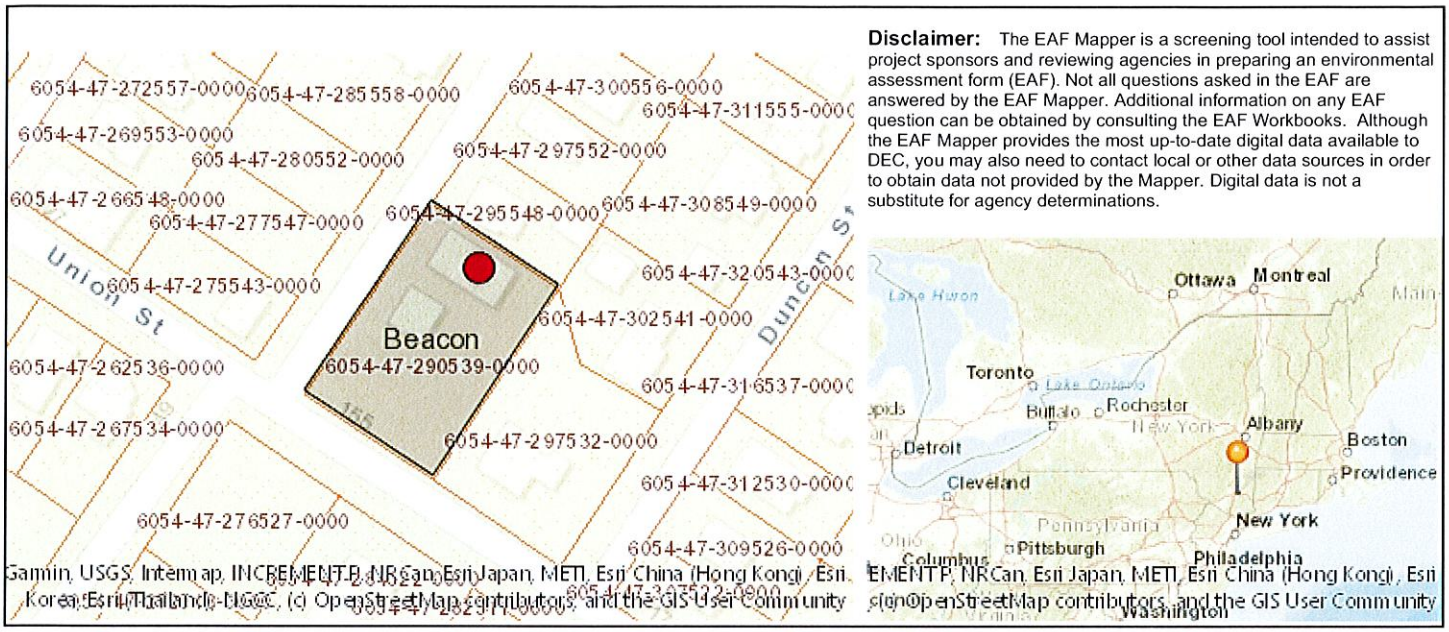
k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

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

i. Name of aquifer: _____

EAF Mapper Summary Report

Saturday, July 23, 2022 12:46 PM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Appalachian Oak-Hickory Forest
E.2.n.i [Natural Communities - Acres]	2334.0
E.2.o. [Endangered or Threatened Species]	Yes

GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

372

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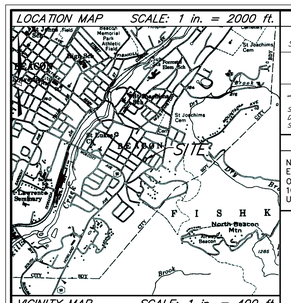

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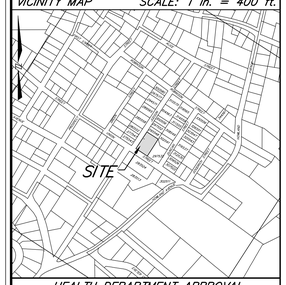

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Authorized Representative of the Commissioner of Health

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"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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

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LEGEND

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CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=360.8	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
—G—	GAS LINE (PLATE PROVIDED)
▲ 5	DEEP TEST LOCATION W/DESIGNATION

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge–Urban land complex, 3 to 8 percent slopes

———— = Soil delineation (boundary) lines

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	REQUIRED (R1-5)	LOT E1		LOT E2	
		EXISTING	PROPOSED	EXISTING	PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	20 Ft.
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Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,273.5 Sq. Ft.	2,273.5 Sq. Ft.	N/A	2,073.2 Sq. Ft.
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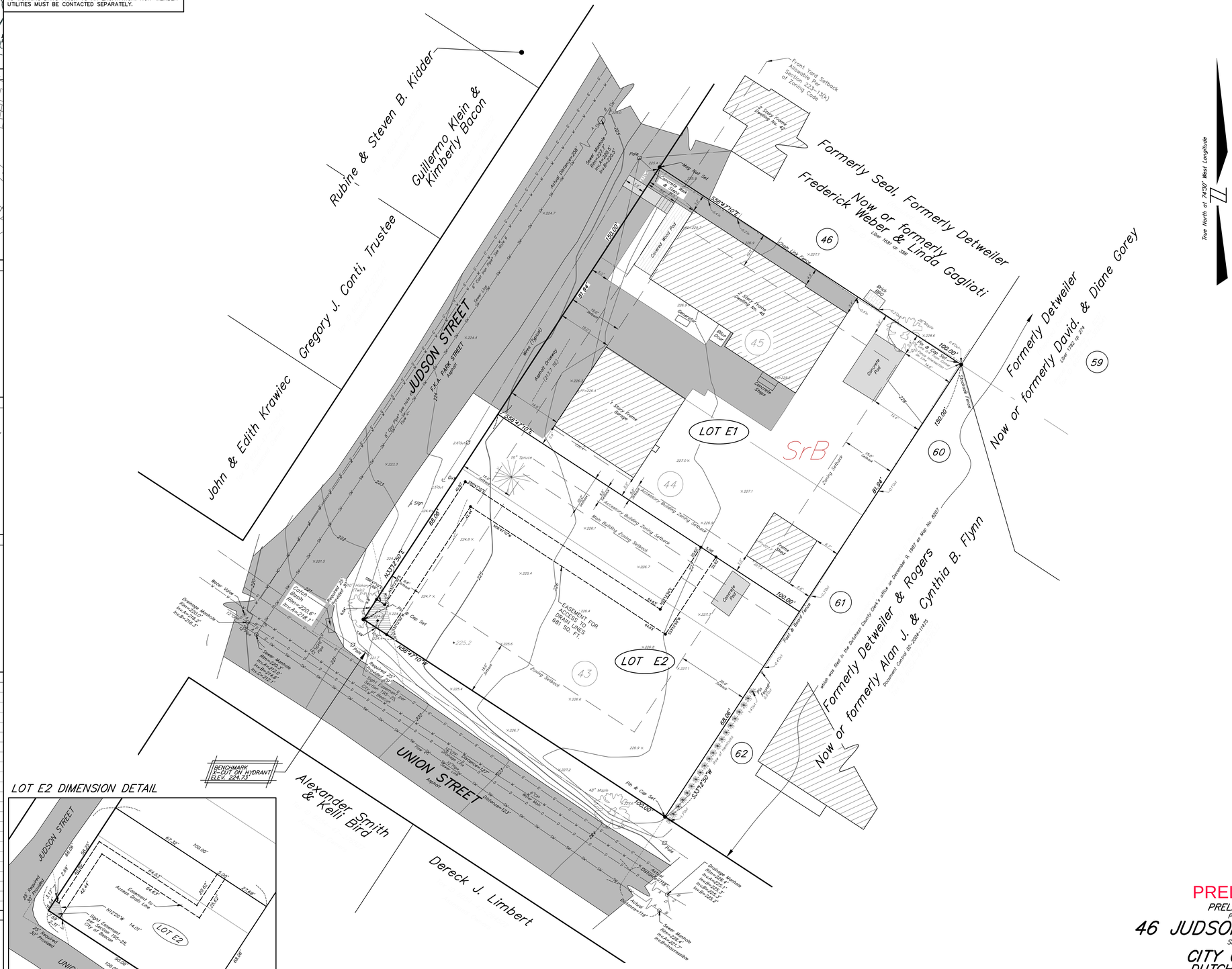
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Dereck J. Limbert
Formerly Seal, Formerly Detweiler
Now or formerly Frederick Weber & Linda Goglioti
Liber 1681 pg 308
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Document Control 02-2004-11475
JUDSON STREET
F.K.A. PARK STREET
UNION STREET
LOT E1
LOT E2
SrB
46
45
44
43
60
61
62
59
Front Yard Setback Allowable Per Section 223-13(k) of Zoning Code
Main Building Zoning Setback
Accessory Building Zoning Setback
Zoning Setback
EASEMENT FOR ACCESS AND MAIN LINES 651 SQ. FT.
Sewer Manhole Rim=227.1' Inv.E=220.5' Inv.S=220.3'
Catch Basin Rim=220.6' Inv.A=216.1'
Drainage Manhole Rim=224.2' Inv.A=216.2' Inv.E=216.3'
Sewer Manhole Rim=220.3' Inv.A=212.1' Inv.E=212.6' Inv.S=212.1'
Drainage Manhole Rim=224.3' Inv.E=220.1' Inv.S=220.2'
Sewer Manhole Rim=225.3' Inv.E=220.7' Inv.Unobservable
Utility Pole #118
Utility Pole #119
Concrete Walk & Steps
Concrete Pad
Concrete Steps
Brick Step
Wood Steps
Wood Deck
Shed
Greenhouse
Asphalt Driveway
Stone Wall
Chain Link Fence
Wood Fence
Post & Board Fence
Hedge
Tree Line
Deciduous Tree
Conifer
Shrub
Sign
Water Valve
Gas Valve
Gas Line
Water Line
Sewer Line
Drainage Line
Overhead Utility Line
Underground Electric
Underground Telephone
Underground Cable TV
Fire Hydrant
Light Pole
Guy Wire
Pin & Cap Set
Pipe Set
Along Road Set
Found Pin
Found Pipe
Found Monument
Concrete Monument Set
Iron Pin Set
Bench Mark
Test Hole
Deep Test Hole
Perc Test
Soil Log
Soil Boring
Wetland Flag
Wetland Boundary
Wetland Buffer
Wetland Setback
Flood Zone
Flood Boundary
Flood Elevation
Limit of Disturbance
Limit of Clearing
Limit of Grading
Limit of Tree Protection
Limit of Silt Fence
Limit of Hay Bale
Limit of Rip Rap
Limit of Erosion Control Blanket
Limit of Stabilized Construction Entrance
Limit of Inlet Protection
Limit of Temporary Seeding
Limit of Permanent Seeding
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Limit of Sodding
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Limit of Tree Planting
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Limit of Steps
Limit of Ramp
Limit of Handrail
Limit of Guardrail
Limit of Bollard
Limit of Curb
Limit of Gutter
Limit of Sidewalk
Limit of Crosswalk
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Limit of Bicycle Flow
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Limit of Fire Access
Limit of Utility Access
Limit of Maintenance Access
Limit of Construction Access
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Limit of Equipment Storage
Limit of Waste Storage
Limit of Recycling Storage
Limit of Composting
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Limit of Cistern
Limit of Permeable Pavement
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GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

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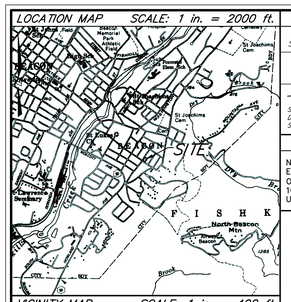

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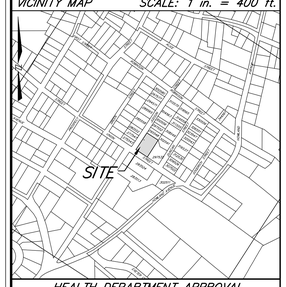

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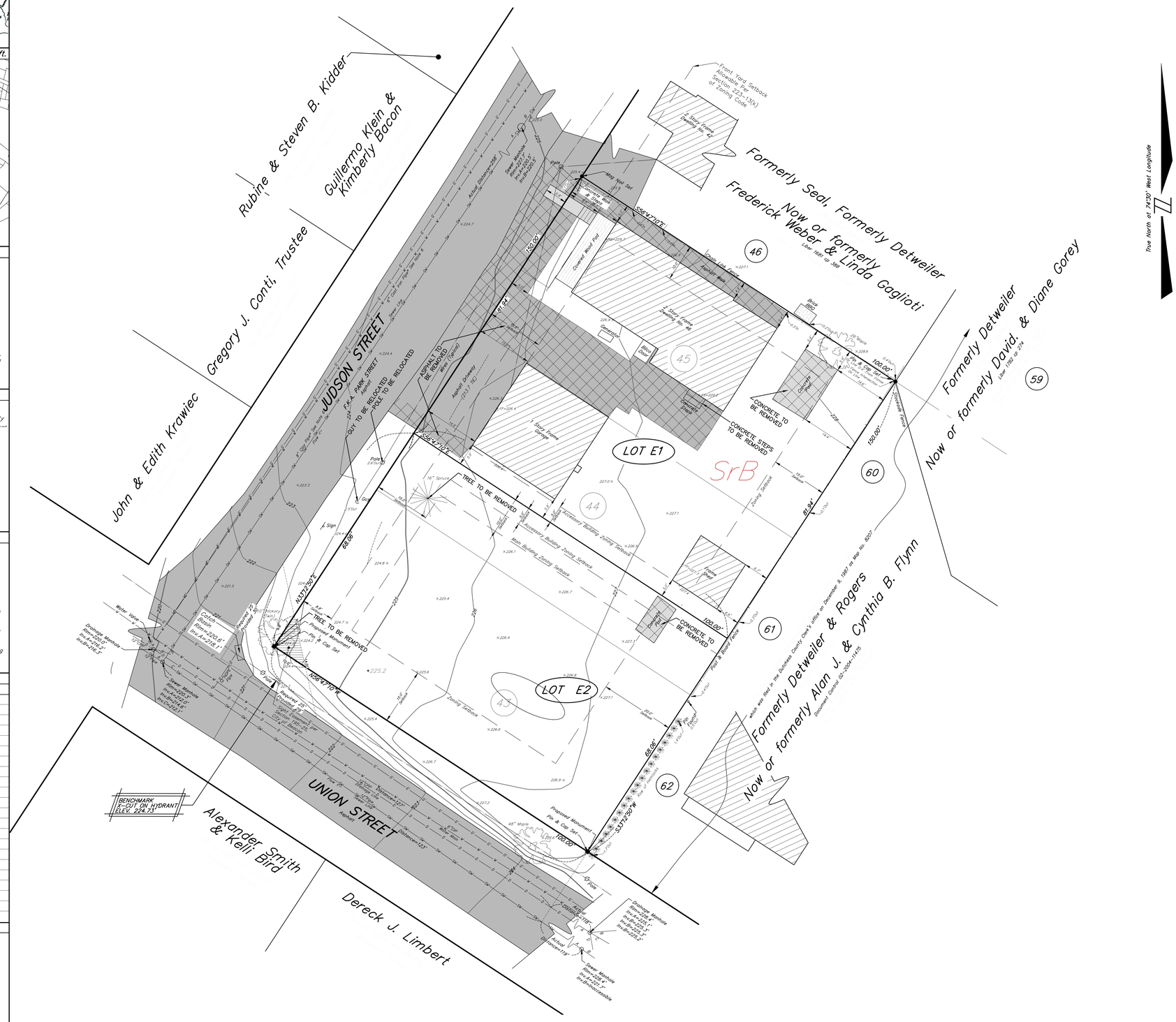
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which was filed in the Dutchess County Clerk's office on December 9, 1987 as Map No. 6207
Document Control 02-2004-11405
JUDSON STREET
F.K.A. PARK STREET
UNION STREET
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LOT E2
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Front Yard Setback Allowable Per Section 223-13(k) of Zoning Code
2 Story Frame Dwelling No. 46
2 Story Frame Dwelling No. 45
Covered Wood Pad
Asphalt Patio
Block Shed
Concrete Pad
Asphalt Driveway
Shed
Concrete Steps
CONCRETE TO BE REMOVED
CONCRETE STEPS TO BE REMOVED
ASPHALT TO BE REMOVED
Brick Walk
Concrete Walk
Metal Yard Sign
Wood Fence
Chain Link Fence
Concrete Fence
Vinyl & Board Fence
Stone Wall
Stone Retaining Wall
Stone Culvert
Stone Culvert Headwall
Stone Culvert Wingwall
Stone Culvert Apron
Stone Culvert Cutoff Wall
Stone Culvert Invert
Stone Culvert Outlet
Stone Culvert Inlet
Stone Culvert Flow Line
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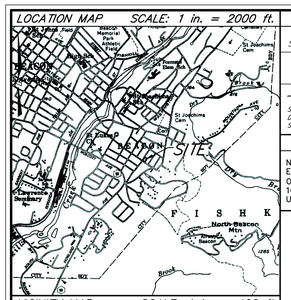
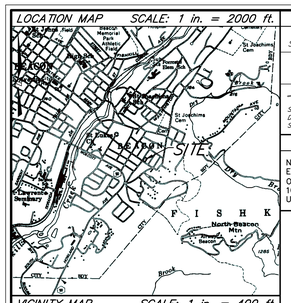
LOCATION MAP SCALE: 1 in. = 2000 ft.


SITE
North Beacon Mtn.
Beacon Reservoir
Beacon Water Treatment Plant
St Joachims Cem.
Beacon Cemetery
Beacon Hill
Beacon Hill Cemetery
Beacon Hill Reservoir
Beacon Hill Water Tank
Beacon Hill Water Treatment Plant
Beacon Hill Pumping Station

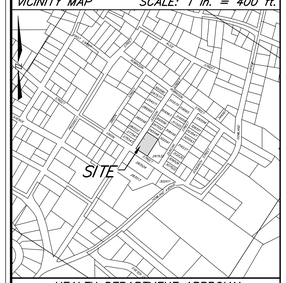
GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

375

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

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

PLANNING BOARD APPROVAL

"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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.*
3. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*
4. *No NYSDEC or Federal Wetlands were found onsite.*
5. *The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.*
6. *6. Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.*

REVISIONS

See Title	R01	Original Drawing.
May 31, 2022	R02	Planning Board Comments
July 25, 2022	R03	Planning Board Comments

LEGEND

—350—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=362.8	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
—G—	GAS LINE (PLATE PROVIDED)
▲ 5	DEEP TEST LOCATION W/DESIGNATION

SOILS LEGEND

Map Symbol	Hydrologic Group	Soil Name
SrB	C	Stockbridge–Urban land complex, 3 to 8 percent slopes

———— = Soil delineation (boundary) lines

Soils classifications and delineated lines have been derived from U.S. Department of Agriculture, Natural Resources Conservation Service "Soil Survey of Dutchess County, New York" compiled 1999

UNDERGROUND WARNING -- CODE RULE 753

NEW YORK STATE INDUSTRIAL CODE 753 REQUIRES EXCAVATORS TO CALL THE DIG SAFELY NEW YORK ORGANIZATION (DIAL 811) AT LEAST 2, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO AN EXCAVATION. NON-MEMBER UTILITIES MUST BE CONTACTED SEPARATELY.

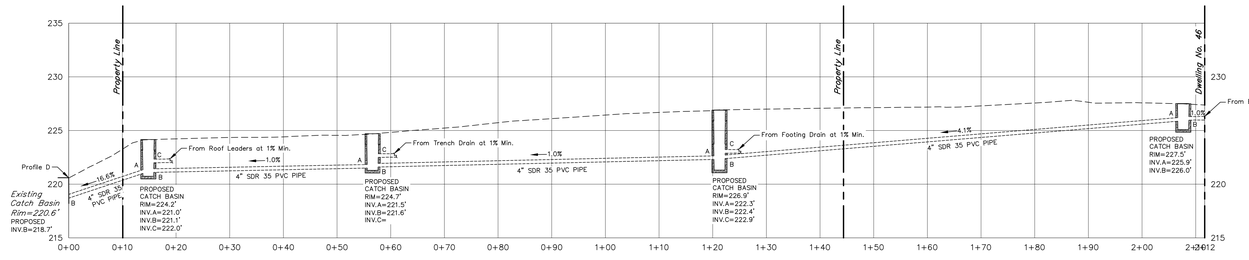
FIELD TEST RESULTS

DEEP TEST HOLES

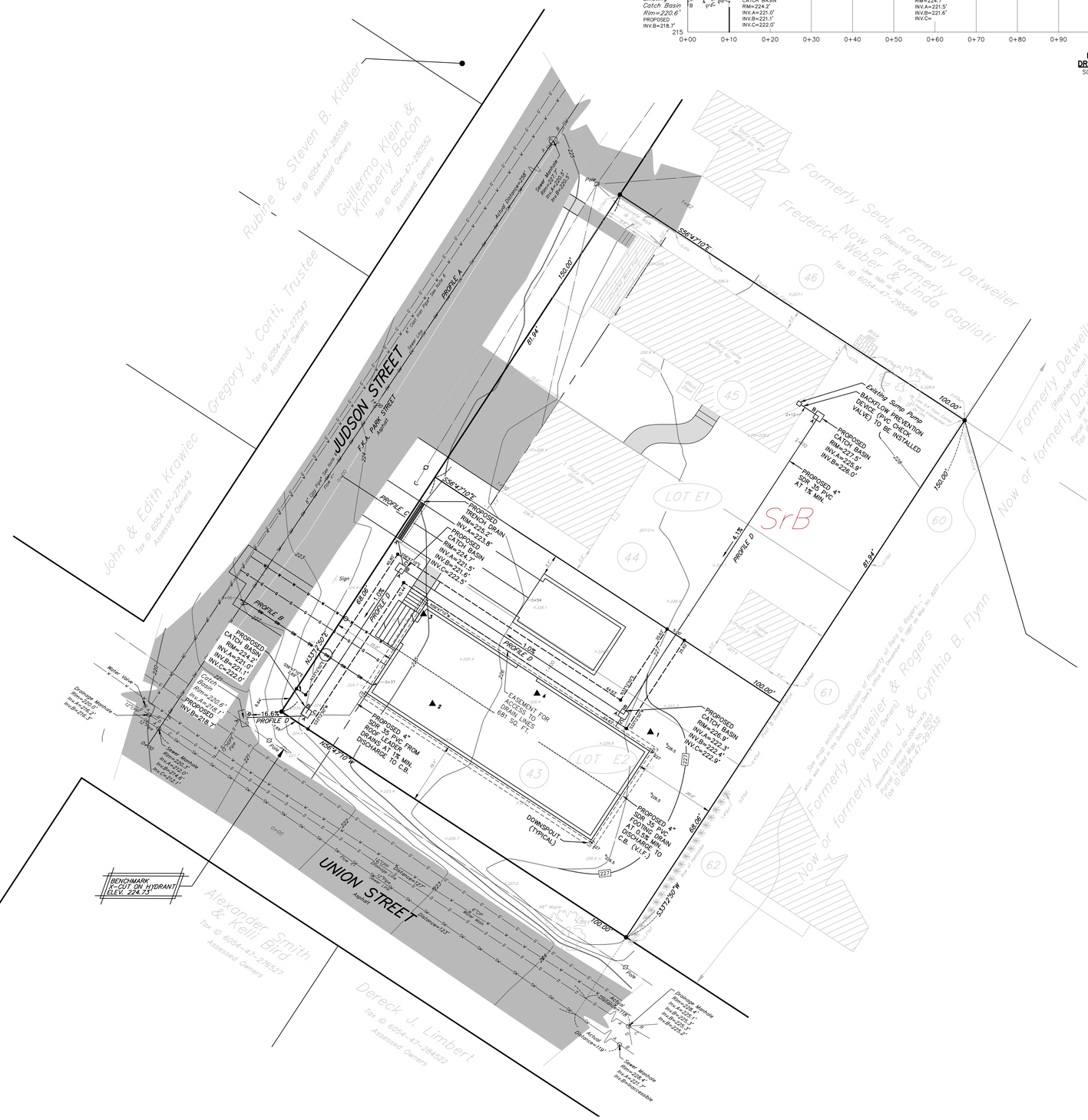
NO. 1		NO. 2		NO. 3		NO. 4		SOIL LAYER DESCRIPTION
2022		2022		2022		2022		
0	8	0	8	0	8	0	8	TOPSOIL
–	–	–	8	8	36	8	42	LIGHT BROWN CLAY LOAM
8	28	–	–	–	–	–	–	LIGHT BROWN SANDY LOAM
12	32	8	36	36	48	42	72	RED BROWN SANDY LOAM W/ FINE SAND

NOTE: ALL DEPTHS ARE IN INCHES FROM TOP OF HOLE.

MOTTLING THROUGHOUT
NO GROUND WATER ENCOUNTERED
ROCK ENCOUNTERED THROUGHOUT



PROFILE D
DRAINAGE LINE
SCALE: V:1"=5
H:1"=10


JUDSON STREET
Asphalt
F.K.A. PARK STREET
UNION STREET
Asphalt
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PROFILE B
PROFILE C
PROFILE D
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S33°12'50"W
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N33°12'50"E
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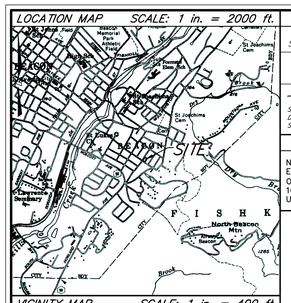
N56°47'10"W
Rubine & Steven B. Kidder Tax ID 6054-47-285538 Assessed Owners
Guillermo Klein & Kimberly Bacon Tax ID 6054-47-280552 Assessed Owners
Gregory J. Conti, Trustee Tax ID 6054-47-277547 Assessed Owners
John & Edith Krawiec Tax ID 6054-47-275543 Assessed Owners
Alexander Smith & Kelli Bird Tax ID 6054-47-276527 Assessed Owners
Dereck J. Limbert Tax ID 6054-47-284322 Assessed Owners
Formerly Seal, Frederick Weber & Linda Caglioti (Reputed Owner) Liber 1681 Pg. 388 Tax ID 6054-47-295348
Formerly Detweiler Now or formerly Davis, & Diane Gorey (Reputed Owner) Book 1783 at Pg. 241 Lot 1 Filed Map No. 6207 Tax ID 6054-47-302541
Now or formerly Detweiler (Reputed Owner)
Now or formerly Alan J. & Cynthia B. Flynn
Now or formerly Detweiler & Rogers (Reputed Owners)
See map entitled "Subdivision of Property of Rose V. Powers" which was filed in the Dutchess County Clerk's office as Document No. 6207
Document Control #: 202-504-1155
Property Deed Map No. 6207
Tax ID 6054-47-293532
Existing Sump Pump
BACKFLOW PREVENTION DEVICE (PVC CHECK VALVE) TO BE INSTALLED
PROPOSED CATCH BASIN RIM=227.5' INV.A=225.9' INV.B=226.0'
PROPOSED 4" SDR 35 PVC AT 1% MIN.
PROPOSED CATCH BASIN RIM=226.9' INV.A=222.3' INV.B=222.4' INV.C=222.9'
PROPOSED CATCH BASIN RIM=224.7' INV.A=221.5' INV.B=221.6' INV.C=222.0'
PROPOSED CATCH BASIN RIM=224.2' INV.A=221.0' INV.B=221.1' INV.C=222.0'
PROPOSED CATCH BASIN RIM=220.6' INV.A=216.2' INV.B=216.3'
PROPOSED INV.B=218.7'
PROPOSED TRENCH DRAIN RIM=225.2' INV.=223.8'
PROPOSED CATCH BASIN RIM=224.7' INV.A=221.5' INV.B=221.6' INV.C=222.0'
PROPOSED 4" SDR 35 PVC FROM ROOF LEADERS AT 1% MIN. DRAINAGE TO C.B.
PROPOSED 4" SDR 35 PVC FROM FOOTING DRAIN AT 1% MIN. DISCHARGE TO C.B. (V.I.F.)
EASEMENT FOR ACCESS TO DRAIN LINES 681 SQ. FT.
DOWNSPOUT (TYPICAL)
Water Valve
Drainage Manhole Rim=226.2' Inv.A=220.1' Inv.B=220.2'
Sewer Manhole Rim=224.0' Inv.A=219.6' Inv.B=219.7'
Sewer Manhole Rim=225.5' Inv.A=220.3' Inv.B=220.5'
Drainage Manhole Rim=226.1' Inv.A=220.1' Inv.B=220.2'
Sewer Manhole Rim=227.1' Inv.A=221.7' Inv.B=unaccessible
Actual Distance=119'
Actual Distance=123'
Actual Distance=268'
Actual Distance=268'
BENCHMARK X-CUT ON HYDRANT ELEV. 224.73
Proposed Dwelling No. 46
Existing Dwelling No. 44
Existing Dwelling No. 45
Existing Dwelling No. 59
Existing Dwelling No. 60
Existing Dwelling No. 61
Existing Dwelling No. 62
LOT E1
LOT E2
SrB
46
45
44
59
60
61
62
43
1.0%
4.1%
16.6%
1.0%
1.0%
1.0

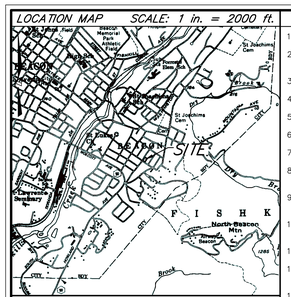
LOCATION MAP SCALE: 1 in. = 2000 ft.


SITE
F I S H K
North Beacon Mtn.
Beacon
Fishkill
Matteawan
Glenham
Wiccopee
Brook
Creek
Cemetery
Dwelling
Pump Sta.
St Joachims Cem.
Reservoir
Tower
Quarry
Dam
Lake
Pond
Swamp
Marsh
Stream
Trail
Bridge
Church
School
Hospital
Fire Tower
Airport
Golf Course
Park
Recreation Area
Monument
Boundary
Rock Outcrop
Orchard
Vineyard
Woods
Scrub
Brush
Tunnel
Aqueduct
Penstock
Pipeline
Power Line
Railroad
Road
Trail
Bridge
Dam
Lake
Pond
Swamp
Marsh
Stream
Brook
Creek
Cemetery
Dwelling

GEOGRAPHIC INDEX 41-29-49.3 -73-57-26.7

377

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.

HEALTH DEPARTMENT APPROVAL

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

PLANNING BOARD APPROVAL

*"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 _____, 2022, by _____, Chairman
_____, Secretary

In absence of the Chairman or Secretory, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.*
3. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*
4. *No NYSDEC or Federal Wetlands were found onsite.*
5. *The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.*
6. *Pipe size and material based on City's sewer mapping & mantole inspection, and information provided by City Engineer.*

REVISIONS

See Title	*R01*	*Original Drawing.*
May 31, 2022	*R02*	*Planning Board Comments*
July 25, 2022	*R03*	*Planning Board Comments*

LEGEND

—150—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=362.8	FIRST FLOOR SILL ELEVATION
SUBTERRANEAN	
—G—	GAS LINE (PLATE PROVIDED)
▲ S	DEEP TEST LOCATION W/DESIGNATION

EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE TEMPORARY STRUCTURAL SEDIMENT CONTROLS (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, ETC.) FOR THE ANTICIPATED WORK MUST BE INSTALLED.
2. THE LIMITS OF LAND DISTURBANCE MUST BE PHYSICALLY MARKED ON-SITE WITH ORANGE CONSTRUCTION FENCE. SILT FENCE MUST BE INSTALLED ON-CONTOUR AND SHALL NOT BE USED TO DELINEATE THE LIMIT OF CONTRACT, OR PROPERTY LINE.
3. MASS CLEARINGS AND GRADING MUST BE AVOIDED. CLEAR AND GRUB ONLY WHAT IS REQUIRED FOR IMMEDIATE CONSTRUCTION ACTIVITY.
4. EXPOSED SOILS ANTICIPATED TO REMAIN IDLE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE IMMEDIATELY STABILIZED WITH TEMPORARY SEED AND MULCH.
5. WHEREVER POSSIBLE, NATURAL VEGETATION IS TO BE PROTECTED BY LIMITING THE CLEARING AND GRUBBING OPERATION, AS WELL AS RESTRICTING CONSTRUCTION EQUIPMENT TO THE WORK AREA.
6. WHERE FEASIBLE, LARGE TREES TO BE PRESERVED SHALL BE FENCED OFF SO THAT THE ROOT SYSTEM AND OVERHANGING BRANCHES ARE PROTECTED FROM CONSTRUCTION EQUIPMENT.
7. OFF-SITE RUNOFF SHOULD BE DIVERTED FROM HIGHLY ERODIBLE SOILS AND STEEP SLOPES TO STABLE AREAS WITH TEMPORARY DIKES AND/OR SWALES.
8. PERMANENT SEEDING SHOULD OPTIMALLY BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM SEPTEMBER TO OCTOBER 15. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER, PROVIDING AN ADEQUATE WATERING SCHEDULE IS MAINTAINED.
9. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS OTHERWISE FOUND TO BE IMPRACTICABLE, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. TEMPORARY SEEDING WITH RYE CAN BE UTILIZED THROUGH NOVEMBER.
10. ALL SLOPES STEEPER THAN 3H:1V AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS SHALL, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES (RECP).
11. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM SHALL NOT BE DISTURBED.
12. AREAS WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED SHALL BE DRESSED WITH A MINIMUM OF 4 INCHES OF TOPSOIL. COMPACTED SUB-SOILS SHALL BE DISKED OR TILLED PRIOR TO PLACEMENT OF TOPSOIL. SURFACE SHALL BE RAKED SMOOTH, REMOVING STICKS, FOREIGN MATTER, AND STONES OVER 1" IN DIAMETER.
13. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% IT SHALL HAVE NOT LESS THAN 20% OF MATERIAL PASSING THE NO. 200 SIEVE, AND NOT MORE THAN 15% CLAY. IT SHALL BE RELATIVELY FREE OF STONES OVER 1-1/2" INCHES IN DIAMETER, TRASH, NOXIOUS WEEDS, AND SHALL HAVE LESS THAN 10% GRAVEL.
14. SEEDING FOR TEMPORARY STABILIZATION OR IN PREPARATION OF WINTER SHUTDOWN SHALL BE APPLIED AT THE FOLLOWING RATE AND SCHEDULE: SPRING OR SUMMER OR EARLY FALL, USE RYEGRASS AT 30 LBS PER ACRE. LATE FALL OR EARLY WINTER, USE WINTER RYE AT 100 LBS PER ACRE.
15. PERMANENT SEEDING FOR FINAL STABILIZATION SHOULD BE APPLIED EITHER FROM SPRING-THAW TO MID-MAY OR MID-AUGUST TO EARLY OCTOBER WITH A 65/20/15 MIX OF KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS/FINE FESCUE AT 160 LBS. PER ACRE. IF SEEDING IS DONE BETWEEN MID-MAY AND MID-AUGUST, IRRIGATION MAY BE REQUIRED TO ACHIEVE FINAL STABILIZATION.
16. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL SEEDED AREAS, TEMPORARY OR PERMANENT, AT A RATE OF 2 TONS PER ACRE (OR 3 BALES PER 1,000 SQ FT).
17. WHEN SPECIFIED, ROLLED EROSION CONTROL BLANKET SHALL BE STRAW BIODEGRADABLE DOUBLE-NET BLANKET (EBX-S2 NN) AS MANUFACTURED BY CARTHAGE MILLS, SHALL BE PROVIDED ON ALL FINAL GRADES STEEPER THAN 1 VERTICAL OVER 3 HORIZONTAL (UP TO 2H:1V).
18. WHEN SPECIFIED, INLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH CATCH BASIN INSTALLATION. IN THE SAME MANNER, ROCK OUTLET PROTECTION SHALL BE INSTALLED CONCURRENTLY WITH PIPE DISCHARGE INSTALLATION.
19. EROSION AND SEDIMENT CONTROL PRACTICES WITHIN THE ACTIVE WORK AREA SHALL BE INSPECTED DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.
20. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CLEARED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.
21. DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, MUST BE MANAGED BY APPROPRIATE CONTROL MEASURES.
22. STABILIZED CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED SO AS TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. SEDIMENT TRACKED ONTO PAVED RIGHTS-OF-WAY SHALL BE SWEPT CLEAN AT THE END OF EACH WORK DAY.
23. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT BECOMES 6" DEEP AT THE FABRIC. SILT FENCE SHALL BE REPLACED WHEN FABRIC BECOMES RIPPED OR FRAYED.
24. SEDIMENT SHALL BE REMOVED FROM SEDIMENT TRAPPING DEVICES WHEN ACCOMMODATION REACHES 50% OF DESIGN CAPACITY. STONE SHALL BE CLEANED OR REPLACED WHEN SEDIMENT POOL NO LONGER DRAINS PROPERLY.

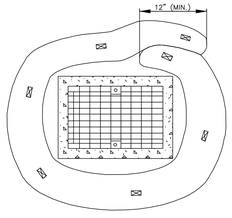
GOOD HOUSEKEEPING

1. ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER SUPPLIED BY A WASTE HANDLER THAT IS A LICENSED SOLID WASTE MANAGEMENT COMPANY. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER(S). THE DUMPSTER SHALL BE EMPTIED ON AN AS-NEEDED BASIS AND THE TRASH WILL BE HAULED TO AN APPROVED LANDFILL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.
2. ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF TWO TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
3. GOOD HOUSEKEEPING AND SPILL CONTROL PRACTICES WILL BE FOLLOWED DURING CONSTRUCTION TO MINIMIZE STORMWATER CONTAMINATION FROM PETROLEUM PRODUCTS, FERTILIZERS, PAINTS, AND CONCRETE. TO PREVENT STORMWATER CONTAMINATION FROM THE SITE, GOOD HOUSEKEEPING PRACTICES ARE LISTED BELOW:
- FERTILIZERS WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER, UNLESS SPECIFIED OTHERWISE BY THE ENGINEER AND WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER.
- FERTILIZERS WILL BE STORED IN A COVERED SHED AND PARTIALLY USED BAGS WILL BE TRANSFERRED TO A SEALABLE BIN TO AVOID SPILLS.
- A COVERED DUMPSTER WILL BE USED FOR ALL WASTE MATERIALS.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE TEMPORARY MATERIAL STORAGE TRAILER ON-SITE. EQUIPMENT WILL INCLUDE BUT NOT BE LIMITED TO: BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, FAST ABSORBENT MATERIAL, SAND, SAW DUST, AND PLASTIC AND METAL TRASH CONTAINERS.
- CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.
- WHEN TESTING/CLEANING OF WATER SUPPLY LINES, THE DISCHARGE FROM THE TESTED PIPE WILL BE COLLECTED AND CONVEYED TO A COMPLETED STORMWATER COLLECTION SYSTEM.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENT.
- DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.
- RUTS CAUSED BY EQUIPMENT USED FOR SITE CLEARING AND GRADING WILL BE ELIMINATED BY RE-GRADING.

4. VEHICLE MAINTENANCE – ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. ANY VEHICLE LEAKING FUEL OR HYDRAULIC FUEL WILL BE IMMEDIATELY SCHEDULED FOR REPAIRS AND USE WILL BE DISCONTINUED UNTIL REPAIRS ARE MADE.
5. SPILL PREVENTION AND RESPONSE – THE FOLLOWING CONTROLS AND PROCEDURES SHALL BE USED TO MINIMIZE THE POTENTIAL FOR LEAKS, SPILLS AND OTHER RELEASES:
- PERSONNEL WILL BE MADE AWARE OF EMERGENCY TELEPHONE NUMBERS.
- THE OWNER/OPERATOR AND OR CONTRACTOR SHALL IMMEDIATELY CONTACT NYSDEC IN THE EVENT OF A SPILL, AND SHALL TAKE ALL APPROPRIATE STEPS TO CONTAIN THE SPILL, INCLUDING CONSTRUCTION OF A DIKE AROUND THE SPILL AND PLACING ABSORBENT MATERIAL OVER THIS SPILL.
- THE OWNER/OPERATOR AND OR CONTRACTOR SHALL INSTRUCT PERSONNEL THAT SPILLAGE OF FUELS, OILS, AND SIMILAR CHEMICALS MUST BE AVOIDED.
- OILS AND CHEMICALS WILL BE STORED IN APPROPRIATE AND TIGHTLY CAPPED CONTAINERS. CONTAINERS SHALL NOT BE DISPOSED OF ON THE PROJECT SITE.
- OILS, CHEMICALS, MATERIAL, EQUIPMENT, AND SANITARY FACILITIES WILL BE STORED/LOCATED AWAY FROM TREES AND AT LEAST 100 FEET FROM STREAMS, WELLS, WET AREAS, AND OTHER ENVIRONMENTALLY SENSITIVE SITES.
- DISPOSE OF CHEMICAL CONTAINERS AND SURPLUS CHEMICALS OFF THE PROJECT SITE IN ACCORDANCE WITH LABEL DIRECTIONS AND LEGAL REQUIREMENTS.
- USE TIGHT CONNECTIONS AND HOSES WITH APPROPRIATE NOZZLES IN ALL OPERATIONS INVOLVING FUELS.
- USE FUNNELS WHEN POURING FUELS, LUBRICATING MATERIALS OR CHEMICALS.
- REFUELING OF CONSTRUCTION EQUIPMENT WILL TAKE PLACE IN PARKING AREAS TO PROVIDE RAPID RESPONSE TO EMERGENCY SITUATIONS.
- PETROLEUM SPILLS AND MOST HAZARDOUS MATERIALS SPILLS MUST BE REPORTED TO THE NYS DEC HOTLINE (1-800-457-7362), UNLESS THEY MEET ALL OF THE FOLLOWING CRITERIA:
  THE SPILL IS KNOWN TO BE LESS THAN 5 GALLONS; AND
  THE SPILL IS CONTAINED AND UNDER THE CONTROL OF THE SPILLER; AND
  THE SPILL HAS NOT AND WILL NOT REACH THE STATE'S WATER OR ANY LAND; AND
  THE SPILL IS CLEANED UP WITHIN 2 HOURS OF DISCOVERY.
- SPILLS SHALL ALSO BE REPORTED TO THE LOCAL AUTHORITIES, IF REQUIRED. FOR SPILLS NOT DEEMED REPORTABLE, THE FACTS CONCERNING THE INCIDENT SHALL BE DOCUMENTED BY THE SPILLER, AND A RECORD MAINTAINED FOR ONE YEAR.

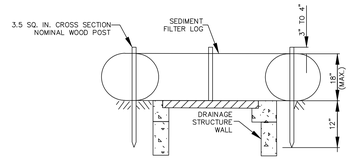
INLET PROTECTION FILTER LOG

(NOT TO SCALE)



PLAN

DRAINAGE STRUCTURE INLET PROTECTION – TEMPORARY (SEDIMENT FILTER LOG)

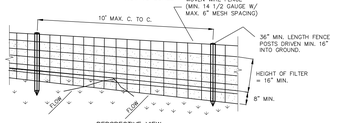


CROSS SECTION

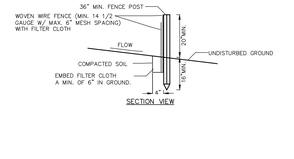
DRAINAGE STRUCTURE INLET PROTECTION – TEMPORARY (SEDIMENT FILTER LOG)

SILT FENCE

SYMBOL SF



PERSPECTIVE VIEW



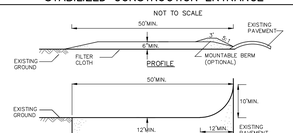
SECTION VIEW

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO 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 TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. 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 EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

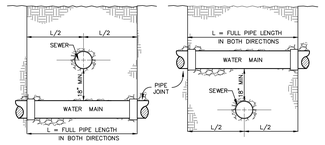
STABILIZED CONSTRUCTION ENTRANCE

SYMBOL



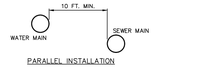
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SEWER OVER WATER CROSSINGS

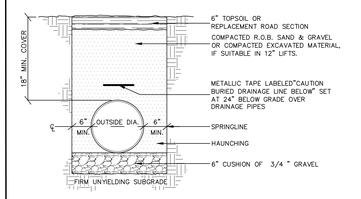
WATER OVER SEWER CROSSINGS



PARALLEL INSTALLATION

SEPARATION OF WATER & SANITARY SEWER MAIN

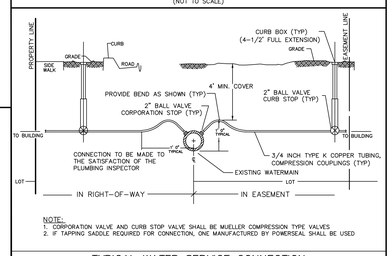
NOT TO SCALE



NOTE:
NO OTHER UTILITIES ARE TO BE INSTALLED WITHIN THIS TRENCH

TYPICAL STORM DRAINAGE TRENCH DETAIL

(NOT TO SCALE)



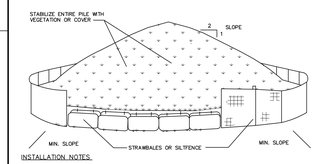
NOTE:
1. CORPORATION VALVE AND CURB STOP VALVE SHALL BE MUELLER COMPRESSION TYPE VALVES
2. IF TAPPING SADDLE REQUIRED FOR CONNECTION, ONE MANUFACTURED BY POWERSEAL SHALL BE USED

TYPICAL WATER SERVICE CONNECTION

(NOT TO SCALE)

SOIL STOCKPILE DETAIL

(NOT TO SCALE)



INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SILT FENCE DETAIL FOR INSTALLATION OF SILTFENCE.

TIMING

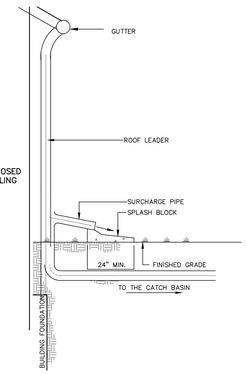
TOPSOIL SHOULD NOT BE STRIPPED, STOCKPILED, OR REPLACED UNTIL APPROPRIATE SEDIMENT CONTROL DEVICES ARE IN PLACE. TOPSOILING SHOULD NOT OCCUR DURING WINTER MONTHS. SOILS SHOULD NOT BE STRIPPED OR STOCKPILED UNLESS CONSTRUCTION IS SCHEDULED WITHIN THE SAME BUILDING SEASON.

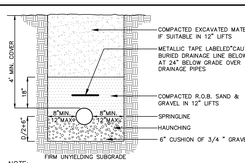
MAINTENANCE

PERIMETER SEDIMENT CONTROLS MUST BE MAINTAINED ACCORDING TO THE STANDARDS DESCRIBED IN THIS MANUAL. STOCKPILES AND FILL AREAS SHALL BE INSPECTED PERIODICALLY (I.E. WEEKLY) FOR SIGNS OF EROSION OR PROBLEMS WITH PLANT ESTABLISHMENT.

ROOF LEADER DETAIL

(NOT TO SCALE)





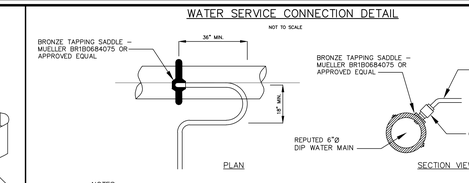
NOTE:
1. NO OTHER UTILITIES ARE TO BE INSTALLED WITHIN THIS TRENCH
2. BACKFILL WITHIN THE CITY'S ROAD RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12, TYPE 2 – ITEM 4, FOR THE ENTIRE TRENCH DEPTH, COMPACTED IN 6" LIFTS TO 95% MODIFIED PROCTOR

WA-015 WATER LINE TRENCH DETAIL

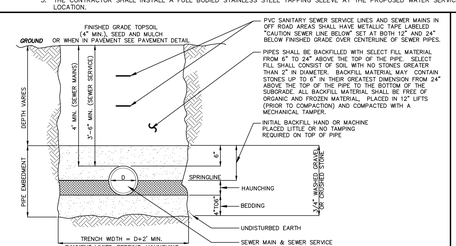
NOT TO SCALE

WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



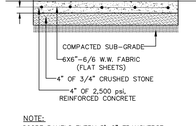
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR THE CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF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



NOTES:
1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH. IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.
3. BACKFILL WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12, TYPE 2 – ITEM 4, FOR THE ENTIRE TRENCH DEPTH, COMPACTED IN 6" LIFTS TO 95% MODIFIED PROCTOR.

SE-001 SEWER MAIN/SEWER SERVICE TRENCH DETAIL

NOT TO SCALE

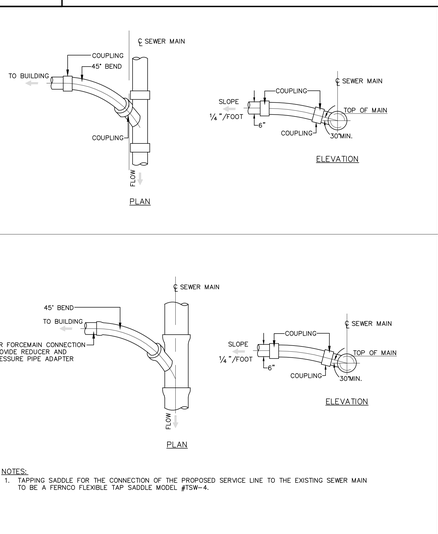


NOTE:
SCORE PANELS EVERY 5'-0" TRANSVERSE EXPANSION JOINTS 20'-0" O.C. OR AS DIRECTED SET 1/4" BELOW SURFACE OF WALK AND SEAL.

SEE PLAN FOR ADJACENT CONDITIONS PITCH AWAY FROM BUILDING OR TOWARDS DRIVE.

PV-040 CONCRETE WALK DETAIL

NOT TO SCALE



SE-012 DROP MANHOLE DETAIL

NOT TO SCALE

NOTES:
1. TAPPING SADDLE FOR THE CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A FERNCO FLEXIBLE TAP SADDLE MODEL #TSW-4.

SE-005 TYPICAL HOUSE SEWER CONNECTION DETAIL

NOT TO SCALE

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
877.3.141593 (Toll Free)

SURVEYOR

PRELIMINARY

License No. 50389

ENGINEER

PRELIMINARY

License No. 103021

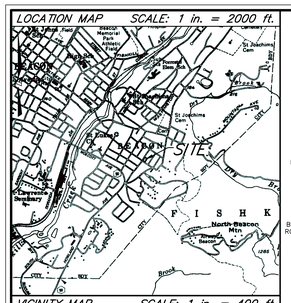
OWNER & APPLICANT

46 Judson Street LLC
8 Churchill Street
Beacon, New York

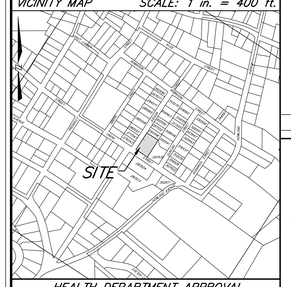
OWNER'S APPROVAL

*The undersigned, owner(s) of the property hereon, states that they are familiar with this map, its contents and

LOCATION MAP SCALE: 1 in. = 2000 ft.



VICINITY MAP SCALE: 1 in. = 400 ft.



HEALTH DEPARTMENT APPROVAL

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

PLANNING BOARD APPROVAL

"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 _____, 2022, by
_____, Chairman
_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place

NOTES

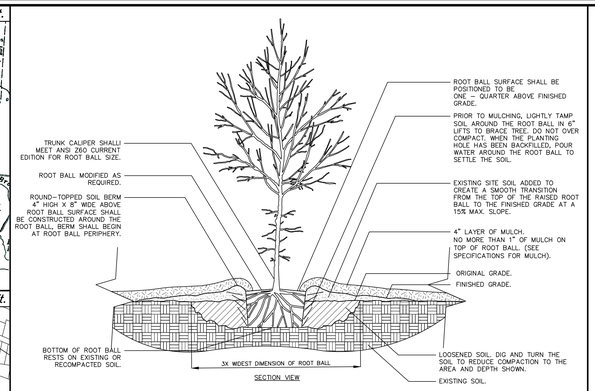
1. *Unauthorized alteration or addition to a document prepared by a licensed Land Surveyor or licensed Professional Engineer is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.*
2. *The topographic data hereon was compiled from an actual field survey conducted by Badey & Watson on January 20, 2022.*
3. *The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 1988).*
4. *No NYSDEC or Federal Wetlands were found onsite.*
5. *The Federal Emergency Management Agency (FEMA) has determined that this property lies within Flood Hazard Zone X as indicated hereon. The Zone boundaries were taken from Flood Insurance Rate Maps (FIRM)Community Map No. 36027C0577E with an effective date of May 2, 2012.*
6. *Pipe size and material based on City's sewer mapping & manhole inspection, and information provided by City Engineer.*

REVISIONS

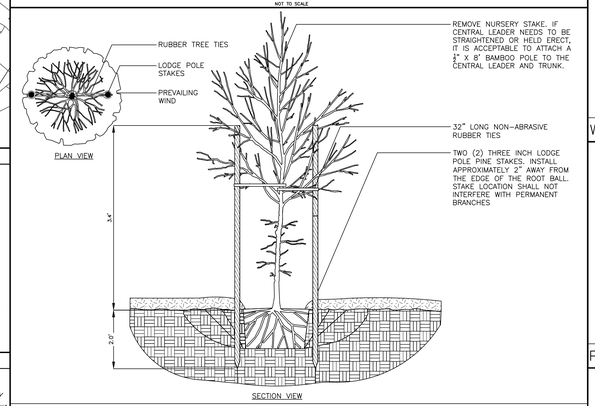
See Title	*R01*	*Original Drawing.*
May 31, 2022	*R02*	*Planning Board Comments*
July 25, 2022	*R03*	*Planning Board Comments*

LEGEND

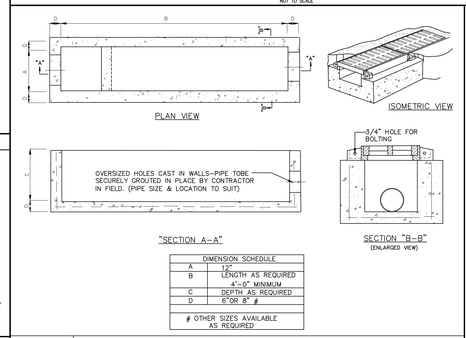
—350—	CONTOUR LINE
CIP	CAST IRON PIPE
CPP	CORRUGATED PLASTIC PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
362.8	SPOT ELEVATION
FF=362.8	FIRST FLOOR ELEVATION
FS=363.8	FIRST FLOOR SILL ELEVATION
	SUBTERRANEAN
G	GAS LINE (PLATE PROVIDED)
▲ 5	DEEP TEST LOCATION W/DESIGNATION



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

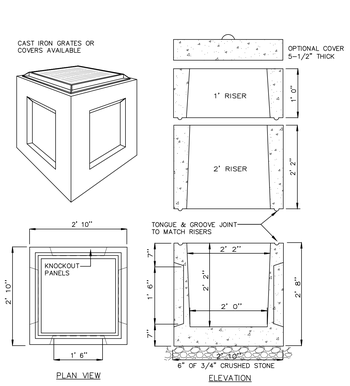


TYPICAL TREE GUYING DETAIL
NOT TO SCALE



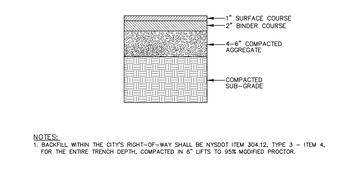
DIMENSION SCHEDULE	
A	12"
B	LENGTH AS REQUIRED 4'-0" MINIMUM
C	DEPTH AS REQUIRED
D	6"OR 8" #
# OTHER SIZES AVAILABLE AS REQUIRED	

DR-064 TRENCH DRAIN
NOT TO SCALE



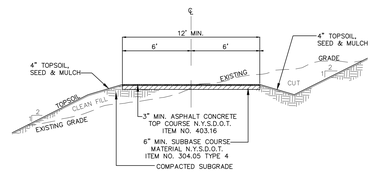
SPECIFICATIONS	PRECAST CATCH BASIN MODEL CB-2X2
Concrete Min. Strength: 4,000 psi at 28 days Reinforcement: #4 Rebar/ASTM A615 Air Entrainment: 5% Construction Joint: Butyl Rubber Sealant Weights: Base = 1,300 lbs. Riser = 500 lbs./vf Load Rating: H20/ASTM C857 www.woodardsconcrete.com	Woodard's Concrete Products, Inc. 629 Lybolt Road, Bullville, NY 10915 (845) 361-3471 / Fax 361-1050 Page 61 3/24/05

WO-011 CATCH BASIN (24"x24") DETAIL
NOT TO SCALE



NOTES:
1. BACKFILL WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.12, TYPE 3 – ITEM 4, FOR THE ENTIRE TRENCH DEPTH, COMPACTED IN 6" LIFTS TO 95% MODIFIED PROCTOR.

PV-027 ASPHALT PAVEMENT DETAIL
NOT TO SCALE



PV-011 ASPHALT DRIVE DETAIL
NOT TO SCALE

SURVEYED & PREPARED BY

BADEY & WATSON
Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516 845.265.9217
www.Badey-Watson.com 877.3.141593 (Toll Free)

SURVEYOR

PRELIMINARY

License No. 50389

ENGINEER

PRELIMINARY

License No. 103021

OWNER & APPLICANT

46 Judson Street LLC
8 Churchill Street
Beacon, New York

OWNER'S APPROVAL

The undersigned, owner(s) of the property hereon, states that they are familiar with this map, its contents and its legends and hereby consents to the filing of this map.

Signed this ____ day of _____, 2022.

46 JUDSON STREET LLC

by_____
Paula Dowd, Member

PROPERTY DATA

Tax Map Designation: 6054-47-290539

Zoning District: R1-5 Total

Area: 15,000 Sq. Ft.

ZONING REQUIREMENTS (R1-5)

	REQUIRED (R1-5)	LOT E1		LOT E2	
		EXISTING	PROPOSED	EXISTING	PROPOSED
Min. Lot Area	5,000 Sq. Ft.	15,000 Sq. Ft.	8,194 Sq. Ft.	N/A	6,806 Sq. Ft.
Min. Lot Width	50 Ft.	150 Ft.	81.9 Ft.	N/A	68.1 Ft.
Min. Lot Depth	100 Ft.	100 Ft.	N/A	N/A	100 Ft.
Min. Setback from Front Yard	15 Ft.	8.8 Ft.	N/A	N/A	15 Ft.
Alt. Min. Front Yard Setback* Section 223-13(k)	8.8 Ft.	8.8 Ft.	8.8 Ft.	N/A	15 Ft.
Min. Setback from Rear Yard	20 Ft.	6.6 Ft.	N/A	N/A	20 Ft.
Min. Setback from Side Yard	10 Ft.	4.9 Ft.	N/A	N/A	15 Ft.
Max. Building Height	35 ft./2½ Stories	29.9 Ft.	N/A	N/A	30.6 Ft.
Max. Lot Coverage	N/A	2,273.5 Sq. Ft.	2,273.5 Sq. Ft.	N/A	2,073.2 Sq. Ft.
Min. Accessory Building	5 Ft.	5.9 Ft.	5.0 Ft.	N/A	5.1 Ft.

PRELIMINARY
SHEET 6 of 6
DETAILS (2 of 2)
PREPARED FOR
46 JUDSON STREET LLC
SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

NOT TO SCALE APRIL 15, 2022
For latest issue date see revision box.

PRINTED
July 25, 2022
BADEY & WATSON
Surveying & Engineering, D.P.C.

FILE No. 75-9022

Drawing Name: SB26242__R01_V17 Layout: SUBDIVISION W.O. No. 26242 Checked by JMR Spell checked by JFT Drawn by JFT Closed by GJW On 02-02-22 T.M. : 6054-47-290539

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **46 Judson Street Subdivision**

I have reviewed the July 25, 2022 response letter from Badey & Watson, undated partial Full EAF Part 1, July 25, 2022 Preliminary Plat, and a 6-sheet Preliminary Subdivision Plan set, dated July 25, 2022.

Proposal

The applicant is proposing to subdivide a 15,000 square foot parcel with one existing house into two lots for the construction of an additional house. Parcel E1 would have 8,194 square feet and Parcel E2 would have 6,806 square feet. The proposed parcels are in the R1-5 zoning district.

Comments and Recommendations

All my 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
Glenn Watson, L.S., Badey & Watson Surveying and Engineering, D.P.C.

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.

August 4, 2022

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

RE: 46 Judson St. – 2 Lot Subdivision
Tax No. 6054-21-028928
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to a 2-lot subdivision of the parcel located at 46 Judson Street:

- Correspondence from Badey & Watson dated July 25, 2022.
- Inflow and Infiltration Report, dated July 25, 2022, as prepared by Badey & Watson.
- Plan titled "Preliminary Plat prepared for 46 Judson Street LLC", with the latest revision date of July 25, 2022.
- Plan set titled "46 Judson Street LLC", consisting of the following plans as prepared by Badey & Watson.
  - Sheet 1 of 6 titled "Removals & Existing Conditions Plan", with latest revision date of July 25, 2022.
  - Sheet 2 of 6 titled "Improvement Plan", with the latest revision date of July 25, 2022.
  - Sheet 3 of 6 titled "Drainage Plan", with the latest revision date of July 25, 2022.
  - Sheet 4 of 6 titled "Erosion & Sediment Control Plan", with the latest revision date of July 25, 2022.
  - Sheet 5 of 6 titled "Details 1 of 2", with the latest revision date of July 25, 2022.
  - Sheet 6 of 6 titled "Details 2 of 2", with the latest revision date of July 25, 2022.

The proposed project entails the subdivision of a 15,000 square foot parcel located at 46 Judson Street into 2 lots, with proposed Lot E1 being 8,194 square feet in size with an existing single-family residence, and proposed Lot E2 being 6,806 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 has conducted an Inflow and Infiltration (I&I) study of the site. Findings of the study note that the sump pump located within the basement of the existing house is connected into the sewer lateral for the residence and is therefore conveying groundwater into the City's sanitary sewer collection system. existing site and building and provide certification to the City of Beacon that report. A note shall 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.

Preliminary Plat:

1. The drain line easement across Lot E1 should note is in favor of Lot E2.

Existing Conditions & Removal Plan (Sheet 1 of 6):

1. At the existing corners of the parent parcel, the plan notes "Proposed Monument", but at the same corners it also notes "Pin & Cap Set". It appears that the wording "Proposed Monument" should be removed from the plan.

Improvement Plan (Sheet 2 of 6):

1. We would recommend that the sewer lateral be reconfigured with an elbow and cleanout to eliminate the need for a drop manhole.

2. With regards to the soil testing that was conducted at the site, Test Hole No. 1 has an overlap within the depths to the various soils encountered. This should be verified.

3. Although the test hole data states that rock was encountered throughout, was solid ledge rock encountered? If so, at what depth was the solid rock encountered?

Drainage Plan (Sheet 3 of 6):

1. It is recommended that the footing drain for the proposed house connect to the catch basin located at the intersection of Union & Judson. The grate elevation at this catch basin is lower than the crawl space elevation, which would allow for the catch basin to overflow prior to water backing up within the footing drain. If the footing drain is to remain as shown, a backflow prevention device shall be provided on the footing drain.

