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
Chair John Gunn

November 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 Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc
3. Continue Public Hearing on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn and Spa at Howland Estate, 7 Craig House Lane, submitted by The Mirbeau Companies
4. Continue review of application for Site Plan Approval, Special Use Permit and Subdivision (lot merger) Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company
5. Continue review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council
6. Review application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin St, submitted by 397 Fishkill Ave LLC

Miscellaneous Business

1. Review Street Name Proposal - Townsend Street

Architectural Review

1. Single Family House - 46 Judson Street

City of Beacon Planning Board Agenda
11/09/2022

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

10-25-22 1113 Wolcott Supplemental Planning Board Submission with Exhibits A B Site Plans.pdf

Engineers Comments 1113 Wolcott 11-01-22.pdf

Planners Comments 1113 Wolcott Av 11.6.22.pdf

1113 Wolcott Public Comment West End Lofts Letters.pdf

1113 Wolcott Public Comment Jaffe.pdf

1113 Wolcott Public Comment Wall.pdf

1113 Wolcott Public Comment Levin.pdf

1113 Wolcott Addition Sigatures.pdf

1113 Wolcott Public Comment River Ridge Letters.pdf

Creighton Manning 1113 Wolcott Avenue_Rev 9.pdf

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

1113 Wolcott Public Comment Bloom.pdf

1113 Wolcott Public Comment Rivkin.pdf

1113 Wolcott Public Comment Roberts.pdf

1113 Wolcott Public Comment Odum.pdf

1113 Wolcott Public Comment Miller.pdf

1113 Wolcott Public Comment Riley.pdf

1113 Wolcott Public Comment Samuelson.pdf

1113 Wolcott Public Comment Rogers.pdf

1113 Wolcott Public Comment Kent.pdf

1113 Wolcott Public Comment Reed.pdf

1113 Wolcott Public Comment Green.pdf

1113 Wolcott Public Comment Hammond Plaza.pdf

1113 Wolcott Public Comment Samardge.pdf

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October 25, 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: Supplemental SEQR Submission in Support of a Negative Declaration
Application for Site Plan & Special Use Permit Approval
Further 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"), 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" or the "Proposed Action" under SEQRA).

The particular purpose of this letter is not to introduce any new information, but rather to provide a comprehensive submission pertaining to the New York State Environmental Quality Review Act ("SEQRA" or "SEQR") that consolidates the Applicant's efforts to minimize and eliminate any potentially significant adverse environmental impacts from the Project over the course of the past year as detailed in the Applicant's submissions and presentations at meetings and Public Hearings.[1] To avoid unnecessary repetition, we respectfully incorporate by reference all of our prior submissions and presentations to the Board.

[1] Note: The Applicant appeared before the Planning Board on July 13, 2021; September 14, 2021; October 13, 2021; December 14, 2021; January 11, 2022; February 8, 2022; March 8, 2022; and May 10, 2022. The first Public Hearing was scheduled for June 14, 2022, with additional Public Hearings held on August 9, 2022 and October 12, 2022, and which has been continued until the November 9, 2022 Planning Board meeting. While the Applicant also appeared before the City's Zoning Board of Appeals ("ZBA") on referral from this Board on March 15, 2022; April 19, 2022; and May 17, 2022, pursuant to the Building Inspector's Determination dated October 3, 2022, the Further Reduced Development Proposal is zoning-compliant and thus does not require any parking waivers or variances from the ZBA. Accordingly, the ZBA is not an involved agency under SEQRA.

Additionally, in furtherance of this Application, we enclose a Draft Hotel Event Space/Cafe Management Plan prepared by the Applicant, which addresses the coordination of staff, event attendees, and guests on the Premises, and discusses parameters and limitations on specific activities or functions related to business operations of the event space and café, which parameters have been previously discussed with this Board in the Applicant's prior submissions and presentations. *See* **Exhibit A.** We are also enclosing, for the Board's convenience, the full Site Plan Set and Traffic and Parking Management Plan prepared by Colliers Engineering & Design ("Colliers"), dated October 24, 2022, which includes minor revisions from the prior iterations responsive to Board comments. *See* attached Revised Site Plan Set and **Exhibit B**.

We have limited this letter to the aspects that relate to the factors a Lead Agency must consider in making a SEQRA Determination of Significance, i.e., those relating to "relevant issues of environmental concern" for the Board to consider in determining whether to require the preparation of an Environmental Impact Statement ("EIS"). To the extent the Applicant has not already done so, we reserve our right to respond to any non-SEQRA comments (e.g., those which oppose the project rather than addressing its impacts) at the appropriate time in the continuing project review following this Board's SEQRA Determination of Significance. Additionally, we recognize that the Board and its consultants have a continuing right and obligation to seek additional information for purposes of its "hard look" analysis to reach a Determination of Significance. We will promptly respond with any requested information.

INTRODUCTION:

The Applicant proposes a zoning-compliant, adaptive re-use proposal that includes expanding the existing rectory into a 2½-story, thirty (30) room hotel with thirty-one (31) off-street parking spaces provided on-site; renovating the existing church into an event space and café; and restoring the cemetery to open it as a public park, which will include a walking path from Beekman Street to Wolcott Avenue.

The Project is an "Unlisted" action under SEQRA as it does not constitute any of the actions included on the State's Type II and Type I lists.[2] Accordingly, the Applicant and its consultants have met with the City's Planning consultants, presented at multiple meetings and Public Hearings, and prepared numerous studies and reports to assist the Board in preparing a record that shows that a "hard look"[3] has been taken, and that, based on the particular facts and

[2] 6 NYCRR §§ 617.2(al) (""Unlisted action" means all actions not identified as a Type I or Type II action in this Part"); 617.4(b) (Type I List); 617.5(c) (Type II List).

[3] The "hard look" doctrine requires that, in reviewing an agency's determination of environmental significance (or the adequacy of a subsequently prepared EIS), a court, once satisfied that the agency has complied with SEQRA's procedural requirements, will limit its substantive review of the agency's SEQRA determination to consideration of whether "the agency identified the relevant areas of environmental concern, took a 'hard look' at them, and made a 'reasoned elaboration' of the basis for its determination." Gerrard, Ruzow, Weinberg, Environmental Impact Review In New York [Matthew Bender 1996] § 4:17, *quoting* Jackson v. N.Y.S. Urban Dev. Corp., 503 N.Y.S.2d 298 (Ct. of App. 1986).

circumstances of the case,[4] the Proposed Action will not have a "significant" adverse impact on the environment.[5]

Even if an Unlisted action could *potentially* have significant adverse environmental impacts, if the proposal is subsequently modified to incorporate, as integral elements of the Proposed Action, measures which assure that significant adverse impacts will not occur, a Negative Declaration is authorized for an Unlisted Action.[6] The Applicant submits that a Negative Declaration is justified in this case, based upon these principles. At this time in the review of the Further Reduced Development Proposal, we respectfully request that the Board consider making its Determination of Significance, and that the Board continue with the Site Plan and Special Use Permit review of the Application.

AN EIS IS *NOT* REQUIRED FOR AN UNLISTED ACTION, UNLESS THERE ARE POTENTIAL *SIGNIFICANT* ADVERSE ENVIRONMENTAL IMPACTS:

New York Environmental Conservation Law ("ECL") Section 8-0109 only requires an EIS for a project that will generate at least one potentially "significant" impact. In contrast to Type I actions, Unlisted Actions have not been found to be more likely to require the preparation of an EIS.[7] Indeed, Unlisted Actions have been recognized as potentially requiring a less stringent level of review before a Determination of Significance is made due to the nature of these actions.[8]

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[4] "'The degree of detail with which each factor must be discussed' varies 'with the circumstances and nature of the proposal.' Courts defer to an agency's 'hard look' at environmental impacts unless the agency's finding is 'arbitrary, capricious or unsupported by substantial evidence.'" Gerrard, Ruzow, Weinberg, Environmental Impact Review In New York [Matthew Bender 1996] § 4:17, *quoting* Jackson v. N.Y.S. Urban Dev. Corp. *and* Argyle Conservation League Inc. v. Town of Argyle, 636 N.Y.S.2d 150, 152 (3d Dep't 1996).

[5] [W]here an agency addresses "each relevant area of environmental concern in the document accompanying any negative declaration," and for each of these issues references "the factual information (presented in the EAF, comments of involved agencies, or elsewhere) on which the agency's conclusion has been based," then the "hard look" doctrine "should afford considerable protection against subsequent litigation challenging the agency's substantive evaluation of potential environmental impact." Gerrard, Ruzow, Weinberg, Environmental Impact Review In New York [Matthew Bender 1996] § 4:17.

[6] 6 NYCRR § 617.7(d); *see* Merson v. McNally, 90 N.Y.2d 742 (Ct. of App. 1997). The Court of Appeals has recognized an analysis which "allows for the consideration of the legitimate maturation of a development project in accordance with the goals of environmental regulation." *Id.* at 750.

[7] 6 NYCRR § 617.4(a); N.Y. Dept. of Envtl. Conserv., SEQR Handbook (4th Edition 2020) [hereinafter "SEQR Handbook"] pg. 16 ("A Type I action carries with it a presumption that it is more likely than an Unlisted action to have a significant adverse impact on the environment and may require an EIS"). *But see,* SEQR Handbook pg. 78 (Even "Type I actions do not automatically require an EIS.... The lead agency must determine the environmental significance of Type I...actions on a case-by-case basis."); *see also* Village of Chestnut Ridge v. Town of Ramapo, 953 N.Y.S.2d 75, 82 (2d Dept. 2012) ("[W]here the lead agency, after taking a 'hard look' at relevant environmental concerns, determines that the project will have no significant adverse environmental impacts, and issues a negative declaration to that effect, the EIS may be dispensed with as unnecessary, even for a Type I action."), *citing* Incorporated Village of Poquott v. Cahill, 782 N.Y.S.2d 823, 828 (2d Dept. 2004); Matter of Cathedral of St. John the Divine v. Dormitory Auth. of State of N.Y., 645 N.Y.S.2d 637, 640 (3d Dept. 1996) ("...[A]lthough an EIS is presumptively required for type I actions...it is not a *per se* requirement.").

[8] SEQR Handbook pg. 70. *See* Chinese Staff v. Burden, 950 N.Y.S.2d 503, 505 (Ct. of App. 2012) ("Although the threshold triggering an EIS is relatively low, a negative declaration is properly issued when the agency has made a thorough investigation of the problems involved and reasonably exercised its discretion."), *citing* Spitzer v. Farrell, 761

The ECL *does not* define "significant."[9] The SEQRA Regulations, 6 N.Y.C.R.R. § 617.7(C), similarly do not define the term but instead contain a non-exhaustive illustrative list of indicators of a significant environmental impact,[10] and set forth the factors that must be considered in connection with determining whether an action will have a significant impact.[11]

The 2020 SEQR Handbook (Fourth Edition) and the SEQR Workbook for the Final Environmental Assessment Form, Part 3 were created to give further guidance and definition to the above-mentioned factors that must be considered by the lead agency when determining whether an impact is significant.[12] The SEQR Workbook stresses that "significance" is a somewhat

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N.Y.S.2d 137, 140 (Ct. of App. 2003); *see also* Matter of Merson v. McNally, 665 N.Y.S.2d 605, 610-11 (Ct. of App. 1997); Matter of Jaffee v. RCI Corp., 500 N.Y.S.2d 427, 429 (3d Dept. 1986) ("Where, as here, the agency follows the appropriate procedural requirements, the issue distills to whether its conclusion that the proposed project would have no significant impact on the environment is a rational one which is supported by the record... A review of the record establishes that the Board's determination was based upon the proper criteria (*see,* 6 NYCRR § 617.11); the Board took the requisite "hard look" at the relevant areas of environmental concern and made a 'reasoned elaboration' of its determination.").

[9] N.Y.E.C.L. § 8-0109.

[10] 6 N.Y.C.R.R, § 617.7(C)(1) ("To determine whether a proposed Type I or Unlisted action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in this subdivision. The following list is illustrative, not exhaustive. These criteria are considered indicators of significant adverse impacts on the environment: (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources; (iii) the impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part; (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted; (v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character; (vi) a major change in the use of either the quantity or type of energy; (vii) the creation of a hazard to human health; (viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses; (ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action; (x) the creation of a material demand for other actions that would result in one of the above consequences; (xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or (xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision").

[11] 6 N.Y.C.R.R, § 617.7(C)(2). These include assessing the "reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions which are: (i) included in any long-range plan of which the action under consideration is a part; (ii) likely to be undertaken as a result thereof, or (iii) dependent thereon."

[12] Note that "nothing in the SEQRA Workbook, particularly the guidance offered in Part 2 and 3 is found in regulation. While the EAF's need to be completed according to the Part 617 regulations, interpretation on the size or significance of an impact is at the discretion of the reviewing agency." N.Y. Dept. of Envtl. Conserv., SEQR Workbook, Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance (FEAF) [hereinafter "SEQR Workbook"], http://www.dec.ny.gov/permits/91818.html. It is important to note that "[i]f a project sponsor or

subjective determination due to the unique variables of each project site,[13] and that there is no "formula" for determining whether an impact is significant.[14]

Notably, significance is not judged in a vacuum, or based on generalizations or platitudes, but must be based on an assessment of the context and setting of the Proposed Action. A Lead Agency makes its Determination of Significance after fully evaluating the Proposed Action, the information provided from the Environmental Assessment Form ("EAF"); any other information provided by the Applicant, including the underlying application; the criteria for determining significance found in 617.7(c); and any input from involved and interested agencies, interested organizations or other groups of people and the general public."[15] The "significance of a likely consequence (*i.e.*, whether it is material, substantial, large or important)" should also be assessed in connection with: "(i) its setting (*e.g.*, urban or rural); (ii) its probability of occurrence; (iii) its duration; (iv) its irreversibility; (v) its geographic scope; (vi) its magnitude; and (vii) the number of people affected."[16]

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agency has consulted the workbooks and used them to help in the completion of an EAF and in the conduct of an environmental assessment, they should have **a solid record in support of their actions**." SEQR Handbook, pg. 75 (emphasis added).

[13] SEQR Workbook ("The term 'significance' is somewhat subjective. That is because the significance of an impact is dependent on the magnitude, duration, and likelihood of that impact occurring. It is also dependent on the scale and context of the project. Context refers to the unique characteristics of the natural and man-made environment in any given location. Significance is very much tied to the context of the site and the community. Similar projects may receive different decisions on significance because of differences in the context. Each impact therefore, must be judged and weighed by these different characteristics.").

[14] SEQR Workbook ("For each potential impact, there are many combinations of magnitude, duration, and likelihood that can occur. There is **no universally accepted measure of significance**. None of the criteria (magnitude, duration, likelihood, scale, and context) should be considered more important than any other. Instead, they should be examined in an **equal manner** to help frame the rationale for making a determination of significance and for communicating why you made that determination. Whether a potentially adverse impact is significant or not is ultimately determined or tempered by the specifics related to the scale of the proposed project and context within your community. Remember that the determination of significance needs to be based as well on the magnitude, duration, and likelihood of an impact occurring. **These criteria cannot be inserted into a formula that will automatically produce a finding of significance or insignificance**. These criteria simply aid the reviewing agency in making a judgment on a case-by-case basis.") (emphasis added).

[15] SEQR Workbook; *see also* SEQR Handbook, pg. 77. Notably, the Board has been receiving public comment on the issues relating to its finding of significance for many months. So long as the Lead Agency has taken a "'hard look' at relevant environmental concerns, determines that the project will have no significant adverse environmental impacts, and issues a negative declaration to that effect, the EIS may be dispensed with as unnecessary." Village of Chestnut Ridge v. Town of Ramapo, 953 N.Y.S.2d 75, 82 (2d Dept. 2012). *See also* Chinese Staff v. Burden, 950 N.Y.S.2d 503, 505 (Ct. of App. 2012); Spitzer v. Farrell, 761 N.Y.S.2d 137, 140 (Ct. of App. 2003); Matter of Merson v. McNally, 665 N.Y.S.2d 605, 610-11 (Ct. of App. 1997); Incorporated Village of Poquott v. Cahill, 782 N.Y.S.2d 823, 828 (2d Dept. 2004); Citizens for Responsible Zoning v. Common Council of City of Albany, 868 N.Y.S.2d 800, 802 (3d Dept. 2008); Matter of Cathedral of St. John the Divine v. Dormitory Auth. of State of N.Y., 645 N.Y.S.2d 637, 640 (3d Dept. 1996); Matter of Jaffee v. RCI Corp., 500 N.Y.S.2d 427, 429 (3d Dept. 1986); Save the Pine Push, Inc. v. Town of Guilderland, 629 N.Y.S.2d 124, 125-26 (3d Dept. 1995); Forman v. Trustees of State University of New York, 757 N.Y.S.2d 180, 183 (4th Dept. 2003).

[16] 6 N.Y.C.R.R, § 617.7(C)(3).

THE RECORD DEMONSTRATES THAT THERE ARE NO POTENTIALLY "SIGNIFICANT" ADVERSE ENVIRONMENTAL IMPACTS:

Where a project will have no "significant" adverse impacts on the environment, the Lead Agency *must* prepare a Negative Declaration.[17] As reiterated to the Board at our last appearance on October 12th, the record demonstrates that the Project will not result in any potentially significant environmental impacts, and thus clearly supports the adoption of a Negative Declaration and in no way supports any other finding.

Relevant Areas of Environmental Concern in Making a Negative Declaration:

The Planning Board's "hard look" at the potential environmental impacts of the Project has been ongoing for the last year.[18] Generally, the comments expressed by the Planning Board and its consultants (including their reports and memoranda), together with the public comments made at the Public Hearings,[19] focused on potential impacts related to traffic, parking, noise and community character. We summarize the details addressing those items below in addition to potential impacts to historic resources. Notably, to date, the Applicant has also received over a dozen letters from the public as well as voiced public comments in support of the Project during the public hearings.

This submission summarizes the Applicant's prior submissions, which more fully address traffic and parking; community character; and noise, which public comments have set forth as the primary "relevant areas of environmental concern". As to the more-detailed studies and analyses prepared, we respectfully refer this Board to our past submissions and the reviews by the Board's consultants.

With respect to the relevant issues of environmental concern, the Applicant's response to these impacts can be briefly summarized, in non-technical terms, as follows:

> It is worth noting at the outset that the Applicant has taken every effort to minimize potential adverse environmental impacts, including by reducing the proposed maximum capacity for the event space by more than fifty percent (50%) (or a reduction of 240 attendees) from the original proposal for the Premises. As the Board is aware, the Applicant first contemplated a maximum capacity of 420 people, before previously reducing that number to 350 and then 198 attendees for the occasional larger weekend events. The Applicant now proposes a maximum capacity of 180 attendees as the Further Reduced Development Proposal.

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[17] *See* SEQR Handbook, pg. 76.
[18] SEQRA provides explicit time periods for certain determinations, and encourages all SEQRA compliance to take place at the "earliest possible time". *See*, 6 NYCRR § 617.1(C).
[19] The Applicant has considered both written and oral public comments submitted and presented during the Public Hearings, respectively. It is respectfully submitted that these comments have been addressed by the Applicant's consultants in correspondence to the Planning Board and related submissions in furtherance of the application.

The Proposed Action will not cause a significant environmental impact on traffic or parking conditions:[20]

In support of the Project, the Applicant's traffic consultant, Colliers Engineering & Design ("Colliers"), has prepared a Traffic and Parking Study dated February 21, 2022 (the "Parking Study") as well as a Traffic and Parking Sensitivity Analysis dated April 26, 2022, and Traffic and Parking Management Plan most recently dated October 24, 2022. *See* **Exhibit B**. As is more fully detailed in the Parking Study previously submitted to this Board, the Project is not anticipated to have a significant impact on traffic conditions in the vicinity of the Project, which will be accessed on Wolcott Avenue via the existing main ingress driveway and the reestablished existing northern driveway, which will operate as a one-way egress driveway connecting to the proposed parking area behind the hotel.

This circulation pattern is proposed to better address on-site circulation concerns expressed by the Planning Board, especially as it relates to drop-off/pick-up operations associated with the proposed events. Notably, the prior loop driveway that the Applicant proposed in front of the existing church building—which stemmed from an existing driveway south to the south side of the church—and the ingress/egress main driveway have been removed from the site plan in response to comments from the Planning Board and its consultants.

The Parking Study also found that the Project's proposed off-street parking can accommodate the hotel use, with ample public parking in the vicinity available to accommodate any excess parking demand associated with the conference center/event and café dining area spaces. Indeed, these Parking Study observations demonstrated that the Tomkins Firehouse Parking Lot, City of Beacon Municipal Plaza parking lot, and on street parking along Beekman Street, which are all nearest the Project, each appear to have sufficient availability to accommodate the excess parking demand of the Project while still leaving additional available parking for other public uses as well. Indeed, the Tomkins Firehouse Parking Lot was observed to be significantly underutilized during all time periods with five (5) vehicles or less parked at any one time, while the City of Beacon Municipal Plaza parking lot was observed to be significantly underutilized outside of Beacon City Hall business hours with less than fifteen (15) vehicles parked at any one time including municipal vehicles. The on-street parking along Beekman Street was observed to be significantly underutilized during all time periods. It should also be noted that all proposed events are limited timeframe events that will utilize these parking spaces during the events only and these parking spaces would be available during all other times of the day. Accordingly, the Applicant respectfully submits that the use of the public parking spaces and lots will not have a detrimental impact on surrounding businesses also utilizing the lots because each of the public areas noted above are significantly underutilized.

[20] Notably, the Applicant has not received any further comments regarding the Proposed Action from the City's Traffic. Planning, or Engineering Consultants.

Provided the above details, it is important to note that both the Parking Study and 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's 180-person capacity further reduces the parking that is needed for these occasional events. Thus, these materials, based upon the prior 350-person capacity proposal, are certainly overinclusive to the extent that the currently proposed 198-person capacity will generate significantly less traffic. Indeed, the City's professional traffic consultant, Creighton Manning, came to the same conclusion in its Comment Memorandum, dated August 8, 2022, noting "a revised study is not warranted as the event attendee count has been reduced from 350 to 198."

It is understood that *if* there are potential future proposals for development of the City's parcels presently used for off-street parking, that may reduce public parking availability in the vicinity of the site. Conversely, there are also potential future proposals to offset the potential losses of parking including providing additional on-street parking along Wolcott Avenue, providing additional parking at the Beacon Center Lot and more remotely constructing a parking garage at the Eliza Street lot. Regardless of these potential parking hypotheticals, the Parking Study does identify additional available parking within the Beacon Metro-North train station parking lots. In the event that parking availability in the vicinity of the site is reduced due to potential future developments, the Applicant could implement the use of a shuttle to transport attendees to and from the train station to make parking this area more desirable to event attendees.

In order to provide further assist this Board in evaluating the "real-world" site operations – as recommended by the City's Traffic Consultant – Colliers also prepared the previously submitted Traffic & Parking Sensitivity Analysis to further assess potential traffic and parking effects of the Project. The Sensitivity Analysis focuses on the traffic and parking impacts of the prior maximum attendance events, totaling 350 persons for limited events, to be held within the church building. As part of this Sensitivity Analysis, the traffic and parking demand for employees and for the planned off-site parking locations is further accounted for within the traffic volume and parking demand projections for the Project. As is detailed therein, the results of the traffic analyses are generally consistent with the analysis results provided in the Traffic & Parking Study that was submitted to this Board, which concluded that the Project is not anticipated to have a significant impact on traffic conditions in the vicinity of the Project site.[21] Further, using the Sensitivity Analysis assumptions and accounting for the parking spaces provided on-site, the total required off-site parking spaces to accommodate these events is sufficiently accounted for by the public parking in the vicinity of the site, including the Tompkins Lot, the Municipal Plaza Lot and Beekman Street on-street metered parking.

[21] Note: The Traffic & Parking Study initially assumed 100% of hotel occupants would also be event attendees. Upon the request of the Planning Board and the City's Traffic Consultant, the Sensitivity Analysis was prepared to assess the potential parking impacts of the largest events, which assumes just 50% of the hotel guests will also be event attendees.

Colliers also prepared the enclosed Traffic and Parking Management Plan (the "Traffic Management Plan") detailing how the traffic flows and parking conditions within the site and surrounding area will be properly managed. *See* **Exhibit B**. As is detailed more fully therein, the traffic and parking conditions on the Premises and in the near vicinity will be managed through a combination of additional staffing and directional signage on the Premises, dissemination of public transportation and shuttle information by the Applicant, and the facilitation of pedestrian and bicycle access to the Premises.

During events, all additional parking needs will need to be accommodated by off-site public parking in the area and drop-off/pick-up operations will likely be needed within the Premises. In order to manage these drop-off/pick-up operations, the Applicant will provide staff and directional signage within the onsite driveways and parking area to ensure efficient flow of traffic within the Site. As noted, the Applicant will be responsible for disseminating parking information to event attendees to identify appropriate available parking areas. This will be accomplished through the Applicant's website that will have a visual map indicating the preferred areas of public parking, which map will also be distributed electronically to all attendees for ticketed events. On the day of events, the on-site parking attendants will provide additional copies of this map. Of note, this map will provide no reference to other areas of on-street parking, specifically those that may be located within residential neighborhoods near the Project. The Applicant 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, Dutchess 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. Additionally, the use of shuttles for events such as conferences, where attendees arriving from other area hotels, will be strongly encouraged by the Applicant and information on available area shuttle bus companies will be provided to event coordinators at the start of the planning process.

In an effort to prevent any event attendees from crossing Route 9D – except at the designated crosswalks – and to further mitigate any potential traffic along Route 9D, an on-site attendant is now proposed to be posted at the entrance to the Premises during events to direct traffic entering the site for drop-off/pick-up. If additional attendants are required onsite to ensure efficient traffic flow, the Applicant will provide them as needed. Further, the Applicant will agree to post temporary signage indicating "No Event Parking, Residents Only" at the driveways to the River Ridge and West End Lofts developments if agreed to by those neighboring developments. In addition, if acceptable to the City, temporary "Event Parking" signs will also be posted at the Municipal Plaza and Tompkins Lots to direct patrons to these lots. Notably, this will not restrict those City parking areas to event parking – of course the general public may otherwise use the parking spaces in those City lots, but it will help advertise that the parking area is indeed available for use

including during occasional larger events. These signs are now included in the revised Traffic & Parking Management Plan with an indication that they are subject to approval by the City of Beacon and the neighboring residential developments. *See* **Exhibit B**. It is respectfully submitted that these additional site circulation, traffic and other parking-management related improvements will also reduce any potential significant adverse environmental impacts on the community character in the area.

Furthermore, the Traffic and Parking Management Plan addresses 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. 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 B**.

We would also note that, in an abundance of caution, and in an effort to mitigate any and all potential traffic impacts, the Applicant is proposing additional monitoring (commonly referred to as "post-approval monitoring") of the event conditions within a 6-12 month period after initial occupancy of the event space to ensure the Traffic & Parking Management Plan is achieving its goals and also agreeing to incorporate further refinements at that time if necessary. This monitoring will be worked into the Project approvals with this Board.

It is respectfully submitted that the Reduced Development Proposal and studies and reports conducted by the Applicant's consultants confirm that there is not a potentially significant environmental impact that would be caused by the traffic or parking conditions, and that the proposed mitigation addresses concerns related to the Project.

The Proposed Action is consistent with the City of Beacon's Current Planning Documents:

It is respectfully submitted the Project is in furtherance of and will achieve the City's current plan and goals. By proposing an adaptive re-use project that will maintain and

restore the historic church, the Applicant is achieving the City's goal of "encourag[ing] the preservation of properties that are of special historical or architectural significance."[22]

Indeed, the Applicant understands that this location is well-suited for commercial development, given the character of the surrounding developments, and that the future use of the site will be woven into the fabric of downtown Beacon as an important link between the Metro-North station and Main Street. The Local Waterfront Revitalization Program ("LWRP") and its appended City of Beacon Harbor Management Plan, which includes the property within its boundaries, specifically outlines a goal that the "[d]evelopment of cultural uses, facilities, and opportunities should be promoted and encouraged" and "[t]he waterfront should be linked to and integrated with downtown Beacon and other points of interest".[23] The City's 2017 Comprehensive Plan update, similarly provides that "[t]he primary focus area for the 2017 Plan is the **waterfront and train station area**.... The vision for this area is to create a destination that serves as a "gateway" to Beacon, to reclaim the riverfront and to link that riverfront to downtown Beacon." [24] Moreover, the Project proposes to provide a walkway through the western portion of the site through the cemetery to provide connection directly between the site and the on-street parking along Beekman Street, which area is generally classified in the "Linkage" Zoning District, thereby meeting the purpose of the abutting Linkage District, which is to "... increase the vitality, attractiveness and marketability of the part of the City of Beacon lying between Main Street and the Metro North Train Station (the "Linkage District") by providing more residential development along with flexibility of land use, while enhancing urban form as recommended in the City of Beacon Comprehensive Plan..."[25]

Accordingly, the Applicant respectfully submits that this adaptive re-use project is consistent with and achieves the goals set forth in the City's planning documents, including the Zoning Code, Comprehensive Plan, and LWRP.

The Proposed Action will not cause a significant environmental impact on Historic Resources and proposes a consistent or less intense use than the current one:

The Applicant's proposal helps to adaptively re-use and preserve the historic character and quality of the Premises, which consist of a historic church, rectory and cemetery. The Project will help fully realize the potential of the Premises' intended use as a space to congregate.

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[22] CITY OF BEACON ZONING CODE § 134-1.
[23] CITY OF BEACON LWRP, APPENDIX C: HARBOR MANAGEMENT PLAN, p. 8.
[24] CITY OF BEACON, 2017 COMPREHENSIVE PLAN UPDATE, at 10 (emphasis added).
[25] CITY OF BEACON ZONING CODE § 223-41.19.

As it stands today, the church is not in great shape, and the cemetery has been abandoned for approximately 100 years. The former congregation, unfortunately, could not maintain the building as they lacked the people and necessary funding. At present, 336 people can gather in this space. An active church community for a space of this size would have a similar use intensity as the Applicant is proposing. There was once daily use of the property as a school, as well as large services every weekend.[26] This church was a centerpiece for the community, and the Applicant's plans will maintain its use as intended. In addition, by rehabilitating the cemetery, the Applicant will be bringing an additional historic resource to the community adding character and adding to the aesthetic appeal of the property.

In further support that the Proposed Action will not cause any adverse environmental historic impacts, the New York State Office of Parks, Recreation, and Historic Preservation ("SHPO") has determined that the Project is appropriate, and that the Project will not have an impact on historic or cultural resources in its SHPO No Impact & SEQR Appropriateness Letter, dated July 21, 2022, which was previously submitted to this Board.

The Proposed Action will not cause a significant Noise impact:

With respect to the sound output of the Proposed Action, the record further demonstrates that it will not result in any potentially significant noise impacts. As indicated by this Board and in limited public comments, there were concerns about audio impacts of the proposed buildings.

The Applicant coordinated various sound tests on the Premises, the results of which were included in the Applicant's prior submissions to this Board. The Sound Level Report prepared by Beacon AV Lab, dated August 29, 2022 (the "Sound Report") found that the existing church building effectively attenuates sound from inside of the building even with extremely loud sounds being generated therein in compliance with the daytime noise restrictions found within City Code Section 149-10.B. Specifically, a variety of sounds tests conducted in the interior of the church ranging from 75 – 95 dBA resulted in a maximum reading of 49 dBA along the property line which is notably 1 dBA lower than the permitted amount during nighttime hours and 6 dBA lower than the permitted amount during daytime hours. It is worth noting that this maximum amount remains well below the ambient noise levels found on the site when cars, trucks, buses, or other vehicles passed by (ranging from 55-65 dBA).

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[26] Note: As this Board is aware, members of the public also highlighted the existing noise from outdoor music venues and restaurants located across the Hudson River, as well as from boats and jet skis on the Hudson River, passing Metro-North train horns, as well as plane flights into and out of Stewart Airport over the Property. Of course, while the Project involves an *indoor* event space, it was also noted that the prior and existing use of the event space for religious uses would not be subject to these noise restrictions. *See* City Code § 149-8.B.

The Sound Report further found that faint sounds were audible near the property lines and recommended two (2) mitigation measures be adopted to ensure compliance with the City Code's nighttime noise restrictions, namely, installing laminated acoustic glass on existing windows and bass trapping solutions within the main event space. The installation of laminated acoustic glass as specified over each window further ensures that even if louder noises than the test sources mentioned in the Sound Report should occur inside of the subject property, any noise at the property lines will still be below the legally permitted limits. The Applicant has accordingly incorporated these mitigation measures as part of the Project proposal to aide in further sound reductions for the benefit of neighboring properties.

We also understand – and the Applicant agreed to same – that the City is in the process of retaining a sound expert that prepared the City's sound ordinance to review the Sound Report. Further, while it is respectfully submitted that the project will comply with the City's noise ordinance, the Applicant's Hotel Event Space/Café Management Plan also details how ushers and associated staff will aid in the timely and peaceful disbursement of attendees from the building and off the property during the hour of operation for same.

The Proposed Action will not cause a significant environmental impact on Community Character:

The Applicant respectfully submits that the record demonstrates that the Proposed Action will not result in any potential adverse impact to the character of the surrounding community by virtue of the surrounding development, proposed mitigation measures, and

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."[27] The majority of these adjacent residential neighborhoods are representative of higher-density urban living and the proximity of these developments–that were built around the existing church on the Premises–to Main Street, the Fire Department, the riverfront, and the MTA Metro-North station already establish the surrounding area as an active and pedestrian-friendly neighborhood with a flexible mix of uses.

In addition to being consistent with the character of the surrounding area, the Project will also benefit the community. Guests of the hotel and the event space (many of whom stay at the hotel will attend events on the Property) will patron other businesses located on and around Main Street. As with any hotel, guests will be provided detailed information and

[27] CITY OF BEACON ZONING CODE § 223-41.19.

guides on surrounding businesses, restaurants, and other local activities. The Applicant also intends to collaborate with other businesses, community members, arts institutions, and schools in Beacon for events/conferences/workshops on the Property.

Moreover, the Proposed action will maintain and enhance the aesthetics of the surrounding area and Premises. For instance, the rear parking spaces will benefit from modest landscaped screening along the property line, while the southern spaces will be situated between the proposed hotel and church event spaces, thereby limiting any visual impacts. It is worth noting that the majority of adjacent residential neighborhoods are representative of high-density urban living, and thereby lack screening amongst properties. The Proposed Action also incorporates a fence along the rear of the parking area and side of the cemetery on top of the stone wall to provide further privacy screening for the adjacent properties.[28] Additionally, the area located between the rear and the parallel parking spaces adjacent to the hotel now includes proposed landscaping in order to prevent any informal parking therein and the north driveway and parking spaces have been narrowed slightly to provide a sidewalk at least 4.0' wide in accordance with ADA standards.

Lastly, the Planning Board is an administrative board, rather than a legislative board, and must function within the limited range of its lawfully delegated jurisdiction. Generalized community opposition from project opponents about traffic, parking and community character, and any suggestion to use a Positive Declaration to force the Applicant to study factors that have been studied, and restudied to great lengths by the Applicant's consultants, invites the Planning Board to misuse SEQRA and exceed its jurisdiction. The comments reflecting a "general" concern about parking, do not establish a legal basis to require an EIS. The materials submitted by the Applicant have presented empirical data-driven conclusions that there are no potential adverse environmental impacts posed by the Project. The Applicant respectfully submits that speculative and anecdotal contentions regarding parking, noise, and community impacts disregard the significant amounts of data-based evidence and expert opinion offered in Colliers' and the Applicant's written materials and public appearances.

The SEQR Handbook confirms that it is improper to use SEQRA as a mechanism for delay when reviewing an application for project that is simply disfavored by neighbors on grounds that really show opposition to a use permitted by zoning; nor can SEQRA be used in an attempt to override zoning.[29] All of the claims of "environmental impacts" of this project by the neighbors are merely opposition to the proposed use of the property in the guise of "environmental impact." Their allegations are simply unsupported conclusory

[28] Note: A metal fence is proposed along the top of the existing stone wall that extends up to the trash enclosure abutting the existing cemetery. From the trash enclosure, the fence becomes a 6' high stockade privacy fence, which then wraps around the corner of the Premises and runs along the back of the parking lot and then along the side property line abutting the West End Lofts Development.
[29] SEQR Handbook, pg. 32.

characterizations and speculation of impacts of the Project. While we understand and recognize this Board's efforts to be receptive to neighbors' "concerns," the Planning Board's jurisdiction does not extend to such speculative unsupported or conclusory factors, and the neighbor's objections don't create such jurisdiction.

Therefore, upon assessing the potential impacts of the Proposed Action within the context of the surrounding area and existing developments, taken together with the City's planning goals of increased linkages between downtown Beacon and the waterfront near the railroad station, we again submit that the Proposed Action does not present any potentially significant adverse environmental impacts, and that the Project is consistent with the existing character of the neighborhood and City planning goals.

AS THE BOARD PROCEEDS TO INVESTIGATE THE POTENTIAL IMPACTS OF THE PROJECT, IT SHOULD EXERCISE ITS INHERENT AUTHORITY AND OBLIGATION TO ASK FURTHER QUESTIONS OF THE APPLICANT AND OBTAIN THE FURTHER INFORMATION IT NEEDS TO MAKE A DETERMINATION OF SIGNIFICANCE:

While this matter has been before the Board for over a year, and the Board has received substantial information concerning the Proposed Action, the Board may have further questions of the Applicant, or further requests for additional information in order that the Board complete its "hard look." SEQRA encourages a dialogue with an Applicant, during the "hard look" stage and before the Determination of Significance, about potential impacts of a project, and the way that project changes can avoid or reduce those impacts. The SEQR Workbook recognizes that for a great deal of projects, "many of the identified impacts can be or already are mitigated by changes or certain project components. Part 3 gives the reviewing agency and opportunity to examine the Proposed Action in relation to the potential impacts and identify if any mitigations have been included in the project plans."[30] And: "[i]t is feasible that the reviewing agency will identify a potential large, long-lasting, important impact that is likely to occur but the project includes features that mitigate those effects to the point where the impact is no longer a significant concern. Some projects include aspects that mitigate impacts partially or fully. This needs to be taken into consideration when determining significance of an impact."[31]

The Applicant believes that exhaustive analysis has been done relating to all environmental issues, and that the state of the record supports a Determination of Significance that the project *will not* create any significant adverse environmental impacts. However, if the Planning Board has further questions, or wishes to have additional information as to traffic, parking, community character,

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[30] SEQR Workbook.

[31] SEQR Workbook. *See also* Matter of Merson v. McNally, 665 N.Y.S.2d 605, 612 (Ct. of App. 1997) ("...[T]he modifications here were not conditions unilaterally imposed by the lead agency, but essentially were adjustments incorporated by the project sponsor to mitigate the concerns identified by the public and the reviewing agencies, with only minor variations requested by the lead agency during the review process. Of distinguishing dispositive import here is that the modifications were examined openly and with input from all parties involved. This process comports with the overriding purposes of SEQRA.").

or any other area of environmental concern, the Board should ask for more information, to enable it to fully understand the issues, take a hard look, and render a Determination of Significance.

The adoption of a Negative Declaration would not, of course, end this Board's site plan and special use permit review. The Planning Board has ample authority, under its site plan and subdivision jurisdiction, as well as under SEQRA, to continue to discuss and evaluate the Project as the review moves forward through the Determination of Significance and Project review, and we look forward to continued discussions with the Board.

FULL SITE PLAN SET FOR THE FURTHER REDUCED DEVELOPMENT PROPOSAL:

In further support of this supplemental submission, 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 October 25, 2022, detailing the further Reduced Development Proposal's maximum occupancy layouts and parking table, numbered and titled as follows:

- 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 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 Construction Details;
- Sheet 13 of 15 Stormwater Construction Details;
- Sheet 14 of 15 Water & Sewer Details; and
- Sheet 15 of 15 Erosion and Sediment Control Details.

INDEX OF ENCLOSURES:

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

Exhibit A: Draft Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater LLC, dated October 25, 2022; and

Exhibit B: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated October 24, 2022.

CONCLUSION:

For the reasons set forth above, as well as in prior submissions and appearances, it is respectfully submitted that the Applicant's comprehensive application package complies with all the applicable requirements necessary for proceeding to site plan and subdivision review for the requested approvals. It is further respectfully submitted that an exhaustive analysis has been done relating to all environmental issues as evidenced by this letter, and that the state of the record supports a Determination of Significance by this Board that the Further Reduced Development Proposal will *not* create any significant adverse environmental impacts (i.e., Negative Declaration).

The Applicant looks forward to continuing its review of the Project with the Board at the November 9th meeting for the Site Plan and Special Use Permit Continued Public Hearing on the Application. In the meantime, should the Board or City Staff have any questions, please do not hesitate to contact me. Thank you in advance for your consideration of the enclosed.

Very truly yours,

Taylor M. Palmer

Enclosures

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

Exhibit A

Prophecy Theater LLC **10/25/2022**
Hotel Event Space/Cafe Management Plan (Draft)

This document is intended to address the management of staff and guests on the property located at 1113 Wolcott Avenue during event space/café business hours. It also discusses parameters and limitations on specific activities or functions related to business operations of the event space and café, which parameters have been discussed with the City of Beacon Planning Board during the Applicant's recent presentations and the SEQR Environmental Review before the Board.

Summary of Business Activity, Capacities and Hours of Operation

Hotel Accessory Café

The café will maintain regular business hours and provide a full kitchen for light breakfast, lunch and evening food/drink options with room service for hotel guests (50-person capacity)
-Hours (anticipated): Weekdays 8:00 a.m.-2:00 p.m. and 5:00 p.m. 10:00 p.m. Weekends 8:00 a.m. - 10:45 p.m.
-Café Staff will range from 2-5 people.

Hotel Accessory Event Space

The event space is not intended to be used for maximum capacity events on a daily or nightly basis. The parameters specified in this document allow for flexibility in use times and intensity and do not dictate or imply a set schedule. Generally, peak use events with between 130-180 attendees will average out to one (1) per week over the course of a year. The Applicant does not anticipate hosting any events on Mondays and Tuesdays with the exception of holidays and evenings before holidays.

Event Use (with potential for 180 maximum capacity)

The event space will be available for various cultural, educational or professional programs, including conferences, weddings and art exhibitions or other events. Events between 130-180 attendees will require the café space to serve as concessions for the event attendees.

Peak event use (130-180 capacity) will be generally restricted to Friday-Sunday and holidays. Friday-Saturday and holiday evening (night prior to holiday) events are anticipated to end by 10:45 p.m., and Sunday and holiday events preceding workdays by 10:00 p.m. As noted above, the Applicant does not anticipate hosting any events on Mondays and Tuesdays with the exception of holidays and evenings before holidays.

Event Use (limited capacity)

Wednesday-Thursday events will be limited to a maximum capacity of 129 with the exception of holidays and evenings prior to holidays. Any events on these days will generally end by 10:00 p.m. during limited capacity events of no more than 129 attendees, the café may be open to the public and or serve as a concession space for attendees depending on the nature of the event.

Non-event Use (limited guest count intensity, setup, staffing)
The event space will also be available for smaller functions such as classes, retreats, workshops/rehearsals, seminars, educational programs, camps, youth activities, or art exhibits. Typically, these uses will occur on weekdays, generally Wednesday-Friday and are non-intensive with a range between 10-75 people, based on hotel related use occupancy and community involvement. These smaller functions will generally end no later than 10:00 p.m.

The table below depicts the generally applicable event use parameters/limitations (note, this is not intended to serve as an event schedule):

EVENT*	MON	TUES	WED	THURS	FRI	SAT	SUN
End Time	N/A	N/A	10:00 p.m.	10:00 p.m.	10:45 p.m.	10:45 p.m.	10:00 p.m.
Max Capacity	N/A	N/A	129	129	180	180	180

*Note: Nights prior to holidays will follow Saturday parameters. If a holiday proceeds a workday, it will follow Sunday parameters. During these events (under 130 attendees), the café space may be open to members of the public.

Event Staffing

Personnel
-Concessions/café: responsible for operation of all food and drink services including prep and cleanup
-Parking attendant: responsible for the duties set forth in Traffic and Parking Management Plan prepared by Colliers Engineering and Design in order to adequately direct patrons and vehicle traffic outside the building. Such attendants will also be able to serve as an additional usher, or security personnel, as needed.
-Usher/Door: Responsible for greeting and/or ticket taking, assisting guests inside the building, maintaining unobstructed egress, entrée/exit door management, and cleanup duties.
-Security Personnel: Responsible for insuring safety of patrons and staff through patrolling and monitoring premises, identifying unsafe conditions and by acting to correct adverse conditions. Responsible for enforcing the adherence by all persons on premises to laws, rules, and ordinances set by Prophecy Theater LLC and local authorities.
-House Manager: Oversees manages and coordinates all event space, front of house operations and staff during events and certified as Fire Guard.
-House Technician: Manages or runs production equipment within the event space.

The table below depicts the anticipated staffing for the event space and café:

Guest Count	0-20	21-50	51-100	101-129	130-180 Peak Use	Table Catered 100-125
Concessions/Café	2	4	4	4	5	3
Parking Attendant	0	0	2	3*	3*	2*
Usher/door	0	0	0	1	2	0
Security Guard	0	0	1	1	1	1
House Manager	0	0	1	1	1	1
House Tech	0	0	1	1	1	1
TOTAL STAFF REQUIRED	**2**	**4**	**9**	**11**	**13**	**8**

*Parking attendants will also serve as additional ushers, cleanup crew and grounds control

The table below depicts typical numbers of guests associated with production of events: i.e. Talent, Speaker, Stage Manager, Producer, Tech, Caterers, Photographers, etc.

Guest Count	0-20	21-50	51-100	101-129	130-180	Table Catered 100-130
Organizers presenters and crew	1	3	6	10	10	10

The tables below depict Hotel and shared staff with event space/café:

Hotel daily staff:		HOURS
Front Desk/Rooms manager	1	Daily 7 a.m. - 1:30 a.m.
Housekeeping	3	Daily 10:00 a.m. - 4:00 p.m.

Shared daily staff:		HOURS
Facilities maintenance	1	Daily 9:00 a.m. - 6:00 p.m.

Emergency maintenance and guest services will be available on call 24 hours:
Prophecy Theater LLC will employ a fulltime staff of approximately 10 people who will oversee direction, promotion, production, management and administrative operations for the hotel, café and event space as a whole. These staff will maintain the ability to work remotely in most instances with flexible hours onsite when needed.

Parking and Drop-off

-Hotel guests will be required to register the use of a car and receive a parking permit/pass for onsite parking in advance of their arrival or at check-in. With this system in place, our management will know exactly how many parking spaces will be occupied by hotel guests on a daily basis.
-All staff parking can be accommodated on site during non-event times. Peak use event times may require offsite parking for some event staff.
-Parking attendees will arrive onsite one hour prior to event start time to implement procedures set forth in Traffic and Parking Management Plan prepared by Colliers Engineering and Design.

Attendance Count Monitoring and Re-entry for Events

-Attendance goals and limits for events will be set several months or weeks in advance of every event and follow capacity guidelines set forth in this document.
-Attendance estimates for scheduled events will be tracked by management to allow for proper staffing of events.
-Attendees of scheduled events will enter through one pre-determined door of the event space and be counted upon entrance.
-A system (TBD) will be enacted to track, control and or monitor exit and re-entry during events at one pre-determined door location.
-Generally, exit with re-entry will not be allowed after 9:30 p.m. for events with over 100 attendees, but will remain at the discretion of management.

Attendee Disbursement, Safety and Security

-Following end times, house lights will be turned on or made bright, signaling that the event is over. Guests will exit through the 2 doors on the north (Wolcott) side of the building, and the newly constructed parking lot/cafe door on the north side of the building.
-Ushers, security, parking attendants and house manager will aid in the timely and peaceful disbursement of attendees from the building and off the property.
-Additional grounds control will be provided by all staff as needed to insure a safe, clean, and non-disruptive environment indoors and outdoors.
-A security personnel will perform duties outlined in this document and remain on patrol for a minimum of 45 minutes post event end times to assure quiet disbursement of patrons.
-Security cameras will be installed indoors and outdoors and utilized as a further deterrent for loitering.
-Cemetery trail access will generally close 30 minutes after evening event end times.
-Fire safety regulations and procedures dictated by governing authorities will be strictly followed.
-The house manager will maintain Fire Guard and first aid/CPR certification.

Loading, unloading and deliveries

-Use of liftgate or metal ramps by trucks to load or unload are prohibited between the hours of 10:00 p.m. and 8:30 a.m. all days with the exception of loading or unloading materials or equipment needed for emergency repairs in order to ensure safety of staff and guests.
-Vehicles with a length greater than 16.0 ft are prohibited from onsite parking lot between 10:30 p.m. and 8:30 a.m. all days with the exception of emergency related vehicles.
-Loading, unloading and deliveries will be scheduled to occur during non-event times.
-Idling of trucks is prohibited with exception of emergency vehicles.

Cleanup Breakdown

-Ushers and available staff will perform cleanup duties inside the building proceeding the end of event or during regular business hours.
-Garbage and recycling removal from hotel and event space will be prohibited after 10:30 p.m. all days.

Communication

- In order to provide for seamless management and execution of event flow, the house manager will maintain communication with all necessary event and hotel staff via two-way radio or other communication device.

Exhibit B

Colliers
Engineering
& Design

Traffic & Parking Management Plan

October 24, 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:

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Colliers Engineering & Design

Introduction and Background

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

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

The 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 180-seat capacity. Maximum occupancy events will typically occur on weekends, while smaller functions, such as classes, retreats, workshops/rehearsals, seminars, educational programs, camps, youth activities, or art exhibits, workshops or retreats will occur on weekdays, generally Wednesday – Friday. These smaller functions, which will end no later than 10 PM are anticipated to be non-intensive with a range of between 10 – 75 attendees based on hotel related occupancy and community need or involvement.

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 implemented by the owner/operator of the Project regardless of the size of the event.

It should be noted that it is possible that the Café use will be open to the public during events at the Site. It is proposed by the Applicant that the Café use by the public during events will be limited to events having attendance less than 130 persons.

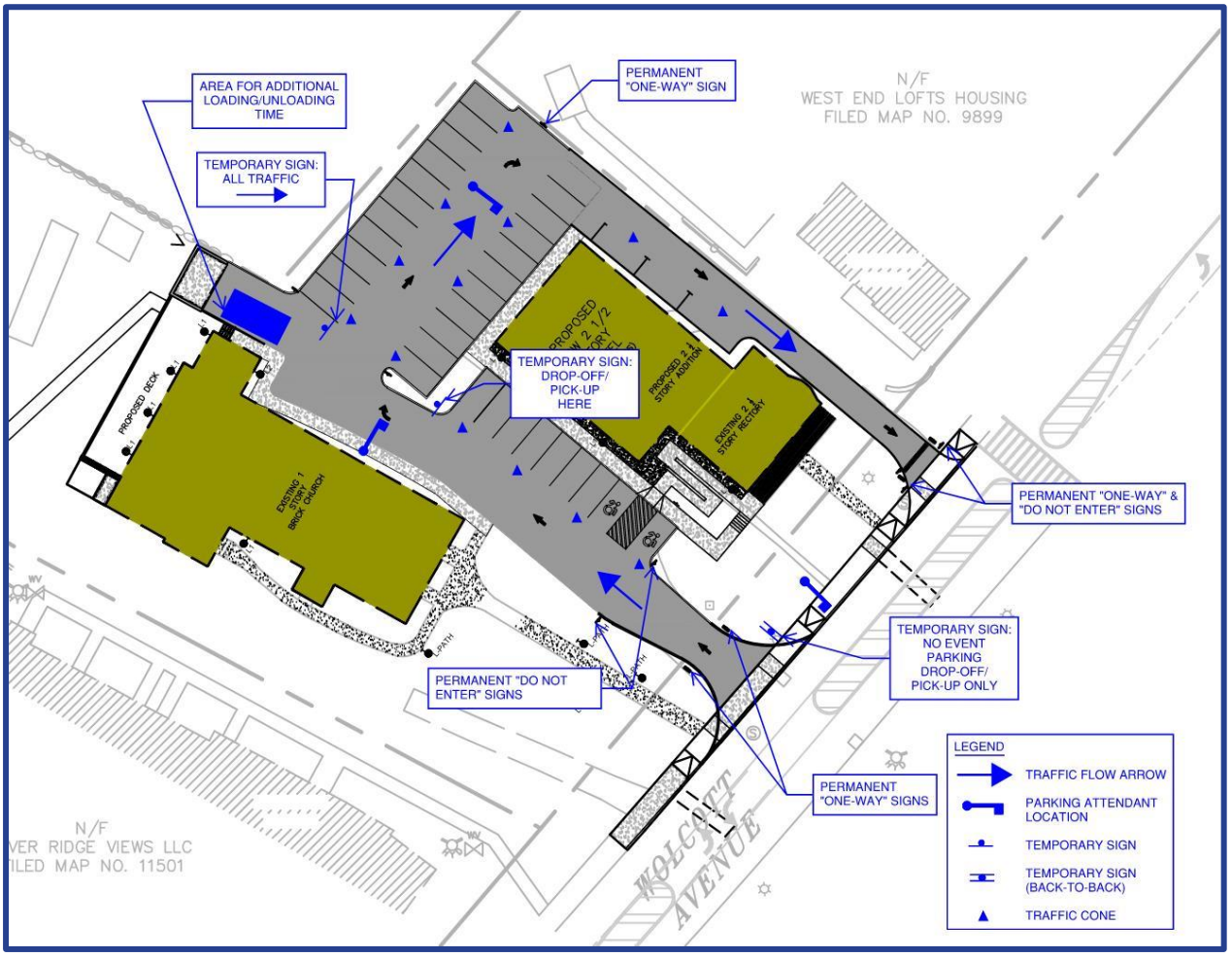
Based on the above, and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this Traffic & Parking Management Plan has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation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

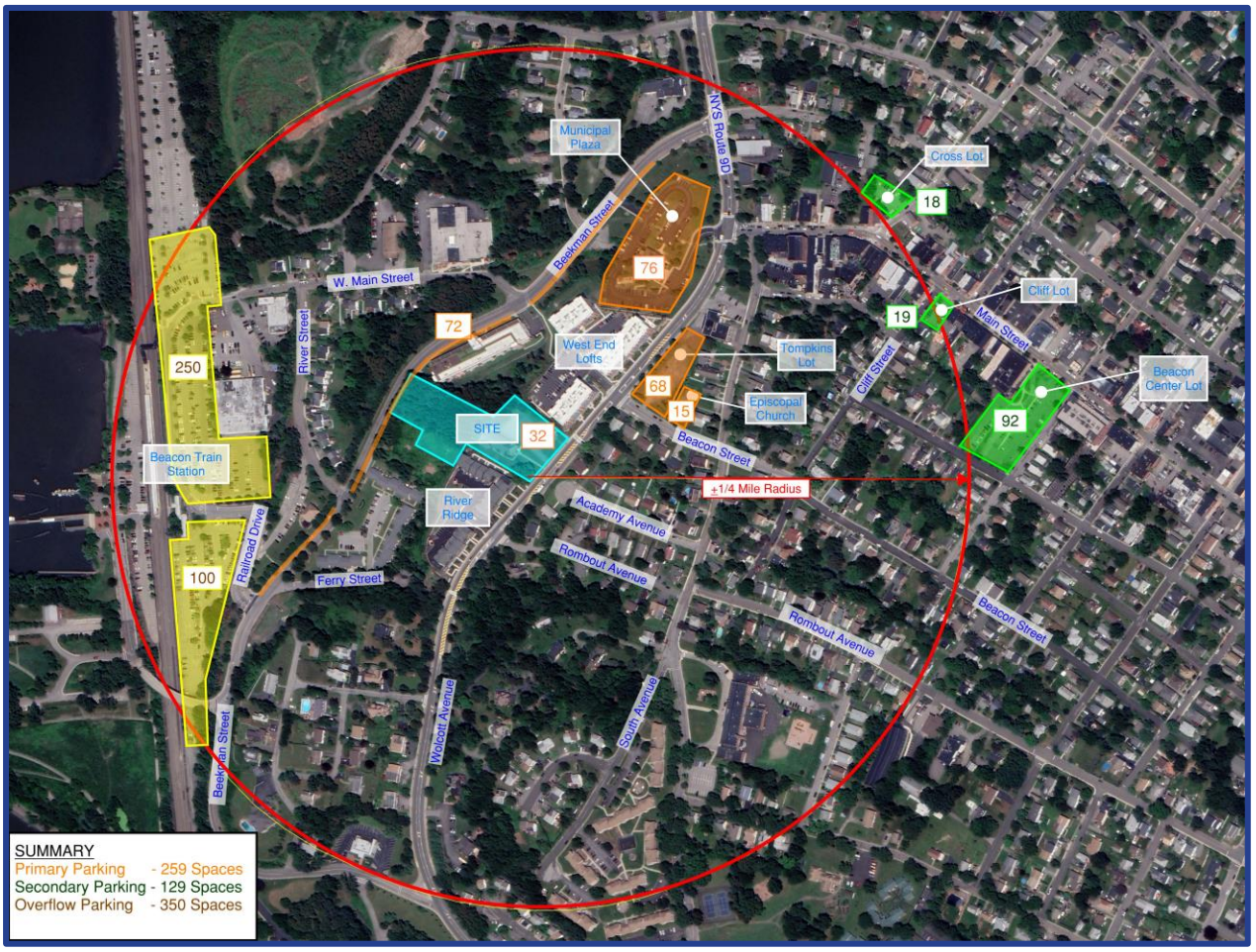
The Project proposes to provide 31 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the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

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

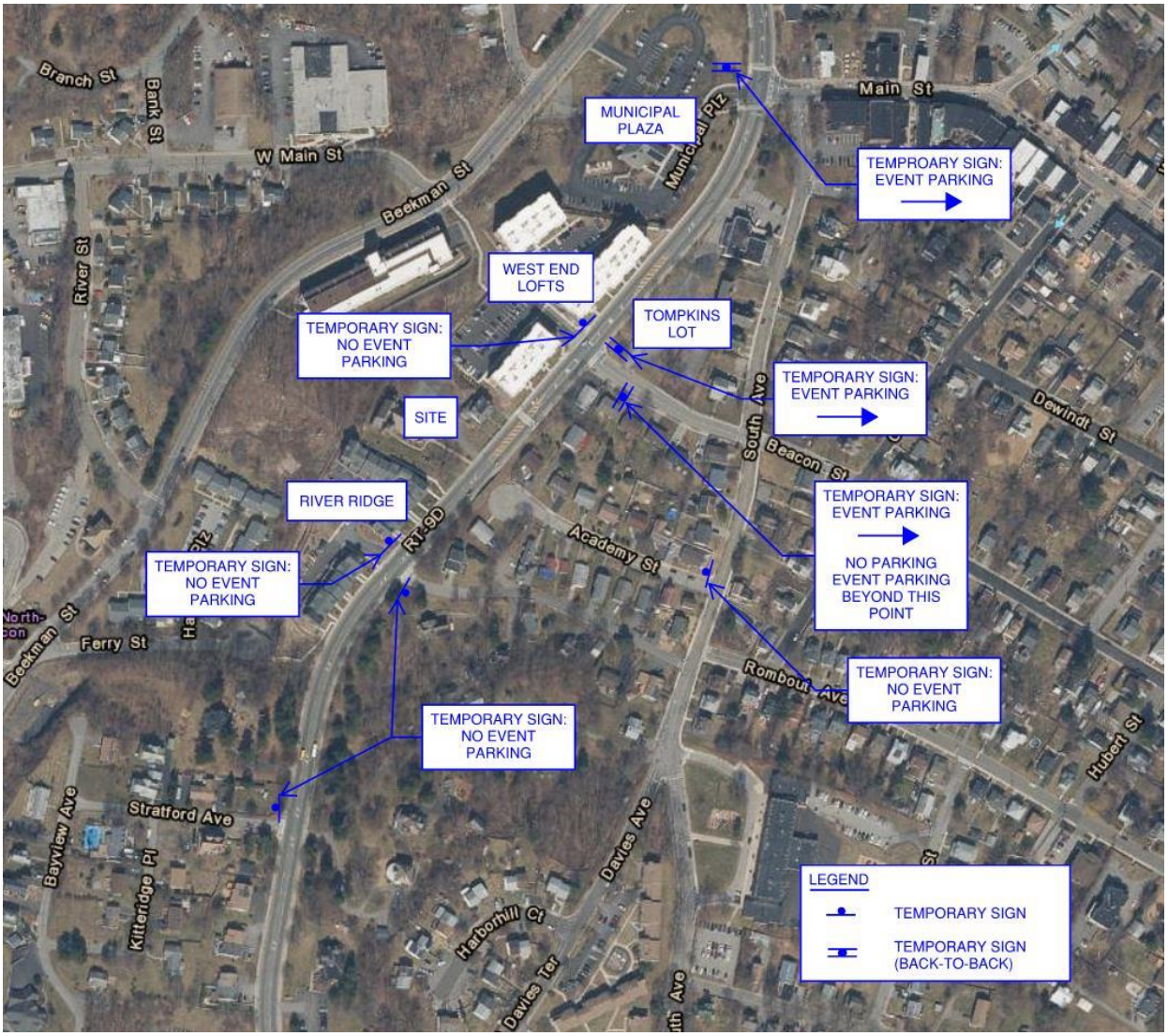
In total there are approximately 330 total parking spaces within 2,000 ft. walking distance of the Project site which can be utilized to accommodate the parking needs of the Project under the event conditions. Each of the identified areas of public parking were observed during the anticipated peak event 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



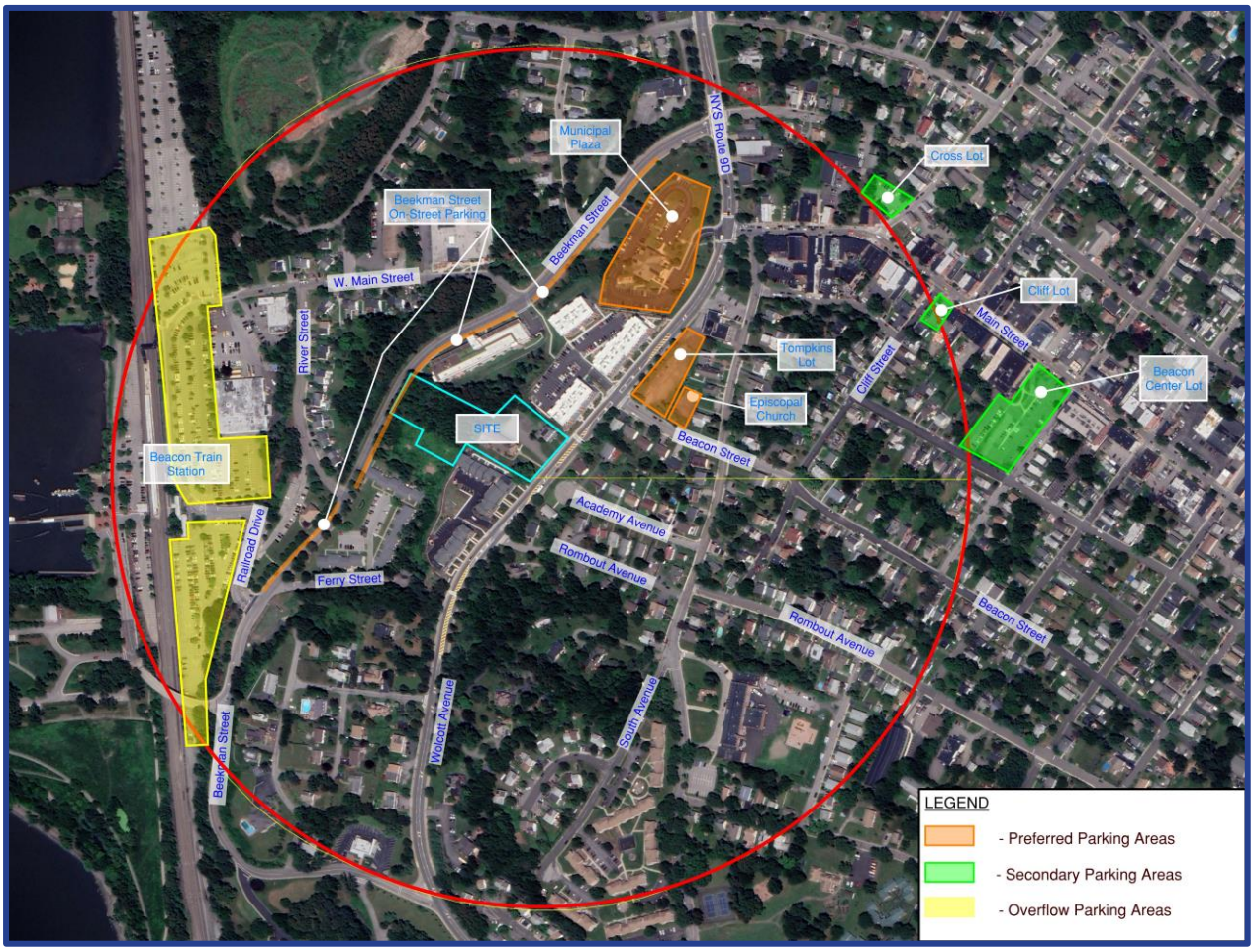
Dissemination of Information

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.

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

It is important to note that the Traffic & Parking Study dated February 21, 2022, identified that public parking areas within 1000 ft of the Project currently have in excess of 170 available parking spaces within walking distance of the Project. This available parking is generally found in the Tompkins Lot, the Municipal Plaza lot and the on-street parking along Beekman Street. At the proposed 180 persons maximum occupancy level the project will require the use of 45 offsite parking spaces, or 50 spaces for a 130-person event with simultaneous public use of the café, both of which can more than be accommodated by the available parking in the immediate Site vicinity. This is also further supplemented by the 15-parking spaces that will be available for use by event attendees at the Protestant Episcopal Church and on an as needed basis by shuttling to more remote parking locations previously identified.

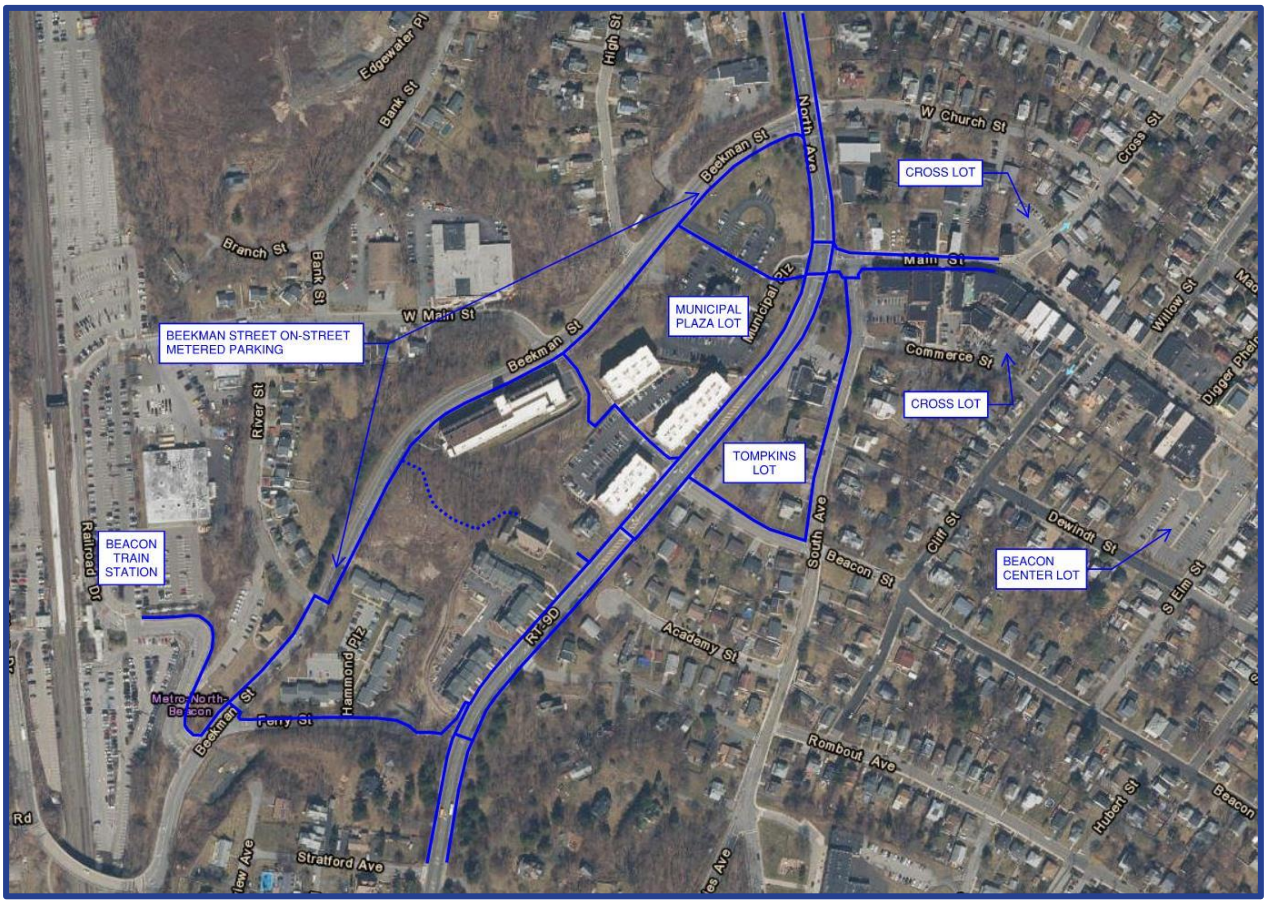
Pedestrian and Bicycle Access

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

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

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

Exhibit No. 5 – Existing & Proposed Pedestrian Pathways



Emergency Vehicle Access

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

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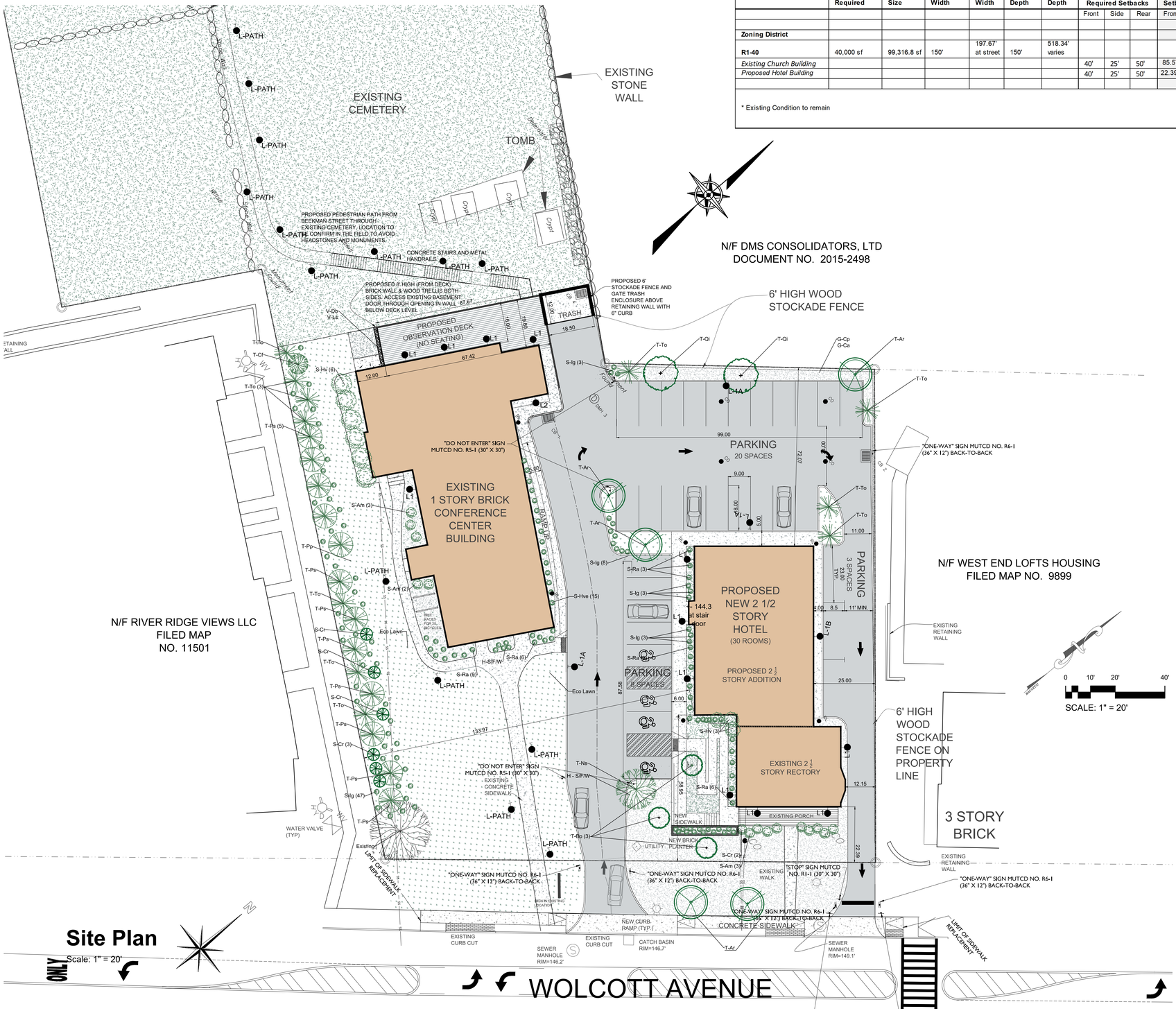
Civil/Site • Traffic/Transportation • Governmental • Survey/Geospatial
Infrastructure • Geotechnical/Environmental • Telecommunications • Utilities/Energy

Site Plans

Bulk Zoning Regulations Table

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

* Existing Condition to remain



Site Plan

Scale: 1" = 20'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-28-651901
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 and Conference / Event Space and Café 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 (Note 3)	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 without seats, 1 space for each 100 square feet of floor space used for public assembly			130 occupants (Note 5)	33 parking spaces
Café				
1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater			50 occupants	17 parking spaces
Hotel				
Present - 1 space per room plus one space per employee for the maximum number of employees at any one time			30 rooms plus 1 employee	31 parking spaces
Total Required Parking Spaces		***69 Parking Spaces***		***81 Parking Space (Note 1)***
Total Proposed Parking Spaces				**31 Parking Space**

Notes:

1. Pursuant to the parking exception provided within Zoning Code Section 223-26.B and based on the church and rectory uses and associated parking requirements for the Premises in 1964, no parking is required to be provided when the proposed uses are less than 25% greater intensity that the parking required for the uses in 1964. The proposed occupancies generate an increase in the intensity of use of approximately 18%. Therefore, no parking is required.
2. 31 parking spaces are provided and are intended to serve the Hotel use.
3. The existing uses on the Property in 1964 was a rectory and church with 336 seats, which occupancy was confirmed by the City's Building Inspector on April 29, 2021.
4. 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.
5. The proposed uses on the Property include a hotel and accessory conference / event space and café. The Café will be closed to the public if there is an Event with more than 130 people. In those cases, the seating at the rear of the Event Space will be opened to a maximum seating capacity of 180 people. If there is an event with fewer than 130 people, the upper 3 rows of seating will be gated off and will remain unused for the event, and the Café can remain open with a maximum occupancy of 50 people. In no case will there be more than 180 people total in the Event Space and Café at any time
6. The cafe will be closed to the public for any event at the premises over 130 occupants.
7. When the cafe is open to the public at least three rows of seats in the event space, which rows contain a total of 54 seats, will be secured with a gate or other physical barrier so as to prohibit their use.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
3	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
4	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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
10	07/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS
11	08/30/22	REVISED PER PLANNING BOARD COMMENTS	AJS
12	10/06/22	REVISED PER PLANNING BOARD COMMENTS	AJS
13	10/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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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:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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4	12/28/21	REVISED PER PLANNING BOARD COMMENTS	AJS
5	01/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/22/22	REVISED PER PLANNING BOARD COMMENTS	AJS
7	04/26/22	REVISED PER PLANNING BOARD COMMENTS	AJS
8	05/31/22	REVISED PER PLANNING BOARD COMMENTS	AJS
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11	08/30/22	REVISED PER PLANNING BOARD COMMENTS	AJS
12	10/06/22	REVISED PER PLANNING BOARD COMMENTS	AJS
13	10/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS



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
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

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

CATCH BASIN RIM=79.1'

N 27°44'52" E 64.36'
N 34°22'48" E 72.03'
S 59°50'43" E 319.50'
306.3'
AREA= 2.28 ACRES +/-
N 41°16'37" E 108.64'
25.1'
S 50°07'23" E 198.84'
4'53"W
.50'
4°04'53"W
20.83'
N68°54'53"W
46.42'
N 32°45'07" E 82.36'
N61°04'53"W 174.76'
S29°14'17"W 82.00'
28.7'
N61°49'53"W 243.00'
85.6'
S40°23'53"W 197.67'
15.7'
22.3'

STONE WALL
TOMB
GARBAGE
CONCRETE SIDEWALK
RETAINING WALL
GRAVEL PARKING
BLACKTOP PARKING
1 STORY BRICK CHURCH
2 STORY FRAME
3 STORY BRICK
REMOVE EXISTING GRAVEL DRIVEWAY
REMOVE EXISTING STAIR AND PORCH
REMOVE EXISTING ADDITIONS TO BUILDING
REMOVE EXISTING WALK
REMOVE BLACKTOP DRIVEWAY
AREA OF SIDEWALK REPLACEMENT
UTILITIES
RELOCATE SIGN
WOLCOTT AVENUE
SEWER MANHOLE RIM=149.1'
SEWER MANHOLE RIM=146.2'
CATCH BASIN RIM=146.7'
CATCH BASIN RIM=146.7'
FIRE HYDRANT (TYP)
LIGHT POST (TYP)
WATER VALVE (TYP)

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

N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

N/F
RIVER RIDGE VIEWS LLC
FILED MAP NO. 11501

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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11	08/30/22	REVISED PER PLANNING BOARD COMMENTS	AJS
12	10/06/22	REVISED PER PLANNING BOARD COMMENTS	AJS
13	10/25/22	NO CHANGE	AJS

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
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





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.

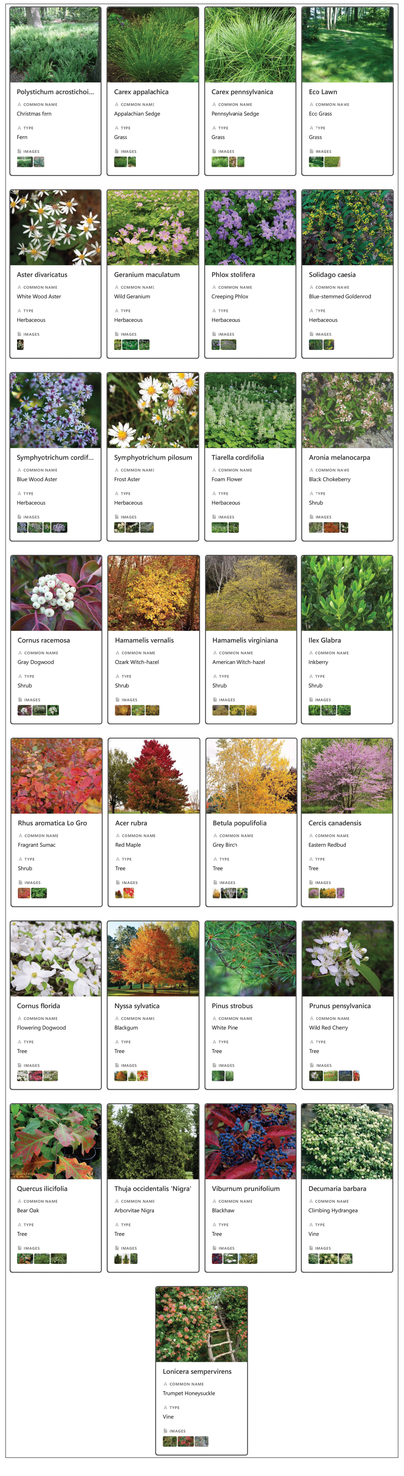
Planting Schedule

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'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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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"



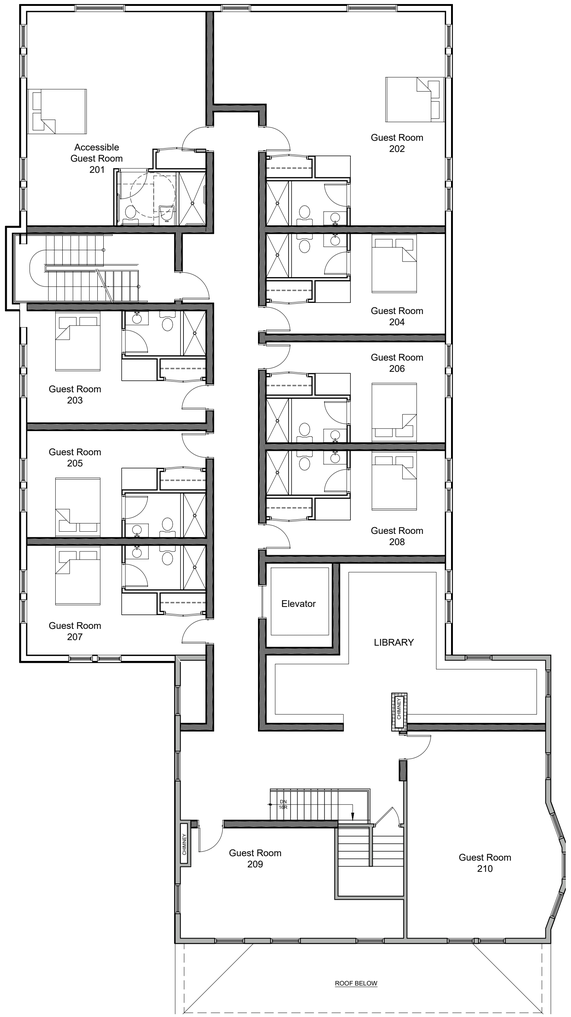
Elevation: Front - Facing Wolcott

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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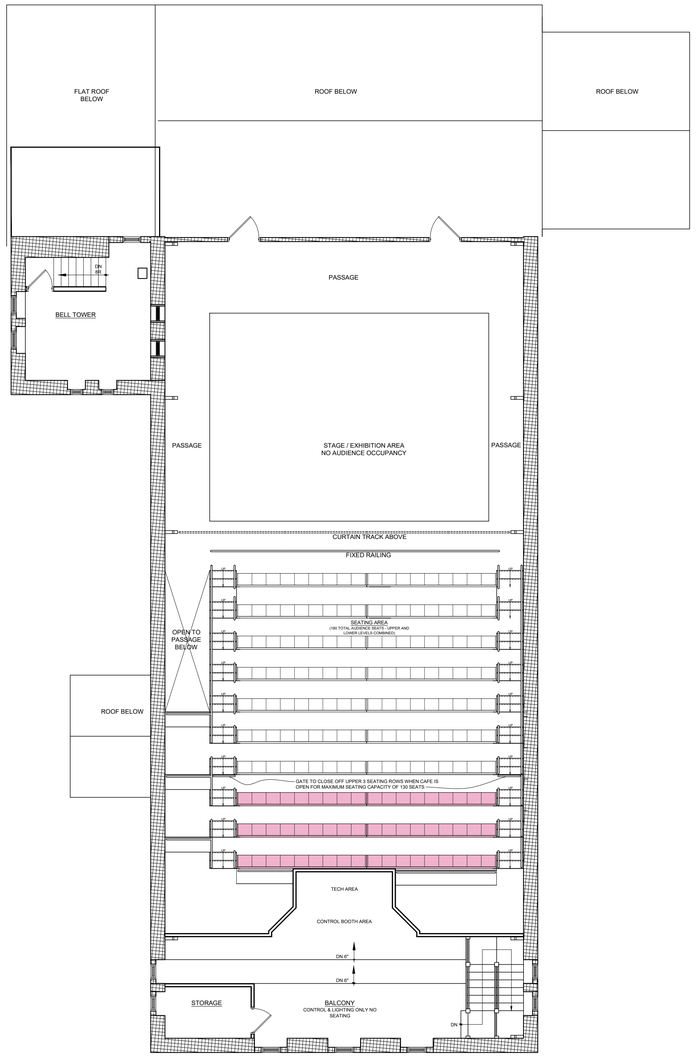
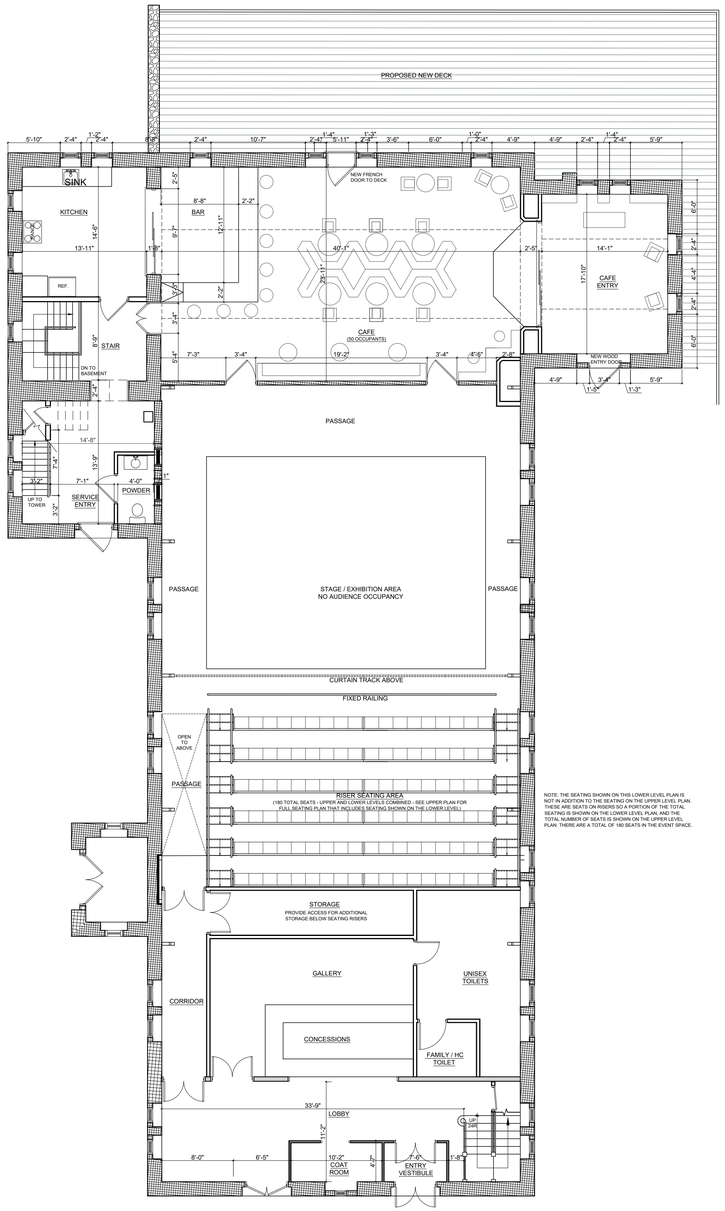


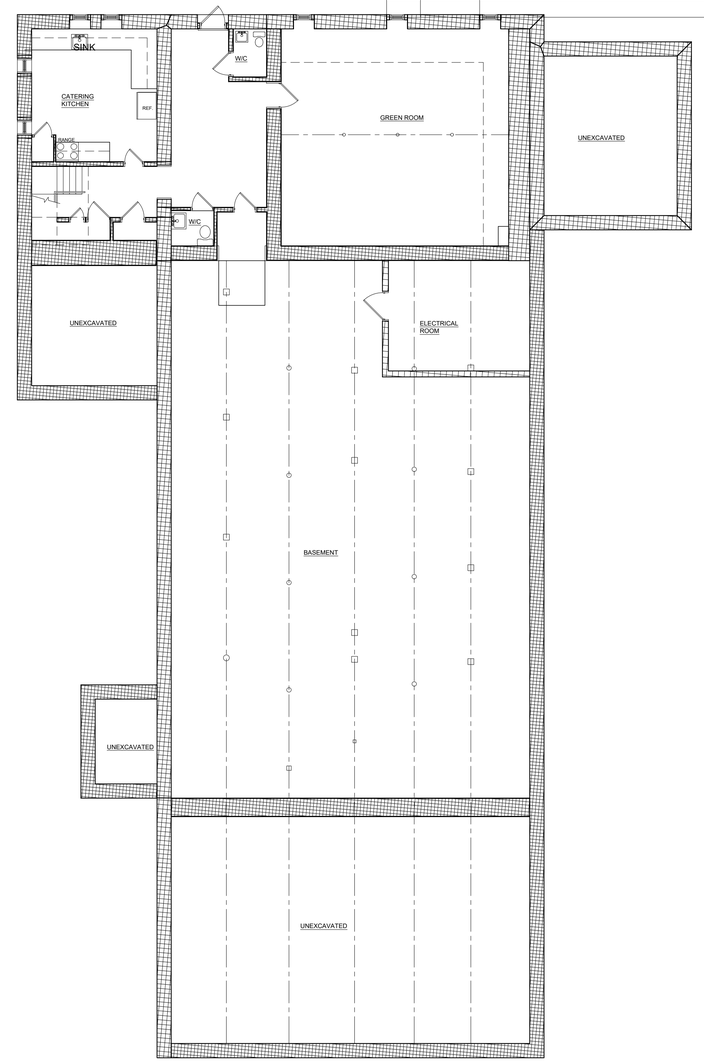
Upper Level Plan: Conference Center: Stage and Seating Configuration

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



Main Level Plan: Conference Center: Stage and Seating Configuration

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



Basement Plan: Conference Center

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

Special Use Permit Application

Sheet 6 of 15 - Conference Center Plans - Stage and Seating Option

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

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

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

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

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

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

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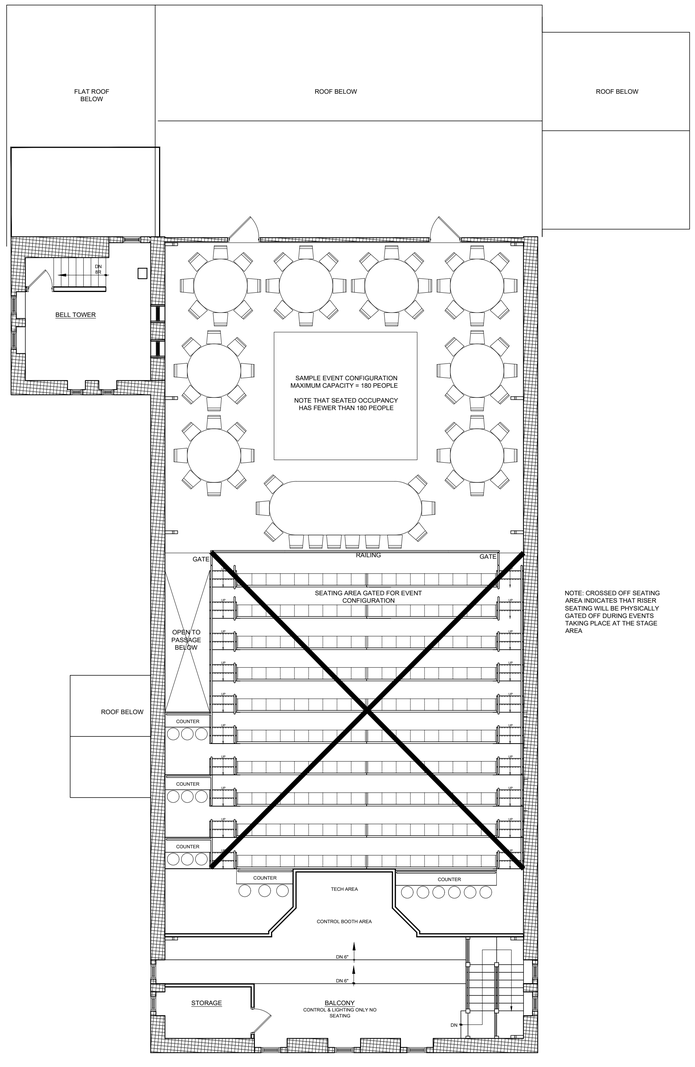
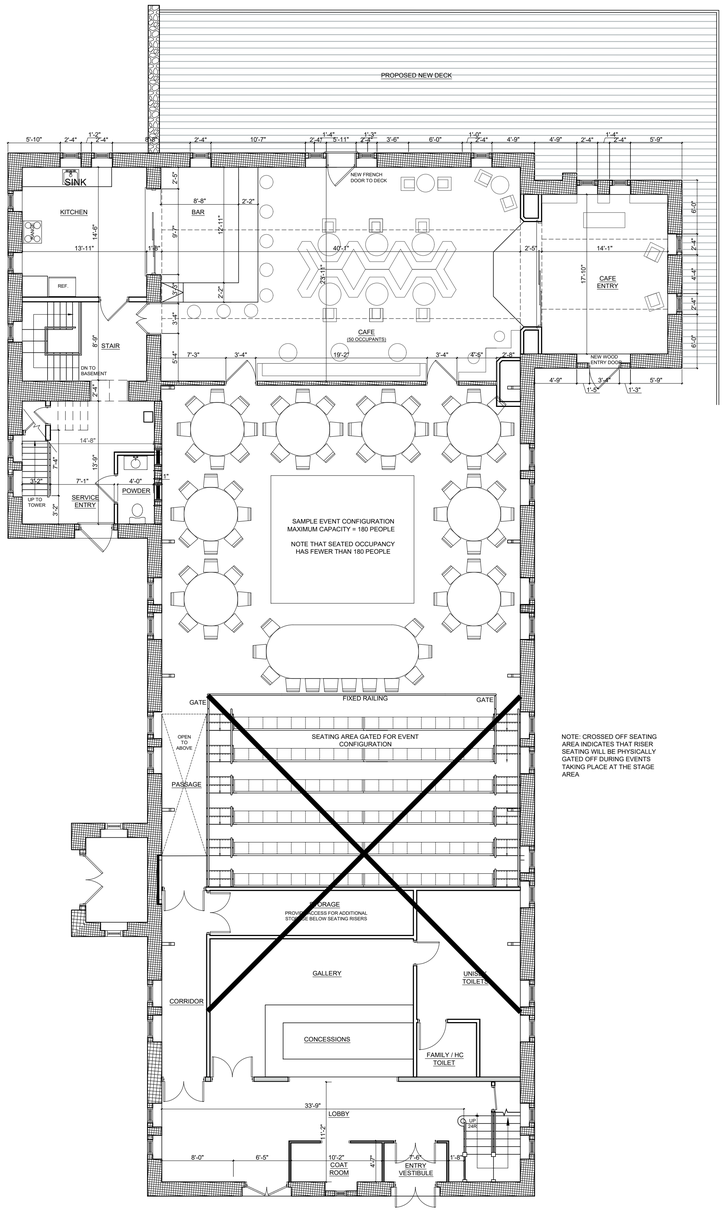


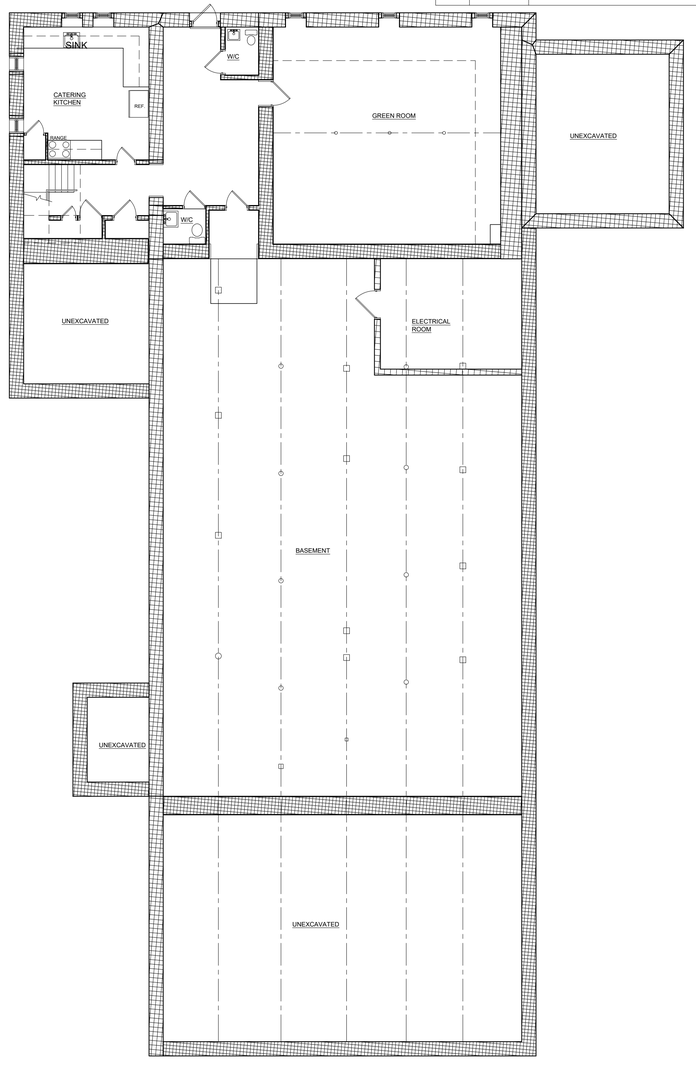
Upper Level Plan: Conference Center: Event Configuration