2. Although the westerly corner roof leader drain is shown to connect to the drainage system, the plan shall clearly be shown where the other 3 downspouts from the proposed residence will drain to.

Detail 2 (Sheet 6 of 6):

1. The "Trench Drain" detail shall be updated to include the type of base material to be installed under it along with the thickness of the base material.

2. The "Asphalt Pavement Detail" shall be revised to reflect the 1 ½" top course, and a 4" binder course. Notes shall be added to the detail stating that prior to pavement restoration all pavement edges shall have tack coat applied and a second note stating that once paving restoration is complete, all pavement seams shall be sealed with a crack sealant.

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
08/09/2022

Title:

Public Hearing on application for Special Use Permit Approval and Site Plan Approval, accessory apartment, 31 Beacon Street, Submitted by Kyle Donnelly

ATTACHMENTS

Comment Response Letter - 31 Beacon Street_220726.pdf

L220726_Amanda_31 Beacon Street.pdf

Sheet 1_Site Plan_Planning Board Submittal_2_220726.pdf

Sheet 2_Building Plans_Planning Board Submittal_2_220726.pdf

Planners Comments Beacon St Acc Apt 8.5.22.pdf

31 Beacon Street Accessory Apartment Special Permit and Site Plan Resolution.pdf

Engineers Comments 31 Beacon Street Apartment 08-03-22 review_0001.pdf

ARYEH SIEGEL
ARCHITECT

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

Re: 31 Beacon Street
Site Plan & Special Permit Application – Responses to Comments

July 26, 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 July 7 2022, and Lanc & Tully's letter dated July 6, 2022.

John Clarke Planning and Design Comment Responses:

1. Comment acknowledged. No EAF or LWRP review is necessary.

2. For the Zoning Regulations Table:
   a South Avenue is considered the front yard. All yards and parking therefore conform.

   b The maximum cumulative are for accessory building is shown as 720 sf.

3. For the Zoing Summary, the square foot area of the proposed apartment has been corrected to 530 sf.

4. The car symbols have been corrected. All parking is in the driveway, and set back a minimum of 5 feet from the property lines.

Lanc & Tully Comment Responses:

General Comments

1. The location plan has been provided to scale., and the roads labeled.

2. A note has been added stating where the survey information was taken from.

3. The shed is existing, non-complying.

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

4. The pavement limits have been updated from the old survey information.

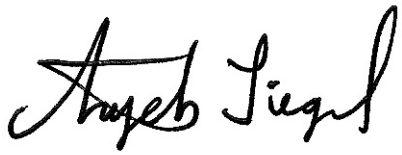
5. The vehicle symbols have been corrected. All parking is in the driveway.

6. All parking is in the driveway. The garage layout has been updated. The garage remains, and can be used for a compact car if required. However, the garage parking is not necessary in order to comply with the 3 cars required for the project.

7. The Zoning Table has been corrected.

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: 31 Beacon Street
Accessory Apartment Application

July 26, 2022

Dear Amanda,

Please find enclosed:

- (5) sets of Sheets 1 through 2, revised 7/26/22
- (5) copies of the Comment Response Letter
- 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
1	7/26/2022	REVISED PER PLANNING BOARD COMMENTS	AJS

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.

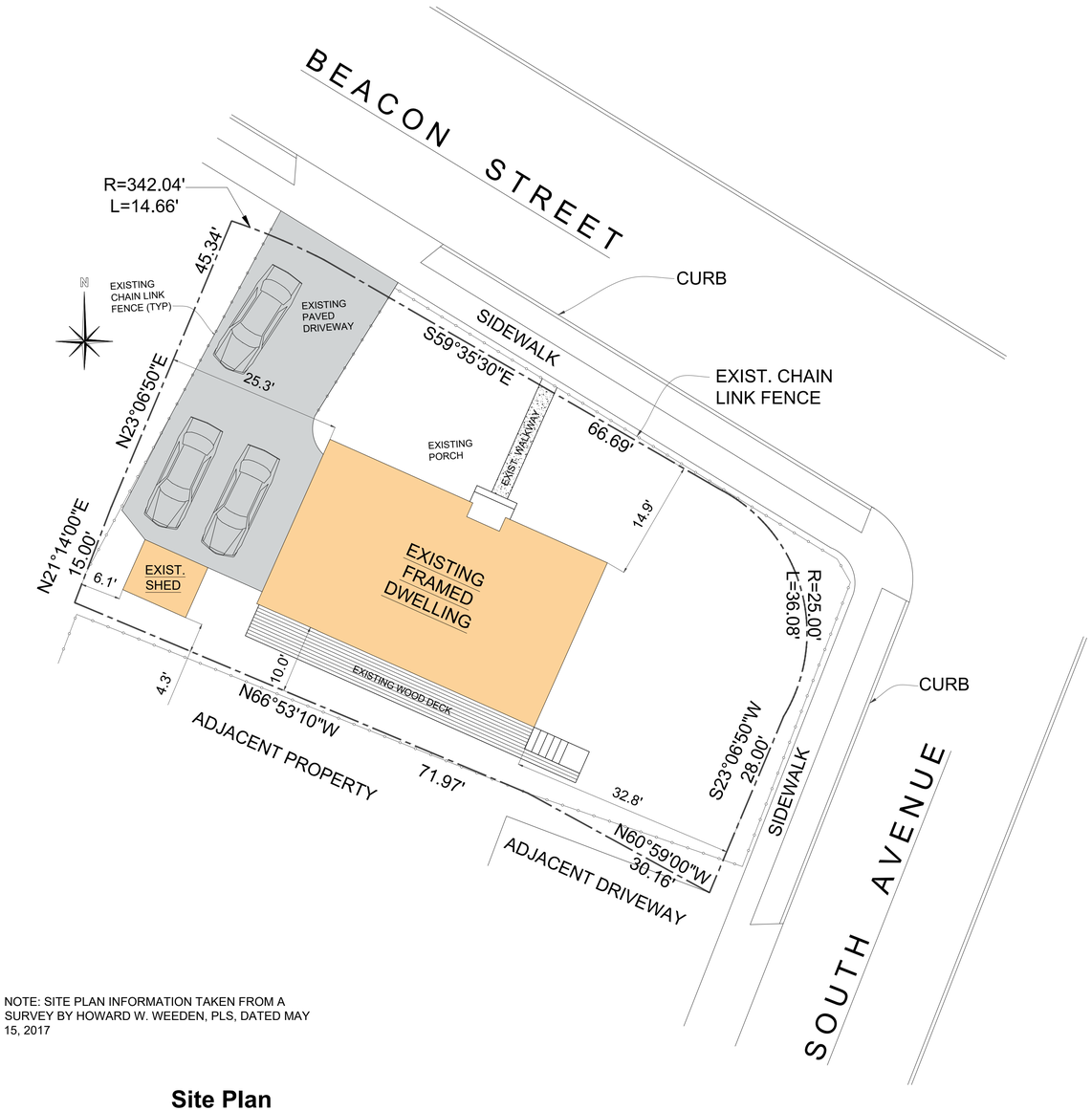
D. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.

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.

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)	Existing Building Coverage	Maximum Main Building Height	Existing Main Building Height
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
R1-7.5	20'	10'	25'		10.0'		720 sf	81 sf existing shed	650 sf 30%	530 sf 24%	25% including shed	2.5 Stories 35'	2 Stories 24' existing
				32.8'	14.9'	25.3'							



NOTE: SITE PLAN INFORMATION TAKEN FROM A SURVEY BY HOWARD W. WEEDEN, PLS, DATED MAY 15, 2017

Site Plan

Scale: 1" = 100'

31 BEACON STREET

Location Plan

1" = 100'

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 :	530 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 driveway. South Street is considered the front yard. Therefore parking complies with setbacks and is located behind the front line of the house.

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

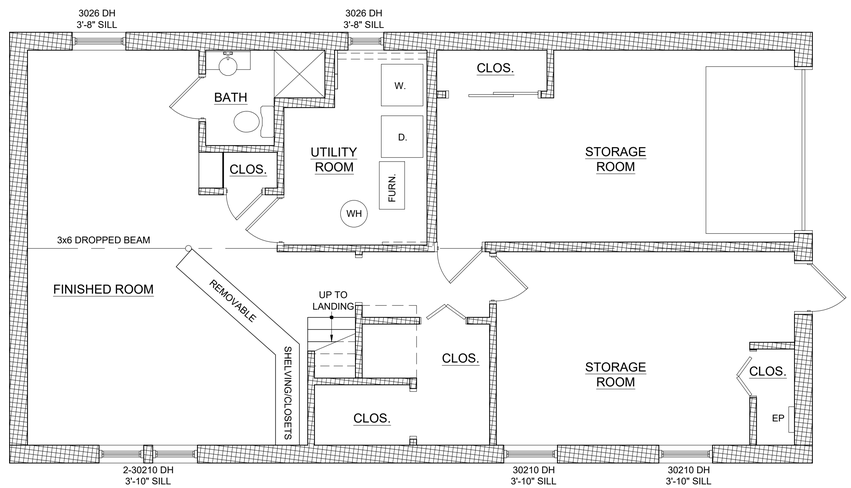
Professional Land Surveyor:
Howard W. Weeden, PLS, PC
62 Main Street
Walden, New York 12586

31 Beacon Street

Beacon, New York
Scale: As Noted
March 16, 2021

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	7/26/2022	REVISED PER PLANNING BOARD COMMENTS	AJS

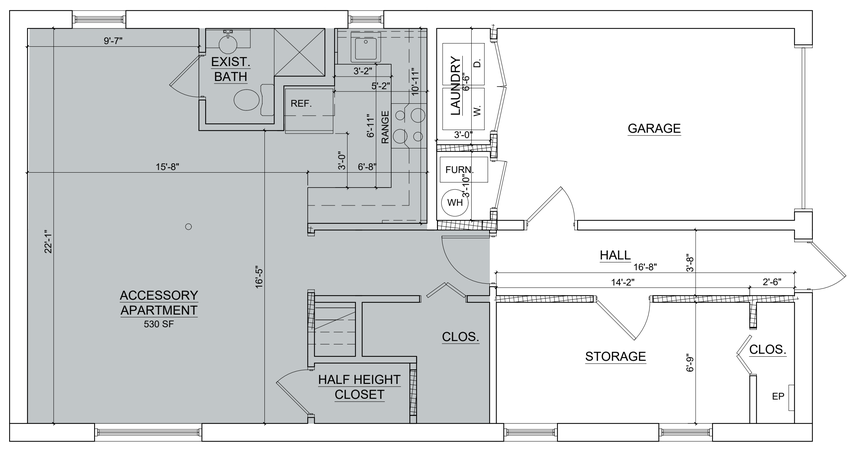
Front Elevation



Existing Basement Plan

Scale: $\frac{1}{4}$" = 1'-0"

Side Elevation



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

Professional Land Surveyor:
Howard W. Weeden, PLS, PC
62 Main Street
Walden, New York 12586

31 Beacon Street
Beacon, New York
Scale: As Noted
March 16, 2021

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **31 Beacon Street, Site Plan and Special Permit for Accessory Apartment**

I have reviewed a response letter from Aryeh Siegel and a 2-sheet Special Permit set, all dated July 26, 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. The required three 9' X 18' parking spaces should be located on the plan to satisfy the 5-foot parking setback from the rear and side lot lines, as required in Section 223-26 C(1).

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
Aryeh Siegel, Project Architect

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

GRANTING SPECIAL PERMIT AND
SITE PLAN APPROVALS FOR
31 BEACON STREET

Parcel ID# 5954-26-725892

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for a Special Permit and Site Plan Approval from Aryeh Siegel, Architect on behalf of Kyle Donnelly (the "Applicant"), to construct a 530 square foot accessory apartment in the lower level of an existing single-family house (the "Proposed Action" or "Project") on a 5,400 square foot (0.124 acre) property located at 31 Beacon Street in the R1-7.5 Zoning District and designated on the City tax map as **Parcel ID# 5954-26-725892** (the "Property"); and

WHEREAS, the Planning Board is the approval authority for a Special Permit for the accessory apartment pursuant to City of Beacon Zoning Code § 223-17.C; and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application materials, correspondence, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans, entitled "Special Use Permit – Accessory Apartment – 31 Beacon Street," Sheets 1-2, dated March 16, 2021, last revised July 26, 2022, as prepared by Aryeh Siegel, Architect, Beacon, NY, as follows:

Sheet	Title
1 of 2	*Site Plan*
2 of 2	*Building Plan and Elevations Plan*; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, on August 12, 2022, the Planning Board opened and closed a duly noticed public hearing on the Special Permit and Site Plan applications, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, the Planning Board has reviewed the application for approval of a Special Permit to allow for an accessory apartment and compared the application against the standards set forth in the City of Beacon Zoning Code §§ 223-18.B and 223-24.1; 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

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 upon review of the Special Permit application to construct a 530 square foot accessory apartment the Planning Board hereby finds pursuant to Sections 223-18.B and 223-24.1 of the City of Beacon Zoning Code:

1. The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.

2. The location, nature and height of the buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings. The proposed accessory apartment is compatible with the surrounding residential uses in the neighborhood.

3. Operations in connection with the use as an accessory apartment will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.

4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out in a manner that achieves maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.

5. The building is accessible for emergency services and appropriately located for water, sewer and other infrastructure requirements.

6. The design of the entryway to the accessory apartment located in the detached single-family dwelling, is such that, the exterior appearance of the building remains that of a single-family residence.

7. The accessory apartment is located in the detached single-family dwelling on a single-family lot where the owner shall occupy at least one of the dwelling units on the lot.

8. The accessory apartment at 530 square feet, complies with the requirement to have a minimum floor area of 400 square feet and a maximum floor area of 650 square feet for accessory apartments in a detached single-family dwelling.

9. Additional off-street parking spaces are available for the accessory apartment.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit and Site Plan Approvals to construct a 530 square foot accessory apartment in the lower level of an existing single-family house on property located at 31 Beacon Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project 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 August 5, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

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

B. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that

recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the new accessory apartment in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

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

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

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

3. The accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with § 223-24.1 of the City of Beacon Zoning Code. 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.

4. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Special Permit Approval.

5. The accessory apartment shall not be used for short term rentals unless a short-term rental permit is obtained pursuant to Section 223-26.5 of the City Code.

6. In accordance with Section 223-18.F(1) of the Zoning Law, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:
   a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit Approval; or

   b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or

c. If said use ceases for more than six (6) months for any reason.

7. In accordance with Section 223-18.F(2) of the Zoning Law, the Planning Board may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The Planning Board may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.

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

9. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

10. 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.

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

12. 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.

Resolution Adopted: August 9, 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:	Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		

Resolution:

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.

August 3, 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 July 26, 2022, from Aryeh Siegel, Architect.
- Plans titled "Special Use Permit – Accessory Apartment – 31 Beacon Street", consisting of 2 sheets, with the latest revision date of July 26, 2022, 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, all previous engineering comments have been addressed.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
08/09/2022

Title:

Continue review of application for Site Plan Approval, indoor and outdoor event space, 4 Hanna Lane, submitted by Jason Hughes

ATTACHMENTS

4 Hanna Lane dumpster license agreement.pdf

4 Hanna Lane license agreement.pdf

Comment Response Letter - 4 Hanna Lane_220726.pdf

Project Narrative_4 Hanna Lane 7_24 J update.pdf

Sheet 1 Site Plan_Planning Board Submittal_5_220726.pdf

Sheet 2 Existing Conditions Plan_Planning Board Submittal_5_220726.pdf

Sheet 3 Overall Site Plan_Planning Board Submittal_5_220726.pdf

Sheet 4 Lighting Plan_Planning Board Submittal_5_220726.pdf

Sheet 5 Building Plan_Planning Board Submittal_5_220726.pdf

Planners Comments Hanna Lane 8.5.22.pdf

4 Hanna Lane Site Plan Resolution.pdf

Engineers Comments 4 Hanna Lane 08-03-22 review.pdf

AGREEMENT

THIS LICENSE AGREEMENT, made as of this ___ day of _____, 2022 granted by **EJC III, LLC** (Licensor") to **EJC III, LLC and LNJ LLC** all with a mailing address of 4 Hanna Lane, Beacon, New York 12508 (hereinafter collectively referred to as "Licensee").

WHEREAS, EJC III, LLC is the owner of certain real property known as 4 Hanna Lane, Beacon New York; and

WHEREAS, EJC II, LLC; and is the owner of certain real property known as 12 Hanna Lane, Beacon New York, and

WHEREAS, EJC I, LLC is the owner of certain real property known as 16 Hanna Lane, Beacon New York,; and

WHEREAS, The principals of all three limited liability companies are the same, and

WHEREAS, EJC III, LLC has permitted and provided an area on its parcel of land to be utilized for the placement of dumpsters ("Dumpster Area") for use by all three parcels, which area shown on the attached Exhibit "A"; and

WHEREAS, the Parties are desirous of formalizing their relationship in order to allow for future use of the Dumpster Area based upon the terms and conditions recited herein; and

NOW THEREFORE, IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

This License for the Permitted Use is granted subject to the following terms and conditions:

1. This License is a non-exclusive License and shall in no way be construed to contravene, limit, diminish or restrict the right, at all times, of EJC III LLC to have access to and use of the Dumpster Area for any reason whatsoever.
2. The term of this License shall commence on the date hereinabove stated and shall continue for a initial period of two (2) years. This Agreement shall automatically renew on a yearly basis for additional one year periods unless either party provides the other ninety (90) days notice in advance of the term expiration of its intent to terminate the Agreement.
3. "Permitted Uses" of the Dumpster Area Area shall be limited to utilizing the area marked on Exhibit "A", the Dumpster Area, for placement of not more than (3) refuse dumpsters for use by all the parties hereto. The parties hereto, and their permittees, guests, employees and/or contractors, shall place all garbage, refuse and rubbish within the dumpsters themselves and not leave any type of garbage, refuse or rubbish outside of the dumpsters themselves. All parties agree that no hazardous materials, volatile materials or other dangerous items shall be placed in the dumpsters.

4. EJC III, LLC shall be responsible for the routine maintenance and upkeep of the Dumpster Area as the owner of the premises. Licensees shall be responsible for cleaning up the Dumpster Area of any refuse, rubbish, garbage and the like, which is not placed in the provided dumpsters, caused by them, their guests, employees and or contractors.

5. **Improvements:**

Licensees shall be responsible for the cost of any improvements required by the City of Beacon Planning Board for use of the Dumpster Area including the cost of any type of enclosure, fence, signage or landscaping.

6. This License shall not be assigned by Licensee nor sub-licensed by Licensee, without the prior written consent of Licensor, which such consent may be granted or denied in Licensor's sole discretion.

7. Indemnification. Licensee agrees to defend, indemnify and hold harmless the Licensor, its employees, agents, officers and officials from and against liabilities, losses, penalties, damages and expenses, including costs and attorney fees, arising out of all claims, liens, damages, obligations, actions, suits, judgments or settlements, or causes of action, of every kind, nature and character arising or alleged to arise out of the negligent or willful acts or omissions of Licensee, its officials, agents and employees and subcontractors in the performance of this Agreement. Licensee shall, at its sole cost and expense, appear, defend and pay all attorney fees and, other costs and expenses arising hereunder. In addition, if any judgment shall be rendered against Licensor in any such action, Licensee shall, at its sole cost and expense, satisfy and discharge such obligation of the Licensor. Licensor shall have the right, at its own expense, to participate in the defense of any suit, without relieving Licensee of any of its obligations hereunder. The indemnities set forth herein shall survive the expiration or termination of this Agreement.

8. Assumption of Risk. Licensee acknowledges and agrees that by use of the Dumpster Area, Licensees assumes all risk of loss or damage to property, including, without limitation, property damage, and all risk of personal injury, including but not limited to death, attributable to any cause other than the gross negligence or unlawful conduct of Licensor. Licensees further agrees that it is familiar with the condition of the Dumpster Area and the suitability of the Dumpster Area for its intended use and accepts the Dumpster Area on an "AS-IS" "WHERE-IS" basis. Licensee forever releases Licensor, its agents, manager, affiliates, members, volunteers and employees from and against any and all of Licensee's claims, causes of action, liabilities and expenses arising out of or relating to any such loss, damage, or injury. Licensor, its agents, manager, affiliates and employees shall not be responsible or liable for loss or damages by reason of fire, theft, collision or any other cause to parked vehicles or their contents, provided no unlawful act of Licensor or its employees resulted in the loss or damages.

9. Insurance Requirements. The procuring of required polices of insurance shall not be construed to limit Licensee's liability thereunder, nor to fulfill the indemnification provisions and requirements of this License. Notwithstanding said policies of insurance, Licensee shall be obligated for the full and total amount of any damage, injury, or loss caused by negligence or neglect connected with this License or with Licensee's use or occupancy of any portion of the Premises. The Licensee shall purchase, maintain and keep in force during the term of this License at Licensee's sole cost and expense the following insurance:

A. CERTIFICATE OF WORKERS' COMPENSATION INSURANCE as required by the statutory laws ofthe State Labor Code.

B. CERTIFICATE OF GENERAL LIABILITY INSURANCE with accompanying "Additional Insured" endorsement documents. All endorsements shall clearly state policy number.

C. Commercial General Liability polices shall include endorsements naming Licensor, Its Officers, Agents, Members, Volunteers and Employees as additional insured. Endorsements for General Liability shall state that the Licensees' insurance is "primary" and Licensor is "non-contributory," or copies of the complete policy which state the equivalent may be submitted in their entirety.

D. Minimum Insurance Requirements – General Liability Insurance:
One million dollars ($1,000,000) each occurrence (combined single limit)
One million dollars ($1,000,000) for personal injury liability
Two million dollars ($2,000,000) in the aggregate.

10. Licensees hereby agree to exercise due care in any and all activities in and around the Dumpster Area.

11. Licensees hereby agrees that Licensor owes no duty to Licensees or Licensee's invitees to keep the Dumpster Area safe, that Licensor does not give any assurance that the Dumpster Area is safe, and that Licensor is not responsible or liable for any injury or death to the person (or damage to any property) for an invitee or attendee of Licensees using or entering the Dumpster Area.

12. Assignment and Successor and Assigns. The interest of Licensees under this Agreement is personal to Licensees and may not be assigned or transferred to any other individual or entity without Licensor's prior written consent.

13. Notices. All notices required hereunder shall be in writing and shall be deemed properly served if delivered in person or if sent by registered or certified mail, with postage prepaid and return receipt All notices required hereunder shall be deemed received on the date of delivery, or attempted delivery if delivered in person, or if mail, on the date which is two (2) days after the date such notice is deposited in the U.S. mail.

14. Severability. In the event that any provision(s) of this Agreement is (are) determined to be legally invalid, the parties hereto agree that that particular provision shall be null and void, but that the remainder of this Agreement shall remain in full force and effect.

15. No Third-Party Beneficiary. This Agreement is not intended and shall not be construed so as to grant, provide or confer any benefits, rights, privileges, claims, causes of action or remedies to any person or entity as a third-party beneficiary under any statues, laws, codes, ordinances or otherwise.

16. No Waiver. No waiver of any default under this Agreement shall constitute or operate as a waiver of any subsequent default hereunder, and no delay, failure or omission in exercising or enforcing any right, privilege or option under this Agreement shall constitute a waiver, abandonment or relinquishment thereof.

17. Entire Agreement and Amendment. The Agreement, including all exhibits and referenced documents, constitutes the entire Agreement of the parties with respect to the matters contained herein. No modification of or amendment to the Agreement shall be effective unless such modification or amendment is in writing and signed by both parties hereto.

EJC III, LLC

By: _____
By: Jason Hughes, Member

EJC II, LLC

_____
By: Carley Hughes, Member

EJC I, LLC

_____
By: Jason Hughes, Member

ACKNOWLEDGMENT OF LICENSEES:

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On the ____ day of _____, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Hughes personally known to me or proved to me on the basis of satisfactory evidence to be the individual described whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

ACKNOWLEDGMENT OF LICENSOR:

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On the ____ day of _____, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Carley Hughes personally known to me or proved to me on the basis of satisfactory evidence to be the individual described whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

AGREEMENT

THIS LICENSE AGREEMENT, made as of this ___ day of _____, 2022 granted by **THE TALLIX COMMERICIAL CONDOMINIUM,** having its principal office at 310 Fishkill Avenue, Beacon, New York 12508 (hereinafter referred to as "Tallix/Licensee") to **EJC III, LLC and LNJ LLC** both with a mailing address of 4 Hanna Lane, Beacon, New York 12508 (hereinafter collectively referred to as "Licensee").

WHEREAS, Tallix is the owner of certain real property located along Fishkill Avenue Beacon New York a part thereof consists of a paved parking lot ("Parking Lot") and ("Field") (collectively, referred to as the "License Area") both of which are adjacent to property owned by EJC III LLC; and

WHEREAS, EJC III, LLC; and is the owner of the property known as 4 Hanna Lane, Beacon New York, ("Warehouse") which property consists of a warehouse and event space; and,

WHEREAS, LNJ, LLC manages the warehouse for EJC III, LLC which is in part consists of staging different public events including but not limited to concerts; and

WHEREAS, Tallix has permitted use of the parking lot by EJC III, LLC and LNJ, LLC in the past for warehouse staff parking; and

WHEREAS, the Parties are desirous of formalizing their relationship in order to allow for future use of the Parking Lot and Field based upon the terms and conditions recited herein; and

NOW THEREFORE, IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

This License for the Permitted Use is granted subject to the following terms and conditions:

1. This License is a non-exclusive License and shall in no way be construed to contravene, limit, diminish or restrict the right, at all times, of Tallix to have access to and use of the License Area for any reason whatsoever.
2. The term of this License shall commence on the date hereinabove stated and shall continue for a initial period of two (2) years. This Agreement shall automatically renew on a yearly basis for additional one year periods unless either party provides the other ninety (90) days notice in advance of the term expiration of its intent to terminate the Agreement.
3. "Permitted Uses" of the License Area shall be limited to utilizing the area marked on Exhibit "A" as the Parking Lot for daily parking of vehicles used by employees/staff of LNJ, LLC., Additionally, the Parking Lot may be used by the public for events at the Warehouse sponsored by Licensees. Any outdoor event shall in no later than 10 PM and all attendees leaving by 11 PM. Any summer concerts will end by 9 PM and attendees leaving by 10 PM. The Field may also be utilized by Licensees for events. Licensees agree to hold no more than one outdoor

evening live music event per calendar month. Licensee agrees to give at a minimum 30 days advance notice of any planned outdoor or indoor to license or that would utilize either the field or parking lot. Each party will use its best attempts to avoid scheduling conflicts.

4. Tallix shall be responsible for the routine maintenance and upkeep of the Parking Lot and Field as the owner of the premises. Licensees shall be responsible for cleaning up the Parking Lot and Field after any scheduled event. Licensees shall be responsible for any damage done to the Field and/or Parking Lot caused by themselves, or their invitees or attendees at any scheduled event.

5. The licensee shall be responsible for any costs associated with any conditions, restrictions and/or improvements required by the City of Beacon in order for them to hold public events at the Warehouse and/or Field and use of the Parking Lot. Licensee shall abide by any restrictions placed upon their use of the license areas by the city of beacon concerning hours of operation, lighting and sound mitigation.

6. **Compensation:**

- Licensees agrees to pay the sum of $250 per calendar month in consideration of allowance of staff/employee parking in the Parking Lot.
- $1,500.00 per day for use of the Parking Lot for any scheduled event. If the sponsor of the event is a registered not-for-profit entity whose contributions are tax deductible pursuant to 501 C (3), the rental rate shall be reduced to $750.00 per day.
- Rental of the Field shall be at the rate of $TBD.

7. **Improvements:**

Licensee shall be responsible for any improvements required by the City Of Beacon Planning Board for licensee's special use permit to operate an events venue. In addition, the licensee agrees to stripe the Parking Lot at the same time it stripes the parking lot serving 4 Hanna Ln. In addition, whether or not required by the City Of Beacon Planning Board, Licensee shall install a screen fence and/or greenery between the Parties lots.

8. This License shall not be assigned by Licensee nor sub-licensed by Licensee, without the prior written consent of Tallix, which such consent may be granted or denied in Tallix's sole discretion.

9. The use of the License Area pursuant to this License shall not interfere with, obstruct or impede with individual unit owner in Tallix Condominium project.

10. Maintenance and Notice of Necessary Repairs. The Licensee is responsible for Parking Lot maintenance as it relates to trash clean-up, weed abatement, parking enforcement, parking violators/violations, fencing, and signage. Tallix will be responsible for the Parking Lot surface care and parking space striping.

11. Signage, Alterations and Modifications. Tallix will have final determination of signage posted at the Parking Lot. If the Tallix identifies signage that needs repair or in poor condition, the Licensee will replace, and/or repair the signage identified by Tallix.

12. Indemnification. Licensee agrees to defend, indemnify and hold harmless the

Tallix, its employees, agents, officers and officials from and against liabilities, losses, penalties, damages and expenses, including costs and attorney fees, arising out of all claims, liens, damages, obligations, actions,suits, judgments or settlements, or causes of action, of every kind, nature and character arising or alleged to arise out of the negligent or willful acts or omissions of Licensee, its officials, agents andemployees and subcontractors in the performance of this Agreement. Licensee shall, at its sole cost and expense, appear, defend and pay all attorney fees and, other costs and expenses arising hereunder. In addition, if any judgment shall be rendered against Tallix in any such action, Licensee shall, at its sole cost and expense, satisfy and discharge such obligation of the Tallix. Tallix shall have the right, at its own expense, to participate in the defense of any suit, without relieving Licensee of any of its obligations hereunder. The indemnities set forth herein shall survive the expiration or termination of this Agreement.

13. Assumption of Risk. Licensee acknowledges and agrees that by use of the Parking Lot, Licensee assumes all risk of loss or damage to property, including, without limitation, property damage, and all risk of personal injury, including but not limited to death, attributable to any cause other than the gross negligence or unlawful conduct of Tallix. Licensee further agrees that it is familiar with the condition of the Parking Lot and the suitability of the Parking Lot for its intended use and accepts the Parking Lot on an "AS-IS" "WHERE-IS" basis. Licensee forever releases Tallix, its agents, manager, affiliates, members, volunteers and employees from and against any and all of Licensee's claims, causes of action, liabilities and expenses arising out of or relating to any such loss, damage, or injury. Tallix, its agents, manager, affiliates and employees shall not be responsible or liable for loss or damages by reason of fire, theft, collision or any other cause to parked vehicles or their contents, provided no unlawful act of Tallix or its employees resulted in the loss or damages.

14. Security. Licensee acknowledges that as of the Effective Date and at all times during the Term, it shall maintain security measures appropriate to reasonably protect the Parking Lot and any and all Licensee employees, guests, visitors, and/or licensees.

15. Insurance Requirements. The procuring of required polices of insurance shall not be construed to limit Licensee's liability thereunder, nor to fulfill the indemnification provisions and requirements of this License. Notwithstanding said policies of insurance, Licensee shall be obligated for the full and total amount of any damage, injury, or loss caused by negligence or neglect connected with this License or with Licensee's use or occupancy of any portion of the Premises. The Licensee shall purchase, maintain and keep in force during the term of this License at Licensee's sole cost and expense the following insurance:

A. CERTIFICATE OF WORKERS' COMPENSATION INSURANCE as required by the statutory laws ofthe State Labor Code.

B. CERTIFICATE OF GENERAL LIABILITY INSURANCE with accompanying "Additional Insured"endorsement documents. All endorsements shall clearly state policy number.

C. Commercial General Liability polices shall include endorsements naming Tallix, Its Officers, Agents, Members, Volunteers and Employees as additional insured. Endorsements for General Liability shall state that the Licensee's insurance is "primary" and Tallix is "non-contributory," or copies of the complete policy which state the

equivalent may be submitted in their entirety.

D. Minimum Insurance Requirements – General Liability Insurance:
One million dollars ($1,000,000) each occurrence (combined single limit)
One million dollars ($1,000,000) for personal injury liability
Two million dollars ($2,000,000) in the aggregate.

16. Licensee hereby agree to exercise due care in any and all activities in and around the License Area.

17. Licensees hereby agrees that Tallix owes no duty to Licensee or Licensee's invitees to keep the License Area safe, that Tallix does not give any assurance that the License Area is safe, and that Tallix is not responsible or liable for any injury or death to the person (or damage to any property) for an invitee or attendee of Licensees using or entering the License Area.

18. Assignment and Successor and Assigns. The interest of Licensee under this Agreement is personal to Licensee and may not be assigned or transferred to any other individual or entity without Tallix's prior written consent.

19. Notices. All notices required hereunder shall be in writing and shall be deemed properly served if delivered in person or if sent by registered or certified mail, with postage prepaid and return receipt All notices required hereunder shall be deemed received on the date of delivery, or attempted delivery if delivered in person, or if mail, on the date which is two (2) days after the date such notice is deposited in the U.S. mail.

20. Severability. In the event that any provision(s) of this Agreement is (are) determined to be legally invalid, the parties hereto agree that that particular provision shall be null and void, but that the remainder of this Agreement shall remain in full force and effect.

21. No Third-Party Beneficiary. This Agreement is not intended and shall not be construed so as to grant, provide or confer any benefits, rights, privileges, claims, causes of action or remedies to any person or entity as a third-party beneficiary under any statues, laws, codes, ordinances or otherwise.

22. No Waiver. No waiver of any default under this Agreement shall constitute or operate as a waiver of any subsequent default hereunder, and no delay, failure or omission in exercising or enforcing any right, privilege or option under this Agreement shall constitute a waiver, abandonment or relinquishment thereof.

23. Entire Agreement and Amendment. The Agreement, including all exhibits and referenced documents, constitutes the entire Agreement of the parties with respect to the matters contained herein. No modification of or amendment to the Agreement shall be effective unless such modification or amendment is in writing and signed by both parties hereto.

SIGNATURES APPEAR IMMEDIATELY HEREAFTER ON NEXT PAGE.

THE TALLIX COMMERICIAL CONDOMINIUM

By: _____
Jeremy Pyles, President Board of Managers

EJC III, LLC

_____
By: Carley Hughes, Member

LNJ LLC

_____
By: Jason Hughes, Member

ACKNOWLEDGMENT OF LICENSEE:

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On the ____ day of _____, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Carley Hughes and Jason Hughes personally known to me or proved to me on the basis of satisfactory evidence to be the individual described whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

ACKNOWLEDGMENT OF LICENSOR:

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On the ____ day of _____, 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeremy Pyles personally known to me or proved to me on the basis of satisfactory evidence to be the individual described whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

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

July 26, 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 July 7 2022, and Lanc & Tully's letter dated July 7, 2022.

John Clarke Planning and Design Comment Responses:

1. Note that Saturday events will end by 9pm prior to the site plan approval for the project. After approval, those events will end by 10pm as originally described.

2. The Applicant has submitted a formal agreement that is being reviewed by the City Attorney.

3. The replacement light fixture labels the new light fixture replacement on the existing pole at the adjacent parking lot.

4. The Applicant will provide appropriate native planting along the existing fence at the northern end of the parking lot near Fishkill Avenue on the adjacent Tallix property. The Applicant's staff gardener will select and install plantings with the review and approval of the neighboring property owner.

5. The Sheet 5 description of the Shipping Container Food Service Examples has been updated to describe the container as 40 feet long, as shown on the site plan.

6. As discussed at the July Planning Board meeting, the performance space is left in it's originally proposed location, with the expanded 40 foot long food service container acting to baffle reflected sound. The reasons for this position for the performance space were described by the applicant, who is a sound engineer by profession, and the reasons against re-orienting the performance space were also described.

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. Comment acknowledged. The I & I study shows no signed of illegal connections to the City's sewer system.

2. The project narrative was revised to clarify the intended function of the Inside and Outside Event spaces.

Sheet 1 – Site Plan

1. The existing grass / pavement line from the survey was added to the site plan, and the proposed area of asphalt repair is shown on the site plan.

2. The striping has been modified and shifted to eliminate the undersized parking space.

3. The pipe trench detail has been updated to included notes for minimum 48" depth of water service, and minimum slope of the proposed 48" deep drainage line. The type of PVC pipe is now noted on the plan.

4. The point of connection of the drain line is labeled.

5. The water line is 48" deep.

6. The relocation of the stop sign is labeled.

7. The pipe trench detail has been updated to included notes for minimum 48" depth of water service, and minimum slope of the proposed 48" deep drainage line. The type of PVC pipe is now noted on the plan.

8. The Applicant has submitted a proposed lease agreement to the City Attorney for review.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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.

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Beacon, New York 12508
ajs@ajsarch.com
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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.

UPDATE 7/24:

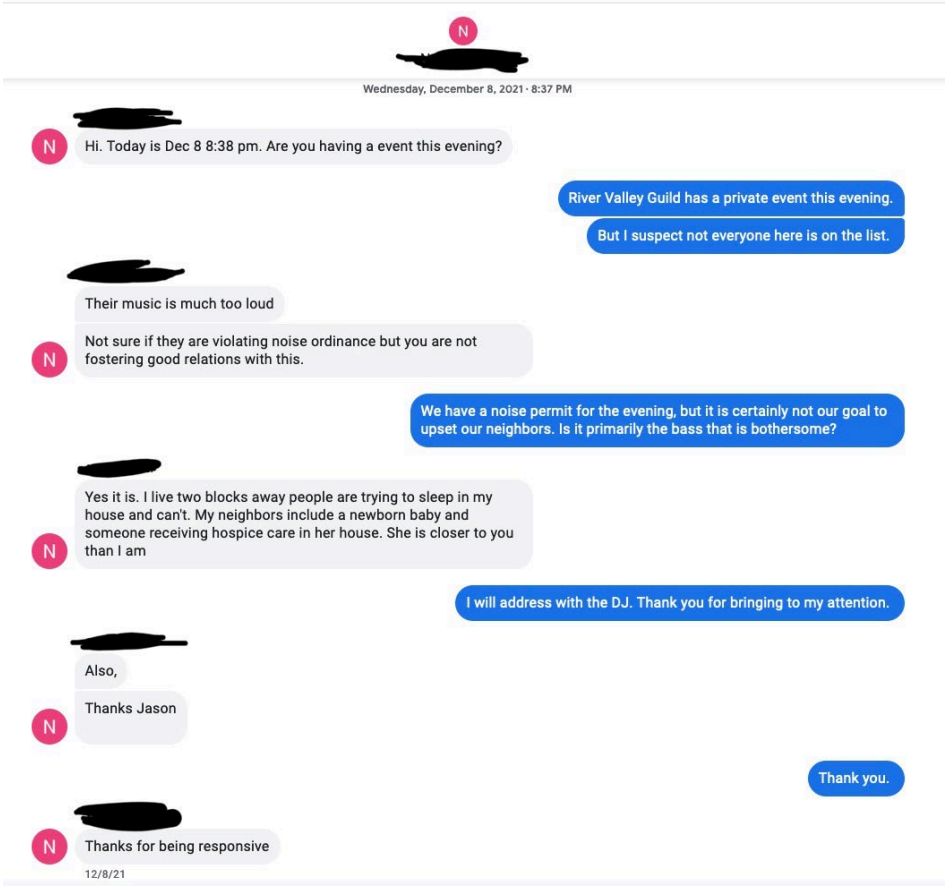
In response to consultant comments, I will attempt to better articulate our attendance policies, with regards to how they impact parking requirements:

1. For Indoor Events, Occupancy is limited to 100.
2. For Outdoor Events, ticket sales are limited in relation to the available parking, including the parking on the adjacent Tallix property in accordance with the lease Agreement with Tallix. Indoor space may be used to provide additional toilet access for an Outdoor Event, but there will not be simultaneous indoor events scheduled when there is an Outdoor Event scheduled.
3. There will never be two simultaneous events with separate Indoor and Outdoor occupancies: If the Outdoor space is booked for an event, the Indoor space is held as necessary adjunct for additional toilet access, green room for performers, etc.) If the Indoor space is booked, the Outdoor space is held as necessary adjunct (for pre-show gathering and intermissions)

Also, I'm happy to report that we had a successful concert last night. The final notes of "Go Your Own Way" were at 9:03, which is incredibly punctual for a bunch of musicians! I walked the neighborhood several times during the concert, and my report is basically the same with almost the same Decibel readings as my last report. As before, each passing car was louder than the concert at every spot on Blackburn, Herbert, and Franklin. As before, the one spot where we were above 60dB is an area we're addressing in our Site Plan for mitigation. It is our goal both to be worthy of an Annual Noise Permit, and to control noise to the degree that we don't really need it.

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.

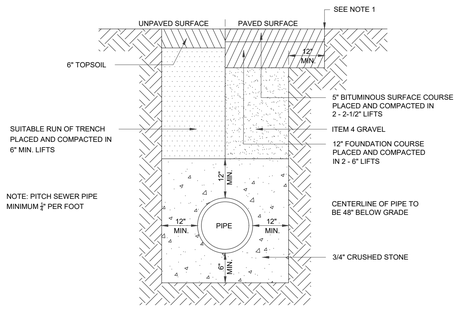
Traffic

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

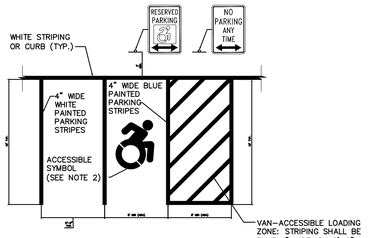
* The existing building on adjacent Lot 6054-30-172867 is in the T District. That lot is not in the proposed Special Use Permit scope of work.
** No new building construction is proposed. All setbacks are existing.



PIPE TRENCH DETAIL
NTS

CONCRETE SIDEWALK

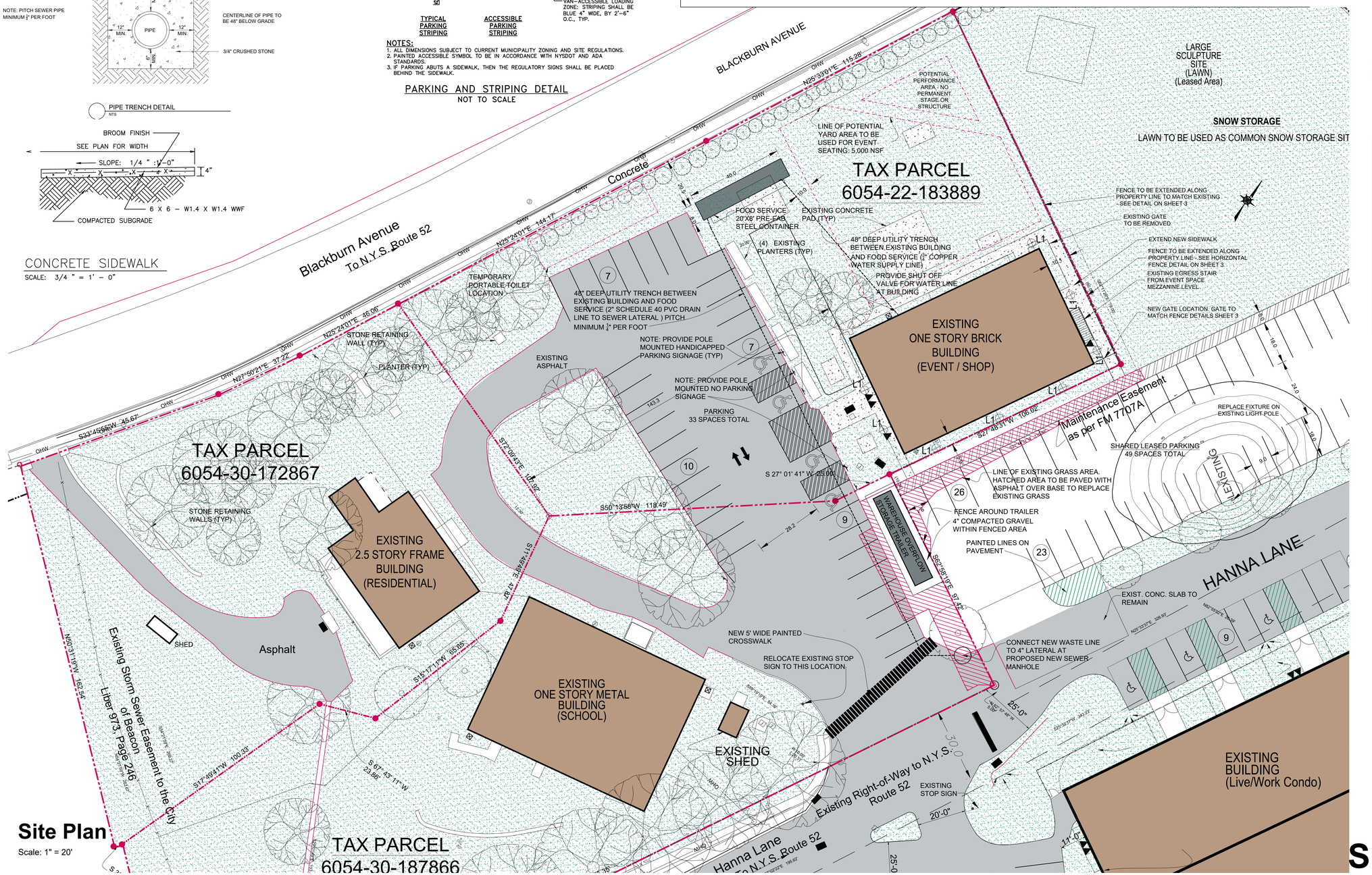
SCALE: 3/4 " = 1' – 0"



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°39'01"E 115.28'
N25°24'01"E 144.17'
N27°50'21"E 37.22'
N25°24'01"E 35.05'
S33°45'58"W 45.67'
N27°50'21"E 37.22'
Concrete
TAX PARCEL
6054-22-183889
LARGE SCULPTURE SITE (LAWN) (Leased Area)
SNOW STORAGE
LAWN TO BE USED AS COMMON SNOW STORAGE SIT
POTENTIAL PERFORMANCE AREA - NO PERMANENT STAGE OR STRUCTURE
LINE OF POTENTIAL YARD AREA TO BE USED FOR EVENT SEATING: 5,000 NSF
FOOD SERVICE 20'X8' PRE-FAB STEEL CONTAINER
EXISTING CONCRETE PAD (TYP)
(4) EXISTING PLANTERS (TYP)
48" 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
TEMPORARY PORTABLE TOILET LOCATION
48" DEEP UTILITY TRENCH BETWEEN EXISTING BUILDING AND FOOD SERVICE (2" SCHEDULE 40 PVC DRAIN LINE TO SEWER LATERAL) PITCH MINIMUM ¼" PER FOOT
NOTE: PROVIDE POLE MOUNTED HANDICAPPED PARKING SIGNAGE (TYP)
NOTE: PROVIDE POLE MOUNTED NO PARKING SIGNAGE
PARKING 33 SPACES TOTAL
EXISTING ASPHALT
STONE RETAINING WALL (TYP)
PLANTER (TYP)
EXISTING ONE STORY BRICK BUILDING (EVENT / SHOP)
REPLACE FIXTURE ON EXISTING LIGHT POLE
Maintenance Easement as per FM 7707A
SHARED LEASED PARKING 49 SPACES TOTAL
EXISTING
LINE OF EXISTING GRASS AREA. HATCHED AREA TO BE PAVED WITH ASPHALT OVER BASE TO REPLACE EXISTING GRASS
FENCE AROUND TRAILER 4" COMPACTED GRAVEL WITHIN FENCED AREA
PAINTED LINES ON PAVEMENT
WAREHOUSE OVERFLOW STORAGE TRAILER
HANNA LANE
EXIST. CONC. SLAB TO REMAIN
S27°48'31"W 106.02'
S21°49'43"E 118.97'
S50°13'58"W 118.49'
S17°49'46"E 47.97'
S15°17'11"W 66.68'
S17°49'41"W 100.38'
N50°31'19"W 162.54'
S33°45'58"W 45.67'
S7°43'11"W 23.98'
S62°58'19"E 97.42'
S62°58'19"E 54.46'
S62°58'19"E 43.00'
N62°58'19"W 143.22'
N27°01'41"E 25.00'
N62°33'19"E 326.92'
N62°33'19"E 326.92'
NEW 5' WIDE PAINTED CROSSWALK
RELOCATE EXISTING STOP SIGN TO THIS LOCATION
CONNECT NEW WASTE LINE TO 4" LATERAL AT PROPOSED NEW SEWER MANHOLE
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)
EXISTING SHED
TAX PARCEL
6054-30-187866
Existing Right-of-Way to N.Y.S. Route 52
EXISTING STOP SIGN
Hanna Lane
To N.Y.S. Route 52
EXISTING BUILDING (Live/Work Condo)
25'-0"
20'-0"
11'-0"
30.0
18.0
24.0
9.0
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
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L14
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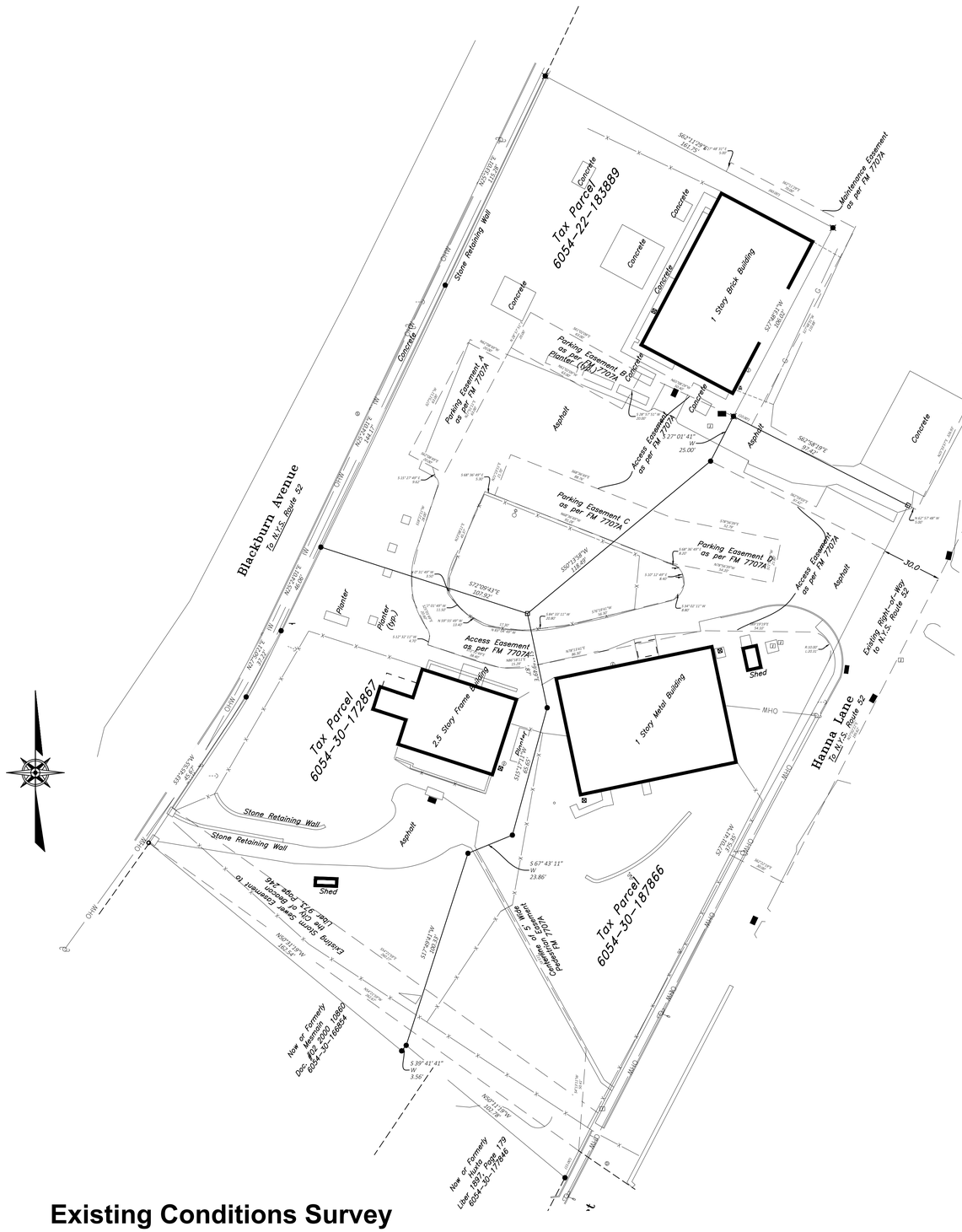
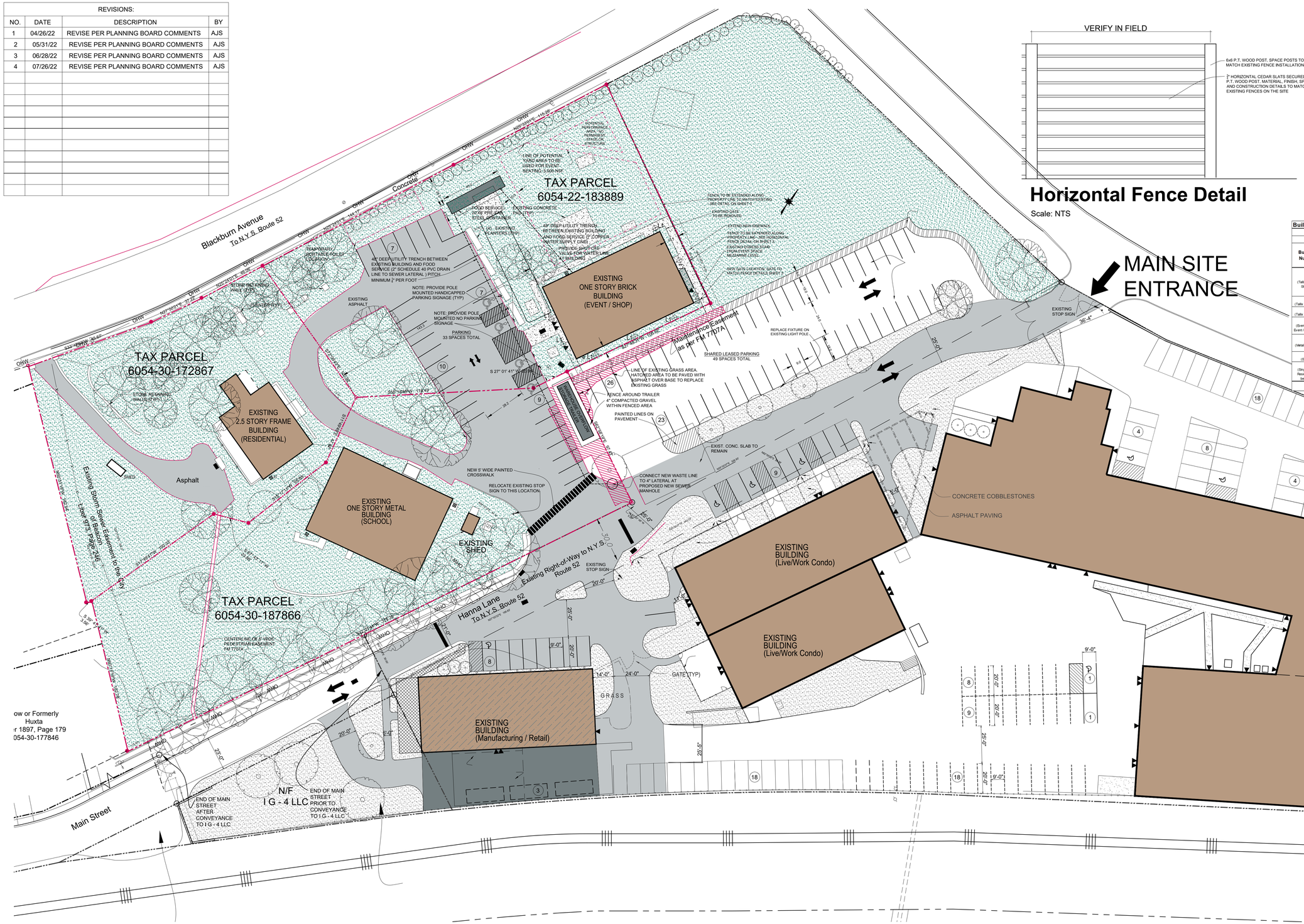
L37
L38
L39
L40

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
4	07/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS


Blackburn Avenue
To N.Y.S. Route 52
N.Y.S. Route 52
Hanna Lane
To N.Y.S. Route 52
Existing Right-of-Way to N.Y.S. Route 52
Tax Parcel 6054-22-183889
Tax Parcel 6054-30-172867
Tax Parcel 6054-30-187866
1 Story Brick Building
2.5 Story Frame Building
1 Story Metal Building
Shed
Shed
Concrete
Asphalt
Stone Retaining Wall
Planter
Planter (typ.)
Parking Easement A as per FM 7707A
Parking Easement B as per FM 7707A
Parking Easement C as per FM 7707A
Parking Easement D as per FM 7707A
Access Easement as per FM 7707A
Maintenance Easement as per FM 7707A
Existing Storm Sewer Easement to the City of Beacon Liber 974, Page 218
Now or Formerly Mansion 1080 Doc. #22 2700 6054-30-166854
Now or Formerly Hudson Bridge 179 Liber 1957, 6054-30-171846
S62°11'29"E 167.75'
S27°48'31"W 150.00'
S62°58'19"E 97.47'
N27°01'41"E 150.00'
S27°01'41"W 25.00'
S27°09'43"E 100.00'
S20°13'56"W 118.09'
N27°09'43"W 100.00'
N62°50'17"E 30.00'
S62°37'48"W 3.00'
S39°41'41"W 3.56'
N50°18'19"W 101.78'
S67°43'11"W 23.86'
N27°09'43"W 23.00'
N62°50'17"E 30.00'
S62°37'48"W 3.00'
N62°50'17"E 25.00'
S27°09'43"E 100.00'
N62°50'17"E 30.00'
S62°37'48"W 3

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
4	07/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS

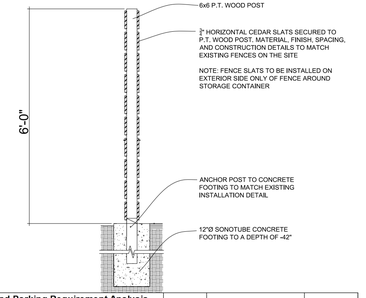


Overall Site Plan (For Reference Only)

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
	4,707						1/400 sq. ft.	11.77
5 (Metal Concepts)							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

Owner:
EJC III, LLC
4 Hanna Lane
Beacon, NY 12508

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

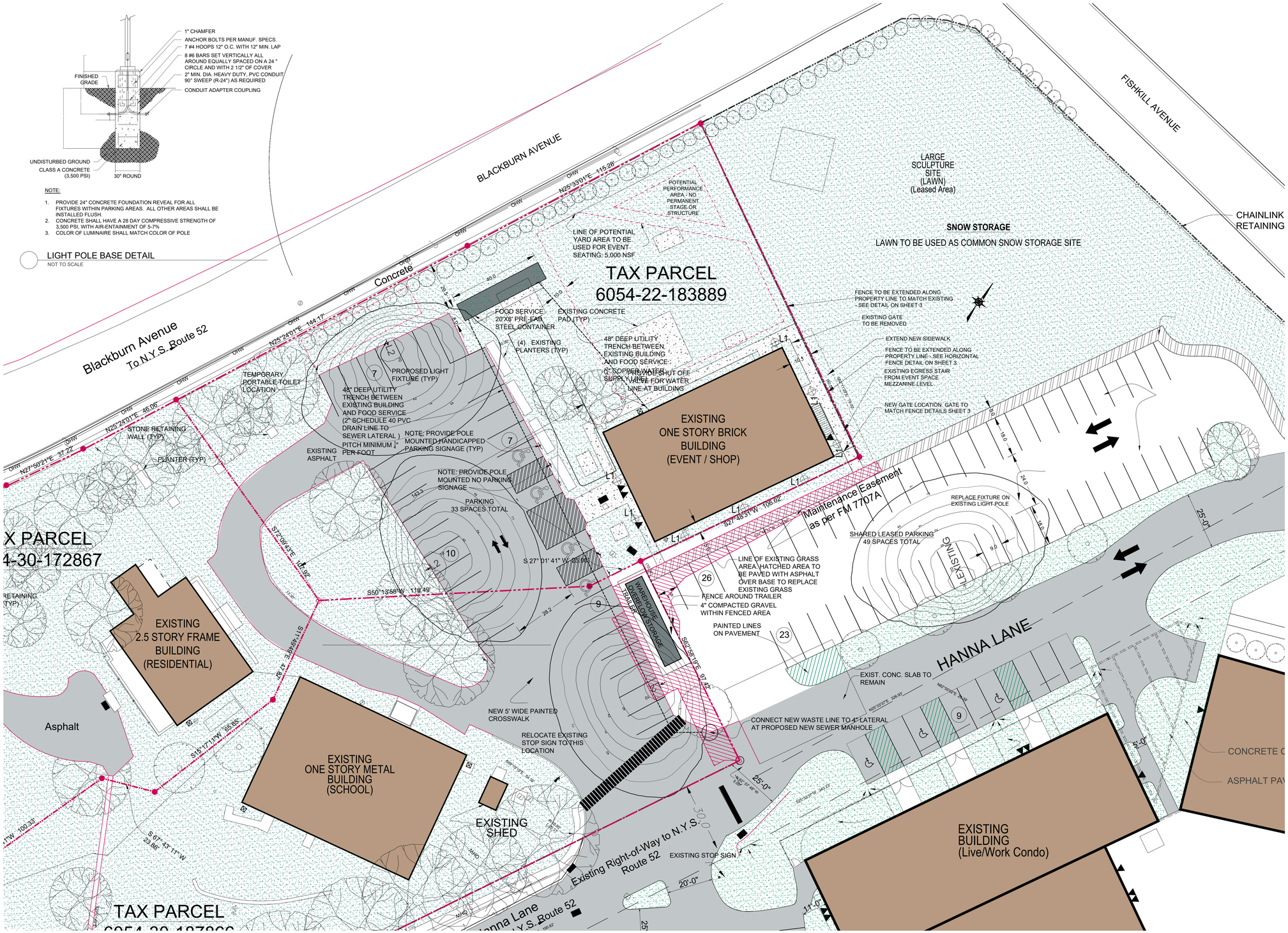
Surveyor:
MJ Engineering And Land Surveying, P.C
1533 Crescent Road
Clifton Park, NY 12065

The Yard - Event Space
Beacon, New York
March 29, 2022

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



Lighting Plan

Scale: 1" = 20'

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
4	07/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS

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
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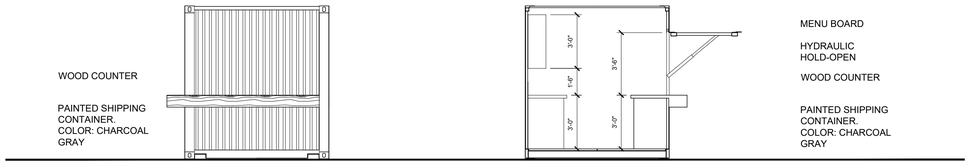
2	05/31/22	REVISE PER PLANNING BOARD COMMENTS	AJS
3	06/28/22	REVISE PER PLANNING BOARD COMMENTS	AJS
4	07/26/22	REVISE PER PLANNING BOARD COMMENTS	AJS

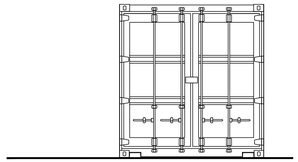
Shipping Container Food Service Examples

FOOD SERVICE CONTAINER TO BE CUSTOM FABRICATED FROM A 40' 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



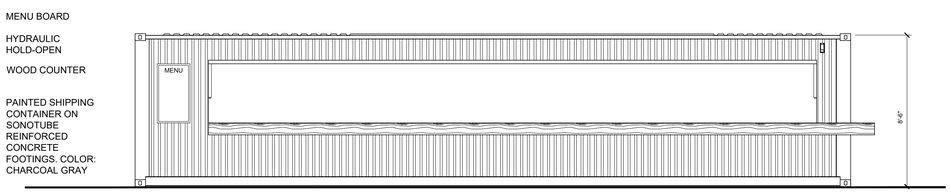
Section: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



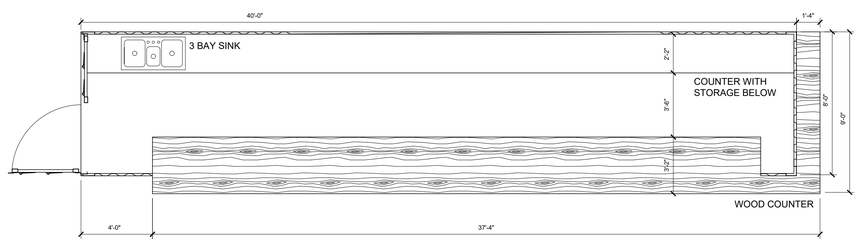
Side Elevations: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



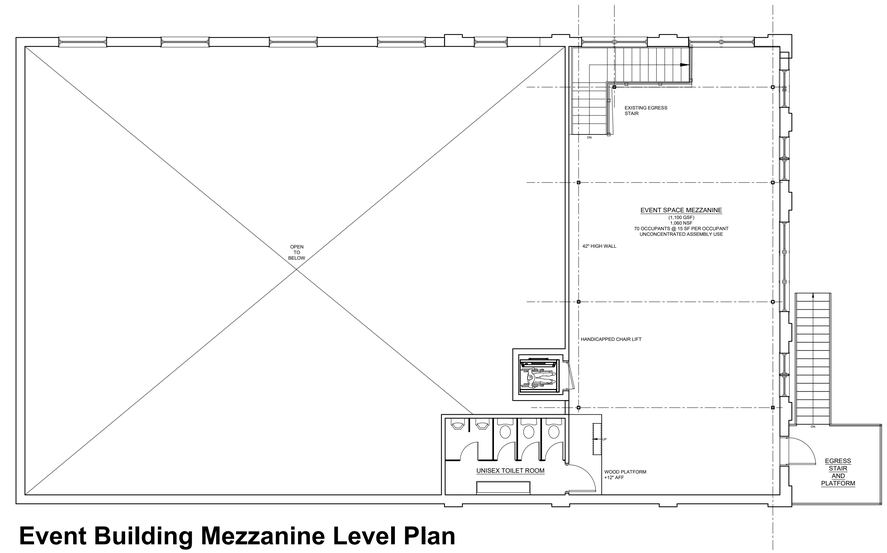
Front Elevation: Food Service Container

Scale: $\frac{1}{4}$" = 1'-0"



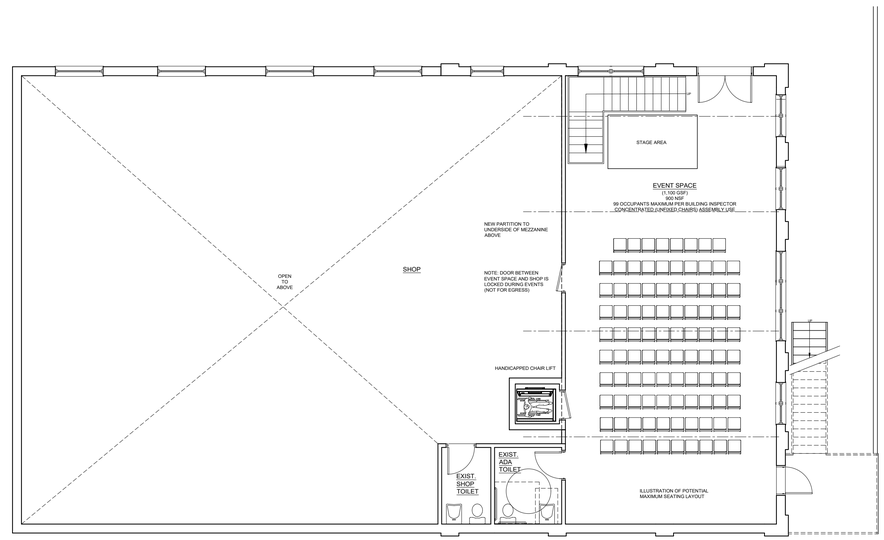
Floor Plan: Food Service Container

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **4 Hanna Lane, The Yard Event Space Site Plan**

I have reviewed a July 26, 2022 response letter from Aryeh Siegel, July 24, 2022 updated Project Narrative, and a 5-sheet Site Plan Application set, with the latest revision date of July 26, 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.

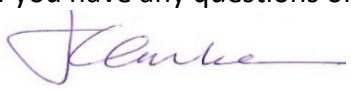
Comments and Recommendations

1. The Site Plan should show the proposed landscaping along the northern end of the adjacent parking lot to provide screening from Fishkill Avenue.

2. The Sheets 1, 3, and 4 labels for the Food Service should be changed to the 40-foot length.

3. The Board requested at its July meeting that the dumpster to be used for event refuse have an enclosure. The enclosure should be shown on the plans with a detail provided for measurements and materials.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

GRANTING SITE PLAN APPROVAL
4 HANNA LANE

Parcel ID# 6054-30-183889

WHEREAS, the Beacon Planning Board received an application for Site Plan Approval from Aryeh Siegel, Architect on behalf of Jason Hughes (the "Applicant") to convert an existing building on an 0.84 acre parcel into an indoor and outdoor event space (the "Proposed Action") on property located at 4 Hanna Lane in the Light Industrial (LI) Zoning District, said premises being known and designated on the tax map of the City of Beacon as Parcel ID# 6054-30-183889 (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application forms, correspondence, the Environmental Assessment Form ("EAF"), a Project Narrative and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the following drawings entitled "Site Plan Application – The Yard Event Space", Sheets 1 - 5, last revised July 26, 2022 as prepared by Aryeh Siegel Architecture & Planning PLLC, Beacon, N.Y.:

Sheet	Title
1 of 5	*Site Plan*
2 of 5	*Existing Conditions & Demolition Plan*
3 of 5	*Overall Site Plan*
4 of 5	*Lighting Plan*
5 of 5	*Floor Plans;* and

WHEREAS, the Proposed Action is a Type II Action, pursuant to New York State Environmental Quality Review Act requiring no further environmental review; and

WHEREAS, the Planning Board reviewed the application at its meetings on April 12, 2022, May 10, 2022, June 14, 2022, July 12, 2022 and August 9, 2022; and

WHEREAS, on June 14, 2022 the Planning Board opened a duly noticed public hearing on the application for Site Plan approval, which was continued to July 12, 2022 and after all those interested were given an opportunity to be heard the public hearing was closed on July 12, 2022; 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 hereby grants Site Plan Approval to the Project, as shown on the Site Plan drawings and other application materials listed above, subject to the following conditions and modifications:

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

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

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

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

4. The comments contained in the City Planner's letter to the Planning Board dated August 5, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. The Applicant shall submit an agreement between the Applicant and The Tallix Commercial Condominium which permits the proposed off-site improvements including but not limited to paving and striping of the parking lot, installation of lighting, landscaping, and the shared use of parking spaces at 5 Hanna Lane, Beacon, NY 12508, for events requiring additional parking. The agreement shall be in effect for so long as the proposed use of the Property as an event venue continues and therefore shall be in the form of (i) a license agreement that is irrevocable by either party for a term that coincides with continued use of the Property as approved herein, or otherwise revocable only upon consent of the City Planning Board, or (ii) an easement to be recorded in the Dutchess

County Clerk's Office. The form of the agreement shall be subject to review and approval by the City Attorney.

6. The Applicant shall submit an agreement between the Applicant and the owner of the adjacent property on which the refuse dumpster(s) is located which agreement permits the Applicant the shared use of such refuse dumpster(s). The agreement shall be in effect for so long as the proposed use of the Property as an event venue continues and therefore shall be in the form of (i) a license agreement that is irrevocable by either party for a term that coincides with continued use of the Property as approved herein, or otherwise revocable only upon consent of the City Planning Board, or (ii) an easement to be recorded in the Dutchess County Clerk's Office. The form of the agreement shall be subject to review and approval by the City Attorney.

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. In the event the applicant no longer has legal access to off-street parking on the adjacent Tallix parcel, or legal access to the refuse dumpster on an adjacent parcel, the applicant shall return to the Planning Board to seek an amended Site Plan which addresses the loss of available off-street parking and/or the loss of access to a refuse dumpster.

2. 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.

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

4. Traffic shall enter and exit the site through the existing driveway from Fishkill Avenue with staff located at all entry points to the Yard to direct parking and facilitate crowd-loading before, during and after events.

5. The Applicant shall encourage and promote walking/biking and carpooling for all events.

6. Occupancy for the indoor event space shall be limited to 100 people.

7. Outdoor events shall end by no later than 10 pm.

8. Applicant shall host no more than one outdoor live music event per month.

9. The Applicant shall comply with Chapter 149 of the City of Beacon Code entitled "Noise" at all times.

10. In accordance with the Applicant's representations in the submitted Project Narrative, last revised July 24, 2022, the indoor and outdoor event spaces shall be used cooperatively, and shall not permit two (2) separate events to be hosted simultaneously.

11. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

12. 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.

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

14. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopted: August 9, 2022
Beacon, New York

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

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: Approved ___

Denied ___

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.

August 3, 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 July 26, 2022, from Aryeh Siegel, Architect.
- Project Narrative dated April 26, 2022, with update of July 24, 2022, as prepared by Aryeh Siegel, Architect.
- Plan set titled "Site Plan Application – The Yard Event Space", consisting of 5 sheets, all with the latest revision date of July 26, 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:

Site Plan (Sheet 1 of 5):

1. The red hatching on the plan that represents "area to be paved", extends to the east of the storage trailer through the existing lawn area and through a tree. Is the grass area and tree being eliminated to the east of the storage trailer? We would recommend that the grass area and tree remain as they provide a separation buffer between the two parking lots. Furthermore, this would create an excessively wide, uncontrolled access at the parking lots.

2. We would recommend that the area to be striped to the south of the existing vegetated area running along Hanna Lane be landscaped. The sewer replacement project on Hanna Lane includes the removal of this concrete pad, which would allow for this area to be vegetated.

3. The dimensions on the "Parking and Striping Detail" shall be enlarged so that they are legible.

4. The plan shall note what the black bar (looks like stop bar) located running across Hanna Lane near the catch basin in Hanna Lane. If it is not needed, it should be removed.

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
08/09/2022

Title:

Continue review of application for Subdivision Approval, 2-lot residential, 146 Verplanck Avenue, submitted by James Petty

ATTACHMENTS

146 Verplanck Avenue Subdivision Resolution.pdf

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
146 VERPLANCK AVENUE

Parcel No. 6054-21-028928

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Hudson Land Design Professional Engineering P.C. on behalf of James Petty (the "Applicant") for a 2-lot residential subdivision (the "Project" or "Proposed Action") on an 0.27-acre parcel located at 146 Verplanck Avenue and designated on the Tax Map of the City of Beacon as **Parcel ID# 6054-21-028928** in the R1-5 One-Family Residence ("R1-5") Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide an 0.27-acre parcel with one existing house into two lots for the construction of an additional single-family house; and

WHEREAS, Proposed Lot 1 would consist of approximately 5,922 square feet (0.136 acres) and Proposed Lot 2 would consist of approximately 5,882 square feet (0.135 acres) containing a new house with private driveway access to Verplanck Avenue; and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to City of Beacon Code §195-2; and

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form ("SEAF"), Infiltration and Inflow Investigation Report and professional studies and reports submitted to the Planning Board; and

WHEREAS, the subdivision is shown on the drawings, entitled "Petty Subdivision," Sheets 1-6, dated March 29, 2022, last revised June 24, 2022, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
CV-1	*Cover Sheet*
XC-1	*Existing Conditions & Removals Plan*
PT-1	*Preliminary Subdivision Plat*
SP-1	*Subdivision Plan*
CD-1	*Construction Details*
CD-2	*Construction Details;* and

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

WHEREAS, the Planning Board reviewed the application at its meetings on April 12, 2022, May 10, 2022, July 12, 2022 and August 9, 2022; and

WHEREAS, after circulating its Notice of Intent to Declare Lead Agency and receiving no objections, on May 10, 2022 the Planning Board declared itself Lead Agency and 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 Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on May 10, 2022 the Planning Board referred the application to the City of Beacon Zoning Board of Appeals for consideration of a side yard setback variance to allow a setback of 4.7 feet on Proposed Lot 1 where 10 feet is required; and

WHEREAS, on June 21, 2022 the Zoning Board of Appeals granted the requested side yard setback variance; and

WHEREAS, on July 12, 2022, the Planning Board opened and closed the duly noticed public hearing on the application for Subdivision Approval, at which time all those interested were given an opportunity to be heard; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants 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, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final 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 necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. All existing and proposed easements, 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 or other appropriate documents corresponding with the easements and notes shown 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.

4. The Applicant shall submit a cost estimate for the work within the road right-of-way to be reviewed and approved by the City Engineer and shall submit a performance guaranty for the work within the right-of-way to be reviewed and approved by the City Engineer and City Attorney.

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. 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 new lot as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the 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. 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.

3. As required by the Negative Declaration, 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.

4. 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.

5. As used herein, the term "Applicant" shall include James Petty, the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

6. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

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

8. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form. 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, the terms of this Resolution shall be controlling.

9. 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.

10. 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.

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

Resolution Adopted: August 9, 2022
Beacon, New York

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

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:

City of Beacon Planning Board Agenda
08/09/2022

Title:

Continue review of application for Subdivision Approval, 2-lot residential, 67 Grove Street, submitted by Dawn Brill

ATTACHMENTS

City of Beacon_67 Grove Street Subdivision Response Letter_2022-0726.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 8.5.22.pdf

67 Grove Street Subdivision Resolution.pdf

Engineers Comments 67 Grove Street 08-03-22 review.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

July 26, 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 July 7, 2022 comment letter, and Lanc & Tully's July 5, 2022 comment letter. Below is a point-by-point response to the comment letters.

John Clark Planning and Design July 7, 2022 Comment Letter

1. The water and sewer service lines have been adjusted to allow for saving the existing tree on Lot 1. Two additional proposed Red Maples have been added to Lot 2.
2. Comment Noted.

Lanc & Tully July 5, 2022 Comment Letter

1. Comment Noted.

Sheet 4 of 6:

1. A water shut-off valve has been added to water service line on Lot 1.
2. Rock removal notes have been added as Note 11 within the Site Specific Notes.
3. The water service line has been revised to be 3/4" K-Copper as per than plan. All water service-related details have been corrected to show the correct size.

Please find five (5) hard copies of the revised subdivision set consisting of 6 sheets provided with this submission for review. We look forward to the resolution of approval at your August 9, 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)

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				
2	7/25/22	NO CHANGE THIS SHEET	CMB				

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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

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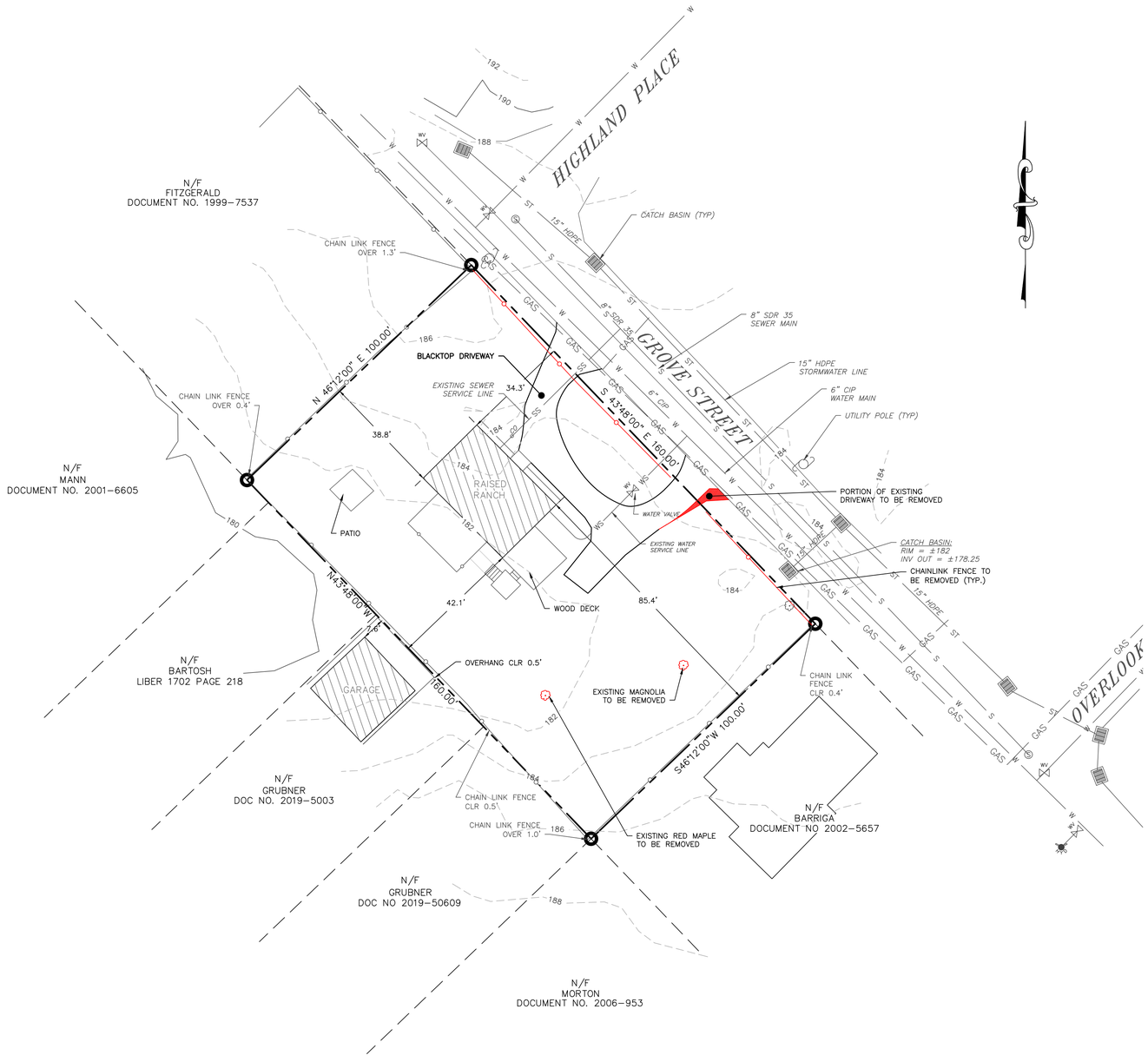

LEGEND:

- 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 SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- 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.
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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
2	7/25/22	NO CHANGE THIS SHEET	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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STATE OF NEW YORK MICHAEL A. BOSENKO 084468 LICENSED PROFESSIONAL ENGINEER

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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

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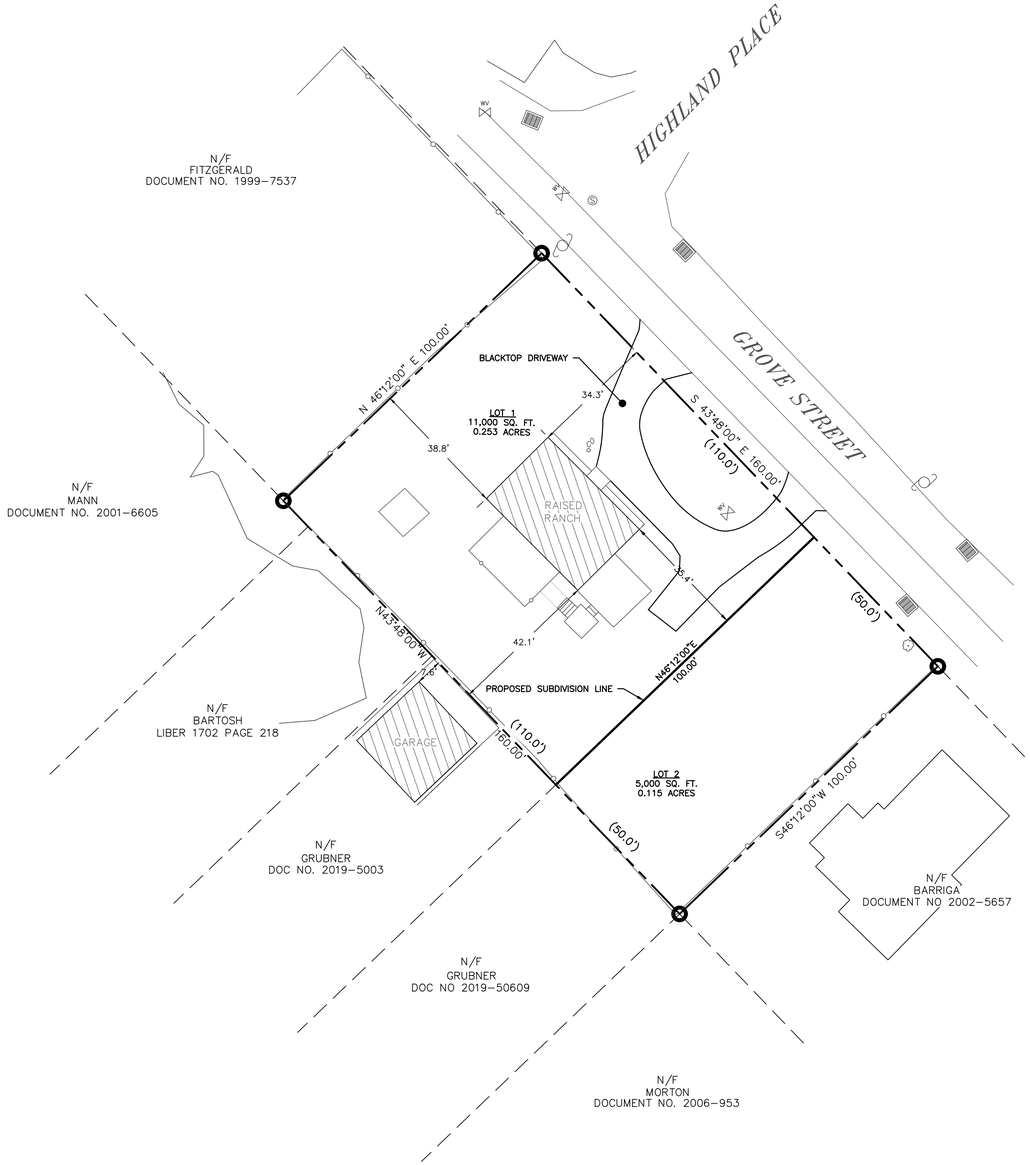

LEGEND:

- 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.
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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				
2	7/25/22	NO CHANGE THIS SHEET	CMB				

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

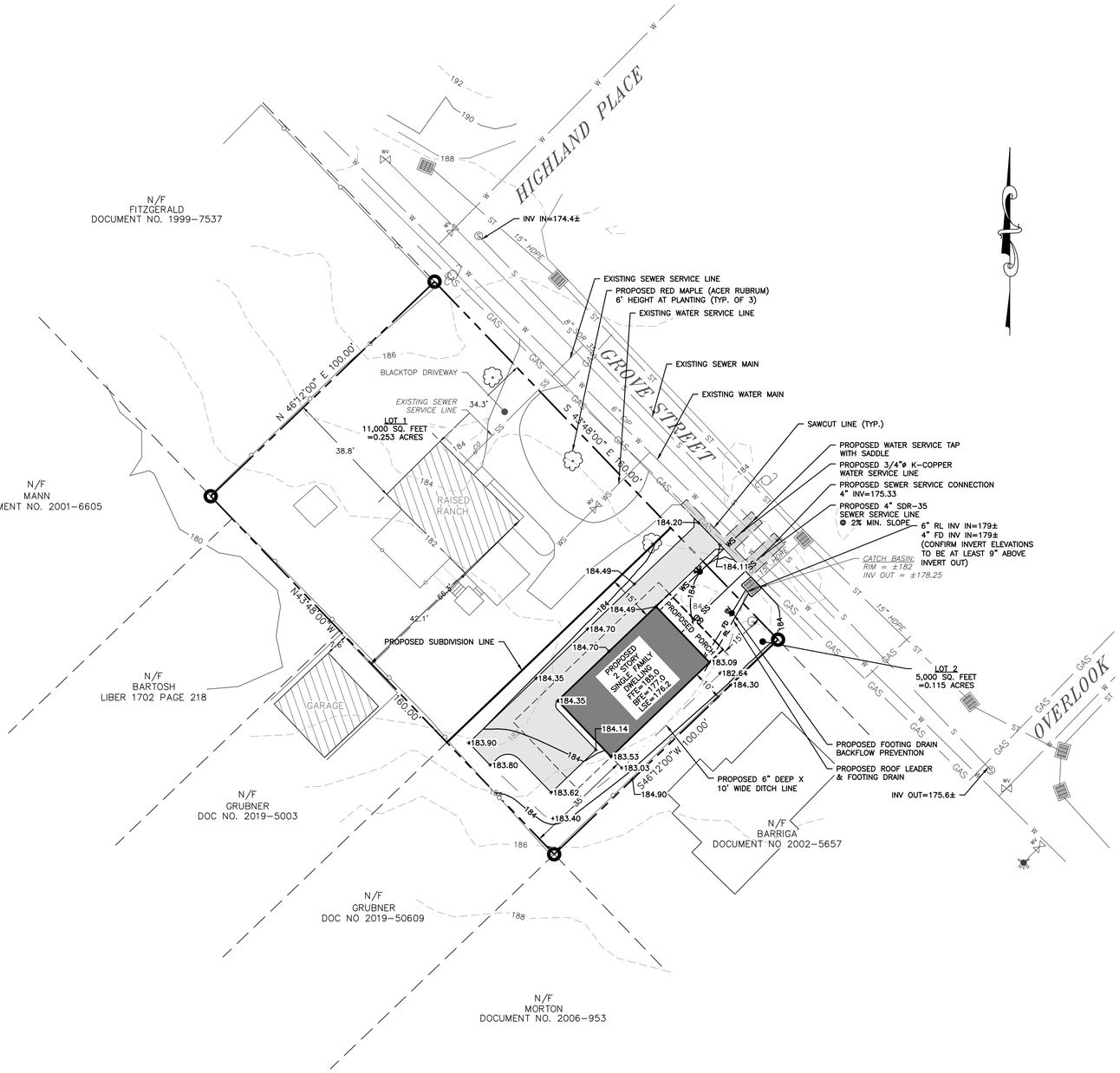
PRELIMINARY SUBDIVISION PLAT

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

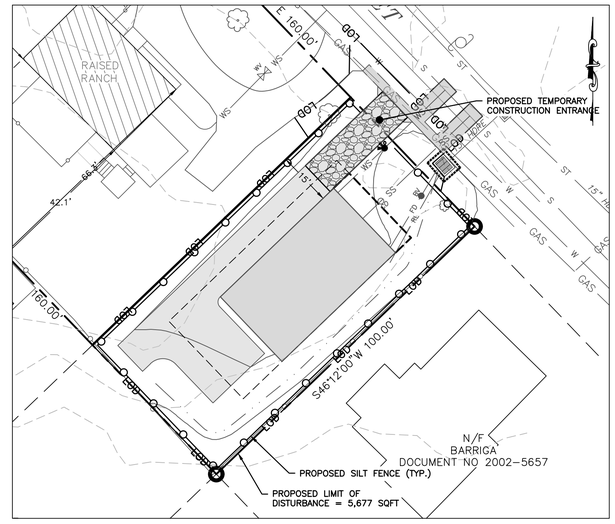
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- RL PROPOSED 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
- PROPOSED SILT FENCE
- LOD 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.
11. IF ROCK IS ENCOUNTERED DURING EXCAVATION, IT SHALL BE REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.



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				
2	7/25/22	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BOSENKO 084468 LICENSED PROFESSIONAL ENGINEER

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

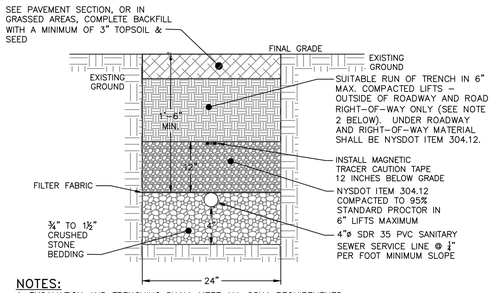
SUBDIVISION PLAN

BRILL SUBDIVISION

67 GROVE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-314747

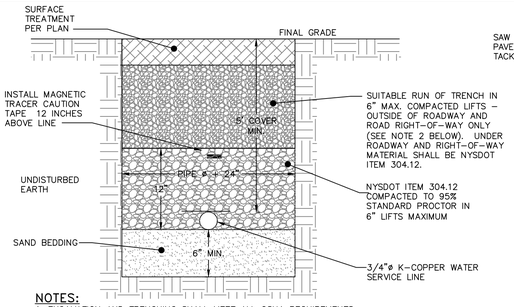
JOB #: 2022:009
DATE: 5/31/2022
SCALE: 1" = 20'
TITLE: SP-1
SHEET: 4 OF 6

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:
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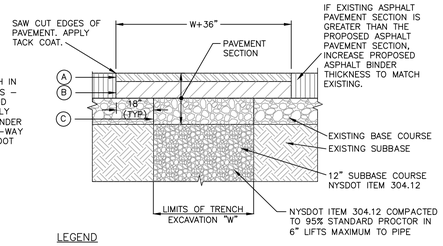
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT 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

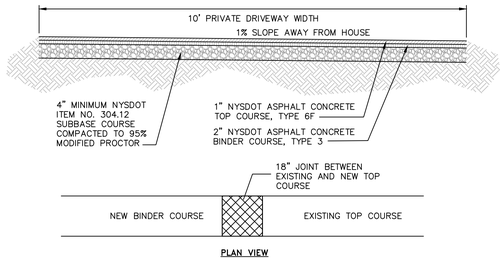
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

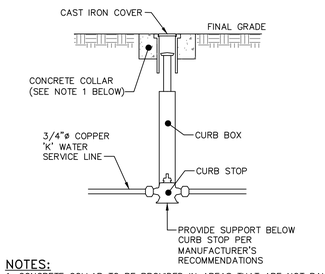
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



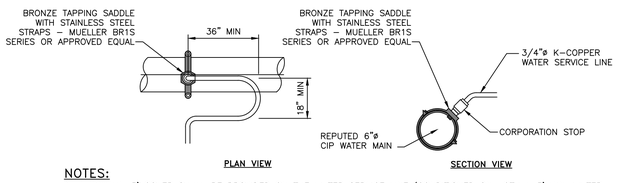
PLAN VIEW

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



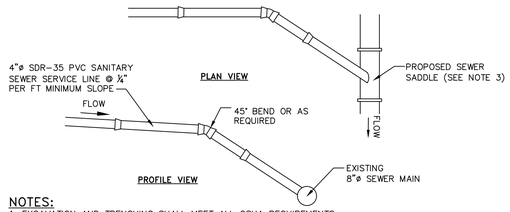
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

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:
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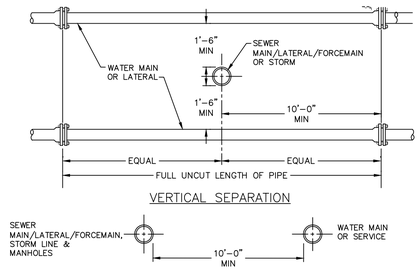
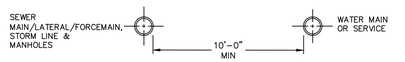
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE 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



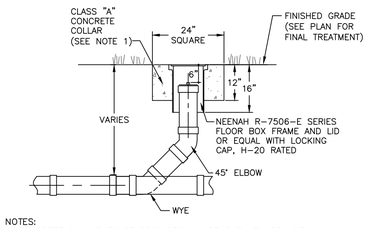
VERTICAL SEPARATION



HORIZONTAL SEPARATION

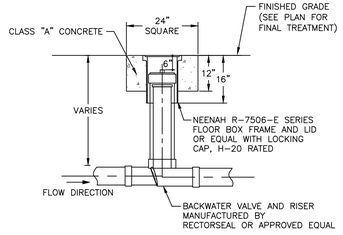
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

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				
2	7/25/22	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

CONSTRUCTION DETAILS

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

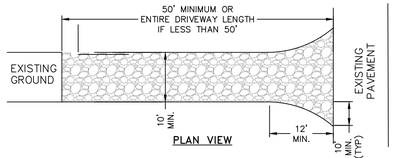
PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

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.

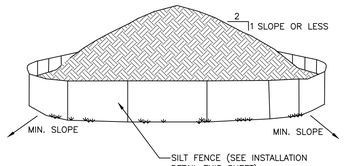
SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES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



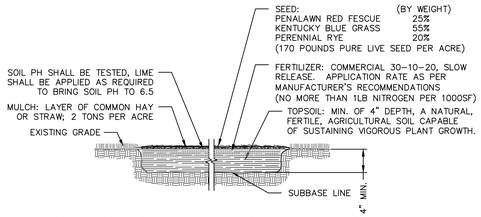
NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE - WILL 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

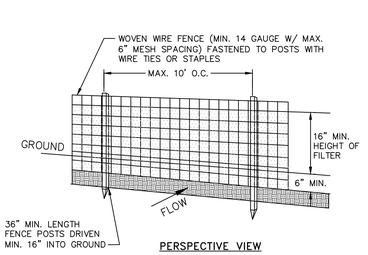


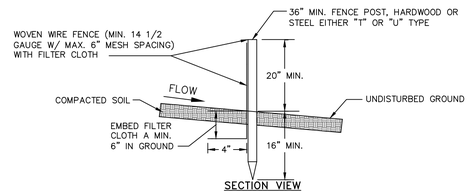
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



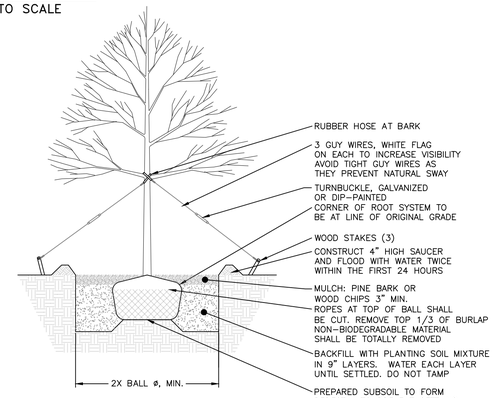
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE





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				
2	7/25/22	NO CHANGE THIS SHEET	CMB				

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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: August 5, 2022
Re: **67 Grove Street Subdivision**

I have reviewed the July 26, 2022 response letter from Hudson Land Design and a 6-sheet Subdivision Plan set, dated July 25, 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

All my 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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
67 GROVE STREET

Parcel No. 6054-39-314747

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Hudson Land Design Professional Engineering P.C. ("Hudson Land Design" or the "Engineer") on behalf of Dawn Brill (the "Applicant") for a 2-lot residential subdivision (the "Project" or "Proposed Action") on an 0.37-acre parcel located at 67 Grove Street and designated on the Tax Map of the City of Beacon as **Parcel ID# 6054-39-314747** in the R1-5 One-Family Residence ("R1-5") Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide an 0.37-acre parcel with one existing house into two lots for the construction of an additional single-family house; and

WHEREAS, Proposed Lot 1 would consist of approximately 11,000 square feet (0.2525 acres) maintaining the existing house and driveway, and Proposed Lot 2 would consist of approximately 5,000 square feet (0.1148 acres) containing a new house with private driveway access to Grove Street; and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to City of Beacon Code §195-2; and

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form ("SEAF"), Infiltration and Inflow Investigation Report and professional studies and reports submitted to the Planning Board; and

WHEREAS, the subdivision is shown on the drawings, entitled "Brill Subdivision," Sheets 1-6, dated May 31, 2022, last revised July 25, 2022, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
CV-1	*Cover Sheet*
XC-1	*Existing Conditions & Removals Plan*

PT-1	*Preliminary Subdivision Plat*
SP-1	*Subdivision Plan*
CD-1	*Construction Details*
CD-2	*Construction Details;* and

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

WHEREAS, the Planning Board reviewed the application at its meetings on June 14, 2022, July 12, 2022 and August 9, 2022; and

WHEREAS, after circulating its Notice of Intent to Declare Lead Agency and receiving no objections, on July 12, 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 SEAF and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants 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, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final 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 necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. All existing and proposed easements, 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 or other appropriate documents corresponding with the easements and notes shown 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.

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. 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 new lot as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the 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. 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.
3. 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.

4. The Applicant shall plant and maintain a Red Maple tree near the front of the Property line as a street tree to replace the tree to be removed on Lot 1.

5. As required by the Negative Declaration, 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.

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

7. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

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

9. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form. 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, the terms of this Resolution shall be controlling.

10. 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.

11. 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.

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

Resolution Adopted: August 9, 2022
Beacon, New York

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

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:

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.

August 3, 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 July 26, 2022.
- 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 July 25, 2022.
  - Sheet 2 of 6 – Existing Conditions & Removal Plan, with the latest revision date of July 25, 2022.
  - Sheet 3 of 6 – Preliminary Subdivision Plat, with the latest revision date of July 25, 2022.
  - Sheet 4 of 6 – Subdivision Plan, with the latest revision date of July 25, 2022.
  - Sheet 5 of 6 – Construction Details, with the latest revision date of July 25, 2022.
  - Sheet 6 of 6 – Construction Details, with the latest revision date of July 25, 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 in the R1-5 Zone.

Based on our review of the submitted revised plans, all previous engineering comments have been addressed. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

City of Beacon Planning Board Agenda
08/09/2022

Title:

Continue review of application for Site Plan Approval (revised since 2019) and Subdivision Approval, "Two Cross Street" 4 Cross Street/172 Main Street, three-story mixed-use building, submitted by Hudson Todd, LLC

ATTACHMENTS

7.26.22 RESPONSE John Clarke 4722.pdf

7.26.22 RESPONSE to John Russo 4..6.22.pdf

DEC Mapper 2 Cross Street.pdf

EAF.Two Cross. Full SIGNED-print (1).pdf

Parking and Access Easement.pdf

PB letter August 22 meeting.pdf

Two Cross - Architectural.pdf

Two Cross Architectural Drawings Planing Board Submission 2022.07.26 (1).pdf

2 CROSS ST - 1 COVER SHEET.pdf

2 CROSS ST - 2 EXISTING CONDITIONS PLAN.pdf

2 CROSS ST - 3 OVERALL SITE PLAN.pdf

2 CROSS ST - 4 GRADING & UTILITY PLAN.pdf

2 CROSS ST - 5 E&SC PLAN.pdf

2 CROSS ST - 6 LIGHTING & LANDSCAPING PLAN.pdf

2 CROSS ST - 7 DETAILS 1.pdf

2 CROSS ST - 8 DETAILS 2.pdf

2 CROSS ST - 9 DETAILS 3.pdf

Planners Comments Cross St 8.5.22.pdf

2 Cross St AR 6.17.22.pdf

Engineers Comments Two Cross Street 08-05-22 review.pdf

To: John Clarke, City of Beacon Planning Consultant
Hon. John Gunn, Chair and Members of the City of Beacon Planning Board

Date: July 26, 2022

From: HudsonTodd, LLC, Joe Donovan, member

Re: Two Cross Street Response to Comments dated 4/7/22 from John Clarke

This letter is submitted to respond to the comments and recommendations submitted to the Planning Board on April 7, 2022, from John Clarke, City of Beacon Planning Consultant.

Comments and Recommendations

1. For Sheet A2:

a. The Lighting Plan should show proposed fixtures, poles, and attached specifications consistent with Section 223-14B, including full cutoff fixtures, heights, footcandles ranges, color temperatures, and Color Rendering Index noted.

Response: Comment acknowledged. Proposed light locations and details are provided on the plans, and lighting cut sheets are included in this submittal. We will be working directly with the lighting manufacturer to obtain iso-illuminance information for future inclusion on the plans.

b. The Landscaping Plan will need a planting schedule with species, number, and size included, as well as a landscaping and seating detail for the corner plaza.

Response: Comment acknowledged. The planting schedule is provided on Sheet 6, Lighting and Landscaping plan (LT-1), and details are included on the Sheet 7 Construction Details 1 (CD-1).

2. For Sheet A3:

a. In the Bulk Compliance Table, the top narrative should state that some of the parking is in the Transitional (T) district, not the R1-5 district. The proposed rear setback should be shown as 24.1 feet, not 55 feet.

Response: Comment acknowledged; the bulk table adjusted has been revised.

b. The Partial Zoning Map is labeled, but not shown.

Response: Zoning districts are now shown on Sheet 1,Cover Sheet (CV-1).

3. For the Sheet A6 Roof Plan, general planting details should be provided for the green roof.

Response: Comment acknowledged. A roof planting narrative is provided on Sheet 6, Lighting and Landscaping Plan (LT-1).

4. For the Sheet A8 Elevations:

a. This HDLO property requires an additional certificate of appropriateness approval, consistent with the design criteria in the Historic Preservation chapter, Section 134-7. The Board should refer the building design to the Architectural Review Subcommittee, when appropriate.

Response: Comment acknowledged. Project design was referred to the Architectural Review Subcommittee at the April meeting. The applicant met with the subcommittee in May and June meetings, and the project has been referred back to the full Planning Board for approval.

b. The elevations should label building materials and colors and show the greenhouse and access bulkhead.
Response: Building materials, colors, greenhouse, and bulkheads are noted on Elevations, Sheet A6.

5. For Sheet GU-1:
a. The off-site parking at 152 Main Street is labeled as 16 spaces, while Sheet A3 lists 14 spaces.
Response: Parking spaces and calculations are provided on Sheet 3, Overall Site Plan (SP-1).

b. The plans should show the size and species of any existing six-inch+ diameter trees that are proposed to be removed.
Response: Size and species of trees to be removed are provided on Sheet 2, Existing Conditions and Removals Plan (XC-1).

c. The parking allocation for the existing apartments at 10 Cross Street should be labeled on the plans.
Response: The 10 Cross Street parcel has been removed from the application. Calculations for off-site parking at 152 Main Street are provided on Sheet 3, Overall Site Plan (SP-1).

d. The proposed parking at 10 Cross Street encroaches over the property lines.
Response: The 10 Cross Street parcel has been removed from the application.

e. The Board could also consider new fencing for this parcel. Any proposed fencing at 2 or 10 Cross Street should be shown in a detail on the plans.
Response: Fencing is proposed along the rear of Two Cross Street. A detail of the fence is provided on Sheet 7, Construction Details 1(CD-1).

6. The EAF should include the EAF Mapper Summary Report.
Response: Updated EAF and mapper pages are provided.

Thank you for your time and thoughts on this project. We look forward to a comprehensive discussion of the project at the August meeting.

Joe Donovan,
Hudson Todd, LLC
Member

cc: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer

To: John Russo, City of Beacon Engineering Consultant
Hon. John Gunn, Chair and Members of the City of Beacon Planning Board

Date: July 26, 2022

From: HudsonTodd, LLC, Joe Donovan, member

Re: Two Cross Street Response to Comments dated 4/6/22 from John Russo

This letter is submitted to respond to the comments and recommendations submitted to the Planning Board on April 6, 2022, by John Russo, City of Beacon Engineering Consultant.

Comments and Recommendations

1. As previously noted, the narrative provided in the "Brief Description" on Page 1 of the SEQRA document should be expanded upon to note the total number of bedrooms being proposed. The SEQRA document shall be revised and resubmitted.
   Response: Comment acknowledged and the updated EAF is included in this submittal.

2. As previously noted, the Location Map on Sheet A1 should also call out the off- site parking lot areas to be constructed as part of the project
   Response: The location Map on Sheet 1, Cover Sheet (CV-1), has been updated to identify offsite parking locations that serve the project.

3. A formal site plan, at full sheet size, should be provided for the project site, along with each of the off-site parking locations.
   Response: A site plan sheet set consisting of 9 sheets is provided with this submission. The Overall Site Plan(SP-1) is Sheet 3 of the plan set.

4. Sheet A2, Site Lighting & Landscaping, shall be updated to reflect the following:
   a. The plan shall be updated to show illumination intensities across the site where lighting is proposed.
   b. The plan shall include the mounting heights for each of the luminaries proposed.
   c. All proposed luminaries shall be shown on the plan, such as done for Exterior Light L4.
   d. The plan shall note that all lights shall be shielded to protect against night-sky pollution.
   e. Construction details shall be added for the light poles, which would include base size and depth, bury depth, pole type and diameter, etc.
   f. The landscaping schedule shall identify the type of trees, shrubs, etc., that are to be planted at the site, along with the size and number of each.

   Response:
   a. The plan set shows the proposed light locations and fixtures on Sheet 6, Lighting and Landscaping(LT-1). Detailed information including the illumination intensities will be provided in a future submission. Cut sheets are provided for preliminary review.
   b. Currently proposed mounting heights are provided but are subject to final iso illuminance calculations by the lighting manufacturer.
   c. Fixtures for proposed lights L2 and L4 are provided. It should be noted that there are also call-outs to match existing Beacon streetlights.
   d. A note regarding dark sky compliance has been added to Sheet 6, Lighting and Landscaping Plan (LT-1).
   e. A pole detail has been added to Sheet 7, Construction Details 1 (CD-1).

f. A planting schedule has been provided on Sheet 6, Lighting and Landscaping Plan(LT-1).

5. Sheet A3 includes a title for "Partial Zoning Map", but the mapping is not shown. The Sheet shall be updated to show this partial map, or the title removed from the sheet.
Response: Zoning district boundaries are provided on Sheet 1, Cover Sheet (CV-1).

6. As proposed parking for the project is to be located at three (3) different locations, and two of these locations already have existing uses, the Off-Street Parking Table on Sheet A3 shall be updated to reflect the total number of parking spaces required for each use on the individual lots, as well as the parking to be provided to the proposed project. The parking for each of the existing uses shall be in accordance with zoning.
Response: Off-Street Parking Table on Sheet 3, Overall Site Plan (SP-1) is updated reflecting the parking lots/uses.

7. The applicant has submitted a correspondence from Hudson River Housing, Inc. with regards to what they believe the required parking will be for the proposed senior portion of the project, but do not provided any analysis or study from other operations similar to this to justify a reduction in the parking per §223-41.18 G(3) of the City Code. Additional information shall be submitted to justify that only 3 spaces are required for the senior portion of the project.
Response: We have increased the amount of parking to fully comply with requirements, with 6 spaces provided for senior apartments.

8. The "Offsite Parking Plan" on Sheet 2 of 6 from Hudson Land Design should be revised to include the following: (Applicant notes this information will be provided in the future.)
    a. Sight distance for all entrances/exits from the proposed parking areas.
    b. How drainage will be handled at each of the three (3) parking locations.
    c. Any proposed grading to be conducted on the site and at each parking location.
    d. Any cross-easements that exist and/or are proposed. Descriptions of proposed easements shall be submitted to the Planning Board Attorney for review.

    Response:
    a. Sight distance has been noted on Sheet 3, Overall Site Plan (SP-1).
    b. The site plan set now included drainage and grading for both the onsite and offsite parking areas, along with stormwater control for the offsite parking area. The Engineer's report (dated July 26,2022) is also provided with this submission.
    c. Proposed grading for the onsite and offsite parking areas is now provided on Sheet 4, Grading and Utility Plan (GU-1).
    d. There is an existing easement across the 4 Cross Street parcel to provide access to 174-178 Main Street. A call-out has been added to Sheet 3, Overall Site Plan (SP-1).

9. With regards to the parking on the north-east side of Cross Street on the "On the Square Apts. Inc." parcel and on the 10 Cross Street parcel, what legal instruments will be used to ensure that these parcels cannot be sold in the future, thereby impacting the proposed parking for this site?
Response: A permanent easement will be provided over the parking. A draft of the legal document, "Parking and Access Easement," is included in this submission.

10. With regards to the "Grading and Utility" plan on Sheet 2 of 6 prepared by Hudson Land Design we offer the following:
    a. The utilities that service 172 Main Street are noted to be abandoned. This shall be coordinated with the City's Water & Sewer Department as to how each of the utilities will be abandoned and added to the plans.

b. The roof leader drain line proposed to run across Cross Street from the west side of the building shall be re-directed to the basins on the same side of the street as the building. As an alternative, the developer could install a catch basin on the east side of Cross Street and run a new storm line over to the existing catch basin on the west side of the street.
c. The plan notes that no curbing is to be provided at the end of the on-site parking lot to allow for access to 174-178 Main Street. The applicant should explain this further. Do easement(s) exist, or will they be created, to allow for vehicles to cross the project parcel to access the parking areas behind 174-178? The Applicant notes that an easement already exists. The easements shall be shown/called out on the plans.
d. The parking access and parking lot shown for 10 Cross Street encroach onto adjacent properties at several points. The project should not encroach onto other parcels unless they are part of the project or have provided easements for the work shown.

Response:

a. Notes have been added to Sheet 4, Grading and Utility Plan (GU-1), regarding utility abandonment.
b. The roof leader connection across Cross Street has been removed. Roof leaders may connect to the proposed catch basins in the front or rear of the proposed building.
c. There is an existing easement across the 4 Cross Street parcel to provide access to 174-178 Main Street.
d. 10 Cross Street has been removed from the application.

11. As previously noted, we would recommend that a pre and post drainage analysis be prepared for the project to show if stormwater runoff is proposed to be generated by the proposed project, based upon various storm events. Given the amount of impervious area being created, the applicant should give consideration to handling some of the stormwater directly on each of the areas to be developed. Applicant states this will be submitted in the future.
Response: A drainage report is included with this submission.

12. The plan shall show all proposed traffic signage proposed in the parking lots (STOP, One-Way, etc.), include signage for the ADA parking.
Response: Proposed traffic and ADA signage has been added to the plans.

13. As the project progresses, the applicant's Engineer shall prepare a cost estimate for all proposed public improvements, to allow for bonding of the improvements within the public right-of-way.
Response: Comment noted, a cost estimate will be provided at the appropriate time when proposed work has been generally accepted.

Thank you for your thoughts and comments. We look forward to the discussion at the August meeting.

Sincerely,

Joe Donovan
HudsonTodd, LLC
Member

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

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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314069, B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

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

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Two Cross Street		
Project Location (describe, and attach a general location map): Intersection of Cross and Main Streets, Beacon, NY		
Brief Description of Proposed Action (include purpose or need): Two Cross Street combines 172 Main Street with 24,185 SF new building construction on the currently vacant lot at the corner of Main and Cross Street to create a single mixed-use structure with retail uses on the first floor and residential uses on the second third floors (9 affordable senior, 10 market rate apartments with projected total of 20 bedrooms). The project includes a landscaped area open to the public at the corner of Main and Cross Streets, parking provided both on and off-site in locations shown on the plans.		
Name of Applicant/Sponsor: Hudson Todd, LLC	Telephone: 646-284-3118 E-Mail: jDonovan@HudsonTodd.com	
Address: 4 Cross Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): same	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐ Yes ☑ No		
b. City, Town or Village Planning Board or Commission ☑ Yes ☐ No	Site Plan Approval, ARB Certificate of Appropriateness	March 2022
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☐ Yes ☑ No		
e. County agencies ☑ Yes ☐ No	Dutchess County Department of Planning and Development	March 2022
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):

Lower Main Street Historic District, Historic District and Landmark Overlay Zone.

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☑ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
CMS (Central Main Street), Lower Main Street Historic District; Historic District and Landmark Overlay Zone; Parking Overlay District (main parcels)

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

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Beacon Fire Department and Beacon Volunteer Ambulance Corps

d. What parks serve the project site?
Waterfront Park, Memorial Park, South Ave. Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed Use (1/3 Commercial, 2/3 Residential (frail elderly, NYState ESSHI, and market rate apts)

b. a. Total acreage of the site of the proposed action? 1.24 acres
b. Total acreage to be physically disturbed? 0.98 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.42 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: from 4 to 18 res'l units

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				18
At completion of all phases				18

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

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 42 height; 116 width; and 102 length

iii. Approximate extent of building space to be heated or cooled: 4,980 commercial square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? excavation for foundation and cellar

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

- Volume (specify tons or cubic yards): +/- 2000 CY
- Over what duration of time? 2 months

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

Seek nearby site that need fill for disposal

_____

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

If yes, describe. Not anticipated

_____

v. What is the total area to be dredged or excavated? 0.16 acres

vi. What is the maximum area to be worked at any one time? 0.40 acres

vii. What would be the maximum depth of excavation or dredging? 11 feet

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

ix. Summarize site reclamation goals and plan: _____

resoration of site outside the building line for landscape planting, hardscape terraces and parking.

_____

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

If Yes:

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

_____

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

_____

_____

_____

_____

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

If Yes, describe: _____

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

If Yes:

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

_____

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

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

_____

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

If Yes:

i. Total anticipated water usage/demand per day: 2,818 gallons/day

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

If Yes:

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

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

If Yes:

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

_____

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

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

If, Yes:

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

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

_____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 2,818 gallons/day

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

sanitary wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

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

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

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

Water-saving fixtures, including high efficiency washing machines, shower heads, waterless urinals in public restrooms

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

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

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

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

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

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

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

_____

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

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

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

_____

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

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

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

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

If Yes:

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

very approximate 500,000 kwh

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

local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 5:00 pm
- Saturday: 7:00am - 4:00 pm
- Sunday: NA
- Holidays: NA

ii. During Operations:

- Monday - Friday: 7:00am - 11:00 pm (commercial)
- Saturday: +/-9:00am - 11:30 pm (comm'l)
- Sunday: TBD
- Holidays: TBD

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction related noises (running vehicles, excavation, backup signals, etc.) - same hours as noted in response to "l" above

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

Describe: Site is open

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting at entrances, to be determined

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

Describe: Site is open

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 9 tons per month (unit of time)
- Operation : 2 tons per month (unit of time)

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

- Construction: recycling, construction material purchase and use closely monitored to reduce unnecessary surplus
- Operation: recycling, composting

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

- Construction: on-site solid waste mangement , planned bulk material purchase to reduces solid waste and garbage
- Operation: solid waste management contract, local composting contract

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.57	0.72	+0.15
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: grassed areas	0.67	0.52	-0.15

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

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

South Avenue Elementary School and Astor Head Start Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314069, B00130 as per DEC Mapper

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

314069 is No Further Action at this Time

B00130 is completed.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 12 feet

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

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

Ur Urban Land 77%	77 %
DxB Dutc.-Cardigan-Urban land	23 %
	%

d. What is the average depth to the water table on the project site? Average: >6.67 feet 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%:	89 % of site
☑	10-15%:	4 % of site
☑	15% or greater:	7 % of site

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

h. Surface water features.

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

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

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

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

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

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

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

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

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

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

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

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

i. Name of aquifer: _____

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

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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

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

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

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

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

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

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

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

If Yes:

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

ii. Name: Lower Main Street Historic District, Trinity Methodist Church

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

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands Scenic Area of State Significance

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Natural, Historical and Cultural Feature

iii. Distance between project and resource: 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

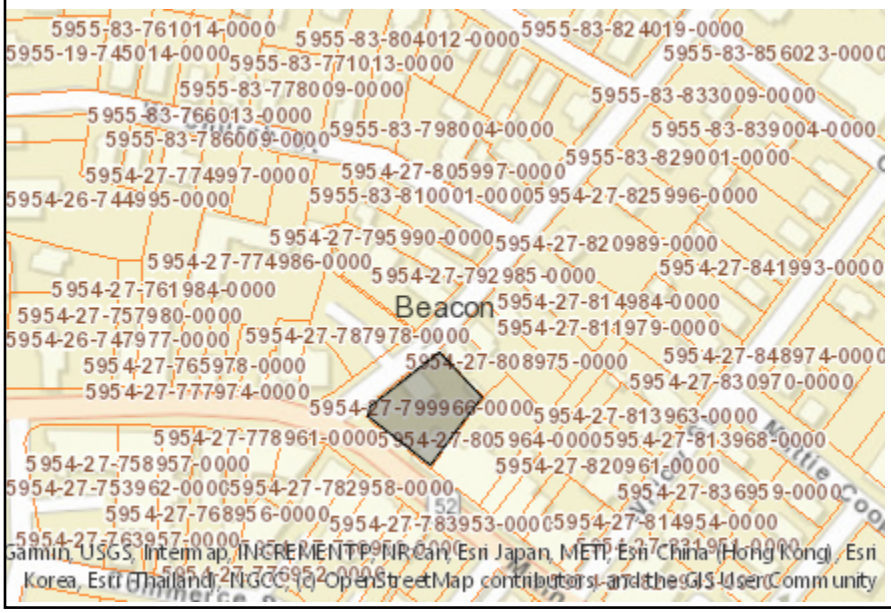
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Joseph H. Donovan for Hudson Todd, LLC Date 26 July 2022

Signature Joseph Donovan Title Member

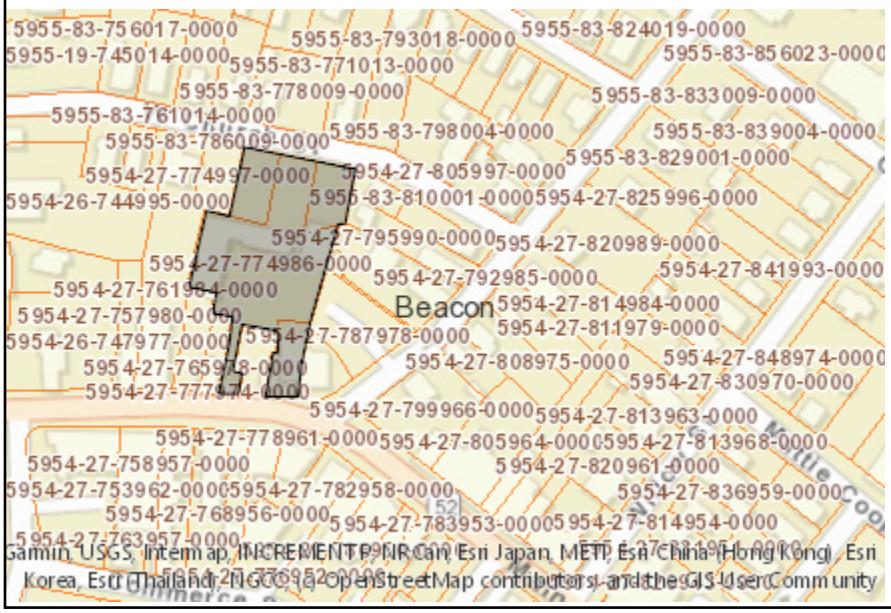
PRINT FORM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314069, B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

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



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B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
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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, 314069, B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

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

PARKING AND ACCESS EASEMENT AGREEMENT

Revised July 21, 2022

THIS AGREEMENT made as of the _____ day of _____, 2022 by **HUDSON TODD LLC**, a Delaware limited liability company with offices at 4 Cross Street, Beacon, New York ("**Hudson Todd**") and **THE LINDLEY TODD LLC,** a New York limited liability company with offices at 4 Cross Street, Beacon, New York ("**Lindley Todd**").

W I T N E S S E T H:

WHEREAS, Hudson Todd is the owner in fee simple of certain real property located at 2 Cross Street in the City of Beacon, County of Dutchess, State of New York upon which Hudson Todd proposes to construct improvements to the existing mixed-use improvements on said property, said project being known as "**TWO CROSS STREET;** and ; and

WHEREAS, Lindley Todd is the owner in fee simple of certain real property located at 152 Main Street in the City of Beacon, County of Dutchess, State of New York ("**Lindley Todd 152 Main Street Property**") and 160 Main Street in the City of Beacon, County of Dutchess, State of New York ("**Lindley Todd 160 Main Street Property"**); and

WHEREAS, the Lindley Todd 152 Property is in close proximity to TWO CROSS STREET and on which property Hudson Todd proposes to construct, use, maintain, operate and repair parking facilities ("**Parking Facilities**") for the TWO CROSS STREET project; and

WHEREAS, Lindley Todd desires to grant to Hudson Todd a nonexclusive easement to construct, use, maintain, operate and repair the Parking Facilities on portions of the Lindley Todd 152 Property (collectively, the "**Parking Easements**") and to provide pedestrian access to the Parking Facilities on the Lindley Todd 152 Property by a path ("**Pedestrian Path**") over a portion of the Lindley Todd 160 Property ("**Pedestrian Access Easement**") on the terms and conditions as more fully set forth herein and as shown on the TWO CROSS STREET Parking Plan attached hereto as Exhibit 1; and

WHEREAS, Hudson Todd desires to accept the Parking Easements and the Pedestrian Access Easement on the terms and conditions as more fully set forth herein; and

NOW, THEREFORE, the parties hereby declare and establish the Parking Easements and the Pedestrian Access Easement as hereinafter provided on the following terms and conditions.

ARTICLE I

GRANT OF EASEMENT

Lindley Todd hereby grants to Hudson Todd a nonexclusive easement to construct, use, maintain, operate and repair the Parking Facilities on portions of the Lindley Todd 152 Property (the "**Parking Easements**") and to provide pedestrian access over the Pedestrian Path to the Parking Facilities on the Lindley Todd 152 Property over a portion of the Lindley Todd 160 Property.

ARTICLE II

CONSTRUCTION, MAINTENANCE AND OTHER OBLIGATIONS

1. Hudson Todd, at Hudson's Todd's cost and expense, shall construct the Parking Improvements from time to time in such locations on the Lindley Todd 152 Property and improvements for the Pedestrian Path on the Lindley Todd 160 Property as shall be approved by all regulatory authorities having jurisdiction thereof.

2. Hudson Todd shall maintain and repair the Parking Improvements and the Pedestrian Path in good condition and in a safe manner. The determination as to what improvements are to be constructed and the maintenance and repairs to be made shall be made by Hudson Todd as approved by all regulatory authorities having jurisdiction thereof.

3. Payment by Hudson Todd for the costs due hereunder shall be made within thirty (30) days of written demand for the same, unless a shorter time period is specified. In the event that Hudson Todd fails to pay Lindley Todd within said thirty (30) days, then the overdue amount is hereby declared to be a lien against the TWO CROSS STREET property, which lien can be enforced in the same manner as a judgment against said property. Any overdue payments shall be assessed interest at the highest rate allowed by law from the date such payment is due to the date on which payment is received.

4. Lindley Todd and Hudson Todd shall meet periodically to determine the maintenance and repair that shall be performed hereunder and shall cooperate in hiring personnel and obtaining materials necessary for such maintenance and repair. If they cannot agree, then either or both may submit the matter for binding arbitration to the American Arbitration Association, or any successor organization.