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



Main Level Plan: Conference Center: Event Configuration

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



Basement Plan: Conference Center

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

Special Use Permit Application

Sheet 7 of 15 - Conference Center Plans - Event Configuration Option

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

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

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

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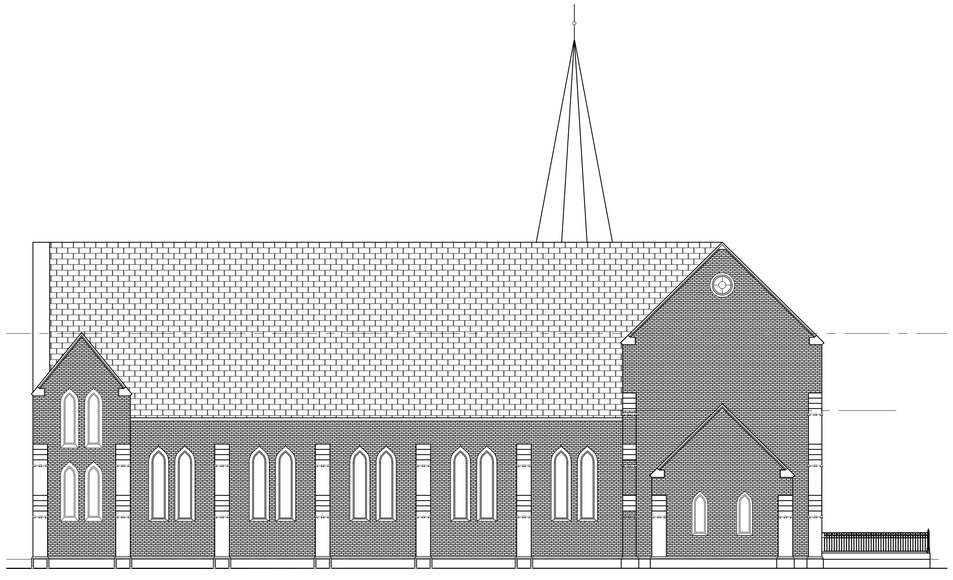
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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



Elevation: Conference Center Building - North

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

REVISIONS:			
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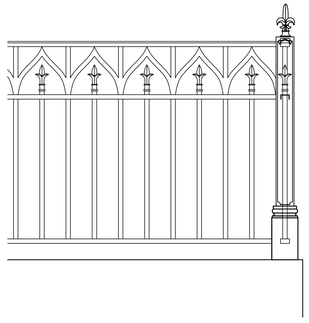
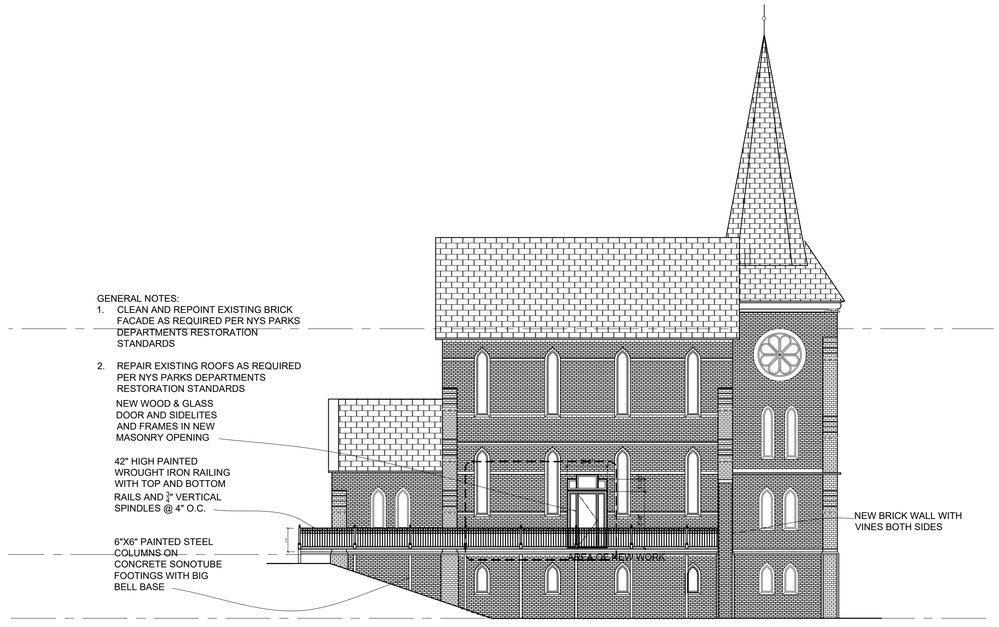


Enlarged View: Railing

Scale: 1" = 1'-0"

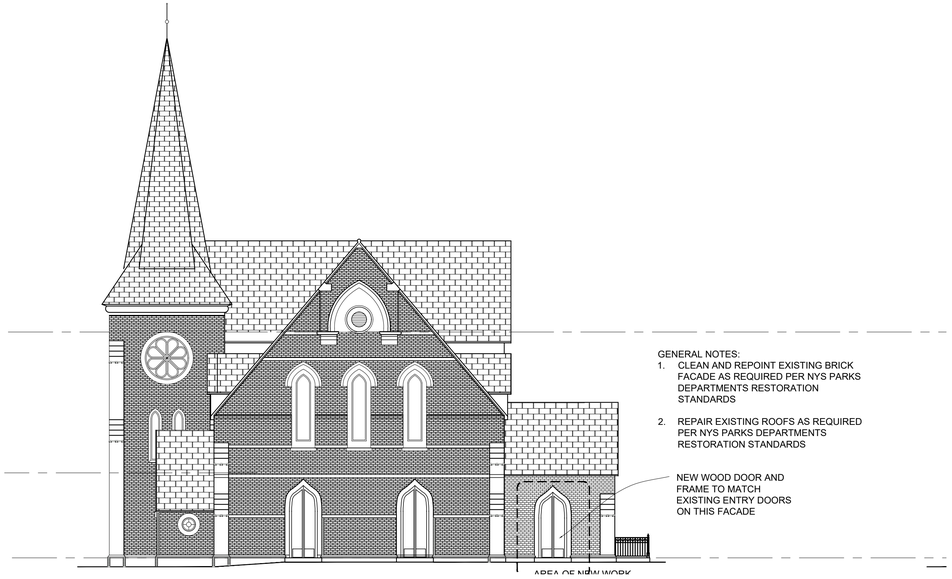
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



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:
Prophecy Theater, LLC
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Beacon, NY 12508

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

Site / Civil Engineer:
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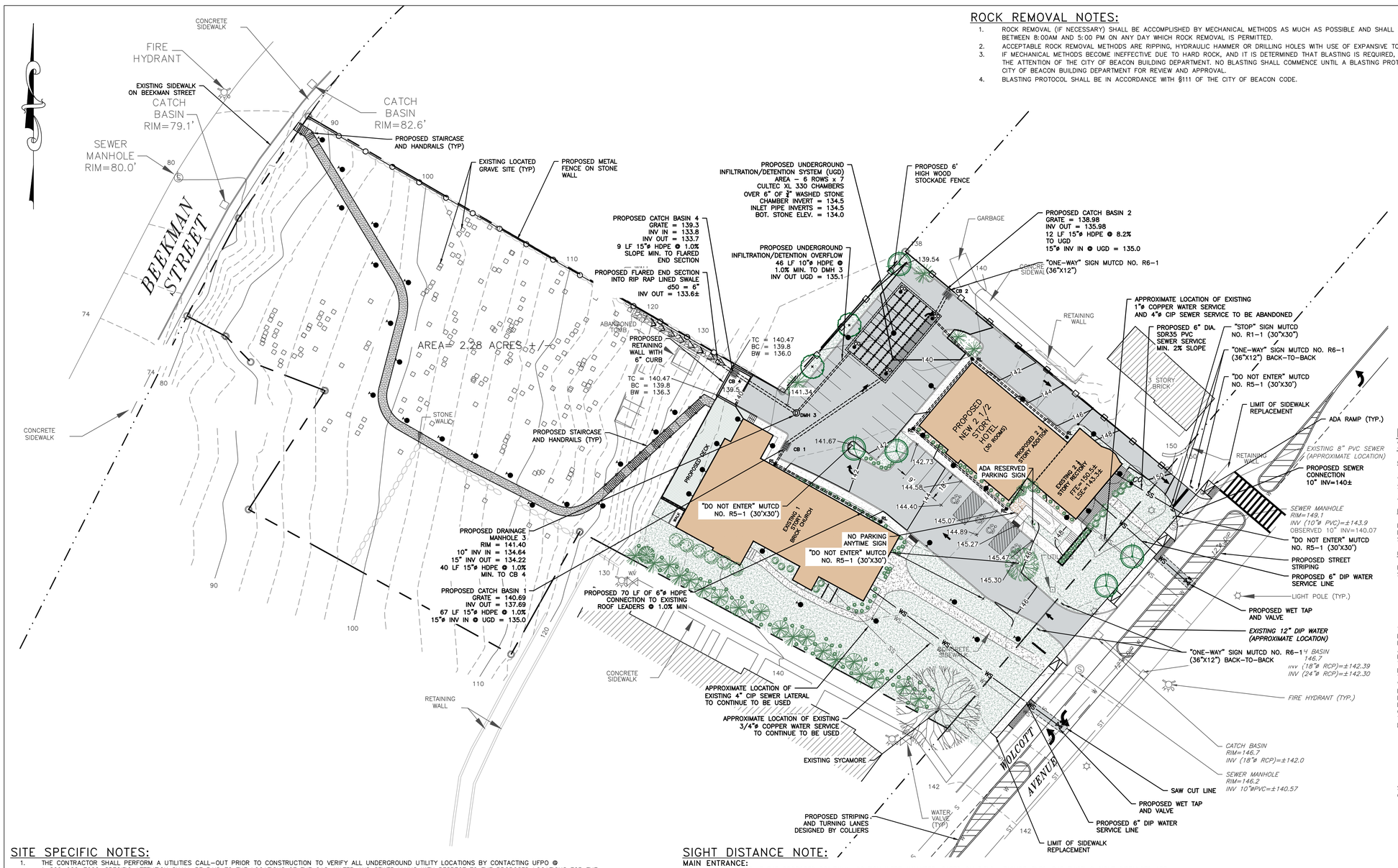
April 29, 2021



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	10	10/7/22	PER PLANNING BOARD COMMENTS	CMB
5	2/22/22	PER PLANNING BOARD COMMENTS	CMB	11	10/25/22	PER CLIENT 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. BOSSERT — 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

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW — EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS — SS — EXISTING SEWER SERVICE LINE
- S — EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO — EXISTING SEWER CLEAN OUT
- W — EXISTING WATER LINE
- WS — WS — EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV — EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- RL — EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- 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
- CO — PROPOSED SEWER CLEAN OUT
- ST — PROPOSED STORM WATER LINE
- RL — PROPOSED ROOF LEADER LINE
- RL — PROPOSED ROOF LEADER
- W — PROPOSED WATER LINE
- WS — WS — PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV — PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- 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 NECESARRY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESARRY. 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:

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	NO CHANGE THIS SHEET	CMB
4	1/25/22	PER PLANNING BOARD COMMENTS	MAB	10	10/7/22	NO CHANGE THIS SHEET	CMB
5	2/22/22	PER PLANNING BOARD COMMENTS	CMB	11	10/25/22	NO CHANGE THIS SHEET	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. BODENDORF — 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
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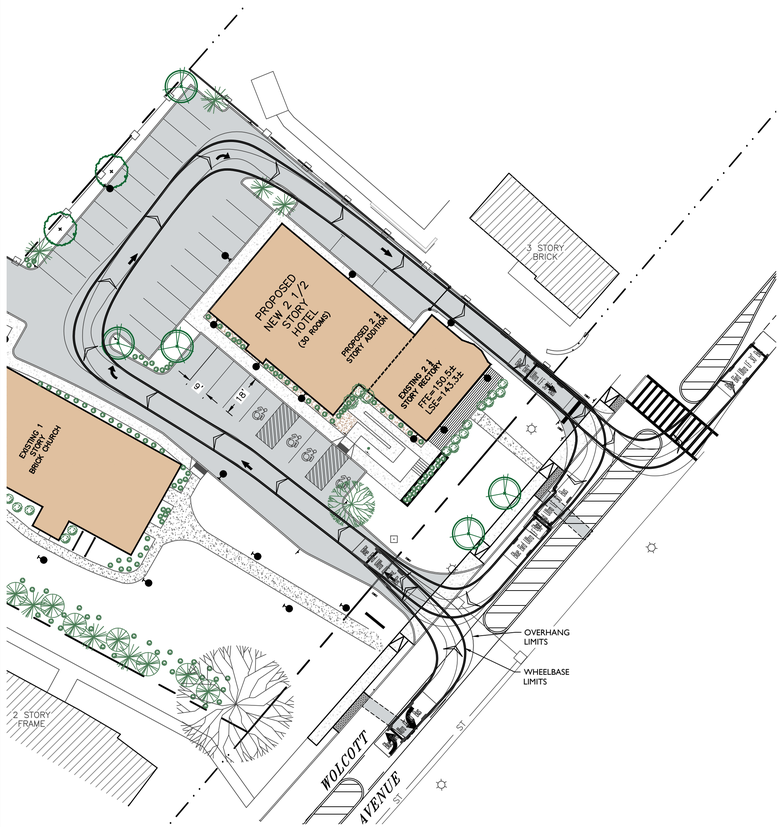
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

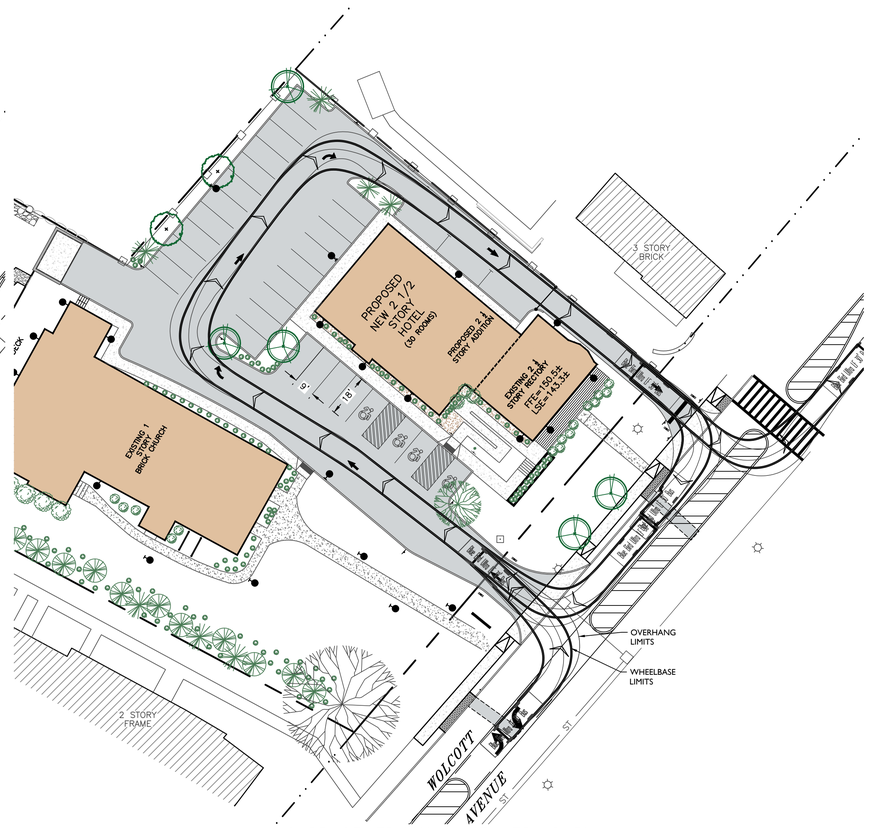
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

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

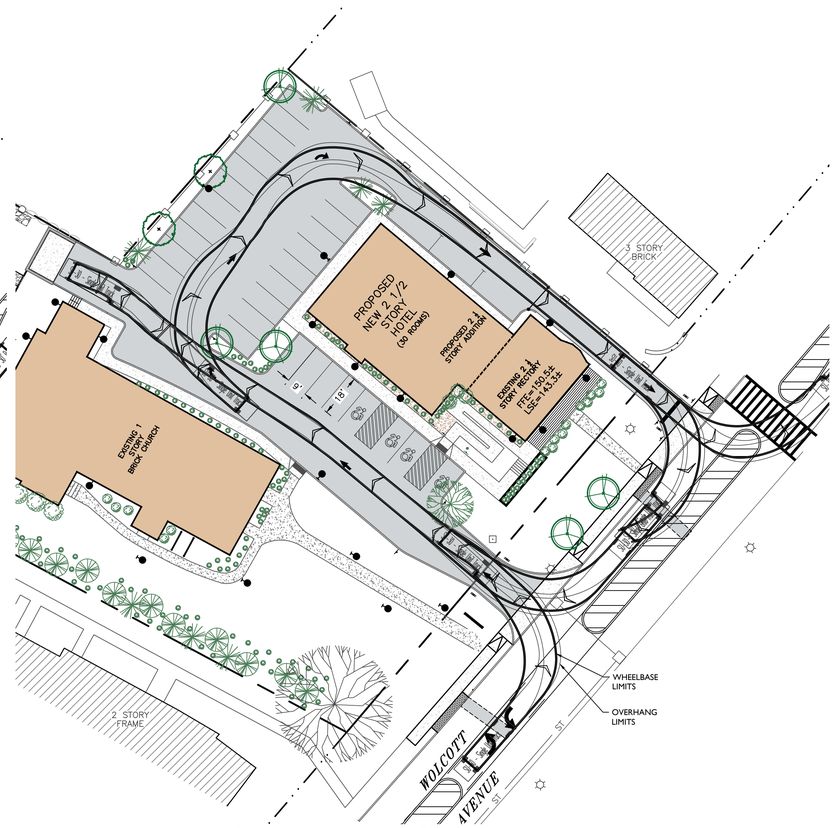
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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



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



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	NO CHANGE THIS SHEET	CMB
2	1/25/22	PER PLANNING BOARD COMMENTS	MAB	8	10/7/22	NO CHANGE THIS SHEET	CMB
3	2/22/22	PER PLANNING BOARD COMMENTS	CMB	9	10/25/22	NO CHANGE THIS SHEET	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
LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
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VEHICLE TRACKING PLAN

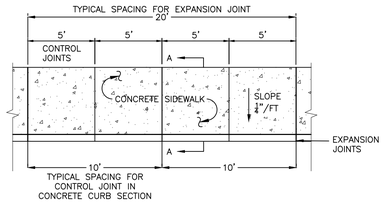
1113 WOLCOTT AVENUE

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

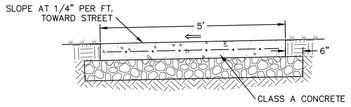
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	1" = 30'
TITLE:	VHC-1
SHEET:	11 OF 15

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

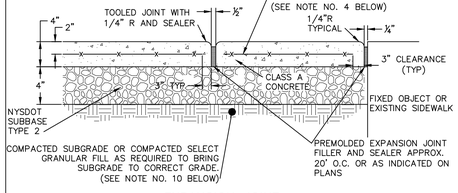
SITE DETAILS



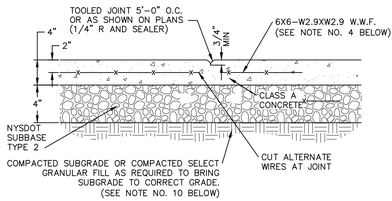
PLAN



SECTION A–A



EXPANSION JOINT

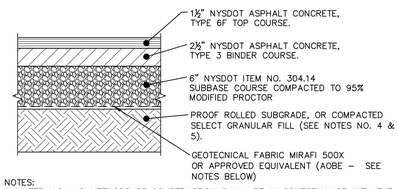


CONTROL JOINT

NOTES:

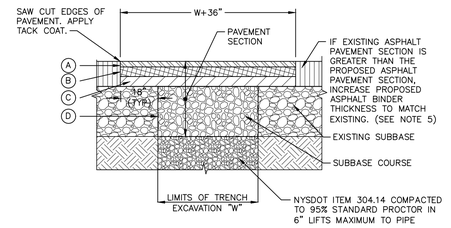
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA 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

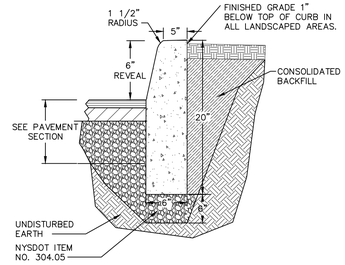


LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT ITEM 402.1261013
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT ITEM 402.256903
- (C) 8" ASPHALT CONCRETE BASE COURSE– NYSDOT ITEM 402.376903 (2"–4" LIFTS)
- (D) 12" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.11000008

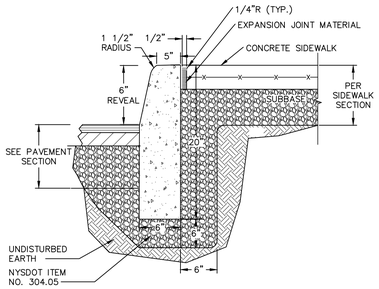
NOTES:

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

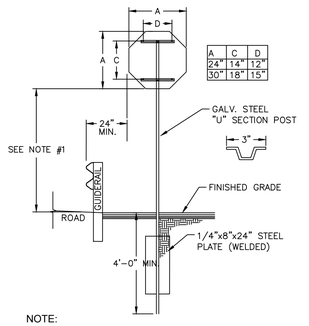


ABUTTING SIDEWALK

NOTES:

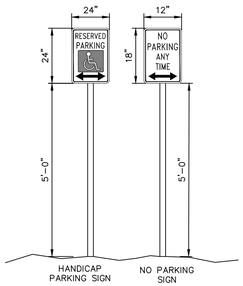
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

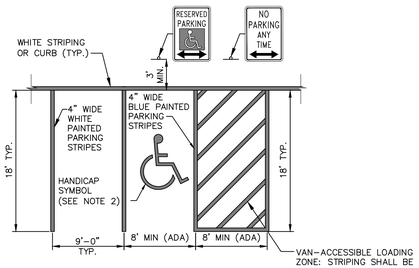


NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. THIS SIGN POST MAY BE SUBSTITUTED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

SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE

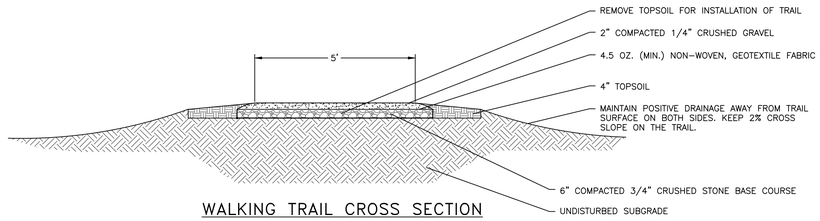


SIGN DETAILS
NOT TO SCALE

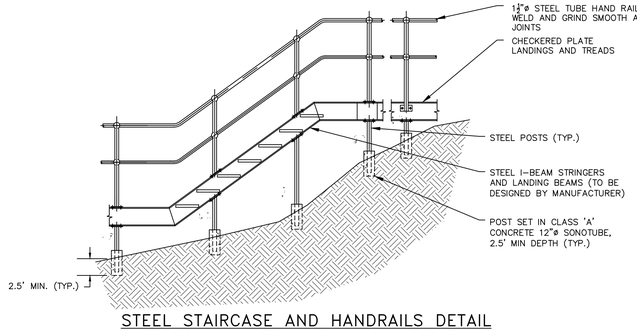


NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

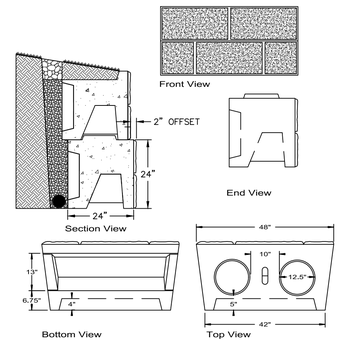
PARKING AND STRIPING DETAIL
NOT TO SCALE



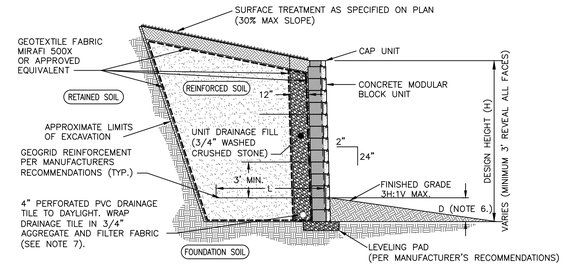
WALKING TRAIL CROSS SECTION
NOT TO SCALE



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
2	11/30/21	PER PLANNING BOARD COMMENTS	MAB	8	6/28/22	NO CHANGE THIS SHEET	CMB
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5	2/22/22	PER PLANNING BOARD COMMENTS	CMB	11	10/25/22	NO CHANGE THIS SHEET	CMB
6	4/26/22	PER PLANNING BOARD COMMENTS	CMB				

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

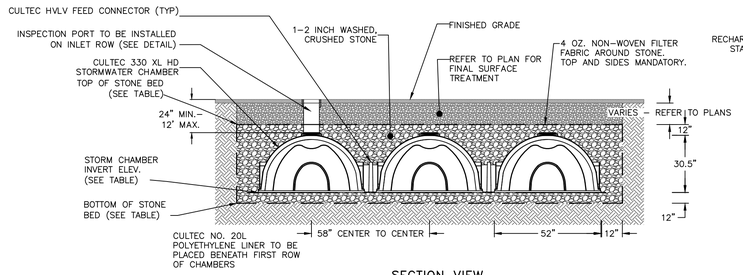
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

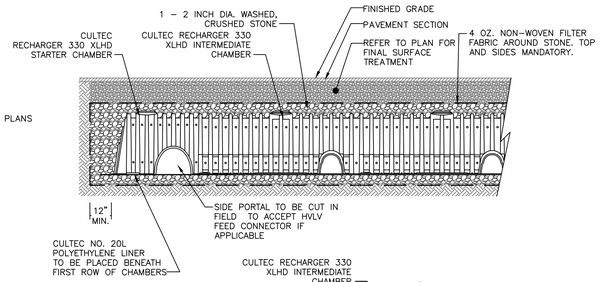
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

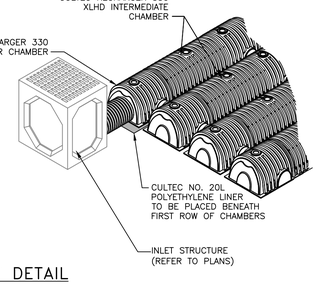
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 15

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



SECTION VIEW

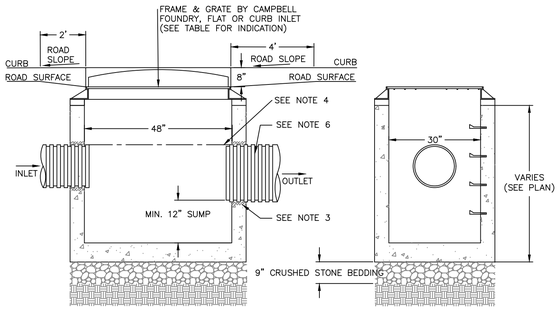




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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

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

UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE

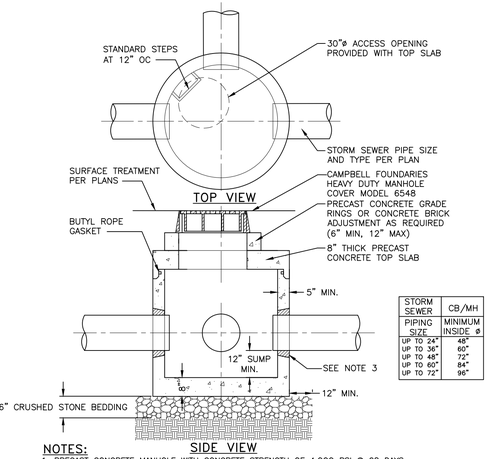


FRONT VIEW

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

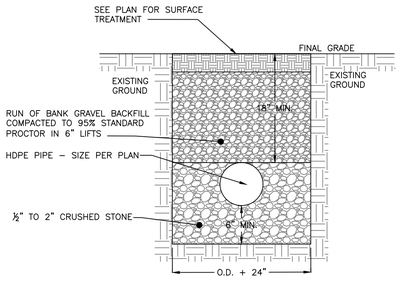


STORM SEWER	CB/MH
PIPING SIZE	MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

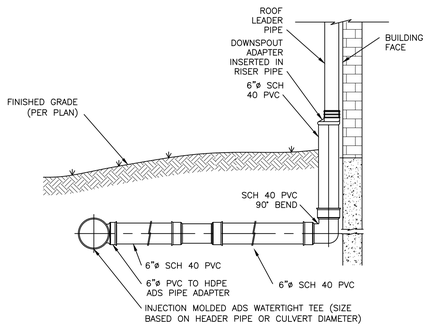
NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND 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



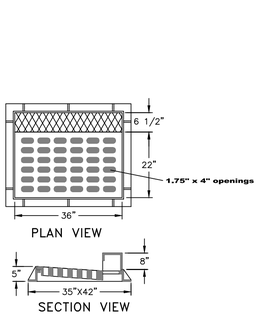
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

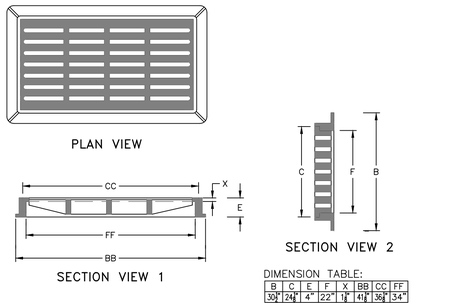


PLAN VIEW

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

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	NO CHANGE THIS SHEET	CMB
4	1/25/22	PER PLANNING BOARD COMMENTS	MAB	10	10/7/22	NO CHANGE THIS SHEET	CMB
5	2/22/22	PER PLANNING BOARD COMMENTS	CMB	11	10/25/22	NO CHANGE THIS SHEET	CMB
6	4/26/22	PER PLANNING BOARD COMMENTS	CMB				

STATE OF NEW YORK · MICHAEL A. BODENDORF · 088469 · LICENSED PROFESSIONAL ENGINEER

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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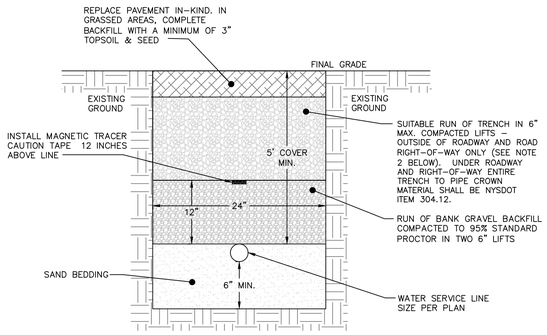


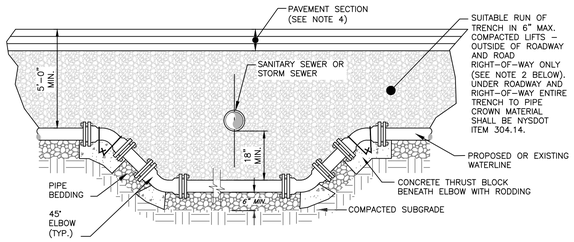
NOTES:

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.

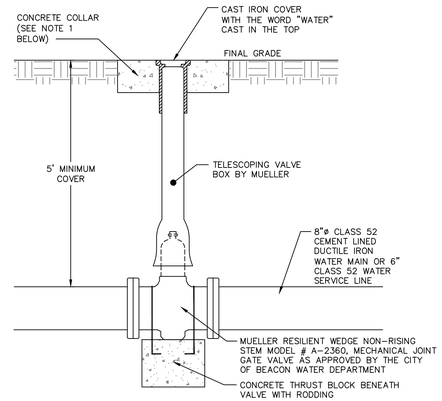
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

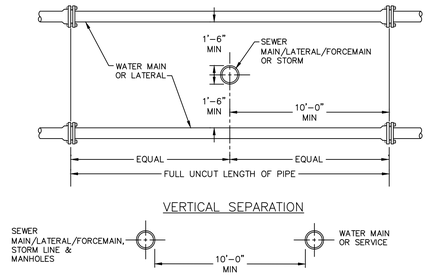
WATER LINE OFFSET DETAIL
NOT TO SCALE



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.

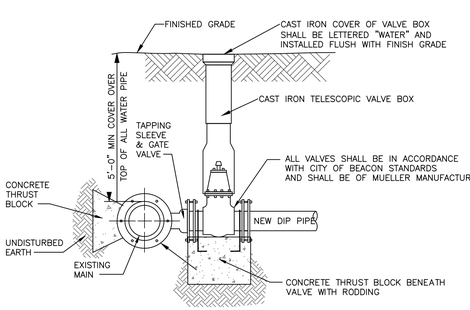
GATE VALVE DETAIL
NOT TO SCALE



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.

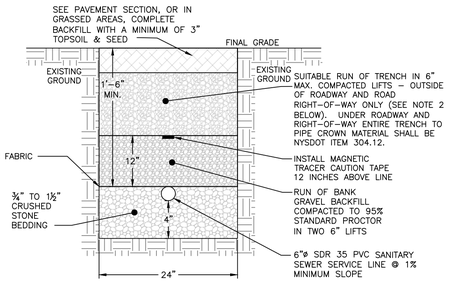
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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.

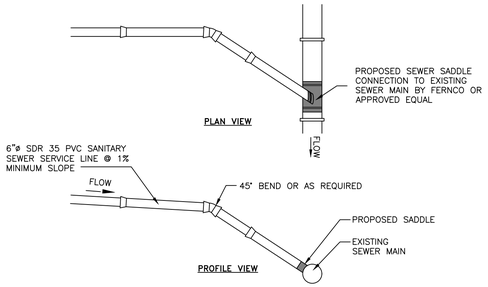
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

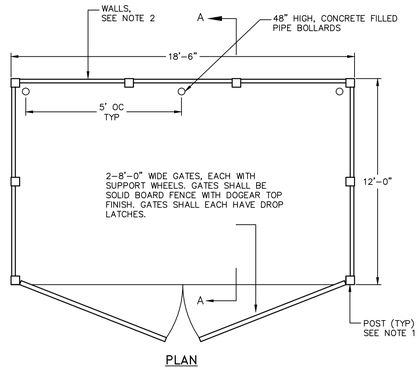
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

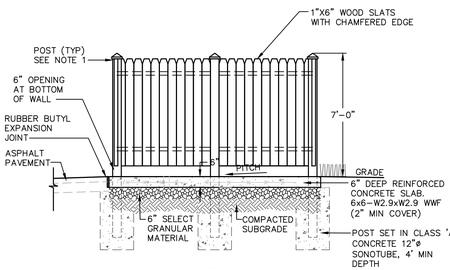
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE





NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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
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4	1/25/22	PER PLANNING BOARD COMMENTS	MAB	10	10/7/22	NO CHANGE THIS SHEET	CMB
5	2/22/22	PER PLANNING BOARD COMMENTS	CMB	11	10/25/22	NO CHANGE THIS SHEET	CMB
6	4/26/22	PER PLANNING BOARD COMMENTS	CMB				



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WATER & SEWER CONSTRUCTION DETAILS

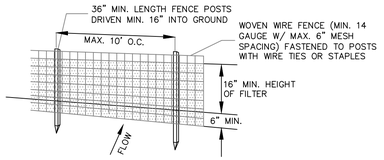
1113 WOLCOTT AVENUE

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

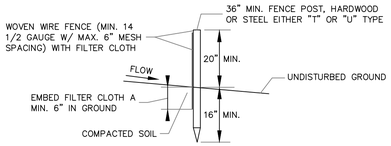
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	14 OF 15

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

EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW



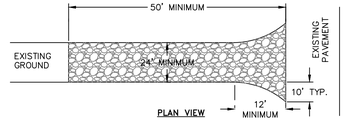
SECTION VIEW

NOTES:

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

SILT FENCE DETAIL

NOT TO SCALE



NOTES:

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

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

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

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

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

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

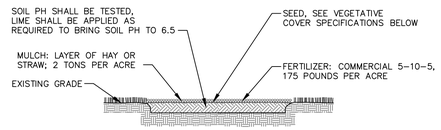
7) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



NOTES:

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

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

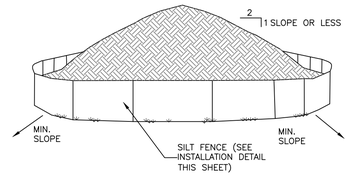
3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL

NOT TO SCALE

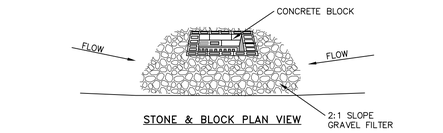


NOTES:

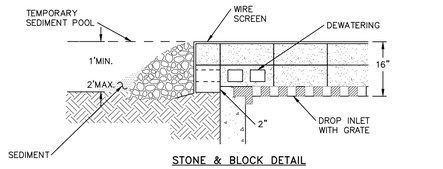
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

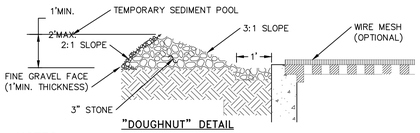
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

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	NO CHANGE THIS SHEET	CMB				
5	10/7/22	NO CHANGE THIS SHEET	CMB				
6	10/25/22	NO CHANGE THIS SHEET	CMB				

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PH: 845-440-6926
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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

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LANC & TULLY
Engineering and Surveying, P.C.

November 1, 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 October 25, 2022, from Cuddy & Feder.
- Draft Hotel Event Space/Café Management Plan, dated October 25, 2022, as prepared by Prophecy Theater.
- Traffic & Parking Management Plan, dated October 24, 2022, as prepared by Colliers Engineering & Design.
- Plan set titled "1113 Wolcott Avenue", with the latest revision date of October 25, 2022, with Sheets 1 through 8 of 15 as prepared by Aryeh Siegel, Architect, and Sheet 9 through 15 of 15 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 we would like to offer the following comments:

<u>General Comments:</u>

1. As previously noted, the applicant submitted a sound study to reflect the sound levels to be expected at various locations around the perimeter of the site during events and under different conditions. We would recommend that the City's Planning Board retain a sound consultant to review the study and verify the conclusions and recommendations of the report.

2. The "Hotel Event Space/Café Management Plan" states on the 4th page that parking attendees will arrive one hour prior to the event start time to implement procedures as set forth in the Traffic and Parking Management Plan. Is one hour prior to an event sufficient time to implement the required procedures, as event attendees may be arriving earlier to use the café?

3. The "Hotel Event Space/Café Management Plan" states on the 4th page that the cemetery trail access will generally close 30 minutes after event end times. How will the cemetery trail be closed?

4. 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.***

5. As granite curbing is located along the state road at the front of the project, construction details for installation of, and re-setting of, granite curbing shall be added to the plans.

6. There currently exists a brick island between the granite curbing and concrete sidewalk along the front of the project. As the brick island will be disturbed during the installation of utilities, the new driveway entrance, etc., construction details for the restoration of this brick area shall be provided on the plans.

Sheet 1 of 15 – 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.

3. The hours of operation listed in Note No. 4 on the sheet shall be revised so that they coordinate with the hours listed in the Draft "Hotel Event Space/Café Management Plan" submitted.

Sheet 2 of 15 – Full Site Plan:

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

2. The plan notes the installation of a "metal vertical picket fence on top of existing stone wall". Construction details shall be on the plans for the proposed fence and fence installation. As it is unclear as to how the fence will be installed atop of the existing stone wall, consideration should be given to installing the proposed fencing just to the inside of the stone wall.

Sheet 9 of 15 – 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.***

3. The rip-rap outlet channel should be re-directed away from the stonewall to ensure runoff is not directed towards the adjacent property. We would further recommend that a level-spreader be provided at the end of the channel to disperse the channelized flow.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 6, 2022
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the October 25, 2022 cover letter from Cuddy+Feder, October 25, 2022 Hotel Event Space and Café Management Plan, October 24, 2022 Traffic and Parking Management Plan from Colliers Engineering, and a 15-sheet Special Permit set, dated October 25, 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 applicant has proposed reducing conference/event maximum occupancy to 180 people, and the Building Inspector has issued a determination that the reduced overall capacity qualifies for the 1964 parking exception in Section 223-26B, so no parking variance is required. However, adequate parking is still a SEQR issue and a specific Special Permit condition under Sections 223-24.7D and 223-18B, including the following concerns that have not been sufficiently addressed:

    a. The Traffic and Parking Management Plan (TPMP) refers to the Tompkins and Municipal Building lots as the most convenient and walkable public parking, but there is no guarantee that these lots will have the same future capacities. The Firehouse reconstruction project will remove the Tompkins Lot from public parking use until at least early 2024 and will result in significantly fewer public spaces than the 68 estimated in the TPMP.

    b. Parking attendants are proposed on the site for larger events, but how will the daily competition be handled between hotel guests and café patrons for too few parking spaces?

    c. Of the parcels that have potential leases for event parking, one is about ¾ miles away and the other has a previously approved site plan for multi-family parking on the lot. Details should be provided for the layout and long-term availability of the church lot on Beacon Street.

    d. The Hotel Event Space/Café Management Plan has now offered more complete staffing counts, requiring approximately 23 staff, presenters, and crew for the large events and 5 hotel staff during most of the day. These higher than previously provided staff numbers should be acknowledged and accounted for in the TPMP.

2. The Special Permit condition in 223-18B(1)(a) requires that the location and size of the use and the nature, hours, and intensity of the operations will not conflict with the existing permitted uses on adjacent blocks. The Event Space/Café Management Plan proposes varied and flexible hours of operations for events that extend into late evening hours. Consideration of operating hours should be part of the Board's review during the SEQR and Special Permit process.

3. For the Sound Level Report:

    a. The Planning Board has requested an independent consultant review of the report, which cites the standards and measurements in the Noise Chapter. Section 149-10 appears to apply to noise permits for outside commercial events. The analysis should consider the sound level limits in Sections 149-6A and 149-7A. Table 1 sets the maximum sound level at the property line of a residential receiving land use at 60 dBA during the day and 50 dBA after 9 pm.

    b. If the church windows are the primary source of sound transmission and laminated acoustic glass may help, the report should provide a sound reduction estimate at the site boundaries or perhaps provide an additional sound measurement test using acoustic glass.

    c. How might the additional glass layer affect the historic appearance of the windows?

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 should be moved to the hotel side of the driveway.

5. A center lane striping pattern along Wolcott Avenue should be proposed for the two one-way driveways.

6. A metal picket fence is now proposed on top of the stone wall along the cemetery and a wood stockade fence for the north property line and the rear of the parking lot. Details should be provided for both fences. Also, the wood fence must be reduced to 4 feet in the front yard under Section 223-13G(1).

7. The Sheet 4 Lighting Plan shows an unspecified L1B fixture on the north side of the hotel. Also, the fixture descriptions should include a Color Rendering Index in the 80 – 100 range.

8. 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. Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

11/09/2022

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board,

This letter is a follow up to what I wrote previously on 10/11/22 addressing my concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I did have a chance to read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I'm frankly not surprised by the proposal's dismissive response, however we are the direct neighbors who will most certainly be affected, and rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply want to be represented here, to ensure that you and the board are aware that me and my family...as well as neighbors across the hall and in my building, are very much concerned and ask that you consider the importance of people over profit.

One last note, the longevity of Beacon's expansion should be rooted in community, growing pains are part of it, but basic human decency shouldn't be sacrificed.

Thank you for the careful consideration you have given to this project, to date.

All best,

Edwin Torres
1 Liam Drive (West End Lofts)
Apt 308
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 10/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense our quality of life, **particularly the parking situation.** I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,



Elise LaRocco
Liam Drive (West End Lofts)
Beacon, NY 12508

RE: Prophecy Theater Development at the Dutch Reform Church

Dear Chairman Gunn and Board Members,

I'm Steve Jaffe and reside at 8 River Ridge Ct.
I'm writing today to again voice my concerns about the so called "conference center"/café/hotel planned for 1113 Wolcott Ave.

Trespassing and Security
There continues to be heightened concern about trespassing and security when customers arrive at and leave from any event. While we, on occasion, have people walking onto our property, we do not ever have 180 people arriving or departing at the same time. The applicants "management plan" has no details on how they plan to keep attendees off neighboring properties.

Permitted and Accessory Uses of Hotel Sites

"Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site shall be limited to usual hotel activities and accessory uses incidental to the operation of a hotel and of the same general character, provided that all such accessory uses shall be planned as an integral part and located on the same site with the hotel."

It makes no sense that a 180-person capacity event space can be an accessory to a 30-room hotel. The intent of the code clearly is to allow a hotel, accessory uses that are incidental and integral to the operation of the hotel. That would allow the hotel in this proposal to use the church as a conference center for those people staying at the hotel. It appears that in this case that Prophecy Theater are merely using the hotel as an excuse to have an event space. The Beacon code enumerates what is allowed on a hotel site and "event space" is not on that list.

The code also states that there must be one parking space per employee, one must take that to mean employees of the accessory uses as well. The Prophecy plan has allowed for one employee space. Will there only be one employee for the entire complex?

Historic Church Restoration
If this project is allowed to proceed, what are the details of the church and graveyard restoration?
One of the preeminent benefits of this commercial project to the community is the successful restoration of this historic property.
We learned at the last Planning Board meeting that the restoration of the graveyard will be nothing more than a path through the graveyard and the removal of some trees. That is hardly a restoration. There will be no restoration of tombstones, no restoration of the crypts and no respectful dealing with human remains.

What can we expect for the actual church building restoration?

- Will the steeple be restored with appropriate sub roofing and slate shingles?
- Will the exterior wood doors be restored to their original grandeur?
- Will the stained-glass windows be refurbished and protected?
- Will the beautiful Sycamore be protected from damage during construction and cared for properly?

It seems to me that the project as planned is totally inappropriate for the site it is on. There is a never-ending list of concerns that just never seem to be addressed fully and in detail.

Thank you to the Planning Board for listening,

11/7/22

Steve Jaffe
8 River Ridge Ct
Beacon, NY 12508

11/8/22

Re: 1113 Wolcott Avenue/Prophecy Theater

Dear Chairman Gunn and Members of the Planning Board,

At the beginning of the review process for the Prophecy Theater, Chairman Gunn was quoted in the Highland Current as saying: "This is a very unique site. It's a very unique opportunity to really mess it up, and it's also a very unique opportunity to get it right." We ask the Planning Board (PB) to continue to take the time that is needed to ensure that the issues get resolved, so that this project is not a "mess" for the community.

It is clear from the tone of the developer's latest letter, dated 10/25/22, that he wants the PB to rush and provide a Negative Declaration Application for Site Plan & Special Use Permit Approval, despite all the valid concerns that have been raised by the Planning Board members, Zoning Board members, Mr. Clarke, and the residents of the community.

The developer recently stated, "All of the claims of environmental impacts of this project by neighbors are merely opposition to the proposed use of the property in the guise of environmental impact." This dismissive response is frankly disturbing and untrue. We have valid concerns that the PB shares as well. Mr. Clarke has pointed out several of those concerns in his most recent letter dated 11/6/22.

I could be supportive of a 30-room hotel/café and even an actual conference center that has a reasonable capacity, sufficient on-site parking, staffing and business hours.

Accessory Usage
I do not understand how at the outset of this project the "accessory to the hotel" was called a "conference center" which has a very specific definition "a center where conferences can be conducted" and now it is rarely referred to as a conference center but instead an "event space".

A conference center does not mean a concert venue or a theater. Those types of activities are not an accessory to a hotel according to the City of Beacon's Article 3 General Regulations:
223-14 Hotels
Permitted uses. If a site is to be used for a hotel, use of the site and any buildings or structures on the site shall be limited to **usual hotel activities and accessory uses** incidental to the operation of a hotel and of the same general character, provided that all such uses shall be planned as an integral part and located on the same site with the hotel. Such accessory uses may include the following:

(a) Dining facilities providing food and drink
(b) Newsstands, gift shops and other shops
(c) Recreation facilities which shall be for the exclusive use of guest/members
(d) Employees' quarters and facilities
(e) Spa facilities
(f) **Conference center facilities**

As proposed, the hotel is being used as the accessory to the event space — concerts, plays, camps, etc. are not usual boutique hotel activities as defined above.

Parking
I am still concerned about parking. Although the developer has been issued a 1964 parking exemption (an outdated loophole) from the now retired Building Inspector, adequate parking is still a SEQR issue and a special permit condition.

The regulations state that minimum off-street parking is required:
"One parking space shall be provided for each hotel guest room and one parking space for each employee for the maximum number of employees working at the hotel at any time." Currently, there are 31 on-site parking spaces (only 27 if there are no customers with disabilities utilizing the 4 ADA spaces). That also doesn't account for the 28 staff members (1 front desk, 3 housekeeping, 1 facilities manager, 5 concessions/cafe, 10 organizers/presenters/crew, 8 event staff) outlined in the developers staffing table.

And why should the limited amount of public parking at Municipal Plaza, Topkins and Beekman Street become preferential parking for Prophecy when Beacon residents and commuters rely on those spaces?