5. Any damage to the Lindley Todd properties by Hudson Todd, its agents, contractors, subcontractors, employees, invitees or guests shall be solely the responsibility of Hudson Todd, and Hudson Todd shall make immediate repair of such damage. In the event that the Hudson Todd fails to repair the damage within ten (10) days of a written demand therefore (or such later period of time which shall not exceed thirty (30) days from a written demand therefore if such damage cannot be remedied

within such ten (10) day period of time provided Hudson Todd has commenced such remedy and is diligently proceeding to complete the same), then Lindley Todd may make such repair or replacement and Hudson Todd shall reimburse Lindley Todd within five(5) days of a demand therefore, which cost, interest and expenses shall be enforceable in the same manner as in Section 5 of this Article.

6. The parties may, from time to time, establish such reasonable rules and regulations with respect to the use of the Parking Improvements and the use of the Pedestrian Path, provided same are consistent with the requirements of all regulatory authorities having jurisdiction thereover.

7. The parties shall maintain general liability insurance in the minimum amount of at least $3,000,000.00 per occurrence insuring themselves against claims by any person(s) using the Parking Improvements and/or the Pedestrian Path, for personal injury or property damage arising out of or relating to the use, maintenance, upkeep, or repair of the Parking Improvements and the Pedestrian Path.

8. The parties shall indemnify and hold the other harmless from and against any and all loss, costs, liability, damages or expenses (including without limitation, reasonable attorney's fees and paralegal fees and expenses through the final appeal), incurred for personal injury or damages arising out of or relating to the use, maintenance, or repair of the Parking Improvements and the Pedestrian Path.

9. The parties shall have the right to enforce the terms of this Agreement by any proceeding at law or in equity, against any person or persons violating or attempting to violate this Agreement, to restrain said violation, to require specific performance and/or to recover damages incurred in connection with such proceedings. Failure by any of the parties to enforce any provision herein contained shall not be deemed a waiver of the right to do so thereafter. In any dispute regarding this Agreement, including, but not limited to, any legal proceeding in law or in equity, arbitration, an action to collect charges or expenses, an action to compel a letter confirming that charges and expenses have been paid or an action or proceeding to discharge a mechanic's lien, the prevailing party(ies), will be entitled to a judgment for the costs and expenses, including reasonable attorney's fees and disbursements, of such proceeding.

10. Any notice required herein will be in writing and delivered by hand delivery, overnight mail or courier or by certified mail, return receipt requested to the address that appears in the real property tax records maintained by the City of Beacon.

11. The easements, covenants, restrictions, and rights created by this Agreement shall run with the effected properties and shall bind the owners thereof and their respective successors, heirs, executors, administrators, personal representatives and assigns.

11. This Agreement may be amended with the written consent of the parties and the approval of the City of Beacon Planning Board.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the day and date first above written, intended that the same be recorded in the Office of the County Clerk of the County of Dutchess, Division of Land Records.

HUDSON TODD LLC

By:_____

THE LINDLEY TODD LLC

By: _____

ACKNOWLEDGEMENTS

STATE OF NEW YORK
COUNTY OF DUTCHESS ss:

On the __ day of , 2022, before me, the undersigned, personally appeared

personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual acted and executed the same.

_____
Notary Public

STATE OF NEW YORK
COUNTY OF DUTCHESS ss:

On the ____ day of , 2022, before me, the undersigned, personally appeared

personally known to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual acted and executed the same.

_____
Notary Public

July 26, 2022

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

Re: Hudson Todd—Two Cross Street Project—submission for April 2022 meeting

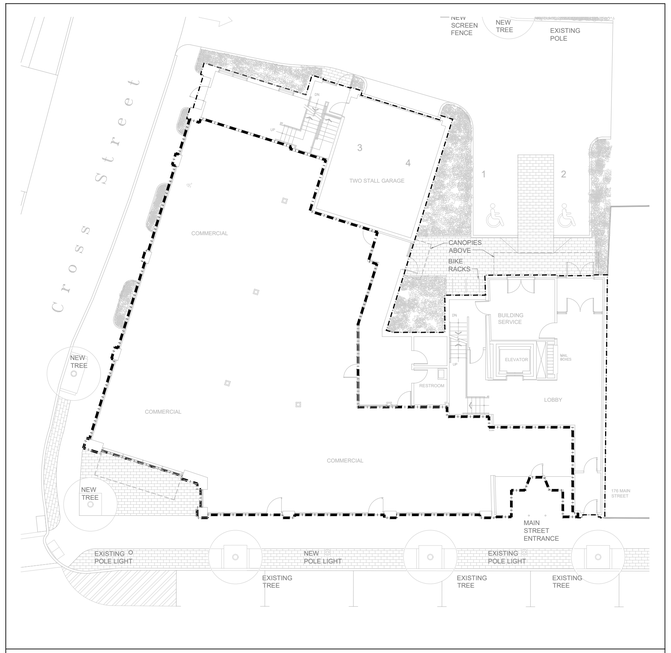
Dear Chairman Gunn and Members of the Planning Board,

We are pleased to provide five (5) sets of plans for your review. Since the April 2022 review of the project by the Planning Board, the project has incorporated the comments from members of the Planning Board, City Planner and Engineer into the building and site plan. We have benefitted from meeting twice with the Planning Board's Architectural Review Sub-Committee and they have referred the project now back to the full Board. The ARB's comments are incorporated into the design, and, at their request, material samples will be provided at the August meeting. We submit this letter and attached documents as our response to further the review of the Application for Site Plan Approval.

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

With thanks,

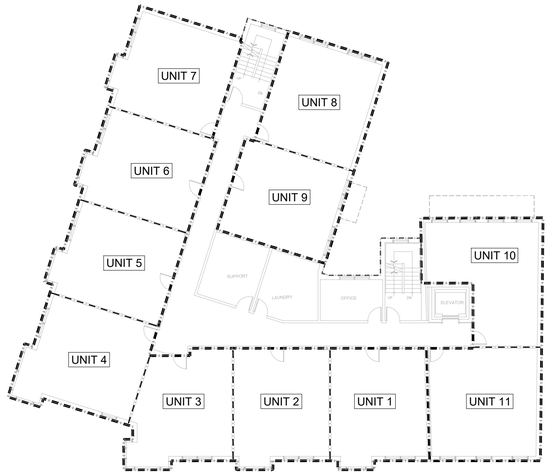
Joseph Donovan
Hudson Todd, LLC



Ground Level Plan

7,889 Gross Square Feet

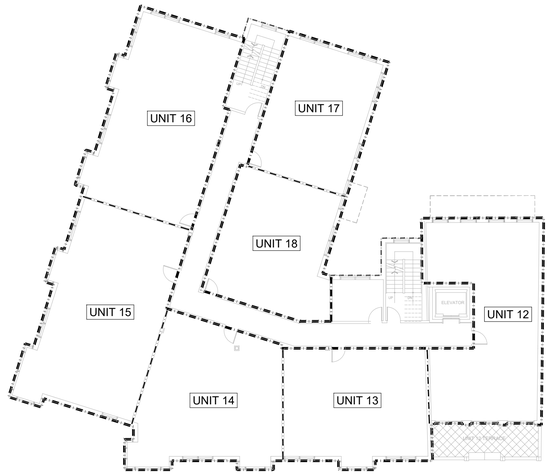
4,980 Square Feet of Floor Area



Second Floor Plan

8,249 Gross Square Feet

11 Residential Units including 9 Affordable Senior Citizen Units



Third Floor Plan

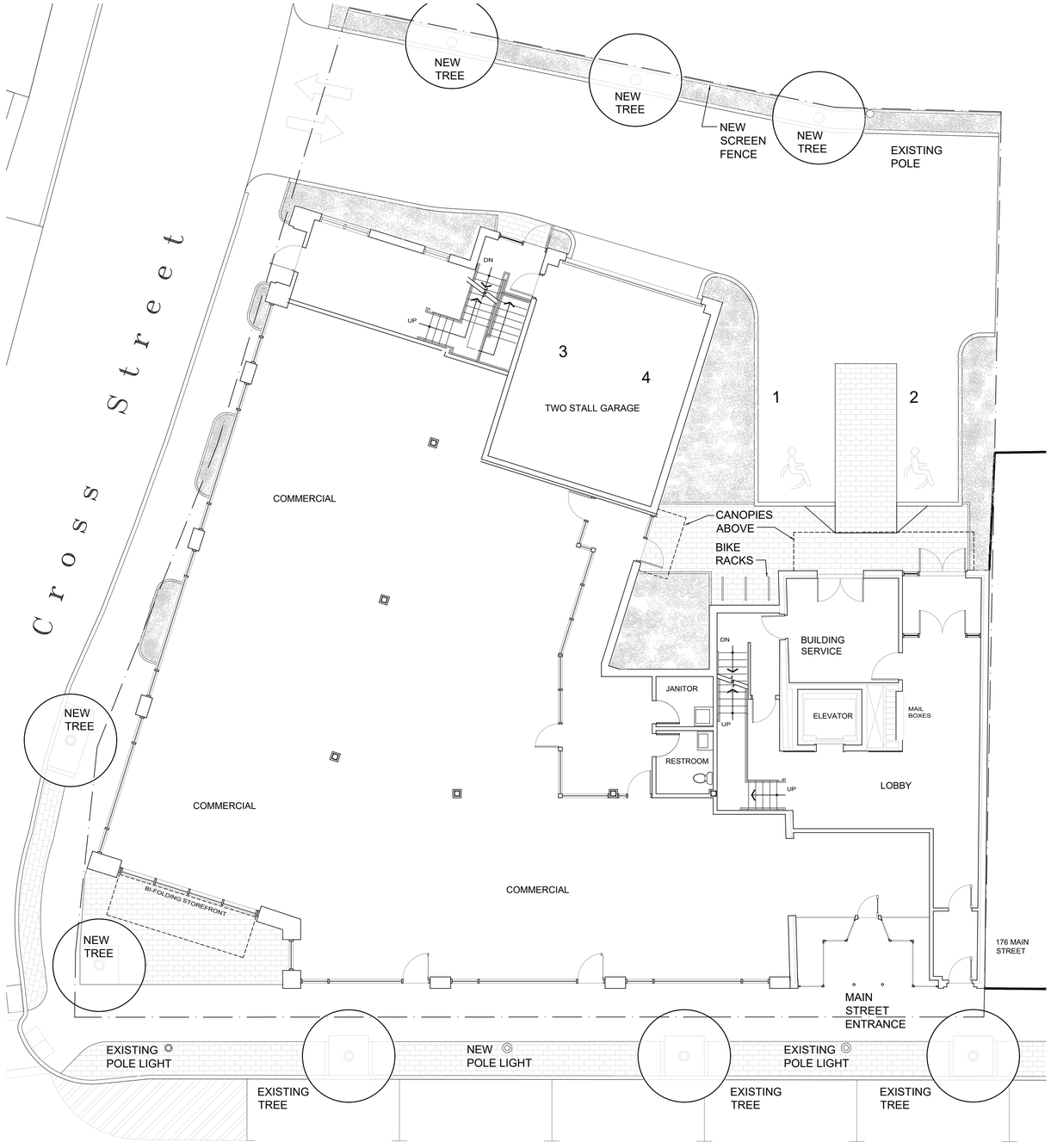
8,047 Gross Square Feet

7 Residential Units

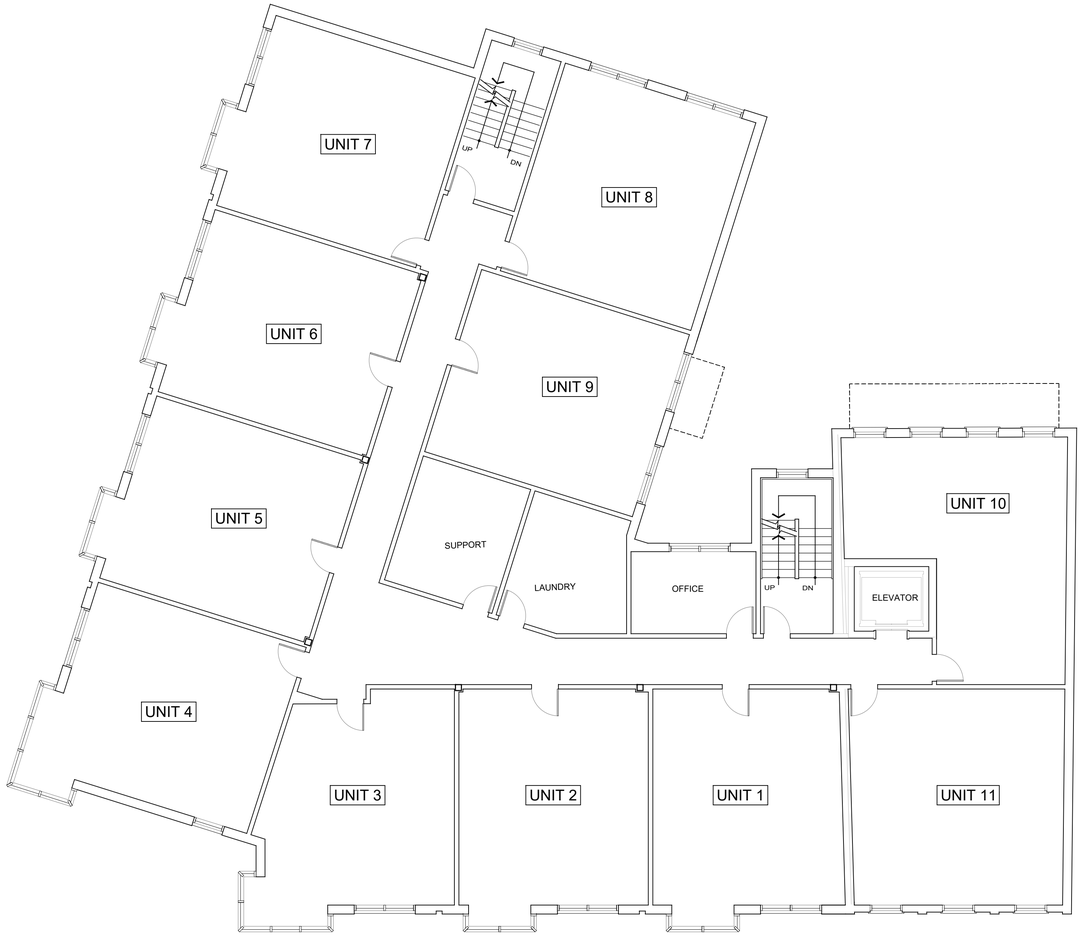
Zoning: Area and Unit Counts

0' 10' 20' 30' 50' N

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



Ground Level Floor Plan

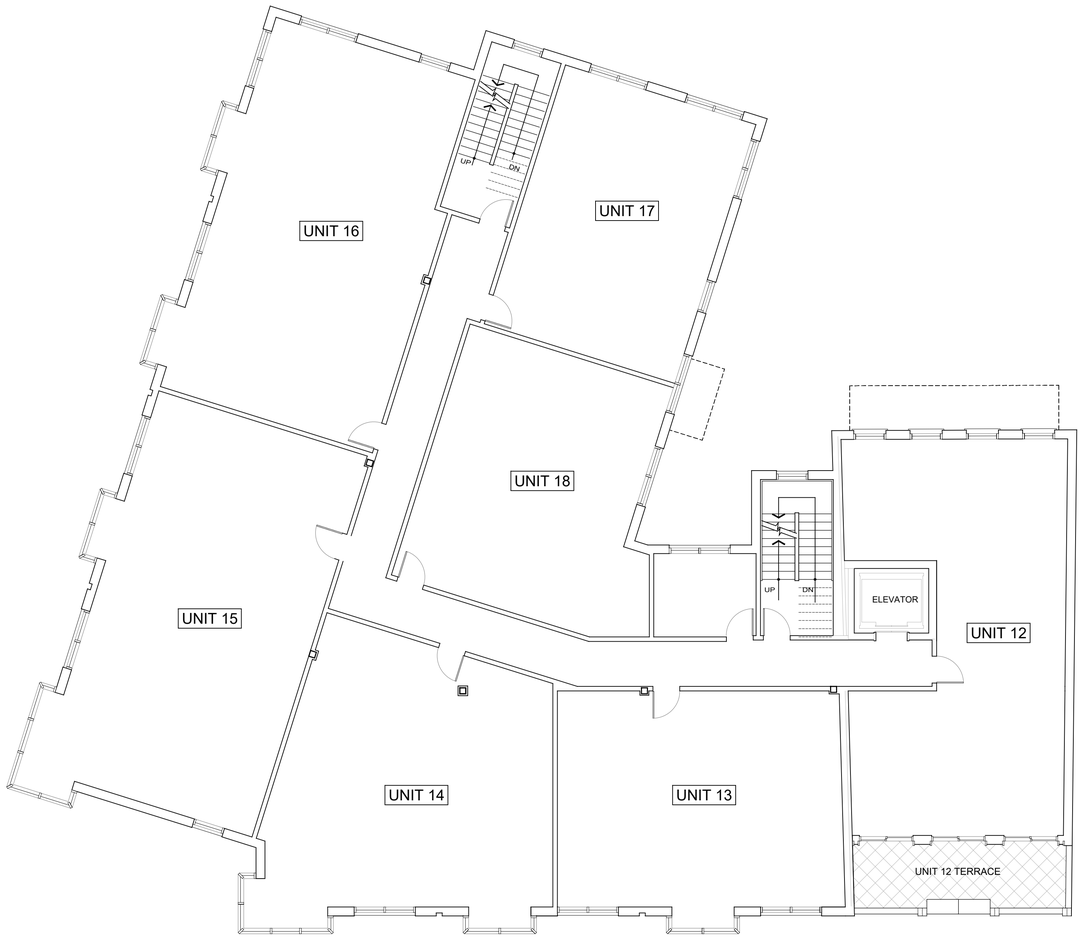


Scale: $\frac{1}{8}$" = 1'-0"

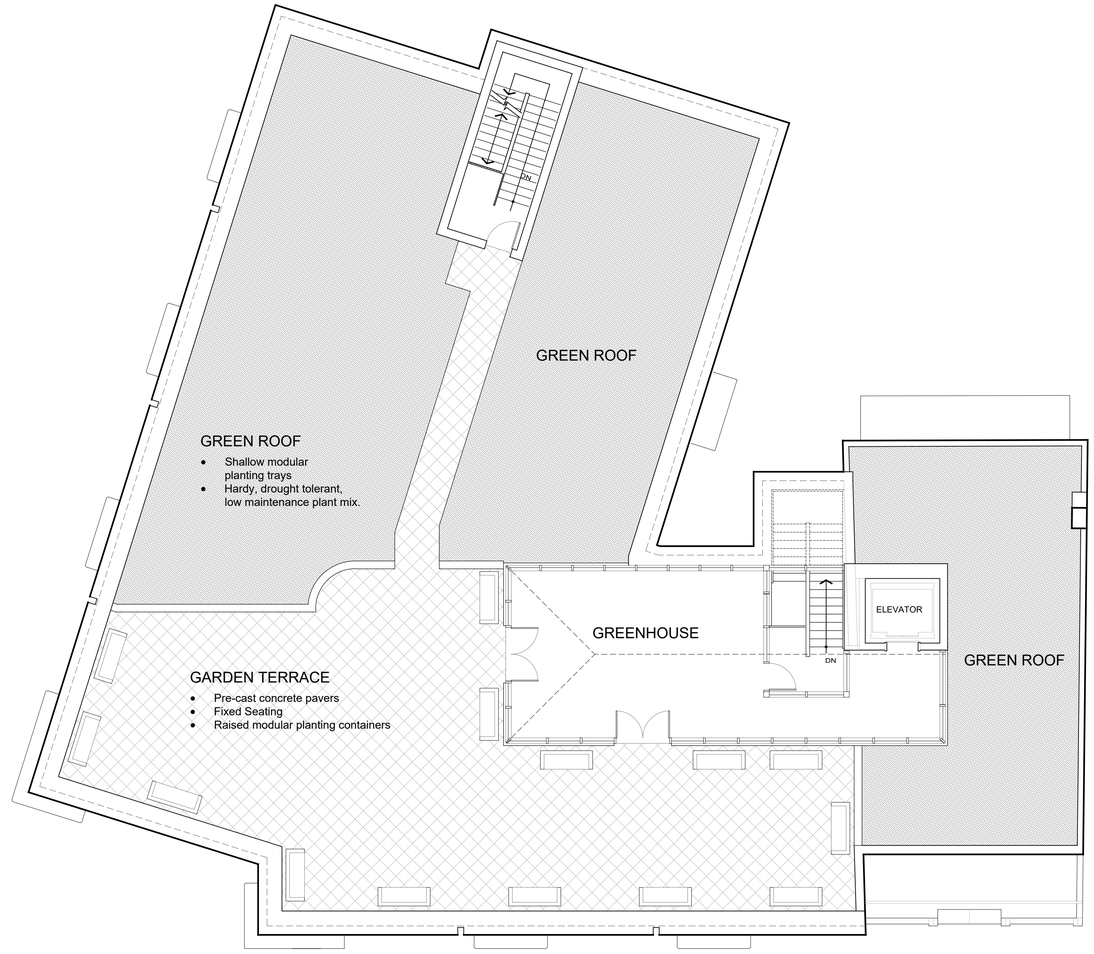
0' 10' 20' 25' 40'

N

Second Floor Plan



Third Floor Plan



Roof Plan

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

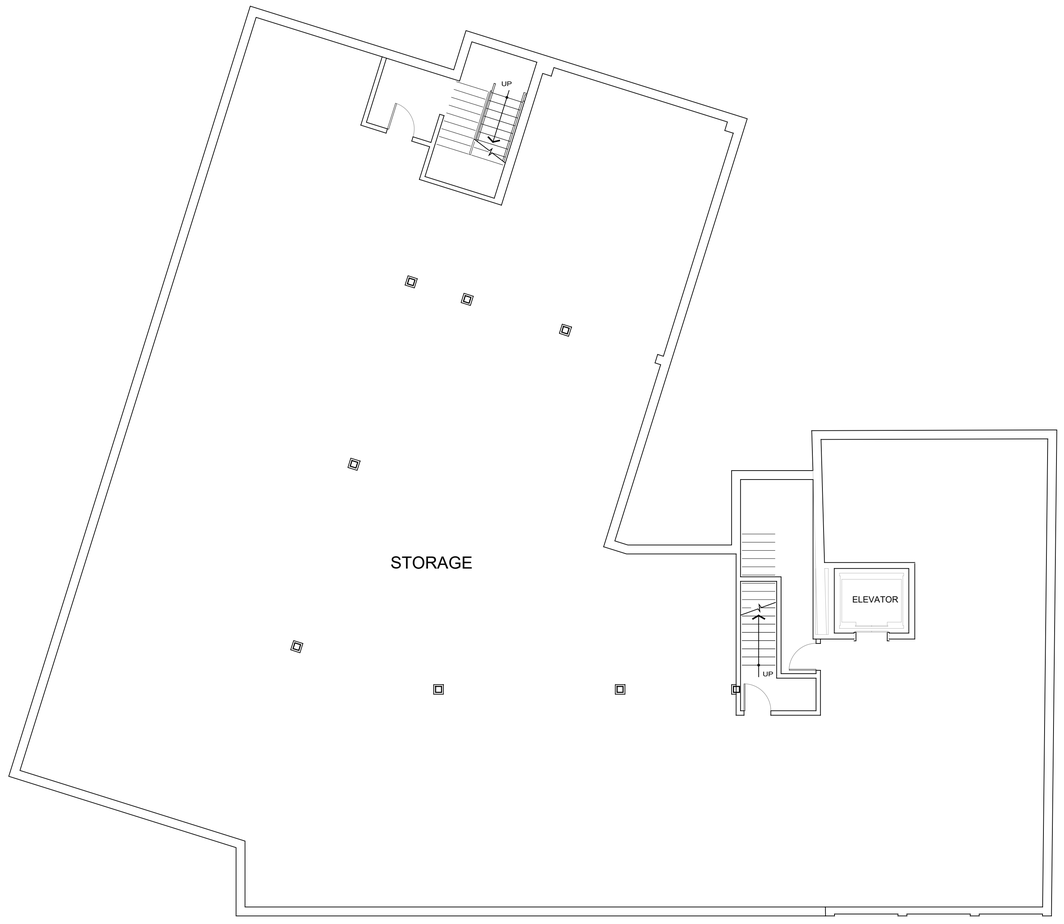
0' 10' 20' 25' 40'

N

Two Cross Street - Hudson Todd LLC

July 26, 2022
4 of 11

A4



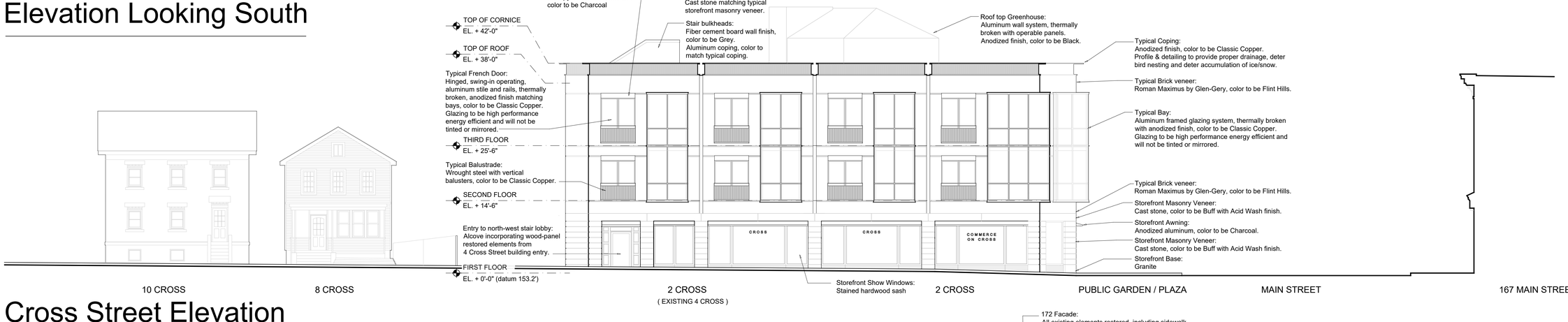
Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

N

Cellar Floor Plan

Elevation Looking South



Cross Street Elevation

Main Street Elevation

Two Cross Street - Hudson Todd LLC

July 26, 2022
6 of 11

A6

View Looking East

Main Street - Looking North

View Looking West

Cross Street - Looking East

Cross Street - Looking South

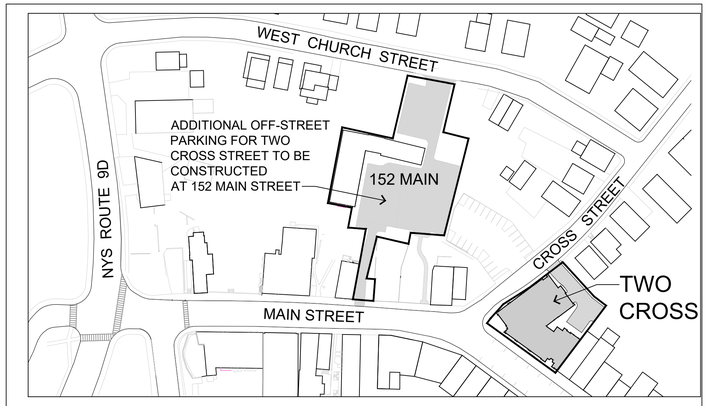
List of Exhibits

Architectural Drawings:

A1	Project Title Sheet
A2	Zoning: Area and Unit Counts
A3	Floor Plans: Ground Floor & Second Floor
A4	Floor Plans: Third Floor & Roof Plan
A5	Floor Plans: Cellar Floor Plan
A6	Elevations
A7	Rendering: View Looking East
A8	Rendering: Main Street - Looking North
A9	Rendering: View Looking West
A10	Rendering: Cross Street - Looking East
A11	Rendering: Cross Street - Looking South

Civil Engineering Drawings:

SHEET 1: COVER SHEET - CV-1
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN - XC-1
SHEET 3: OVERALL SITE PLAN - SP-1
SHEET 4: GRADING & UTILITY PLAN - GU-1
SHEET 5 EROSION & SEDIMENT CONTROL PLAN - ESC-1
SHEET 6: LIGHTING & LANDSCAPING PLAN - LT-1
SHEET 7: CONSTRUCTION DETAILS 1 - CD-1
SHEET 8: CONSTRUCTION DETAILS 2 - CD-2
SHEET 9: CONSTRUCTION DETAILS 3 - CD-3



Location Map

Owner

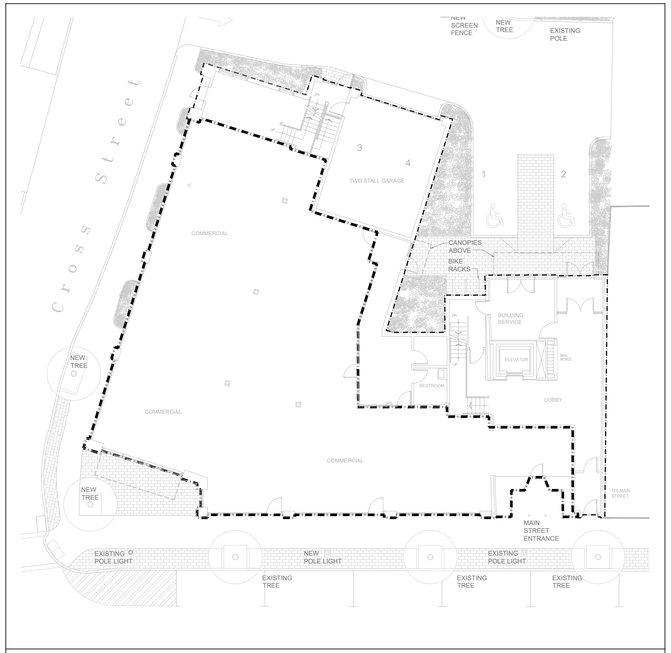
Hudson Todd, LLC
4 Cross Street
Beacon, NY 12508

Design Team

Architect of Record
Joseph E. Torhan Architect
19 Wildwood Drive
Poughkeepsie, NY 12603

Design Consultant
Austin Harris Architect
27 Harvard Court
White Plains, NY 10605

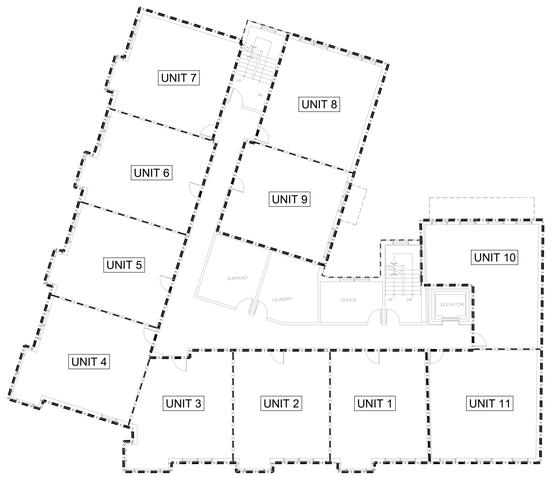
Civil Engineer
Hudson Land Design
Professional Engineering, P.C.
174 Main Street
Beacon, NY 12503



Ground Level Plan

7,889 Gross Square Feet

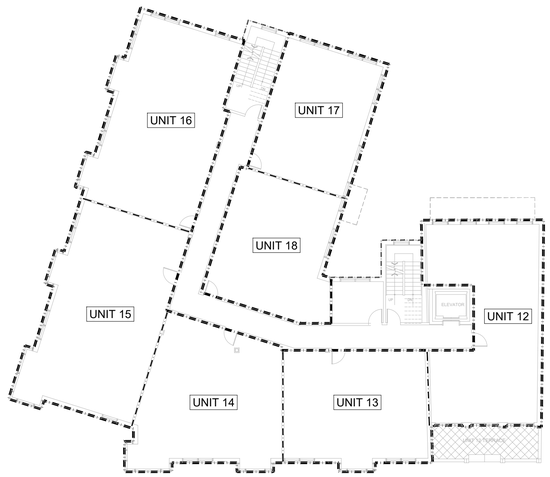
4,980 Square Feet of Floor Area



Second Floor Plan

8,249 Gross Square Feet

11 Residential Units including 9 Affordable Senior Citizen Units



Third Floor Plan

8,047 Gross Square Feet

7 Residential Units

Zoning: Area and Unit Counts

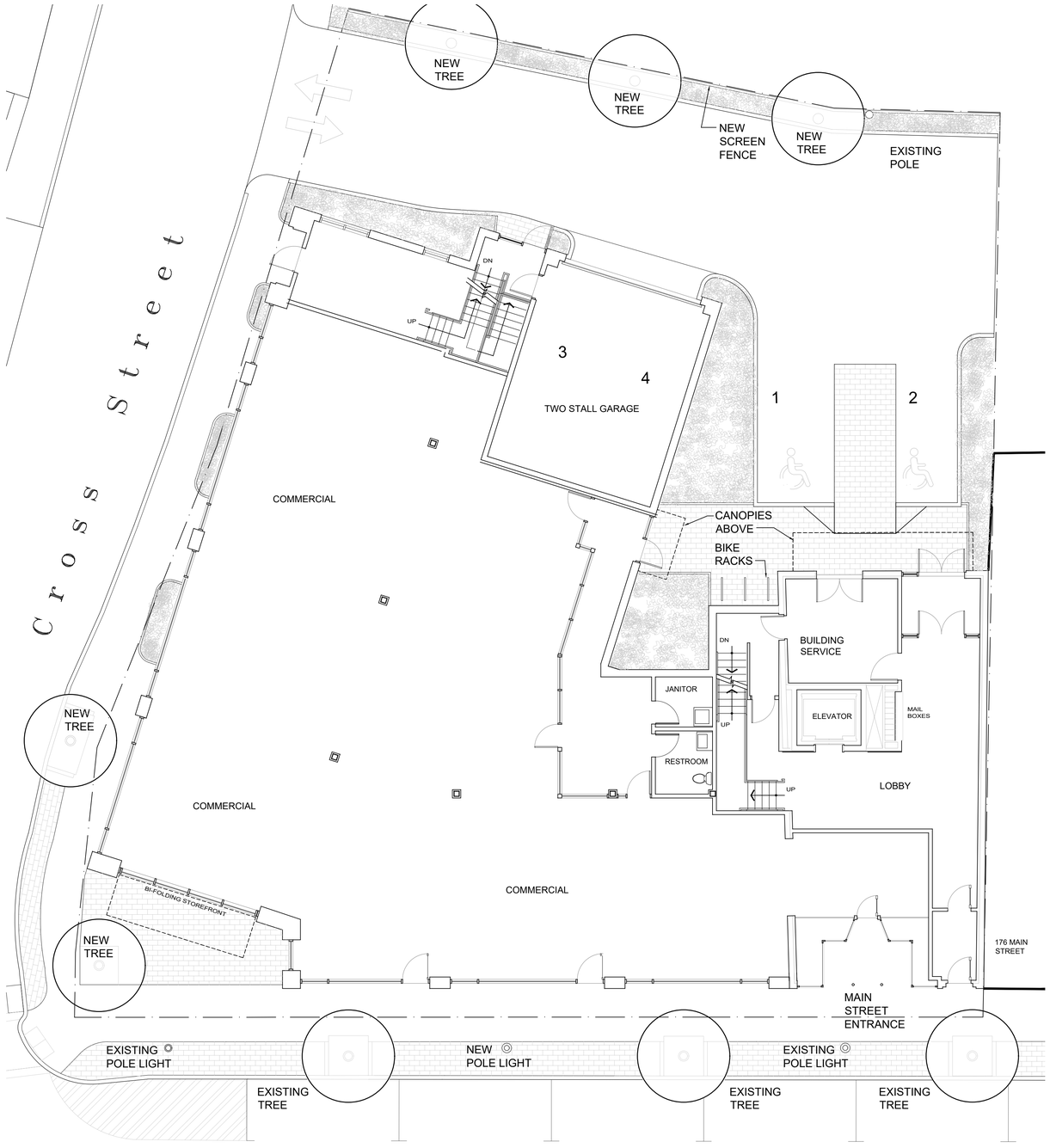
0' 10' 20' 30' 50' N

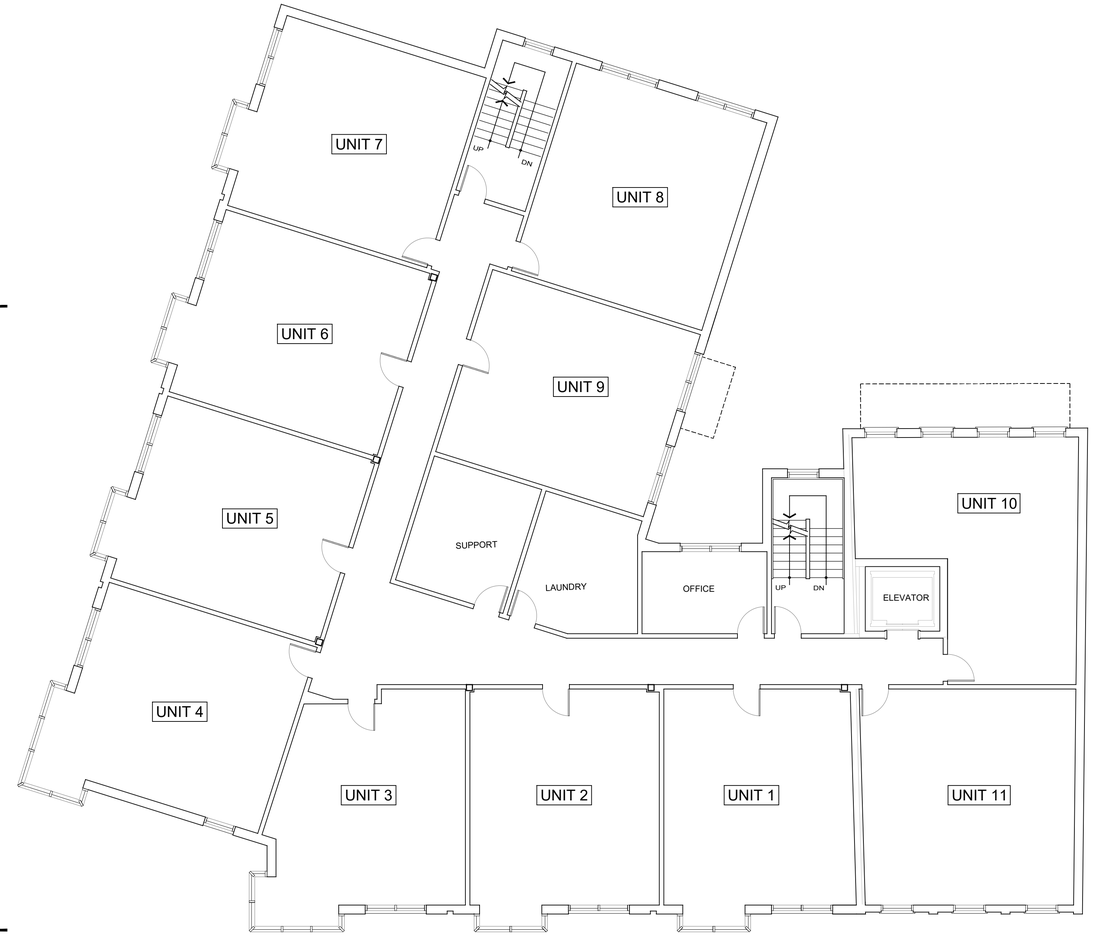
Scale: $\frac{1}{16}$" = 1'-0"

Two Cross Street - Hudson Todd LLC

July 26, 2022

A2





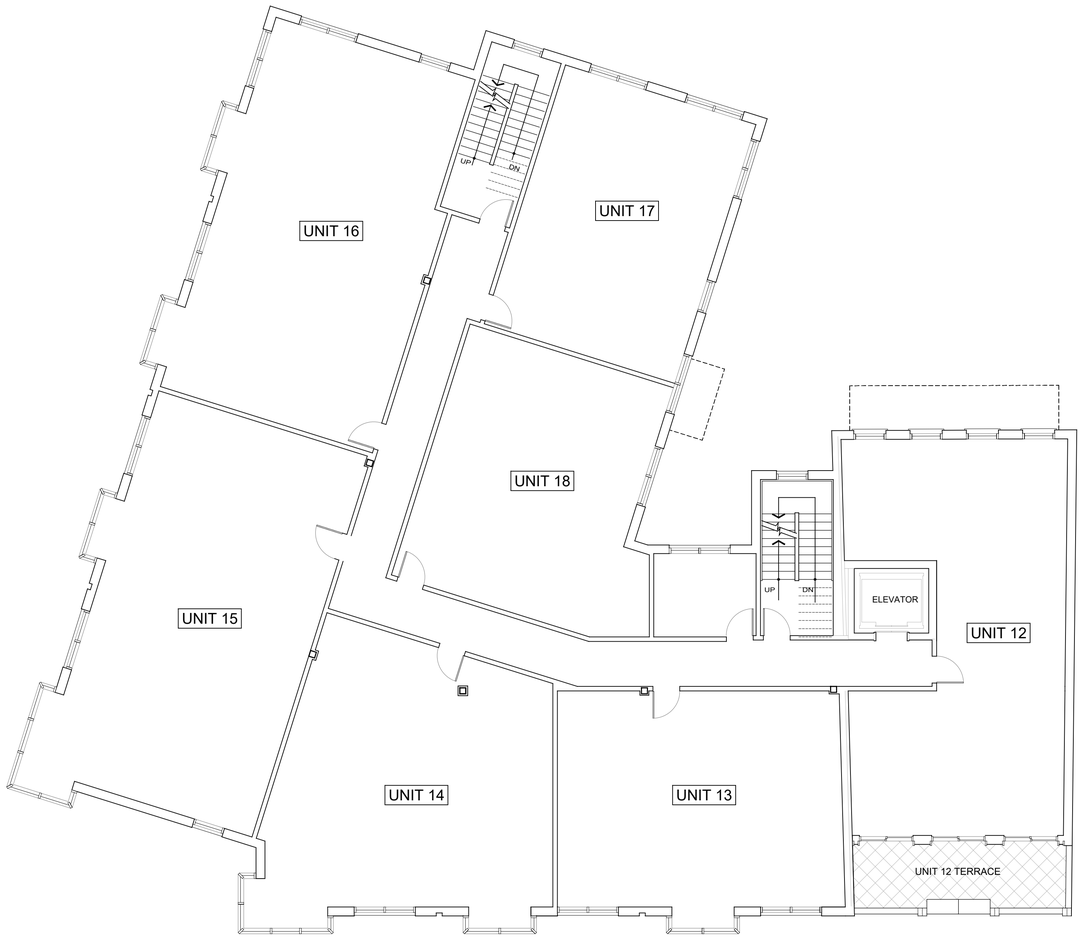
Scale: $\frac{1}{8}$" = 1'-0"

0' 10' 20' 25' 40'

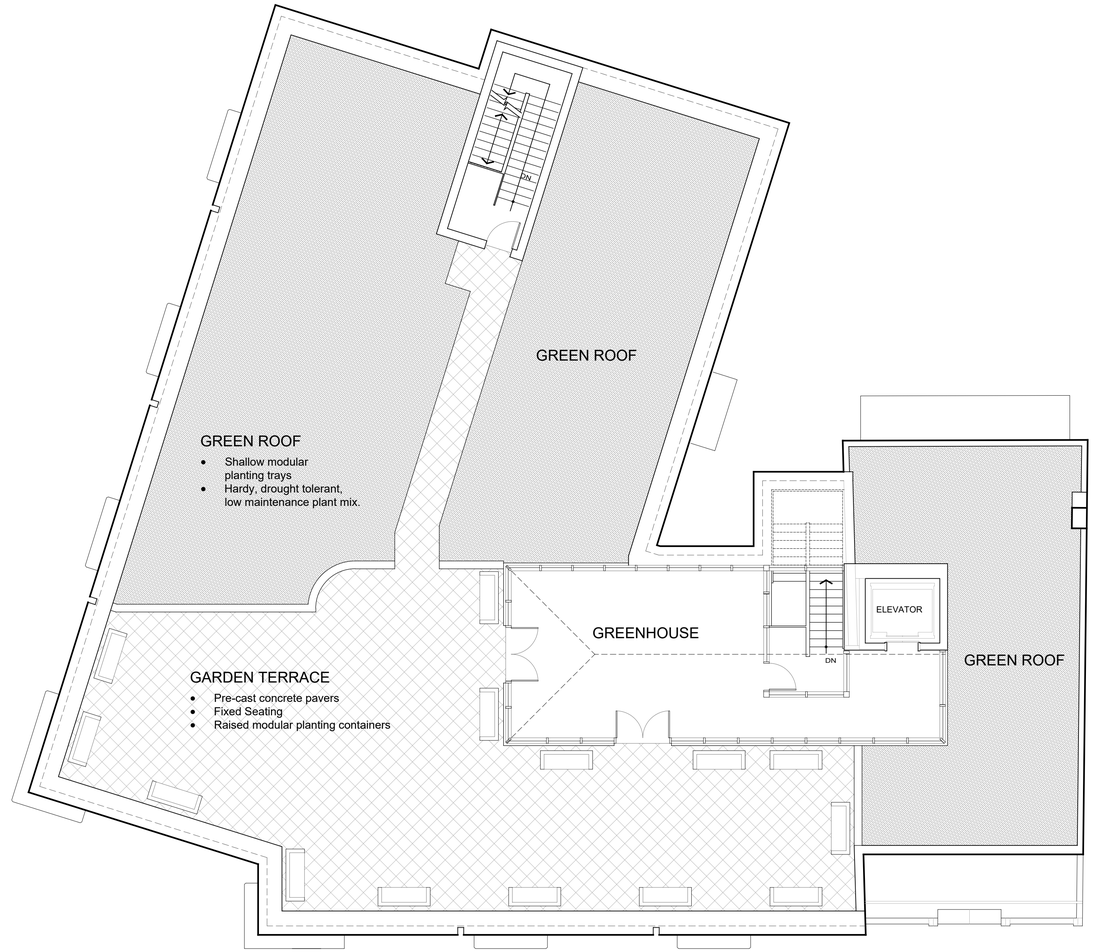
N

Ground Level Floor Plan

Second Floor Plan



Third Floor Plan

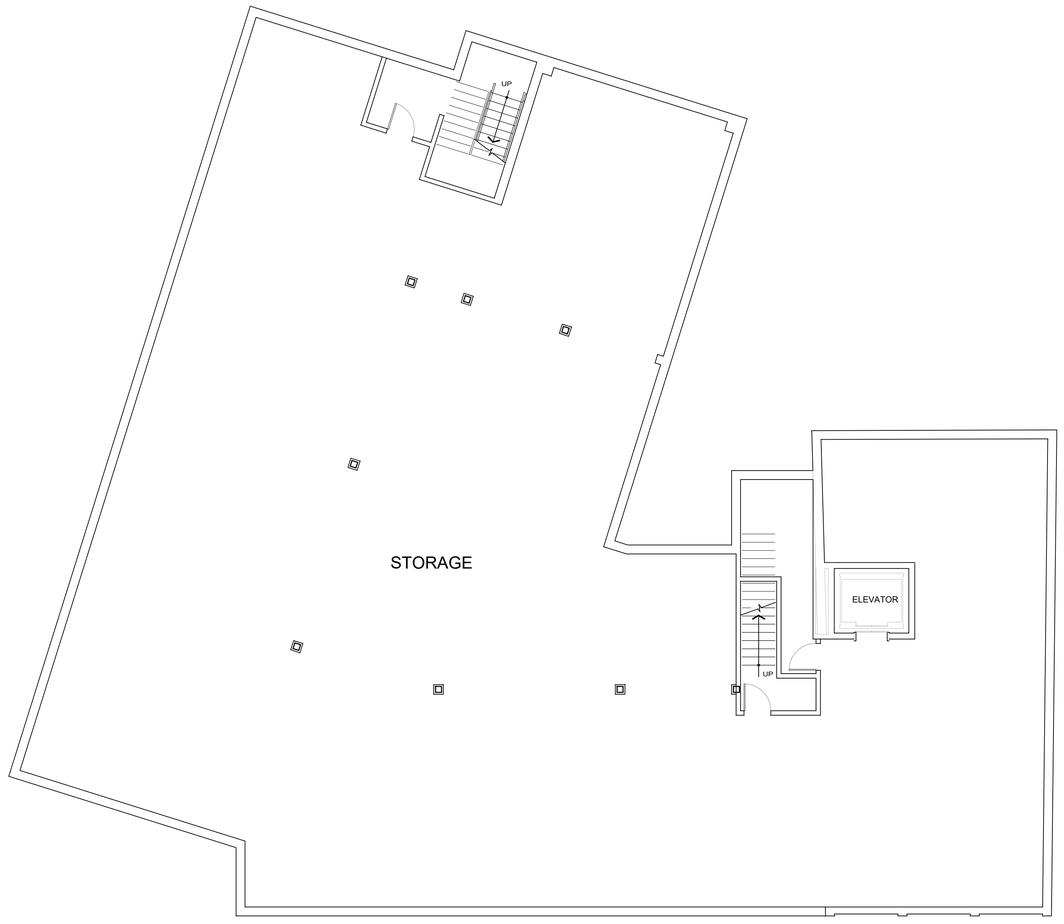


Roof Plan

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

0' 10' 20' 25' 40'

N



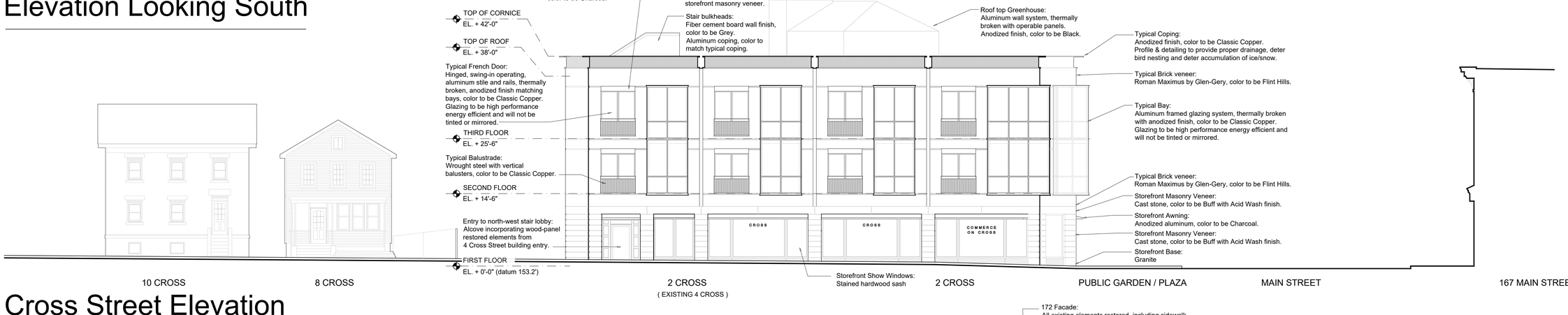
Cellar Floor Plan

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

0' 10' 20' 25' 40'

N

Elevation Looking South



Cross Street Elevation

Main Street Elevation

Two Cross Street - Hudson Todd LLC

July 26, 2022
6 of 11

A6

View Looking East

Main Street - Looking North

View Looking West

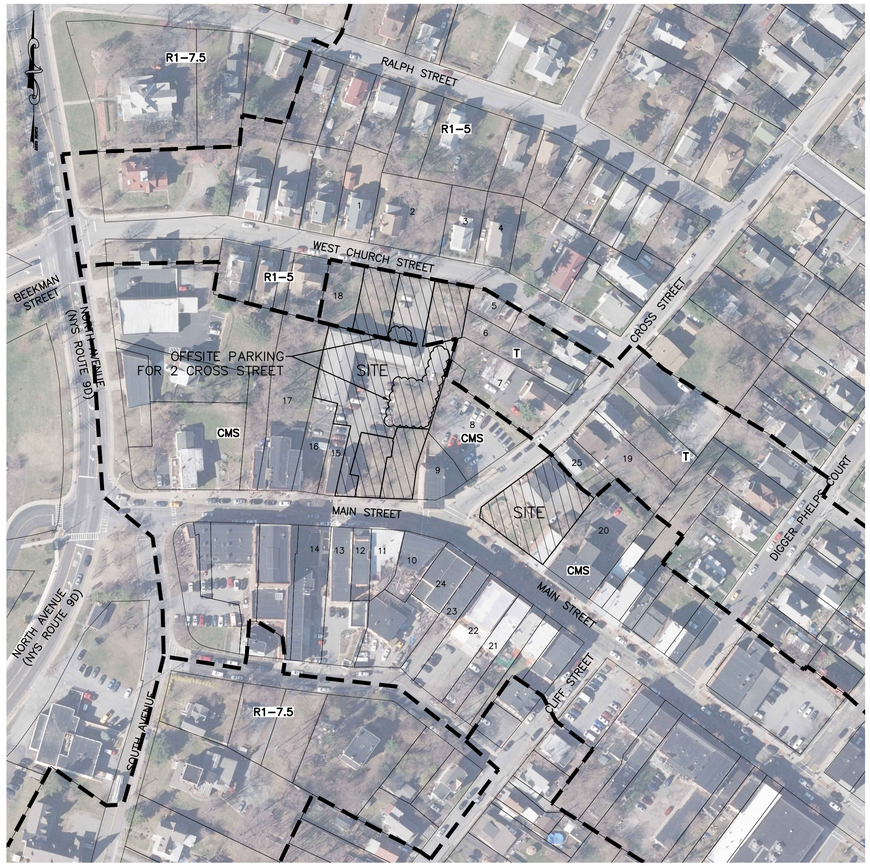
Cross Street - Looking East

Cross Street - Looking South

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975
LOT AREA: ±1.243 ACRES TOTAL
CMS & T ZONING DISTRICTS

ADJOINING PARCELS:
PARCEL: OWNER & MAILING ADDRESS
1: NICHOLAS PAGE, 16 WEST MAIN STREET, BEACON NY 12508
2: MARGARET CULLEN, 18 WEST CHURCH STREET, BEACON NY 12508
3: JAMES BOOTH JR., 22 WEST CHURCH STREET, BEACON NY 12508
4: BRIAN DEWEY, 139 EAST 33RD STREET, NEW YORK NY 10016
5: LISA TRAVELLA, 25 WEST CHURCH STREET, BEACON NY 12508
6: JEREMY GOULDER, 11 CROSS STREET, BEACON NY 12508
7: CROSSIX LLC., 50 SIMMONS LANE, BEACON NY 12508
8: CITY OF BEACON, 1 MUNICIPAL PLAZA, BEACON NY 12508
9: HOSE COMPANY LLC., 162 MAIN STREET, BEACON NY 12508
10: BARBARA SIMS, 5 KITTERIDGE PLACE, BEACON NY 12508
11: MOVIL DEVELOPMENT CORP., 284 MAIN STREET, BEACON NY 12508
12: 151 MAIN STREET LLC., PO BOX 910, BEACON NY 12508
13: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
14: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
15: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
16: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
17: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
18: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
19: THE LINDLEY TODD LLC. 4 CROSS STREET, BEACON NY 12508
20: 7215-18TH AVENUE REALTY CORP., PO BOX 417, SHRUB OAK NY 10588
21: BERISHA BROTHERS INC., 169 MAIN STREET, BEACON NY 12508
22: BERISHA BROTHERS INC., 169 MAIN STREET, BEACON NY 12508
23: MOVIL DEVELOPMENT CORP., 284 MAIN STREET, BEACON NY 12508
24: CHASE PROPERTY MGMT LLC., 110 ANDERSON STREET, BEACON NY 12508
25: JOSE SANTIAGO, 8 CROSS STREET, BEACON NY 12508



AREA MAP SCALE: 1" = 100'

DRAWING INDEX:

SHEET 1: COVER SHEET - CV-1
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN - XC-1
SHEET 3: OVERALL SITE PLAN - SP-1
SHEET 4: GRADING & UTILITY PLAN - GU-1
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SHEET 7: CONSTRUCTION DETAILS 1 - CD-1
SHEET 8: CONSTRUCTION DETAILS 2 - CD-2
SHEET 9: CONSTRUCTION DETAILS 3 - CD-3

ARCHITECTURAL DRAWING INDEX:

A1: PROJECT TITLE SHEET
A2: ZONING: AREA AND UNIT COUNTS
A3: FLOOR PLANS: GROUND FLOOR & SECOND FLOOR
A4: FLOOR PLANS: THIRD FLOOR & ROOF PLAN
A5: FLOOR PLANS: CELLAR FLOOR PLAN
A6: ELEVATIONS
A7: RENDERING: VIEW LOOKING EAST
A8: RENDERING: MAIN STREET - LOOKING NORTH
A9: RENDERING: VIEW LOOKING WEST
A10: RENDERING: CROSS STREET - LOOKING EAST
A11: RENDERING: CROSS STREET - LOOKING SOUTH

OWNER & APPLICANT:
HUDSON TODD, LLC
4 CROSS STREET
BEACON, NY 12508
PH: 646-284-3118

PROJECT SURVEYOR:
JOHNSON SURVEYING
10 MEADOW LANE
PLEASANT VALLEY, NEW YORK 12569
PH: 845-380-0528

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

PROJECT ARCHITECT:
JOSEPH E. TORHAN ARCHITECT
19 WILDWOOD DRIVE
POUGHKEEPSIE, NY 12603
PH: 203-256-8700

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

_____ _____
JOSEPH DONOVAN DATE

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

SIGNED THIS _____ DAY OF _____ 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR				

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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

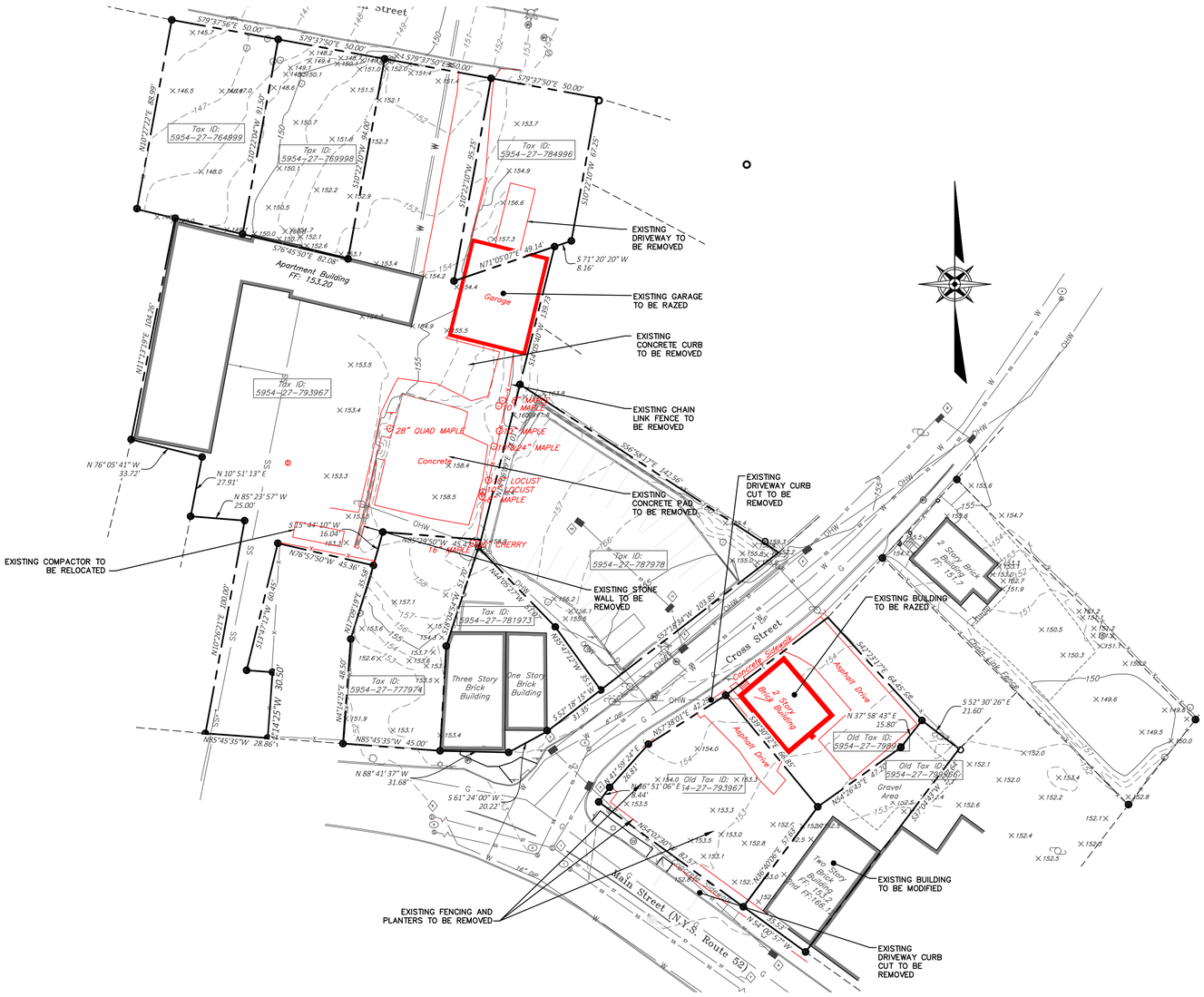
COVER SHEET

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

JOB #:	2019:036
DATE:	8/27/19
SCALE:	1"=100'
TITLE:	CV-1
SHEET:	1 OF 9

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



EXISTING CONDITIONS AND REMOVALS PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

LOCATION MAP SCALE: 1" = 200'

MAP REFERENCES:

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

LEGEND:

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

Storm Sewer Information

Top of Structure	Invert	Invert	Invert	Invert
153.3'	144.6' 24" RCP	140.7' 36" RCP	140.5' 36" RCP	
153.0'	149.0' 15" RCP	148.8' 36" RCP		
153.4'	149.2' 15" RCP	149.0' 18" CPP		
154.2'	149.5' 15" CPP	149.3' 15" CPP	149.8' 12" CPP	
154.3'	149.8' 15" CPP	149.7' 15" CPP		
151.0'	nr	nr		
150.8'	142.7' 36" RCP	142.6' 36" RCP		
154.7'	150.4' 15" CCP			
151.4'	142.6' 12" CCP			
154.7'	150.8' 12" CCP	150.6' 12" CCP		
154.7'	150.4' 12" CCP	150.2' 12" CCP		

Sanitary Sewer Information

Top of Structure	Invert	Invert	Invert	Invert
153.5'	144.1' 8" CIP			
153.1'	140.2' 8" CIP	140.1' 10" ADS		
153.8'	140.4' 12" ADS	140.3' 12" ADS		
155.8'	148.1' 12" RCP	148.0' 12" RCP		
150.8'	137.9' nr	137.8' nr		
151.0'	142.0' nr	141.9' nr		

*Pipe material from City of Beacon Sewer mapping.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

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

EXISTING CONDITIONS AND REMOVALS PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

JOB #: 2019:036
DATE: 10/29/19
SCALE: 1"=30'
TITLE: XC-1
SHEET: 2 OF 9

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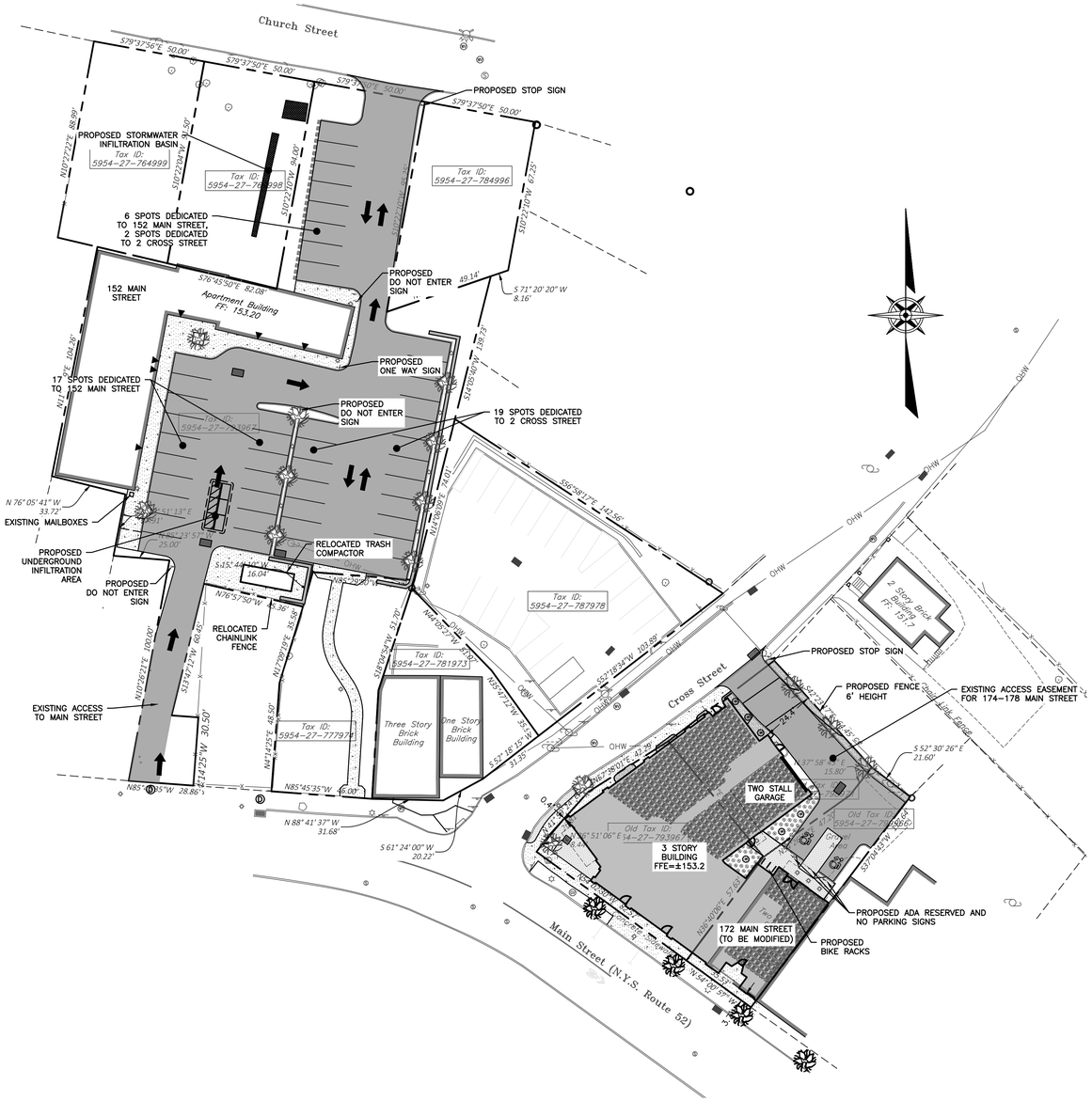

OVERALL SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 4"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED. AN INFLOW & INFILTRATION (I&I) STUDY HAS BEEN CONDUCTED ON 172 MAIN STREET, AND 4 CROSS STREET. REFER TO I&I NOTES FOR MITIGATION PROCEDURES.