Hours of Operation
At the last PB meeting, the PB asked the developer to put a plan together so that all the information that varies from month to month is in one central place, in the hopes that this document would give the PB and the community some peace of mind. When we look at hours of operation, which are critically important to the surrounding community, and we see wording such as "anticipated hours", "the parameters specified in this document allow for flexibility in use times and intensity and do not dictate or imply a set schedule", "generally, peak use events...", "The Applicant does not anticipate hosting..." "...will generally be restricted to...", "events are anticipated to end by..." it does not give us peace of mind. It raises our concerns even more. What is the point of providing days and hours of operation if the wording is filled with caveats and wiggle room? Tell us that the "conference center" will be open "Wednesday-Sunday" from 8:00am-10:00pm.

I fully agree with Mr. Clarke that operating hours should be a part of the review process as they very much conflict with the existing permitted uses on adjacent blocks (a residential neighborhood of apartments privates houses and townhomes).

Noise

At the October PB meeting, several of the PB members raised concerns about noise levels. I was happy to hear that the PB is going to hire an independent noise study consultant and not rely on the developer's paid consultant. I am hoping that study will conduct indoor and outdoor tests as we are concerned about the noise from people gathering outside before, during and after events, not just the noise coming from inside the church.

Safety

Several PB members also raised the concern of how the developer is going to ensure that attendees don't cause disturbances to neighbors late in the evening (or at any time for that matter). As a PB member mentioned, it is not in the best interest of the developer to chase people off their property the minute the event ends, and even if people are encouraged to leave the property quickly, is that really going to happen? And once people leave the grounds, the developer has no control over those attendees.

People are very likely to gather somewhere, whether it be in Tompkins parking lot, on residential streets, Hammond Plaza, West End Lofts, The View, or River Ridge (which has a large open lawn, gazebo and water view). We are very concerned about the disturbance this will cause and we do not want to be chasing people away or calling the police day and night. That responsibility should not fall on residents -- that is simply not right.

Their staffing table also raises questions. During peak use (180 people), they are going to have 3 parking attendants, 1 security guard and 2 usher/ticket takers? Those 6 people are going to effectively manage the flow of traffic when 180 people arrive/leave at the same time, take tickets, usher people to seats, ensure there are no disturbances before, during and after events, disperse the crowds, and clean up inside and outside during regular business hours?

Shuttles/Traffic

I also noticed that the shuttle buses that were previously offered by the developer are off the table now. That is buried on page 8. "In the event that parking availability in the vicinity of the site is reduced due to potential **future** developments, the Applicant **could** implement the use of a shuttle bus to transport attendees to and from the train station." What about the private parking lot deals, do those exist? Has the PB seen any of the negotiated contracts for the offsite parking that had been mentioned in the past? It also seems like valet parking, which was suggested by a PM member is off the table as well.

Cemetery
Many of my neighbors were happy to hear that the developer would be restoring the cemetery. An article recently ran in a local publication that stated that the abandoned cemetery would be restored and opened as a public park. Based on the comment from one of the PB members last month, and which was confirmed by the developer's lawyer, that is not the case. Basically, some trees will be removed to open the view and a stairway is going to be built in the cemetery to allow easier access for their customers. Just to be clear, that is not a restoration of the cemetery. The developers latest document says that the cemetery trail access will "generally" close 30 minutes after event times. What does that mean? How will that be closed?

In Conclusion
The developer has a law firm as well as many other paid consultants to help him "spin" the proposal to his advantage. Each month there are dozens of pages of letters, tables, plans, and studies submitted that the community needs to pour through. This month's cover letter is 17 pages and filled with inaccuracies and inconsistencies. For instance, on page 8, the first paragraph refers to a maximum capacity of 180 people but then goes on to mention their current capacity of 198 people. It is difficult for us to review all of this and I'm sure it is difficult for the PB to keep track as well.

We do not have lawyers representing us. Instead, we must count on the PB and their consultants to find a way to do what is right, even if that means going back and working with the City Council and other governing Beacon boards to examine the big picture here.

Although the developer keeps mentioning post-approval monitoring, we all know that if this project gets approved as is, it will be too late. Please continue to consider the long-term impact that this project would have on the community. Please do as Chairman Gunn mentioned at the outset. Find a way to make this the right fit.

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

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 9/18/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my, and my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

E. Levin Elizabeth Levin 127 Howland AVE, Beacon, NY
+ PAUL LEVIN
127 Howland Ave, Beacon, NY

8 additional petition signatures

10/22

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, traffic, and hours of operation (8am--10:30 or 11:30pm 365 days/year in a residential area).**

	Print	Signature	Address
344	Audrey E Coles	Audrey E Coles	152 Tompkins Terrace
345	QuoKisha M°Clinton	QuoKisha M°Clin	1168 Tompkins Terrace
346	Mari Gutierrez	Mari G	33 Church St
347	Mauro Bravo		33 Church St
348	Amaya Bravo		33 Church St
349	Paul Thompson		25 West Main St
350	Elizabeth Levin	Elizabeth Levin	127 Howland Ave.
351	Paul Levin		127 Howland Ave.
	Mark Rivlin		5 Rose Ridge Ct.
	Hope Rivlin	Hope Rivlin	5 Rose Ridge Ct

DUPLICATE

Print	Signature	Address

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Angela Hurtado
(Angela Hurtado)
(1 River Ridge Court, Beacon, NY)

November 7, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Marc Wais

Marc Wais
2 River Ridge Ct.
Beacon New York, 12508

11/7/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Matthew Glass
3 River Ridge Court
Beacon, NY 12508

11/7/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

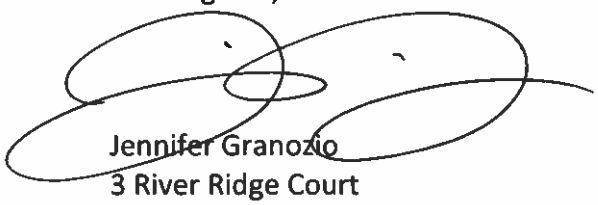
I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,



Jennifer Granozio
3 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Thom & Francine Hering
4 River Ridge Ct
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 9/18/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my, and my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Hope Rivlin
5 River Ridge Court
Beacon, NY 12508

Hope Rivlin

Hope Rivlin

Mark Rivlin

November 7, 2022. By Hand

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

We wrote to you previously on 9/30/22 to re-register our concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

We have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and we remain deeply concerned about the prospect of this development coming to fruition at the expense our family's quality of life. We reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative". Notably, he did not use the word, "subjective", and that speaks volumes. Our legitimate concerns are all objective.

Rather than burden you with yet another letter reemphasizing the myriad of defects in the applicant's proposal to this project, we write this short note simply to ensure that you remain cognizant that our apprehensions remain and are elevated and, further, that you consider the residents' rights and interests, which are pro-Beacon, and which should supersede profit or any misguided belief that an old church, beautiful as it is, must be saved no matter the long-term potentially ruinous consequences to be faced by good and fair-minded citizens giving solid reasons for the rejection of what Prophecy seeks.

Thank you

Cordially,



Madeleine & Elliott Shriftman
6 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative". !!

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

(Name) Arthur Hicks
(Address) 7 River Ridge
Beacon, NY 12508

November 6, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am once again writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have reviewed Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of the quality of life of the surrounding neighborhoods and the community at large. I do not agree with the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Virginia Romano

Virginia Romano
9 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

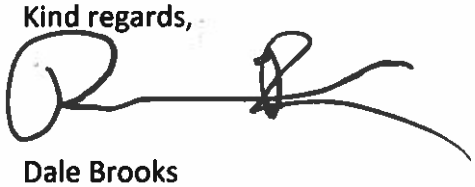
I wrote previously on 8/9/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my, and my family's, quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,



Dale Brooks
10 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 6/2 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my, and my family's, quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Kimberly Rodriguez
12 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

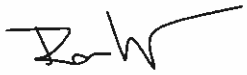
I wrote previously on 6/11/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of me and my mother's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,



Rashida White
13 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 10/8/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my, and my family's, quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Karoline Nowillo
14 River Ridge Court
Beacon, NY 12508

November 4, 2022

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board:

We wrote previously on 10/22 to register our concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

We have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7 p.m., and we remain deeply concerned about the prospect of this development coming to fruition at the expense of our family's quality of life. We reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, we simply write to ensure that you are aware that our concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Mae Skidmore and Marilou Carlin
16 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 5/31/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Karina Krepp

Karina Krepp
17 River Ridge Court
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 9/30/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Jordan Comito
18 River Ridge Court
Beacon, NY 12508

November 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 #9 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 November 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. The applicant has provided a Hotel Event Space/Café Management Plan, dated October 25, 2022, that details operations of the site based on the anticipated use. Of note, the applicant anticipates needing 23 staff for an event with 130-180 people. Given the maximum occupancy of the site to be limited to 198, CM recommends that the maximum attendee capacity be reduced to 175 to accommodate the applicant's anticipated staffing needs.
2. The Traffic and Parking Management Plan should address parking management for non-passenger vehicles—i.e., tour bus or box truck associated with potential performers in the event space.

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 9.docx

Monday, November 7, 2022

Chairman Gunn and the City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY
12508

Dear Chairman Gunn and the City of Beacon Planning Board

We have closely followed the Prophecy Theater LLC's submission for the Special Use Permit Approval for the development of 1113 Wolcott Avenue and continue to find the inconsistencies and lack of clarity confusing at best. From spring 2021 when it was announced as a "venue for music, theater, and other performances, a bar and café…and hotel*" to today, when after months of Planning Board Public Hearings the space is now referred to as a "conference center, event space, workshops, camp, bar/café/restaurant/hotel accommodating 198 or 180 people (depending on the page of the proposal) either 365 days a year or five days a week except for holidays (again, depending on the page of the proposal), with hours of operation ending at 10:30; 10:45; or perhaps 11PM. It's been hard to keep up.

Our communities (The View, River Ridge Views, Hammond Plaza) sit right next to this site, and we have no real idea what will unfold if this proposal is approved. Yet the Applicants believe our concerns should not be taken into consideration. Their attitude suggests, "trust us, we know what we're doing."

Our concerns relating to traffic, parking, noise, and trespassing remain. We are not, as the developers so offensively suggest, citing "speculative" or "conclusory factors." As neighboring residents and human beings seeking to protect their quality of life (rather than for-profit organizations who can invest in lawyers, consultants, and the like, to seal the deal), we speak

from our experience of living right next to the site of the proposed project, as we know our neighbors at West End Lofts, Hammond Plaza, and the neighboring streets also do.

We wish to address the claims laid out in Prophecy Theater's latest proposal. Please see below:

Page 6

"*Notably, to date, the applicant has also received over a dozen letters from the public as well as voiced public comments in support of the project during the public hearings*."

Our feedback: A dozen form letters created by Prophecy Theater and support from their friends and/or people who live nowhere near the venue site or far enough away not to be impacted by it, should not be considered. The community has collected nearly 350 signatures flagging concerns about the project and has submitted dozens of letters of concern. And many public opponents, who have the most to lose, have attended the meetings, and voiced their concerns. All of whom live in immediate or very close proximity to the site.

Page 10:

"*The parking study also found that the project's proposed off-street parking can accommodate the hotel use with ample public parking in the vicinity available to accommodate any excess parking demand associated with the conference center event and cafe dining area spaces*."

Our feedback*:* Parking has been a continuous concern raised by the Planning Board and their consultants throughout this whole process. It is disingenuous to claim there is "ample parking." Neighbors have continually flagged concern regarding this matter. The Applicants are relying on public parking lots (Municipal Plaza, Tompkins, and Beekman Street) all of which are used by commuters, daytrippers, and tax-paying Beacon residents. Why should Prophecy Theater claim them as their "preferred parking areas?" Additionally, the traffic study for this project was conducted prior to the corporate push for return to work and loosening of Covid restrictions, all

of which happened after Labor Day 2022 and have increased the need for parking near the Prophecy Theater site.

Page 11*:*

"*Indeed, the applicant understands that this location is well suited for commercial development given the character of the surrounding developments and the future of use of the site will be woven into the fabric of downtown beacon as an important link between the metro north station and Main St*."

Our feedback: This completely ignores the residential community and families that live here: River Ridge Views, West End Lofts, The View, Hammond Plaza, and nearby residential streets. It is the *opposite* of "well-suited for commercial development." It is almost as if we don't exist.

Page 12:

"*At present 336 people can gather in this space an active church community for a space of this size would have a similar use intensity as the applicant is proposing there was once daily use of the property as a school as well as large services every weekend this church was a centerpiece for the community and the applicant's plans will maintain its use as intended*."

Our feedback: There is no comparison. Church services and school use are daytime activities. The applicant proposes events that will run until 11PM on weekend nights and 10:30PM during the week. 365 days a year (or five days a week + holidays).

Page 12: *"City Code: the proposed action will not cause a significant noise impact"*

Our feedback: The proposal does not adequately address how they will disperse noisy crowds late into the night. No event space wants to be known as the venue that pressures its guests to depart abruptly and they have been disturbingly reticent to explain what kind of "events" will take place in the evenings. What do they have to hide? Will there be metallic punk bands?

Parties? Club nights? Weddings? They continually reference their intention to "collaborate with other businesses, community members, arts institutions, and schools in Beacon for events/conferences/workshops on the property." None of these activities would take place in the evenings. If they are referring to restaurant/bar only nights, 10:30/11PM is too late for a quiet, residential area.

When it comes to events attended by 100+, we can expect that attendees arrive and leave within a similar timeframe, thus adding to noise levels and disturbance for the neighborhood. We remain concerned that, unlike a restaurant or brewery where people come and go in their own time, we could have 130 or 180 people all entering and leaving the venue at the same time.

Additionally, the Applicants have previously compared the noise they would generate to that coming from the train station or road traffic. You cannot compare ambient traffic and train noise (that has been there for decades), or regular daytime church and school activities, to the disruption we would experience from late night loud music, loud outside chatter, and smoke wafting from event attendees.

P13:

"*The applicant submits that the record demonstrates that the proposed action will not result in any potential adverse impact to the character of the surrounding community by virtue of the surrounding development proposed mitigation measures and most nearby developments… in addition to being consistent with the character of the surrounding area the project will also benefit the community*."

Our feedback: This does not address the reality of our neighborhood. It is quiet; the evenings are peaceful and mellow. All the residents in the surrounding area to the church moved into their homes believing that the peace would continue and that living next to a church and a graveyard would ensure that continuity. We do not see how this project, as described, will

benefit our community if it is forced upon us with “no room to breathe.” (Quote taken from a community member from a City Council meeting in summer)

P14: *“…the planning board is an administrative board, rather than a legislative board, and must function within the limited range of its lawfully delegated jurisdiction. Generalized community opposition from project opponents about traffic, parking and community character, and any suggestion to use a Positive Declaration to force the applicant to study factors that have been studied and restudied to great lengths by the applicant’s consultants invite the Planning Board to misuse SEQRA and exceed its jurisdiction. The comments reflecting a general concern about parking do not establish a legal basis to require an EIS. The materials submitted by the applicant have presented empirical data-driven conclusions that there are no potential adverse environmental impacts imposed by the project. The applicant respectfully submits that speculative and anecdotal contentions regarding parking noise and community impacts disregard the significant amounts of data-based evidence and expert opinion offered in Colliers and the applicants written materials and public appearances.*

Our feedback: This demonstrates complete disregard and disrespect for the families living next to the proposed development and as well as those in neighboring streets, who have legitimate concerns about noise, parking, traffic, and safety. This is a nighttime event space (proven by the proposed hours of operation), sitting squarely adjacent to three residential communities. The location is not appropriate for an event space planning to operate well into the night.

Page 14:

“*The SEQRA handbook confirms that it is improper to use SEQRA as a mechanism for delay when reviewing an application for a project that is simply disfavored by neighbors on grounds that really show opposition to a use permitted by zoning; nor can SEQRA be used in an attempt to override zoning. All of the claims of “environmental impacts” of this project by the neighbors are merely opposition to the proposed use of the property in the guise of “environmental impacts.” Their allegations are simply unsupported conclusory characterizations and speculations of*

impacts of the projects. While we understand and recognize this board's efforts to be receptive to neighbors' concerns the Planning Board's jurisdiction does not extend to such speculative unsupported or conclusory factors and the neighbors' objections don't create such jurisdiction."

Our feedback: Here, the developers are saying that our concerns are irrelevant and should be ignored by the Planning Board. They believe their commercial interests override our genuine community concerns. The responses they have given to our concerns have been vague and ever-changing. Hours of operation have shifted from 365 days a year to five days a week to a 10:30PM close, to a 10.45PM close to an 11PM close. The "event space" is sometimes called a "conference center," and there is talk of children's workshops, school activities and exhibitions, all of which do not align with an event space that closes at 11PM at night. We can only conclude that Prophecy Theater would like our concerns cast aside because they believe it's ok for them to profit at the expense of our quality of life, and they owe us nothing, while we owe them complete compliance to their plans.

Kind regards,
Shelley Simmons-Bloom | Board President, The View (30 Beekman Street)
Betty Wall | Board President, River Ridge Views (River Ridge Court)
Dawn Powell Manso |Board President, Hammond Plaza (Beekman Street)

*Highland Current 04/23/2021

Amanda Caputo

From: mattbloom64@gmail.com
Sent: Wednesday, November 9, 2022 6:30 AM
To: Amanda Caputo
Subject: Letter of Concern re 1113 Wolcott Avenue

Dear Amanda,

Please find my letter of concern below. Can you please confirm receipt and that it made it to the Board for the 11/9/2022 meeting?

Thanks very much.

Matt

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I have written previously several times to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense of my family's quality of life.

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Matt Bloom
The View
30 Beekman Street
Beacon, NY 12508 Sent from my iPhone

November 9, 2022

Dear Honorable Chairman Mr. Gunn and Members of the Planning Board,

I appeared in front of this Planning Board on June 14th, 2022 regarding 1113 Wolcott Avenue. I stated that I believe in proper development. I showed the then Collier's Engineer proposed staffing model, a 1 employee hotel and a venue/ cafe/ conference center of 10 employees.

I stand here today on Nov 9th ,2022 looking at basically the same Proposal with unfortunate no real attempt to change, if anything Applicant's Proposal has gotten more complicated. There now is a historic cemetery with maintenance and security to consider, additionally per site plans monuments have been found at rather sensitive locations.

The current Oct 25, 2022, Cuddy + Fedder more detailed management plan (per advice of Planning Board) still has a hotel with 1 employee, 4 cleaners have been added and a staff of 10 for the event space remains. We now know there will be at least a staff of 2 to 4 for the cafe, which I am assuming will be to cook, service the cafe/venue guests and provide room service to the hotel (note any room service to hotel would have to be walked over from church kitchen).

Applicant has applauded himself on the 3 parking attendants that he is providing for extra security/traffic control. However, he has proposed these 3 parking attendants since his April 11, 2022 letter to the NYSDOT.

Per current staffing model, Applicant has also further clarified that these 3 parking attendants will also operate as ushers, ticket takers, security and clean up. There is no mention of a coat check attendant but I'm assuming this will be for the 1 on-site manager. I still don't how a 1 employee hotel can operate and I don't know how 3 parking attendants can safely manage parking while simultaneously holding several other crucial positions for gatherings of 180 guests.

Per the current Oct 25, 2022 Cuddy + Fedder letter page 8 /paragraph 2 states "Applicant could provide shuttle services", I thought Applicant WAS providing shuttle services.

In the April 25,2022 Collier's report, page 7 to 12 contains a feedback letter from the NYSDOT and a response from Colliers. Has a Perm 32-Highway Work Permit been pulled? Has a drainage study been conducted yet?

Per Code 223-18.1: Current hotel plans still do not show a public restroom or manager's office.

Please also look back to The May 5th, 2022 Memorandum from Zoning Board to the Planning Board as it is filled with concerns besides just parking. Such below

"The Zoning Board is also concerned about the safety of pedestrians as they walk from their parking location to the Property. The Zoning Board does not believe the Applicant can protect neighbors from quality of life impacts caused by people parking on residential streets or ensure pedestrian safety"

"The Zoning Board is generally in support of the reuse of this historic building, but the Zoning Board has major concerns and, as discussed above, ultimately believes that the project may result in significant adverse impacts to the community"

The Applicant has been given the same feedback over and over, by the Planning Board, Zoning Board, the NYSDOT and even by the Public but the same issues seem to remain and/or unanswered.

This is not a grand opening of restaurant where you have 3 days of friends and family for evaluation/critique and practice. This is significant project/proposal that seems to be beyond scope of Applicant's capabilities. If not, we would not be looking and repeating the same questions but looking at something that is substantive and addresses the ongoing issues.

Sincerely,

Rachel Rivkind

Rachel Rivkind

10 River Ridge Ct, Beacon NY 12508

Amanda Caputo

From: Jonathon Roberts <jmtroberts@gmail.com>
Sent: Saturday, October 15, 2022 11:54 AM
To: Amanda Caputo
Subject: Re: 1113 Wolcott proposal public comment

P.S. One more thought on parking in case that's a concern. What I'm seeing is a decent-sized lot at the current space (I've never been turned away), hundreds of spaces within a 5 minute walk, steps from train, on the free bus loop, and, critically, this is a walkable venue. Unlike the high school (also a great space) it's right off Main Street. I could see myself and much of the town walking regularly to shows. It's a fantastic location.

On Sat, Oct 15, 2022 at 10:57 AM Jonathon Roberts <jmtroberts@gmail.com> wrote:

> Dear Amanda and the Planning Board,
>
> I'm writing to advocate for the approval of the proposal for the arts venue at 1113 Wolcott. I am a 9-year resident of Beacon and a theatre, music, and arts supporter. I am familiar with the building (through attending church services there) and the plan to renovate the building and update the property.
>
> This new venue is exactly what this arts-loving community needs! It's the perfect-size, positioned in size between the beloved Howland and the high school, and easily accessible to the public and the train. The planners of the space are thoughtful and caring local community members, with a deep love for Beacon, its history, and neighbors.
>
> The plans for this space tell me it will not be a massive arena with rowdy concert-goers spilling out into the street. It's an intimate performance space with community-enriching programming across the arts. The opportunity to expand theatre opportunities in this city is particularly exciting to me. There are so many fledgling independent theatre groups in Beacon that are longing to see a venue of this size with a lighting grid, great seating, and easy accessibility for audiences.
>
> Furthermore, the connected hotel concept is brilliant. It breaks down the barriers for people to come to Beacon from across the Hudson Valley and experience a great show and this amazing community. It reminds me of successful Metro-North Getaway programs or Hudson Valley Shakespeare's partnerships with the hotel at West Point... but all in one property and close to the train. I can't wait to invite friends and family to performances and talks in this space.
>
> From attending events at the church, I know that the building, grounds, and cemetery are beautiful and a treasure, but they need restoration to keep them alive and in the community. This property needs respectful, experienced owners like these that know how to operate a peaceful venue, caretakers that have a solid plan for parking in this growing neighborhood. I would hate for someone without ties to the community to swoop in and tear it down, or cram a disruptive giant venue in this space.
>
> This is the right plan for this property; let's move forward. Let's serve this growing community with an arts venue it will love for generations, something we can all care for, a venue that loves us back. Let's approve the 1113 Wolcott proposal.
>
> Thank you for your time,
> Jonathon Roberts
> 845-926-2637

Amanda Caputo

From: Feretta Odum <ferettaodum@ymail.com>
Sent: Saturday, October 15, 2022 3:52 PM
To: Amanda Caputo
Subject: Goodwill Church/Prophecy Theater

Dear Planning Board,

I live next door to the Goodwill Church, on Sunday mornings I have seen the people come and go. I have seen weddings and the guest come and go. What I have not heard is noise coming from the church as people come and go.

I understand the proposal business hours for the Goodwill/Prophecy Theater is **Sunday-Thursday 8:00AM-10:30 PM and Friday-Saturday *8:00AM-11:30PM 365 days/year. There will be 10x as many people at the same place at the same time which means 10x times the noise that will travel from there to my home 7 days a week.***

Also the closing time does not include the time it takes to clear the property of people, vehicles, cleaning the grounds, equipment and workers.

No one should have to be subjected to this type of noise and inconvience in the privacy of their home for this many days and for these long hours of operation.

Respectively,

Feretta Odum
RRV 13

Amanda Caputo

From: Tamalyn Miller <tamalyn.miller@gmail.com>
Sent: Saturday, October 15, 2022 9:37 PM
To: Amanda Caputo
Subject: parking issue at church development

Dear Ms. Caputo,

I am a tenant at West End Lofts and was recently given some unsettling information about the development at the church nearby. I am writing to express my concern about the inadequate parking proposed in the development. As I understand, there are only 31 parking spots on site and the plan is for a 198-person venue and 50-person bar/cafe. This does not include staff. The overflow of patrons and staff seeking parking spots in the neighborhood will negatively impact the quality of life of all of us living nearby.

Please consider the neighborhood and the quality of life of those living in the area and require the developer to include adequate on-site parking. There is no point in creating an antagonistic situation when there is a simple solution -- more on-site parking.

Thank you for your consideration,
Tamalyn Miller

--
tamalynmiller.com

Amanda Caputo

From: Jane Riley <jmrrtr@yahoo.com>
Sent: Thursday, October 13, 2022 2:45 PM
To: Amanda Caputo
Subject: Planning Board October 12 Meeting

Please forward this e-mail to the Planning Board members: John Gunn, Chairman, J. Randall Williams, Jill Reynolds, Kevin Byrne, Karen Quiana, Len Warner.
Reference: Wolcott Ave proposal for Dutch Reformed Church. Thank you for yesterday's review. I wanted to take this time to document my concerns about this proposal. I understand that the maximum capacity is now at 180. However, given the location, the size of the site and the environment, I cannot support this project. This is primarily a residential community and this proposal is not consistent with the environment. My concerns remain unchanged. The community will be left to manage and live with the overflow of people, parking and noise. There has been discussion that the church has a capacity of +300. And that may have been accurate +150 years ago when the church was surrounded by green grass and woods. That's not the case now. Different environment. It's clear now that the group making this proposal own this property and this is unfortunate as they do not have the existing community's support. It would have been better if the community had been surveyed and asked for input before the sale was final. I know, Hindsight ! I don't have a crystal ball and don't know how this will be resolved but the community's concerns have to be taken into account. For the next session, I'd like to see a review of the plans for the graveyard and a visual of what the church will look like post construction and also a review of the fencing proposal. Also, a review of maintenance plans, snow removal including Beekman St. Who oversees the commitments that are being made ?
TO THE PLANNING BOARD: thank you for your hard work. Sincerely. Jane Riley

DR. KRISTIN SAMUELSON
30 Beekman St, #205
Beacon, NY 12508
917.880.8176

November 8, 2022

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

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

Dear Chairman Gunn and the City of Beacon Planning Board,

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense of my family's, (and many, many others') quality of life. Installing a large commercial venue with minimal parking and party noise levels until at least 10:30PM for 365 days a year is inappropriate for a residential neighborhood. Most people who live in Beacon are here because they like the quiet, small town atmosphere. We are not looking for a big city catering hall. Also, none of this is "speculative." We know the facts of this business, and a business like this is not appropriate in a quiet, family neighborhood.

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration that you have given to this project, to date.

Yours sincerely,

Kristin Samuelson

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 10/10/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain concerned about the prospect of this development coming to fruition at the expense of my, and my family's, quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter, I simply write to ensure that you are aware that I still have concerns.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Casey Rogers
11 River Ridge Court
Beacon, NY 12508



11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I also reject the Applicant's claim that concerns expressed by neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Jenko Kent

Jenko Kent
15 River Ridge Court
Beacon, NY 12508

November 7, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 113 Wolcott Avenue

I am writing to register my concerns regarding the proposed development of the Dutch Reformed Church, graveyard and parsonage as proposed in the Prophecy Project.

I am aware of the many permutations of this project and the most recent updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th. Despite numerous "concessions" I see little in the way of firm assurances that will guarantee the continued quality of life of what is currently a ***residential*** area. I continue to have concerns regarding noise, hours of operation, traffic and parking.

Prophecy has indicated plans to use off-site parking. It has been brought up at Planning Board meetings that these arrangements are temporary at best. This, as has been pointed out is problematic and should not be considered in any long-term planning for development of the property. Even in the short term I am wondering what impact the recent consolidation of Beacon firehouses will have on Prophecy's plan to utilize the Tompkins location. Additionally, Prophecy has referred to an agreement with the Riverview Funeral Home. One evening recently I attended a wake at Riverview and had a very difficult time finding parking. I had to circle the lot several times waiting for a car to pull out. I fail to see how a lot that cannot accommodate its own patrons adequately, can service patrons of Prophecy events.

Finally, something that I have not heard addressed is what happens for events where parking is perhaps not the major issue. What if the event is perhaps an event geared toward teenagers? This age group is most likely not accompanied by parents, but also is not old enough to drive. Therefore, they must be dropped off and picked up. What happens when up to 180 parents/cars all look to drop off their children in front of the venue at approximately the same time? I'm sure you can picture the bottleneck on 9D. Worse yet is all of those parents/cars waiting to pick up their children – with engines idling (polluting). Of course, knowing that spots nearby are at a premium...parents show up early to "get a good spot" thereby increasing the amount of time streets are bottlenecked, engines are idling, etc. You can be sure people will be double-parking, stopping long enough for kids to jump in/out of cars (unsafe!) – just picture airport arrival and departure lanes...but on 9D. This is clearly NOT the location for this type of venue.

I appreciate your careful consideration of this matter.

Respectfully submitted,

Clare Marie Reed

13 Hammond Plaza

Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I wrote previously on 10/11/22 to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have now read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I remain deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

Rather than burden you with yet another letter reemphasizing the issues that exist relating to this project, I simply write to ensure that you are aware that my concerns remain and ask that you consider the importance of people over profit.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Michelle H. Green

Michelle Green
Liam Drive (West End Lofts)
Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

(Name) Carlos Marso
(Address) 19 Hammond Plaza
Beacon, NY
12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

(Name) Dawn Powell-Moses
(Address) 19 Hammond Plaza
Beacon, NY
12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Vincent Jung

(Name)

(Address) 7 Hammond Plaza

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Marie Puwogl
24 Hammond Plaza

(Name)
(Address) 11-7-2022

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

(Name) AnnMarie Colucci
(Address) 23 Hammond Plaza Beacon, NY 12508

11/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater proposal for the development of 1113 Wolcott Avenue

I am writing to register my concerns with you regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, November 9th at 7PM, and I am deeply concerned about the prospect of this development coming to fruition at the expense my family's quality of life. I reject the Applicant's claim that concerns expressed by the neighbors who will be most impacted by this development are merely "speculative".

I write to ensure that you are aware that I am concerned and ask that you consider the importance of people over profit as you continue to review this proposal.

Thank you for the careful consideration you have given to this project, to date.

Kind regards,

Rosher Carman

(Name) Rosher Carman

(Address) 23 Hammond Plaza Beacon, NY 12508

Amanda Caputo

From: Gina Samardge <gina@compassarts.org>
Sent: Wednesday, November 9, 2022 5:23 PM
To: Amanda Caputo
Subject: Public Comment: 1113 Wolcott Ave.

Hello, Amanda!

I hope I am not to late to register this comment for tonight. I was going to come speak in person but got covid this week and have been out of commission. Thank you!

Dear Amanda and Beacon Planning Board,

I am writing in support of the arts venue at 1113 Wolcott Ave. Earlier this fall, I met with Gavin Hecker and learned about his plans for the church. I was incredibly excited by the prospect of this happening. As a 12 year resident of Beacon, I remember when the Beacon Theater on Main St. was first taken over by Fourth Wall Productions with the intent to bring it back to life. It was heartbreaking to see that project fall apart as it did and turn into apartments with no performance space included. I would like to note that had the Beacon Theater been renovated and in use, it would have been a far worse scenario for parking than 1113 Wolcott would be, as the seating capacity was much larger with no designated parking lot available.

How lucky we are to have local residents working to bring a professional theater space to our town! I have read through other letters where folks are in opposition, calling it an event space, music venue, conference center. At the end of the day, running a theater is financially challenging, to say the least. Having a multi-use space that can function in several capacities is an incredibly smart business plan. And in speaking with Gavin, it is clear that the primary focus is to use it for theater, but it will be necessary for the sustainability of the venue to be able to use it on occasion for weddings and events. As someone who has worked in the theater and music worlds for most of my life, it is no small endeavor to keep a theater afloat. I applaud these folks for such a smart approach. The opportunity to expand theatre opportunities in this city is such a huge need. There are so many independent theatre groups in Beacon that are longing to see a venue of this size with a lighting grid, great seating, and easy accessibility for audiences. We need something that is larger than the Howland Cultural Center and smaller than the Beacon High School. Prophecy Theater is exactly that.

I understand the concerns around parking and traffic, however, with the church being so close to downtown, it is a completely walkable destination. In fact, Beacon has a walkability score of 96/100, only 3 shy of NYC, at 99/100. Not only is this something that Beacon should be proud of, but should weigh into discussions about venues such as these. This is not a new development of apartments or houses where people would live and need to keep a car. It's a venue. This holds true for traffic. I would question any traffic studies that show 7:30pm on a Friday evening as a time of high traffic on that stretch of Wolcott. Perhaps at rush hour, but not at 7pm or 8pm on a Friday or Saturday. I have driven that stretch quite often at that time coming home from work or rehearsals and it is often quiet.

We don't need more apartment buildings. We do need an accessible theater and performance space for our community. Something that will allow the theater arts to flourish in a way we have seen visual art and music do so. I know I am not the only one in this town who has been desperately waiting for a venue like this. I ask that you please look at the benefits a space like this could offer our little city. I do not believe that we will be disappointed. These are local folks who love this city, not developers with no vested interest in the future of Beacon. Please approve this project.

Thank you for your time,
Gina Samardge

--
Gina Samardge, she/they
Founder/Director
Compass Arts Creativity Project - www.CompassArts.org
Follow us on Facebook And Instagram!
Support our financial assistance fund and make the arts accessible! Donate Today!

City of Beacon Planning Board Agenda
11/09/2022

Title:

Continue Public Hearing for SEQRA environmental review on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc

ATTACHMENTS

City of Beacon_12 Highland Place Subdivision Response Letter_2022-1014.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_Grading & Utility Plan.pdf

Highland Place Subdivision_Sheet 6_Erosion & Sediment Control Plan.pdf

Highland Place Subdivision_Sheet 7_Construction Details.pdf

Highland Place Subdivision_Sheet 8_Construction Details.pdf

Engineers Comments 12 Highland 11-01-22.pdf

12 Higland Place - SEAF Parts 2 and 3.pdf

Planners Comments Highland Pl Sub 11.6.22.pdf

12 Highland Place - Subdivision_SEQRA Negative Declaration.pdf

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

October 14, 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 October 7, 2022 comment letter, and Lanc & Tully's October 6, 2022 comment letter. Responses to public comments is also provided in this letter. Below is a point-by-point response to the comment letters and public comments.

John Clark Planning and Design October 7, 2022 Comment Letter

1. Lot 3 has been revised to show Anderson Street frontage as front lot line. In accordance with code Section 223-63 the Applicant prefers to have the entry door face on the Grove Street side for convenience of connectivity.
2. Comment noted.

Lanc & Tully October 6, 2022 Comment Letter

General Comments

1. Comment noted. A maintenance agreement for the private road will be provided in a future submittal after SEQR is closed.
2. Comment noted. A bond estimate will be provided in a future submittal after SEQR is closed.
3. Comment noted. Easement descriptions will be provided in a future submittal after SEQR is closed.

Sheet 2 of 8:

1. The 6" CIP label near the sewer manhole data is for the 6" CIP water main within Grove Street. The label has been shifted west so that it does not conflict the sewer manhole date. The "SDR" label on the 8" sewer main beneath Highland Place has been removed. The label now indicates 8" Clay.

Sheet 3 of 8:

1. Note No. 2 under "Subdivision Notes" has been updated to include access easement for proposed sidewalk.

Sheet 4 of 8:

1. The sheet has been updated to include planting height. The species was originally provided.
2. Please see response #1 to John Clarke Planning and Design comments. Lot 3 has been revised to show Anderson Street frontage as front yard; however, per code section 223-63, the Applicant prefers to have the entry door face on the Grove Street side for convenience of connectivity.

Sheet 5 of 8:

1. Site Specific Notes and General Construction Notes have been added to sheet 5.
2. The Curb Stop and Sewer Clean out have been relocated a few feet to the west.
3. Comment noted. No regrading is necessary.

Please find five (5) hard copies of the revised subdivision set consisting of 8 sheets for review. We look forward to your November 9, 2022 planning board agenda to close SEQR, and to schedule a Subdivision public hearing. The SEQR public hearing signage on the property will be updated to indicate that the hearing will take place on November 9, 2022. 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: GRADING & UTILITY PLAN (GU-1)
SHEET 6: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 7: CONSTRUCTION DETAILS (CD-1)
SHEET 8: 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

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				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
4	10/14/22	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF 084468 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

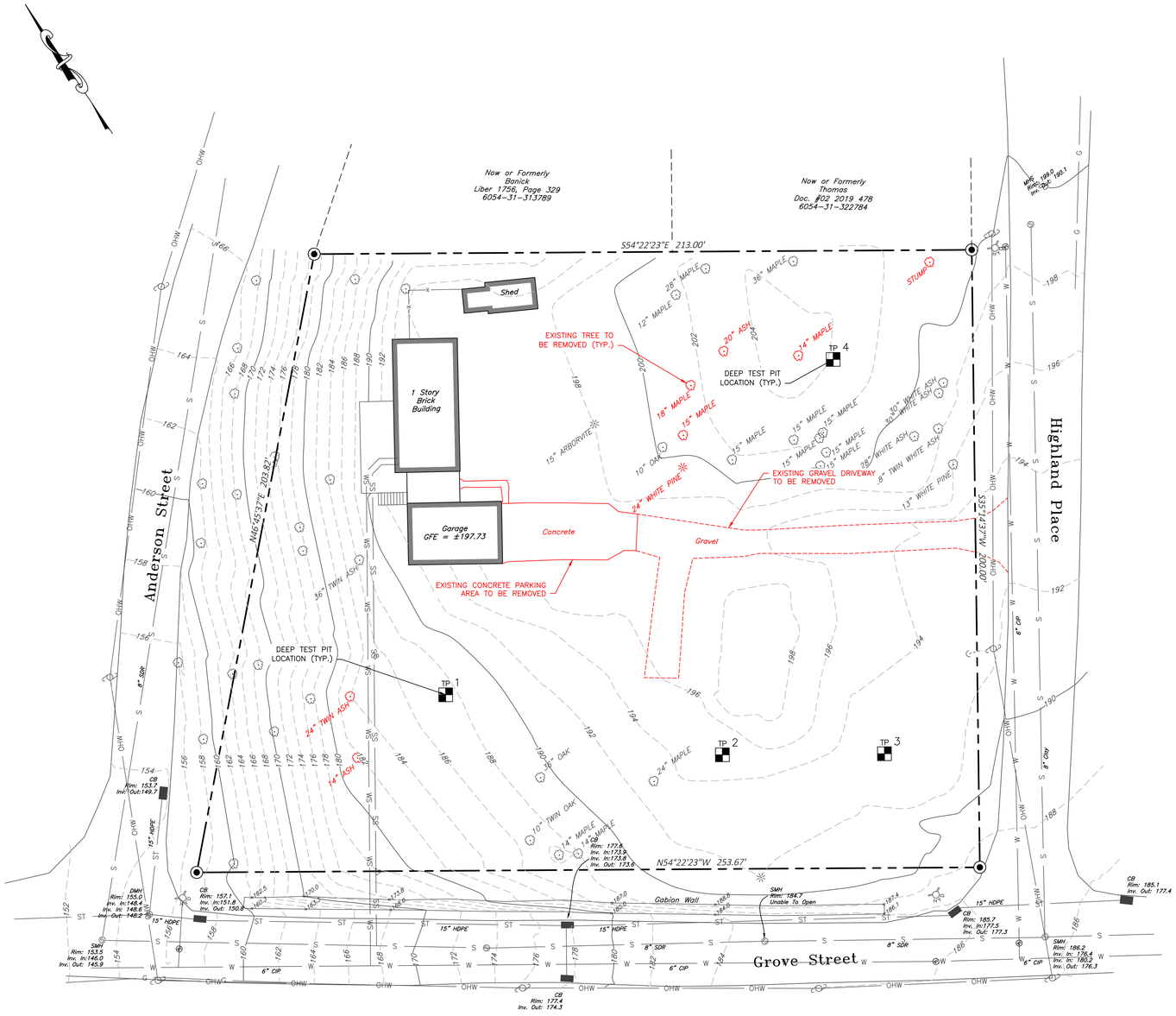
COVER SHEET

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 8

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



EXISTING CONDITIONS & REMOVALS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

SURVEY REFERENCE:

1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

SURVEY NOTES:

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

DEEP TEST HOLE TABLE:

DEEP TEST HOLE RESULTS ESTABLISHED ON AUGUST 25, 2022 AND DIRECTED BY HLD.

TP1: 3" TOPSOIL, 3"-84" SAND-GRAVELLY LOAM. BEDROCK AT 84".
TP2: 4" TOPSOIL, 4"-48" SAND-GRAVELLY LOAM. BEDROCK AT 48".
TP3: 3" TOPSOIL, 3"-94" SANDY-SILTY LOAM. BEDROCK SHELF (SOUTH SIDE) AT 72".
TP4: 2" TOPSOIL. BEDROCK AT 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

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				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
4	10/14/22	NO CHANGE THIS SHEET	CMB				

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STATE OF NEW YORK MICHAEL A. BODENDORF 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

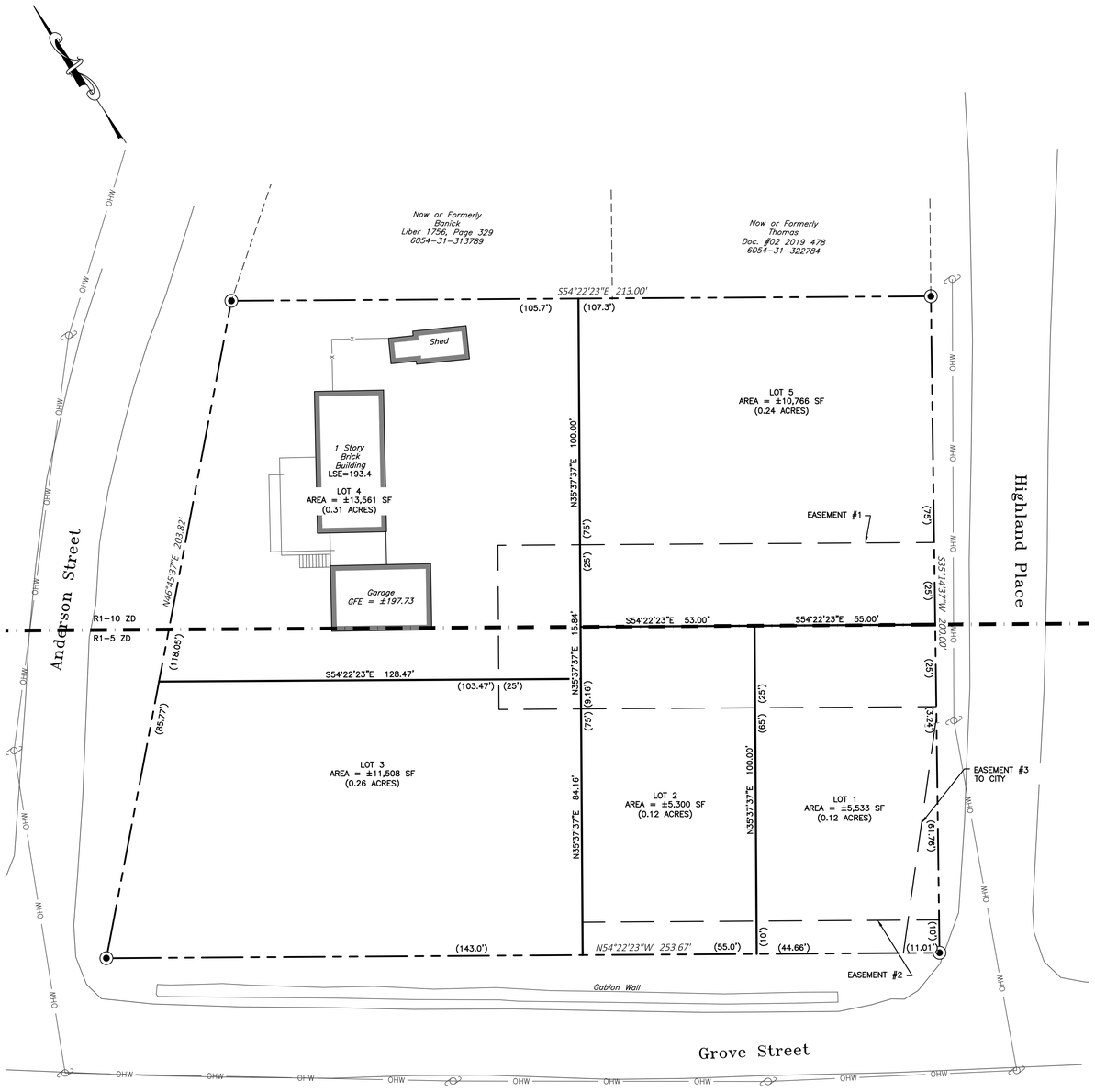
EXISTING CONDITIONS & REMOVALS PLAN

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 8

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



SUBDIVISION PLAT
SCALE: 1" = 20'

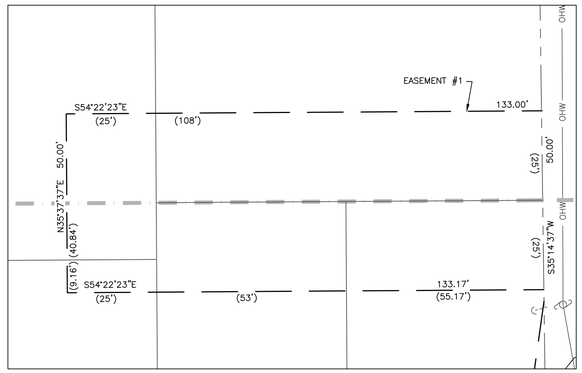
GRAPHIC SCALE

20 0 10 20 40 80

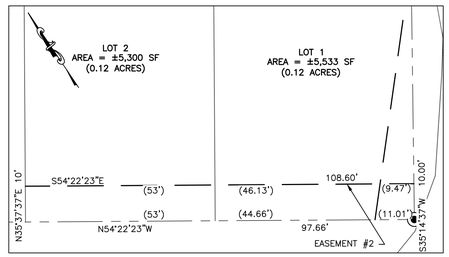
(IN FEET)
1 inch = 20 ft.

LEGEND:

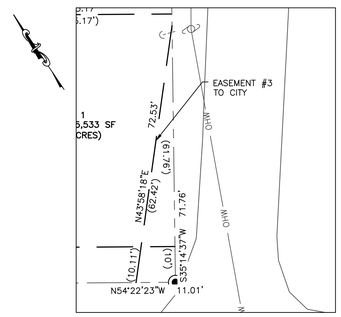
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT



EASEMENT #1
SCALE: 1" = 20'



EASEMENT #2
SCALE: 1" = 20'



EASEMENT #3
SCALE: 1" = 20'

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.

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.	5,300 S.F.	11,508 S.F.
LOT WIDTH:	50 FEET MINIMUM	55 FEET	53 FEET	84.16 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET	128.47 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	±13,561 SQFT	±10,766 SQFT
LOT WIDTH:	85 FEET MINIMUM	±115.8 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±105.7 FEET	±107.3 FEET

SURVEY REFERENCE:
1. "BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR JOSEPH" DATED JUNE 6, 2022 AS PREPARED BY BRENDAN JOHNSON PLS. (845) 380-0528.

SURVEY NOTES:
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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.

SUBDIVISION NOTES:
1. EASEMENT #1 IS AN ACCESS AND UTILITY EASEMENT OVER LOTS 1, 2, 3, 4 AND 5 FOR PRIVATE ROAD ACCESS TO ALL LOTS, AND UNDERGROUND UTILITIES TO LOTS 2 & 4.
2. EASEMENT #2 IS A UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2 AS WELL AS AN ACCESS EASEMENT OVER LOTS 1 & 2 FOR A SIDEWALK BENEFITING LOTS 1, 2 & 3.
3. EASEMENT #3 IS A UTILITY EASEMENT OVER LOT 1 FOR THE BENEFIT OF THE CITY OF BEACON.
4. 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.

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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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 8

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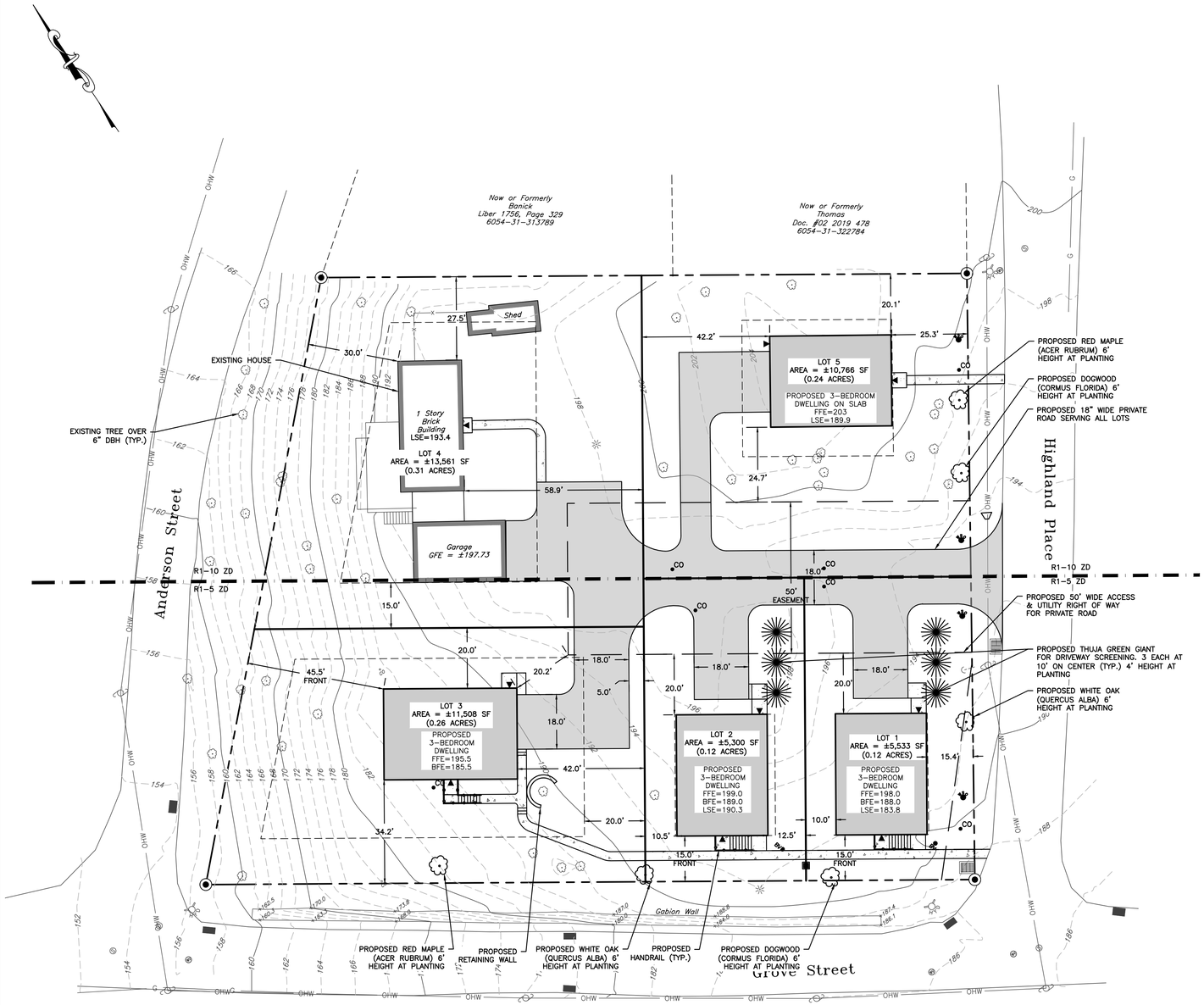

SUBDIVISION PLAN

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 BACKFLOW PREVENTION DEVICE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION

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.	5,300 S.F.	11,508 S.F.
LOT WIDTH:	50 FEET MINIMUM	55 FEET	53 FEET	84.16 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	100 FEET	128.47 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	15 FEET MINIMUM	15 FEET	15 FEET	45.5 FEET
SIDE YARD:	10 FEET MINIMUM	10 FEET	10.5 FEET	20 FEET
REAR YARD:	20 FEET MINIMUM	20 FEET	20 FEET	42 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	±13,561 SQFT	±10,766 SQFT
LOT WIDTH:	85 FEET MINIMUM	±115.8 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±105.7 FEET	±107.3 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	25 FEET	±30 FEET	±25.3 FEET
SIDE YARD:	15 FEET	±15 FEET	±20.1 FEET
REAR YARD:	35 FEET MINIMUM	±58.9 FEET	±42.2 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	25% MAX.	±14%	±11%
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. LOT 5 DWELLING SHALL BE CONSTRUCTION ON SLAB.

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.

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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_____ _____
GARY JOSEPH DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
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4	10/14/22	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSENKOW 084468 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
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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
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TITLE:	SP-1
SHEET:	4 OF 8

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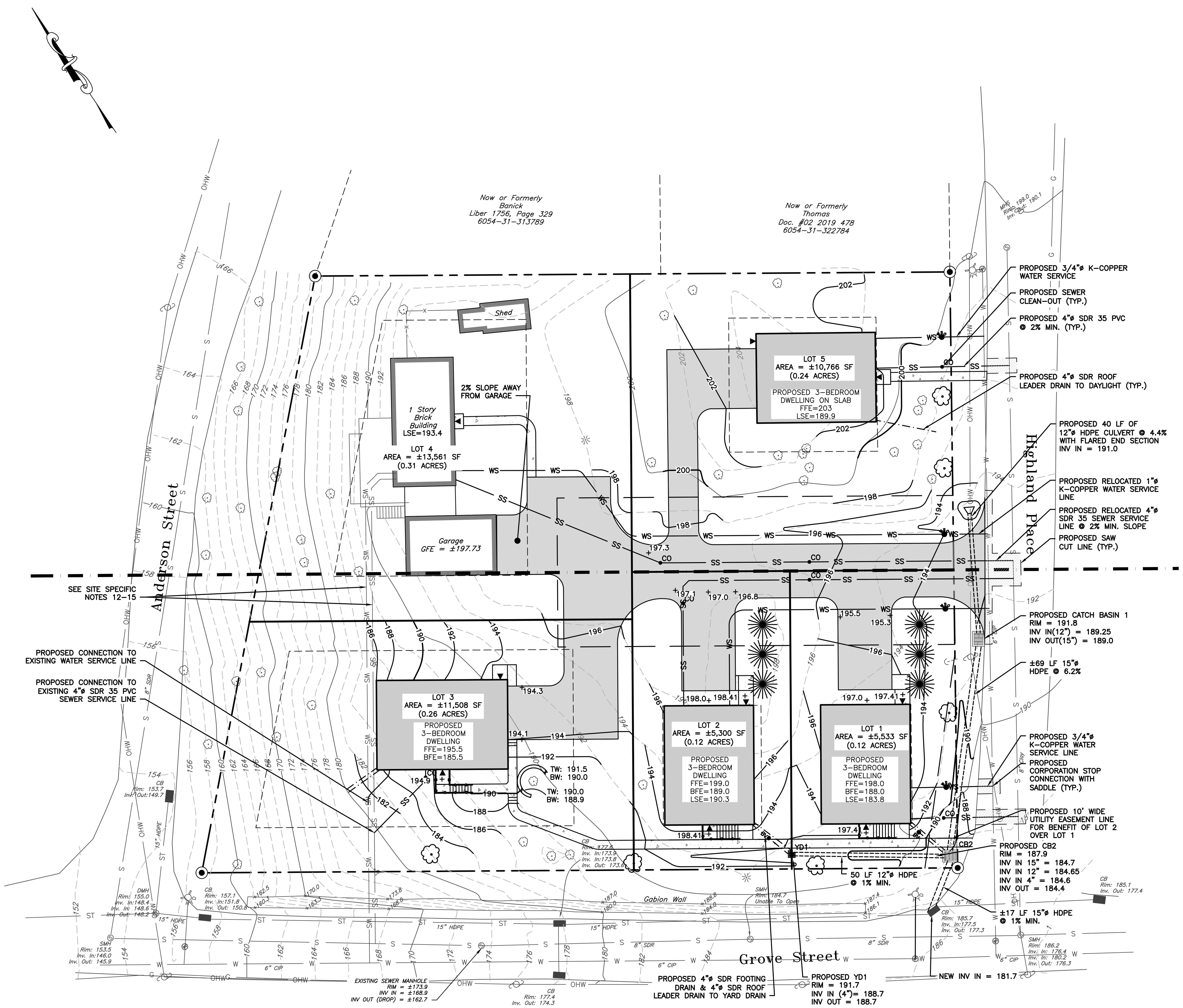

GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR (250)
- EXISTING MINOR CONTOUR (252)
- EXISTING OVER HEAD WIRE (OHW)
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE (SS)
- EXISTING SEWER LINE (S)
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE (W)
- EXISTING WATER SERVICE LINE (WS)
- 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 (250)
- PROPOSED MINOR CONTOUR (252)
- PROPOSED SEWER SERVICE LINE (SS)
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE (ST)
- PROPOSED ROOF LEADER LINE (RL)
- PROPOSED FOOTING DRAIN LINE (FD)
- PROPOSED YARD DRAIN
- PROPOSED BACKFLOW PREVENTION DEVICE (BV)
- PROPOSED WATER SERVICE LINE (WS)
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. LOTS 1 AND 2 SHALL HAVE SUMP PUMPS WITHIN THE BASEMENTS. THE SUMP PUMPS SHALL BE DISCHARGED TO THE PROPOSED DRAINAGE STRUCTURES ON EACH LOT.

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. LOT 5 DWELLING SHALL BE CONSTRUCTION ON SLAB.

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.

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				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	9/27/22	SHEET ADDED	CMB				
4	10/14/22	PER PLANNING BOARD COMMENTS	CMB				

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

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

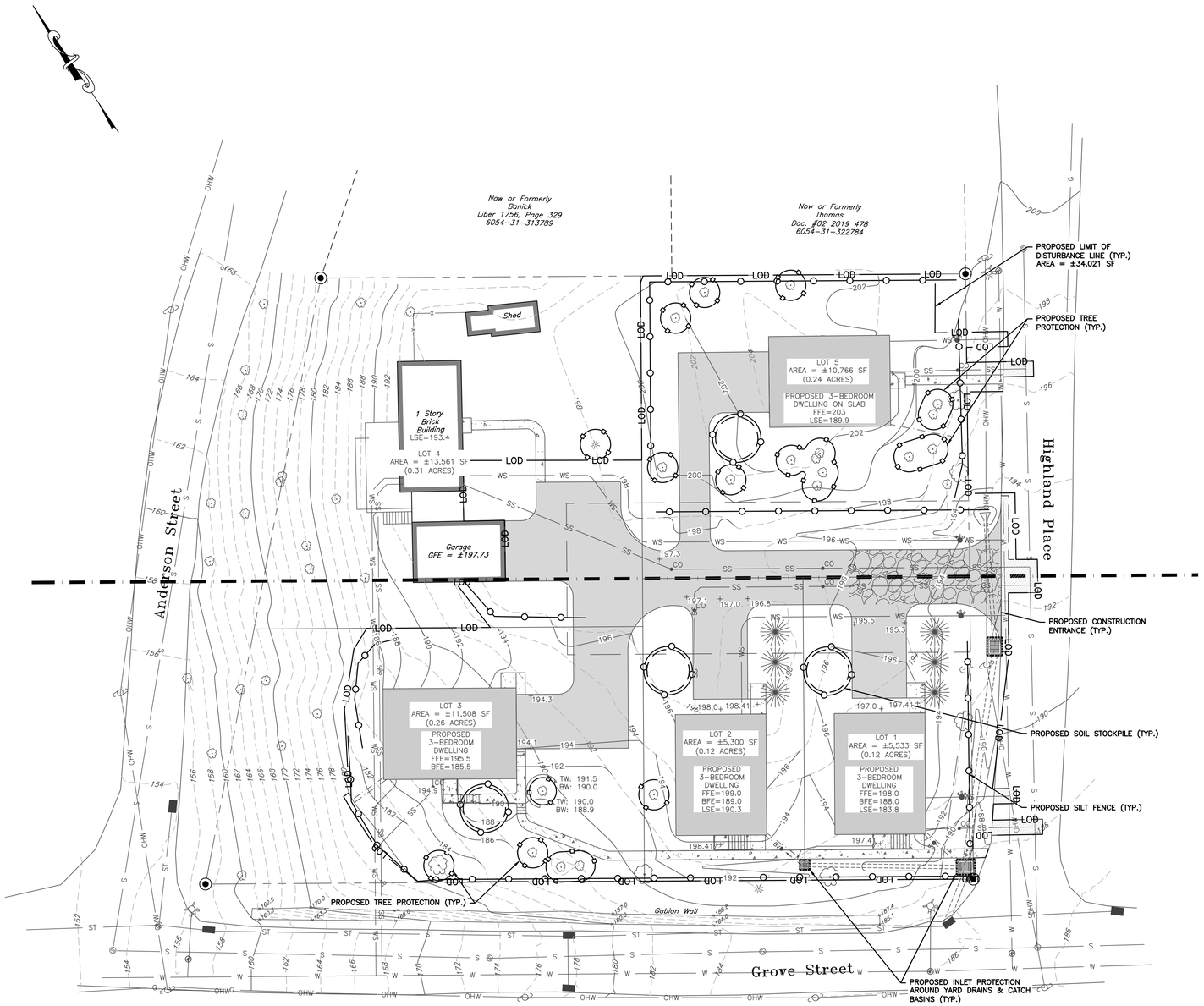
GRADING & UTILITY PLAN

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:	GU-1
SHEET:	5 OF 8

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



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- ZONING DISTRICT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- EXISTING SEWER SERVICE LINE
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- PROPOSED YARD DRAIN
- PROPOSED BACKFLOW PREVENTION DEVICE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED ENTRY DOOR LOCATION
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED TREE PROTECTION

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.

INDIANA BAT PROTECTION NOTES:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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
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3	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
4	10/14/22	NO CHANGE THIS SHEET	CMB				

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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:	6 OF 8

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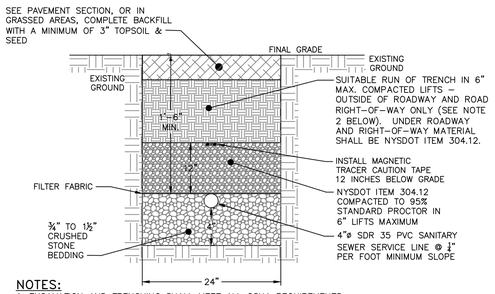
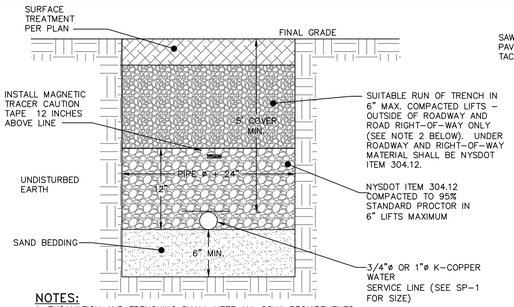


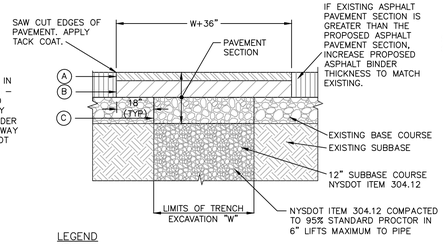
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

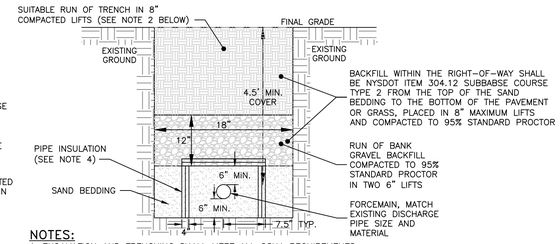
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

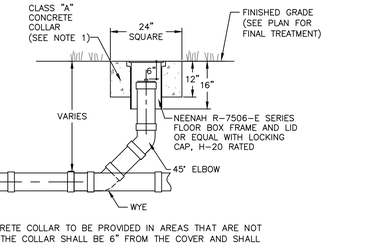
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



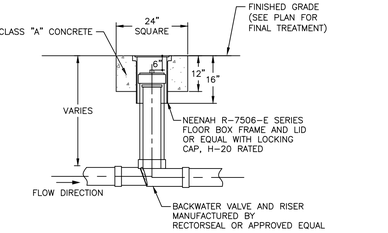
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

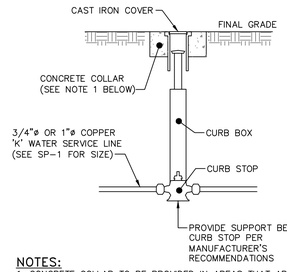


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE

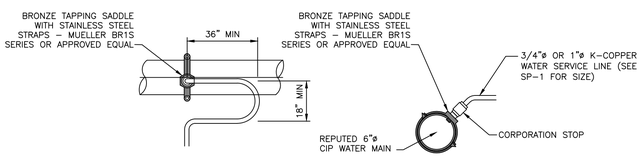


BACKWATER VALVE FOR FOOTING DRAIN DETAIL
NOT TO SCALE



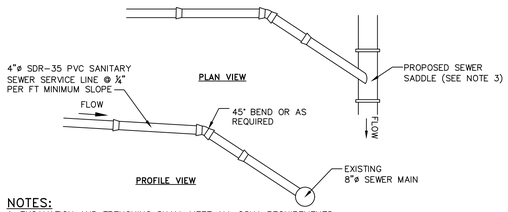
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



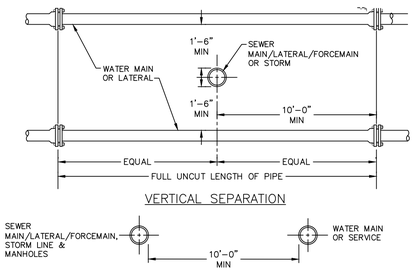
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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

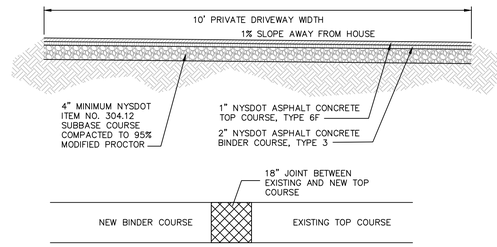


VERTICAL SEPARATION

HORIZONTAL SEPARATION

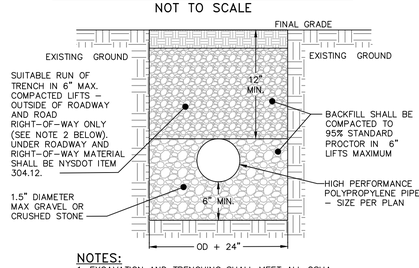
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



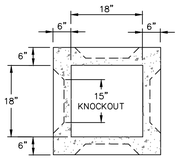
PLAN VIEW

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

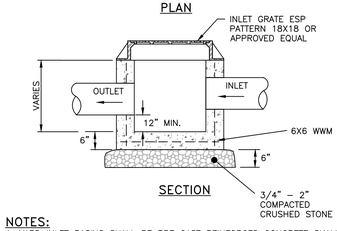


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



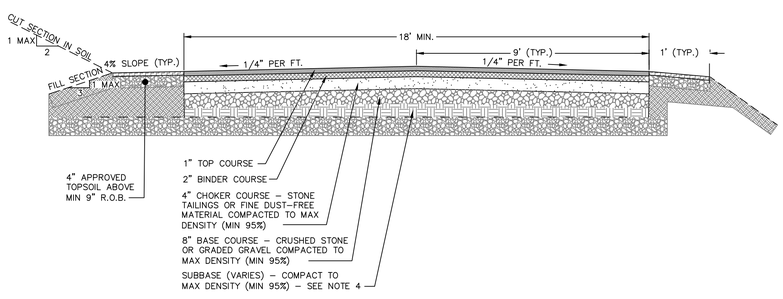
PLAN



SECTION

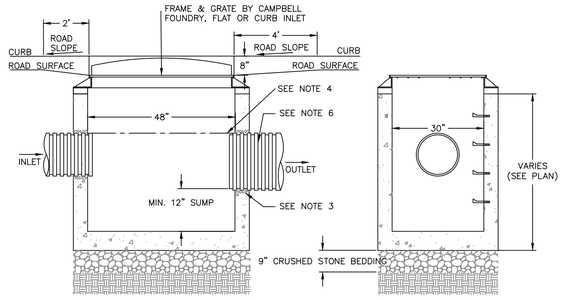
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478–68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265–3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:
1. 1' WIDE SHOULDERS TO BE ITEM 4 COMPACTED TO MAX DENSITY (MIN 95%).
2. RIGHT OF WAY WIDTH = 50' (EXCEPT FOR TURNING AREAS).
3. WHERE GRADE ALTERATION IS REQUIRED, SUBBASE SHALL BE SUPPLEMENTED WITH ITEM 4 COMPACTED TO MAX DENSITY (MIN 95%).

CITY OF BEACON PRIVATE ROAD SECTION
SCALE: 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

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				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
4	10/14/22	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF 098466 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

HIGHLAND PLACE SUBDIVISION

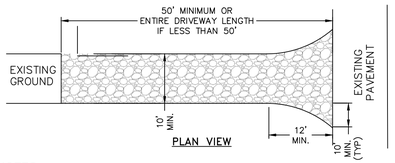
12 HIGHLAND PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–306777

JOB #:	2022:011
DATE:	6/28/2022
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

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

GENERAL RETAINING WALL NOTES:

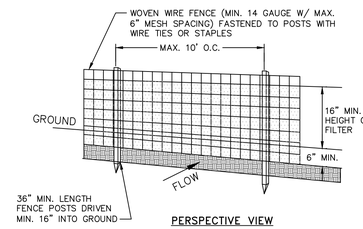
1. PROPOSED RETAINING WALL TO BE UNILOCK CONCORD WALL XL OR ESTATE WALL (SEE PLAN AND PROFILE SHEETS). ALL WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY MATERIAL COLORS WITH THE OWNER.
3. LEVELING BASE IS THE COMPACTED GRANULAR SOIL, OR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



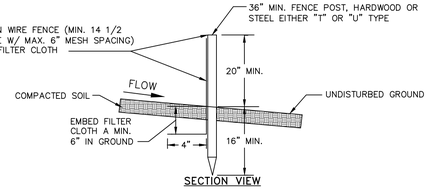
PLAN VIEW

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



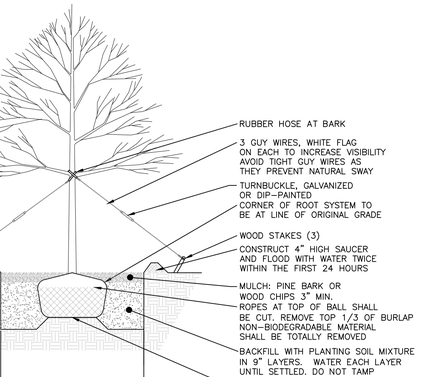
PERSPECTIVE VIEW



SECTION VIEW

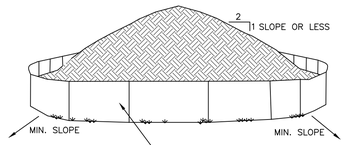
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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



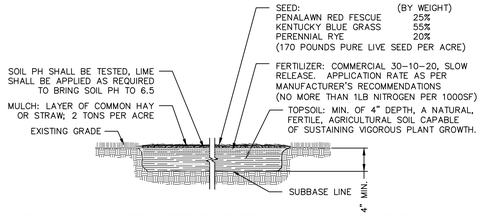
NOTES:
1. PROPOSED TREES TO BE RED MAPLE. REFER TO SHEET 4 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

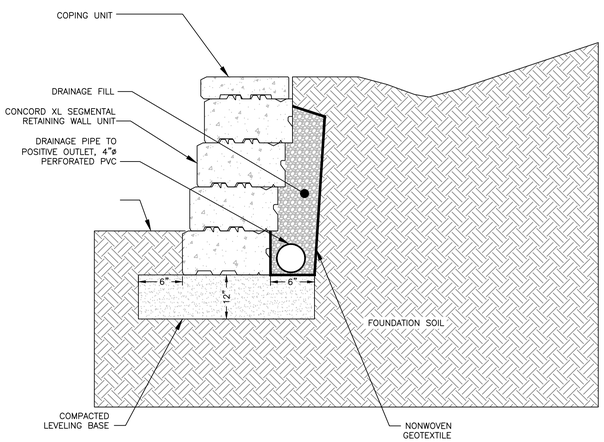


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

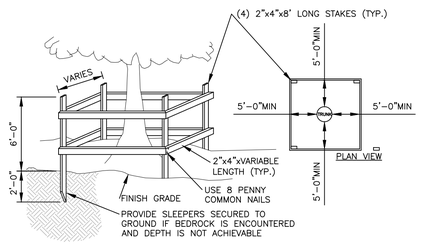


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



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

SEGMENTAL RETAINING WALL DETAIL – GRAVITY WALL SECTION
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

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				
2	8/29/22	PER PLANNING BOARD COMMENTS	CMB				
3	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
4	10/14/22	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS

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:	8 OF 8

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

LANC & TULLY
Engineering and Surveying, P.C.

November 1, 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 October 14, 2022.
- Plan set titled "Highland Place Subdivision" as prepared by Hudson Land Design and consisting of the following sheets, all having the latest revision date of October 14, 2022:
  - Sheet 1 of 8 – Cover Sheet (CV-1)
  - Sheet 2 of 8 – Existing Conditions & Removal Plan (XC-1)
  - Sheet 3 of 8 – Preliminary Subdivision Plat (PT-1)
  - Sheet 4 of 8 – Subdivision Plan (SP-1)
  - Sheet 5 of 8 – Grading & Utility Plan
  - Sheet 6 of 8 – Erosion & Sediment Control Plan (ESC-1)
  - Sheet 7 of 8 – Construction Details (CD-1)
  - Sheet 8 of 8 – Construction Details (CD-2)

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 a private road, 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.

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

General Comments:

1. 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. ***Applicant notes that this will be provided as part of a future submission.***

2. 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. ***Applicant notes that this will be provided as part of a future submission.***

3. Documents and descriptions for the proposed easements shall be provided for review. ***Applicant notes that these will be provided as part of a future submission.***

4. The City of Beacon is in the process of upgrading the water meters to an Advanced Metering Infrastructure (AMI) system, which consists of a water meter and an MXU unit (signal sending and receiving unit). As such, the City of Beacon has requested that a note be added to the plan stating "The applicant/applicant's plumber shall acquire water meters and MXU units for the AMI system from the City of Beacon Water Department. The MXU unit shall be installed on the exterior of the building and shall be located 2 to 3 feet above the exterior ground elevation."

5. Based upon the sizes of the homes on Lots 1 and 2 and location of the required set-back lines, the applicant has created a "self-created" hardship that will not allow for covered porches on these proposed homes. If any covered porches are proposed for these lots, they should be shown at this time and the houses adjusted to allow for the house and porch to comply with the zoning setbacks required for these lots.

6. Based upon the location of the dwelling proposed on Lot 5 being located at the setback line along Highland Place, the applicant has created a "self-created" hardship that will not allow for a covered porch to be constructed on the house on the Highland Place side. If a covered porch is proposed it should be shown, and the house location and size adjusted to allow for the house and porch to comply with the zoning setbacks for this lot.

Sheet 4 of 8:

1. Applicant should consider providing additional plantings along the northerly boundary line between proposed Lot 5 and the Thomas parcel, to improve screening between the existing residence and that of the proposed residence.

Sheet 5 of 8:

1. The drainage line running from CB-1 to CB-2 on Highland Place is in partial conflict with the existing utility pole located on the edge of Highland Place. The drainage line and/or the catch basin will need to be shifted to avoid conflict with the existing utility pole.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

Agency Use Only [If applicable]

Project:	12 Highland Place
Date:	11-9-22

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 12 Highland Place

Date: 11-9-22

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board	11-9-22
Name of Lead Agency	Date
John Gunn	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 6, 2022
Re: **12 Highland Place Subdivision**

I have reviewed a response letter from Hudson Land Design and an 8-sheet Subdivision Plan set, all dated October 14, 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 5,300 square feet, Lot 3 has 11,508 square feet, Lot 4 with the existing house has 13,561 square feet, and Lot 5 has 10,766 square feet. The parcel is split by the R1-5 and R1-10 zoning districts.

Comments and Recommendations

1. As part of the recently adopted accessory apartment amendments, the City Council also reduced the front yard setbacks for all R1 districts. The minimum front yard setback in the R1-5 is now 10 feet and the R1-10 is now 20 feet. The maximum building coverage in the R1-5 district is now 40%, while the R1-10 district remains at 25%. The Lot Conformance tables should be updated for any final subdivision documents. For the Code changes: https://ecode360.com/BE0803/laws/LF1633773.pdf

2. 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: Bruce Flower, 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

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION APPROVAL
FOR 12 HIGHLAND PLACE

Parcel No. 6054-31-306777

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision of a 1.07-acre parcel with one existing house into five lots for the construction of four additional houses. Proposed Lot 1 will have 5,533 square feet, Lot 2 has 5,300 square feet, Lot 3 has 11,508 square feet, Lot 4 with the existing house has 13,561 square feet, and Parcel 5 has 10,766 square feet. The property is located at 12 Highland Place in the R1-5 and R1-10 Zoning Districts on property known and designated on the Tax Map as Parcel No. 6054-31-306777 (the "Property").

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

Summary of Rationale for Negative Declaration

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

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

  The project site is located in the R1-5 and R1-10 Zoning Districts and is currently improved with a single family dwelling. The parent parcel is bisected by the zoning boundary one with the southern portion of the parcel located in the R1-5 district and the northern portion located in the R1-10 district.
  The Proposed Action would involve the subdivision of the existing lot and the construction of 4 new single-family dwellings with typical grading and site work associated with such

construction. There are no wetlands, water bodies or other environmentally sensitive areas on the Property. The west side of the Property has a steep slope but no disturbance is proposed on the slope. The subdivision plat has been designed so that each of the 4 lots on which the new single-family dwellings will be located wholly within either the R1-5 district or the R1-10 district. Lots 1, 2 and 3 are proposed to be wholly within the R1-5 district and Lot 5 is proposed to be located wholly within the R1-10 district. Lot 4 will retain the existing single-family dwelling, garage and shed and will be bisected by the zoning boundary line so that the southern 15 feet of the lot is located in the R1-5 district and the balance of the lot is located in the R1-10 district.

To reduce the amount of proposed curb cuts, reduce impervious surface coverage and retain as many existing trees as possible, the proposed subdivision plat was redesigned from its initial proposal so that the lots are serviced by a new private road off Highland Place. Each lot will be accessed by a driveway off the private road.

The depth to bedrock is approximately 2 feet where the house on Lot 5 is proposed. As a result, the proposed single-family dwelling on Lot 5 has been adjusted to be constructed as a slab on grade. Based on the results of the Deep Test Holes performed on August 25, 2022 it is not expected that a significant amount of rock will be encountered during construction of the proposed dwelling on Lots 3. To further mitigate against the potential for hitting rock on Lots 1 and 2, the proposed grade on those lots has been raised but there remains a potential that 2-3 feet of rock may be encountered during construction of the dwellings on Lots 1 and 2 (Lot 3 was already at an elevation that would not require rock removal based on the soil testing). On Sheet 4 of 7, Note 16 states that, "If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. Lot 5 dwelling shall be construction on slab." No on-site rock processing is proposed, nor shall it be permitted on-site. Further, the Applicant has agreed to not engage in any rock removal on the weekends.

The Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

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

There are no unique geological features on the Property.

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

Residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer. Stormwater runoff from the buildings and other impervious surfaces will be directed toward the existing stormwater catch basins on Highland Place and Grove Street. The two houses on the southeast corner will be directly connected to the catch basin on the northeast corner of the intersection of Grove Street and Highland Place via an

underground yard drain system. The storm drainage infrastructure in the vicinity of the Project was replaced in 2002 with additional catch basins and larger pipe sizes. The system is adequately sized to accept stormwater from the Project. Impervious surfaces proposed for the Project have been reduced from that which was originally proposed by consolidating the proposed driveways into a single private road serving each of the lots and also reducing the width of the proposed private road to 18 feet which is the minimum required.

The Project does not include or require wastewater discharged to groundwater.

The Project will be connected to the existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

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

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

  According to the Short EAF the Property is not located within a regulated flood plain and there are no wetlands. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer. For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

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

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

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

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

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

  As originally proposed, 24 regulated trees were to be removed from the site. Through revisions to the plans, the number of trees to be removed was reduced from 24 to 7. In addition, 11 trees (5 deciduous, 6 conifer) are proposed to be planted including several along Highland Place and Grove Street.

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

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

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

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

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is visible from the surrounding streets but no designated scenic views are impacted.

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

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

  The subdivision of the Property in an existing residential neighborhood will not have a significant adverse impact on historic or archeological resources. There are no historic resources in the immediate vicinity of the Site and the nature of the area as a developed suburban neighborhood makes impacts to archeological resources unlikely and not significant.

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

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

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

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

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

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

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

The construction of 4 new single family homes will not result in a significant adverse traffic impact. The Proposed Action has been revised to eliminate the previously proposed two new curb cuts on Highland Avenue. Instead, a single private road is proposed to utilize the existing curb cut on Highland Avenue. Further, based on the Institute of Transportation Engineers the Project would generate 5 vehicle trips in the AM peak hour and 5-6 trips in the PM peak hour. Generally, a project generating fewer than 100 trips in a peak hour is not considered to be a significant increase in traffic.

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

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

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

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

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

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

  Residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contaminants. The Short EAF indicates that the site is within 2,000 feet of the remediation site known as C314118 in the NYSDEC Environmental Remediation database. Site C314118 is classified as requiring no further remediation action at this time.

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

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

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

Based upon this information and the information in the Short Environmental Assessment Form and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: November 9, 2022
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting:	Len Warner	Voting:
Karen Quiana	Voting:	Randall Williams, Acting Chairman	Voting:
Jill Reynolds	Voting:	John Gunn, Chairman	Voting:

City of Beacon Planning Board Agenda
11/09/2022

Title:

Continue Public Hearing on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn and Spa at Howland Estate, 7 Craig House Lane, submitted by The Mirbeau Companies

ATTACHMENTS

Water-Sewer Engineering Report_Mirbeau_2022-1025.pdf

City of Beacon_Mirbeau HLD Response Letter_2022-1025.pdf

MirbeauBeaconSUPSitePlanSubdivisionSubmitOct252022.pdf

SWPPP Mirbeau Inn & Spa at Beacon_2022-1025- Page 8.pdf

1OF1-MIRBEAU-SUBDIVISION PLAT_2022-1025.pdf

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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, September 27, 2022 & October 25, 2022



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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]	80	15	1,200	990

Total Flow with 20% Reduction for Water Saving Fixtures: 18,910 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] Flow calculations are based upon up to 80 employee shifts per day during peak times; however the average day count is based 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

The existing Mansion, two Gate Houses and Tioranda School buildings are to remain. The hospital wing will be demolished for the proposed Château Hotel. Upon interior and exterior inspection of the existing buildings on the site, it was verified that the Mansion, two Gate Houses and Tioranda School building roof leaders were not tied into the onsite sanitary sewer system. Most of the roof gutters are no longer there, and what roof leaders were left discharge to daylight. The Mansion has a number of roof leaders that are piped underground to the existing onsite drainage system. All roof leaders from the renovated Mansion will be directed to the proposed onsite drainage system.

A sump was discovered within the basement of the Mansion. Its discharge point was not able to be verified. Therefore, it is assumed that it is tied into the building's sanitary plumbing system. A note has been added to the site plans requiring the existing sump pump to be disconnected from the building's sanitary plumbing system. Any new sump pumps to be installed shall be discharged to daylight outside the building if possible or connected to the onsite drainage system.

No sump pumps were discovered within the hospital wing, or Gate Houses. The Tioranda School basement was wet at the time of inspection. No sump pumps were discovered; however, there is an 8" SDR 35 pipe coming from the building and discharges at a drainage ditch to the west of the building. Flowing water was observed discharging from the pipe. Although a floor drain was not discovered during the inspection as there was a large amount of debris that covered the floor, it is assumed that the discharge pipe is connected to a floor drain or footing drain within the building.

It appears that high groundwater is prominent in this area given its close proximity to the onsite ponds and wetlands.

The existing Hospital Wing has a flat roof with 4 roof drains located on the roof. It could not be verified where the plumbing for the roof drains is directed to. No pipes were observed from the building to daylight or to the existing drainage system located on the site. Therefore, it assumed that the roof leaders are tied into the site's existing sanitary sewer system.[1] The one-year frequency storm event has been used to quantify the average inflow to the City sewer system from the site in its existing condition. The one-year storm for this area is approximately 2.61 inches. The roof area that drains to the sewer system is 16,096 sqft. The table below shows the quantity of additional stormwater flow to the City's sewer system during the one-year, 24 hour storm event.

Building	Roof Area (sqft)	Rainfall - 1 yr (ft)	Flow Rate per Unit - gallons per day (gpd)
Hospital Wing	16,096	0.22	26,488
Total			**26,488**

The site in its current condition contributes more flow to the City's sewer infrastructure during rain storms than during the projected daily sewer flows at proposed total build-out. The problem on existing south interceptor line typically occurs during heavy rainstorms in the spring, when the ground is saturated from snowmelt. A ten-year storm likely represents the additional flows to the system during this event. The table below shows the quantity of additional stormwater flow to the City's sewer system during the ten-year, 24 hour storm event.

Building	Roof Area (sqft)	Rainfall - 10 yr (ft)	Flow Rate per Unit - gallons per day (gpd)
Hospital Wing	16,096	0.39	46,955
Total			**46,955**

[1] There are underground storm lines that run along the east and west side of the hospital wing, flowing toward the south. The roof drains could tie into these storm lines; however, for the purpose of this study, it is assumed that the roof leaders tie into the sanitary sewer system.

During the unique spring event, the flows to the south sewer interceptor line could be reduced by 46,955 gpd at full build out.

The four existing buildings on the Mirbeau project that are proposed to remain 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. 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 receiving manhole. The sewer line from the Hospital Wing exists the hospital wing at its northwest end and travels toward the west behind the Mansion where it enters a manhole adjacent to a large shrub. That manhole connects to another sewer manhole adjacent to an existing hydrant located at the southwest corner of the Mansion. From there, it connects to the Mansion sanitary sewer system.

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 with several manholes 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. It should be noted however, that the sewer disconnections from the two gate houses and Tioranda School will be disconnected in future phases.

4.0 WATER SUPPLY

As shown above, the project is expected to require 18,910 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 5 cottages will receive 2" minimum water service lines as the buildings will require sprinklers. The Maintenance Garage will be provided with a 1" K-Copper service line. The water service lines for fire 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.

4.1 Meter Pits

The proposed water mains will remain private. The City of Beacon requires meter pits for private water mains to meter the water main use in addition to metering each building. The water main will be looped to the City water mains with a connection on South Avenue and a second connection at Route 9D. Therefore, a meter pit with fire flow meter with a double check valve will be required at each connection point. It is proposed to provide an 8" Sensus Compact Fireline F2 meter, with low-flow bypass meter for low flows, and an 8" Waats Series 709 Double Check Valve within a concrete vault at each connection point. Both meter pits will be provided with 2 Aluminum Bilco door hatches each for access to the meter and RPZ. Both meter pits are also provided with a 4" SDR 35 PVC drain by gravity to daylight.

5.0 SEWAGE CONVEYANCE

The project is expected to generate 18,910 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%.

Eighteen (18) 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. A 4" max. size kitchen line will be provided to the grease trap 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. The project will require 259 feet of 2" DR-11 HDPE from the pump station to Sewer Manhole 14.

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 750-gallon heavy-duty septic tank.

A minimum of 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.

The sewage pump station has been sized for a maximum of 10 employees per day with a daily flow of 120 GPD to the pump chamber. The proposed pump will be a submersible sewage pump as it will be pumping raw sewage.

A Goulds Model 2WD 3/4 HP Submersible Sewage Pump is proposed to be used for the pumping of sewage generated from the Maintenance Garage bathroom to Sewer Manhole 14. For the pump station, an ESP 750-gallon precast pump chamber is proposed to be used as the pump tank. The pumping equipment has been sized for a discharge rate to exceed the minimum rate of 19.57 GPM to maintain self-cleansing velocities within a 2" pipe. The following table represents the pumping rate and total dynamic head (TDH) for the system:

Receiving Manhole	Pump Rate	TDH	Velocity
SMH 14	24.8 GPM	26.18 feet	2.53 fps*

*fps = feet per second.

The pump 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.

More than two days of design flow storage is provided above the high-water alarm in case of pump failure. Three (3) float switches are to be installed: low-level pump off alarm, high-level pump on alarm, and high-level alarm. The alarms shall be located on the home in a clearly visible and audible location. Refer to Appendix A for dosing calculations.

APPENDIX A

Sewer Pump Station Calculations

Hudson Land Design
174 Main Street
Beacon, NY 12508

PUMP CALCULATIONS FOR PUMP CHAMBER AT MAINTENANCE BUILDING

I. Design Criteria

A. Minimum velocity of 2 feet per second in forcemain (pg. 40-4 of 10 State Standards For Wastewater Treatment).
B. Shutoff and check valve shall be placed in discharge line of each pump. Check valve shall be located between shutoff valve and pump (pg. 40-5 of Ten States Standards For Wastewater Treatment).
C. For smooth pipe materials such as PVC and polythethylene, a "C" value not to exceed 120 may be allowed for design (pg. 40-15 of Ten States Standards For Wastewater Treatment).
D. The volume of effluent in each dose should be 75 % - to 85% of the volume available in the pipe network per Appendix 75-A.7(b)(1)(ii).
E Minimum pipe size used in pressure distribution 1.5", maximum 3.0" per Appendix 75-A.7(b)(5).
F. Minimum 1 day storage between high level alarm and inlet invert per Appendix 75-A.7(b)(8).

II. Knowns

A. Proposed forcemain. 2.0 inch PVC
B. Pump discharges to proposed sewer manhole with invert elevation of 166.00 ft
C. Lowest Pump Off Elevation Dosing Chamber = 145.80 ft

III. Design Flows

A. Flow (Total) = 120 gpd 10 employees per day @ 12 gpd/employee

B. Size Discharge Line For a Minimum Velocity of 2 fps based upon 2014 Recommended Standards for Wastewater Facilities

Q = VA

- Q = Discharge (cfs)
- V = Velocity (fps)
- A = Area (sf)

PVC Forcemain size: 2 inch

- Area = 3.14 x 1.5 in. x 1.5 in x 0.25 / (144 in^2 / sf) = 0.02181 sf

Q = VA

- Q = 2 fps x A sf = 0.0436 cfs

Q cfs x 7.48 gal/cf x 60 sec/min = 19.57 gpm (min flow rate)

IV. Pump Calculations

A. Determine Head Requirements

1. Proposed Maintenance Building

Proposed length of forcemain pipe = 259 ft.

Proposed length of forcemain in dosing chamber = 5 ft.

Fittings =	45's	0	L_e (Equivalent Length) =	2.6	ft/fitting =	0	ft
	90's	4	L_e (Equivalent Length) =	5.7	ft/fitting =	22.8	ft

- Equivalent Lengths from Figure 37, pg. 225 of the Handbook for PVC Pipe.
- 90's in lift station and prior to distribution boxes.
- 45's along line.

Valves =	Check -	1	L_e (Equivalent Length) =	13	ft/valve =	13	ft
	Gate -	1	L_e (Equivalent Length) =	1.5	ft/valve =	1.5	ft

- Equivalent Lengths from Figure 37, pg. 225 of the Handbook for PVC Pipe.
- Gate Valve will be open.

Total Length = 301.3 ft

Velocity Head = $V^2 / 2g$

Proposed Static Head = (Invert to distribution box) - (Pump off elevation) = 20.20 ft

Pump Performance Curve

Flow Rate (gpm)	Velocity (fps)	Total Static Head (ft)	Velocity Head (ft)	Friction Loss / 100' C = 120	Friction Loss (ft)	TDH (ft)
0	0.00	20.20	0.00	0	0.00	20.20
4	0.41	20.20	0.00	0.07	0.20	20.41
6	0.61	20.20	0.01	0.14	0.42	20.63
10	1.02	20.20	0.02	0.36	1.09	21.31
20	2.04	20.20	0.06	1.31	3.95	24.21
25	2.55	20.20	0.10	1.98	5.96	26.27
30	3.07	20.20	0.15	2.77	8.36	28.71
40	4.09	20.20	0.26	4.73	14.24	34.70
50	5.11	20.20	0.41	7.15	21.53	42.14

Notes:
1) Friction Loss / 100' for C120 from attached chart.
2) Friction Loss = Length of Pipe x Friction Loss (C = 120) / 100'.
3) TDH = Total Static Head + Velocity Head + Friction Loss.