SIGHT DISTANCE NOTES:

THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE (SLSD) OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT, AND 200 FEET IN BOTH DIRECTIONS FOR STOPPING SIGHT DISTANCE (SSD). THE MEASURED SLSD AND SSD AT THE PROPOSED ENTRANCES ARE AS FOLLOWS:

152 MAIN STREET PARKING ENTRANCE ON MAIN STREET:
- SLSD LEFT = ±289 FEET
- SLSD RIGHT = ±84 FEET
- SSD LEFT = ±615 FEET
- SSD RIGHT = ±296 FEET

152 MAIN STREET PARKING ENTRANCE ON CHURCH STREET:
- SLSD LEFT = ±122 FEET
- SLSD LEFT = ±230 FEET (MEASURED AT ±4 FEET FROM PAVEMENT EDGE TO AVOID TREE)
- SLSD RIGHT = ±120 FEET
- SLSD RIGHT = ±146 FEET (MEASURED AT ±4 FEET FROM PAVEMENT EDGE TO AVOID PARKED CARS)
- SSD LEFT = ±217 FEET
- SSD RIGHT = ±310 FEET (TO INTERSECTION WITH ROUTE 9D)

2 CROSS STREET ENTRANCE:
- SLSD LEFT = ±62 FEET
- SLSD LEFT = ±155 FEET (MEASURED AT ±9 FEET FROM PAVEMENT EDGE TO INTERSECTION WITH MAIN STREET)
- SSD LEFT = ±127 FEET (TO INTERSECTION WITH MAIN STREET)

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	N/A	N/A
LOT WIDTH:	N/A	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	123.9 FEET	123.9 FEET
YARD SETBACKS:			
FRONT YARD:	0-10 FEET	1.8 FEET CROSS, 3.7 FEET MAIN	0.4 FEET CROSS, 3.7 FEET MAIN
SIDE YARD:	0 FEET	0 FEET	0 FEET
REAR YARD:	20 FEET	28.2 FEET	24.4 FEET
MAX. BUILDING HEIGHT:	38 FEET, 3 STORIES	2 STORIES	38 FEET, 3 STORIES
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. OPEN SPACE:	10% (5% IF PUBLIC)	±33.3%	5.8%

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	5,000 SQUARE FEET	N/A	N/A
LOT WIDTH:	50 FEET MINIMUM	N/A	N/A
LOT DEPTH:	100 FEET MINIMUM	83.3 FEET	83.3 FEET
YARD SETBACKS:			
FRONT YARD:	10 FEET	74 FEET	N/A
SIDE YARD:	10 FEET	N/A	N/A
REAR YARD:	20 FEET	0 FEET	N/A
MAX. BUILDING HEIGHT:	35 FEET, 2.5 STORIES	1 STORY	N/A
MAX. BUILDING COVERAGE:	N/A	N/A	N/A

* NO STRUCTURES ARE PROPOSED IN THE T ZONING DISTRICT. THE EXISTING GARAGE ON PARCEL 5954-27-784996 TO BE RAZED.

OFF STREET PARKING TABULATION:

USE	CODE REFERENCE	SIZE	REQUIRED SPACES	PROPOSED SPACES
SENIOR CITIZEN:	2 SPACES FOR EACH 3 DWELLING UNITS. PER ARTICLE III GENERAL REGULATIONS § 223-26 F.	9 DWELLING UNITS	2/3 X 9 = 6	
RESIDENTIAL:	1 SPACE PER UNIT. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (a).	9 UNITS	1 X 9 = 9	
RETAIL:	2 SPACES PER 1,000 SF OF FLOOR AREA. PER ARTICLE IVD (CMS) § 223-41.18 G (2) (c).	4,980 SF	2 X 4.9 = 10	
152 MAIN STREET EXISTING RESIDENTIAL:	PER THE APPROVED 1985 SITE PLAN		23	
TOTAL OFF-STREET PARKING:			48	48 (INCLUDES 2 ADA ACCESSIBLE PARKING SPACES)

MAP REFERENCES:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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OVERALL SITE PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

JOB #: 2019:036
DATE: 8/27/19
SCALE: 1"=30'
TITLE: SP-1
SHEET: 3 OF 9

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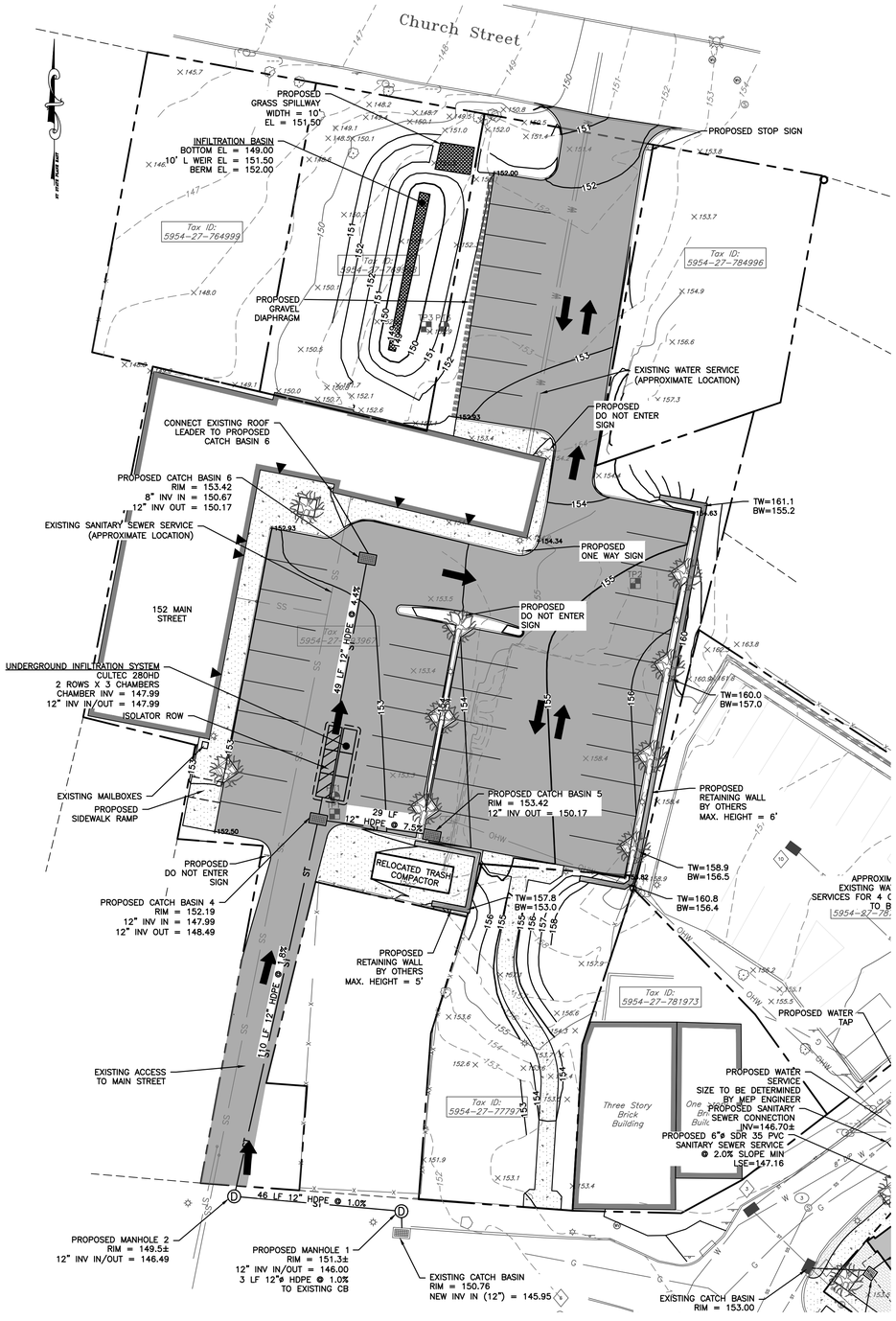
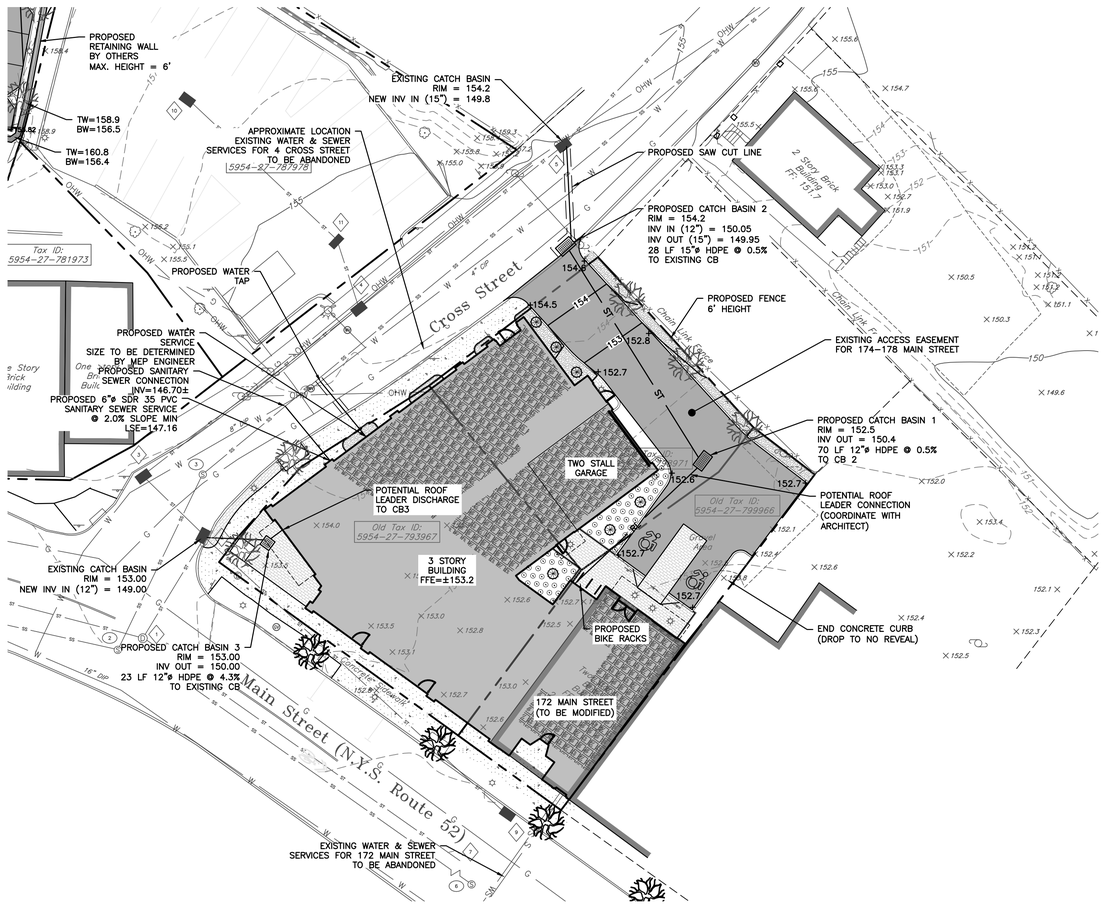


GRADING & UTILITY PLAN FOR OFFSITE PARKING AT 152 MAIN STREET

SCALE: 1" = 20'



GRADING & UTILITY PLAN FOR 2 CROSS STREET

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Storm Sewer Information

Dwg. # Structure	Invert	Invert	Invert	Invert
1	153.3'	144.4' 24" RCP	145.1' 36" RCP	140.5' 36" RCP
2	153.0'	146.1' 15" RCP	145.8' 30" RCP	
3	153.4'	149.1' 15" RCP	148.7' 15" CPP	
4	154.2'	151.0' 15" CPP	150.7' 15" CPP	148.8' 12" CPP
5	154.3'	148.8' 18" CPP	148.7' 15" CPP	
6	151.0'	nr	nr	
7	150.8'	142.7' 36" RCP	142.6' 36" RCP	
8	154.7'	150.1' 15" CCP		
9	151.6'	143.6' 21" RCP		
10	154.7'	152.7' 12" CCP		
11	154.7'	152.7' 12" CCP	150.1' 12" CCP	

Sanitary Sewer Information

Dwg. # Structure	Invert	Invert	Invert	Invert
A	153.0'	144.1' 8" CIP		
B	153.1'	140.3' 12" ADPE	140.1' 12" ADPE	
C	153.8'	146.4' 12" ADPE	146.2' 12" ADPE	
D	155.8'	147.9' 12" HDP	147.7' 12" HDP	
E	150.8'	137.9' nr	137.8' nr	
F	151.0'	143.0' nr	141.8' nr	

**Pipe material from City of Beacon Sewer mapping.*

UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ABANDONMENT WILL BE COORDINATED WITH THE CITY OF BEACON WATER & SEWER DEPARTMENT.

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF LEADERS WITHIN 172 MAIN STREET ARE TIED INTO BUILDING SEWER. IN ADDITION, THERE IS A SUMP PUMP WITHIN THE BASEMENT OF THE BUILDING WHICH IS ALSO TIED INTO THE SEWER SERVICE PIPE. NO ILLICIT CONNECTIONS WERE FOUND AT 4 CROSS STREET.
2. THE ROOF LEADER AND SUMP PUMP WITHIN 172 MAIN ST. SHALL BE DISCONNECTED FROM THE SANITARY SEWER LINE. NEW ROOFTOP DRAINAGE SHALL BE PER THIS PLAN. ANY NEW SUMP PUMP SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 9 ON THIS PLAN.

INFILTRATION BASIN NOTES:

1. THE INFILTRATION BASIN SHALL NOT SERVE AS A SEDIMENT TRAP DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
2. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR CONSTRUCTION PURPOSES TO AVOID COMPACTION OF THE BASIN FLOOR.
3. A HIGHLY POROUS SURFACE TEXTURE SHALL BE RETAINED ALONG THE BASIN FLOOR, ESPECIALLY WITHIN THE AREA IDENTIFIED AS BEING USED FOR INFILTRATION.
4. ESTABLISH DENSE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR TO PREVENT EROSION AND SLOUGHING AND TO PROVIDE A NATURAL MEANS OF MAINTAINING RELATIVELY HIGH INFILTRATION RATES. GRASSES OF THE FESCUE FAMILY (ALTAI FESCUE, WESTERN FESCUE OR RED FESCUE) ARE SPECIFIED ON THIS PLAN, PRIMARILY DUE TO THEIR ADAPTABILITY TO DRY SANDY SOILS, DROUGHT RESISTANCE, HARDINESS, AND ABILITY TO WITHSTAND BRIEF INUNDATIONS. FESCUE WILL ALSO ALLOW FOR LONG INTERVALS BETWEEN MOWINGS. WHICH SHALL OCCUR TWICE PER YEAR MINIMUM, TYPICALLY IN JUNE AND SEPTEMBER IS SATISFACTORY.
5. THE BERMS SHALL BE SUFFICIENTLY COMPACTED AND OF SUCH MATERIAL TO PREVENT SEEPAGE.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

DEEP TEST HOLE TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON JULY 12, 2022

TP1: 0"-8" CONCRETE, 8"-24" SILT & DEBRIS, 24"-80" CLAYEY SILT, 80"-108" CLAYEY SILT WITH CLAY. NO SEEPAGE, MOTTLING, OR BEDROCK
TP2: 0"-2" ASPHALT, 2"-18" SILT AND COBBLES. NO SEEPAGE OR MOTTLING, BEDROCK (SHALE) @ 18"
TP3: 0"-4" TOPSOIL, 4"-24" SILTY SAND, 24"-124" SILTY CLAY. NO SEEPAGE, MOTTLING, OR BEDROCK

STORMWATER INFILTRATION TEST TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON JULY 12, 2022

TEST HOLE #	DEPTH (INCHES)	RESULTS (MINUTES: SECONDS/INCH)
PT1	84	4:26, 4:39, 5:07, 6:18
PT3	12	19:34, 25:47, 31:06

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

LEGEND:

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				

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GRADING & UTILITY PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

JOB #: 2019:036
DATE: 10/29/19
SCALE: 1"=20'
TITLE: GU-1
SHEET: 4 OF 9

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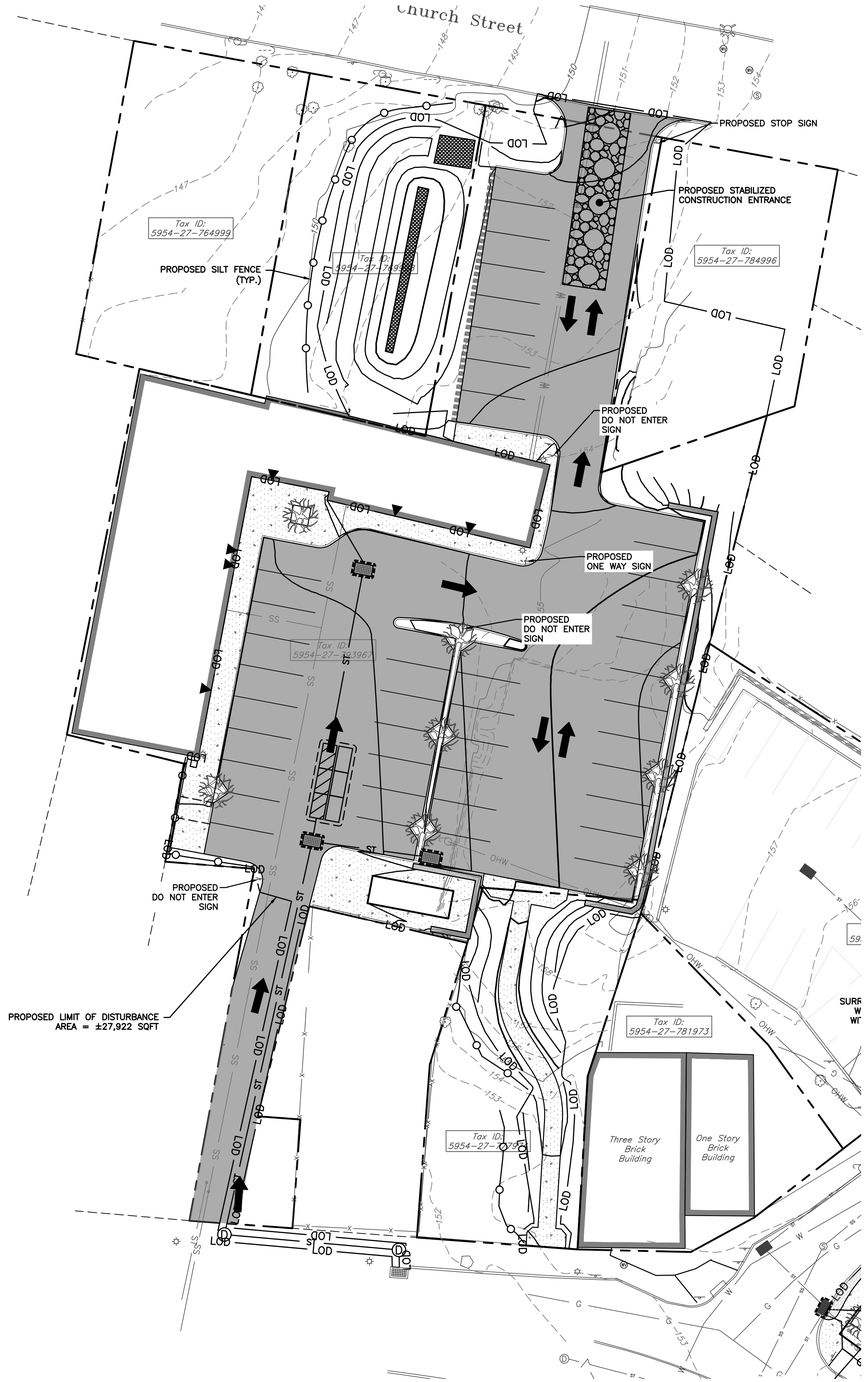
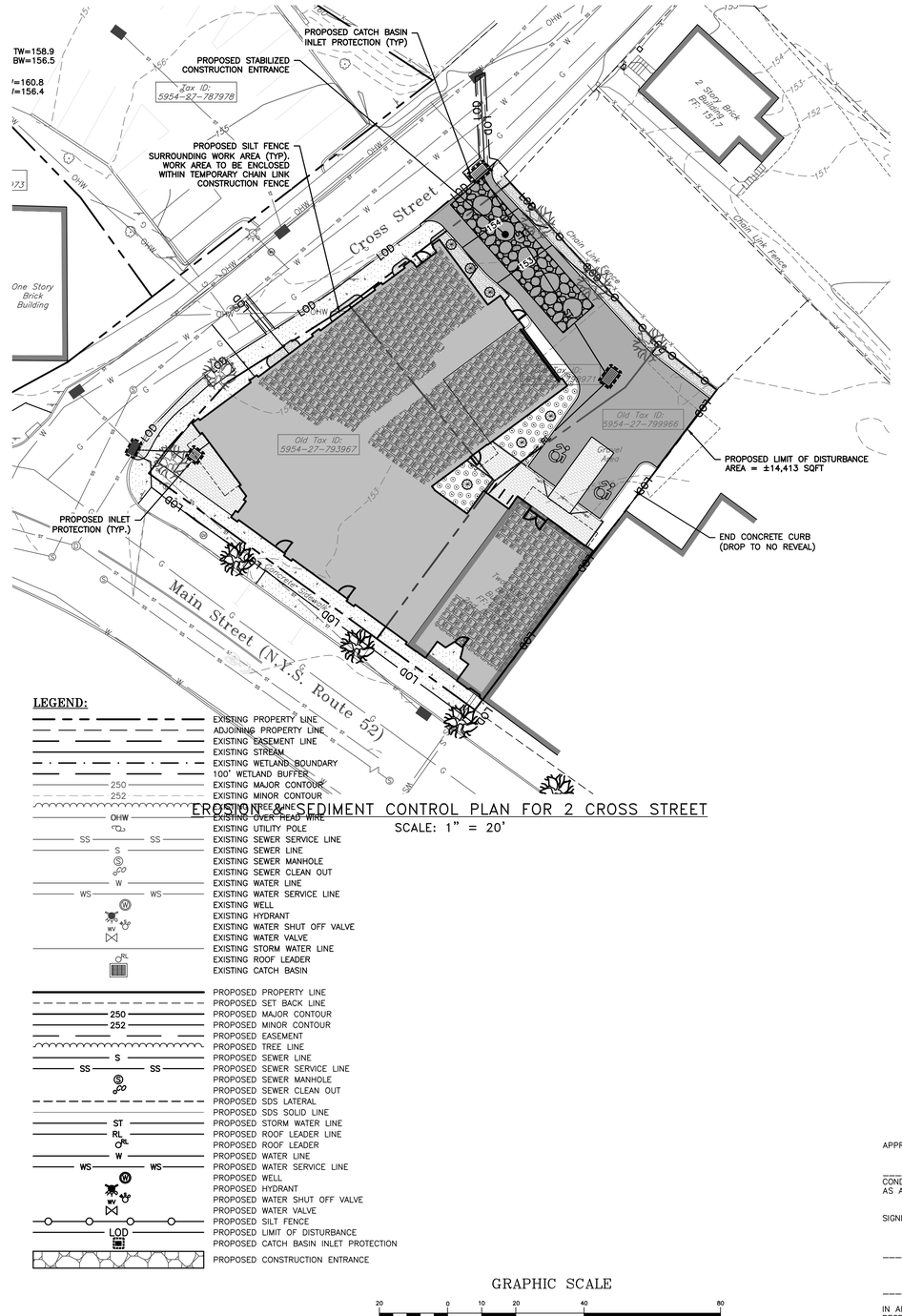


EROSION & SEDIMENT CONTROL PLAN FOR OFFSITE PARKING AT 152 MAIN STREET

SCALE: 1" = 20'



EROSION & SEDIMENT CONTROL PLAN FOR 2 CROSS STREET

SCALE: 1" = 20'

LEGEND:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				

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

SEAL

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

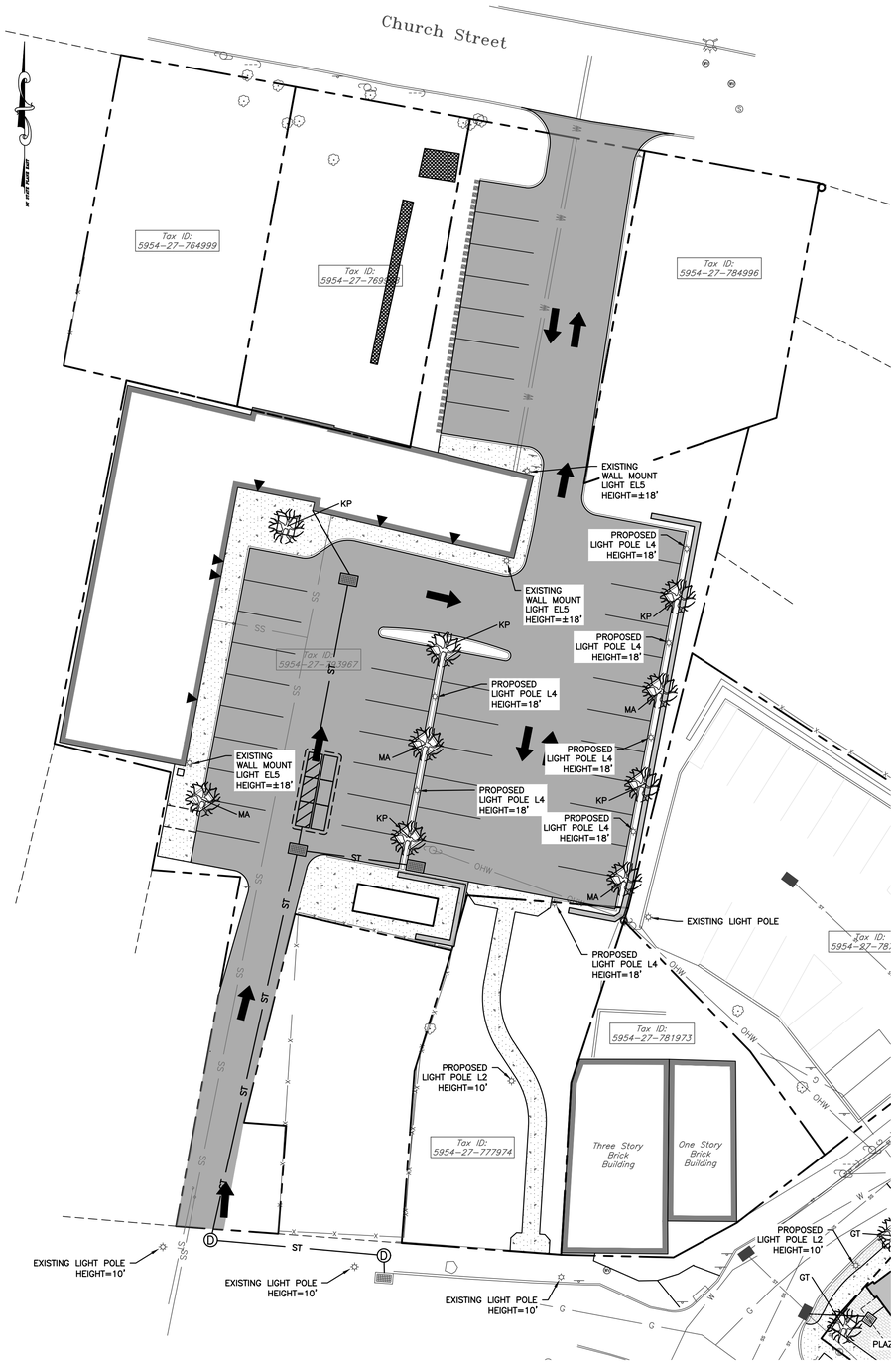
EROSION & SEDIMENT CONTROL PLAN

TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 774997, 784996 & 808975

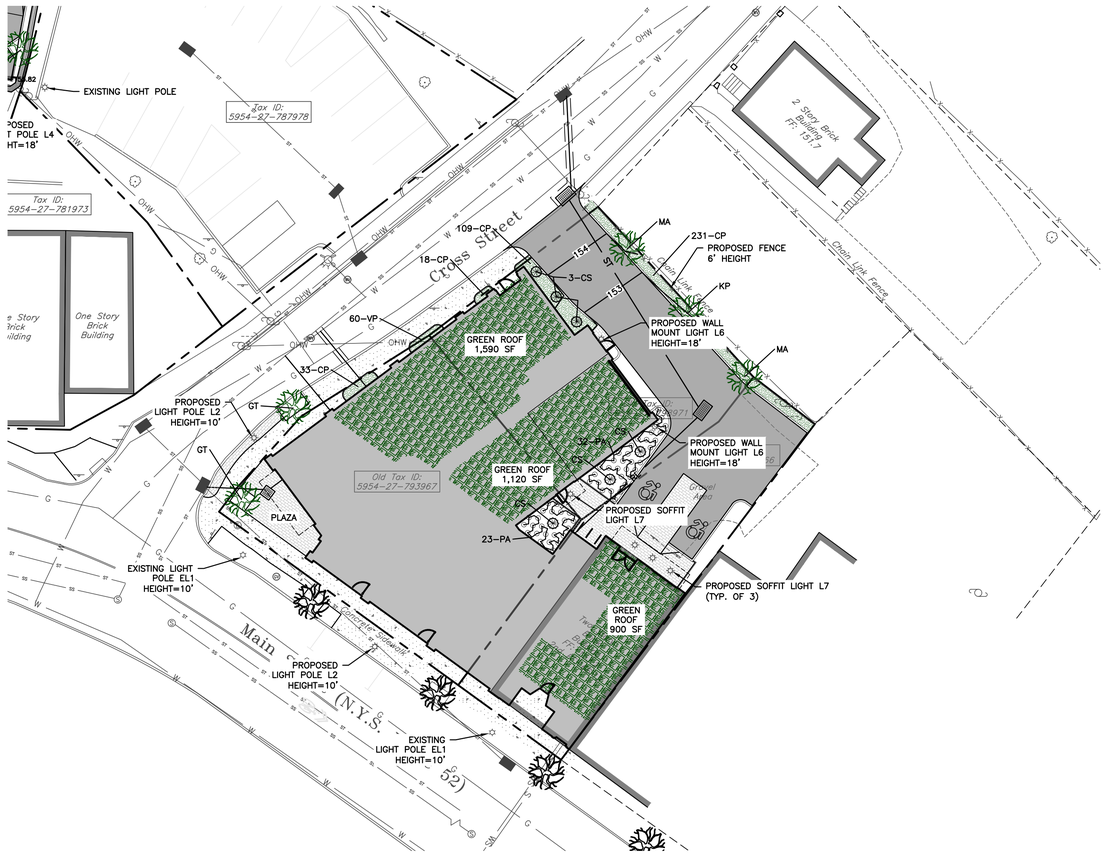
JOB #:	2019:036
DATE:	10/29/19
SCALE:	1"=20'
TITLE:	EC-1
SHEET:	5 OF 9

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



LIGHTING & LANDSCAPING PLAN FOR OFFSITE PARKING AT 152 MAIN STREET

SCALE: 1" = 20'



LIGHTING & LANDSCAPING PLAN FOR 2 CROSS STREET

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LANDSCAPING NOTES:

1. NEW BRICK WALK INFILL, SPECIFICATION TO MATCH EXISTING ADJACENT BRICK PAVING.
2. CONTAINER PLANTS AND FURNITURE, SPECIFICATIONS TO BE DETERMINED.
3. PERENNIAL PLANTING BED, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
4. BUFFER PLANTER BED,PERENNIAL AND SHRUBS,
5. SPECIES AND SPECIFICATIONS TO BE DETERMINED.
6. PAVED WALKS WITH CONTAINER GARDEN, SPECIES AND SPECIFICATIONS TO BE DETERMINED.
7. PERMEABLE GRAVEL BEDS, SPECIFICATIONS TO BE DETERMINED.
8. LAWN, SEED MIX AND SPECIFICATIONS TO BE DETERMINED.
9. NEW TREE PIT TO MATCH EXISTING ADJACENT TREE PITS. NEW 3-INCH CALIPER DECIDUOUS TREE.
10. GREEN ROOF PLANTING: MIX OF SEDUMS IN CONTINUOUS TRAYS WITH GROWING MEDIA APPROXIMATELY 4" DEEP. SPECIES MIX INCLUDING COMBINATION OF SEDUM ALBUM, SEDUM ACRE, SEDUM KAMTSCHATICUM ELLACOMBIANUM, SEDUM PULCHELLUM MICHAUX, SEDUM REFLEXUM, AND SEDUM SPURIUM.
11. ROOF PLANTERS: MIX OF ANNUAL, PERENNIAL AND SHRUB PLANTINGS IN LINED BOXES WITH BOTH ELEVATED AND DECK-MOUNTED LOCATIONS. CEDAR, CYPRESS OR SIMILAR DECAY-RESISTANT WOOD ENCLOSURES. SPECIES TO INCLUDE: THUJA, SEDGE, HYACINTH, PRIMROSE, BEGONIA.

LIGHTING NOTES:

EL1 EXISTING DECORATIVE POLE LIGHT
L2 NEW DECORATIVE POLE LIGHT TO MATCH EXISTING ADJACENT eL1.
EL3 EXISTING STREET/PARKING LOT LIGHT, WOOD POLE MOUNTED.
L4 NEW POST MOUNTED PARKING LOT LIGHT, GLT GPT 87W-UV-40K-BZ.
EL5 EXISTING WALL MOUNTED PARKING LOT LIGHT.
L6 NEW WALL MOUNTED PARKING LOT LIGHT, WDS D 24L 40 4K7 WDT UNV DBT SCP-20F BY KIM LIGHTING
L7 NEW SOFFIT MOUNTED LIGHT.
GENERAL: ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
KP	6	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	3 INCH (DBH)	AS SHOWN
MA	6	MAACKIA AMURENSIS	AMUR MAACKIA	3 INCH (DBH)	AS SHOWN
GT	2	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	3 INCH (DBH)	AS SHOWN

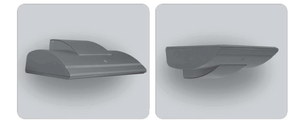
SHRUBS/GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CS	6	CORNUS SERICEA	RED TWIG DOGWOOD	36"-48"	AS SHOWN
PA	55	POLYSTICUM ARCOSTICHOIDES	CHRISTMAS FERN	1 GALLON	30"
VP	60	VIOLA PEDATA	BIRD'S FOOT VIOLET	4" POT	9"
CP	391	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	PLUG	12"

LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



PROPOSED LIGHT "L6"
NOT TO SCALE

PROPOSED LIGHT "L4"
NOT TO SCALE

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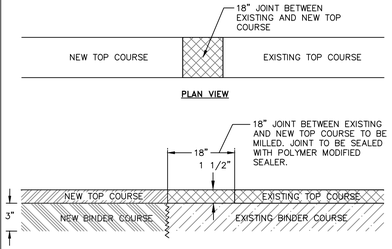
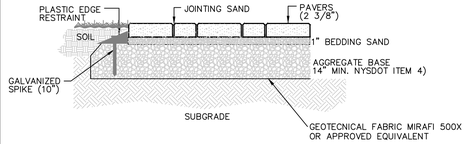
SITE DETAILS



NOTES:

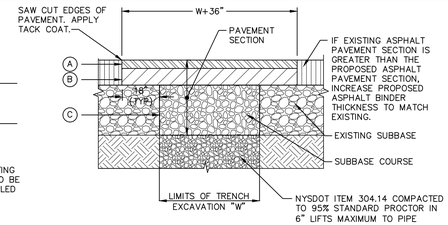
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT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

MILLED KEYWAY DETAIL
NOT TO SCALE



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

CONCRETE PAVER DETAIL
NOT TO SCALE



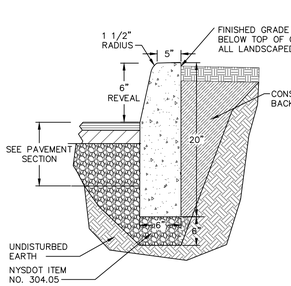
LEGEND

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

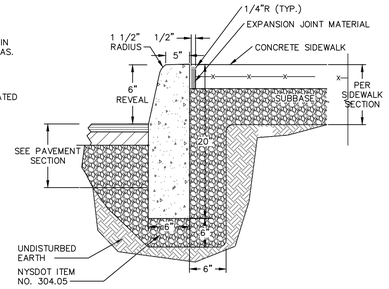
NOTES:

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



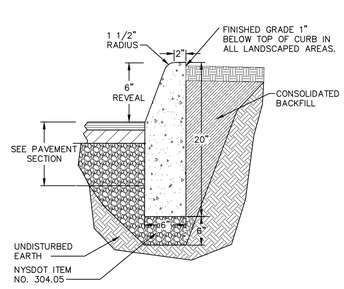
ABUTTING GRASS OR LANDSCAPE



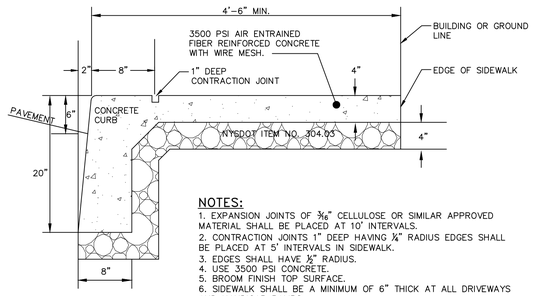
ABUTTING SIDEWALK

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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



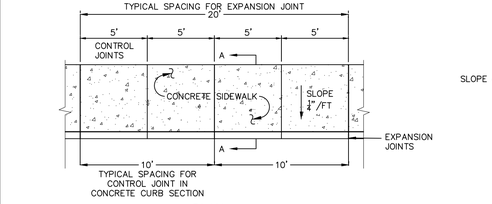
MOUNTABLE CURB
ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE



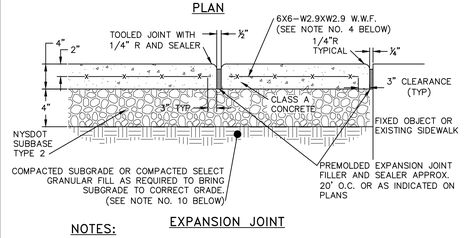
NOTES:

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

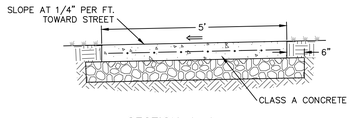
MONOLITHIC CURB AND SIDEWALK DETAIL FOR SIDEWALKS ALONG CITY STREET
NOT TO SCALE



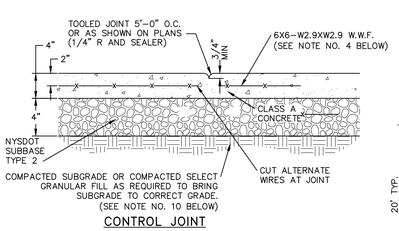
PLAN



EXPANSION JOINT



SECTION A–A

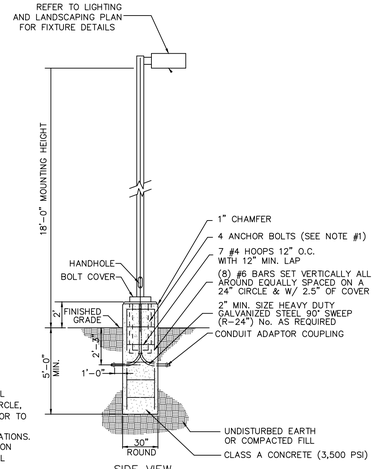


CONTROL JOINT

NOTES:

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

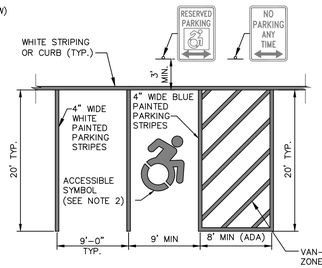
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



SIDE VIEW
NOT TO SCALE

NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL SWEEPS.
4. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE.
5. THE LIGHT SOURCE SHALL BE COMPLETELY SHIELDED TO PREVENT HORIZONTAL GLARE.

POLE AND LUMINARE DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING

ACCESSIBLE PARKING STRIPING

NOTES:

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

PARKING AND STRIPING DETAIL
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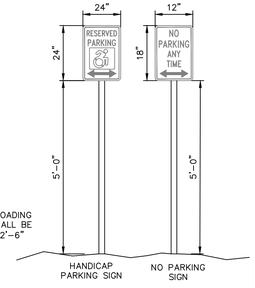

SIGN DETAILS
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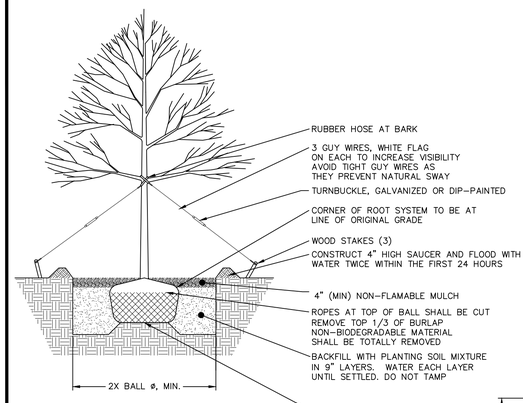
LANDSCAPING DETAILS



TREE DETAIL
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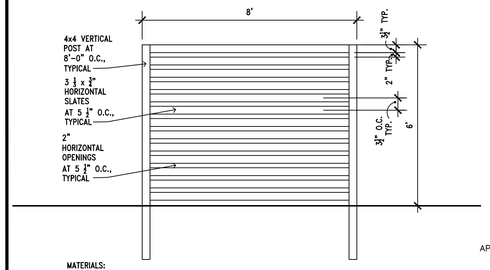
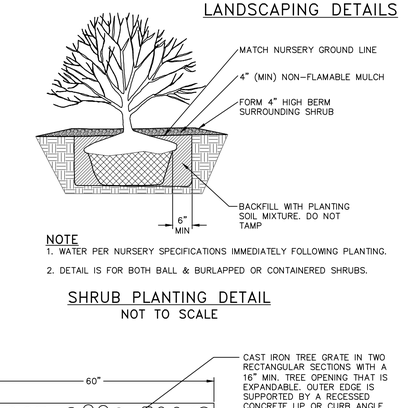


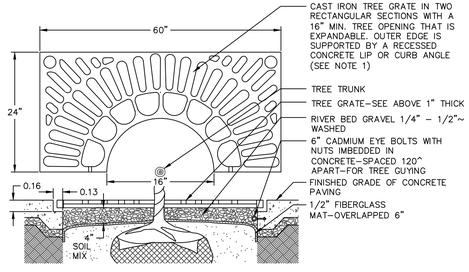
MATERIALS:
- ALL VERTICAL POSTS AND HORIZONTAL SLATES TO BE STAINED CEDAR.
- ALL FASTENERS TO BE GALVANIZED OR STAINLESS STEEL.

6' HEIGHT FENCE DETAIL
NOT TO SCALE



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

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:

1. TREE GRATE SHAPE AND PATTERN SHALL BE COORDINATED WITH THE CITY OF BEACON BUILDING DEPARTMENT PRIOR TO ORDERING.
2. TREE WELL DIMENSIONS SHALL BE A MINIMUM OF 48" X 60".

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

CONSTRUCTION DETAILS 1

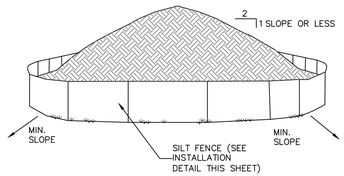
TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–799966, 774986, 774997, 784996 & 808975

JOB #: 2019:036
DATE: 10/29/19
SCALE: AS SHOWN
TITLE: CD–1
SHEET: 7 OF 9

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

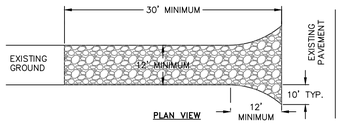
EROSION AND SEDIMENT CONTROL DETAILS



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

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

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

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

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

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

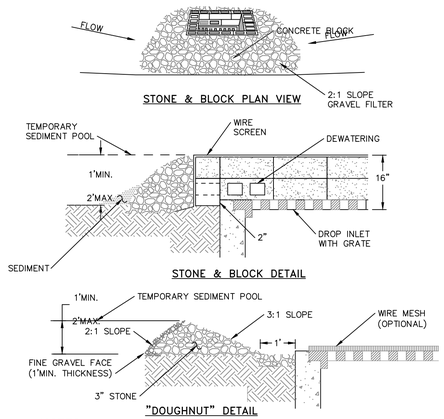
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

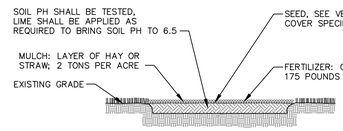
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

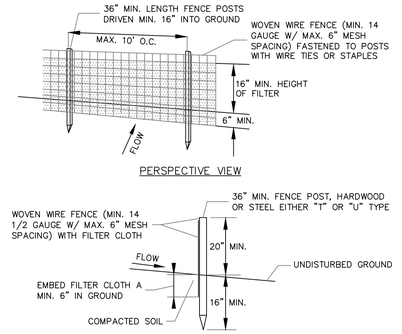
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

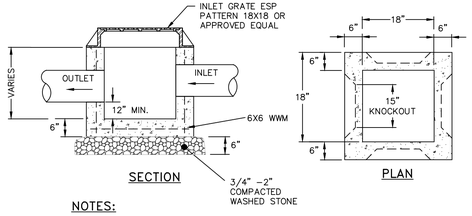


NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE

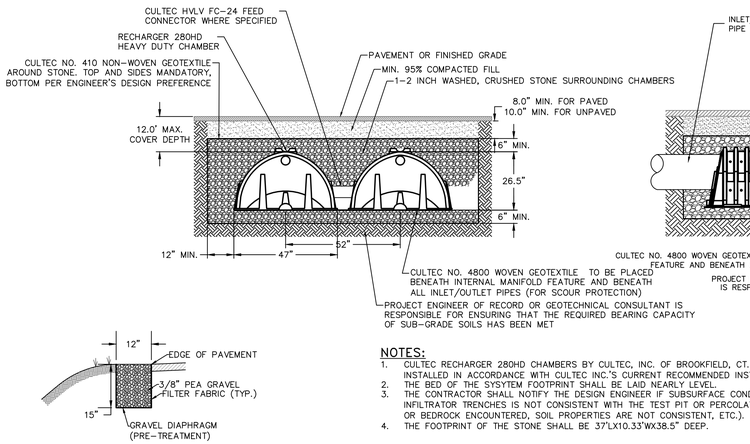
STORMWATER DETAILS



NOTES:

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

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:

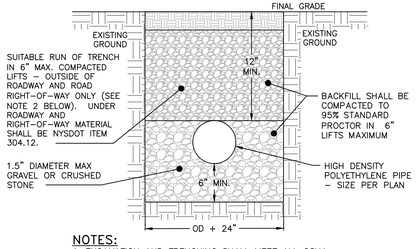
1. CULTEC RECHARGER 280HD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
4. THE FOOTPRINT OF THE STONE SHALL BE 37'LX10.33'WX38.5" DEEP.

UNDERGROUND DETENTION SYSTEM DETAIL
NOT TO SCALE

NOTES:

1. APPROXIMATELY 6" OF THE TOP OF THE STONE DIAPHRAGM CAN BE DECORATIVE STONE.

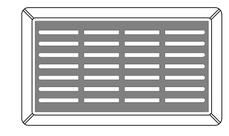
GRAVEL DIAPHRAGM DETAIL
NOT TO SCALE

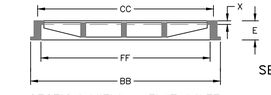


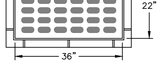
NOTES:

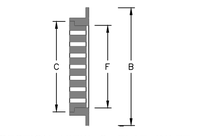
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE









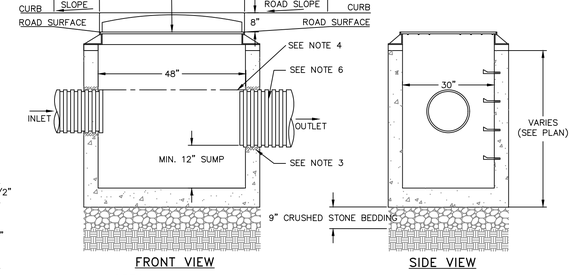
DIMENSION TABLE:

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

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER FLAT INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. HEAVY DUTY RECTANGULAR STORMWATER CURB INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.

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



NOTES:

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

CATCH BASIN DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

STATE OF NEW YORK – DANIEL G. KOENIG – 082716 – LICENSED PROFESSIONAL ENGINEER

SEAL

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

CONSTRUCTION DETAILS 2

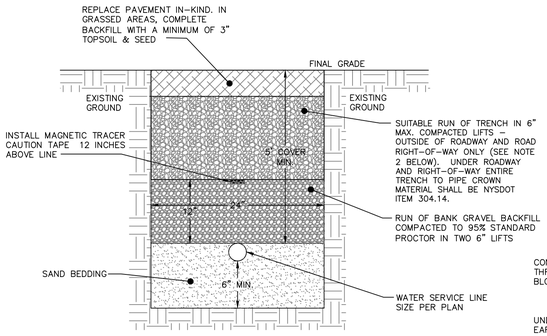
TWO CROSS STREET

152 & 172 MAIN STREET; 2 & 4 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–799966, 774986, 774997, 784996 & 808975

JOB #: 2019:036
DATE: 10/29/19
SCALE: AS SHOWN
TITLE: CD–2
SHEET: 8 OF 9

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

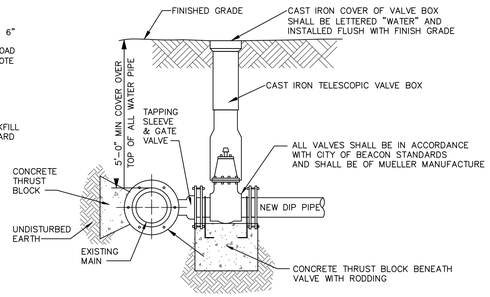
WATER & SEWER DETAILS



NOTES:

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

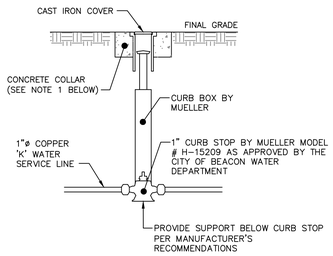
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2631 RESPECTIVELY.

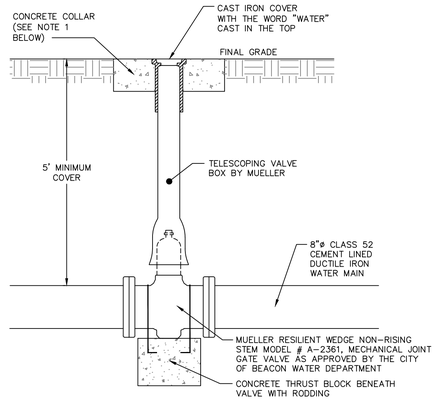
TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

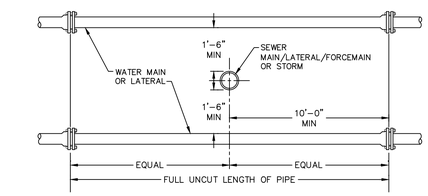
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



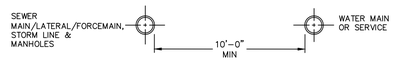
NOTES:

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

GATE VALVE DETAIL
NOT TO SCALE



VERTICAL SEPARATION

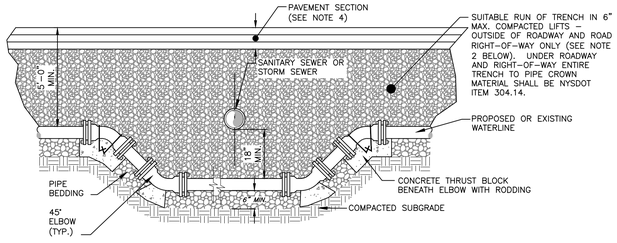


HORIZONTAL SEPARATION

NOTE:

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

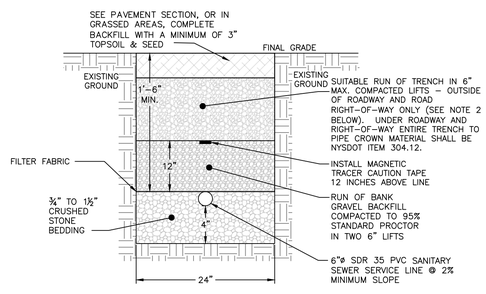
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL MATCH THE EXISTING DIAMETER OF THE EXISTING MAIN, AND SHALL BE CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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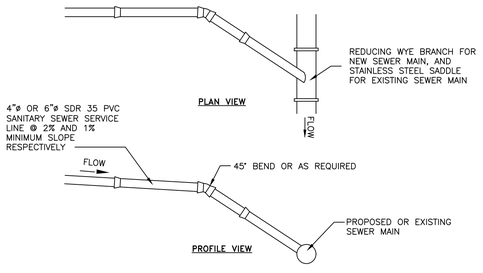
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/21/22	REVISED BUILDING & LAYOUT	DGK				
2	3/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	ESR				

SEAL

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174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845-440-6926
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CONSTRUCTION DETAILS 3

TWO CROSS STREET

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DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-799966, 774986, 777974, 774997, 784996 & 808975

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TITLE: CD-3
SHEET: 9 OF 9

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

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

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **2 Cross Street, Site Plan**

I have reviewed a cover letter and two response letters from Hudson Todd LLC, updated Full EAF Part 1, lighting specification sheets, 11-sheet set of Architectural Drawings, and a 9-sheet set of Engineering Drawings, all dated July 26, 2022

Proposal

The applicant is proposing to construct a 3-story mixed-use building with 4,980 square feet of ground-floor commercial and 18 apartments, incorporating an existing historic building into the design. The parcel is in the Central Main Street (CMS) district. The Main Street frontage is also in the Historic District and Landmark Overlay (HDLO) zone, but not the brick building on Cross Street, which is proposed to be demolished.

Comments and Recommendations

1. For Sheet LT1:

    a. The Lighting Plan should display fixture specifications consistent with Section 223-14B, including footcandle ranges, color temperatures in the range of 2,400- 4,000K, Color Rendering Index in the range of 80-100, and designated full cutoff fixtures.

    b. The Lighting and Landscaping Plan should include lighting and landscaping/trees for the rear parking lot off West Church Street.

    c. The minimum landscaped area is listed as 5.8% on Sheet SP1, where 10% minimum is required. The Landscaping Plan should list the square footage for the various landscaped sections of the site and consider areas that may be increased, such as the planting strip along the rear driveway. Depending on the design, the Board may consider the plaza as part of the required landscaped area.

2. How will commercial customers be directed to the nearby off-site parking spaces?

3. A larger-scale detail should be provided for the corner plaza, including the tree well, any planters, seating options, and paving pattern.

4. The tree grate detailed on Sheet CD1 is not generally recommended by the Tree Advisory Committee, which has preferred permeable pavers level to the sidewalk around the tree.

5. This HDLO property requires a certificate of appropriateness approval, consistent with the design criteria in the Historic Preservation chapter, Section 134-7. The Architectural Review Sub-committee has met twice on this proposal and has referred the final design back to the full Board.

6. The EAF Project Description includes 10 market rate apartments, while Sheet A2 shows 9.

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
Joseph Torhan, Project Architect
Joseph Donovan, Hudson Todd LLC

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

Description: Proposed mixed-use building with 18 upper-floor apartments in CMS and HDLO

Project Name: _____

Project Address: Two Cross Street

_____

Date of Meeting(s) of ARB Subcommittee: June 17, 2022 10:00 – 11:00 am

Attendees: Kevin Byrne, Len Warner, Dave Buckley, John Clarke

Austin Harris, 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:

Updated color renderings showing building from west and south

_____

_____

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

1) Doors and windows: Projecting bays, about 18 inches off the façade, will now have thin window trim on the corner, rather than mitered glass.
Windows will have an energy efficient coating, but will not appear tinted or mirrored.

_____

2) Roof: Still considering greenhouse on the roof. Should show on the renderings if it will be visible from the street views.

_____

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

_____

4) North elevation: Are shown on the elevations, but not the renderings.

5) South elevation: Recessed 3rd floor façade over the historic 172 Main Street will be simple in form with blue-grey fiber-cement materials. The renderings now include additional narrow windows over the plaza area.

6) West elevation: The south and west elevations will have a recessed metal cornice and regular gaps to help break up the length. Still have concerns about birds resting or nesting in the flat spots created by the cornices and projecting bays. Architect will consider ways to prevent.

7) East elevation: _____

8) Signs: Considering signs applied to top of storefront windows, rather than above-the-window sign boards for 1st floor retail. The proposed artwork over the plaza may not involve subsequent individual approvals, if it is to be periodically changed and will not have advertising text or symbols that could be considered a sign.

9) Color and material type: The proposed elongated brick is proposed as Glen Gery Maximus Roman with variations in color. Applicant will bring samples to show at Planning Board meeting. Storefront level will be cast stone with metal frames and permanent short metal projections over the storefronts.

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

Subcommittee generally liked the window patterns, proportions, materials, and overall design, attempting to create more modernist architecture, yet still consistent with the CMS design standards. However, the design may get public criticisms for not using traditional forms in the center of a Historic District.

The Cross Street corner plaza is proposed to have one tree with tree well planting, as well some potted plants along the wall. Level granite block pavers were suggested for permeability instead of a tree grate. The patterned brick wall in between the bay windows is an opportunity for larger-scale, changing artwork or a vine-covered green wall. Len suggested a more irregular or decorative brick pattern. Kevin suggested a support system for future attached artwork be included in the construction. The applicant is also considering an adjacent garage-type wall opening to allow a seamless inside-outside experience for the plaza area.

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.

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.

August 5, 2022

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

RE: Two Cross Street – Hudson Todd
City of Beacon
Special Use & Site Plan Application

Dear Mr. Gunn:

My office has received the following in regard to the Two Cross Street – Hudson Todd LLC project:

- Correspondence from Hudson Todd, LLC., dated July 26, 2022.
- Response correspondence to John Clarke's comments from Joseph Donovan, dated July 26, 2022.
- Response correspondence to John Russo's comments from Joseph Donovan, dated July 26, 2022.
- Full Environmental Assessment Form dated July 26, 2022.
- Cut sheets of proposed site lights and building mounted lights.
- Report titled "Drainage Report for 2 Cross Street", dated July 26, 2022, as prepared by Hudson Land Design.
- Architectural Drawings, Sheets A1 through A11, dated July 26, 2022, as prepared by Joseph Torhan, Architect.
- Plans titled "Two Cross Street – Hudson Todd LLC", with the latest revision date of July 26, 2022, and consisting of Sheets 1 through 9 of 9, as prepared by Hudson Land Design.

The Applicant is proposing to build a 24,185 square foot building at 2 Cross Street which would consist of retail space on the first floor and residential uses on the 2nd and 3rd floors of the building. The Applicant is also proposing a green roof system for the building to help with stormwater. Parking for the project will be accomplished at 2 locations. 4 spaces will be located on the 2 Cross Street parcel, and an additional 44 spaces will be located on the 152 Main Street Parcel. In order to achieve the additional parking on the 152 Main Street parcel, the applicant is removing and existing garage and reconfiguring the existing parking lot. The applicant will also be providing two stormwater infiltration systems to reduce the amount of stormwater runoff generated from the 152 Main Street Parcel.

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

Existing Conditions & Removals (Sheet 2 of 9)

1. The utility information tables on the plan shall be enlarged so that they are legible.

2. The applicant's consultants shall discuss with the various utility companies at this time as to how and where the existing utilities that are to be abandoned are to be accomplished. Note No. 7 under "Demolition Notes" shall be updated to reflect the information as provided by the various utility companies.

Overall Site Plan (Sheet 3 of 9):

1. "Do Not Enter" signs shall be located on both sides of the drives. Plan shall be updated to reflect this at both locations shown on the plan.

Grading & Utility Plan (Sheet 4 of 9):

1. The utility information tables on the plan sheet shall be enlarged so that they are legible.

2. The plan shows retaining walls to be constructed on the 152 Main Street parcel as part of the project yet notes that these are "by others". Information should be provided on these walls at this time as to the type of wall system to be used, construction details for the wall system, wall system facing and color, etc. The retaining wall system shall be design by a licensed engineer in the State of New York given the heights of the wall exceeding 4 feet.

3. Will any temporary or permanent easement need to be acquired for the construction and maintenance of the proposed retaining walls? The retaining wall on the east side of the parcel is just about on the property line of the City's parking lot on Cross Street.

4. The plan shall clearly label all sidewalk and curbing that is proposed as part of the project on the 152 Main Street parcel.

5. As overflow drainage line for the infiltration system within the parking lot on the south side of the 152 Main Street parcel is to run towards Main Street, with additional drainage structures being provided on Main Street, the plan shall be updated to show the existing utilities and Main Street itself past the parking lot entrance to the 152 Main Street parcel.

6. If possible, we would prefer to see a new catch basin installed within Main Street to allow for connection of the stormwater overflow pipe, and the new catch basin connected to the existing drainage system within Main Street. This should be discussed further with the Highway Superintendent.

7. With regards to the infiltration basin located on the north side of the project and the soil testing conducted for this structure, it appears that additional testing is required at the proper depth, with at least 2 tests being performed within the proposed system.

8. The infiltration basin on the north side of the 152 Main Street parcel includes an emergency spillway for overflow, which just conveys water towards the roadway uncontrolled. In order to prevent the uncontrolled release of water from this emergency spillway, which could impact the adjacent neighbors downhill and the road itself, we would recommend that drainage be extended up West Church Street to allow for connection of an overflow structure to the extended drainage system.

9. The "Long Term Maintenance of Stormwater Structures" shall be updated to include requirements for maintenance of the underground infiltration system and infiltration basin on the 152 Main Street parcel. Additionally, a note shall be added to the plan that these systems will be inspected by a licensed engineer on a yearly basis, and a copy of the inspection report with findings and recommendations, be provided to the Beacon Building Department. A maintenance agreement should be prepared for these structures and filed with the County as part of the project.

Erosion & Sediment Control (Sheet 5 of 9):

1. The "Legend" on the plan shall be shifted so that it does not overlay onto the drawings on the plan.

Lighting & Landscaping (Sheet 6 of 9):

1. The consultant should verify that there is sufficient room to install the proposed trees in front of the easterly retaining wall proposed on the 152 Main Street parcel. Consideration should be given to the size of the root ball for a 3" tree.

2. The photometrics of the proposed lights shall be provided on the plans to show the proposed lighting for the site as well as the foot candles from the proposed lighting.

Construction Details 1 (Sheet 7 of 9):

1. The "Pavement Restoration Detail" shall be updated to reflect a 1 ½" top course, and a 3" binder course and a 3" base course for the asphalt, along with backfill material within the City's right-of-way being NYSDOT Item No. 304.12.

2. The "Monolithic Curb and Sidewalk" detail shall be updated to reflect a minimum width of 5 feet.

Drainage Report:

1. The soil testing that was previously conducted at the site shall be included in the report.
2. Based upon the depth of the percolation test for the infiltration basin and the overall depth of the infiltration basin, it appears that additional testing will be required.
3. Section 5 of the report shall be updated to expand upon the infiltration systems to be used, incluing specific details of each of the infiltration systems to be used and its compliance with NYSDEC Standards.
4. The report shall include the short-term and long-term maintenance requirements for the two infiltration systems proposed for the project.

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

City of Beacon Planning Board Agenda
08/09/2022

Title:

Continue review of Application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael Braden

ATTACHMENTS

5 Henry St - Docs - 7-26-22.pdf

5 Henry Street - Braden - Arch. Plans - 7-26-22.pdf

5 Henry Street - Braden - Engineering Plans - 7-26-22.pdf

Planners Comments Henry St 8.5.22.pdf

Engineers Comments The Garage Studio 08-03-22 review.pdf

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

July 25, 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)* ***– 4 page + attachments***

Dear Madam Secretary -

Please see enclosed within this submission the following:

- Five (5) copies of the Short Environment Assessment Form dated last revised July 21, 2022
- Five (5) copies of the Project Renderings of 'The GARAGE Studios' +
- Five (5) copies of the Site Plan entitled "The GARAGE Studios – Braden" dated last revised July 25, 2022
- Five (5) copies of the Architectural Plans entitled "5 Henery St. Artist's Studios" dated last revised July 22, 2022

This office is in receipt of a comment letter from John Russo of Lanc & Tully Engineering and Surveying, P.C. dated July 8, 2022 and John Clarke of John Clarke Planning and Design dated July 7, 2022. The plans/documents have been revised and I offer the following formal responses -

John Russo Comments -
General

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 SI.
Response: Separate location map will no longer be submitted.

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.
Response: An inflow and infiltration study will be submitted when available.

3. Architectural plans shall be signed and sealed by a licensed architect in the State of New York.
Response: The architectural plans have been stamped by a licensed engineering in the State of NY.

Short EAF:

1. As the project is located in the "T" Zone (Transitional), the answer to question 1 should be "No".
Response: Question one of the EAF has been revised.

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.
Response: Question 20 of the EAF has been completed.

Site Plan:

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.
Response: The parcel information table has been revised.

2. The "Bulk Requirements" shall include the parking requirements for the project.
Response: The Bulk Requirements table has been revised to include the parking requirement.

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.
Response: The Bulk Requirements Table has been revised to reflect the requirement of the "T" zoning district and the reference note has been revised to the City of Beacon.

4. The plan shall show where the sewer service leaves the building and the size of the sewer service.
Response: Above information will be provided when received by the surveyor.

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?
Response: Above information will be provided when received by the surveyor.

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?
Response: Above information will be provided when received by the surveyor.

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.
Response: The plans have been revised so labels don't overlap one another.

8. The area between the sidewalk and building, along South Chestnut Street, should be noted as being asphalt.

Response: The area between the sidewalk and building along South Chestnut St has been lased as "fill-in 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.
Response: The site plan has been revised to sow site improvements.

John Clarke Comments -

1. For the Short EAF:
   a. Question 1 should be answered No.
   Response: Question one of the EAF has been revised.

   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.
   Response: Question 20 of the EAF has been completed.

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.
   Response: The zoning district has been corrected and above statement has been added to the Site Specific Notes.

   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.
   Response: As per City of Beacon code book section 223-26.b.1&2 no additional spots are required. In 1964 the building operated as car dealership, which was under b occupancy which required 1 space per 300 sf of floor area + 2 spaces per office. By those standards the parking requirement would be 37 spaces + 2 spaces per office (number of offices unknown) which is greater than the 22 required parking spaces for an artist studio, therefore no additional parking spaces are required.

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.
   Response: The architectural plans have been revised.

   b. The proposed rooftop solar panel array is a welcome addition to the building
   Response: The above comment has been noted.

   c. If deemed appropriate by the Board, the architectural design may be referred to the Architectural Review Subcommittee.
   Response: The above comment has been noted.

4. The proposed sign may be inconsistent with provisions in Section 223-15E and G, as determined by the Building Inspector.
   Response: The exterior sign has been revised to meet City of Beacon code.

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.
   Response: A landscaping plan and exterior lighting plan has been provided within this submission.

We would respectfully request that a review commence at your earliest convenience. If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

Illeana A. Tucker, Civil Engineer
M. Gillespie & Associates, Consulting Engineering, PLLC

cc: file

cg:MEG

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: DEC Region:3, Spill Number: 0408327, Spill Date:10/28/2004 @10:15am, Date Spill Closed: 02/11/2016; Material Spilled: Gasoline, Waste/Used oil, Amount unknown, Groundwater Affected, Cause: Equipment Failure	☐	☑

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

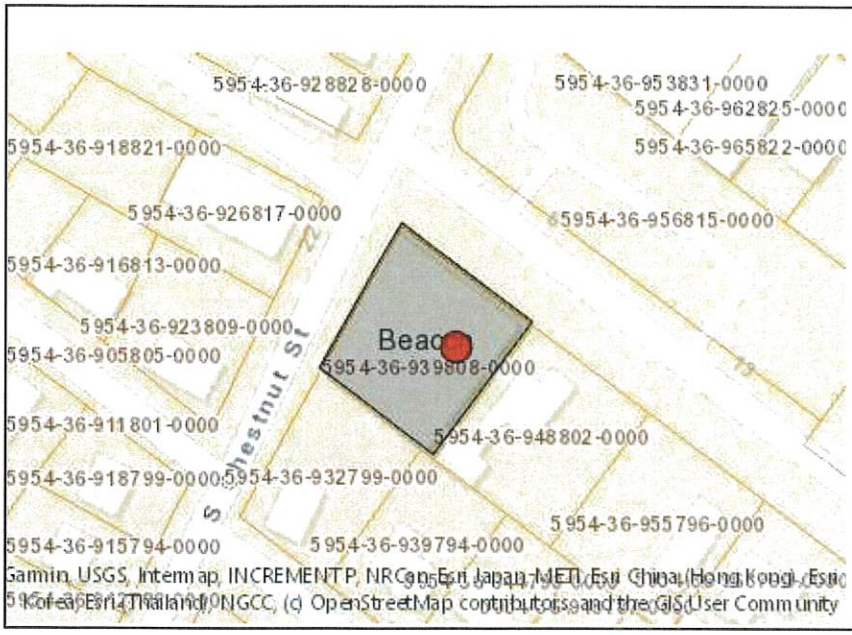
Applicant/sponsor/name: Illeana Tucker Date: 6/27/22 (Revised: 7/12/22)

Signature: Illeana Tucker Title: Agent

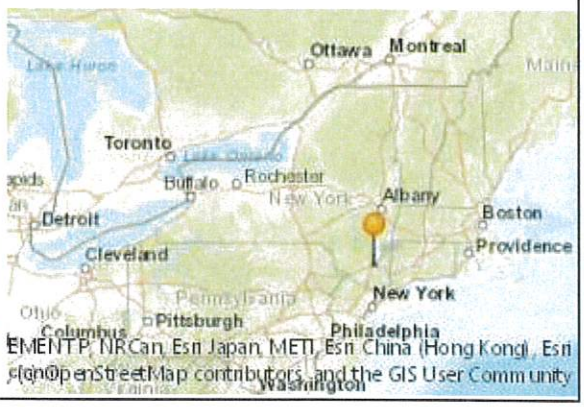
PRINT FORM

EAF Mapper Summary Report

Tuesday, June 28, 2022 8:17 AM

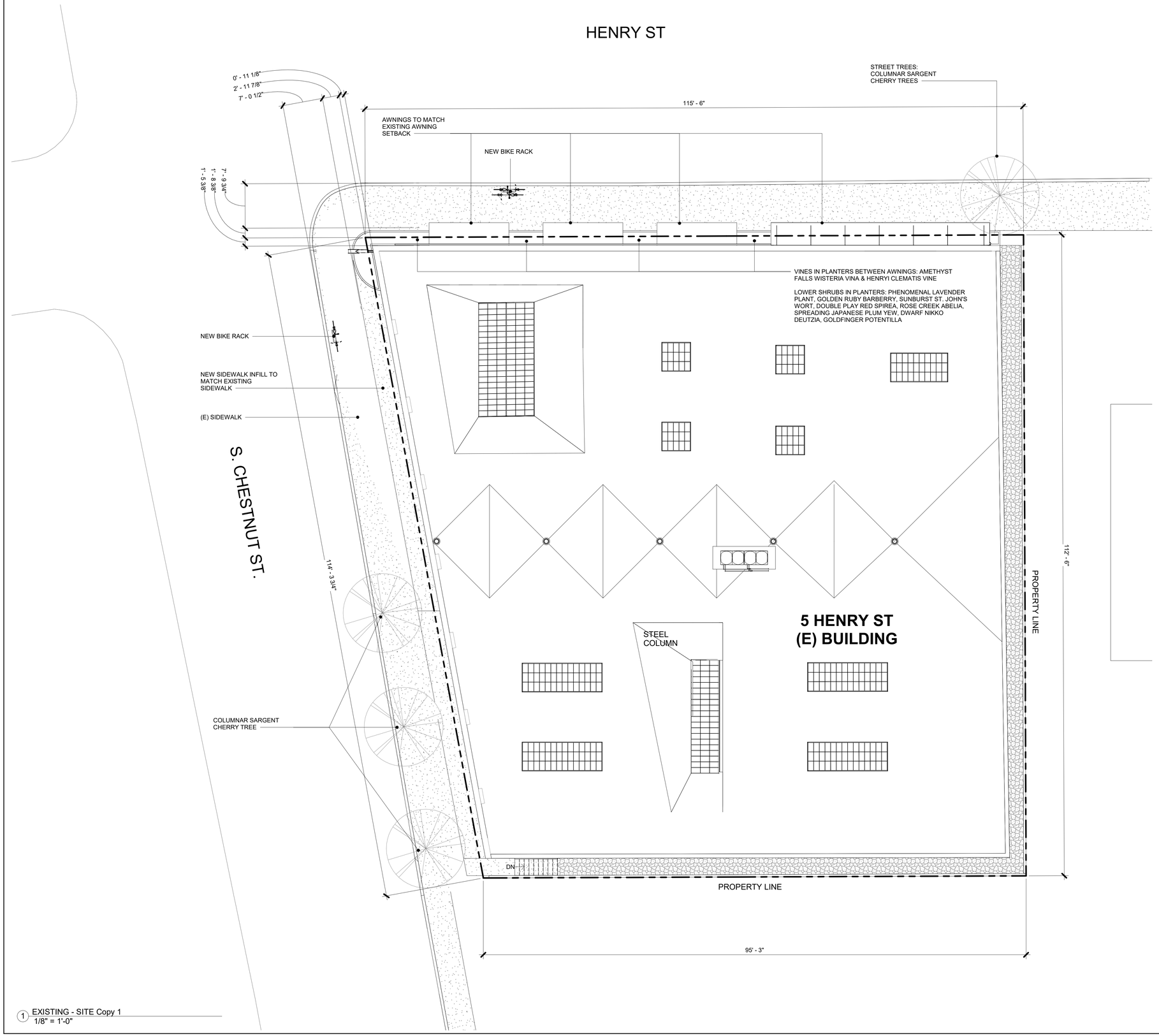


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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

THE
GARAGE
Studios
The Viewing Room



1 EXISTING - SITE Copy 1
1/8" = 1'-0"

PROPERTY LINE

SETBACK

DIRECTION OF SITE DRAIN PIPE DRAINAGE

1000' - 0" TOP OF FINISH ELEVATION MEASURED FROM SEA LEVEL

F.F. = 0" TOP OF FINISH FLOOR ELEVATION. CONTRACTOR SHALL VERIFY IN FEILD

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:
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M. Gillespie & Associates, Consulting Engineering, PLLC.
847 Route 376,
Wappingers Falls, NY 12509
845.227.6227
admin@mgaengrs.com
mgillespie@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@lynnsbls.com

THE GARAGE ART STUDIOS

5 Henry St., Beacon, NY 12508

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122 LINCOLN BLVD. STE. 201A
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WWW.HATCH-INC.COM
INFO@HATCH-INC.COM

CONSTRUCTION DOCUMENTS 60%

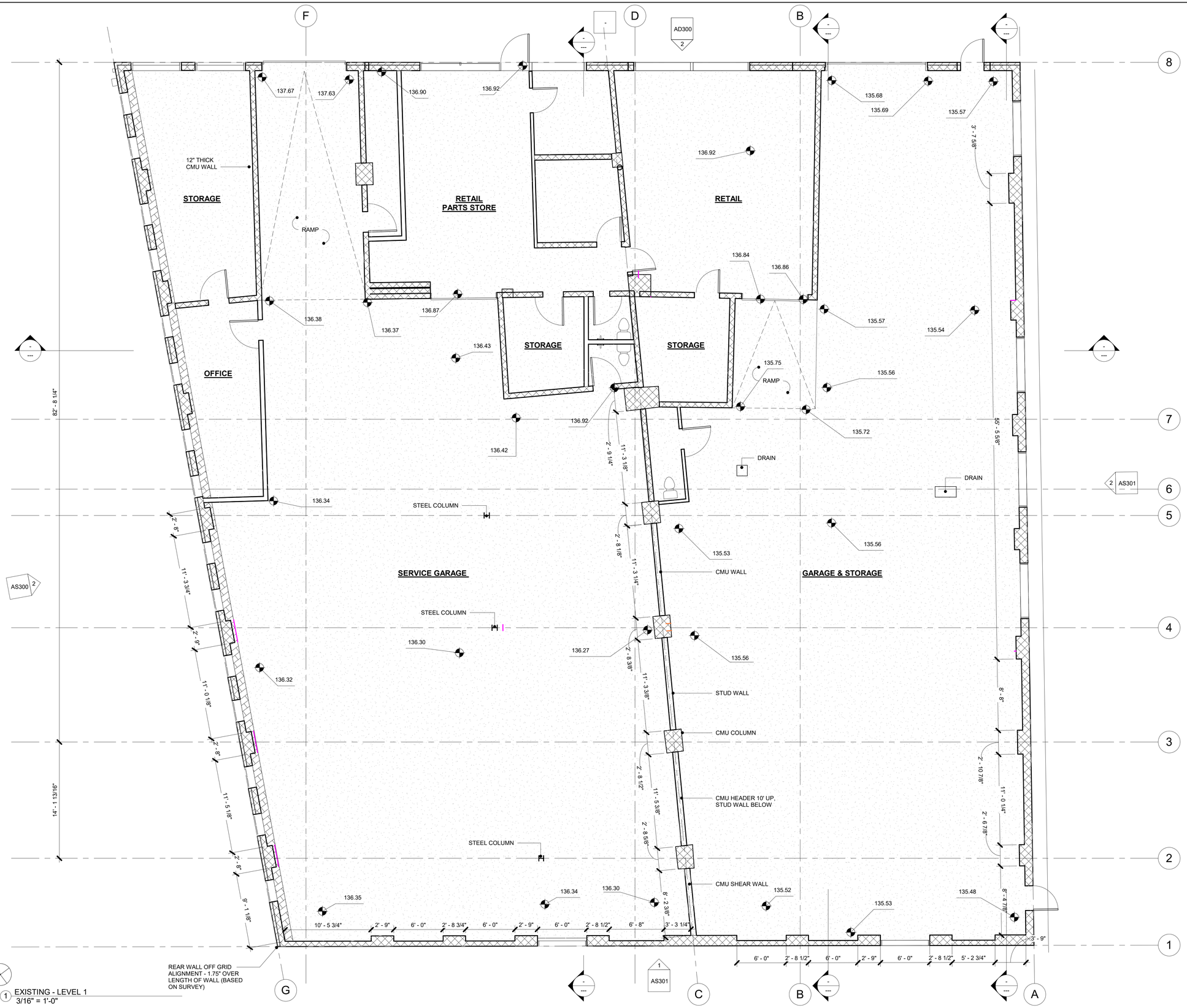
ISSUE DATE
JULY 22, 2022

REVISIONS

Number	Date	Description

SITE PLAN

A100



1 EXISTING - LEVEL 1
3/16" = 1'-0"

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PLAN NOTES

THE GARAGE ART STUDIOS

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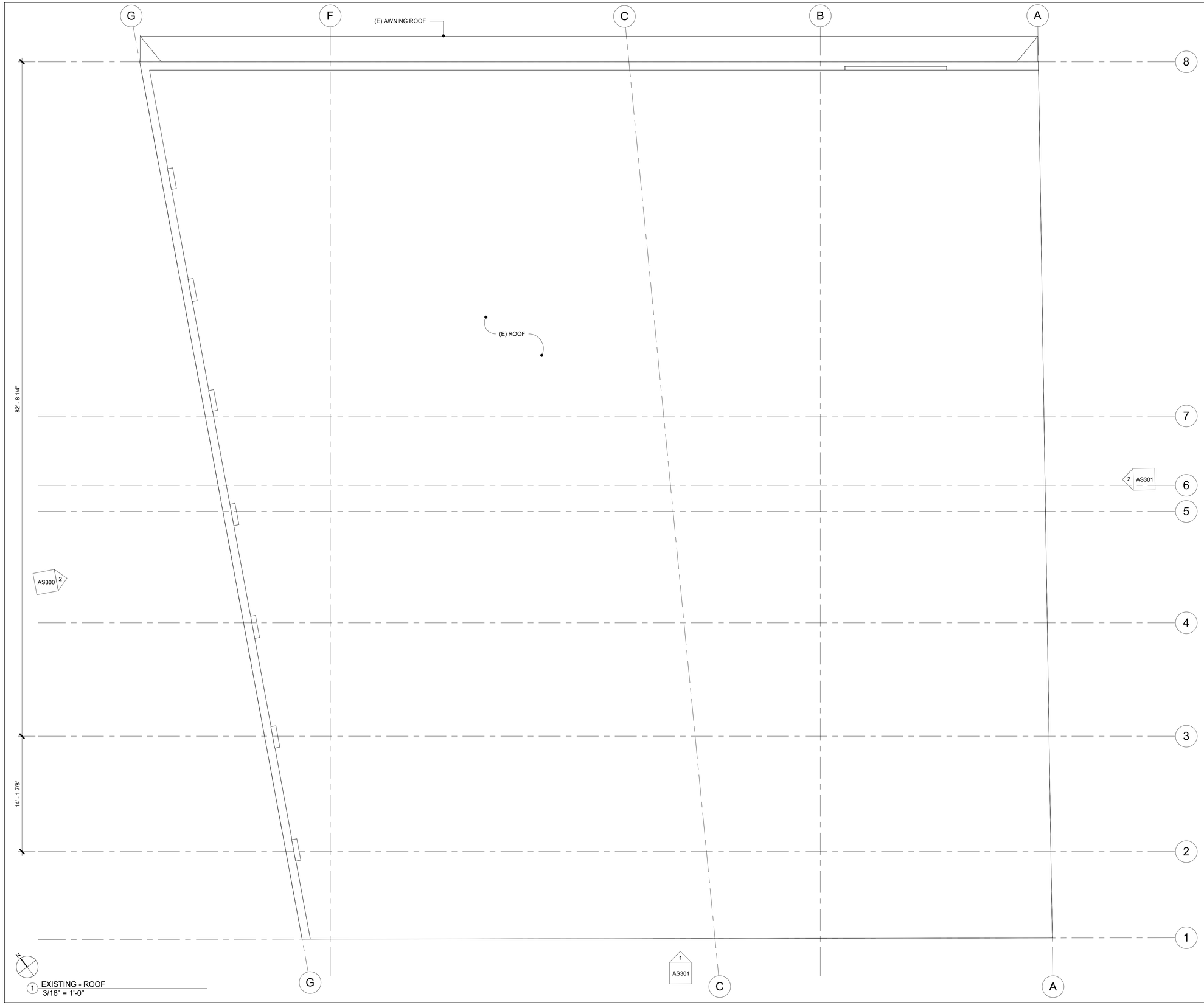
LEVEL 1 FLOOR PLAN

AS200



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PLAN NOTES

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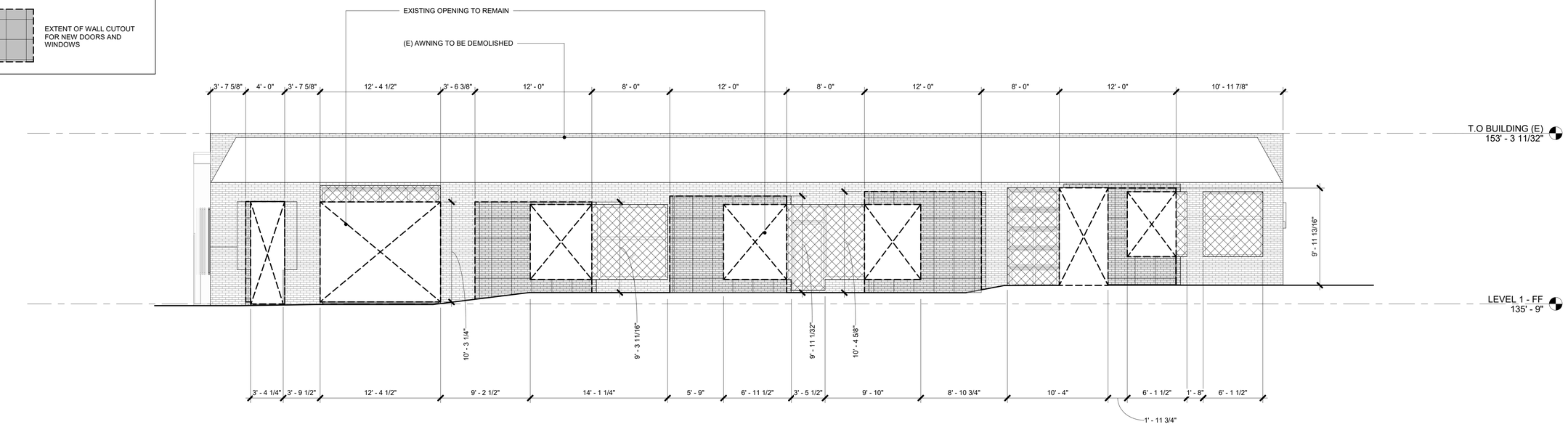
ROOF PLAN

AS201

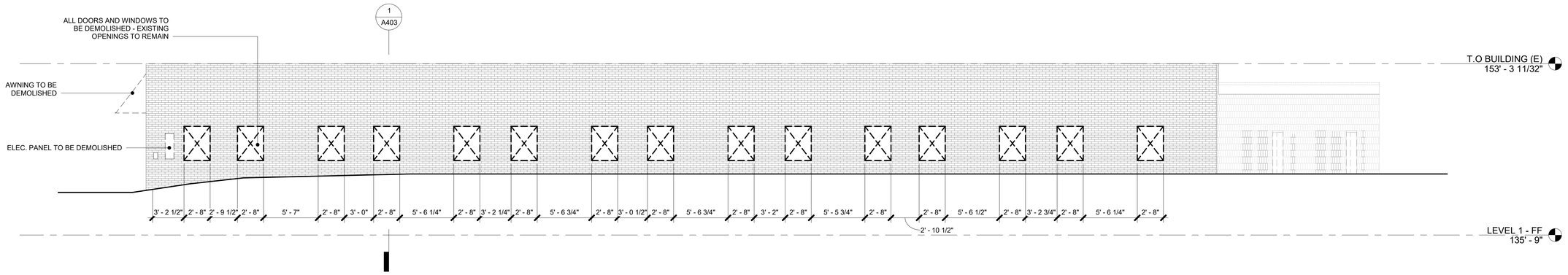
DEMOLITION ELEVATION LEGEND

EXISTING OPENING TO BE INFILLED WITH BRICK

EXTENT OF WALL CUTOUT FOR NEW DOORS AND WINDOWS



2 DEMOLITION - NORTH ELEVATION
3/16" = 1'-0"



1 DEMOLITION - WEST ELEVATION
3/16" = 1'-0"

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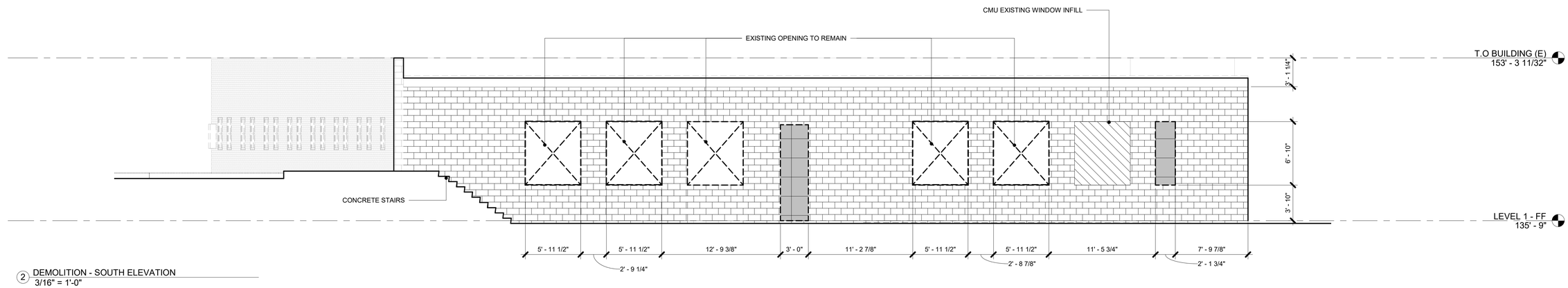
DEMOLITION ELEVATIONS

AD300

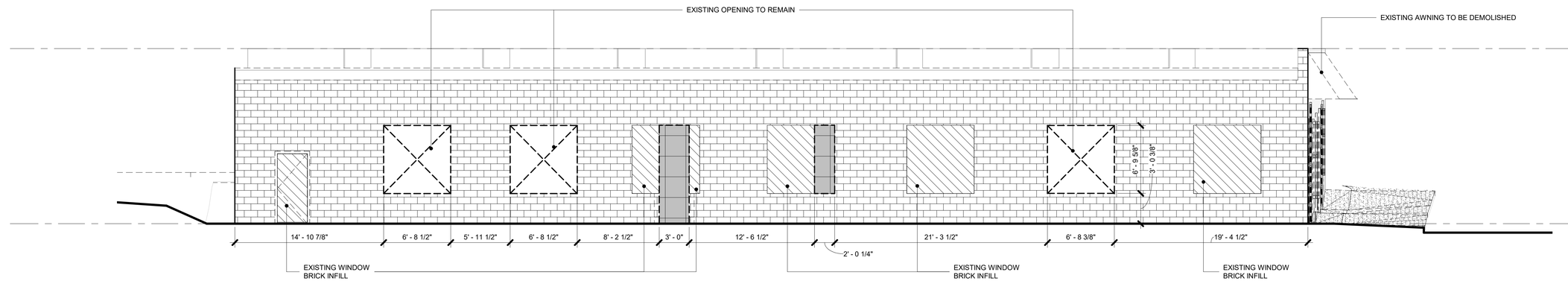
DEMOLITION ELEVATION LEGEND

EXISTING OPENING TO BE INFILLED WITH BRICK

EXTENT OF WALL CUTOUT FOR NEW DOORS AND WINDOWS



2 DEMOLITION - SOUTH ELEVATION
3/16" = 1'-0"



1 DEMOLITION - EAST ELEVATION
3/16" = 1'-0"

PROJECT DIRECTORY

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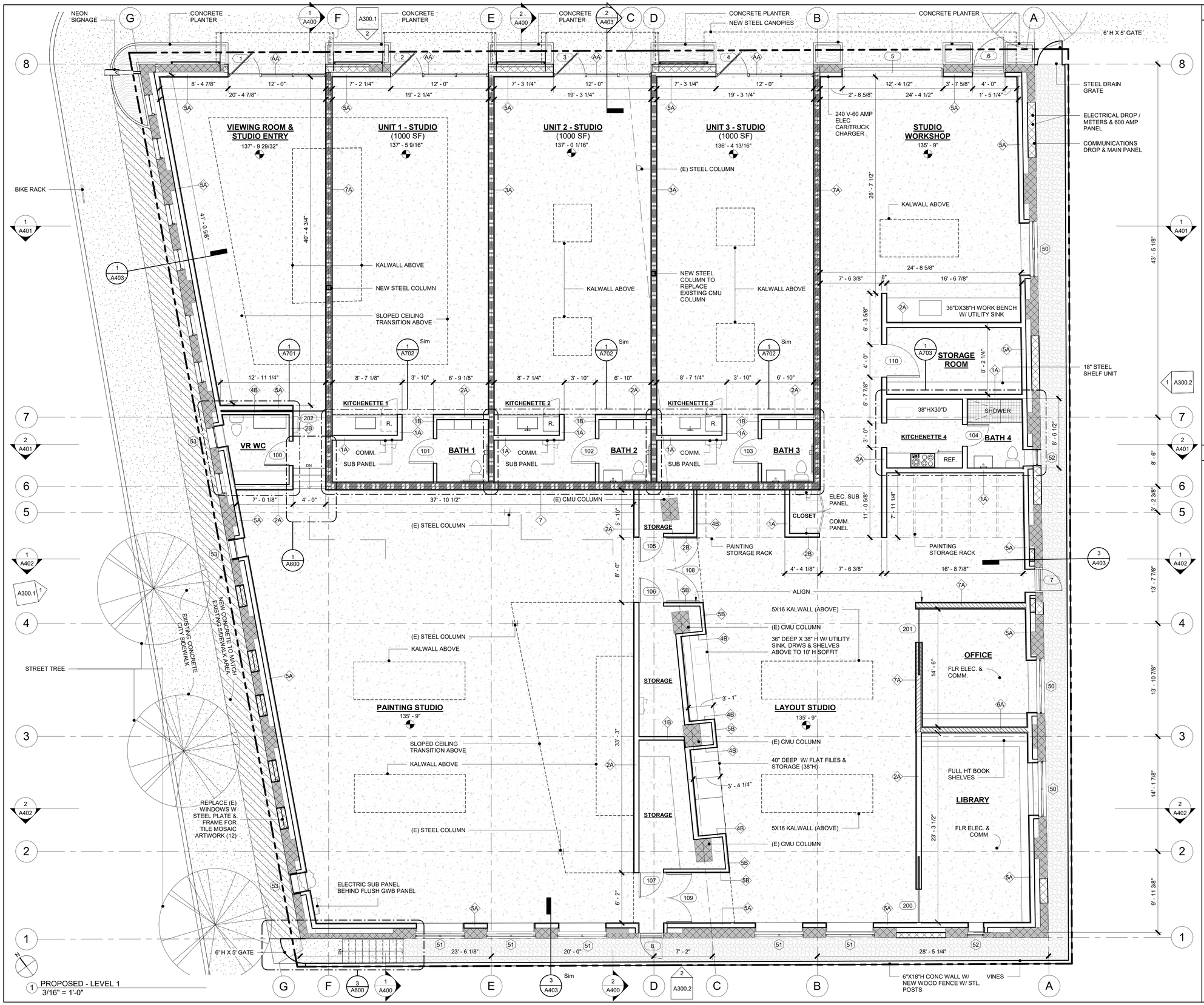
DEMOLITION ELEVATIONS

AD301



PLAN LEGEND

- PROPERTY LINE
- EXISTING WALL/ELEMENT
- EXISTING CMU WALL
- NEW WALL/ELEMENT
- NEW CMU/BRICK INFILL WALL
- SOUND MITIGATION WALL
- FIRE RATED WALL
- FIRE RATED WALL SOUND MITIGATION WALL
- TILE FLOORING; SEE ENLARGED PLANS FOR SPECS.
- POLISHED CONCRETE FLOOR
- EXTERIOR GRAVEL
- EXISTING EXTERIOR HARDSCAPING
- NEW EXTERIOR CONCRETE HARDSCAPING TO MATCH EXISTING SIDEWALK FINISH
- NEW DECORATIVE EXTERIOR CONCRETE HARDSCAPING, W/ MIN. 2% SLOPE AS REQ.
- LANDSCAPING
- SMOKE/CARBON MONOXIDE DETECTOR WITHIN SPACE, SEE LTG. PLANS FOR LOCATION AND SPECS.
- BATHROOM FAN WITHIN SPACE, SEE MECHANICAL PLANS FOR LOCATION AND SPECS.

PLAN NOTES

PROJECT DIRECTORY

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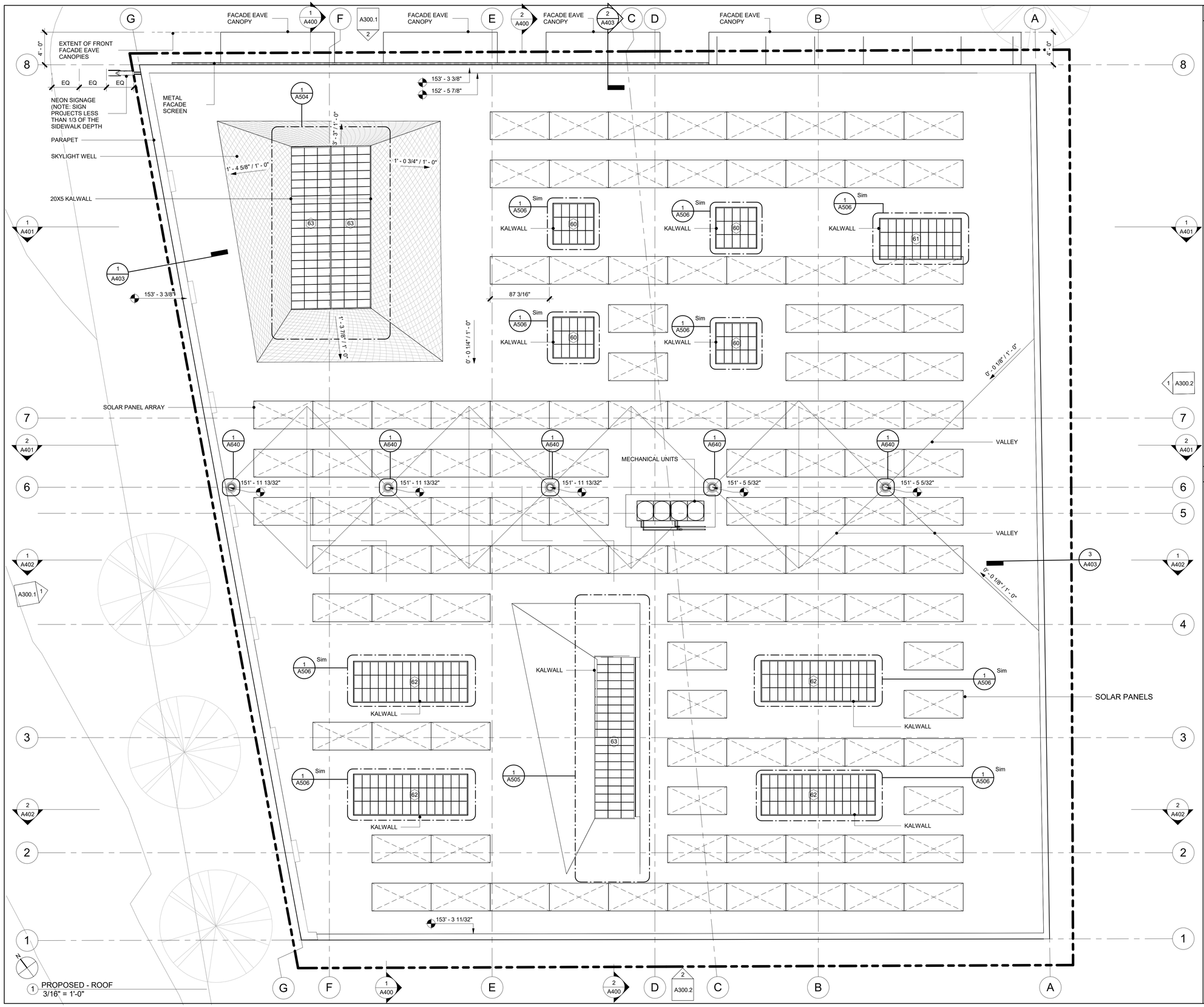
1	Date 1	Revision 1

LEVEL 1 FLOOR PLAN

A201



ROOF PLAN LEGEND

- PROPERTY LINE
- EXISTING WALL/ELEMENT
- NEW WALL/ELEMENT
- ROOFING HIP OR VALLEY
- ZINC METAL ROOFING TILES
- SOLAR PANELS - 114 TOTAL

PLAN NOTES

PROJECT DIRECTORY

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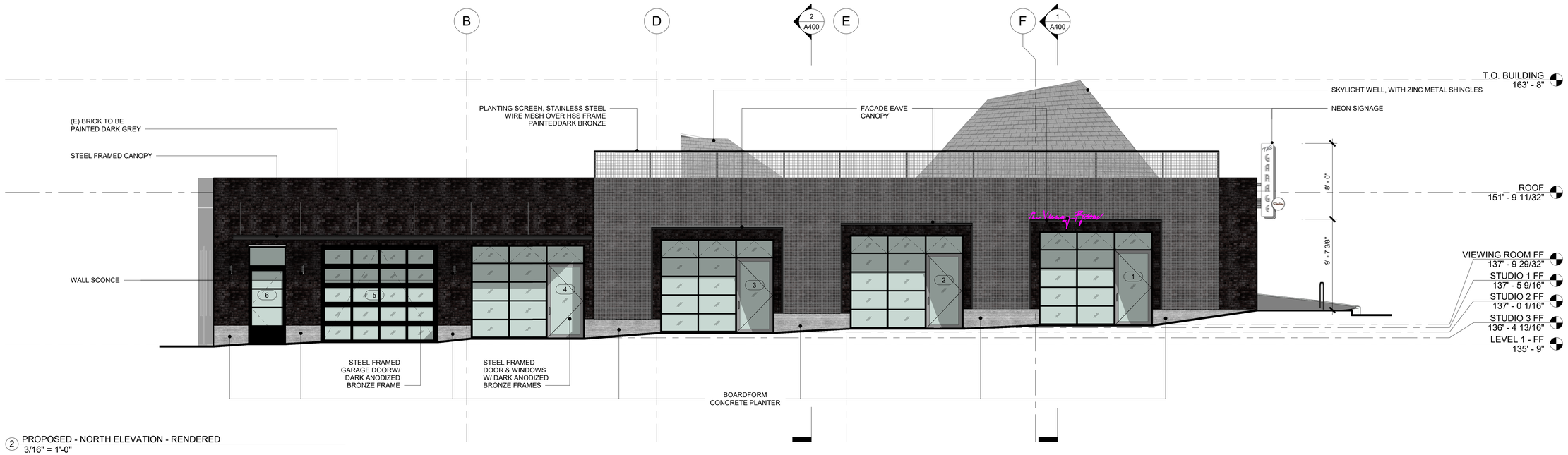
REVISIONS

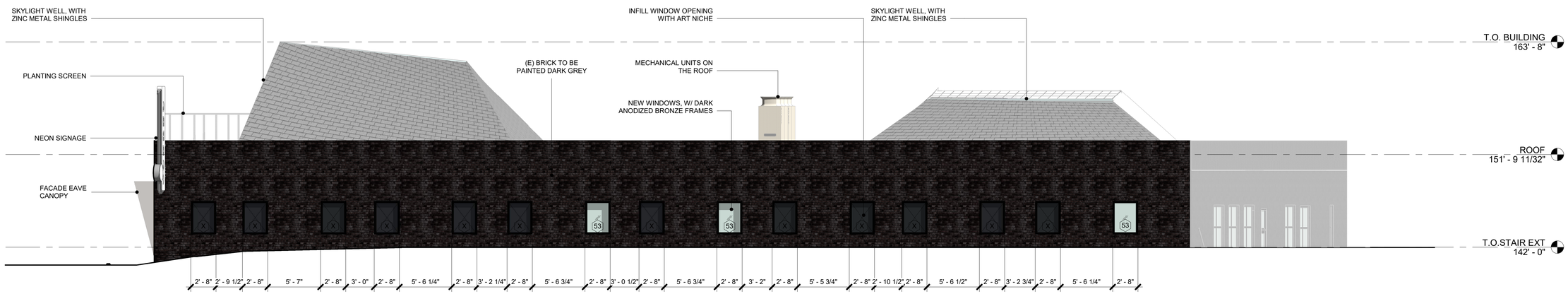
Number	Date	Description

ROOF PLAN

A202



2 PROPOSED - NORTH ELEVATION - RENDERED
3/16" = 1'-0"



1 PROPOSED - WEST ELEVATION - RENDERED
3/16" = 1'-0"

PROJECT DIRECTORY

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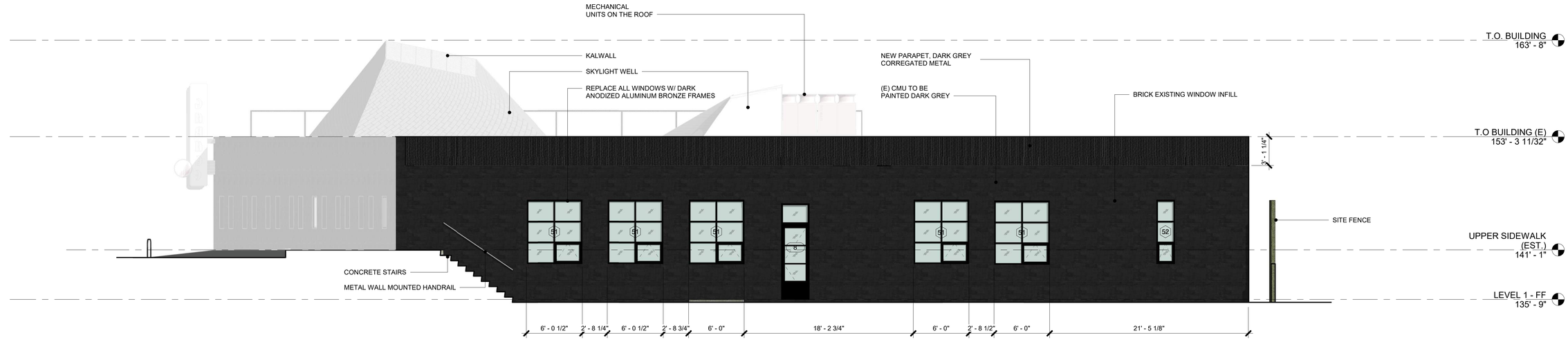
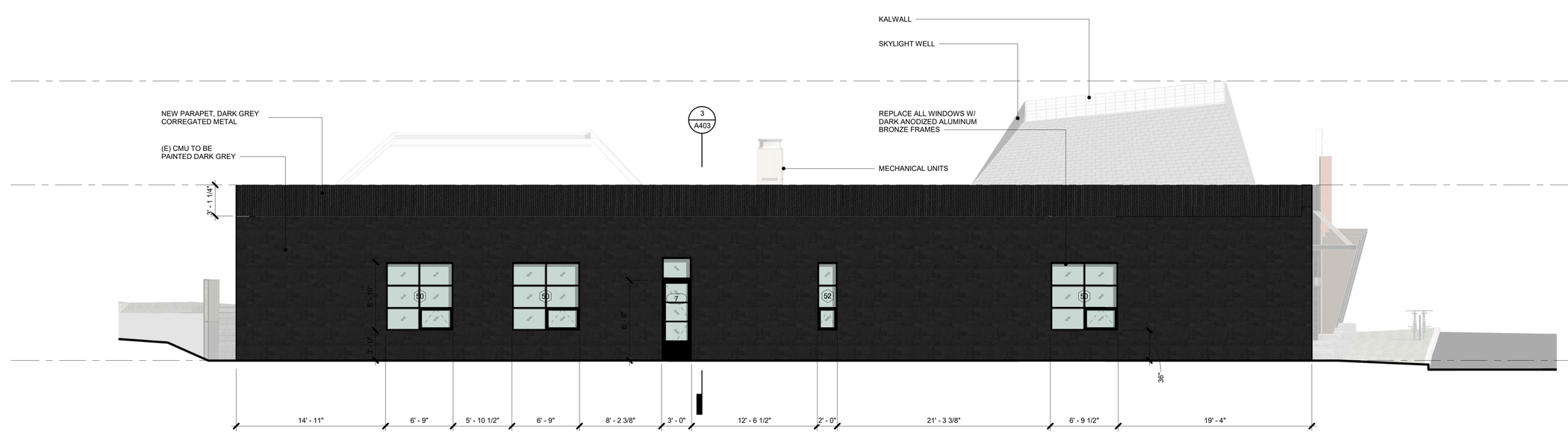
ELEVATIONS - RENDERED

A300.1



2 PROPOSED - SOUTH ELEVATION - REAR YARD - RENDERED
3/16" = 1'-0"



1 PROPOSED - EAST ELEVATION - SIDE YARD - RENDERED
3/16" = 1'-0"

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ELEVATIONS - RENDERED

A300.2

PLAN SET TABLE OF CONTENTS

SHEET	TITLE
1	SITE PLAN
2	LIGHTING PLAN & DETAILS
3	LANDSCAPING PLAN & DETAILS

SITE SPECIFIC NOTES

A. THE PARCEL LIES WITHIN THE T ZONING DISTRICT. THE T DISTRICT WHICH PERMITS ARTIST STUDIOS, ART GALLERIES, AND EXHIBIT SPACES. CONSULTING WITH THE CITY ZONING ADMINISTRATOR IS RECOMMENDED TO ASSURE ALL CITY 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.

PARCEL INFORMATION

TAX GRID PARCEL NUMBER(S)	130200-5954-36-939808
ZONING DISTRICT	T (TRANSITIONAL)
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

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: 130200005954003690308200000

LORRAINE F. KOSCAL, LT
17 PINE ST
CORNWALL ON HUDSON, NY 12520
FOR PROPERTY: 130200005954003689637900000

DANIEL MURGATROYD
PO BOX 187
BEACON, NY 12508
FOR PROPERTY: 130200005954003691585350000

JOHN T. GRAHAM
59 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003690585050000

CITY OF BEACON
1 MUNICIPAL PLZ
BEACON, NY 12508
FOR PROPERTY: 130200005954003695568150000

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

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: 130200005954003691585350000

MELISSA BROOKS
65 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003691180100000

J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003695836500000

DAVID M. DEVINE
22 BEACH RD
POUGHQUAG, NY 12570
FOR PROPERTY: 130200005954003694883600000

BEACON 355 LLC
355 MAIN ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003695822000000

ANDREW J. ANTALEK
52 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003691278800000

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. WASSMILER
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: 130200005954003691578400000

NANCY FEDORCHAK
24 LOOCKERMAN AVE
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003691681300000

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

CATHERINE STREET PROPERTIES LL
105 CATHERINE ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003693777100000

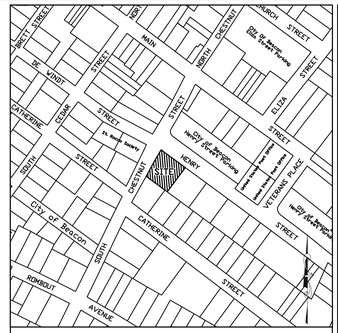
J & S RITTER REALTY
2 CEDARCLIFF LN
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 130200005954003692284100000

ST ROCCO SOCIETY
26 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003692681700000

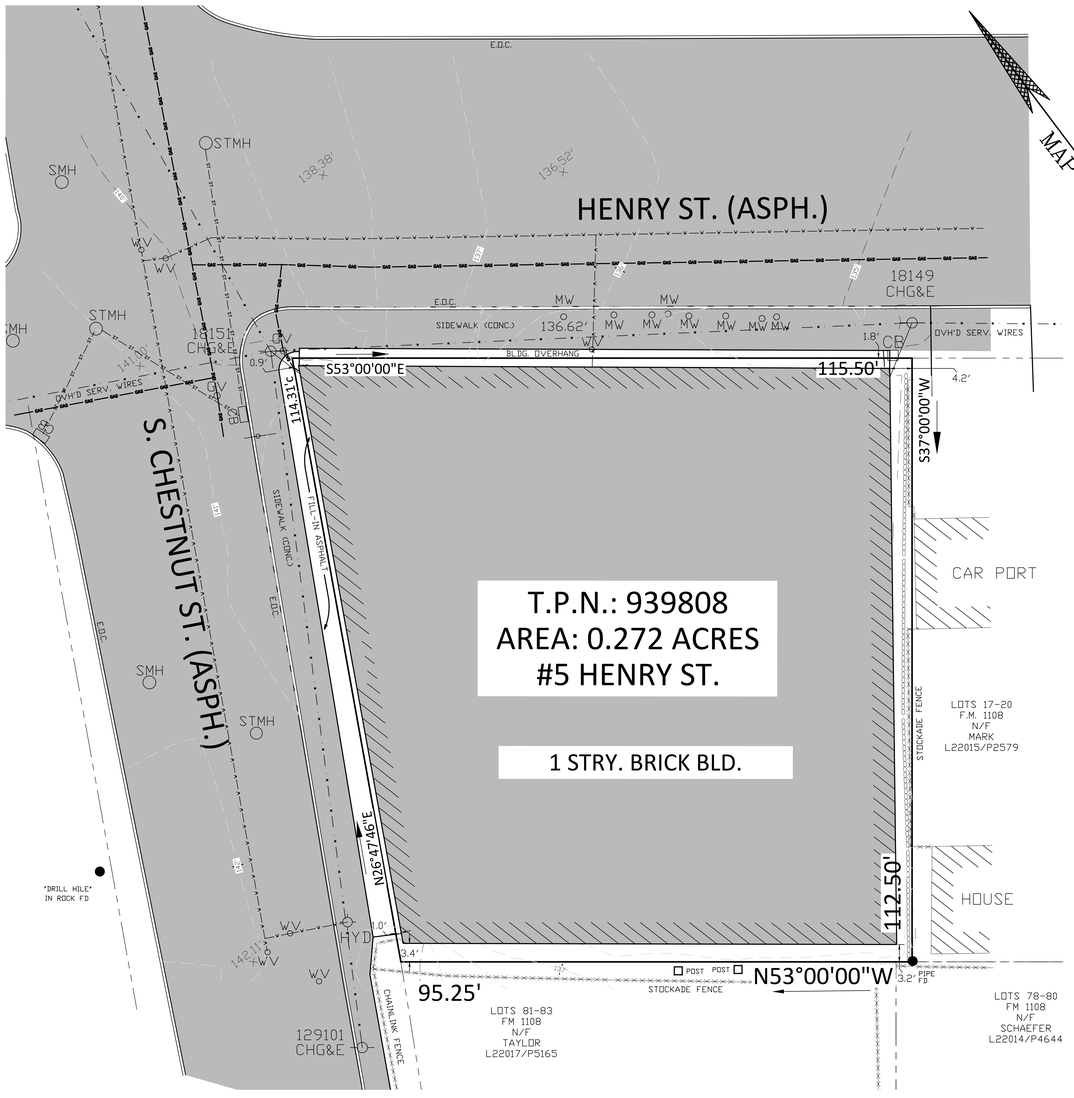
HUDSON TODD LLC
4 CROSS ST
BEACON, NY 12508
FOR PROPERTY: 130200005954003692384300000

GARTH T. MARK
7 HENRY ST 4
BEACON, NY 12508
FOR PROPERTY: 130200005954003694882020000

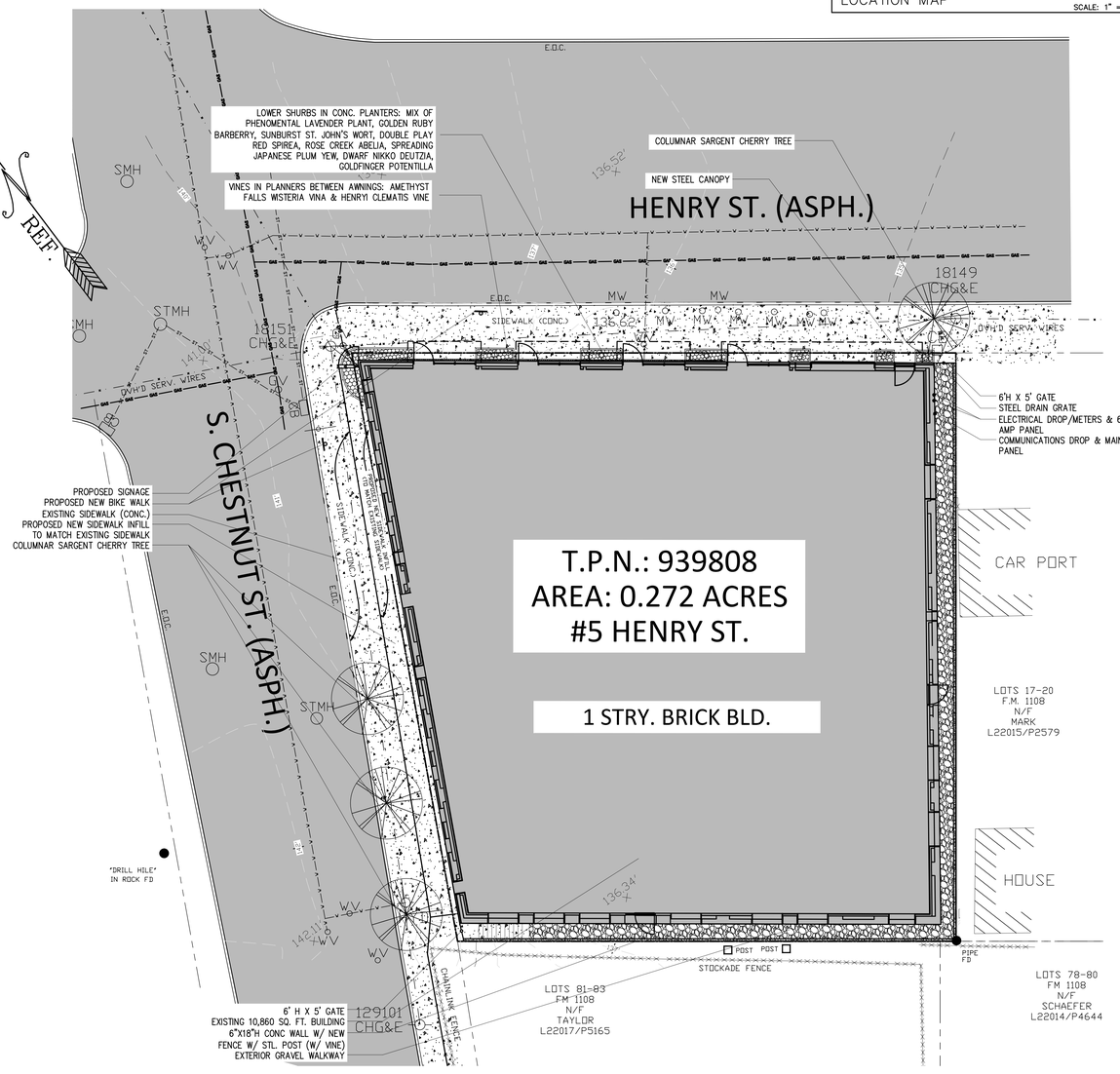
JEFFREY R. MCHUGH
20 CHESTNUT ST S
BEACON, NY 12508
FOR PROPERTY: 130200005954003692882800000



LOCATION MAP
SCALE: 1" = 200'



MAP REF.



EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 10'

PROPOSED CONDITIONS SITE PLAN

SCALE: 1" = 10'

T 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.)	10	1.66*
MINIMUM SIDE YARD (FT.)	10	0.97*
MINIMUM REAR YARD (FT.)	20	3.34*
MINIMUM DISTANCE BETWEEN BUILDINGS (SAME LOT)	--	N/A
MINIMUM HEIGHT (STORIES/FT.)	2.5/35	<35
PARKING REQUIREMENT (ARTIST STUDIO)	22	0**

REFERENCE: CITY OF BEACON ZONING -233 ATTACHMENT 1 - 223-17. SCHEDULE OF BULK REGULATIONS
*PRE-EXISTING AND NON-CONFORMING
**AS PER CITY OF BEACON CODE BOOK SECTION 223-26.B.1&2 NO ADDITIONAL SPOTS ARE REQUIRED.
IN 1964 THE CAR DEALERSHIP WAS UNDER B OCCUPANCY WHICH REQUIRED 1 SPACE PER 300 SF OF FLOOR AREA + 2 SPACES PER OFFICE. BY THOSE STANDARDS THE PARKING REQUIREMENT WOULD BE 37 SPACES + 2 SPACES PER OFFICE (NUMBER OF OFFICES UNKNOWN) WHICH IS GREATER THAN THE 22 REQUIRED PARKING SPACES FOR AN ARTIST STUDIO, THEREFORE NO ADDITIONAL PARKING SPACES ARE REQUIRED.

APWA UNIFORM COLOR CODE
FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC 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

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Respect The Marks
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The I-notice will satisfy all the requirements of an excavation notification as mandated by Code Rule 753
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Internet Explorer is not available to help pin point accurate dig site locations
The only requirement is access to the internet and Windows Explorer version 5.0 or higher
Verbal transcription errors are eliminated.
Self-paced on line tutorials and site training is available.
The I-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 OWN stake-out notice.

LEGEND

——— - - ———	ADJOINING LOTS
—V—V—V—V—V—	WATER SERVICE
××××××××××××	STOCKADE FENCE
○○○○○○○○○○○○	WALL
—GAS—GAS—GAS—	GAS SERVICE
—•—•—•—•—	UTILITY LINE
——— — ———	LOT LINE

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'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

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

NYSPE# 074666

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:	
JULY 25, 2022	

SHEET No.
S1
S3

LIGHTING SPECIFICATION AND DETAILS

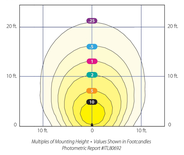
SPOT/FLOOD LIGHTING SPECIFICATIONS:

BULLET12

- Available in single or dual head configurations
- Each equivalent to 75W PAR30
- Professional grade with adjustable heads
- Mount as a downlight or uplight on RAB Mighty Post or junction box
- Available in bronze, white, black and verde green
- Microprismatic diffusion lens for smooth and even light distribution that eliminates glare
- Integrated TRIAC and ELV dimming
- 5-Year warranty
- 100,000-Hour LED Lifespan

Photometrics

BULLET12 - At 5 foot setback, 45° above horizontal



Multiples of Mounting Height • Values Shown in Footcandles
Photometric Report #TL30692

RAB LIGHTING
RABWEB.COM • 888-722-1000

Specifications

UL Listing: Suitable for wet locations
Suitable for mounting within 1.2m (4 ft.) off the ground

LEDs: Multi-chip, high-output, long-life LEDs

Driver: Innovative integrated driver technology with 120V TRIAC and ELV dimming*

Lifespan: 100,000-Hour LED Lifespan based on IES LM-80 results and TM-21 calculation

SINGLE BULLET12:

	12W
Nominal Watts @120V	
Input Watts	13
Output Lumens**	957
Lumens Per Watt**	74
Color Accuracy (CRI)**	84
Color Temperature (CCT)**	4000K

Thermal Management: Superior heat sinking with external Air-Flow fins

Housing: Die-cast aluminum housing, lens frame & mounting plate

Reflector: Semi-specular, vacuum-metalized polycarbonate

Lens: Microprismatic diffusion lens for smooth and even light distribution

Mounting: Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Gaskets: High-temperature silicone gaskets

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Color Stability: RAB LEDs exceed industry standards for chromatic stability

Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24: BULLET12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor lighting fixture with no additional hardware required and as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PC5900 (120V) to order a photosensor.