VI. Pump Selection

- 2 " Goulds Model 2WD 3/4 HP Submersible Sewage Pump
- Flowrate = 24.8 gpm

Flow Rate (gpm)	Velocity (fps)	Total Static Head (ft)	Velocity Head (ft)	Friction Loss / 100' C = 120	Friction Loss (ft)	TDH (ft)
24.8	2.53	20.20	0.10	1.95	5.88	26.18

VII. Dosing Calculations

To SMH 14

Total sewage flow	120	gallons per day	
Dosing Chamber (using 750 gallon septic tank):			
Interior Width:	4.33	feet	
Interior Length:	8.00	feet	
Volume Per Ft Depth:	259.1	gallons	
Dose:			
Dose Depth:	4.00	inches	
Dose Volume:	86.4	gallons	

VIII. Determine Pump Cycle

Pump Running Time :			
Dose Volume:	86.4	gallons	
Pump Rate:	24.8	gallons per minute	
Running Time:	3.5	minutes	
Pump Cycles per day:	1.4		

IX. Determine Alarm Elevations

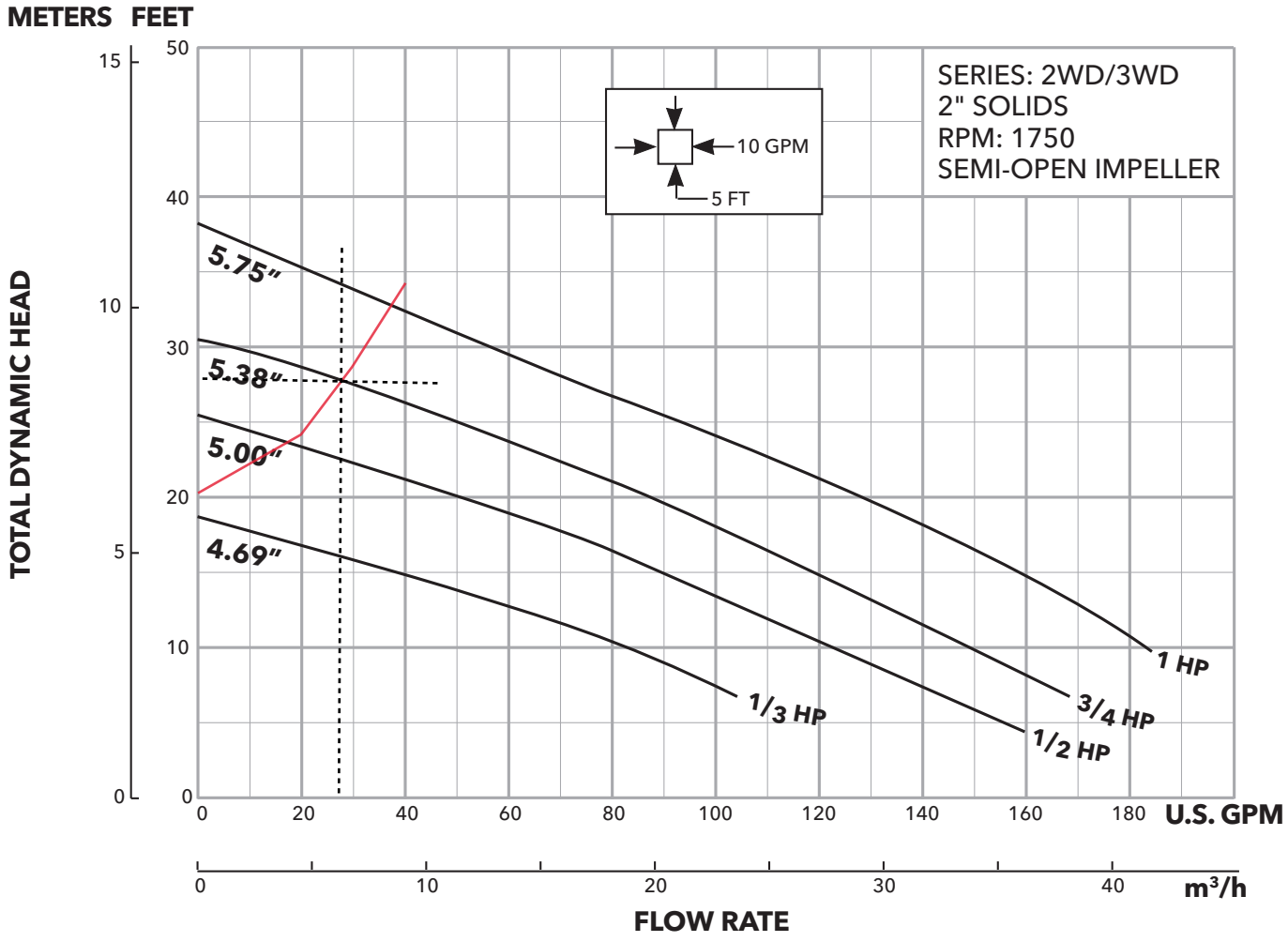
Invert In:	148.80	ft	
Depth to Bottom Tank from Invert:	3.67	ft*	*ESP 750 Gallon Precast
Bottom of Tank:	145.13	ft	Pump Chamber
Low Level Pump Off:	145.80	ft**	**manufacturer recommended
Pump On Elev.:	146.13	ft	effluent level above floor: 8 inches
High Level Alarm:	146.63	ft***	***6" to high level alarm
Storage over high level alarm:	562.34	gallons	
Storage over high level alarm:	4.69	days	Sufficient

2WD/3WD

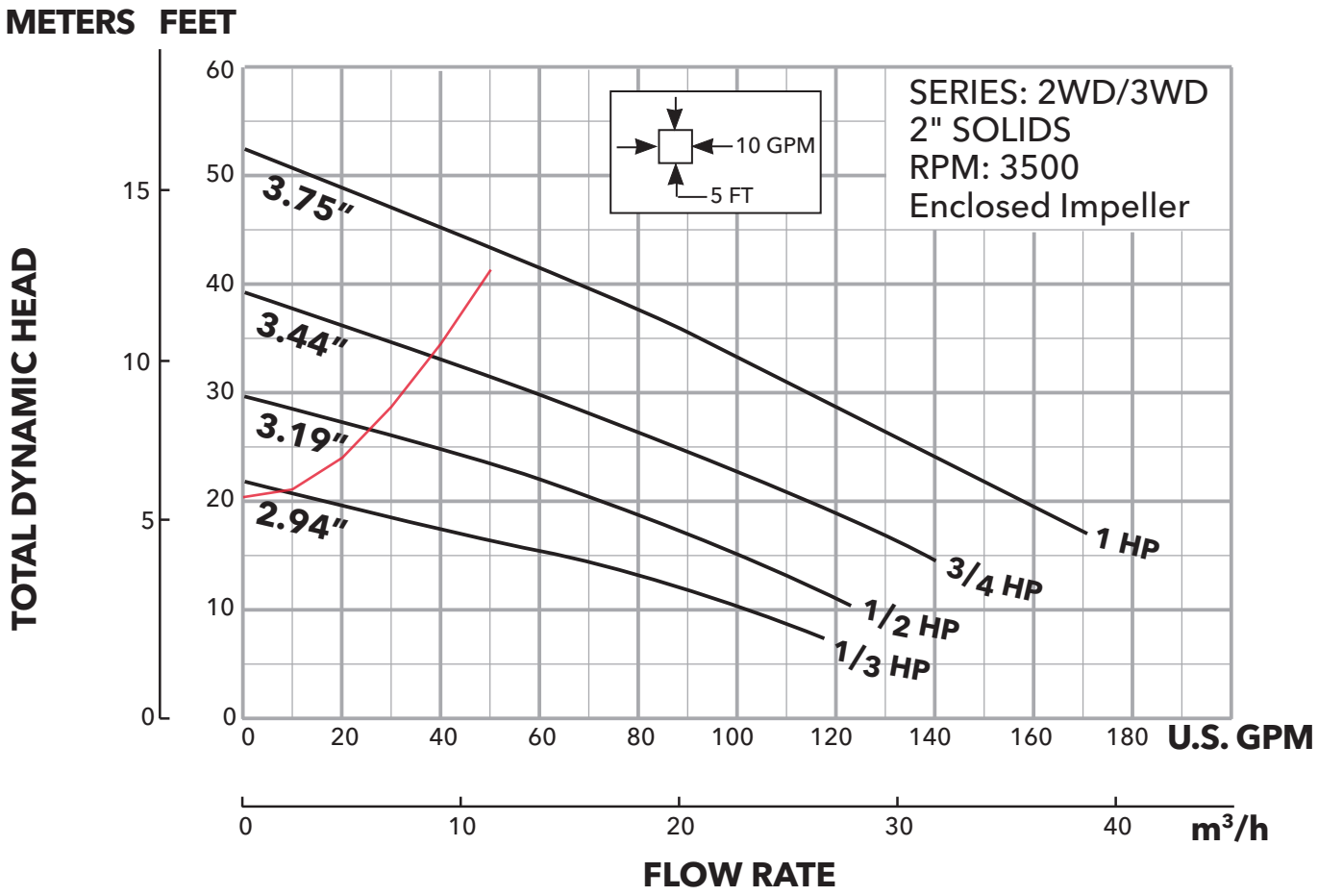
Submersible 2" Non-Clog Sewage Pump

BUILT IN THE USA
ENGINEERED, ASSEMBLED & TESTED

Impeller Diameter	Impeller Code	Motor HP Rating
5.75"	B	1
5.38"	C	¾
5.00"	D	½
4.69"	E	1/3



Impeller Diameter	Impeller Code	Motor HP Rating
3.75"	A	1
3.44"	H	¾
3.19"	J	½
2.94"	K	1/3



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2881 East Bayard Street Ext., Suite A, Seneca Falls, NY 13148
Phone: (866) 325-4210 Fax: (888) 322-5877
www.gouldswatertechnology.com

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APPENDIX B

Water System Information

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

Sensus Fire Service Assemblies

FireLine® Fire Service Assemblies

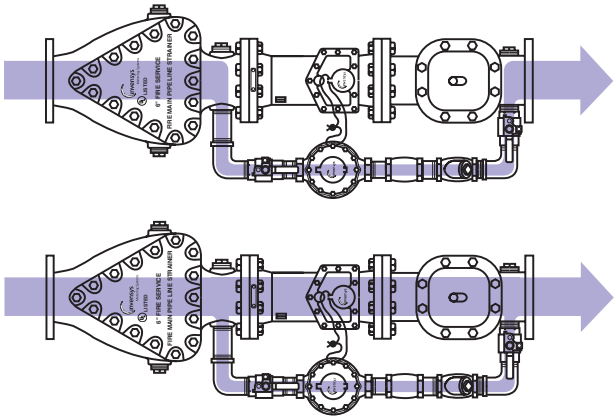


"Standard Design"

FireLine® Fire Service Assemblies help you save time and installation costs by eliminating the need for a secondary service line in industrial, multi-residential and commercial applications.

Each assembly combines a UL Listed, FM approved strainer and detector check valve along with an in-line Turbo-Meter for measuring high volume water flows. The metered bypass includes a check valve and a SR® or "W" Series Turbo-Meter to record lower flows. Each FireLine® Assembly is shipped completely assembled, ready to install.

All meters used in these assemblies utilize hermetically sealed, direct reading or ECR registers which are available in either cubic feet or gallon readouts.



Dual Range Accuracy From A Single Line

These FireLine® Meter Assemblies feature a dual range water flow path. During normal flow range usage, the flow travels through only the smaller bypass line and is accurately measured by an SR® or Turbo-Meter.

For sudden high capacity flow requirements — such as when a building's automatic fire sprinkler or deluge system is activated, the assembly's detector check valve senses the demand and automatically opens the flow path to the large line. At high flow, both meters will be measuring and supplying water. No outside electronic switching devices are needed.

METER AND BYPASS SIZE	PRODUCT NUMBERS REGISTRATION	
	5,000 GALLONS	10,000 GALLONS
4" × 1½"	50415	50416 1
6" × 2"	50474	50473 1
8" × 2"	50488	NS
10" × 2"	50507	NS

NOTES:

- FireLine® Fire Service Meter Assemblies are non-stock items. Contact your local Team EJP sales office for price and availability.
- Fire Service and FireLine® Meters are available with ECR registers.
- UL Listed strainers can be supplied with standard or epoxy coatings.
- Compact FireLine® Fire Service Meter Assemblies are designed to be an exact replacement fit for inefficient or worn fire service meters having a short laying length.

FIRELINE®

PLEASE SEE PAGES H-13—H-16 FOR INFORMATION ABOUT A NEW LARGE METER LINE THAT WILL REPLACE THE CURRENT LARGE METERS.

Engineering Specification

Job Name _____ Contractor _____

Job Location _____ Approval _____

Engineer _____ Contractor's P.O. No. _____

Approval _____ Representative _____

Series 709DCDA

Double Check Detector Assemblies

Sizes: 3" – 10"

Series 709DCDA Double Check Detector Assemblies are designed exclusively for use in accordance with water authority containment requirements. It is mandatory to prevent the reverse flow of fire protection system substances, i.e. glycerin wetting agents, stagnant water and water of non-potable quality from being pumped or siphoned into the potable water line.

Benefits: Detects leaks . . . with emphasis on the cost of unaccountable water; incorporates a meter which allows the water utility to:

- Detect leaks underground that historically create great annual cost due to waste.
- Provide a detection point for unauthorized use. It can help locate illegal taps.

Modular check design concept facilitates maintenance and assembly access. The coating on this backflow assembly uses ArmorTek™ technology to resist corrosion due to microbial induced corrosion (MIC) or exposed metal substrate. All sizes are standardly equipped with resilient seated OSY shutoff valves, ⅝" x ¾" meter and ball type test cocks.

Features

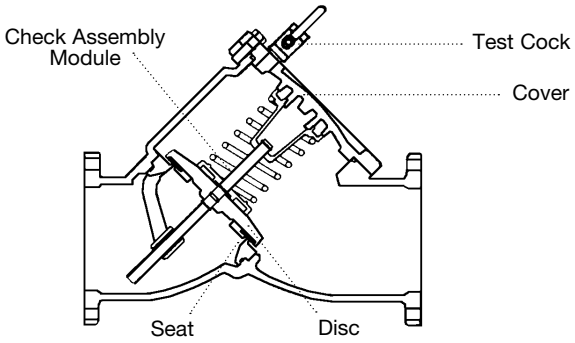
- Body construction fused epoxy coated cast iron
- Replaceable bronze seats
- Maximum flow at low pressure drop
- Compact for economy combined with performance
- Design simplicity for easy maintenance
- Utilizes advanced ArmorTek™ coating technology to resist corrosion of internals
- Furnished with ⅝" x ¾" bronze meter
- No special tools required for servicing

Specifications

A Double Check Detector Assembly shall be installed on fire protection systems when connected to a potable water supply. Degree of hazard present is determined by the local authority having jurisdiction. The unit shall be a complete assembly including UL listed resilient seated OSY shutoff valves and test cocks. The unit shall be UL/FM approved with UL/FM approved OSY shutoff valves. The auxiliary line shall consist of an approved backflow preventer and water meter. The assembly shall meet the basic requirements of ASSE 1048; AWWA Std. C510 for Double Check Valves. The valve body shall utilize a coating system with built in electrochemical corrosion inhibitor and microbial inhibitor. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Assembly shall be a Watts Series 709DCDA.



709DCDAOSY



Check Assembly Module

Features a modular design concept which facilitates complete maintenance and assembly by retaining the spring load.

First and second check valve spring modules are not interchangeable.

Now Available
WattsBox Insulated Enclosures.
For more information, send for literature ES-WB.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

NOTICE

Inquire with governing authorities for local installation requirements

Watts product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Watts Technical Service. Watts reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Watts products previously or subsequently sold.

Materials

Body:	Epoxy coated cast iron
Seat:	Bronze
Disc Holder:	Bronze
Trim:	Stainless steel
Check Valve Discs:	Rubber
Test Cocks:	Bronze

Models

Suffix:

OSY	UL/FM outside stem and yoke resilient seated gate valves
CFM	cubic feet per minute meter
GPM	gallons per minute meter
LF	4" – 10" without shutoff valves

Pressure – Temperature

Temperature Range: 33˚ F – 110˚F (0.5˚ – 43˚C) continuous, 140˚F (60˚C) intermittent

Maximum Working Pressure: 175psi (12.1bar)

Standards

AWWA Standard C510

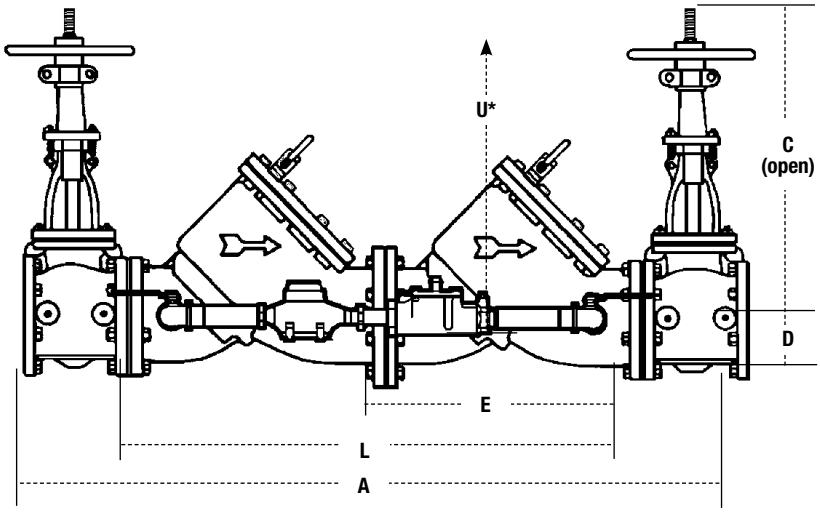
Approvals

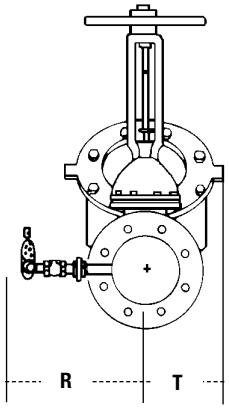
B.64 1048

Approved by the foundation for Cross-Connection Controland Hydraulic Research at the University of Southern California. Sizes 4" – 10" approved for horizontal and vertical “flow up”. Size 3" approved for horizontal only.

Factory Mutual approved 4" – 10" vertical “flow up”.

Dimensions – Weights



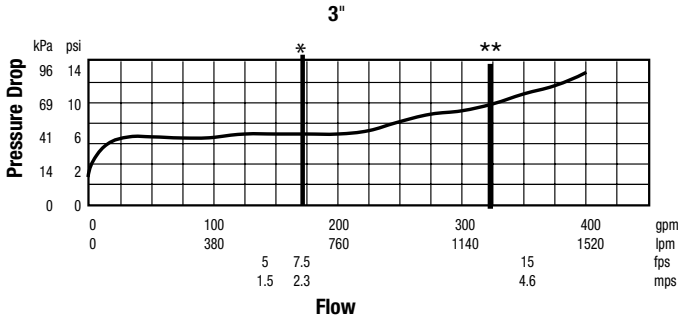


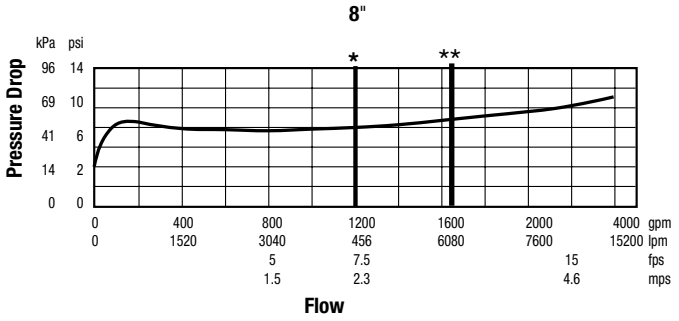
SIZE	DIMENSIONS																WEIGHT	
	A		C		D		E		L		R		T		U*		W/OSY† gates	
In.	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*in.*	*mm*	*lbs.*	*kgs.*
3	40	1016	18⅞	479	3½	89	12	305	24	610	14	356	3	76	14	356	190	86
4	52	1321	22¾	578	3¾	95	17	432	34	864	15	381	6	152	14	356	403	183
6	62½	1588	30⅛	765	4½	114	21	533	41½	1054	16	406	7½	191	16	406	727	330
8	75	1905	37¾	959	5½	140	26	660	52	1321	17	432	9	229	21	533	1327	602
10	90	2286	45¾	1162	6½	165	32	813	64	1626	18	457	10¼	260	25	635	2093	949

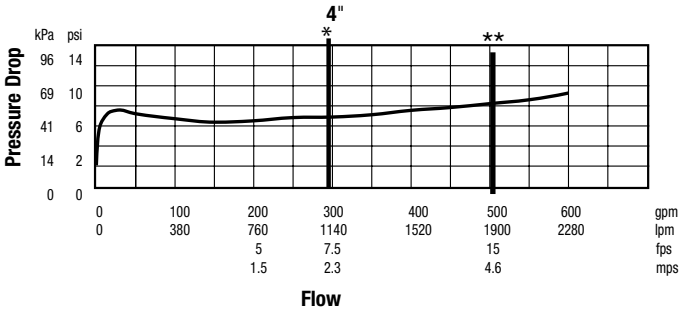
* Service clearance for check assembly from center.
†UL/FM approved backflow preventers must include UL/FM approved OSY.

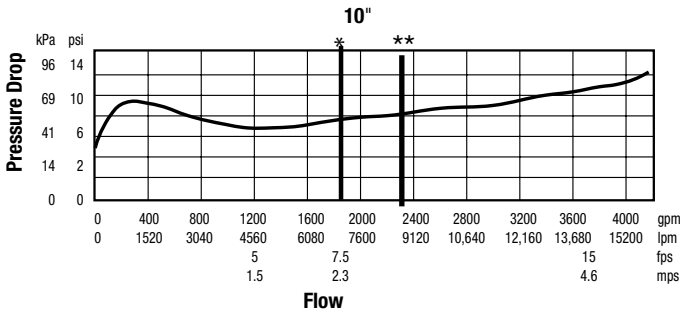
Capacity

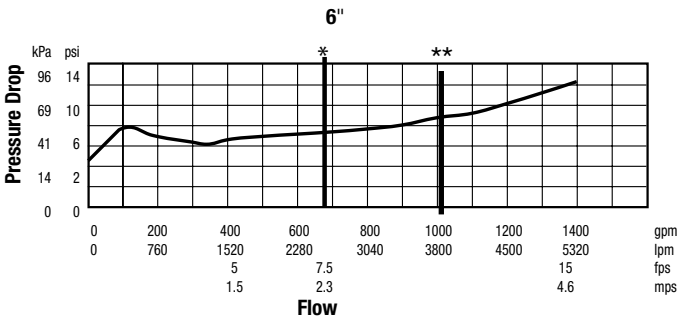
*Typical maximum system flow rate (7.5 ft./Sec.) **UL rated flow











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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

October 25, 2022

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

Re: Mirbeau Subdivision, Site Plan and Special Use Permit
7 Craig House Lane
Tax Parcel: 6054-13-001258, ±64.39 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 (L&T) October 6, 2022 comment letter, and John Clarke Planning and Design's October 7, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Mirbeau of Beacon, LLC has responded to John Clarke Planning and Design's comments, and Colliers Engineering has responded to Creighton Manning's October 7, 2022 comments under separate cover. Below is a point-by-point response to the L&T comments received.

Lanc & Tully October 6, 2022 Comment Letter

General Comments

1. Comment noted. Now that SEQR is closed, plans will be submitted to the DCDBCH with this submission.
2. Comment noted. Signed and sealed drawings for proposed on site retaining walls will be provided to the Building Department prior to building permit.
3. A stormwater control maintenance agreement and easement will be prepared by the project attorney and submitted for review in a future submittal.
4. Comment noted.
5. A crushed gravel walkway is now shown along Grandview Avenue connecting to the concrete sidewalk at Route 9D.

Water and Sewer Report

1. The note was provided on the Existing Conditions and Removals Plan.
2. Sprinkler Notes indicating which buildings require sprinkling have been added to Sheet 7 of the revised plan set.
3. The daily projected flow has been corrected in Section 5.0. A revised water and sewer report is included with this submission.
4. The pump station has been sized to provide over four days of storage over the high-level alarm for power failure, which is two days longer than the Dutchess County Department of Behavioral and Community Health requires. There are also other employee bathrooms located within the Mansion. Therefore, backup power is not necessary at the maintenance building.
5. The reference to sewage disposal fields has been removed from the pump station calculations.

SWPPP Report

1. The soil information has been added to the updated SWPPP and is provided with this submission.
2. The reference to rain gardens has been removed from the updated SWPPP. A revised page 8 is included with this submission. A final SWPPP will be provided after soil testing is conducted for the smaller bioretention areas.
3. Soil tests will be conducted at the other proposed bioretention areas. Infiltration is expected as the bioretention areas are within the same soil type as Bioretention Area A. The soil tests will be coordinated with Lanc & Tully's office.

Preliminary Subdivision Plat

1. Metes and bounds have been cleaned up at the proposed easements.
2. The sight clearing hatching has been removed from the subdivision plat.

Site Plan Sheets

Sheet 3 of 28

1. The text labels have been cleaned up such that the entire label is legible. We will continue to clean up errant survey labels.

Sheet 4 of 28

1. The labels within the buildings have bene enlarged such that they are legible. We will continue to clean up errant survey labels.
2. The leader has been moved so that it does not running though the hydrant.

Sheet 5 of 28

1. The water valve was for providing a stub into the future cottage parcel. It has been removed since conceptual water and sewer infrastructure is shown in the future cottage area.
2. The meter pit has been shifted such that it is not located beneath the road.

Sheet 6 of 28

1. The water line shown closer to the center of the road was incorrect and has been removed from the drawing.

Sheet 7 of 28

1. The front area has been cleaned up on this sheet, and a reference to a detailed plan on sheet 19 has been added.
2. The island is raised with a 6" reveal. The grading has been revised to reflect the 6" reveal.
3. The other green line was a reference line used for design and has been removed from the plan.

Sheet 9 of 28

1. The sewer line has been shifted away from the utility pole.

Sheet 10 of 28

1. The labeling has been cleaned ups such that it is legible.

Sheet 16 of 28

1. The Pavement Restoration Detail has been updated.

Sheet 28 of 28

1. The lighting cut sheets have been increased in size as much as possible on the plan.

The following items submitted for review:

- Five (5) copies of a full set of revised plans;
- Three copies of the updated SWPPP page 8, and
- Three (3) copies of the updated Water & Sewer Engineer's Report.

Additional materials are being submitted by other project consultants under separate cover. We look forward to discussing this project at your November 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: Mirabeau Beacon, LLC
Dan Leary, Esq.
Henry Thomas, RLA
David Bios, AIA
Richard D'Andrea, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)

THE Mirbeau COMPANIES

Creighton-Manning 10/7 comments:

1. Colliers has provided detailed responses to each of the comments with accompanying plans. The left turn southbound has been added. The crosswalk at the north entrance to the Settlement Camp has been detailed for the City's review.

Planning Board comments:

1. Additional low plantings have been added to the lawn area adjacent to the front circle.
2. Mirbeau has agreed to continue the dialogue with the Mayor's office and Greenway Trail Committee.
3. Exterior elevations of the Cottages are included. Mirbeau has requested a review with the Architectural Review Board. All main Building elevations have been previously submitted.
4. A new sidewalk on Grandview running from Route 9D to South Ave has been added to the site plan. Mirbeau proposes to construct this with compacted gravel within the City Right of Way. As the property is developed along Grandview, concrete walks will be added.

In addition:

1. The site lighting plans have been revised to illustrate the lens change of the proposed bollard lights and modification of the fixture to have a frosted horizontal lens to further mute the hot spots as noted in the Dutchess County plan review comments.
2. On-site trails for guests have been modified to remove sections closest to the northern property boundary and adjacent neighbors.
3. Signage at driveway intersection with Mirbeau Lane has been modified with expanded signage to further discourage unnecessary vehicles use of Mirbeau Lane.
4. Tree Protection and Removal plans are revised to reflect arborist recommendations for additional removals of deficient and/or invasive existing trees in the proximity of the Phase 1 project.

We would like to discuss this with the Planning Board at its next meeting. Please let me know if there is anything additional that you need.

Thank you.

Regards,

Edward A. Kellogg
Partner, Mirbeau of Beacon, LLC

THE Mirbeau COMPANIES

October 25, 2022

Mr. John Gunn
Chairman, Planning Board
City of Beacon
1 Municipal Plaza, Suite 4
Beacon, NY 12508

Re: Mirbeau of Beacon Special Use Permit/ Site Plan Application

Chairman Gunn,

We are pleased to submit updated documents for the November 9 Planning Board meeting. These are in response to the Planning Board's and professionals' comments.

Enclosed are:

1. Hudson Land Design/ LRC Site Plans Sheets 1-28 revised 10/25/22.
2. Hudson Land Design Engineering reports.
3. Hudson Land Design Preliminary Subdivision Plat.
4. Hudson Land Design responses to Lanc & Tully comments.
5. Arrowstreet Elevations for Cottages A3.00C.
6. Arrowstreet revised Building Elevations A3.00A & B with corrected Stone Veneer detail.
7. Colliers Engineering Route 9D plan
8. Colliers Engineering responses to Creighton Manning comments.

Response to John Clarke's 10/7 comments:

1. All viewsheds have been previously submitted and accepted.
2. Mirbeau has agreed to continue the dialogue with the Mayor's office and Greenway Trail Committee.
3. The Route 9D improvements have been redesigned to include 10' lanes and include protection for the Buckeye tree. See sheet LL-4 for notes on this subject.
4. Noted and Agreed.
5. All of the exterior materials were presented to the Board and available at the Planning office. The fiber cement product has texture, but is not grain. It is found on the banquet building.

Lanc & Tully 10/6 comments:

1. Refer to responses provided by Hudson Land Design. Detailed responses and updated plans and reports are included in Hudson Land Design response letter.

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 three proposed bioretention areas, and an underground infiltration/detention storage chamber system. The following is a description of the subcatchments:

Subcatchment 11 is comprised of ±6.28 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

PROJECT INFORMATION:

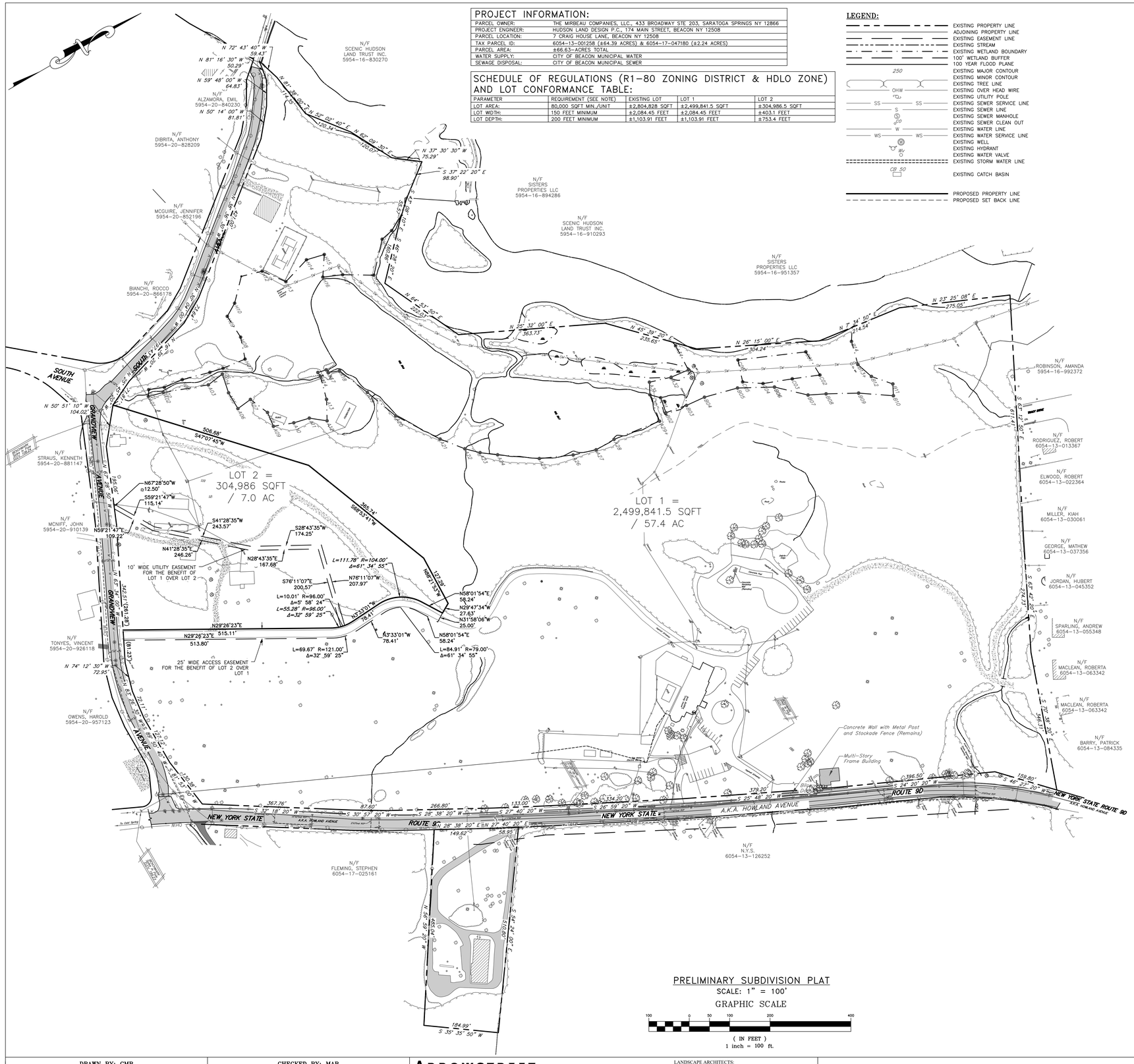
PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054-13-001258 (±64.39 ACRES) & 6054-17-047180 (±2.24 ACRES)
PARCEL 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
- PROPOSED SET BACK LINE



PRELIMINARY SUBDIVISION PLAT

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.



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:

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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.
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   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..

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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6	10/25/22	PER PLANNING BOARD COMMENTS	CMB

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Mirbeau INN & SPA

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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

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

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:

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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
BEACON, NEW YORK 12508
PH: 845-440-6926
F: 845-440-6637

PROJECT ARCHITECT:
ARROWSTREET
10 POST OFFICE SQUARE
SUITE 700N
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.

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_____ SECRETARY

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HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BERGMAN 084485 LICENSED PROFESSIONAL ENGINEER
SEAL

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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

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
- 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
- SO 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

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:

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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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SCALE:	1" = 100'
TITLE:	XC-1
SHEET:	2 OF 28

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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		±785.9 FEET	±2,204.3 FEET	±296.3 FEET	±520.4 FEET	±961.8 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. UTILTY 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.

PHASE 1 ARCHAEOLOGICAL STUDY NOTES:

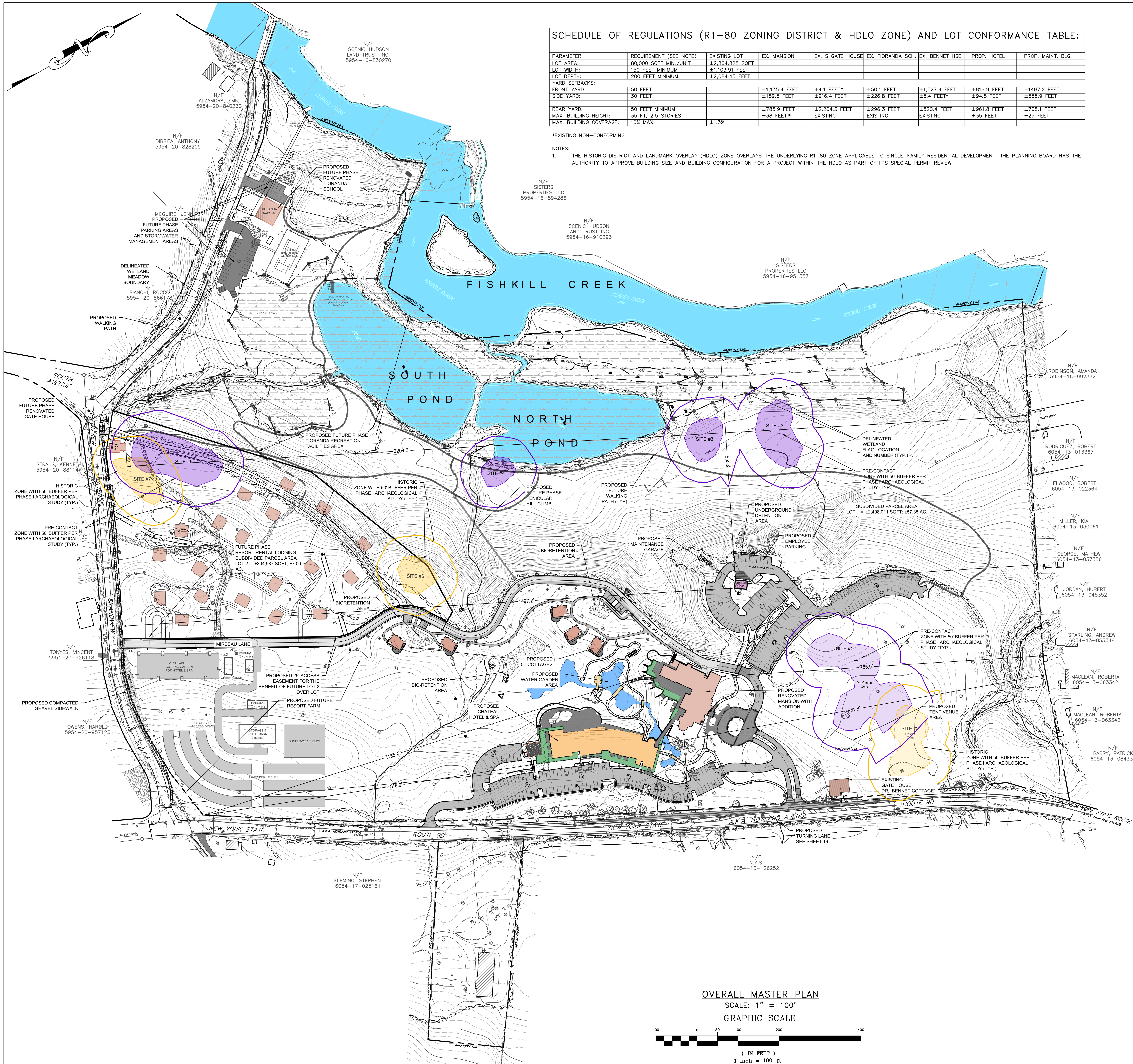
1. A PHASE IA LITERATURE REVIEW ARCHAEOLOGICAL SENSITIVITY ASSESSMENT AND A PHASE IB ARCHAEOLOGICAL FIELD INVESTIGATION STUDY WAS COMPLETED BY HARTGEN ARCHEOLOGIAL ASSOCIATES, INC IN JULY OF 2006. THE STUDY IDENTIFIED SEVERAL PRE-CONTACT AND HISTORICAL SENSITIVE AREAS.
2. FOUR (4) PRE-CONTACT ZONES WERE DISCOVERED DURING THE STUDY IDENTIFIED AS SITES #1, #3, #4 AND #5 ON THE PLAN.
3. THREE (3) HISTORIC ZONES WERE DISCOVERED DURING THE STUDY IDENTIFIED AS SITE #2, #6 AND #7 ON THE PLAN.
4. THE NEW YORK STATE HISTORICAL PRESERVATION OFFICE HAS DETERMINED THAT THE SENSITIVE ZONES AND ASSOCIATED 50' BUFFERS WITHIN THESE AREAS SHOULD BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. NO EXCAVATION SHALL TAKE PLACE WITHIN THE SENSITIVE ZONES, AND LIMITED WORK CAN BE PROPOSED WITHIN THE 50' BUFFERS.
5. FILLING ONLY WITHIN THE 50' BUFFERS WILL NOT REQUIRE A PHASE II STUDY TO BE PREPARED. ALL EXCAVATION WORK WITHIN THE SENSITIVE AREA OR BUFFER WILL REQUIRE A PHASE II STUDY TO BE PREPARED WITHIN THOSE AREAS.
6. A SMALL PORTION OF FILLING WILL TAKE PLACE WITHIN THE WESTERN 50' BUFFER WITHIN SITE #1 WHICH IS PERMITTED. THE TENT VENUE AREA IS PARTIALLY WITHIN THE SOUTHEASTERLY 50' BUFFER OF SITE #1. NO GRADING OR EXCAVATION IS PROPOSED WITHIN THIS AREA.
7. THERE IS A SMALL AMOUNT OF AT-GRADE ROAD WIDENING WITHIN THE 50' BUFFER ASSOCIATED WITH SITE #5. THE SHPO OFFICE RECOMMENDS THE USE OF GEOTEXTILE SEPARATION REINFORCEMENT OVER TOPSOIL FOR PLACEMENT OF PAVEMENT WITHIN A BUFFER AREA. NO TOPSOIL IS TO BE REMOVED.
8. SEE GRADING PLANS FOR PROPOSED WORK WITHIN THESE AREAS.

UNITED STATES ARMY CORPS OF ENGINEERS NOTES:

1. A USACE PERMIT WILL BE REQUIRED FOR FUTURE WALKING TRAILS THROUGH WETLAND MEADOWS.

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



OVERALL MASTER PLAN

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 100'
TITLE:	SP-1
SHEET:	3 OF 28

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



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 #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.



SIGN A | SIGN B | SIGN C

DIRECTIONAL SIGNAGE DETAILS
NOT TO SCALE

SITE PLAN – NORTH
SCALE: 1" = 40'

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

N/F

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				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				
5	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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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
- 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

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.

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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

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



LEGEND:

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

UNITED STATES ARMY CORPS OF ENGINEERS NOTES:

1. A USACE PERMIT WILL BE REQUIRED FOR FUTURE WALKING TRAILS THROUGH WETLAND MEADOWS.

SITE PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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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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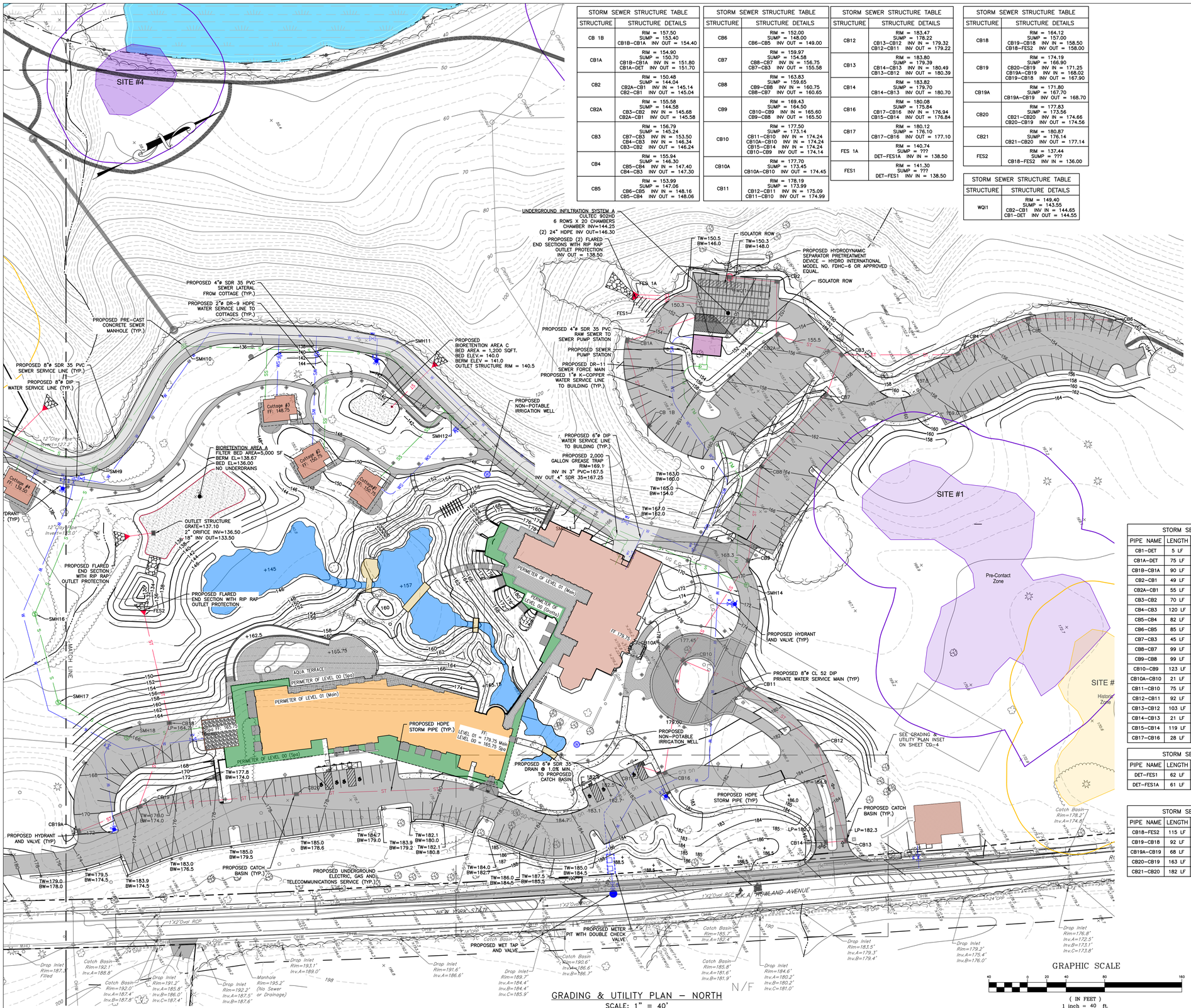

GRADING & UTILITY PLAN – NORTH
SCALE: 1" = 40'

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB 1B	RIM = 157.50 SUMP = 153.40 CB1B–CB1A INV OUT = 154.40
CB1A	RIM = 154.90 SUMP = 150.70 CB1B–CB1A INV IN = 151.80 CB1A–DET INV OUT = 151.70
CB2	RIM = 150.48 SUMP = 144.04 CB2A–CB1 INV IN = 145.14 CB2–CB1 INV OUT = 145.04
CB2A	RIM = 155.58 SUMP = 144.58 CB3–CB2 INV IN = 145.68 CB2A–CB1 INV OUT = 145.58
CB3	RIM = 156.79 SUMP = 145.24 CB7–CB3 INV IN = 153.50 CB4–CB3 INV IN = 146.34 CB3–CB2 INV OUT = 146.24
CB4	RIM = 155.94 SUMP = 146.30 CB5–CB4 INV IN = 147.40 CB4–CB3 INV OUT = 147.30
CB5	RIM = 153.99 SUMP = 147.06 CB6–CB5 INV IN = 148.16 CB5–CB4 INV OUT = 148.06

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB6	RIM = 152.00 SUMP = 148.00 CB6–CB5 INV OUT = 149.00
CB7	RIM = 159.97 SUMP = 154.58 CB8–CB7 INV IN = 156.75 CB7–CB3 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
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

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
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
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 STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB18	RIM = 164.12 SUMP = 157.00 CB19–CB18 INV IN = 158.50 CB18–FES2 INV OUT = 158.00
CB19	RIM = 174.19 SUMP = 166.90 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 = 177.37 SUMP = 173.56 CB21–CB20 INV IN = 174.66 CB20–CB19 INV OUT = 174.56
CB21	RIM = 180.87 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
WQ1	RIM = 149.40 SUMP = 143.55 CB2–CB1 INV IN = 144.65 CB1–DET INV OUT = 144.55

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 = 170.96 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 = 166.07 SPA–SMH18 INV IN = 161.10 SMH18–SMH17 INV OUT = 161.00

LEGEND:

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

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH9–SMH8	133 LF	8 inch PVC	0.60%
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%

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	0.80%
CB2A–CB1	55 LF	15" ø CORR HDPE	0.80%
CB3–CB2	70 LF	15" ø CORR HDPE	0.80%
CB4–CB3	120 LF	15" ø CORR HDPE	0.80%
CB5–CB4	82 LF	15" ø CORR HDPE	0.80%
CB6–CB5	85 LF	15" ø CORR HDPE	0.99%
CB7–CB3	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	103 LF	15" ø CORR HDPE	1.04%
CB14–CB13	21 LF	15" ø CORR HDPE	1.00%
CB15–CB14	119 LF	15" ø CORR HDPE	2.19%
CB17–CB16	28 LF	15" ø CORR HDPE	0.56%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
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	19.17%
CB19–CB18	92 LF	15" ø CORR HDPE	10.23%
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%

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.

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 CLOGS 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.

BUILDING SPRINKLER NOTES:

1. THE MANSION AND THE CHATEAU HOTEL SHALL BE PROVIDED WITH A FIRE SUPPRESSION SPRINKLING SYSTEM.
2. THE FIVE PROPOSED COTTAGES AS PART OF PHASE I SHALL ALSO BE PROVIDED WITH FIRE SUPPRESSION SPRINKLING SYSTEMS.