BULLET2x12 complies with 2013 California Title 24 building and electrical codes as a residential outdoor lighting fixture with no additional hardware required and as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PC5900 (120V) to order a photosensor.

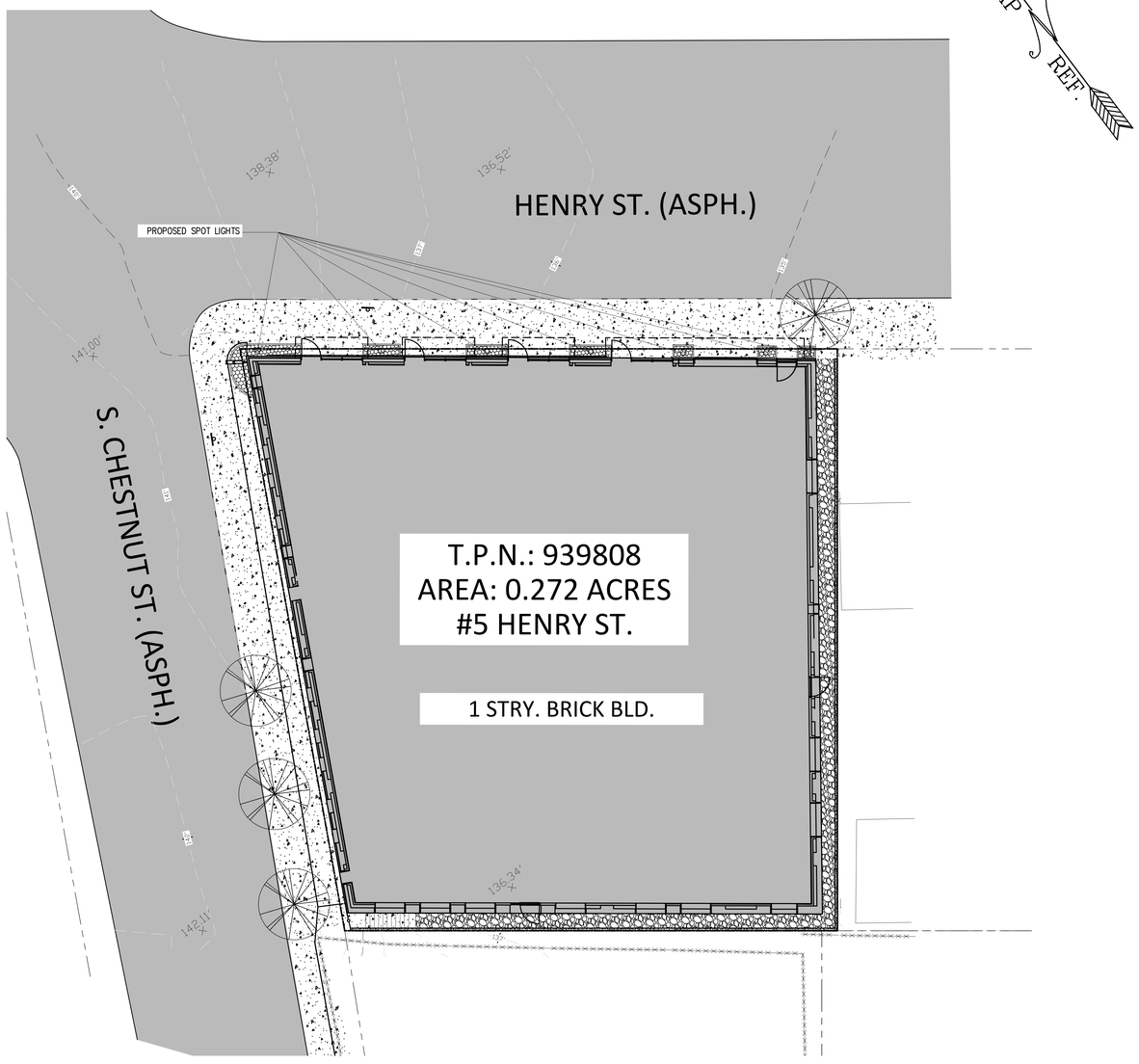
** Visit rabweb.com for a complete list of compatible dimmers.*
*** Values shown for neutral temperature. Visit rabweb.com for cool and warm.*

Dimensions & Weight

BULLET12
Weight: 1.5 kg.

Ordering Information

Product Family	Wattage		Color Temperature		Finish	
BULLET	**12**	12W	**Blank**	5000K	**A**	Bronze
	2X12	24W	**N**	4000K	**W**	White
			Y	3000K	**B**	Black
					VG	Verde Green



PROPOSED LIGHTING PLAN

SCALE: 1" = 10'

LOCATION MAP

SCALE: 1" = 200'

LIGHTING PLAN

THE GARAGE STUDIOS - BRADEN

CITY OF BEACON DUTCHESS CO., NEW YORK
SCALE(S) - AS NOTED JUNE 27, 2022

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:	
JULY 25, 2022	

NYSPE# 074666

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

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'S CONSENT

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_____ _____
OWNER DATE

SHEET No.

S2
S3

TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS/SIZING
4		COLUMNAR SARGENT CHERRY TREE	PRUNUS SARGENTII 'COLUMNARIS'	MIN. 3" CALIPER	FIRST BRANCHES BEGINNING 54" MIN FROM GRADE – PINK FLOWER & FALL COLOR

VINES PLANTING SCHEDULE

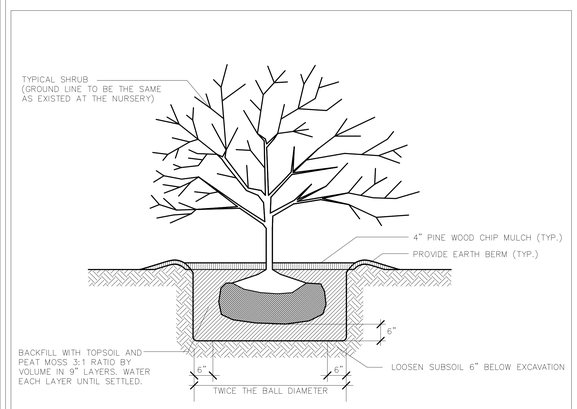
COMMON NAME	SCIENTIFIC NAME	REMARKS/SIZING
AMETHYST FALLS WIARWEIA VINE	WISTERIA FRUTESCENS	PRIMARY VINE – PURPLE FLOWER – MATURE 20' TO 30', PLANTS TO BE 10' TO 12' TALL
HENRYI CLEMATIS VINE	CLEMATIS 'HENRYI'	HIGHLIGHT – WHITE FLOWER – MATURE 10' TO 12'
CRIMSON DELIGHT TRUMPET VINE	CAMPSIS RADICANS	ALTERNATIVE PRIMARY VINE – ORANGE FLOWER – MATURE 15' TO 20' – PLANTS TO BE 10' TO 12' TALL
CRIMSON DELIGHT TRUMPET VINE	CAMPSIS RADICANS	FENCE VINE – ORANGE FLOWER – MATURE 15' TO 20' – PLANTS TO BE 10' TO 12' TALL

SHRUB PLANTING SCHEDULE

COMMON NAME	SCIENTIFIC NAME	REMARKS/SIZING
PHENOMENAL LAVENDER PLAN	LAVANDULA INTERMEDIA 'PHENOMENAL'	PLANT 1 GAL
GOLDEN RUBY BARBERRY	BERBERIS THUNBERGII 'GORUZAM'	PLANT 1 GAL
SUNBURST ST. JOHN'S WORT	HYPERICUM FRONDOSUM 'SUNBURST'	PLANT 1 GAL
DOUBLE PLAY RED SPIREA	SPIREA JAPONICA	PLANT 3 GAL
ROSE CREEK ABELIA	ABELIA X CHINENSIS 'ROSE CREEK'	PLANT 3 GAL
SPREADING JAPANESE PLUM YEW	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	PLANT 1 GAL
DWARF NIKKO DEUTZIA	DEUTZIA GRACILS 'NIKKO'	PLANT 1 GAL
GOLDFINGER POTENTILLA OR SIM	POTENTILLA FRUTICOS 'GOLDFINGER'	PLANT 3 GAL
KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA ' KARL FOESTER'	PLANT 5 GAL – PLANTERS AT CORNER OF HENRY ST & CHESTNUT ST.
BLACK MONDO GRASS	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	PLANT 1 GAL – PLANTERS AT CORNER OF HENRY ST & CHESTNUT ST.

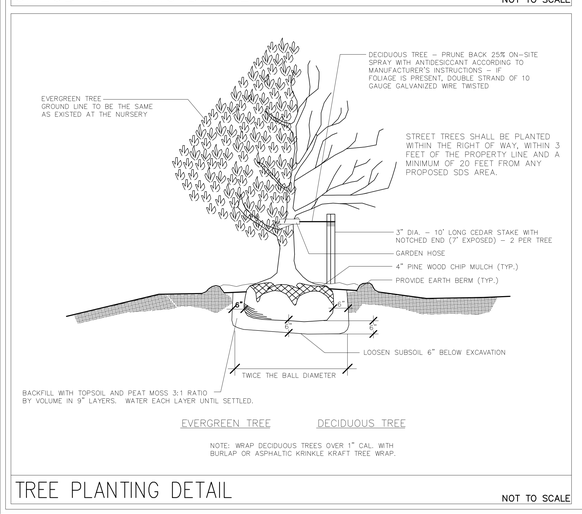
SITE SPECIFIC NOTES:

A. THE PARCEL LIES WITHIN THE R–D (RESEARCH AND DEVELOPMENT DISTRICT) ZONING DISTRICT. BUSINESSES ARE A PERMITTED USE WITHIN THIS DISTRICT. CONSULTING WITH THE CITY 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. WHEN SOIL IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.



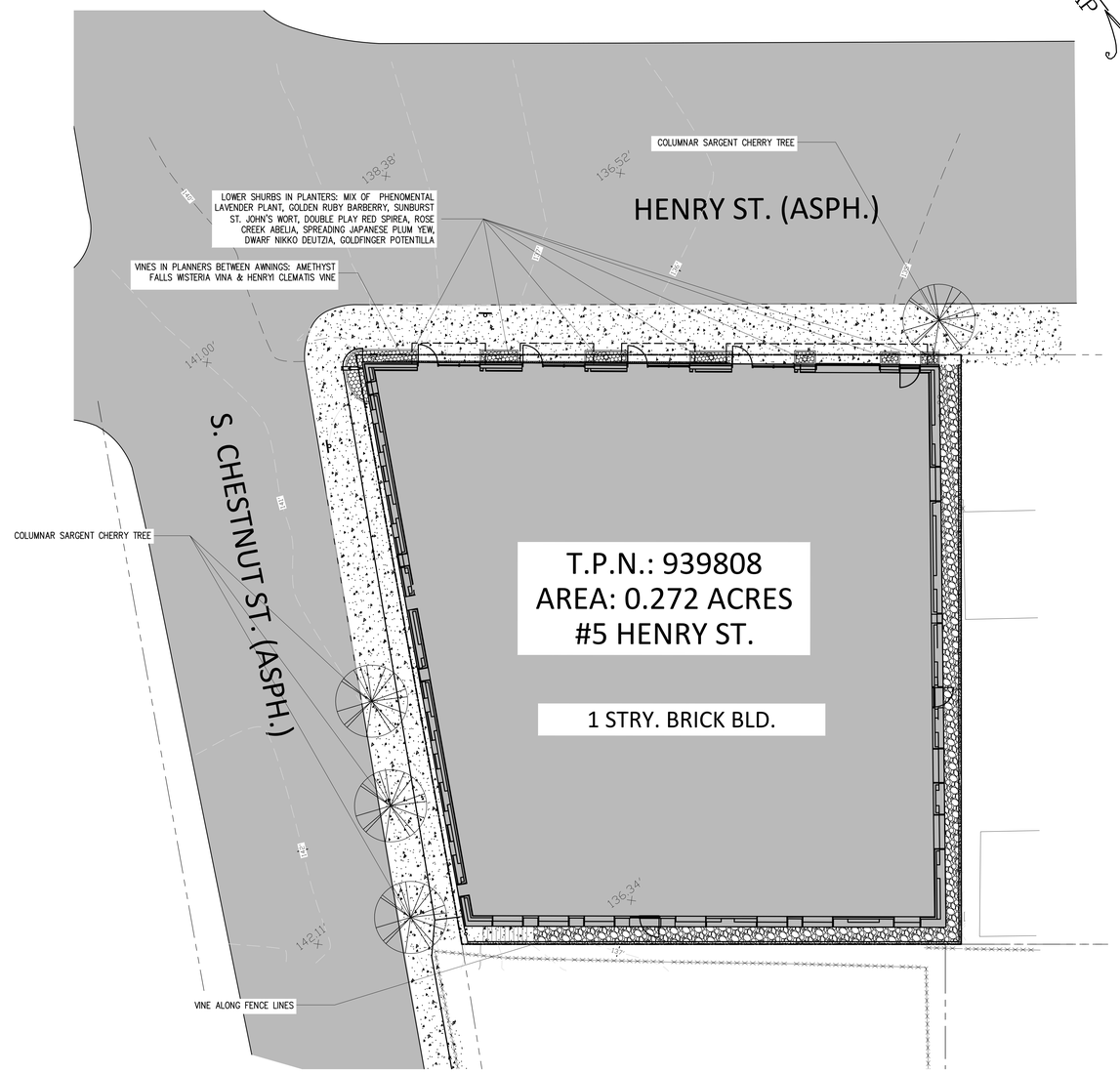
SHRUB PLANTING DETAIL

NOT TO SCALE



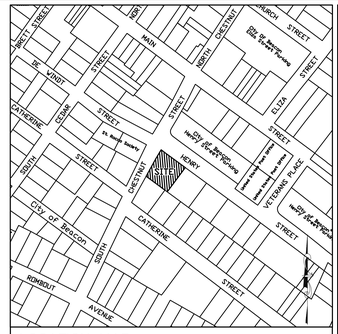
TREE PLANTING DETAIL

NOT TO SCALE



LANDSCAPING PLAN

SCALE: 1" = 10'



LANDSCAPING PLAN & DETAILS

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
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PROJECT NO:	2022:065
DRAWN BY:	IAT
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REVISIONS:	
JULY 25, 2022	

APPLICANT

MICHAEL BRADEN
40 HELLBROOK LANE
ULSTER PARK, NY 12487

NYSPE# 074666

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'S CONSENT

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OWNER DATE

SHEET No.

S3 / S3

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **The Garage Studios, 5 Henry Street Site Plan**

I have reviewed the July 25, 2022 response letter, 2-sheet color renderings, and 3-sheet Site Plan set from M. Gillespie & Associates, July 12, 2022 revised Short EAF Part 1, and a 9-sheet Site Plan set by Hatch Architecture, dated July 22, 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.

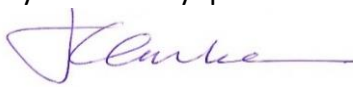
Comments and Recommendations

1. For the Sheet S1 Site Plan:
    a. The Building Inspector has agreed that no parking is required is for the proposed uses, based on the parking exception permitted in Section 223-26B.
    b. The proposed “bike walk” [racks] should be shown in a detail on the plans. The one along Chestnut Street appears to be located too close to the stop sign.
2. For the Sheet S2 Lighting Plan:
    a. The proposed adjustable spot/flood lights are not full cutoff fixtures with no emitted light above the horizontal plane, as required by Section 223-14B(2). They should be replaced by downward facing full cutoff fixtures.
    b. The location and mounting height of the fixtures should be shown on the building elevations.
3. For the Sheet S3 Landscaping Plan:
    a. The proposed street trees are a welcome addition, but the size of the proposed tree wells should be represented on the plan with at least a 5-foot sidewalk width maintained.
    b. The Tree Planting Detail should show a sidewalk well condition. The Tree Advisory Committee has preferred permeable pavers level to the sidewalk around the tree.
    c. The proposed Henry Street tree appears to be located too close to a utility pole and one of the Chestnut Street trees is on top of a fire hydrant.
    d. Because the existing utility pole at the street corner already restricts the sidewalk width, the applicant should consider an alternative planter configuration to maintain the sidewalk width between the pole and the building.
    e. Note A refers to the wrong district.

4. The architectural design may be referred to the Architectural Review Subcommittee.

5. The proposed sign may be inconsistent with provisions in Section 223-15E and G, as determined by the Building Inspector.

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.

August 3, 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 July 25, 2022, from M. Gillespie & Associates.
- Short Environmental Assessment Form with a revision date of July 12, 2022.
- 2 Renderings dated June 27, 2022, as provided by M. Gillespie & Associates.
- Architectural plan set titled "The Garage Art Studio", dated July 22, 2022 and consisting of 9 sheets in the set, as prepared by Hatch Architecture Inc.
- Plan set titled "The Garage Studios – Braden", with the latest revision date of July 25, 2022, consisting of Sheets S1 through S3 of S3, prepared by M. Gillespie & Associates.

The proposed project entails the re-use of an existing building located at the intersection of Henry Street and South Chestnut Street for an art studio. The site is located in the T Zone. Based on our review of the above documents and 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. ***Applicant notes this will be provided as part of a future submission.***

Site Plan Set:

1. The plan shall show where the sewer service leaves the building and the size of the sewer service. ***Applicant notes this will be provided as part of a future submission.***

2. 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? ***Applicant notes this will be provided as part of a future submission.***

3. There appears to be roof leaders on the south-east and south-west sides of the building. Where do these roof leaders drain to? ***Applicant notes this will be provided as part of a future submission.***

4. The existing sidewalks along South Chestnut and Henry Street, as depicted on the "Existing Conditions Site Plan" on Sheet S1, should be revised so that the color of the hatch is not the same as the road, as it is misleading and appears as pavement, although labeled as concrete.

5. The "Proposed Conditions" plan on Sheet S1 shows three (3) trees to be planted along South Chestnut Street, starting at the mid-point of the building and running towards the rear of the building, as well as a single tree to be planted in the north-east corner of the building along Henry Street. As these trees are shown to be planted within the City's Road right-of-way, it should be discussed with the Planning Board Attorney as to whether any approvals or agreements are required from City Council to allow for these plantings within the road right-of-way, this would also include the two "bike walks" shown on the plan. We would also like to note that the southerly tree on South Chestnut Street shall be relocated so that it is not directly next to a fire hydrant. We would further recommend that the applicant reach out to the utility companies with regards to requirements for planting under overhead lines and directly next to a utility pole.

6. There is a door located on the south side and east side of the building. If these doors are to serve as emergency exit doors, it is recommended that the applicant check with the Building Department at this time as to the requirements for egress aisles, such as lighting, width requirements, maintenance, etc. This information shall be included on the plan.

7. The plans shall include all necessary and pertinent construction details. This would include details for the tree plantings, sidewalk and other walks, bike walks, fencing, etc.

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
08/09/2022

Title:

Continue review of Application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc

ATTACHMENTS

City of Beacon_12 Highland Place Subdivision Response Letter_2022-0726.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

Planners Comments Highland Pl Sub 8.5.22.pdf

Engineers Comments 12 Highland Place 08-04-22 review.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

July 26, 2022

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

Re: 12 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) has revised the plans in response to John Clarke Planning and Design's July 7, 2022 comment letter, and Lanc & Tully's July 6, 2022 comment letter. Below is a point-by-point response to the comment letters.

John Clark Planning and Design July 7, 2022 Comment Letter

1. The parcel area has been corrected on sheet 1.
2. Trees over 6" in diameter have been identified and are shown on the plan.
3. The yard setbacks for Lot 3 and Lot 5have been corrected.
4. A few existing trees have been saved from the updated layout. A total of 6 Red Maples are proposed along Highland Place and Grove Street lot lines.

Lanc & Tully July 6, 2022 Comment Letter

1. Comment noted. An I&I study has been completed, and no illicit connections to the City sanitary sewer system were discovered; however, the report has yet to be compiled. The report will be provided in a future submission.
2. Test pits will be scheduled after this next review. The test pit locations will be coordinated with Lanc & Tully for locations prior to conducting.
3. Comment noted. An 18' wide private road is now proposed for the subdivision. The amount of impervious has decreased slightly as a result of the private road.

Sheet 2 of 7:

1. The contour elevations have been darkened.

Sheet 4 of 7:

1. Top and bottom elevations have been added to the gabion wall along Grove Street.
2. Water service line for lot 2 has been redirected along the private road to connect with the sewer main within Highland Place.
3. The private road has been graded such that runoff will sheet flow from the driveway and not concentrate along the road. A portion of the runoff generated from the private road will be captured by a swale between Lot 2 and Lot 3, and proposed yard drains behind Lot 1 and Lot 2.
4. The floor elevation of the garage has been provided on the plan.
5. The LSE for Lot 3 and Lot 4 is provided on the plan.

Sheet 6 of 7:

1. The detail has bene revised to indicate either ¾" or 1" K-copper per plan.
2. The pavement restoration detail has been revised.

Please find five (5) hard copies of the revised subdivision set consisting of 7 sheets for review. We look forward to your August 9, 2022 planning board agenda to schedule a public hearing. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Gary Joseph (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: ±1.07 ACRES
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:	±1.07 ACRES
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
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BODENDORF LICENSED PROFESSIONAL ENGINEER 084468
SEAL

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

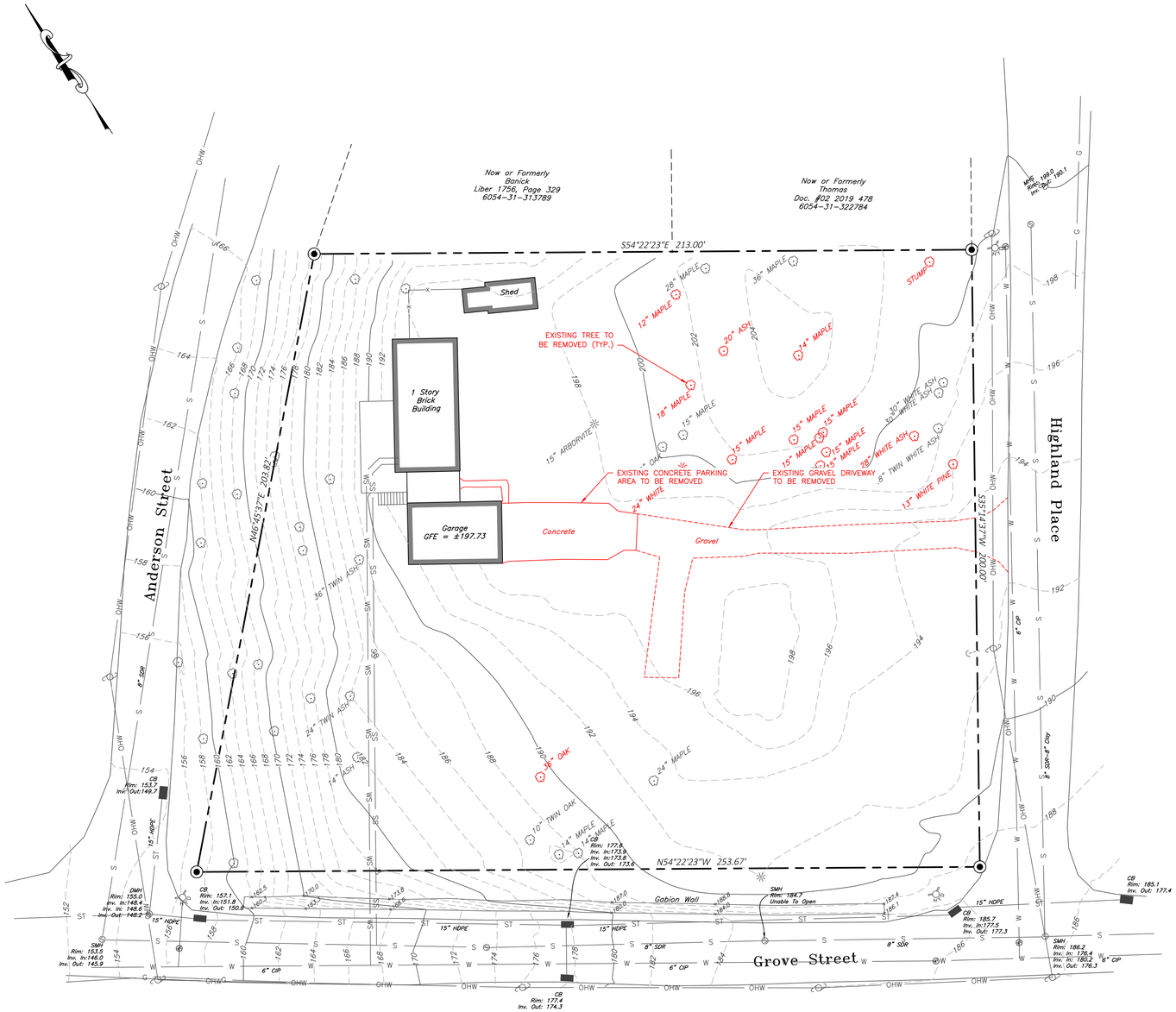
COVER SHEET

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:

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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
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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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

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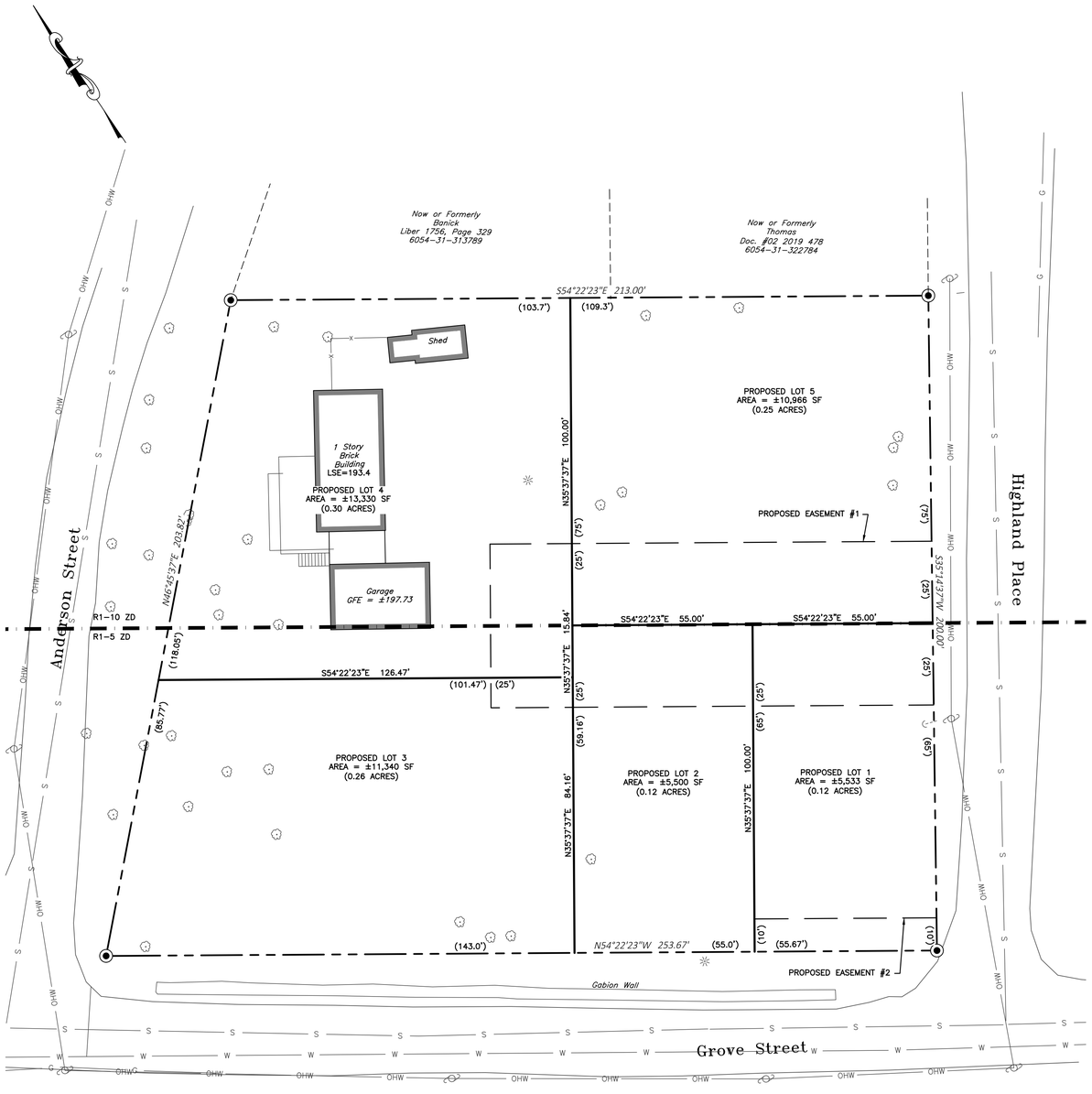


SUBDIVISION PLAT
SCALE: 1" = 20'

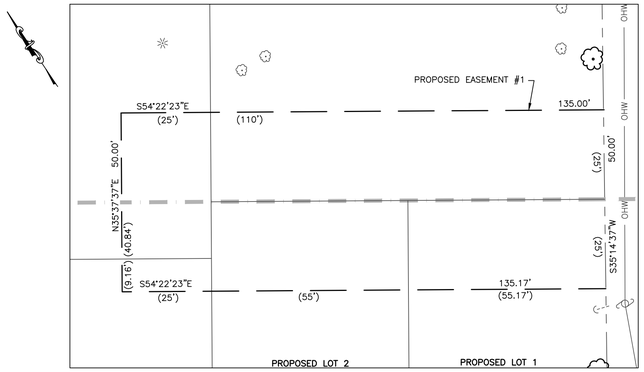
GRAPHIC SCALE

20 0 10 20 40 80

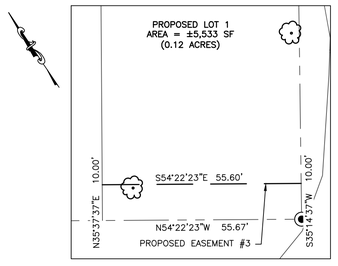
(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT



PROPOSED EASEMENT #1
SCALE: 1" = 20'



PROPOSED EASEMENT #2
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

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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 1, 2, 3, 4 AND 5 FOR ACCESS TO PROPOSED LOT 4 AND PROPOSED LOT 3, AND UNDERGROUND UTILITIES TO PROPOSED LOTS 1 & 4.
2. EASEMENT #2 IS A UTILITY EASEMENT OVER PROPOSED LOT 1 FOR THE BENEFIT OF PROPOSED LOT 2.

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

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	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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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

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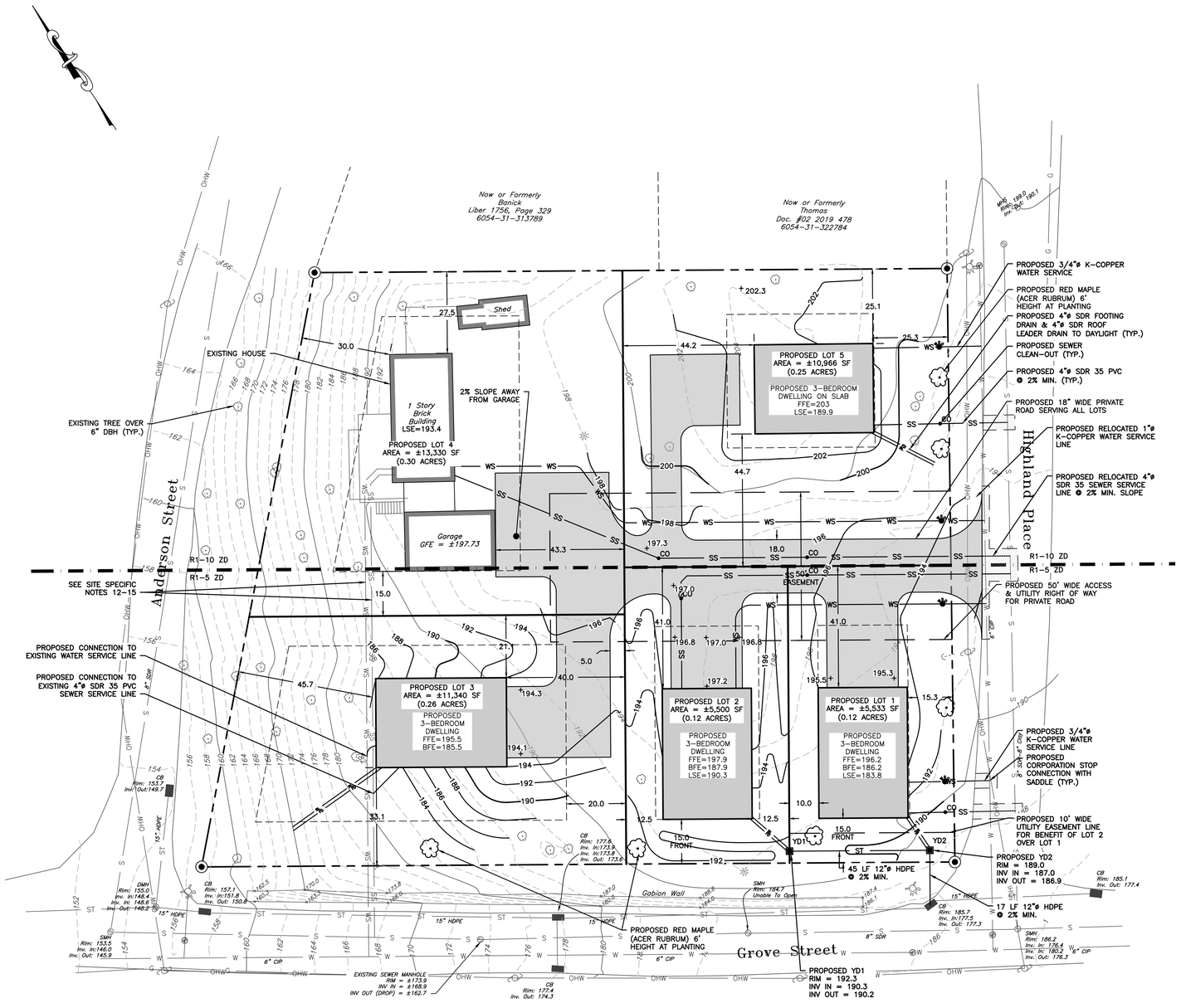

SUBDIVISION PLAN

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	45.7 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	±25.1 FEET
REAR YARD:	35 FEET MINIMUM	±43.3 FEET	±44.2 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, 3 & 5. LOTS 2 & 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: SLSD LEFT = ±239 FEET TO THE 90° TURN WITHIN HIGHLAND PLACE.
    SLSD RIGHT = ±120 FEET TO THE INTERSECTION WITH GROVE STREET.
    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±225 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE NORTH ON HIGHLAND PLACE.

    THE SLSD LEFT AND RIGHT FOR THE PRIVATE ROAD IS 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.
16. IF ROCK IS ENCOUNTERED DURING EXCAVATION, IT SHALL BE REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

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.

_____ _____

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
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

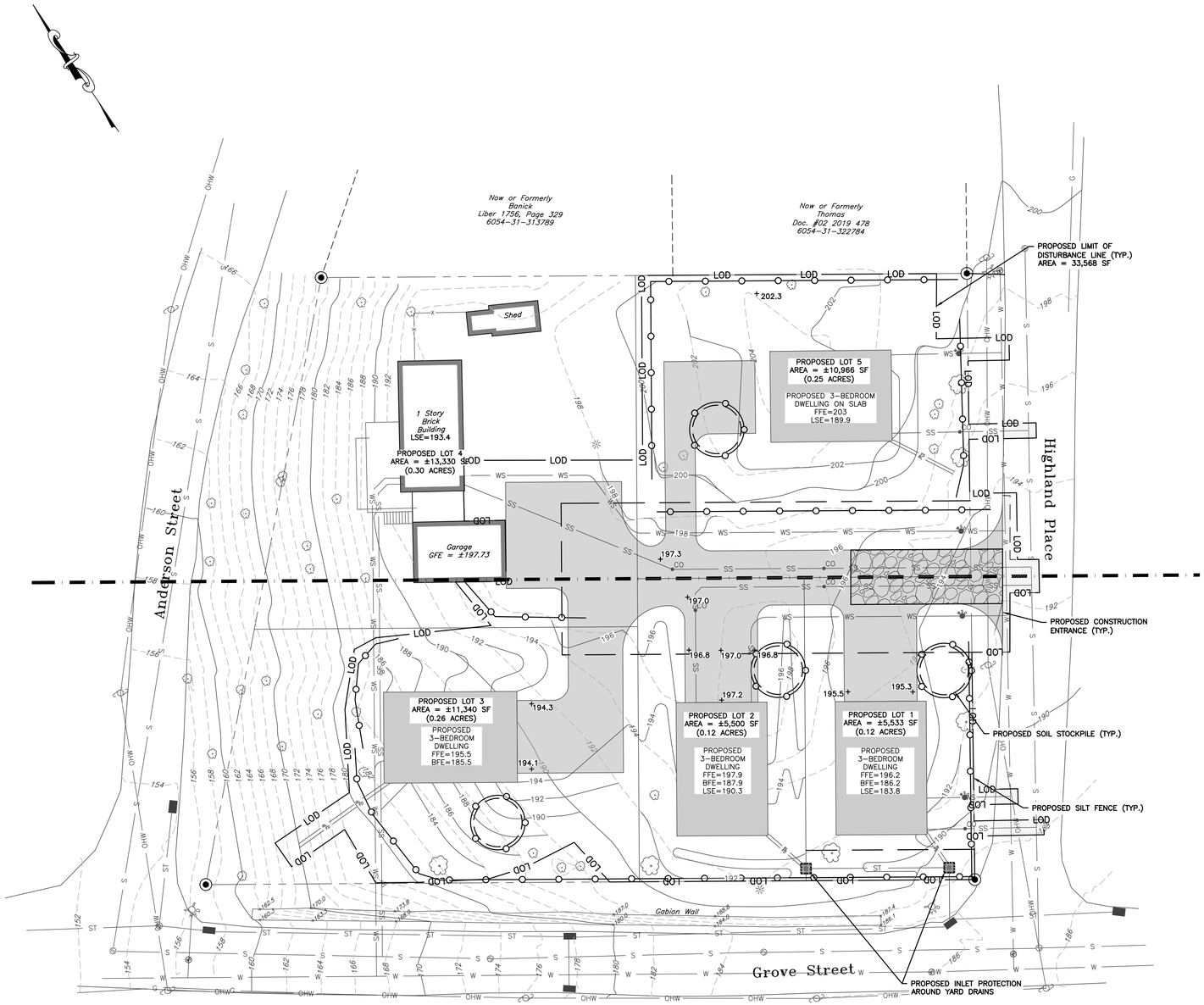
SUBDIVISION PLAN

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
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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

SEAL

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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

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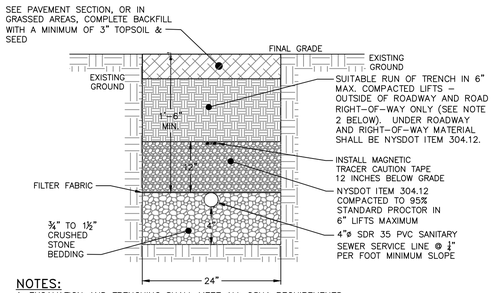
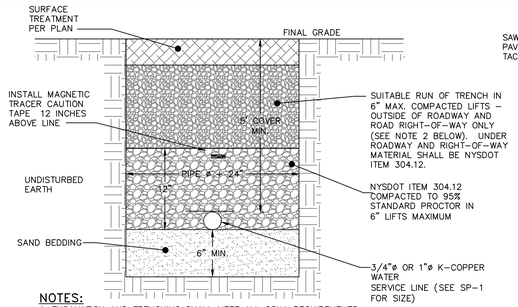


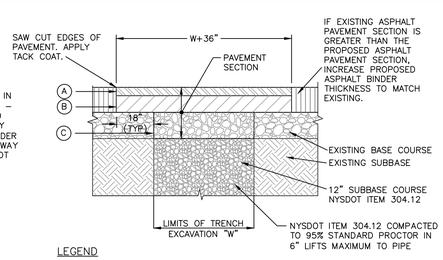
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

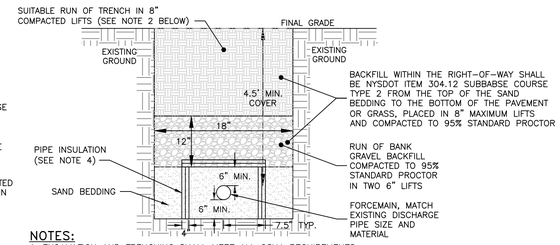
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

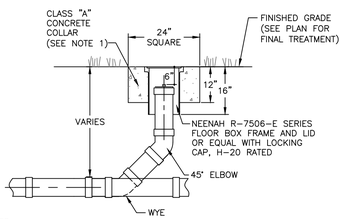
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



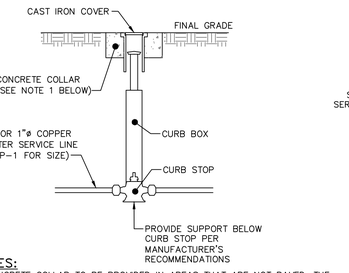
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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



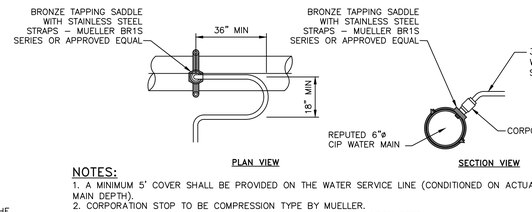
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE



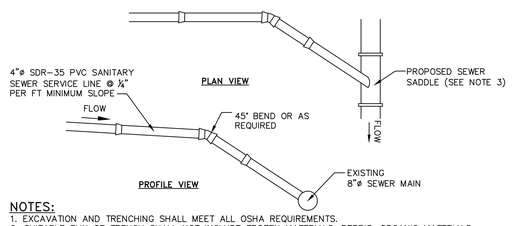
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



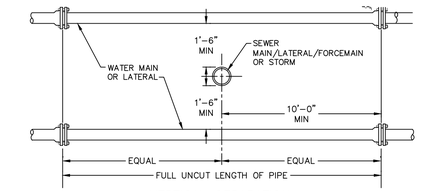
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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

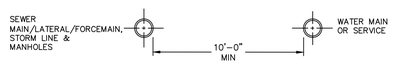


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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



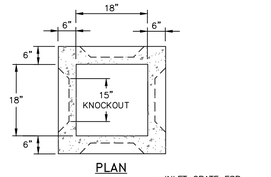
VERTICAL SEPARATION



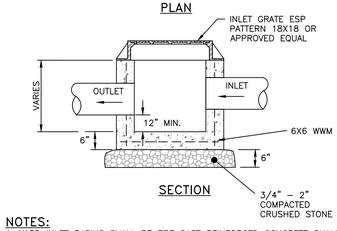
HORIZONTAL SEPARATION

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



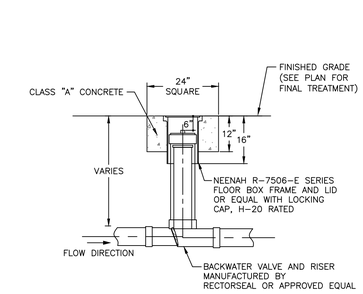
PLAN



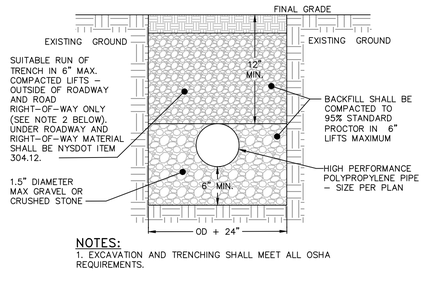
SECTION

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

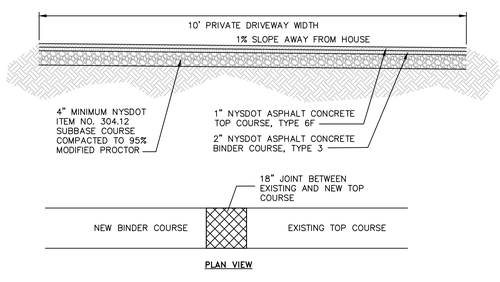


BACKWATER VALVE FOR FOOTING DRAIN DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE



PLAN VIEW

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
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

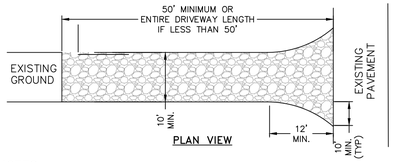
CONSTRUCTION DETAILS

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

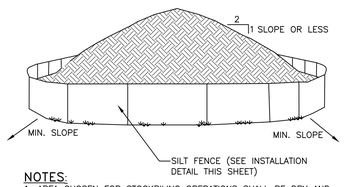
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PLAN VIEW

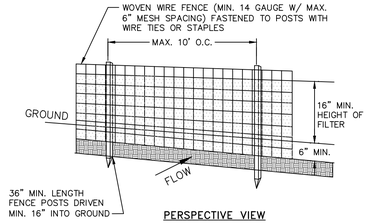
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL 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

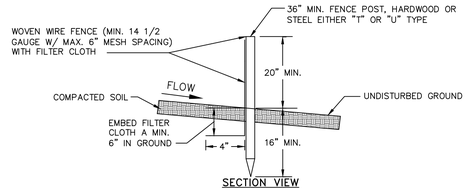


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



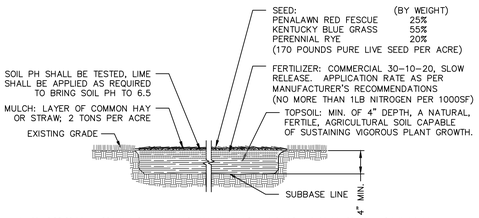
PERSPECTIVE VIEW



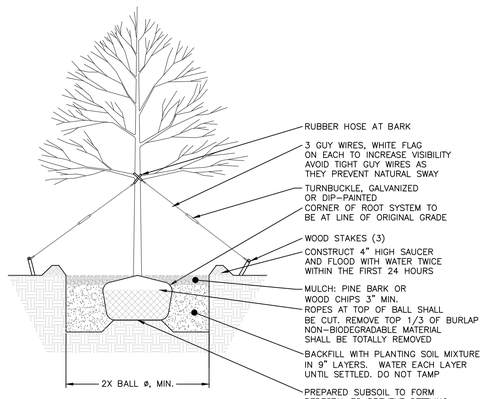
SECTION VIEW

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

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OWNER'S CONSENT:
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_____ GARY JOSEPH

_____ DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/26/22	PER PLANNING BOARD COMMENTS	CMB				

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HUDSON LAND DESIGN
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174 MAIN ST., BEACON, NEW YORK 12508
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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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **12 Highland Place Subdivision**

I have reviewed a response letter from Hudson Land Design and a 7-sheet Subdivision Plan set, all dated July 26, 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.

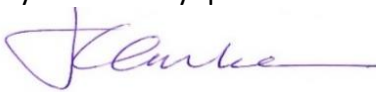
Comments and Recommendations

1. Six new Red Maple trees are to be planted along the lot fronts. More existing trees are also proposed to be retained than in the last submitted plans, although two of those trees marked for preservation on Lot 5 are located in a proposed driveway shown on Sheet 4.

2. There is a 36-inch Oak tree on Lot 3 that appears to be healthy and could be saved with some relatively small house location and grading adjustments.

3. 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
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.

August 4, 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 July 26, 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 July 26, 2022.
  - Sheet 2 of 7 – Existing Conditions & Removal Plan, dated July 26, 2022.
  - Sheet 3 of 7 – Preliminary Subdivision Plat, dated July 26, 2022.
  - Sheet 4 of 7 – Subdivision Plan, dated July 26, 2022.
  - Sheet 5 of 7 – Erosion & Sediment Control Plan, dated July 26, 2022.
  - Sheet 5 of 7 – Construction Details, dated July 26, 2022.
  - Sheet 6 of 7 – Construction Details, dated July 26, 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 (proposed Lot 4) has a single-family residence, detached garage, and shed located on it at this time, which are proposed to remain. 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 being located in the R1-10 Zone. The Applicant has revised the plans to now provide for a Private Road to service the 5 proposed lots, which in turn reduces the number of access points out to Highland Place and also reduces the amount of impervious that was shown on the previous plans.

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. ***Applicant notes that this will be provided as part of a future submission.***

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. ***Applicant notes that this information will be part of a future submission.***

3. As a private road is now proposed for the project, the Applicant will need to prepare and submit for review a maintenance declaration or agreement for the private road in accordance with Section 195-22, Paragraph A(9)(b) of the City Code, which shall be filed with the Dutchess County Clerk's Office at the time of the filing of the subdivision plat and prior to the transfer of any subdivision lot.

4. As a condition of approval, the Applicant shall provide the City of Beacon with a performance guarantee and inspection fees as stated in Section 195-22, Paragraph A(10) of the City Code. The project engineer shall submit a cost estimate for the construction of the private road for review, as the project progresses.

5. Documents and descriptions for the proposed easements shall be provided for review.

Sheet 3 of 7:

1. In accordance with Section 195-22, Paragraph A(9)(a) of the City Code, the plan shall be updated to include a note clearly stating "The subdivision contains a private road which the City of Beacon has no responsibility to maintain, provide service for, nor make any improvements to; all such costs shall be borne by the property owners using said road in accordance with the terms of a maintenance declaration or agreement."

2. The enlarged view titled "Proposed Easement #2" currently has the easement labeled as "proposed easement #3". This should be corrected.

Sheet 4 of 7:

1. The yard basins located on Lot 1 and Lot 2 will need to be deepened to accept the footing drains as proposed, as the basement elevation on Lot 2 is 2.4 feet lower than the invert in elevation on the yard basin.

2. The footing drains on Lots 1 and 2 shall incorporate backflow prevention devices.

Sheet 6 of 7:

1. Plan shall be updated to include a cross-sectional detail of the proposed private road.

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
08/09/2022

Title:

Review Application for Special Use Permit and Site Plan Approval, accessory apartment, 281 Rombout Avenue, submitted by Mariann Corsa

ATTACHMENTS

281 Rombout Application.pdf

1596-Rombout-2017_Special_Use_Permit-Final.pdf

1596-Rombout-Application Letter.pdf

2022-07-26 - 281 Rombout Ave Planning Board Filing.pdf

Corsa Survey.pdf

Planners Comments Rombout Av Acc Apt 8.5.22.pdf

Engineers Comments 281 Rombout 08-05-22 review.pdf

calderón
architecture
& design
studio

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508
July 26, 2022

re: 281 Rombout Avenue
Beacon, NY 12508

Accessory Dwelling Unit /Garage Conversion Application

Dear Amanda,

The applicant is proposing to create an accessory dwelling unit in the existing garage on the property with an existing single-family house. The 12' x 20' 2 story garage will include living space, kitchen, and bathroom in the R1-5 district.

Please find enclosed:

- (5) sets of Sheets 1 through 2
- (1) Application Form – Special Use Permit
- (1) Individual Disclosure Form
- Checks for Application Fee and Escrow
- Digital files of our application have been emailed.

An EAF is not included. This is an accessory apartment on an existing lot which is a Type II action under SEQRA, so no EAF review is necessary.

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

Sincerely,

J.C. Calderón, AIA, NOMA, LEED AP
Principal

5 Cliff Street, Beacon, New York 12508
845-504-3706 · 212-369-2766 · info@calderonarchitecture.com

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Mari Ann Corsa

Address: 281 Rombout Ave

Beacon, NY 12508

Signature: _____

Date: 07/11/2022

Phone: 914-557-3115

(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: Calderon Architecture & Design Studio P.C.

Address: 5 Cliff Street

Beacon, NY 12508

Phone: (212) 369-2766

Fax: _____

Email address: cadsofficemail@gmail.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 281 Rombout Ave

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

Land Area: _____ Zoning District(s) _____

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Existing 2 story garage conversion to Accessory Dwelling Unit

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: _____

Dwelling Units (by type): Existing 1 Proposed 1

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 PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Mari Ann Corsa

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: 281 Rombout Ave

Project Address: 281 Rombout Ave

Project Tax Grid #

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, Mari Ann Corsa, 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 N/A
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 N/A
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon N/A
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)			

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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: MARIANN CORSA

Address of Applicant: 281 Rombout Ave

Telephone Contact Information: 914-557-3115

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.
MariAnn CorsA	Residence	914-557-3115	2-18 Home purchase	Beacon NY

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, MariAnn Corsa being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) MARIANN CORSA

(Signature) MariAnn Corsa

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 281 Rombout Ave. Garage Conversion

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

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

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

Items marked NO above are not applicable to this project.

N/A

Applicant/Sponsor Name: Mari Ann Costa

Signature: Mari Ann Costa

Date: 7-25-22

573

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

This form cannot be used to waive the workers' compensation rights or obligations of any party.

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- ☐ I am performing all the work for which the building permit was issued.
- ☐ I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- ☒ I have a homeowners insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ♦ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a CE-200 exemption form; OR
- ♦ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

Martha Corsa
(Signature of Homeowner)

7-26-22
(Date Signed)

Martha Corsa
(Homeowner's Name Printed)
MARTHA CORSA

Home Telephone Number 914-557-3115

Property Address that requires the building permit:

281 Rombout Ave
Beacon NY
12508

Sworn to before me this 26th day of July, 2022.

(County Clerk or Notary Public)
VERNON S FOOTE
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
LIC. #01FO6138126
COMM. EXP. 12/12/25

Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.

LAWS OF NEW YORK, 1998
CHAPTER 439

The **general municipal law is amended by adding a new section 125** to read as follows:

125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors -- Business Owners and Certain Homeowners

For **businesses and certain homeowners listed as the general contractors on building permits,** proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is **ONE** of the following forms that indicate that they are: ♦ insured (C-105.2 or U-26.3), ♦ self-insured (SI-12), or ♦ are exempt (CE-200), under the mandatory coverage provisions of the WCL. Any residence that is not a **1, 2, 3 or 4 Family, Owner-occupied Residence** is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a **1, 2, 3 or 4 Family, Owner-occupied Residence,** proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1 (12/08).

♦ Form BP-1shall be filed if the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is listed as the general contractor on the building permit, and the homeowner:

◊ is performing all the work for which the building permit was issued him/herself,

◊ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or

◊ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.

♦ If the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is hiring or paying individuals a total of **40 hours or MORE** in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(12/08), but shall either:

◊ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR

◊ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.

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 FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: Mari Ann Corsa

Address: 281 Rombout Ave

Beacon, NY 12508

Signature: _____

Date: 07/11/2022

Phone: 914-557-3115

(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: Calderon Architecture & Design Studio P.C.

Address: 5 Cliff Street

Beacon, NY 12508

Phone: (212) 369-2766

Fax: _____

Email address: cadsofficemail@gmail.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 281 Rombout Ave

Tax Map Designation: Section 5954 Block 44 Lot(s) 985706

Land Area: 8,324 sq ft Zoning District(s) R1-7.5

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Existing 2 story garage conversion to Accessory Dwelling Unit

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: _____

Dwelling Units (by type): Existing 1 Proposed 1 accessory dwelling garage conversion

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 PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Mari Ann Corsa

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: 281 Rombout Ave

Project Address: 281 Rombout Ave

Project Tax Grid #

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, Mari Ann Corsa, 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 N/A
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 N/A
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon N/A
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
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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: MARIANN CORSA

Address of Applicant: 281 Rombout Ave

Telephone Contact Information: 914-557-3115

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.
Mari Ann Corsa	Residence	914-557-3115	2-18 Home purchase	Beacon NY

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, MariAnn Corsa being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) MARIANN CORSA

(Signature) MariAnn Corsa

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 281 Rombout Ave. Garage Conversion

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

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

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

Items marked NO above are not applicable to this project.

N/A

Applicant/Sponsor Name: Mari Ann Costa

Signature: Mari Ann Costa

Date: 7-25-22

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

This form cannot be used to waive the workers' compensation rights or obligations of any party.

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- ☐ I am performing all the work for which the building permit was issued.
- ☐ I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- ☒ I have a homeowners insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ♦ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a CE-200 exemption form; OR
- ♦ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

Martha Corsa
(Signature of Homeowner)

7-26-22
(Date Signed)

Martha Corsa
(Homeowner's Name Printed)
MARTHA CORSA

Home Telephone Number 914-557-3115

Property Address that requires the building permit:

281 Rombout Ave
Beacon NY
12508

Sworn to before me this 26th day of July, 2022.

(County Clerk or Notary Public)
VERNON S FOOTE
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
LIC. #01FO6138126
COMM. EXP. 12/12/25

Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.

LAWS OF NEW YORK, 1998
CHAPTER 439

The **general municipal law is amended by adding a new section 125** to read as follows:

125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors -- Business Owners and Certain Homeowners

For **businesses and certain homeowners listed as the general contractors on building permits,** proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is **ONE** of the following forms that indicate that they are: ♦ insured (C-105.2 or U-26.3), ♦ self-insured (SI-12), or ♦ are exempt (CE-200), under the mandatory coverage provisions of the WCL. Any residence that is not a **1, 2, 3 or 4 Family, Owner-occupied Residence** is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a **1, 2, 3 or 4 Family, Owner-occupied Residence,** proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1 (12/08).

♦ Form BP-1shall be filed if the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is listed as the general contractor on the building permit, and the homeowner:

◊ is performing all the work for which the building permit was issued him/herself,

◊ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or

◊ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.

♦ If the homeowner of a **1, 2, 3 or 4 Family, Owner-occupied Residence** is hiring or paying individuals a total of **40 hours or MORE** in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(12/08), but shall either:

◊ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR

◊ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.

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

calderón
architecture
& design
studio

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508
July 26, 2022

re: 281 Rombout Avenue
Beacon, NY 12508

Accessory Dwelling Unit /Garage Conversion Application

Dear Amanda,

The applicant is proposing to create an accessory dwelling unit in the existing garage on the property with an existing single-family house. The 12' x 20' 2 story garage will include living space, kitchen, and bathroom in the R1-5 district.

Please find enclosed:

- (5) sets of Sheets 1 through 2
- (1) Application Form – Special Use Permit
- (1) Individual Disclosure Form
- Checks for Application Fee and Escrow
- Digital files of our application have been emailed.

An EAF is not included. This is an accessory apartment on an existing lot which is a Type II action under SEQRA, so no EAF review is necessary.

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

Sincerely,

J.C. Calderón, AIA, NOMA, LEED AP
Principal

5 Cliff Street, Beacon, New York 12508
845-504-3706 · 212-369-2766 · info@calderonarchitecture.com

GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

JULY 26, 2022

CLIENT:
MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:
calderón architecture
& design studio p.c.
5 CLIFF STREET
BEACON, NY 12508

ARCHITECTURAL DRAWING LIST			
#	DWG.	TITLE	DATE
1	T-100.00	TITLE SHEET, NOTES & PLOT PLAN	07/26/2022
2	A-001.00	CADS GENERAL NOTES	07/26/2022
3	A-002.00	CADS GENERAL NOTES CONTINUED	07/26/2022
4	A-100.00	PROPOSED SITE PLAN & ZONING	07/26/2022
5	A-101.00	PROPOSED PLANS & ELEVATIONS	07/26/2022

SITE DATA	
LOCATION:	281 ROMBOUT AVENUE BEACON, NY 12508
TAX ID (FILE MAP - FILE #): (SECTION - BLOCK - LOT):	8181-1 5954-44-985708
STORIES: PRINCIPAL BLDG: ACCESSORY BLDG:	 2 2
OWNER(S):	MARI ANN CORSA
WORK AREA:	±460 SF
ZONING DISTRICT(S):	R1-5
OCCUPANCY CLASS:	1-FAMILY RESIDENCE
FLOOD AREA:	NO

ARCHITECT NOTE:

DUE TO THE INACCESSIBILITY TO PART OF THE PREMISES AND/OR STRUCTURE, THE VARIOUS DIMENSIONS AND CONDITIONS SHOWN ARE PRESUMED TO BE REASONABLY CORRECT. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK; OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO VERIFY AND TO BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS THEREIN AND (S)HE SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCY.

THE CONTRACTOR, BEFORE COMMENCING ANY WORK, SHALL PROVIDE WORKER'S COMPENSATION AND ANY NOTIFICATION TO ALL PROPER AUTHORITIES HAVING JURISDICTION UPON COMPLETION AND AS MAY BE REQUIRED. THE CONTRACTOR IS TO FURNISH ALL REQUIRED CERTIFICATES, PERMITS AND APPROVALS FOR THE WORK.

BUILDING DEPARTMENT NOTES:

1. ALL REFERENCES TO THE 'BUILDING CODE' OR 'THE CODE' SHALL REFER TO THE BUILDING CODE OF THE CITY OF NEW YORK (2014) UNLESS OTHERWISE STATED.

2. THE PROVISIONS OF SUBCHAPTER 33 OF THE NEW YORK CITY BUILDING CODE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION AND DEMOLITION OPERATIONS WITH REGARD TO THE SAFETY OF THE PUBLIC AND PROPERTY.

3. CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF NEW YORK CITY BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK CITY AND STATE. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

4. MEANS OF EGRESS SHALL BE KEPT UNOBSTRUCTED AT ALL TIMES AS PER NYC FIRE CODE §301.1.

GENERAL PROJECT NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPT. REGULATIONS, UTILITY CO. REQUIREMENTS, AND THE BEST TRADE PRACTICES.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NYC AGENCIES.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE ARCHITECT.

4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE PLANS.

5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

7. THE CONTRACTOR SHALL LAY OUT HIS/HER OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).

8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

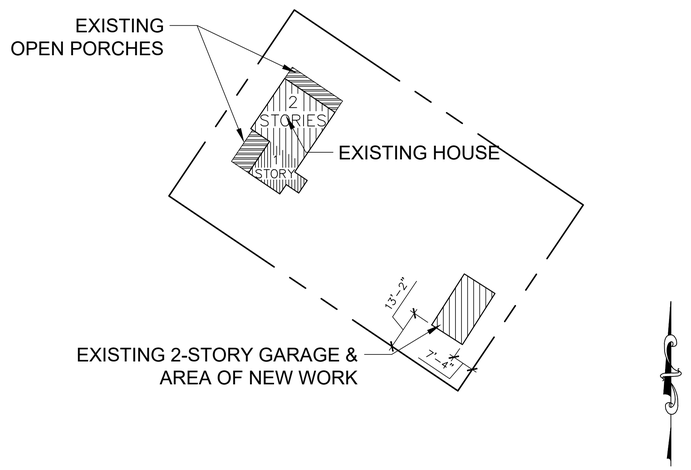
9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

10. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS AS REQUIRED.

PROJECT DATA		
APPLICABLE CODE(S):	PROPOSED USE:	NARRATIVE:
2020 NYS RESIDENTIAL CODE; CITY OF BEACON CODE	ACCESSORY APARTMENT; NO PROPOSED CHANGE TO EGRESS OR OCCUPANCY.	CONVERSION OF EXISTING 12'X20' 2-STORY GARAGE INTO NEW ACCESSORY DWELLING UNIT INCLUDING KITCHEN/BATH.

§223-24.1
ACCESSORY APARTMENTS [ADDED 11-20-1989]
A.
PURPOSE AND INTENT. IT IS THE PURPOSE AND INTENT OF ALLOWING ACCESSORY APARTMENTS ON SINGLE-FAMILY PROPERTIES 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 A DETACHED SINGLE-FAMILY DWELLING OR IN AN ACCESSORY BUILDING ON SUCH A SINGLE-FAMILY LOT.
D.
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. **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. 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. [AMENDED 6-15-2020 BY L.L. NO. 7-2020]
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. [AMENDED 6-15-2020 BY L.L. NO. 7-2020]
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. [ADDED 9-3-1996 BY L.L. NO. 9-1996[1]]
[1] EDITOR'S NOTE: SECTION 2 OF THIS LOCAL LAW ALSO PROVIDED THAT IT "SHALL APPLY TO ALL ACCESSORY APARTMENTS THAT ARE ISSUED A PERMIT FROM THE ENACTMENT OF § 223-24, 11-20-1989, FORWARD."

PLOT PLAN
SCALE: 1:300



PROJECT NAME:
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:
MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:
calderón architecture
& design studio p.c.
5 CLIFF STREET
BEACON, NY 12508
(212) 369-2766
info@calderonarchitecture.com

No.	SUBMISSION / REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1	PLANNING BOARD FILING	07-26-2022

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SEAL & SIGNATURE:
REGISTERED ARCHITECT
JOHN CORTÉS CALDERÓN
026455
STATE OF NEW YORK

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JOB NUMBER:
1596/2022

DRAWING TITLE:
TITLE SHEET & GENERAL CONSTRUCTION NOTES

DRAWING NO.
T-100.00

SHEET NO:
1 of 5

DATE:	JULY 05, 2022
SCALE:	AS NOTED
DRAWN BY:	DD
CHECKED BY:	JCC

CADS GENERAL NOTES:

1.1 GOVERNING AGENCIES:

1.1.1 ALL WORK PERFORMED BY THE CONTRACTOR/SUB CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING AGENCIES WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

1.1.2 WHERE THE CONTRACT, NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE NEW YORK CITY CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

1.1.3 ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE NOTES SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL BODIES RELATING TO BUILDINGS AND ALL APPLICABLE REQUIREMENTS SPECIFIED IN THE NOTES OR DRAWINGS. THIS SHALL NOT, HOWEVER BE CONSTRUED TO MEAN BECAUSE THEY ARE SPECIFICALLY NOTED BY SUCH CODES OR LAWS.

1.2 EXECUTION, CORRELATION AND INTENT OF DOCUMENTS:

1.2.1 CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO SUBMITTING BIOS AND/OR COMMENCING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

1.2.2 CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO ENSURE FULL UNDERSTANDING OF EXACT SCOPE OR WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW AND CLARIFY ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS.

1.2.3 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF (S)HE CANNOT COMPLY WITH ALL NOTES CALLED FOR IN THESE NOTES AND ON ALL OTHER DRAWINGS.

1.2.4 ALL BIDDERS BEFORE SUBMITTING PROPOSALS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT AND/OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN MADE WILL NOT BE RECOGNIZED.

1.2.5 BEFORE COMMENCING ANY WORK THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SHALL REQUEST CLARIFICATION OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE CONSTRUCTION NOTES AND FIELD CONDITIONS.

1.2.6 ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN OR REFERRED TO ON ALL RELATED DRAWINGS.

1.2.7 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.

1.2.8 WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECT.

1.2.9 THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS/HER ESTIMATE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL. NEW INSTALLATION AND REINSTALLATION WORK FOR ANY PLUMBING, CEILING, (TAKE DOWN AND REINSTALLATION), ELECTRICAL, TELEPHONE, COMMUNICATIONS EQUIPMENT, H.V.A.C. WORK ETC., CEILING PLENUM OF FLOOR BELOW TO COMPLETE WORK ON FLOOR UNDER CONSTRUCTION.

1.2.10 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON FLOOR DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND THE CLIENT'S FIELD REPRESENTATIVES.

1.2.11 THE GENERAL CONTRACTOR UPON ACCEPTANCE OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION. MATERIAL AND WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE/SHE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

1.2.12 THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL SUBMIT CERTIFICATES TO THE ARCHITECT UPON COMPLETION OF WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
(A) FIREPROOF WOOD TEST REPORT (IF REQUIRED).
(B) ELECTRICAL AND PLUMBING CERTIFICATES ISSUED BY: DEPARTMENT OF WATER & SUPPLY, GAS & ELECTRICITY BOARD OF FIRE UNDERWRITERS.

1.2.13 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURBISHED WHERE REQUIRED, ANY LOOSE ITEM TIGHTENED (CEILING EXIT SIGNS, ETC.) AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST-CLASS INSTALLATION AND APPEARANCE.

1.2.14 ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

1.2.15 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ALL EXISTING LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED.

1.2.16 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC., AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED All OPENINGS TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH AND FIRE RATING ESCUTCHEON PLATES, ETC.

1.2.17 THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND BY FIRE DEPARTMENT REGULATIONS.

1.2.18 ALL WORK IS TO CONFORM WITH DRAWINGS AND SPECIFICATIONS.

1.2.19 ALL WORK SHALL BE DONE BY SKILLED WORKERS, AND THE ENTIRE WORK SHALL BE ACCOMPLISHED IN A NEAT AND ORDERLY MANNER.

1.2.20 THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS LISTED. ANY ADDITIONAL DETAIL DRAWINGS REQUIRED TO INTERPRET AND EXPLAIN THE DRAWINGS AND OTHER INFORMATION DEEMED NECESSARY SHALL BE FURNISHED TO THE CONTRACTOR AS REQUIRED BY THE WORK. IT SHALL BE UNDERSTOOD THAT THIS ADDITIONAL DATA SHALL BE CONSIDERED AS FORMING A PART OF THESE NOTES AS THEY RELATE.

1.2.21 WHERE DRAWINGS CALL FOR A SPECIFIC MANUFACTURER OR SUB-CONTRACTOR THE GENERAL CONTRACTOR'S ACCEPTANCE OF THE CONTRACT OBLIGES HIM/HER TO USE THESE MANUFACTURERS OR SUB-CONTRACTORS. THE ARCHITECT WILL REVIEW AND APPROVE A LIST OF ALL OTHER SUB-CONTRACTORS ON THE JOB.

1.2.22 DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE PLANS.

1.2.23 ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED ON DRAWINGS, HOWEVER, IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS/HER WORK WITH THE WORK OF ALL CONTRACTORS TO ASSURE THAT ALL SCHEDULES ARE MET.

1.3 PERMITS:

1.3.1 IF THE CONTRACTOR VIOLATES ANY BUILDING DEPARTMENT CODES, LAWS, ORDINANCE OR REGULATION IN PERFORMING THE WORK, (S)HE SHALL, AT HIS/HER OWN EXPENSE, BEAR ALL PENALTIES AND COSTS AND SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND THE CLIENT AGAINST ANY DAMAGES WHICH MAY RESULT FROM SUCH VIOLATIONS.

1.4 INSURANCE

1.4.1 THE GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS MADE MANDATORY BY THE REQUIREMENTS OF THE LANDLORD. THE CONTRACTOR SHALL REQUEST FROM THE LANDLORD THE EXACT COVERAGE REQUIRED AND UPON PROCURING SUCH REQUIREMENTS SHALL PROVE TO THE LANDLORD THAT ALL COVERAGE HAS BEEN FULFILLED PRIOR TO COMMENCEMENT OF THE WORK.

1.5 TAXES:

1.5.1 THE CONTRACTOR SHALL MAINTAIN AND BEAR ALL COSTS ARISING FROM ALL MANDATORY UNEMPLOYMENT INSURANCE AND FEDERAL OLD AGE BENEFITS IMPOSED BY THE STATE OR FEDERAL GOVERNMENT AND MEASURED BY WAGES, SALARY, OR OTHER REMUNERATION PAID FOR WORK PERFORMED UNDER THE CONTRACT.

1.6 SCHEDULES & PROGRESS MEETINGS:

1.6.1 PRIOR TO BEGINNING ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS/HER WORK, AND ALL OF THE CLIENTS CONTRACTORS' WORK FOR THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

1.6.2 THE GENERAL CONTRACTOR SHALL FURNISH PROJECT MANAGER SCHEDULES FOR ALL PHASES OF CONSTRUCTION WHICH SHALL BE UPDATED EVERY TWO WEEKS.

1.6.3 THE GENERAL CONTRACTOR AND THE PROJECT MANAGER SHALL HOLD PROGRESS MEETINGS AT A MUTUALLY AGREED PLACE AND TIME INTERVAL TO REVIEW THAT WHICH INCLUDES BUT IS NOT LIMITED TO: OPEN ITEMS, SCHEDULES, JOB CONDITIONS, ETC.

1.7 SUPERVISION:

1.7.1 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPERVISION BY A PERSON ESPECIALLY QUALIFIED AND EXPERIENCED IN HANDLING THE WORK. THIS INDIVIDUAL AND HIS/HER QUALIFICATIONS SHALL BE SATISFACTORY AND APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL DRAWINGS, SPECIFICATIONS AND OTHER INFORMATION GIVEN TD IT BY THE ARCHITECT AS TO MATERIALS AND METHODS OF INSTALLATION AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DEFECTS, ERRORS, INCONSISTENCIES OR AMBIGUITIES IN SUCH DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT SHOULD AN ERROR OR INCONSISTENCY DEVELOP IN THE DRAWINGS AND SPECIFICATIONS, OR SHOULD ANY WORK NOT BE SUFFICIENTLY DETAILED AND EXPLAINED ON THE DRAWINGS AND IN THE SPECIFICATIONS. IN NO CASE SHALL THE CONTRACTOR PROCEED WITH THE WORK AFTER BECOMING AWARE OF ANY SUCH ERROR, INCONSISTENCY OR LACK OF SUFFICIENT DETAIL WITHOUT HAVING CONSULTED WITH THE ARCHITECT.

1.7.2 THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE PROPER LAYING OUT OF THE WORK AND FOR ANY DAMAGE WHICH MAY OCCUR BECAUSE OF ITS ERRORS OR INACCURACIES.

1.8 WORKMANSHIP AND MATERIALS

1.8.1 ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.

1.8.2 THESE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

1.8.3 THE CONTRACTOR WARRANTS AND GUARANTEES THAT NONE BUT EXPERIENCED WORKERS WILL BE EMPLOYED ON THE WORK AND THAT ALL FURNISHINGS FABRICATED AND/OR PROVIDED BY IT SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. IT IS UNDERSTOOD THAT NO INFERIOR WORK OR MATERIALS WILL BE ACCEPTED, WHETHER DISCOVERED AT THE TIME THEY'RE INCORPORATED IN THE WORK OR AFTERWARDS. THE CONTRACTOR SHALL, WHEN REQUIRED BY THE ARCHITECT, PRODUCE SUCH EVIDENCE AS MAY BE REQUIRED BY THE ARCHITECT, TO SHOW THE KIND AND QUALITY OF MATERIALS USED. ALL THE MATERIALS FURNISHED SHALL HAVE THE SAME CHARACTER, FINISH, COLOR, TEXTURE AND QUALITY OF WORKMANSHIP AS THE APPROVED SAMPLES.

1.8.4 WHERE NOTED, EQUIVALENT PRODUCTS OF MANUFACTURERS OTHER THAN THOSE LISTED WILL BE ACCEPTABLE, PROVIDING PROOF THAT THEY ARE OF AN EQUIVALENT QUALITY, CONSTRUCTION, MATERIAL, FUNCTION AND DESIGN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH THE ARCHITECT WITH SAMPLES, CATALOGUES, INDEPENDENT LABORATORY PERFORMANCE AND TEST REPORTS, AND OTHER PRODUCT INFORMATION WHICH THE ARCHITECT MAY REQUIRE BEFORE FINAL APPROVAL OF THE PRODUCT IS GIVEN. IN ANY CASE, APPROVAL OF SUCH EQUIVALENT WILL BE SOLELY AT THE DISCRETION OF THE ARCHITECT.

1.8.5 SHOULD THE CONTRACTOR WISH TO USE ANY MATERIALS OR EQUIPMENT OTHER THAN THOSE NAMED, (S)HE SHALL SO STATE IN HIS/HER BID, NAMING THE PROPOSED SUBSTITUTION AND INDICATING WHAT DIFFERENCE, IF ANY, WILL BE MADE IN THE CONTRACT PRICE FOR SUCH SUBSTITUTION, SHOULD IT BE ACCEPTED.

1.8.6 THE ARCHITECT MAY REJECT ALL WORKMANSHIP AND MATERIALS WHICH DO NOT CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL SUCH REJECTED WORK OR MATERIALS SHALL BE REMOVED FORTHWITH AND IMMEDIATELY REPLACED WITH PROPER AND ACCEPTABLE WORK AND MATERIALS. FAILURE TO EXERCISE SUCH POWER, HOWEVER, SHALL NOT BE CONSTRUED OR HELD BY THE CONTRACTOR AS A WAIVER OF THE ARCHITECT'S RIGHT TO REJECT SUCH NONCONFORMING WORK OR MATERIAL.

1.9 SHOP DRAWINGS

1.9.1 THE GENERAL CONTRACTOR SHALL SUPPLY CUTS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE ARCHITECT'S DRAWINGS, IE: LIGHT FIXTURES, HARDWARE, ETC., FOR WRITTEN APPROVAL PRIOR TO ORDERING OR FABRICATION.

1.9.2 THE GENERAL CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. THREE COPIES OF SHOP DRAWINGS TOGETHER WITH ONE SEPIA TRANSPARENCY SHALL BE SUBMITTED. SUBMIT SAMPLES AS REQUIRED BY THE CLIENT.

1.9.3 ALL CUTS OF FIXTURES AND EQUIPMENT, SHOP AND ENGINEERING DRAWINGS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS AND ENGINEERS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

CONTINUED ON PAGE A-002.

PROJECT NAME:
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:
MARI ANN CORSA
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GENERAL CONSTRUCTION NOTES CONTINUED

DRAWING NO.
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SHEET NO:
2 of 5

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CADS GENERAL NOTES CONTINUED:

1.9.4 BY APPROVING AND SUBMITTING SHOP DRAWINGS, SAMPLES AND PRODUCE DATA THE CONTRACTOR REPRESENTS THAT (S)HE HAS VERIFIED FIELD MEASUREMENTS, CONDITIONS AND RELATED CONSTRUCTION TO THE SUBMISSION AND THAT (S)HE HAS CHECKED AND COORDINATED THE SUBMISSION WITH THE REQUIREMENTS OF ALL OTHER WORK IN THE CONTRACT DOCUMENTS.
1.9.5 THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATIONS, ERRORS OR OMISSIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF THE SUBMISSION.

1.10 TEMPORARY FACILITIES

1.10.1 THE GENERAL CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY LIGHT AND POWER, COMPLETE WITH ALL WIRING LAMPS AND SIMILAR EQUIPMENT, AS REQUIRED FOR THE COMPLETION OF THE WORK. (S)HE SHALL REMOVE ALL TEMPORARY LIGHT AND POWER WIRING WHEN DIRECTED.

1.10.2 THE CONTRACTOR SHALL ONLY USE TOILET FACILITIES AND WATER AS ASSIGNED BY THE LANDLORD. THE CONTRACTOR SHALL MAINTAIN THOSE FACILITIES IN A SANITARY CONDITION AND BE RESPONSIBLE FOR DAMAGES TO THE TOILET AREAS.

1.11 SEPARATE CONTRACTS:

1.11.1 THE CLIENT RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL AFFORD OTHER CONTRACTORS REASONABLE ACCESS AND OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND THE EXECUTION OF THEIR WORK, AND SHALL PROPERLY CONNECT AND COORDINATE ITS WORK WITH THEIRS.

1.11.2 IF ANY PART OF THE CONTRACTOR'S WORK DEPENDS, FOR PROPER EXECUTION OR RESULT, UPON THE WORK OF THE CLIENT OR ANY OTHER CONTRACTOR, THE CONTRACTOR SHALL INSPECT AND PROMPTLY REPORT TO THE ARCHITECT ANY DEFECTS IN SUCH WORK THAT RENDER IT UNSUITABLE FOR SUCH PROPER EXECUTION AND RESULTS. A FAILURE BY THE CONTRACTOR TO SO INSPECT AND RE.PORT SHALL CONSTITUTE AN ACCEPTANCE OF THE OTHER CONTRACTOR'S WORK AS FIT AND PROPER FOR THE RECEPTION OF HIS/HER WORK, EXCEPT AS TO DEFECTS WHICH MAY DEVELOP IN THE OTHER CONTRACTOR'S WORK AFTER THE EXECUTION OF ITS WORK.

1.11.3 THE LANDLORD AND THE ARCHITECT SHALL BE INFORMED IMMEDIATELY IN WRITING, PRIOR TO ANY CORRECTIVE WORK, THAT DAMAGES OCCURRED BECAUSE OF ANOTHER CONTRACTOR.

1.12 CHANGES IN WORK:

THE CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE: CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE. THE WORK SHALL BE ADJUSTED BY ONE OF THE FOLLOWING PROCEDURES:
1.12.1 CHANGE ORDER:

A CHANGE ORDER TO THE CONTRACTOR, INITIATED BY THE CLIENT AUTHORIZES AN ADJUSTMENT IN THE CONTRACT SUM OR THE CONTRACT TIME. UPON REVIEW OF THE CHANGE ORDER THE CONTRACTOR SHALL SUBMIT TO THE CLIENT A COST OR CREDIT RESULTING FROM THIS CHANGE IN THE WORK. WITH THE FOLLOWING INFORMATION:

(A) DATE & NUMBER OF THE CHANGE ORDER.

(B) THE CONSTRUCTION SPACE NUMBER OF THE AREA UNDER CONSTRUCTION.

(C) A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED.

(D) A LUMP SUM SUPPORTED BY SUFFICIENT ITEMIZED DATA TO PERMIT EVALUATION OR A UNIT PRICE WHICH WAS SUBSEQUENTLY AGREED UPON.

(E) DATE OF WHICH WORK WILL START.

(F) DATE OF WHICH WORK WILL BE COMPLETED.

ONLY UPON AGREEMENT OF THE ABOVE AND SIGNED BY THE CLIENT AND ARCHITECT UNLESS OTHER AGREED. NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL COMPLETION OF THE WORK.

1.12.2 FIELD ORDER:

A FIELD ORDER TO THE CONTRACTOR AUTHORIZES NO ADJUSTMENT IN THE CONTRACT TIME, HOWEVER, THE CONTRACTOR UPON REVIEW OF THE FIELD ORDER WILL ISSUE TO THE CLIENT THE FOLLOWING INFORMATION:

(A) DATE & NUMBER OF THE FIELD ORDER.

(B) DATE OF WHICH WORK WILL START.

(C) DATE OF WHICH WORK WILL BE COMPLETED.

1.12.3 CLAIMS FOR ADDITIONAL WORK:

IF THE CONTRACTOR WOULD LIKE TO MAKE A CLAIM FOR AN INCREASE IN THE CONTRACT SUM OR TIME, (S)HE SHALL MAKE A REQUEST TO THE CLIENT IN THE FORM OF A CHANGE ORDER, EXCEPT IN AN EMERGENCY ENDANGERING LIFE OR PROPERTY.

1.13 DELIVERY OF MATERIAL:

1.13.1 CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING OF ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS.

1.13.2 THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES FOR SUPPLIES AND EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL CHECKING AND STORAGE OF SAME IN CONNECTION WITH THIS CONTRACT.

1.13.3 ALL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING OWNER FOR CONSTRUCTION TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE ON REGULAR OR. OVERTIME, AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK. (IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK INCLUDING COST.) THE GENERAL INTENT IS THAT ALL CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME EXCEPT NOISY WORK.

1.13.4 EACH WORKER SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES, INCLUDING THE FOLLOWING:

(A) DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER PREMISES (OVERTIME CHARGES AND/OR IF NECESSARY EXPENSE SHALL BE PAID BY CONTRACTOR REQUIRING SERVICE.)

(B) BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC., SHALL BE CHECKED FOR ITEMS BEING DELIVERED BY CONTRACTOR REQUESTING DELIVERY.

(C) ALL CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR USING THE SYSTEM. CHARGES INVOLVING THE TEMPORARY REMOVAL AND REINSTALLATION OF WINDOW SASH AND/OR FIXED PANELS REQUIRED FOR DELIVERY SHALL BE BORNE BY THE CONTRACTOR.

1.14 PROTECTION OF WORK AND PROPERTY:

1.14.1 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS. ORDINANCES, REGULATIONS AND ANY OTHER GOVERNING AGENCY WHICH HAS JURISDICTION OVER THE PROTECTION AND SAFETY OF PERSONS AND OR PROPERTY.

1.14.2 THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING FIELD CONDITIONS, THROUGH THE PROGRESS OF THE WORK, ALL SAFEGUARDS FOR SAFETY INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, ENFORCING ALL SAFETY REGULATIONS AND PROTECTION OF PROPERTY.

1.14.3 THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE OWNER'S AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME CAUSED BY HIS/HER WORK OR WORKERS MUST BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE AT THE COST AND EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR HIS/HER SUB-CONTRACTORS.

1.14.4 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST DIRT AND DAMAGE WITHIN THE PREMISES, AS WELL AS PUBLIC AREAS AND SHALL BE RESPONSIBLE FOR KEEPING THESE AREAS CLEAN AND FREE OF MATERIALS AT ALL TIMES UNTIL THE PREMISES ARE TURNED OVER TO THE CLIENT.

1.14.5 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE CONSTRUCTION AREAS UNTIL THE PREMISES ARE TURNED OVER TO THE CLIENT.

1.14.6 WHEN FLAMMABLE MATERIALS ARE PLACED IN STORAGE THE CONTRACTOR SHALL EXERCISE THE UTMOST CARE AS PRESCRIBED BY THE MANUFACTURERS AND/OR FIRE DEPARTMENT OR OTHER GOVERNING AGENCY.

1.15 CLEANING OF WORK:

1.15.1 THE GENERAL CONTRACTOR SHALL PERIODICALLY REMOVE ALL RUBBISH AND WASTE MATERIALS, OF BOTH HIS/HER OWN AND OTHER SUB-CONTRACTOR'S EMPLOYEES, INCLUDING THAT RUBBISH WHICH IS A BY-PRODUCT OF CARPET AND CABINET INSTALLATION, TELEPHONE COMPANY INSTALLATION, ETC., AND AT THE COMPLETION OF THE WORK, SHALL LEAVE THE JOB SITE BROOM CLEAN AND FREE OF ALL MATERIALS.

1.15.2 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL DEBRIS AND VACUUM CLEAN WITHIN THE CONVECTOR ENCLOSURE BEFORE THESE UNITS ARE PAINTED OR A FINISH FLOOR INSTALLED.

1.15.3 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN COVE BASE AND STRAIGHT BASE, ANY CORRIDOR VINYL WALL COVERING, ALL DOORS AND CONVECTOR ENCLOSURES, ETC., PRIOR TO COMPLETION OF THE WORK.

1.16 CUTTING AND PATCHING OF WORK:

1.16.1 THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOO ETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS.

1.16.2 THE GENERAL CONTRACTOR SHALL NOT DAMAGE ANY PORTION OF HIS/HER WORK OR THE WORK OF OTHER CONTRACTORS BY CUTTING OR PATCHING.

1.17 SUBSTANTIAL COMPLETION:

1.17.1 SUBSTANTIAL COMPLETION OF THE WORK IS DEFINED AS THE DATE CERTIFIED BY THE ARCHITECT WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THE CUE NT CAN OCCUPY OR UTILIZE THE WORK FOR THE USE FOR WHICH IT IS INTENDED.

1.7.2 WHEN THE CONTRACTOR CONSIDERS THAT THE WORK IS ACCEPTABLE, THE ARCHITECT WILL PREPARE A PUNCH LIST OF OPEN ITEMS TO BE COMPLETED OR CORRECTED. FAILURE OF THE ARCHITECT TO INCLUDE OR REVIEW ANY ITEMS ON THE PUNCH LIST DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. UPON FIELD INSPECTION AND VERIFICATION OF THE LIST, THE CLIENT WILL APPROVE THAT THE WORK IS SUBSTANTIALLY COMPLETE. IN TURN, THE CONTRACTOR WILL ESTABLISH A DATE OF FINAL COMPLETION AND A SCHEDULE OF HIS/HER REMAINING OPEN ITEMS WITH THE WORK OF OTHER CONTRACTORS.

1.17.3 UPON WRITTEN NOTICE FROM THE CONTRACTOR TO THE ARCHITECT THAT THE WORK IS READY FOR FINAL INSPECTION, THE ARCHITECT WILL PROMPTLY MAKE AN INSPECTION AND WHEN ALL WORK HAS BEEN DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THAT THE ENTIRE BALANCE SHALL BE DUE TO THE CONTRACTOR THE CLIENT WILL ISSUE FINAL PAYMENT. UNDER THE FOLLOWING CONDITIONS:

(A) AN AFFIDAVIT THAT ALL PAYROLLS, BILLS FOR MATERIALS AND EQUIPMENT AND OTHER INDEBTEDNESS CONNECTED WITH THE WORK HAVE BEEN PAID.

(B) ALL LIEN AND RELEASES HAVE BEEN WAIVED.

(C) FAULTY OR DEFECTIVE WORK HAS BEEN CORRECTED.

(D) WORK COMPLIES WITH THE CONTRACT DOCUMENTS.

(E) TERMS OF ANY SPECIAL WARRANTIES HAVE BEEN MET.

(F) ALL WARRANTIES. MANUALS, ETC., HAVE BEEN TURNED OVER TO THE CLIENT.

(G) ALL PANEL BOXES, SWITCHES, ETC., THAT ARE MAINTAINED BY THE CLIENT ARE TAGGED AND LABELED. ACCEPTANCE OF FINAL PAYMENT CONSTITUTES A WAIVER OF ALL CLAIMS EXCEPT THOSE PREVIOUSLY MAKE IN WRITING AS UNSETTLED AT THE TIME OF FINAL PAYMENT.

1.18 DEFECTIVE WORK:

1.18.1 THE GENERAL CONTRACTOR SHALL REPLACE ALL BROKEN OR CRACKED WINDOW GLAZING. ALL WINDOW SASH SHALL BE INSPECTED BY THE CONTRACTOR AND ALL INOPERABLE CONDITIONS SHALL BE REPAIRED.

1.18.2 THE GENERAL CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECERTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. (S)HE SHALL REPLACE OR REPAIR AS DIRECTED ALL DEFECTIVE MATERIALS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR OF DATE OF SUBSTANTIAL COMPLETION.

1.19 GUARANTEES:

1.19.1 IN ADDITION TO ANY SPECIFIC GUARANTEES WHICH MAY BE REQUIRED BY OTHER SECTIONS OF THE SPECIFICATIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIALS FURNISHED UNDER THE CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

1.19.2 THE CONTRACTOR SHALL, WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE THEREOF, AND AT ITS OWN COST AND EXPENSE AND WITHOUT COST TO THE CLIENT, MAKE GOOD ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH MAY DEVELOP WITHIN PERIODS FOR WHICH SAID MATERIALS AND WORKMANSHIP ARE GUARANTEED AND ALSO MAKE GOOD ANY DAMAGE TO OTHER WORK OR OTHER PROPERTY OF THE CLIENT CAUSED BY THE REPAIRING OF SUCH DEFECTS All REPAIRS OF SUCH DEFECTS IN MATERIALS AND WORKMANSHIP SHALL BE PERFORMED AT TIMES AND IN A MANNER WHICH WILL NOT INTERFERE WITH THE CLIENT'S BUSINESS OPERATION.

1.19.3 NEITHER THE FINAL PAYMENT NOR ANY PROVISIONS IN THE CONTRACT SHALL RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS, OR WORKMANSHIP EVIDENCED WITHIN THE EXTENT OF THE GUARANTEE. UPON WRITTEN NOTICE, HE/SHE SHALL REMEDY ANY SUCH DEFECTS AND PAY ALL EXPENSES FOR ANY DAMAGES TO OTHER WORK RESULTING THEREFROM.

1.20 INDEMNIFICATION:

1.20.1 TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND THE CLIENT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT SUCH CLAIM IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH WHICH HAS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR AND/OR ANYONE LIABLE UNDER HIS/HER EMPLOY.

PROJECT NAME:

GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:

MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:

calderón architecture
& design studio p.c.

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GENERAL CONSTRUCTION NOTES CONTINUED

DRAWING NO.

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SHEET NO:

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DATE:	JULY 05, 2022
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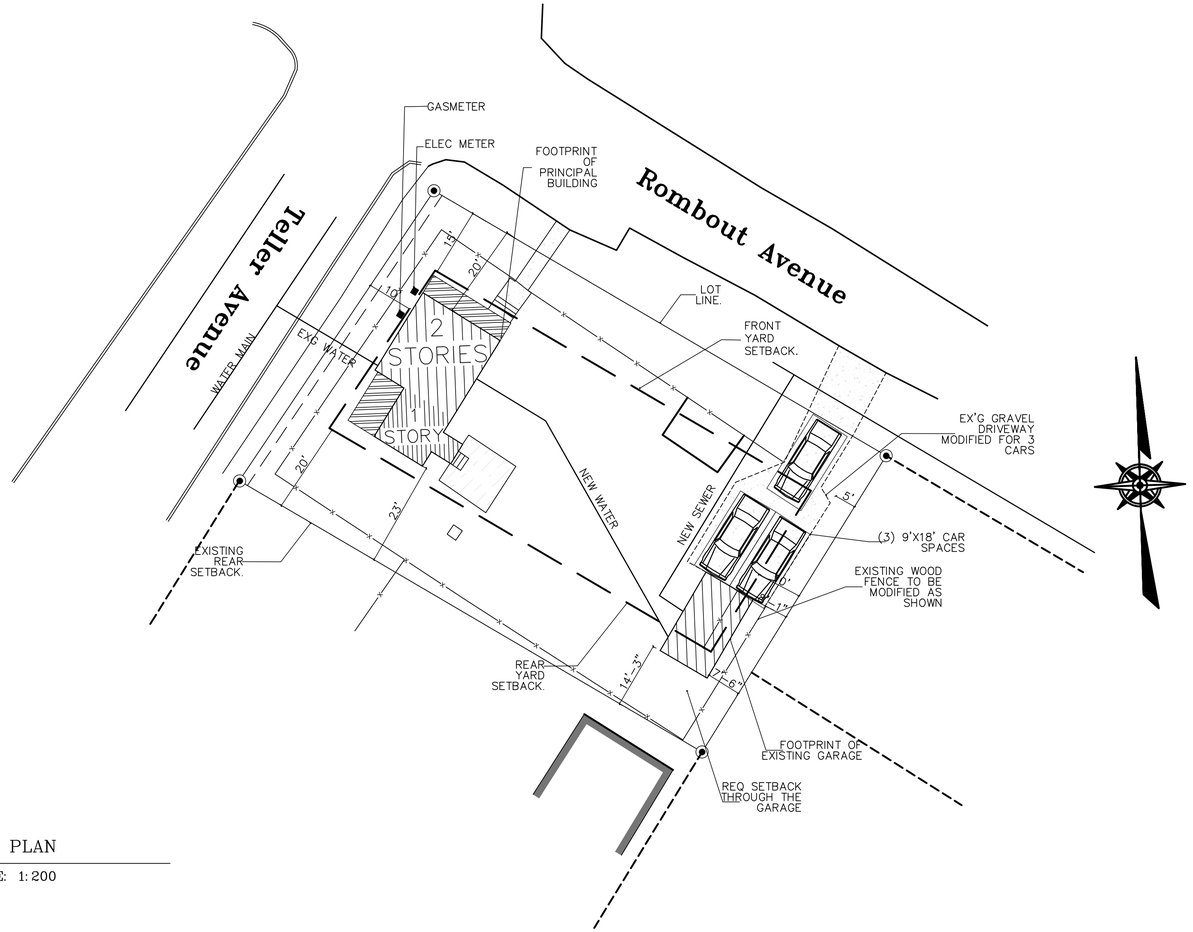

1 SITE PLAN

SCALE: 1:200

ZONING INFORMATION

CITY OF BEACON
DUTCHESS COUNTY, NY
ZONE: R1-5 (ZONING MAP DATE July 30, 2020)

281 Rombout Ave. 12508
LOT AREA = 0.191 ACRES (8,324 SQUARE FEET)

SECTION: 5954
BLOCK: 44
LOT: 985708

EXISTING HOUSE FOOTPRINT = 581 SF
EXISTING GARAGE FOOTPRINT = 252 SF

PROPOSED ACCESSORY APARTMENT FOOTPRINT = 353 SF

LOT AND PRINCIPAL BUILDING

	LOT AREA	MIN. LOT PER UNIT	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN DISTANCE BTWN BLDGS ON LOT	MAX. HEIGHT MAIN BLDG	MAX. % BLDG COVERAGE	MAX. # OF UNITS PER BLDG	MIN. OPEN SPACE	OFF STREET PARKING SPACES
ORDINANCE REQUIREMENT:	5,000 SF, MIN	5,000 S.F.	50'-0"	100'-0"	15'-0"	10'-0"	20'-0"	NR	2.5 ST / 35'-0"	NR	1	NR	3 (SEE NOTE 6)
EXISTING:	8,324 SF		111.23'	74.00'	19.8'	10.0'	20.9'	NA	2 ST / 25'	NR	NC	NR	1
PROPOSED:	NC		NC	NC	NC	NC	NC	NA	NC / NC	NR	NC	NR	2

ACCESSORY BUILDINGS

	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	STRUCTURE HEIGHT	STRUCTURE FOOTPRINT	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX SF FOR EACH ACCESSORY BLDG (BASED ON FOOTPRINT OF PRINCIPAL BLDG PER §223-17(E))	MAX # OF SHEDS
ORDINANCE REQUIREMENT:	NA	5'-0"	5'-0"	-	-	720 SF	40%	1
EXISTING GARAGE:	NA	7.3'	13.2'	15'-9"	252 SF	252 SF	NA: EXG GARAGE PERMIT 2019-0245	0
PROPOSED ACCESSORY APARTMENT:	NA	7.3'	-	15'-9"	353 SF	252 SF	NA: EXG GARAGE PERMIT 2019-0245	0

NA - NOT APPLICABLE
NC - NO CHANGE
NR - NO REQUIREMENT
X - NOT PERMITTED

a - ACCESSORY BUILDINGS NOT PERMITTED IN FRONT YARDS
b - TWO (2) PARKING SPACES FOR 1-FAMILY DWELLING PLUS ONE (1) PARKING SPACE FOR APARTMENT PER §223-26(F)

PROJECT NAME:
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:
MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:
calderón architecture & design studio p.c.
5 CLIFF STREET
BEACON, NY 12508
(212) 369-2766
info@calderonarchitecture.com

No.	SUBMISSION / REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1	PLANNING BOARD FILING	07-26-2022

© 2022 CALDERON ARCHITECTURE & DESIGN STUDIO P.C.

SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CORTÉS CALDERON 026455 STATE OF NEW YORK

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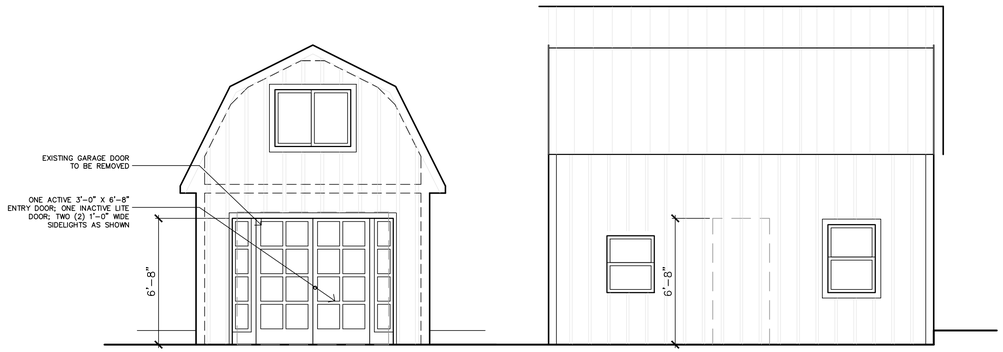
JOB NUMBER: 1596/2022

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS

DRAWING NO. A-100.00

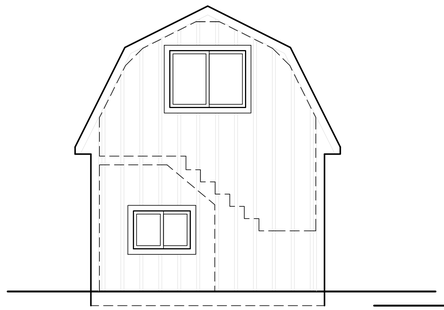
SHEET NO: 4 of 5

DATE: JULY 05, 2022
SCALE: AS NOTED
DRAWN BY: DD
CHECKED BY: JCC

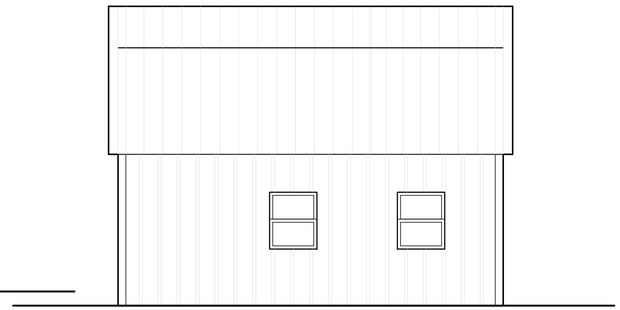


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

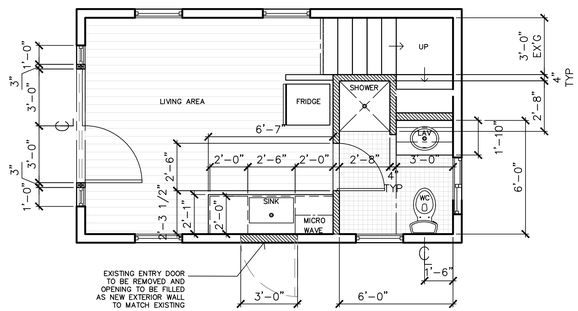


SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"
NO CHANGE

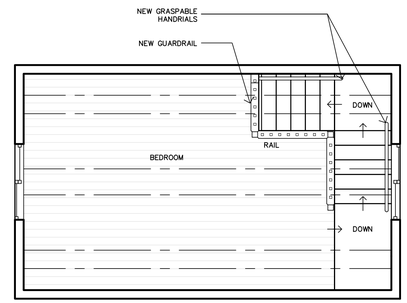


EAST ELEVATION 4
SCALE: 1/4" = 1'-0"
NO CHANGE

LEGEND	
	EX'G CONSTRUCTION TO REMAIN
	EX'G CONSTRUCTION TO BE REMOVED
	NEW PARTITION (2X4 WOOD STUDS WITH (1) 5/8" DRYWALL EITHER SIDE)
	ELECTRICAL PANEL
	OUTLET (DUPLEX/QUADRUPLEX)
	SMOKE & CO DETECTOR
$	LIGHT SWITCH
	CEILING MOUNTED LIGHT FIXTURE



5 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN 6
SCALE: 1/4" = 1'-0"

PROJECT NAME:
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT
281 ROMBOUT AVENUE
BEACON, NY 12508

CLIENT:
MARI ANN CORSA
281 ROMBOUT AVENUE
BEACON, NY 12508

ARCHITECT:
calderón architecture
& design studio p.c.
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(212) 369-2766
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No.	SUBMISSION / REVISION	DATE
9		
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2		
1	PLANNING BOARD FILING	07-26-2022

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SEAL & SIGNATURE:
REGISTERED ARCHITECT JOHN CORTÉS CALDERÓN 028455 STATE OF NEW YORK

Missing or invalid reference.
File: Z:\Calderon\Work-Onboarding\2 Projects_Projects_Started\Easy Startup & Signature for AIA\Signature JCC CALDERON FINAL .pdf

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JOB NUMBER:
1596/2022

DRAWING TITLE:
PLANS & ELEVATIONS

DRAWING NO.
A-101.00

SHEET NO:
5 of 5

DATE:	JULY 05, 2022
SCALE:	AS NOTED
DRAWN BY:	DD
CHECKED BY:	JCC

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.

FILED MAP REFERENCE

Survey shown hereon depicts lot(s) 1 as shown on a map entitled "Subdivision of Property of Donald Barhyte" filed in the Dutchess County Clerks office on November 11, 1987 as Map No. 8181

DEED REFERENCE

Doc. #02 2018 1492
Christopher H. Bopp
To
Mari Ann Corsa
March 1, 2018

Doc. #02 2020 2817
Mari Ann Corsa
To
City of Beacon
July 27, 2020

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
5954-44-985708

AREA

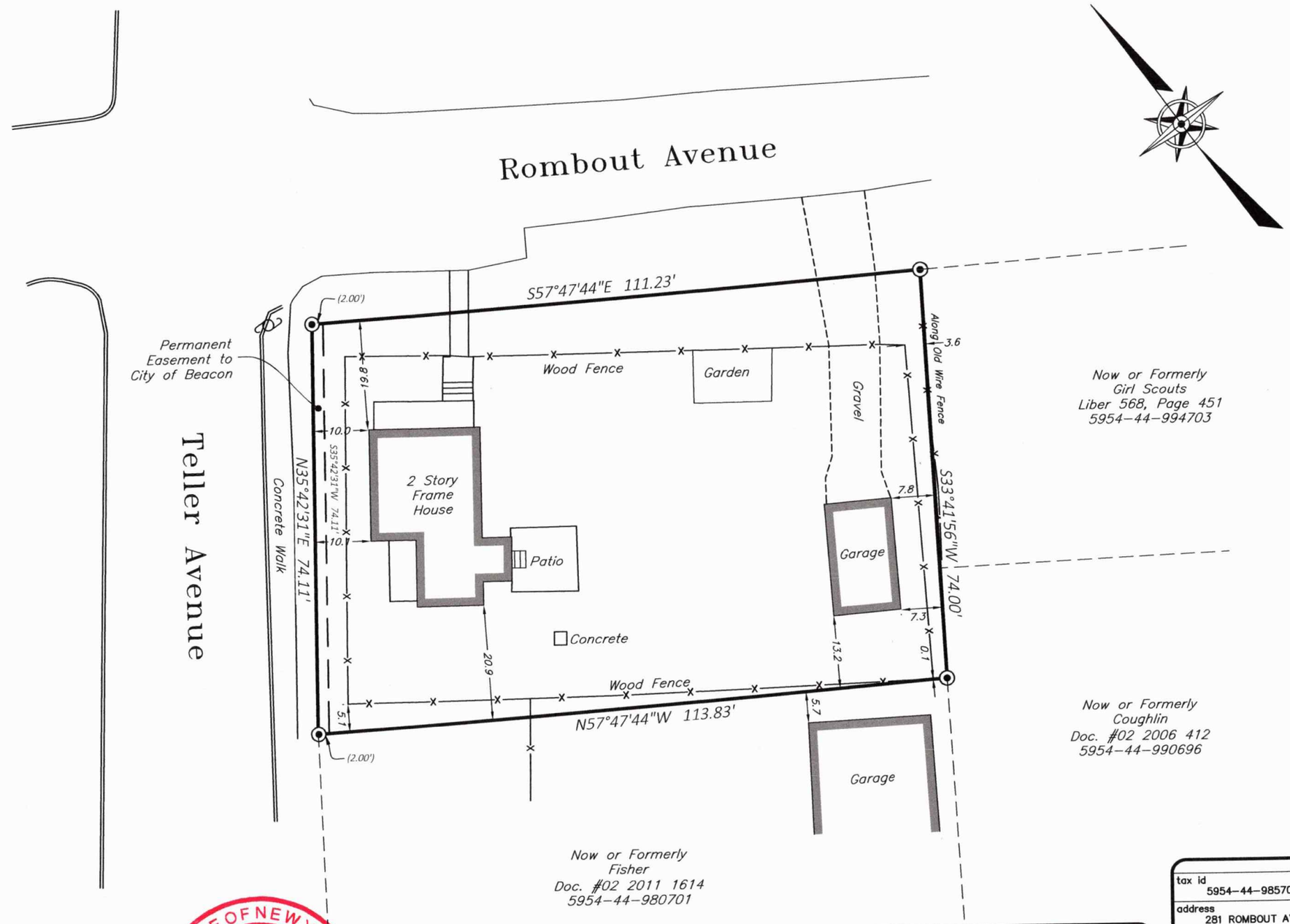
8,324Square Feet
0.191 Acres

DATE OF SURVEY

Field Completion: May 25, 2022

CERTIFICATIONS

Mari Ann Corsa



JOHNSON SURVEYING

BRENDAN JOHNSON, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com

Copyright 2014

STATE OF NEW YORK
BRENDAN JOHNSON
LICENSED LAND SURVEYOR
050919

Brendan Johnson, PLS
PLS No. 50919

281 ROMBOUT AVE

MAP OF A SURVEY PREPARED FOR CORSA

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	5954-44-985708
address	281 ROMBOUT AVE
date	6/1/2022
drawn	BJ
scale	1"=20'
checked	BJ
project no.	22-086
project name	281 ROMBOUT AVE
sheet	1 OF 1

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: August 5, 2022
Re: **281 Rombout Avenue, Site Plan and Special Permit for Accessory Apartment**

I have reviewed a July 26, 2022 cover letter from Calderon Architecture and Design, July 11, 2022 Special Permit Application, May 25, 2022 survey map by Johnson Surveying, and a 5-sheet Special Permit set, dated July 26, 2022.

Proposal

The applicant is proposing to create a two-level accessory apartment in an existing garage on a 0.191-acre lot in the R1-5 district.

Comments and Recommendations

1. The site plan should be sized to enable it to be measured with an engineer or architect scale.

2. The site plan setbacks should match the provided survey map and Zoning Information table.

3. In the Zoning Information table, the proposed off-street parking spaces should be 3.

4. It is not clear from the table and drawings how the total square footage of the accessory apartment is calculated.

5. The required three 9' X 18' parking spaces need to be located on the plan to comply with Section 223-26 C(1): not within the front yard setback and at least 5 feet from the side and rear lot lines.

6. A note on Sheet 4 refers to modifications of the existing fence, but no details are provided.

7. Any new exterior light fixtures should be shown on the plan and the specifications must be consistent with the provisions in 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
J. C. Calderon, 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.

August 5, 2022

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

RE: 281 Rombout Ave.
Tax Parcel 5954-44-985708
Accessory Apartment
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the above application:

- Correspondence dated July 26, 2022, from Calderon Architecture & Design Studio.
- Application for Special Use Permit and Individual Disclosure Form.
- Plan titled "Map of Survey prepared for Corsa", dated June 1, 2022, as prepared by Johnson Surveying.
- Plans titled "Garage Conversion to Accessory Dwelling Unit – 281 Rombout Avenue", consisting of 5 sheets dated March 16, 2021, as prepared by Calderon Architecture.

The proposed project is located in the R1-5 Zone and entails the conversion of a 2-story garage into a 353 square foot accessory apartment. Based upon our review of the submitted documents and plans, we offer the following comments:

General Comments:

1. The "Application for Special Use Permit" shall be revised to include the tax map designation of the lot, the zoning district the lot is located within, and the area of the parcel.

2. The "Building Department Notes" on Sheet 1 of 5 all reference New York City. These notes shall all be revised to reflect the 2020 Residential Code of New York State.

3. The first two notes under "General Project Notes" on Sheet 1 of 5 reference New York City. These notes shall be revised to reflect the appropriate 2020 Residential Code of New York State and the City of Beacon.

4. Note 1.1.2 under the "CADS General Notes" on Sheet 2 of 5 shall be updated to reflect the appropriate NYS Code and remove language with regards to New York City.

5. The "Site Plan" presented on Sheet 4 of 5 shall be provided at actual scale. As currently presented, the dimensions noted do not match scaled distance based upon the noted scale for the plan.

6. Sheet 4 of 5 shall be updated to show the location of the existing sewer main and structures within Rombout Avenue, along with the rim elevations of the structures, the size of the sewer main within Rombout Avenue, and the pipe inverts within the structures.

7. The proposed sewer service line for the proposed apartment shall be shown connected to the sewer main within Rombout Avenue.

8. The plan shall include the lowest sewerable elevation (LSE) for the sewer lateral at the building.

9. The proposed sewer lateral should be provided with 45˚ bends, not a 90˚ bend, as well as providing at clean-out prior to the bends.

10. The proposed water service and sewer service shall have a minimum horizontal separation distance of 10-feet from outside of pipe to outside of pipe per New York State Department of Health standards. The shown utilities shall be modified to reflect this separation distance.

11. A valve shall be installed on the water service line running to the proposed accessory apartment. We would recommend that this valve be installed in the basement of the existing residence to protect against freezing.

12. Construction details shall be provided on the plans for the connection of the new sewer lateral to the existing sewer main, and trench details for both the water and sewer services to service 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

City of Beacon Planning Board Agenda
08/09/2022

Title:

Zoning Board of Appeals - August Meeting

ATTACHMENTS

August 2022 Zoning Agenda.pdf

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, August 16, 2022** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York. A training work session will take place at 7:00 PM and the regular meeting and public hearings will begin immediately thereafter, but not later than 7:30 PM.

1. Review and hold public hearing on application submitted by Jorge Munera-Rodriguez, 67 Kent Street, Tax Grid No. 30- 6054-21-043953-00, in the R1-5 Zoning District, for relief from Section 223-17 to extend an existing one-story rear addition to the edge of the house and build second story addition over existing one-story rear addition, with a proposed 3.4 ft. side yard setback *(10 ft. required)*

City of Beacon Planning Board Agenda
08/09/2022

Title:

Certificate of Appropriateness - 172 Main Street; Signage - Queens Music Academy

ATTACHMENTS

172 Main Street Sign Approval.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/13/2022

Project Address: 172 Main St

Project Architect/Engineer: -

Owner/Builder: Hudson Todd LLC

Contact Phone No.: Nick Page 617 335 4446

Approval Requested: ✓ Certificate of Appropriateness _____ New Single Family House

Color/Materials: Sign permit application

Siding: _____

Roofing: ~~Rubber~~

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: Brick facade

_____
Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

18"
18"
Queens
Music
Academy
BEACON

City of Beacon Planning Board Agenda
08/09/2022

Title:

Certificate of Appropriateness - 172 Main Street; Signage - The Spirit of the Universe

ATTACHMENTS

172 Main Street Sign Approval - The Spirit of the Universe.pdf

603

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/22/22

Project Address: 172 Main St Storefront

Project Architect/Engineer: –

Owner/Builder: Hudson Todd LLC

Contact Phone No.: 917-863-7025 / [redacted]

Approval Requested: _____Certificate of Appropriateness _____New Single Family House

Color/Materials:

Siding: –

Roofing: rubber

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: brick facade

_____

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

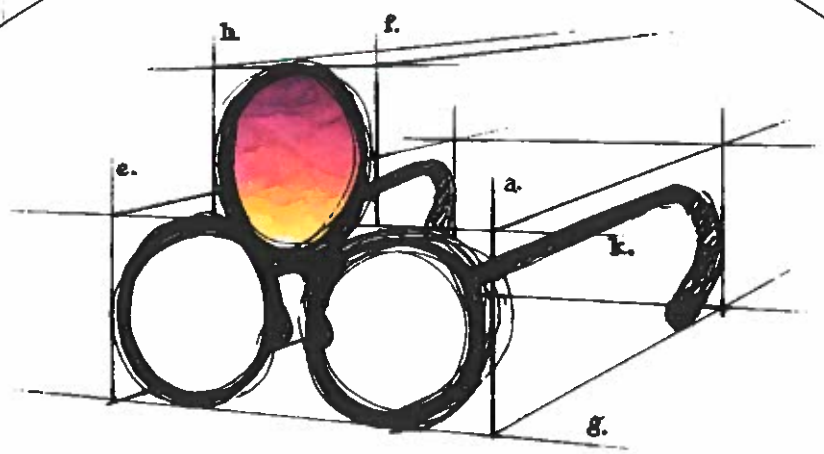
_____

_____

FEE: $100.00

Beacon Property List - Janet St Goar & Joe Donovan

Location
Hudson Todd LLC
321 Main St
172 Main St
19 Paye St
4 Cross St
10 Cross St
6 South Cedar St
8 South Cedar St
62 South Brett St
23 Beacon St
6 Commerce St
Beacon Todd LLC
18-20 W Main St
The Lindley LLC
1154 North Ave
13 W Church St
139 Main St
7 High St
Main St, The Lindley Todd LLC
134 Main St
142 Main St
144-146 Main St
150 Main St
152 Main St
160 Main St (unimproved)
127 Main St (unimproved)
129 Main St
131-137 Main St
145 Main St
149 Main St
201-211 Main St
15 W.Church (unimproved)
17 W.Church (unimproved)
19 W.Church (unimproved)
23 W.Church (unimproved)



TheSpiritOfTheUniverse

Playful Loving Deep

Artistry

Moore/Roberts
172 Main St.
(505)603-0743
(802)730-5266

30" round
metal
bracket perpendicular to bldg.

City of Beacon Planning Board Agenda
08/09/2022

Title:

Certificate of Appropriateness - 9 Rombout Avenue; Facade

ATTACHMENTS

9 Rombout Avenue_ARB Sheet 1_220726.pdf

9 Rombout Avenue_ARB Sheet 2_220726.pdf

Architectural Review Board Form_9 Rombout Street_signed_220726.pdf

L220726_Amanda_Architectural Review Board_9 Rombout Avenue.pdf

Photographs: Existing Conditions

2 Elevation: Side
1/4" = 1'-0"

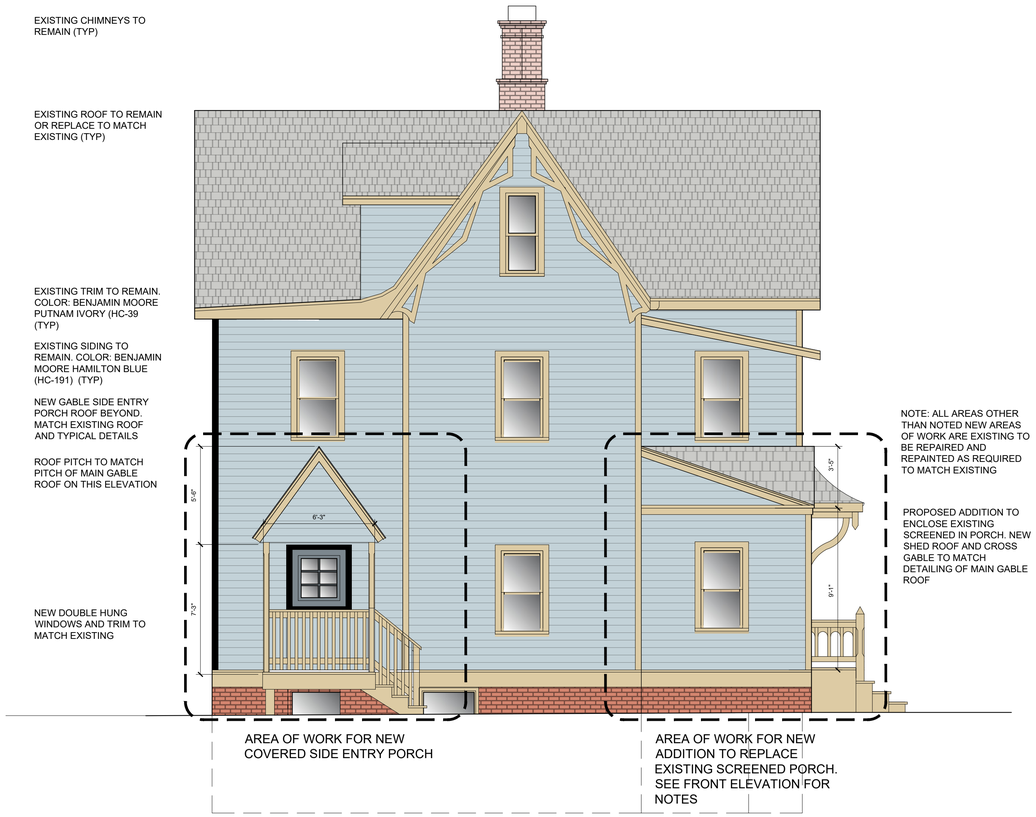
1 Elevation: Front
1/4" = 1'-0"

Existing Conditions
Architectural Review Board Application

Owner:
Ilinca Bartolomeu
9 Rombout Avenue
Beacon, New York 12508

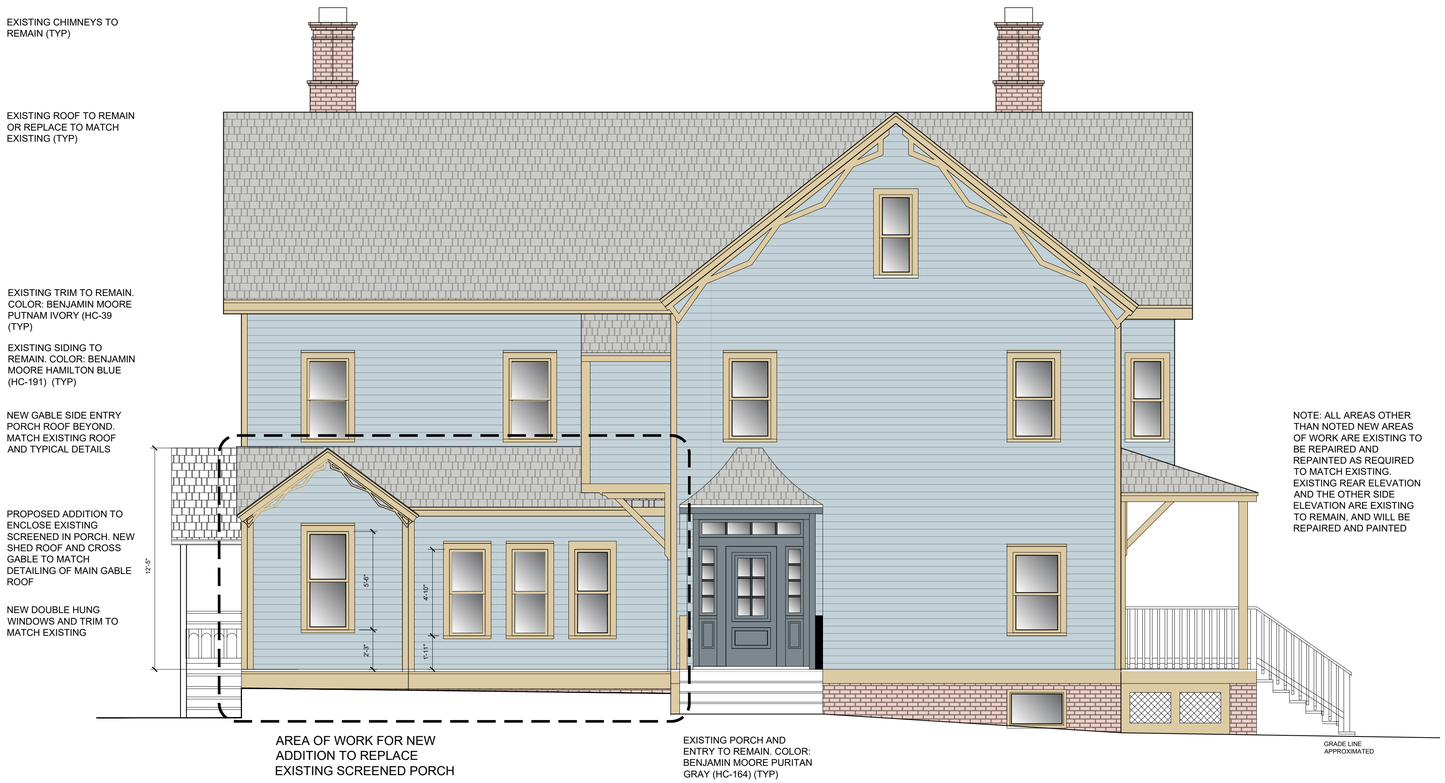
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

9 Rombout Avenue
Beacon, NY
Scale: 1/4" = 1'
July 26, 2022



2 Elevation: Side

1/4" = 1'-0"



1 Elevation: Front

1/4" = 1'-0"

Proposed Elevations
Architectural Review Board Application

Owner:
Ilinca Bartolomeu
9 Rombout Avenue
Beacon, New York 12508

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

9 Rombout Avenue
Beacon, NY
Scale: 1/4" = 1'
July 26, 2022

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: July 21, 2022

Project Address: 9 Rombout Street

Project Architect/Engineer: Aryeh Siegel Architect

Owner/Builder: Ilinca Bartolomeu

Approval Requested: ☑ Certificate of Appropriateness ☐ New Single Family House

Color/Materials:

Siding: Benjamin Moore Hamilton Blue (HC-191)

Roofing: Existing, or match existing

Windows: Color: Putnam Ivory (HC-39) Type: Match Existing Double Hung

Trim: Putnam Ivory (HC-39) / Puritan Gray (HC-164) at Entry Doors & Surrounds

Garage Door: N/A

Stone/Brick: N/A

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

ARYEH SIEGEL

ARCHITECT

Amanda Caputo
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 9 Rombout Avenue
Architectural Review Board Application

July 26, 2022

Dear Amanda,

Please find enclosed:

- (5) sets of Sheets 1and 2
- (1) Architectural Review Board Application
- Check for Fee
- 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

City of Beacon Planning Board Agenda
08/09/2022

Title:

Certificate of Appropriateness - 477 Main Street; Facade

ATTACHMENTS

477 Main Cert of Approportiateness App.pdf

HCC Black Doors close up.jpg

HCC Black Doors street view.jpg

HCC current red doors.jpg

HCC Door Knob.jpg

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: July 25, 2022

Project Address: Howland Cultural Center - 477 Main Street, Beacon NY 12508

Project Architect/Engineer: _____

Owner/Builder: Van Wyck Council on the Arts and Culture Inc., D/B/A the Howland Cultural Center

Contact Phone No.: HCC Office 845-831-4988 or TKraft's cell 914-456-3258

Approval Requested: X Certificate of Appropriateness _____ New Single Family House

Color/Materials:

Front Door: Paint front doors. They are not the original doors - doors were replicated in early 2000's

Color/Materials: Benjamin Moore Aura Grand Entrance - After Midnight CSP-630 in satin finish

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

Donna Kraft

Signature of Owner
HCC PRESIDENT

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

THE HOWLAND
150
1872 - 2022
Built in 1879 as the Howland Circulating Library by famed architect Richard Morris Hunt, the "Jewel of Beacon" was placed on the National Register of Historic Places in 1973. Continuing its tradition of supporting the arts, the building was rescued, transformed, and opened as the Howland Cultural Center in 1979. With artistic programming that includes fine arts gallery exhibitions, theatre, storytelling, music, and dance, in 2022 the Howland will celebrate its 150 year anniversary as a cultural and artistic hub for the City of Beacon and beyond.
HOWLAND CULTURAL CENTER
477
PRESERVE
NEW
YORK
Preservation League of NYS
Council on the Arts

150
NEW
YORK

THE
BOWLAND
150
PRESERVE
NEW
YORK