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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NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
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● Civil Engineering
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STATE OF NEW YORK MICHAEL A. BERGSON 084455 LICENSED PROFESSIONAL ENGINEER
SEAL

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F: 845-440-6637

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

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SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH3	RIM = 121.00 SMH4–SMH3 INV IN = 112.40 SMH3–SMH2 INV OUT = 110.00
SMH4	RIM = 128.00 SMH5–SMH4 INV IN = 120.72 SMH4–SMH3 INV OUT = 120.00
SMH5	RIM = 132.00 SMH6–SMH5 INV IN = 123.27 SMH5–SMH4 INV OUT = 123.17
SMH6	RIM = 134.00 SMH7–SMH6 INV IN = 124.40 SMH6–SMH5 INV OUT = 124.30
SMH7	RIM = 139.13 SMH8–SMH7 INV IN = 125.95 SMH7–SMH6 INV OUT = 125.85
SMH8	RIM = 136.01 SMH9–SMH8 INV IN = 127.33 SMH8–SMH7 INV OUT = 127.23
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	232 LF	8 inch PVC	6.69%
SMH4–SMH3	153 LF	8 inch PVC	4.95%
SMH5–SMH4	245 LF	8 inch PVC	1.00%
SMH6–SMH5	171 LF	8 inch PVC	0.60%
SMH7–SMH6	242 LF	8 inch PVC	0.60%
SMH8–SMH7	214 LF	8 inch PVC	0.60%
SMH9–SMH8	133 LF	8 inch PVC	0.60%
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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
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- EXISTING SEWER CLEAN OUT
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- 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
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- PROPOSED WATER LINE
- 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

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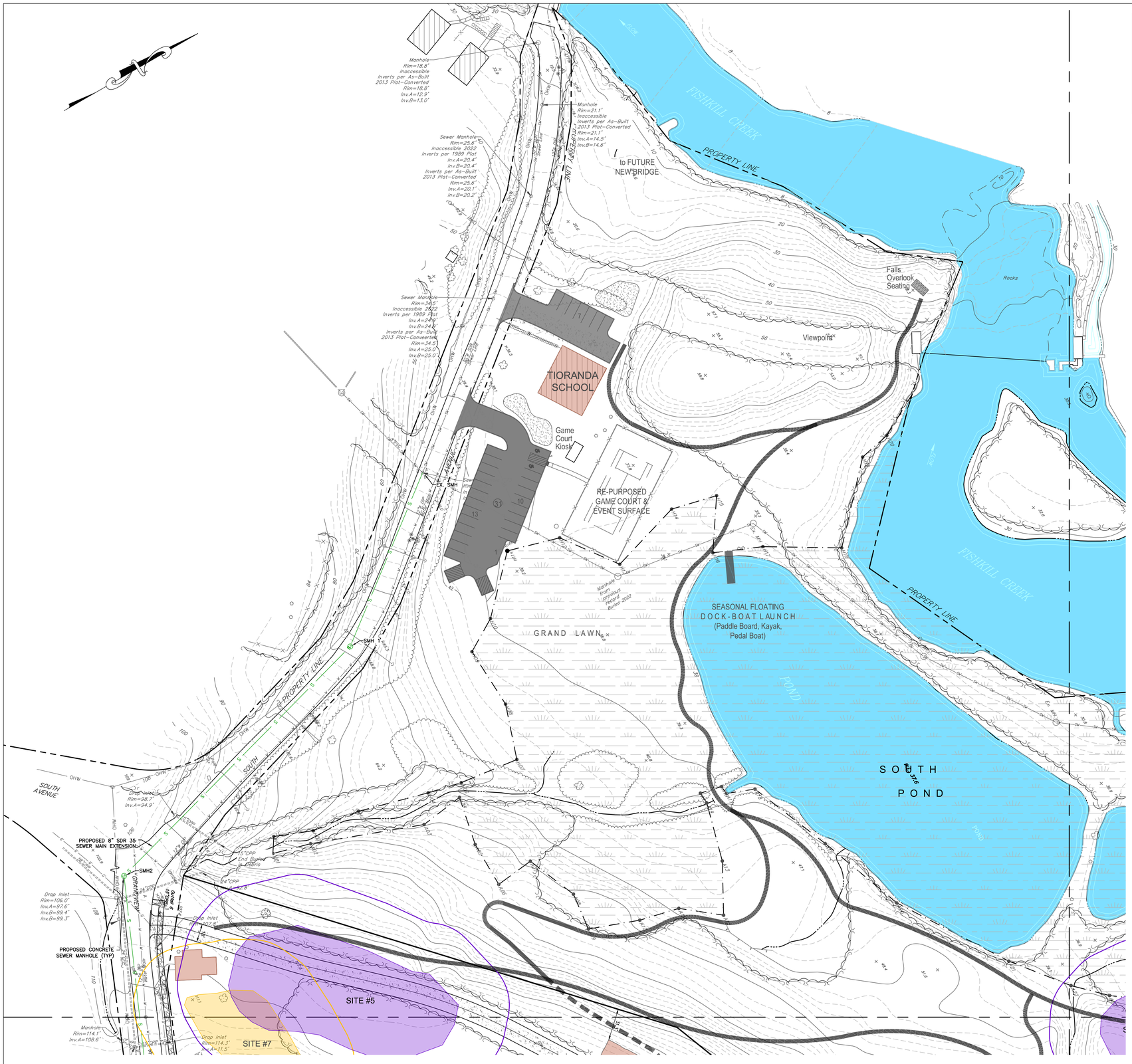
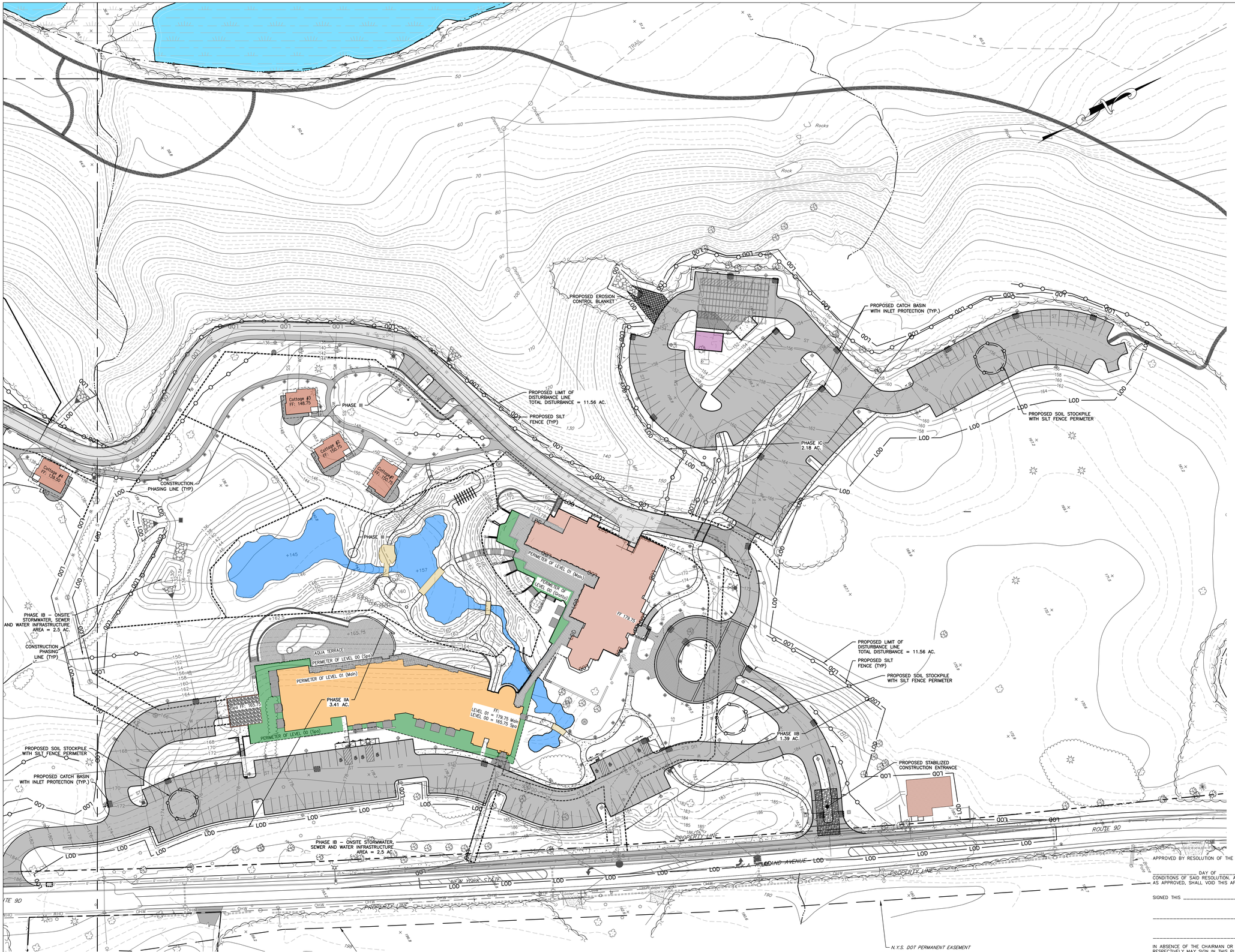

FISHKILL CREEK
PROPERTY LINE
to FUTURE NEW BRIDGE
Falls Overlook Seating
Rocks
Viewpoint
TIORANDA SCHOOL
Game Court Kiosk
RE-PURPOSED GAME COURT & EVENT SURFACE
SEASONAL FLOATING DOCK-BOAT LAUNCH (Paddle Board, Kayak, Pedal Boat)
GRAND LAWN
SOUTH POND
POND
SOUTH AVENUE
EX. SMH
SMH 1
SMH2
PROPOSED 8" SDR 35 SEWER MAIN EXTENSION
PROPOSED CONCRETE SEWER MANHOLE (TYP)
SITE #5
SITE #7
Manhole Rim=18.8' Inaccessible Inverts per As-Built 2013 Plat-Converted Rim=18.8' Inv.A=12.9' Inv.B=13.0'
Manhole Rim=21.1' Inaccessible Inverts per As-Built 2013 Plat-Converted Rim=21.1' Inv.A=14.5' Inv.B=14.6'
Sewer Manhole Rim=25.6' Inaccessible 2022 Inverts per 1989 Plat Inv.A=20.4' Inv.B=20.4' Inverts per As-Built 2013 Plat-Converted Rim=25.6' Inv.A=20.1' Inv.B=20.2'
Sewer Manhole Rim=34.5' Inaccessible 2022 Inverts per 1989 Plat Inv.A=24.9' Inv.B=24.8' Inverts per As-Built 2013 Plat-Converted Rim=34.5' Inv.A=25.0' Inv.B=25.0'
Manhole from previous record Rim=? 2022
Drop Inlet Rim=98.7' Inv.A=94.9'
Drop Inlet Rim=106.0' Inv.A=97.6' Inv.B=93.4' Inv.B=99.3'
Drop Inlet Rim=114.3' Inv.A=111.5'
Manhole Rim=114.1' Inv.A=108.6'
15"CPP End Section
24"CPP
Outlet 6
Outlet 5
Outlet 4
Outlet 3
Outlet 2
Outlet 1
Sewer Manhole Rim=? Inv.A=?
Sewer Manhole Rim=? Inv.A=?
Sewer Manhole Rim=? Inv.A=?



LEGEND:

- EXISTING PROPERTY LINE
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- EXISTING EASEMENT LINE
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- 100' WETLAND BUFFER
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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.

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STATE OF NEW YORK MICHAEL A. BECKWITH 084448 LICENSED PROFESSIONAL ENGINEER
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EROSION & SEDIMENT CONTROL PLAN – NORTH

MIRBEAU BEACON

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LEGEND:

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- 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
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION PHASING LINE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION & SEDIMENT CONTROL PLAN – SOUTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

Dig Safely. New York Call 811 before you dig

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	CMB				
2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
3	7/26/22	PER PLANNING BOARD COMMENTS	CMB				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				
5	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BENSON 084468 LICENSED PROFESSIONAL ENGINEER
SEAL

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F: 845-440-6637

EROSION & SEDIMENT CONTROL 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:	ESC-2
SHEET:	11 OF 28

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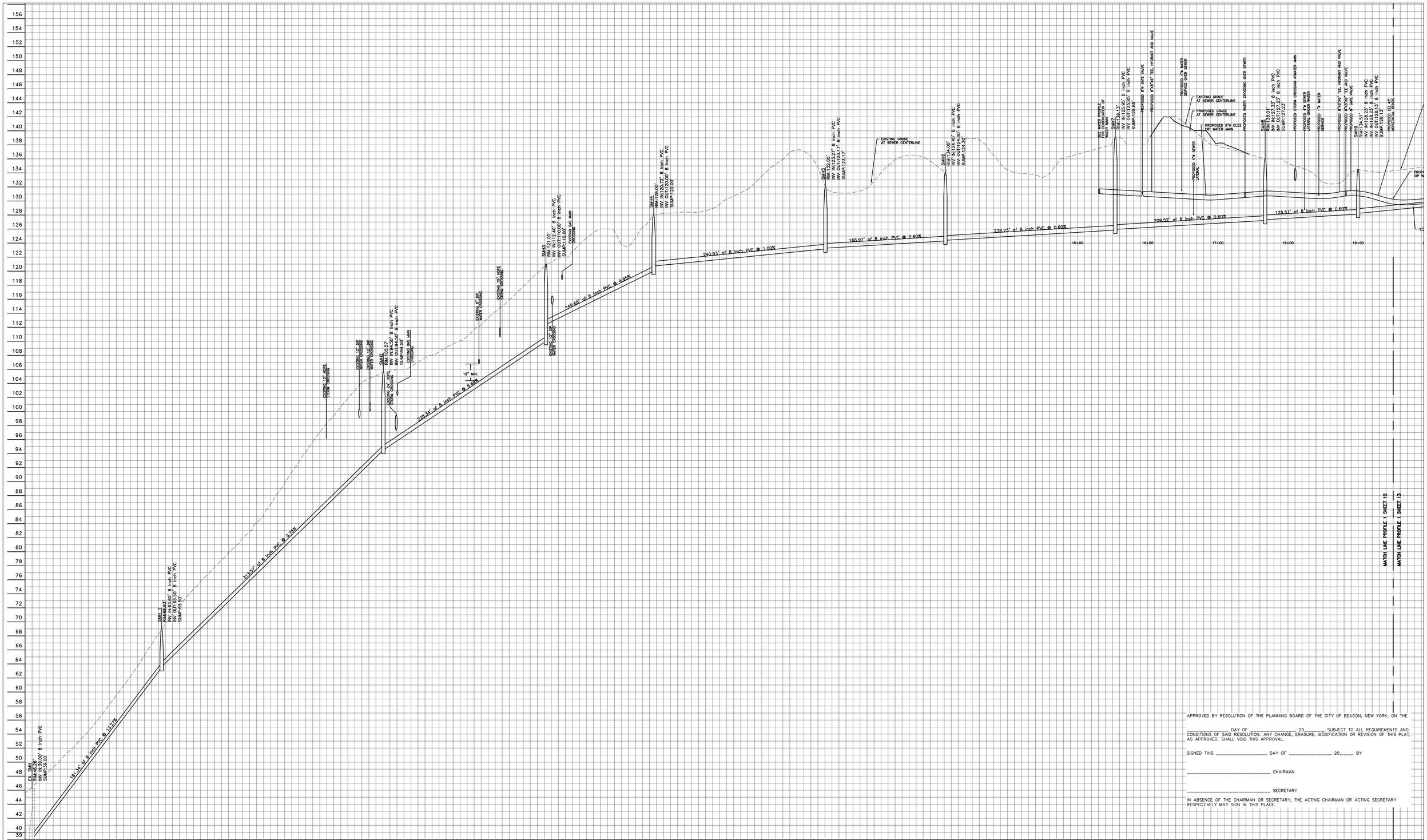
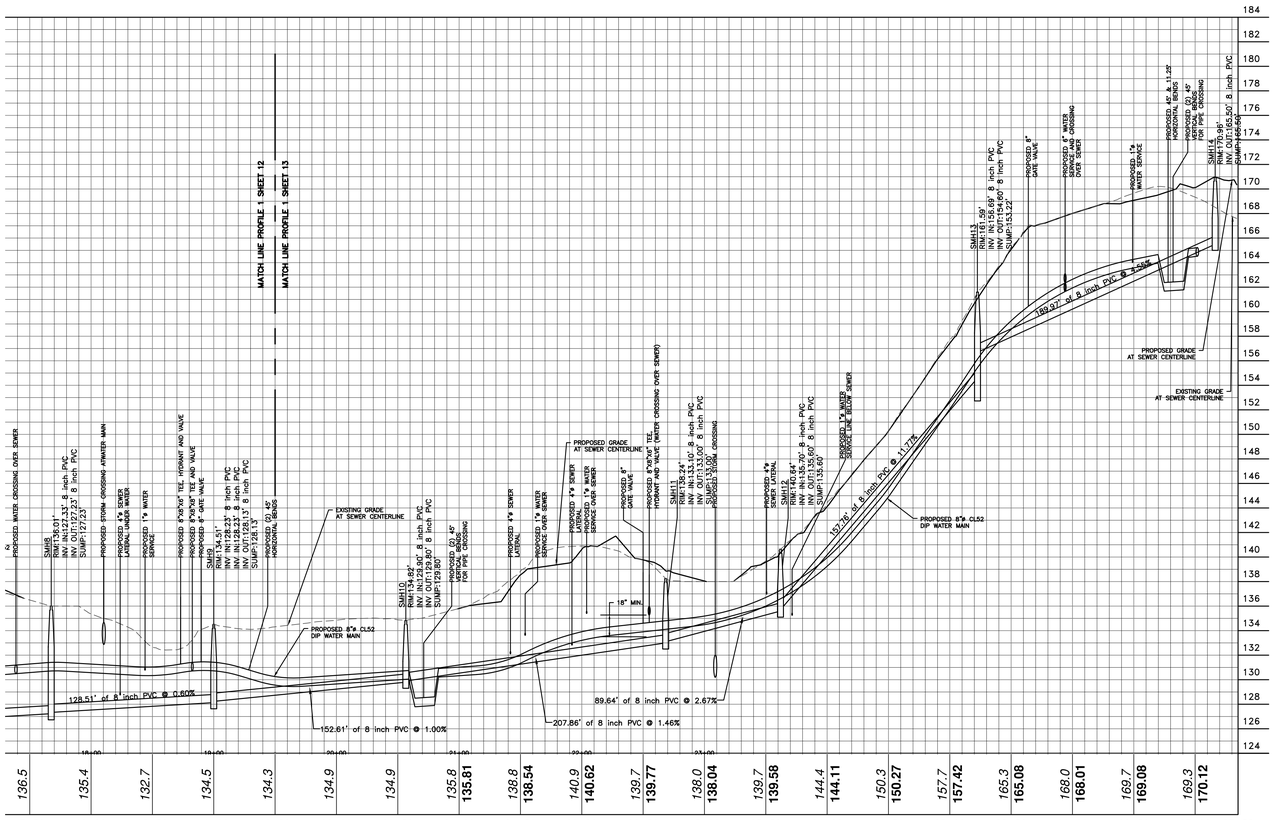
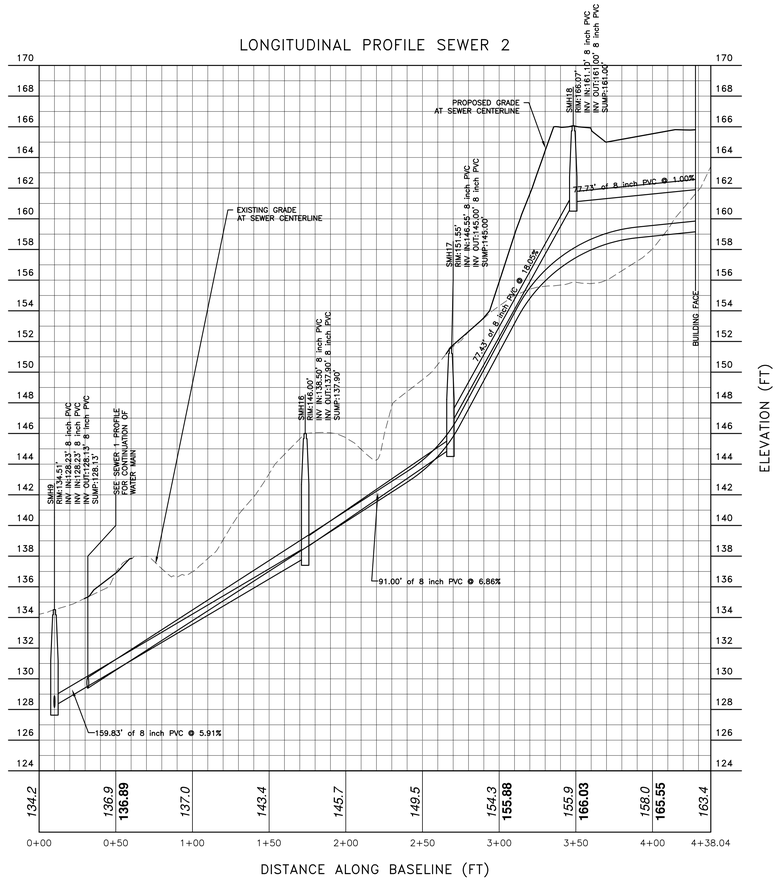

EX. SMH
RIM=45.26'
INV. IN=39.00'
SUMP=39.00'
6" PVC
150.34' of 8 inch PVC @ 13.17%
SMH 1
RIM=69.93'
INV. IN=63.80' 8 inch PVC
INV. OUT=63.50' 8 inch PVC
SUMP=63.50'
313.67' of 8 inch PVC @ 9.20%
SMH2
RIM=103.97'
INV. IN=94.50' 8 inch PVC
INV. OUT=94.50' 8 inch PVC
SUMP=94.50'
228.34' of 8 inch PVC @ 8.00%
SMH3
RIM=121.00'
INV. IN=111.60' 8 inch PVC
INV. OUT=110.00' 8 inch PVC
SUMP=110.00'
149.60' of 8 inch PVC @ 3.90%
SMH4
RIM=138.00'
INV. IN=120.72' 8 inch PVC
INV. OUT=120.00' 8 inch PVC
SUMP=120.00'
240.93' of 8 inch PVC @ 1.00%
SMH5
RIM=132.00'
INV. IN=123.77' 8 inch PVC
INV. OUT=123.17' 8 inch PVC
SUMP=123.17'
166.97' of 8 inch PVC @ 0.60%
SMH6
RIM=134.00'
INV. IN=124.90' 8 inch PVC
INV. OUT=124.30'
SUMP=124.30'
238.23' of 8 inch PVC @ 0.60%
SMH7
RIM=139.13'
INV. IN=128.45' 8 inch PVC
INV. OUT=128.35' 8 inch PVC
SUMP=128.85'
209.52' of 8 inch PVC @ 0.60%
SMH8
RIM=138.01'
INV. IN=127.33' 8 inch PVC
INV. OUT=127.23' 8 inch PVC
SUMP=127.23'
128.51' of 8 inch PVC @ 0.60%
SMH9
RIM=134.51'
INV. IN=128.23' 8 inch PVC
INV. IN=128.33' 8 inch PVC
INV. OUT=128.13' 8 inch PVC
SUMP=128.13'
EXISTING 16" HDPE STORM CROSSING
EXISTING 42" RCP WATER CROSSING
EXISTING 42" RCP WATER CROSSING
EXISTING 24" HDPE STORM CROSSING
EXISTING 42" RCP WATER CROSSING
EXISTING 42" RCP STORM CROSSING
EXISTING 6" GAS MAIN CROSSING
EXISTING 6" GAS MAIN CROSSING
18" MIN.
EXISTING GRADE AT SEWER CENTERLINE
EXISTING GRADE AT SEWER CENTERLINE
PROPOSED 8"X6"X6" TEE, HYDRANT AND VALVE
PROPOSED 8"X6" GATE VALVE
PROPOSED 8"X6"X6" TEE, HYDRANT AND VALVE
PROPOSED 8"X6" GATE VALVE
PROPOSED 1" WATER SERVICE OVER SEWER
EXISTING GRADE AT SEWER CENTERLINE
PROPOSED GRADE AT SEWER CENTERLINE
PROPOSED 8"X6" CL52 DIP WATER MAIN
PROPOSED 1" SEWER LATERAL
PROPOSED WATER CROSSING OVER SEWER
PROPOSED STORM CROSSING ATWATER MAIN
PROPOSED 6" SEWER LATERAL UNDER WATER
PROPOSED 1" WATER SERVICE
PROPOSED 6" GAS MAIN CROSSING
PROPOSED 6" GAS MAIN CROSSING
PROPOSED 6" GAS MAIN CROSSING



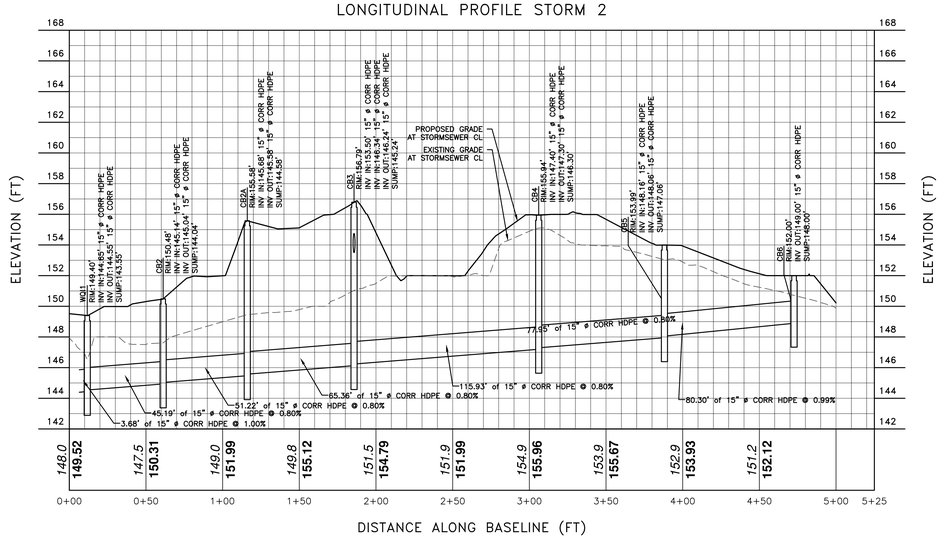
SEWER 1 PROFILE SMH 10 TO SMH 15

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



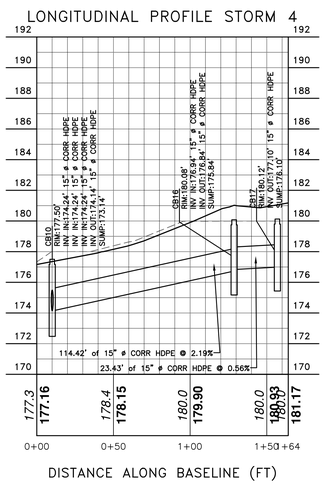
SEWER 2 PROFILE

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



STORM PROFILE CB1 TO CB6

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



STORM PROFILE CB10 TO CB17

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

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SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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REVISIONS:				REVISIONS:			
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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

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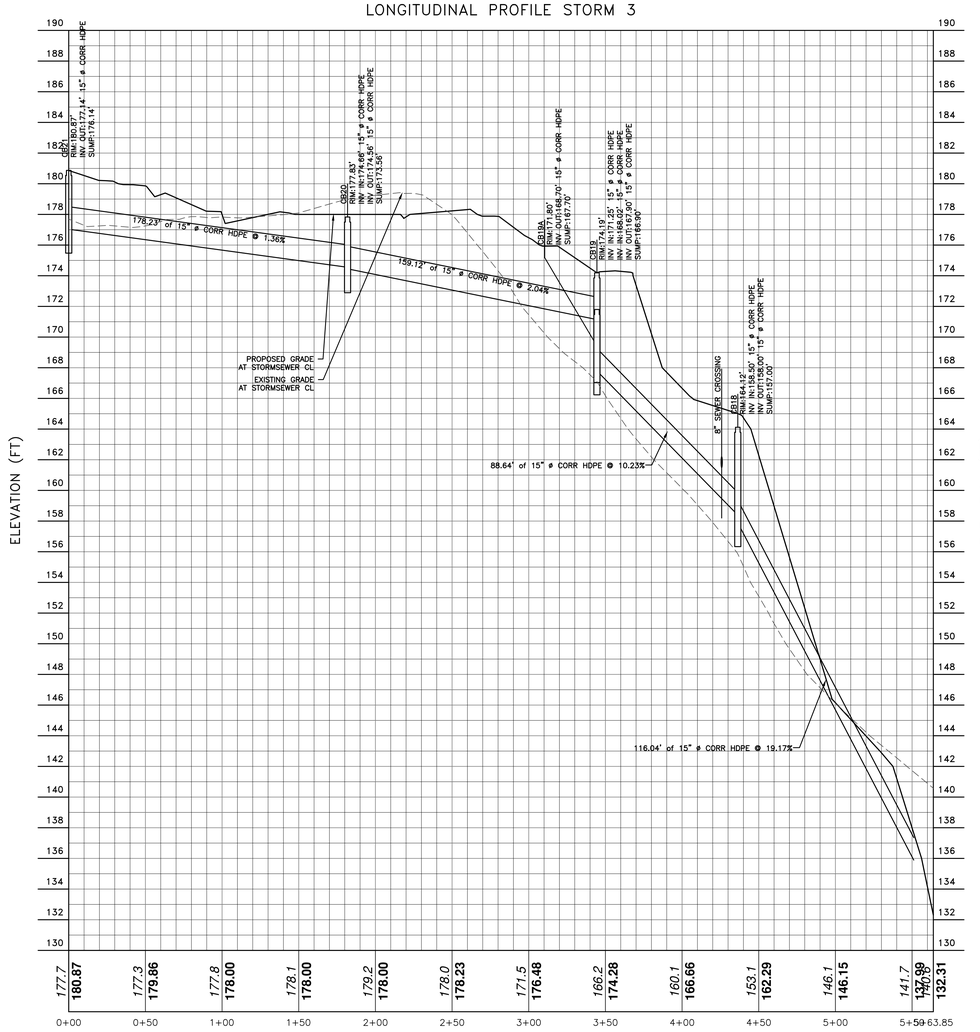
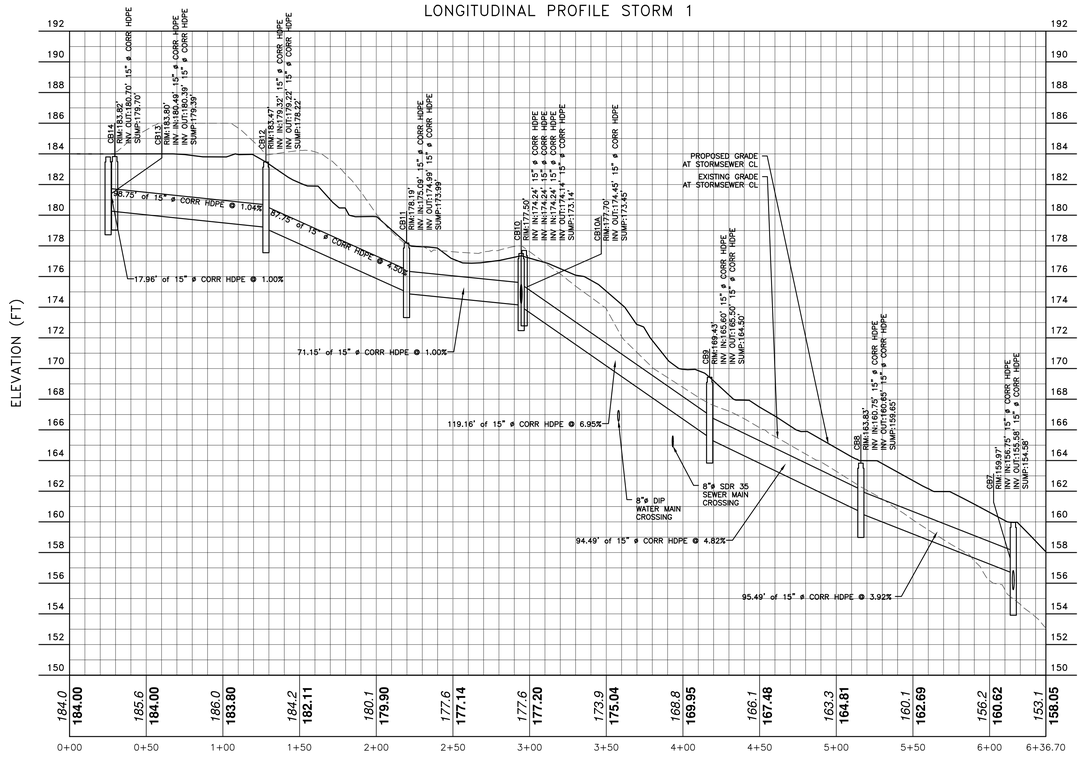
LONGITUDINAL PROFILE STORM 3



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

LONGITUDINAL PROFILE STORM 1



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

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6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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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

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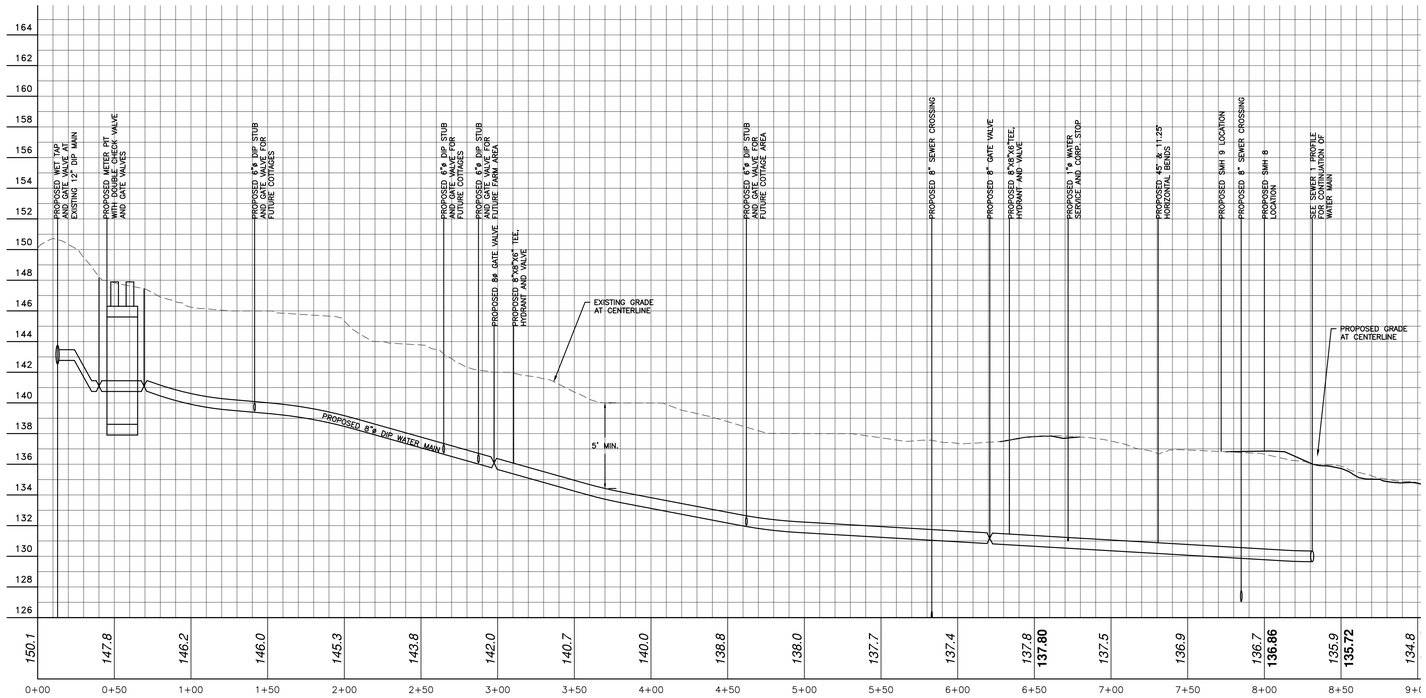
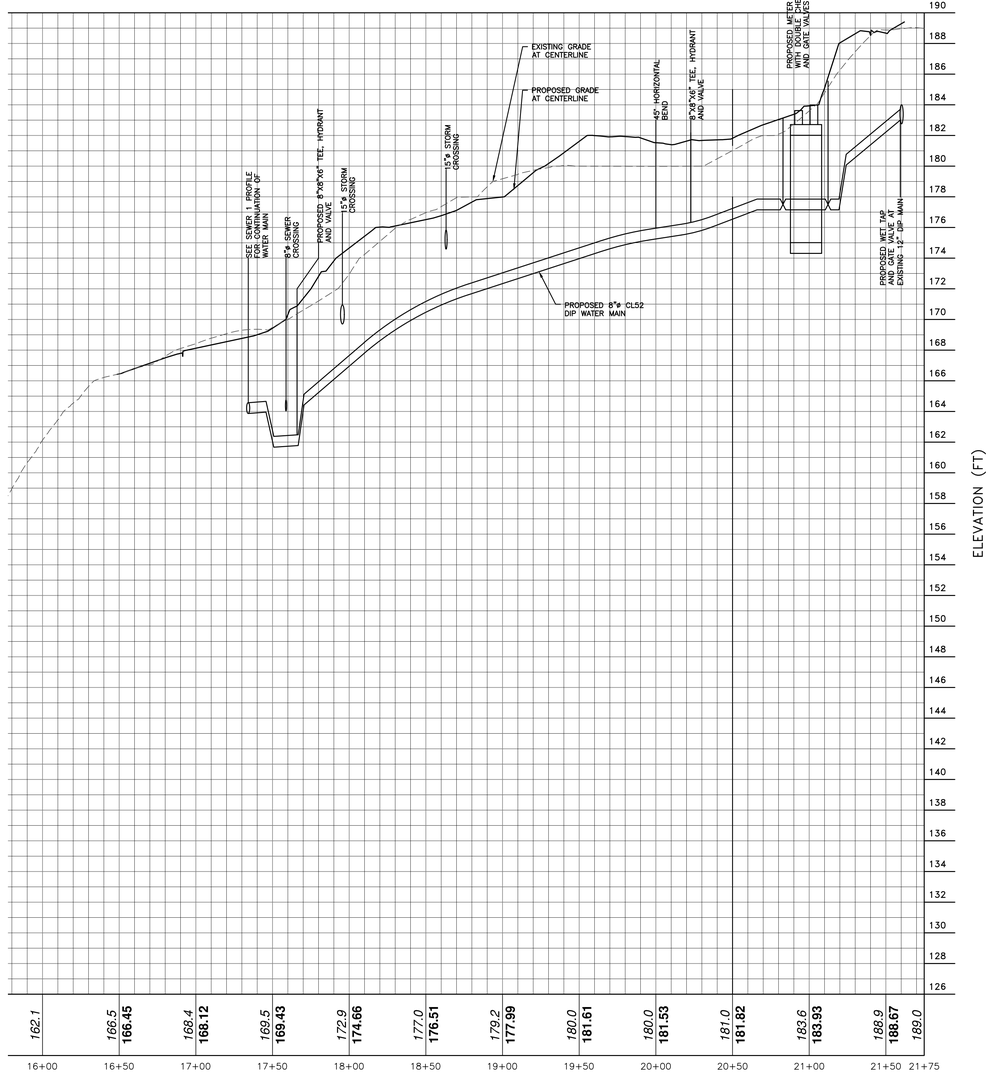


WATER PROFILE STA 0+00 TO STA 8+50
SCALE: 1" = 40' H
1" = 4' V



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

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STATE OF NEW YORK
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049485
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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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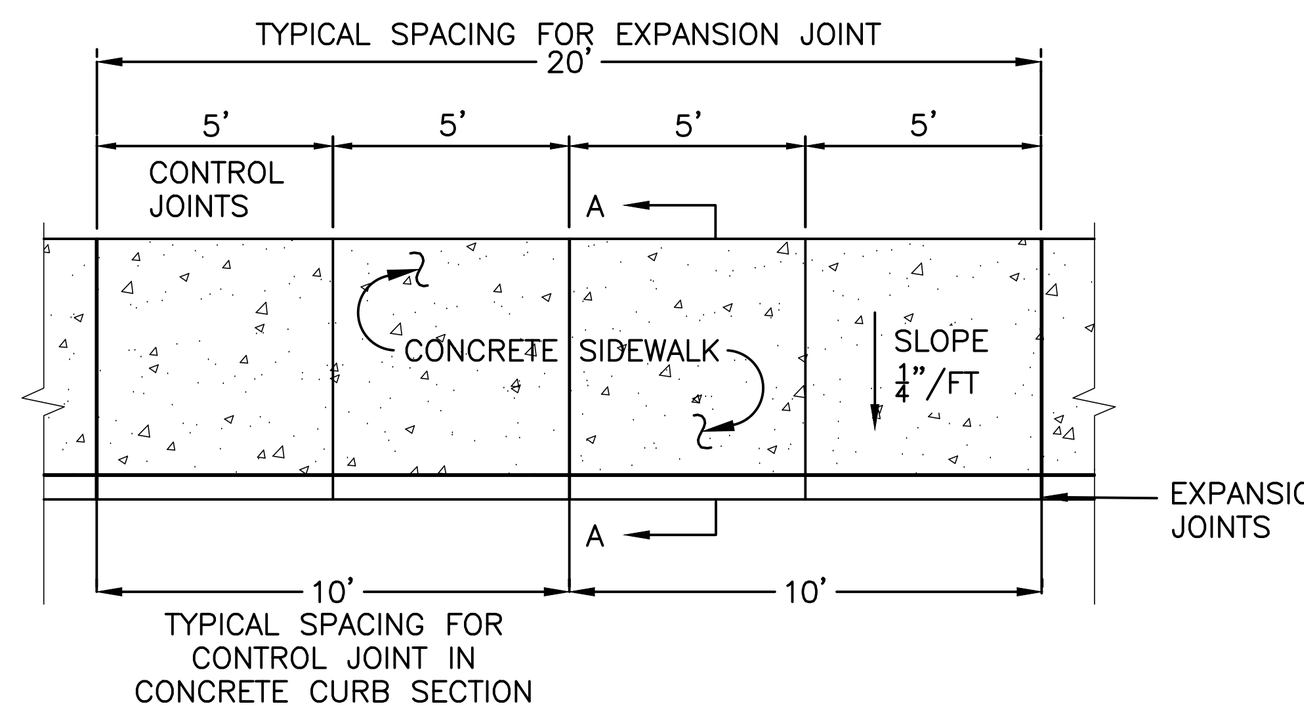
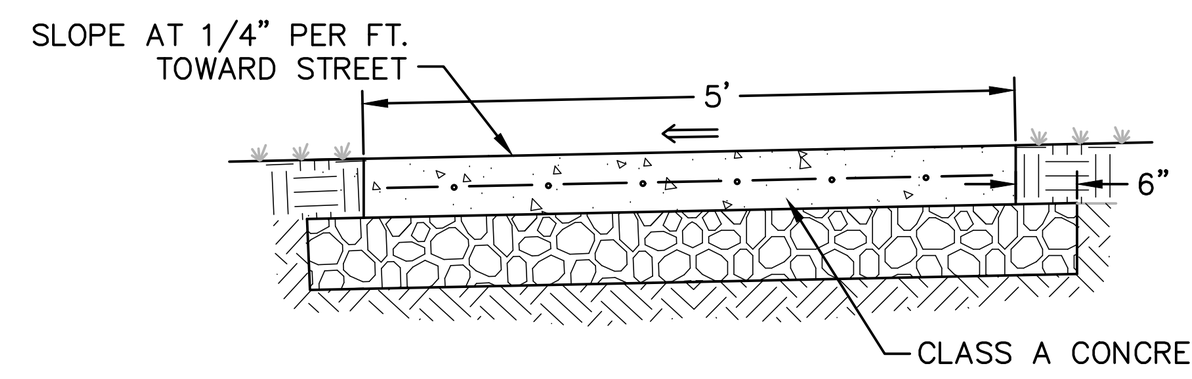
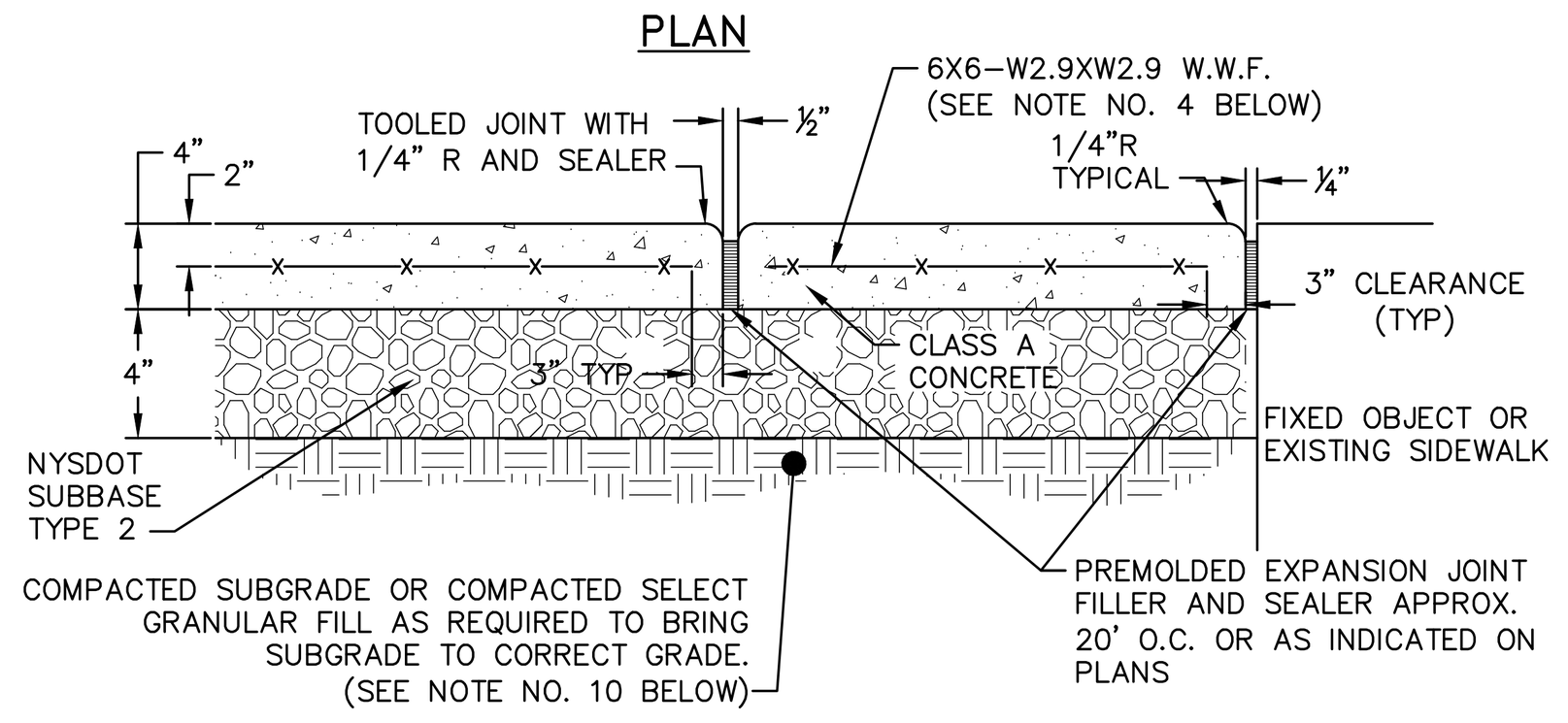


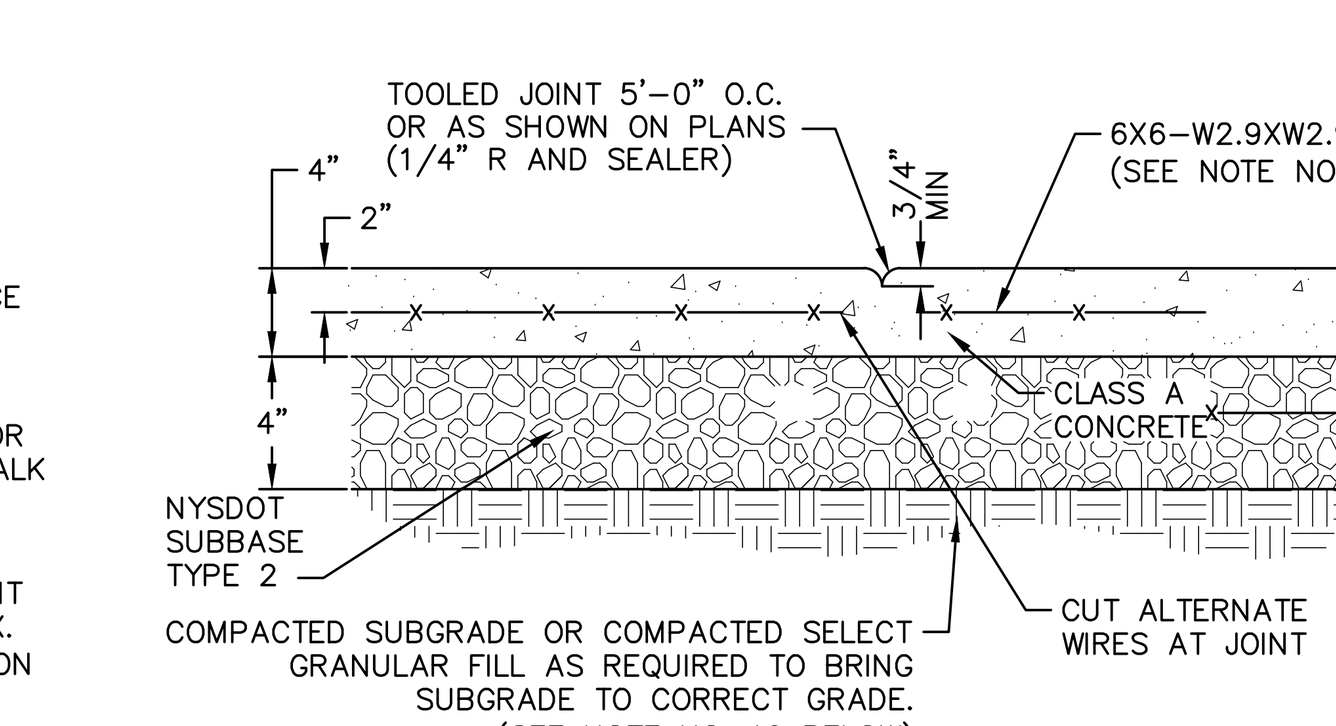
PLAN



SECTION A–A



EXPANSION JOINT

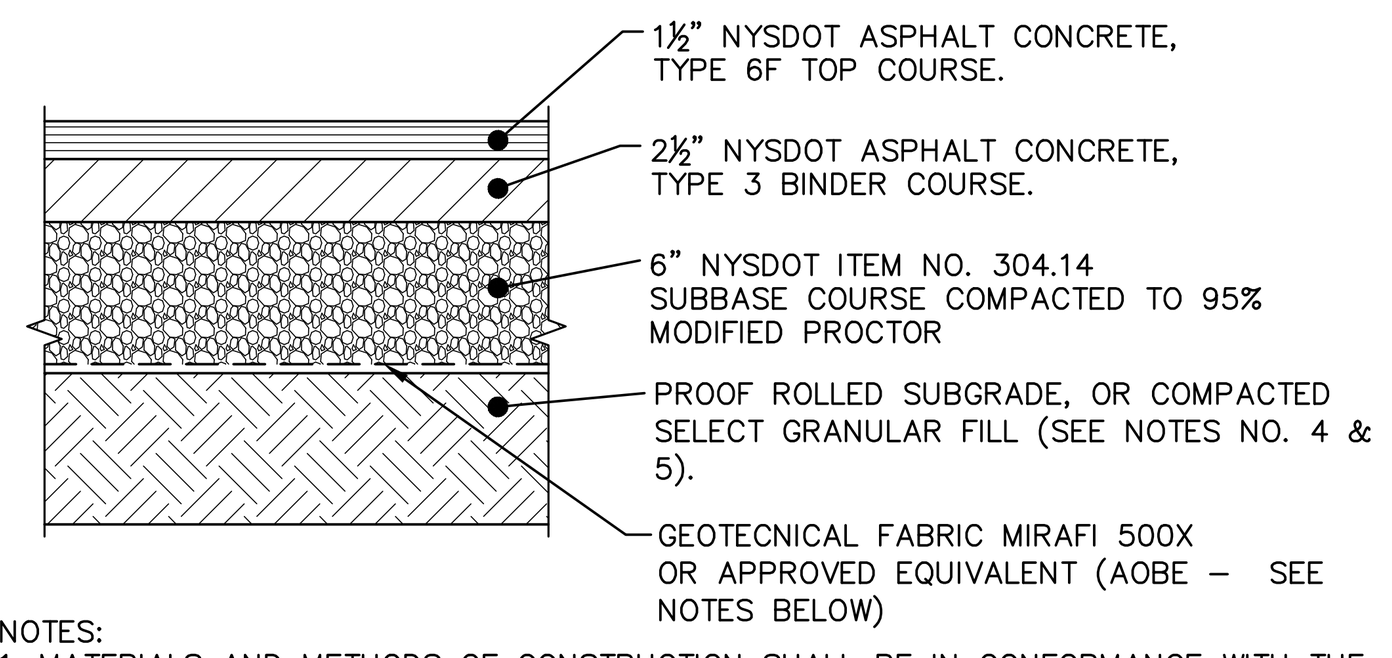


CONTROL JOINT

NOTES:

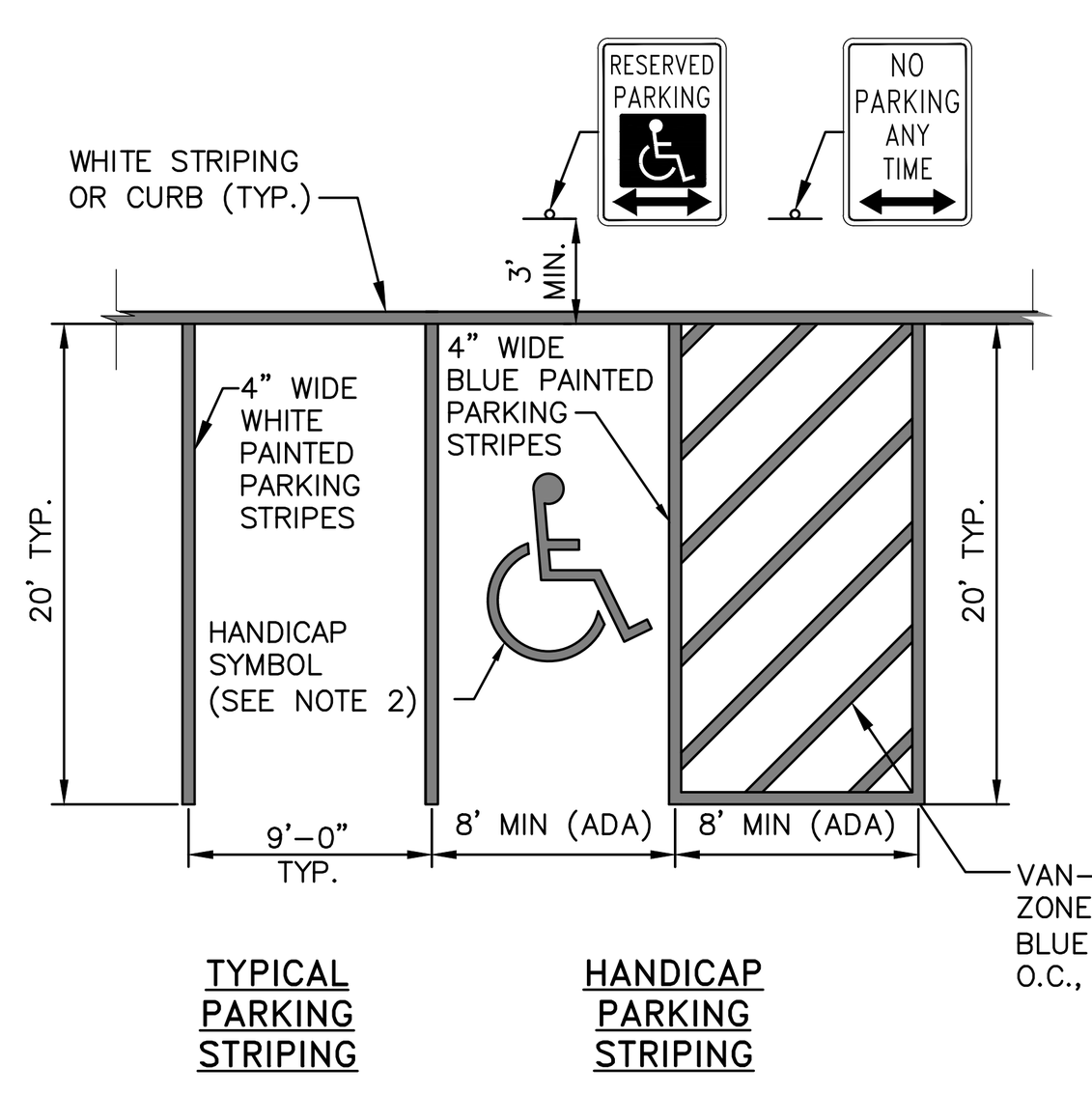
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA 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



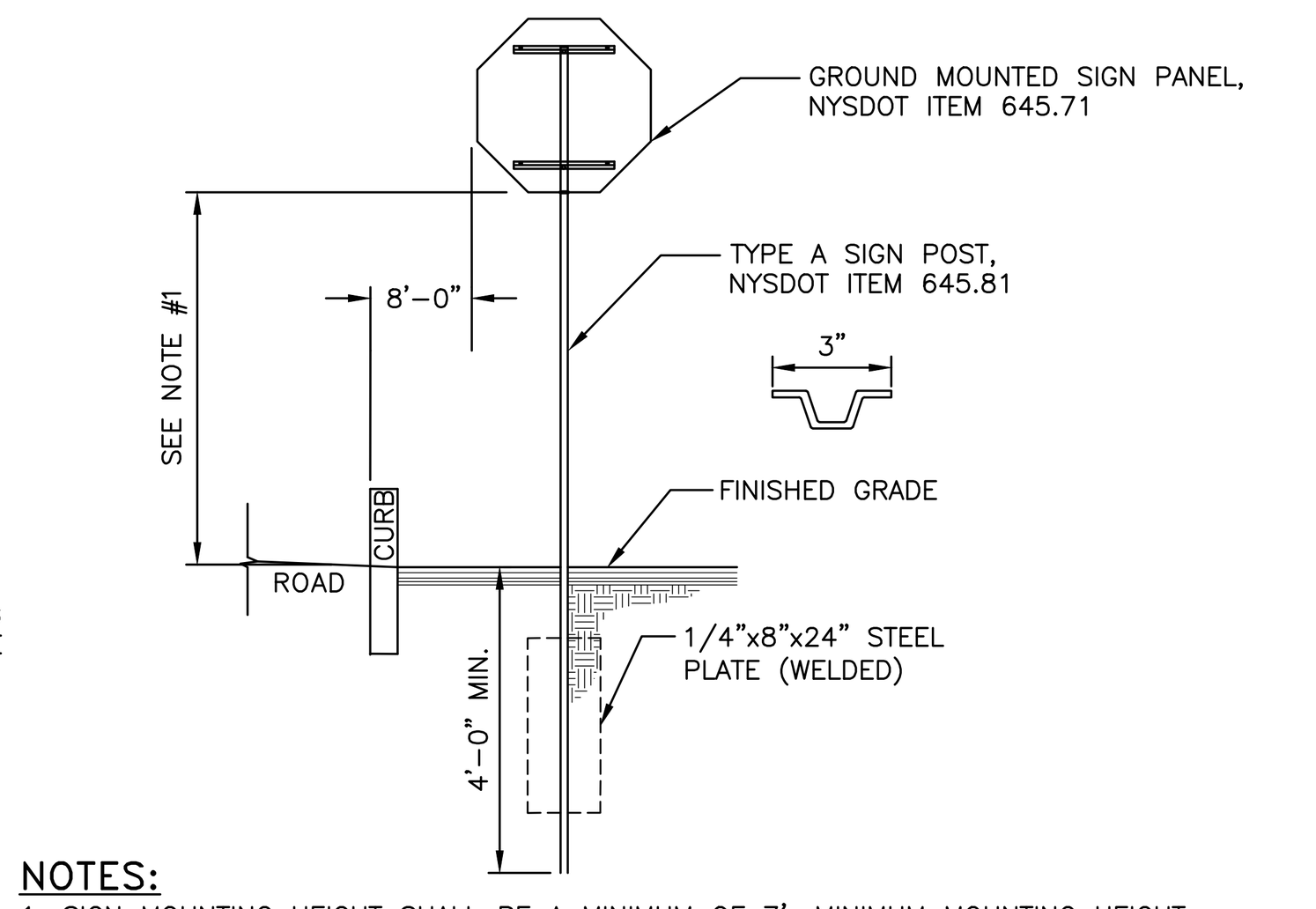
TYPICAL PARKING STRIPING

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.

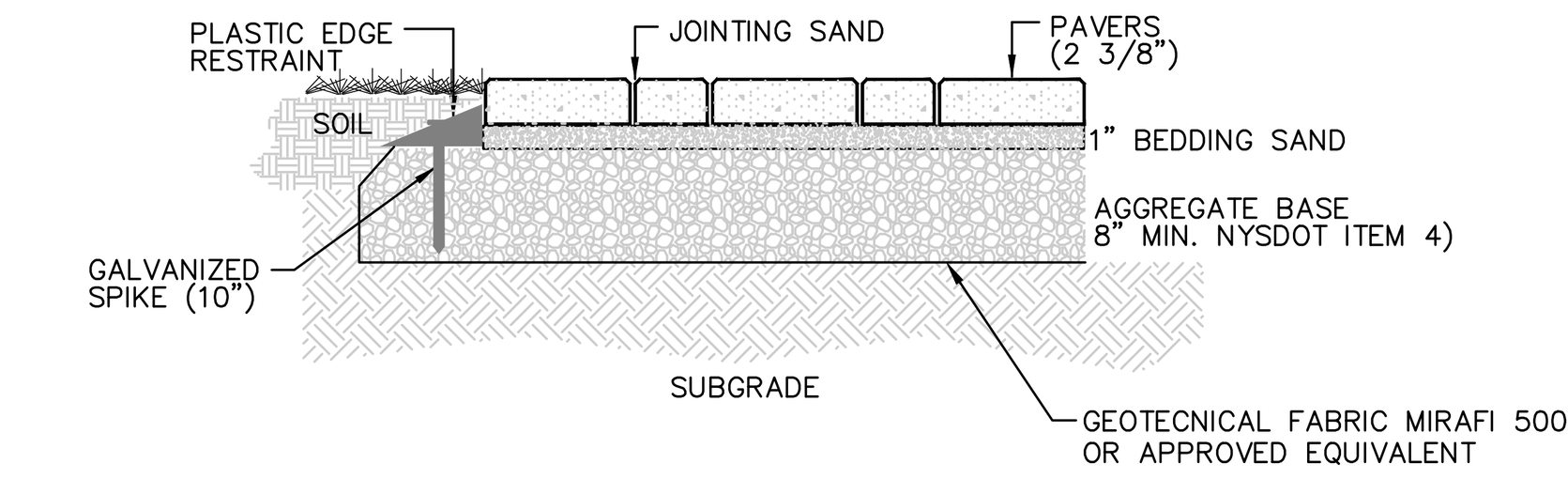
PARKING AND STRIPING DETAIL
NOT TO SCALE

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

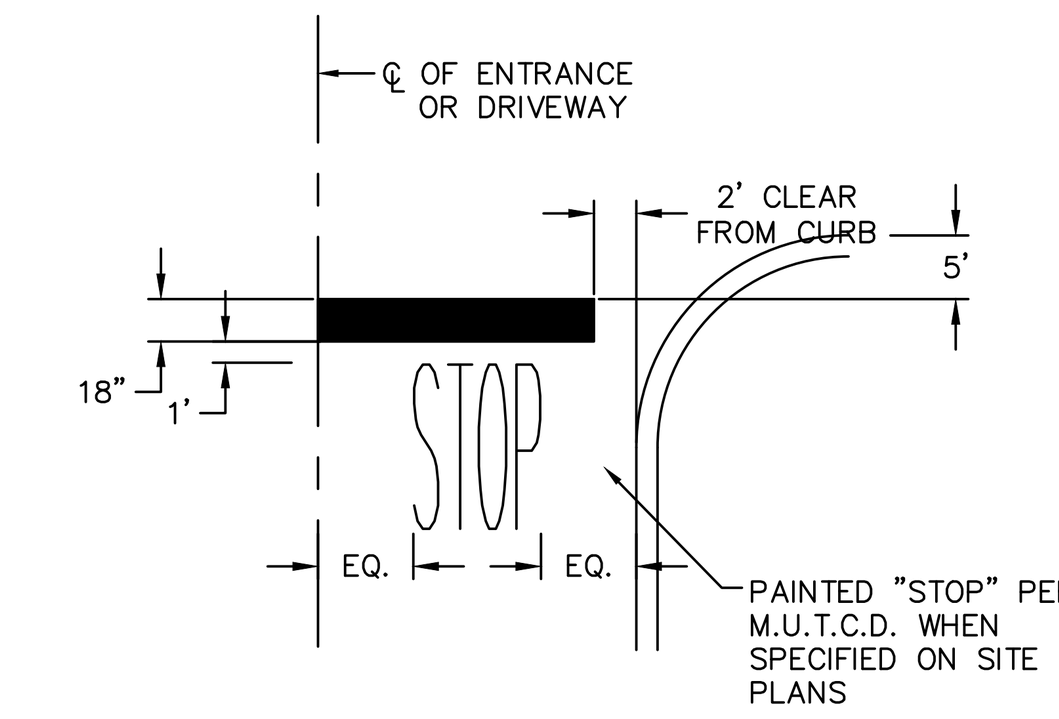


NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD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

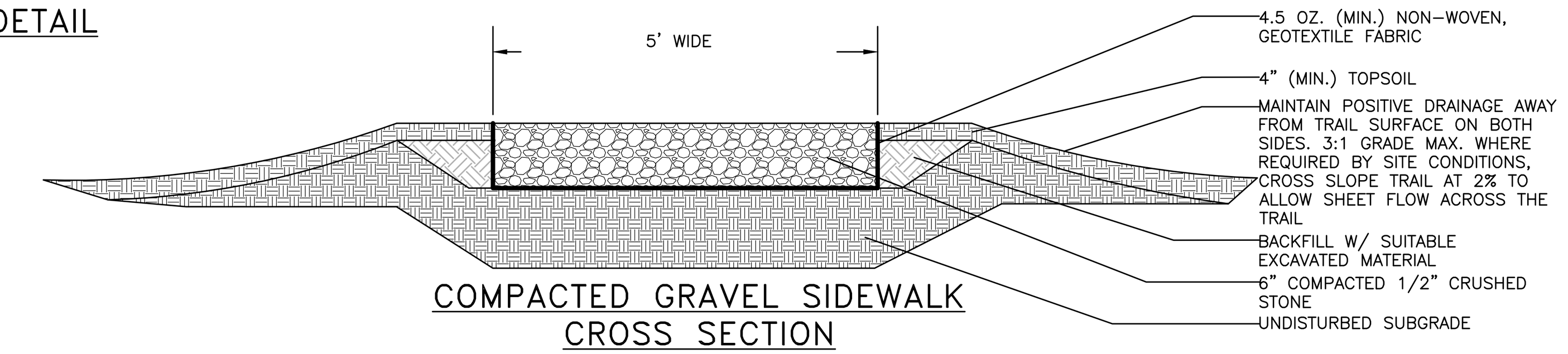
SINGLE POST SIGN DETAIL
NOT TO SCALE



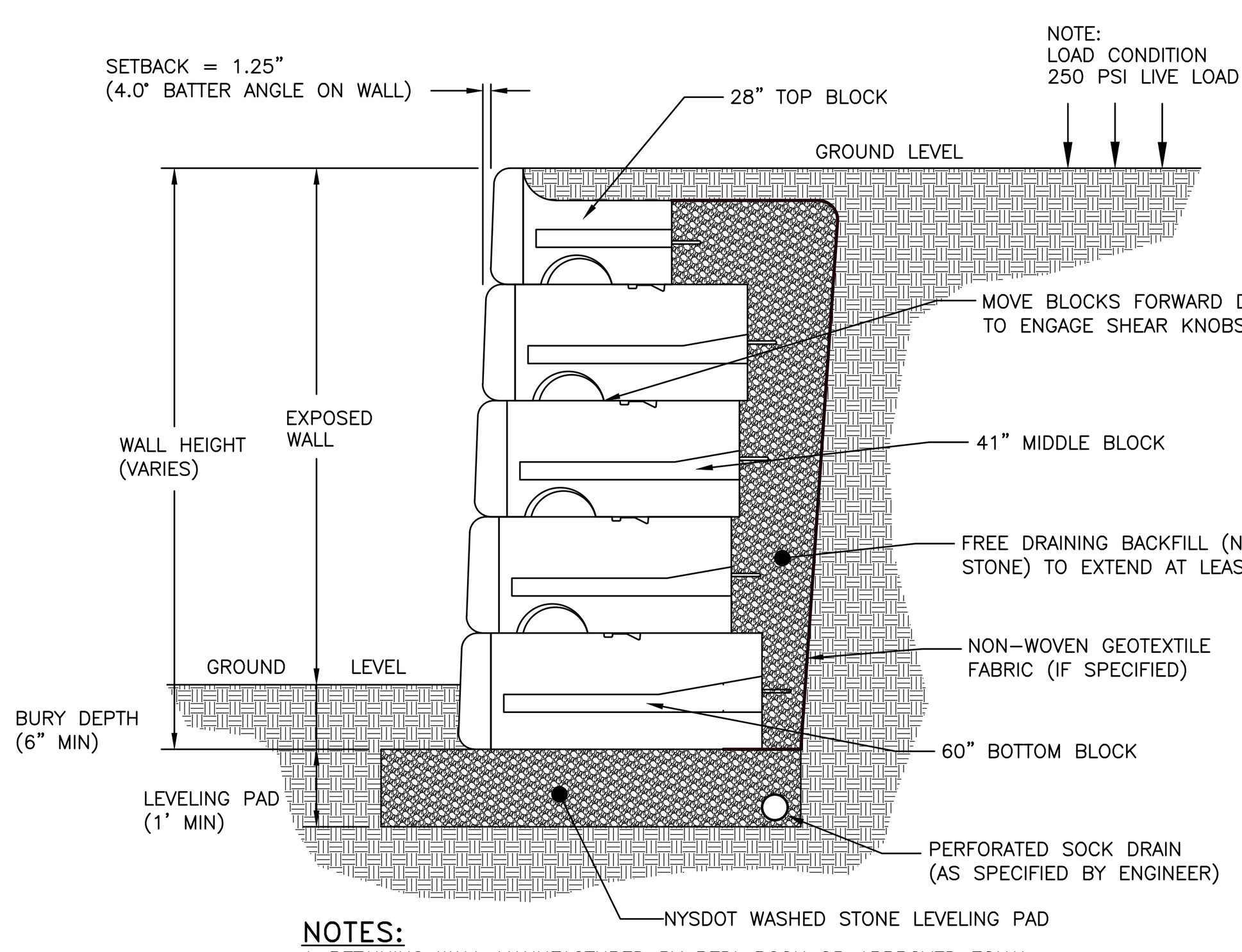
CONCRETE PAVER DETAIL
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

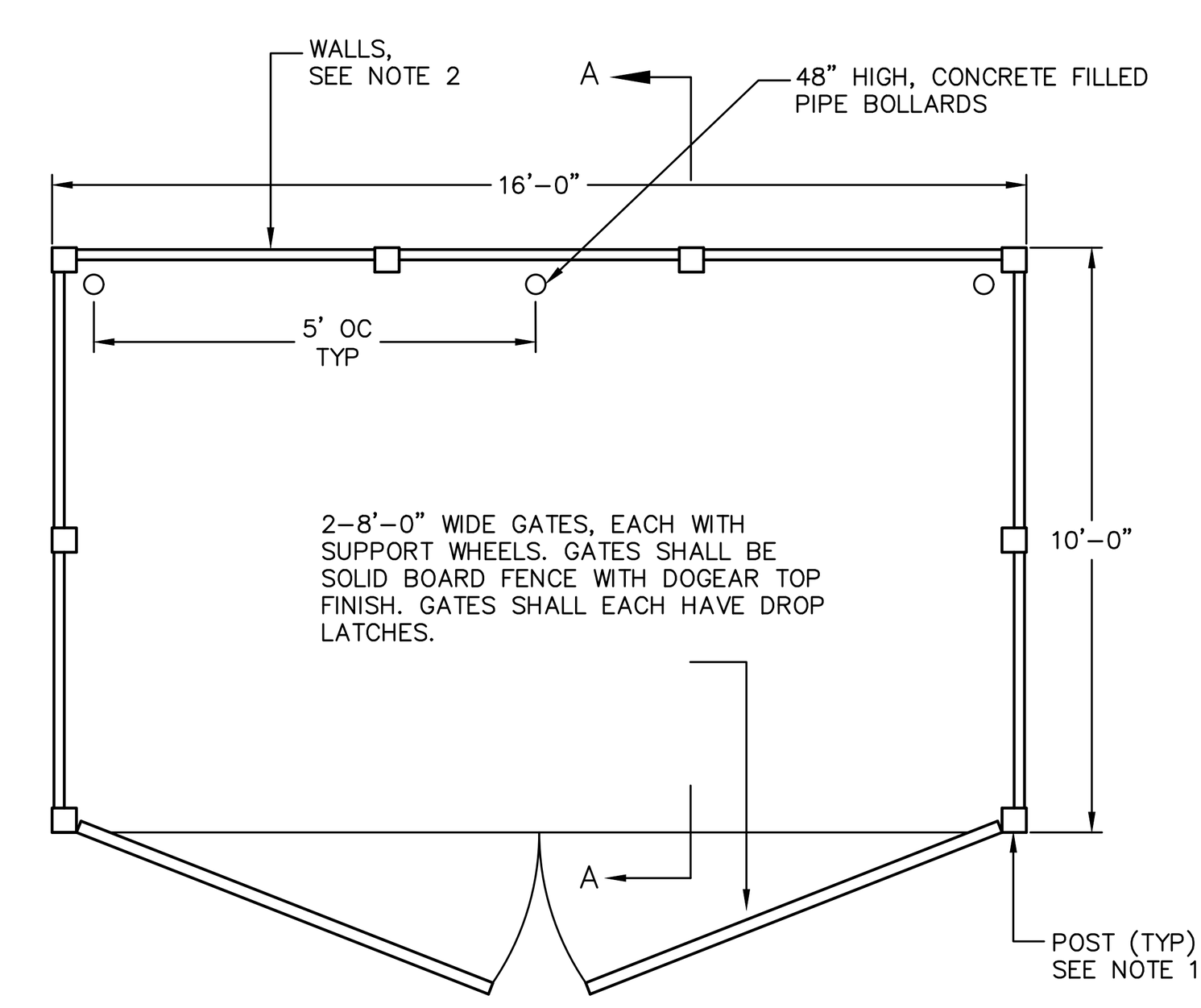


COMPACTED GRAVEL SIDEWALK CROSS SECTION
NOT TO SCALE

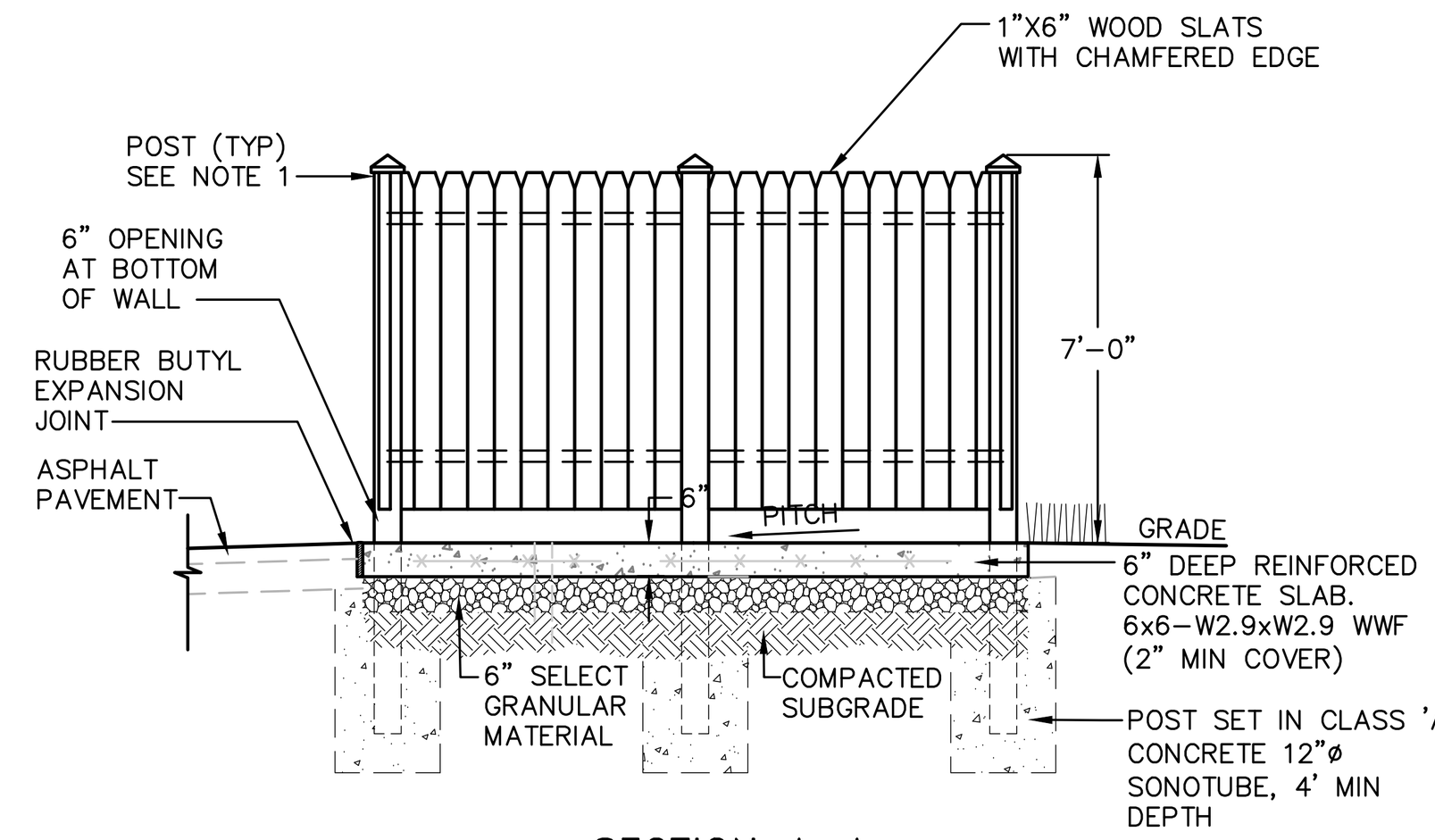


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–RCOK OR APPROVED EQUAL.
2. REDI–ROCK WALLS ARE PROPOSED AT THE PARKING AREA NEAR BUILDINGS 1 AND 2, BEHIND BUILDING 5 & 6 AND AT THE WEST SIDE OF THE SITE ENTRANCE DRIVEWAY OFF BRANCH STREET. THE RETAINING WALL AT BUILDING 4 IS A CAST–IN–PLACE CONCRETE WALL 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



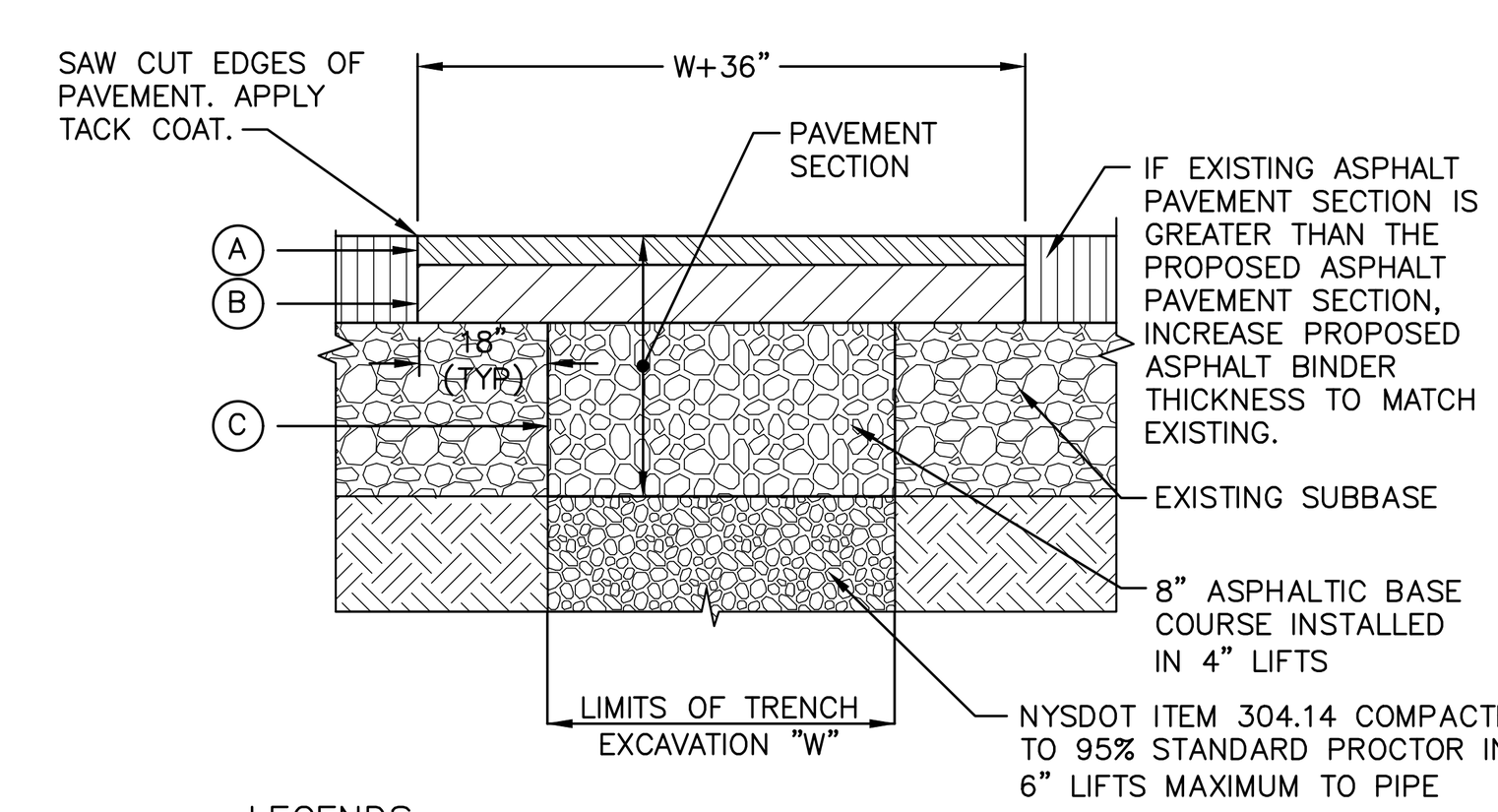
PLAN



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



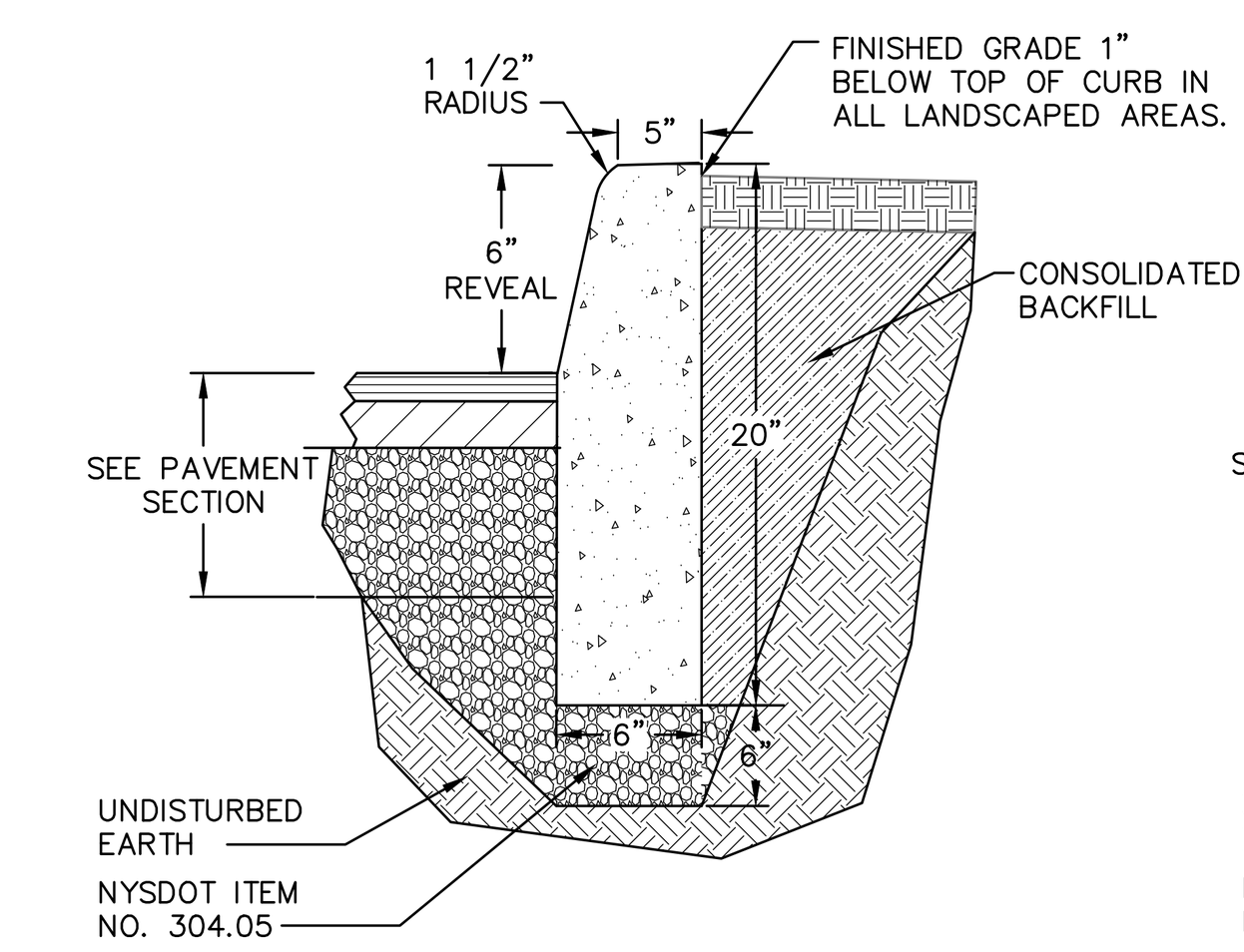
LEGENDS

SOUTH 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" ASPHALTIC BASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

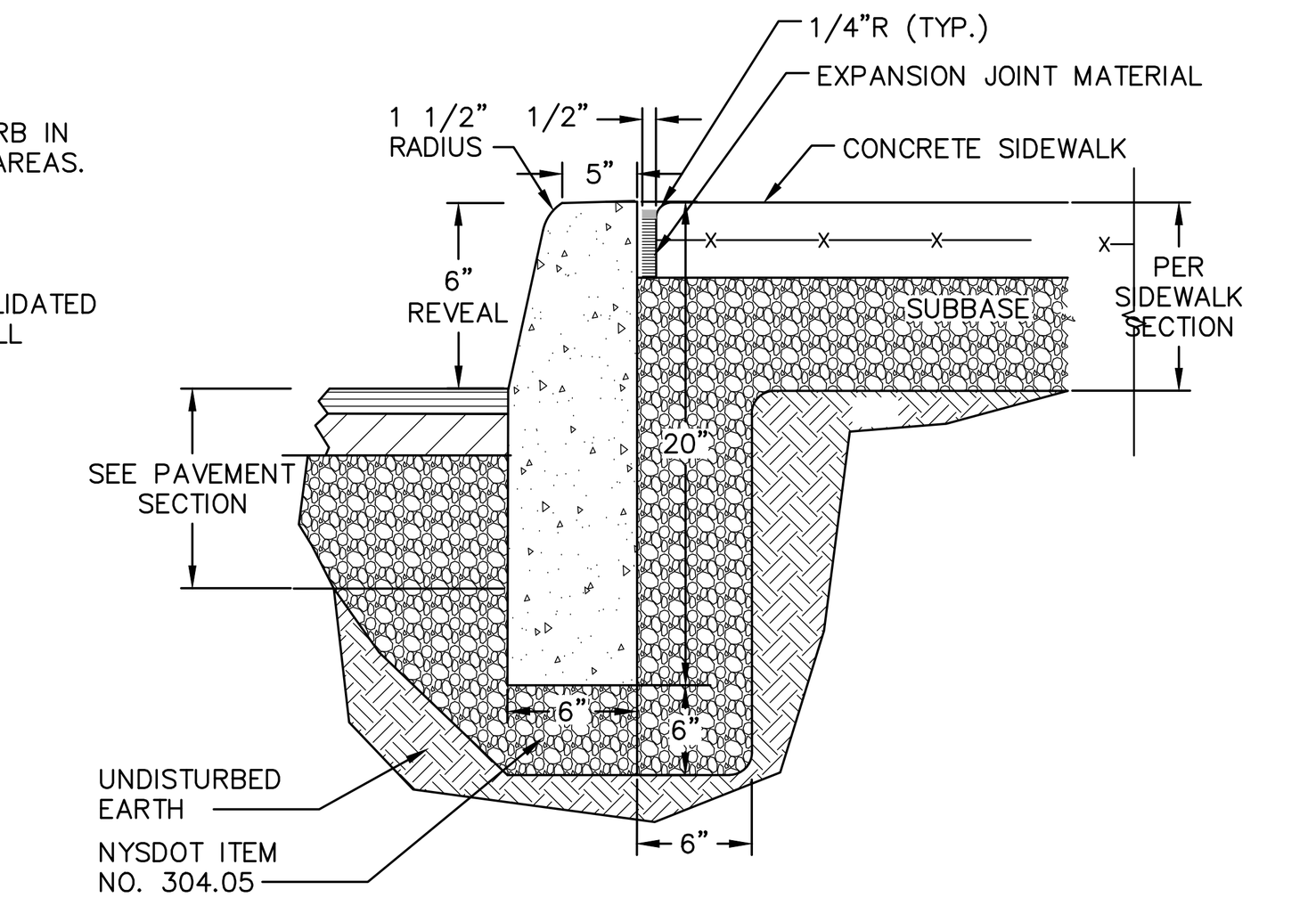
WOLCOTT AVENUE RESTORATION COURSES:
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE– NYSDOT ITEM 304.14 (4" LIFTS)

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



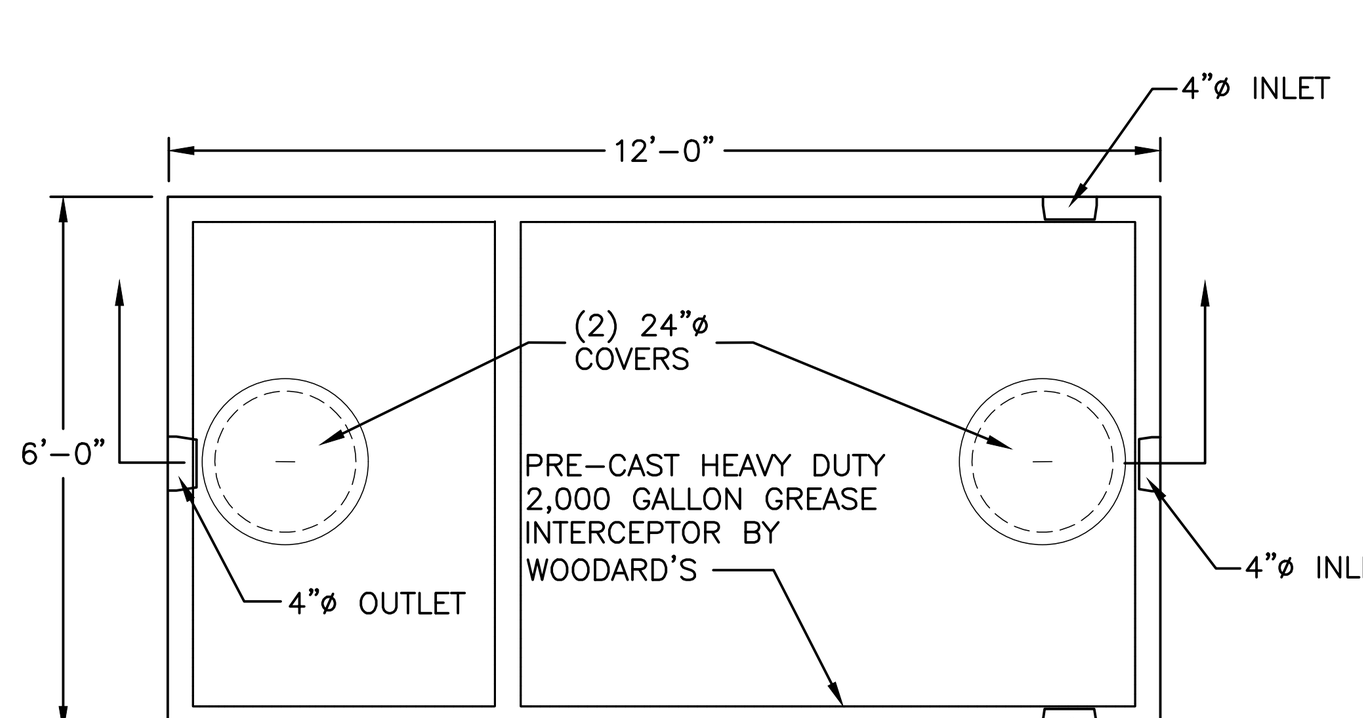
ABUTTING GRASS OR LANDSCAPE



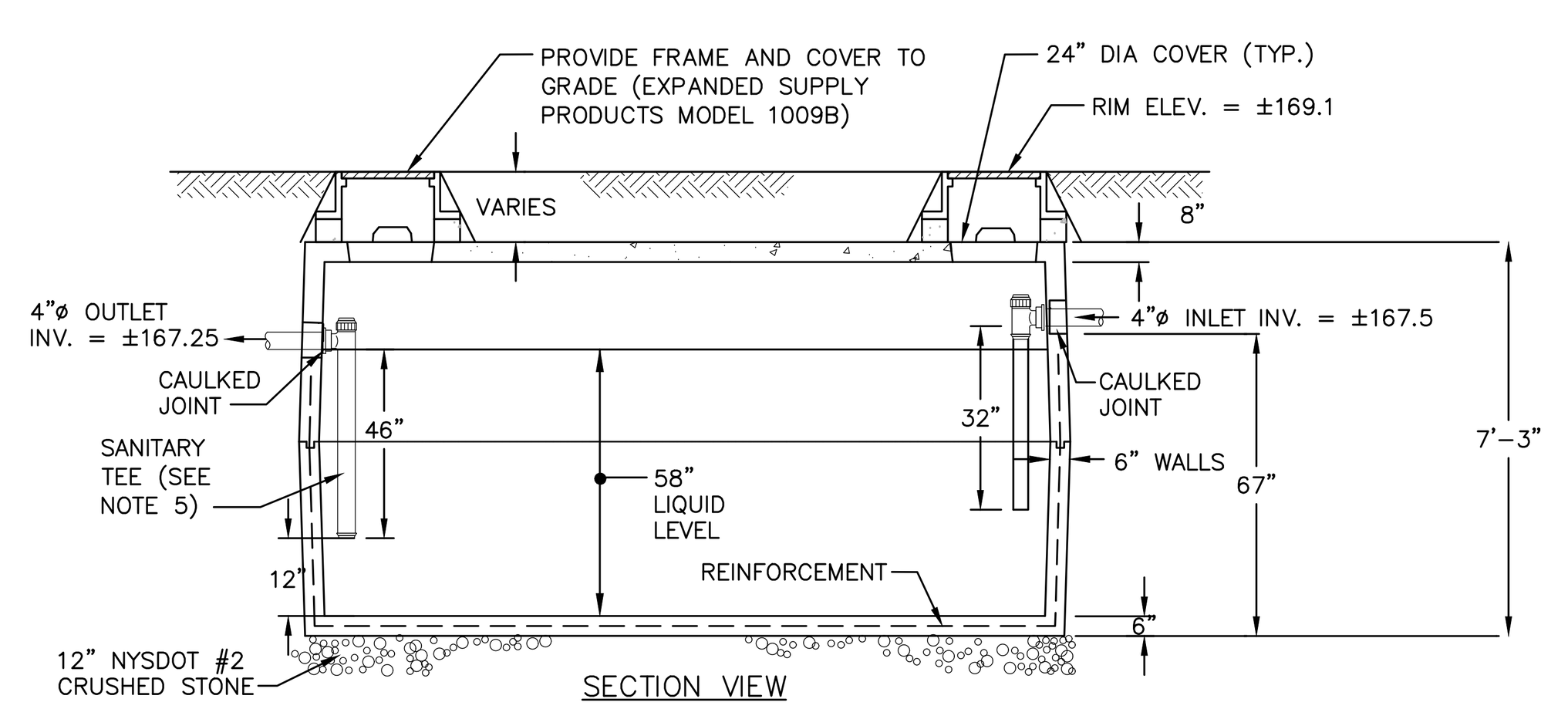
ABUTTING SIDEWALK

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



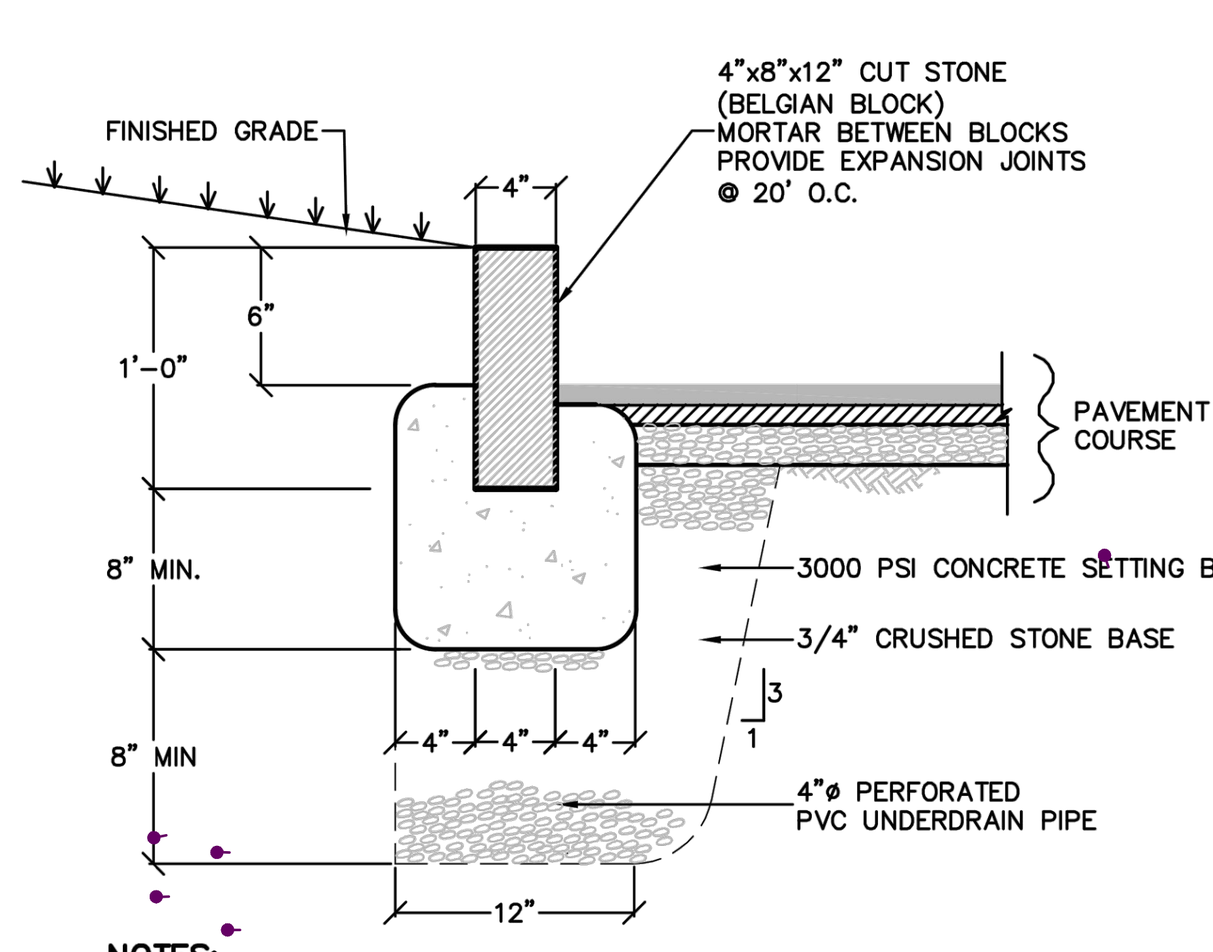
PLAN VIEW



SECTION VIEW

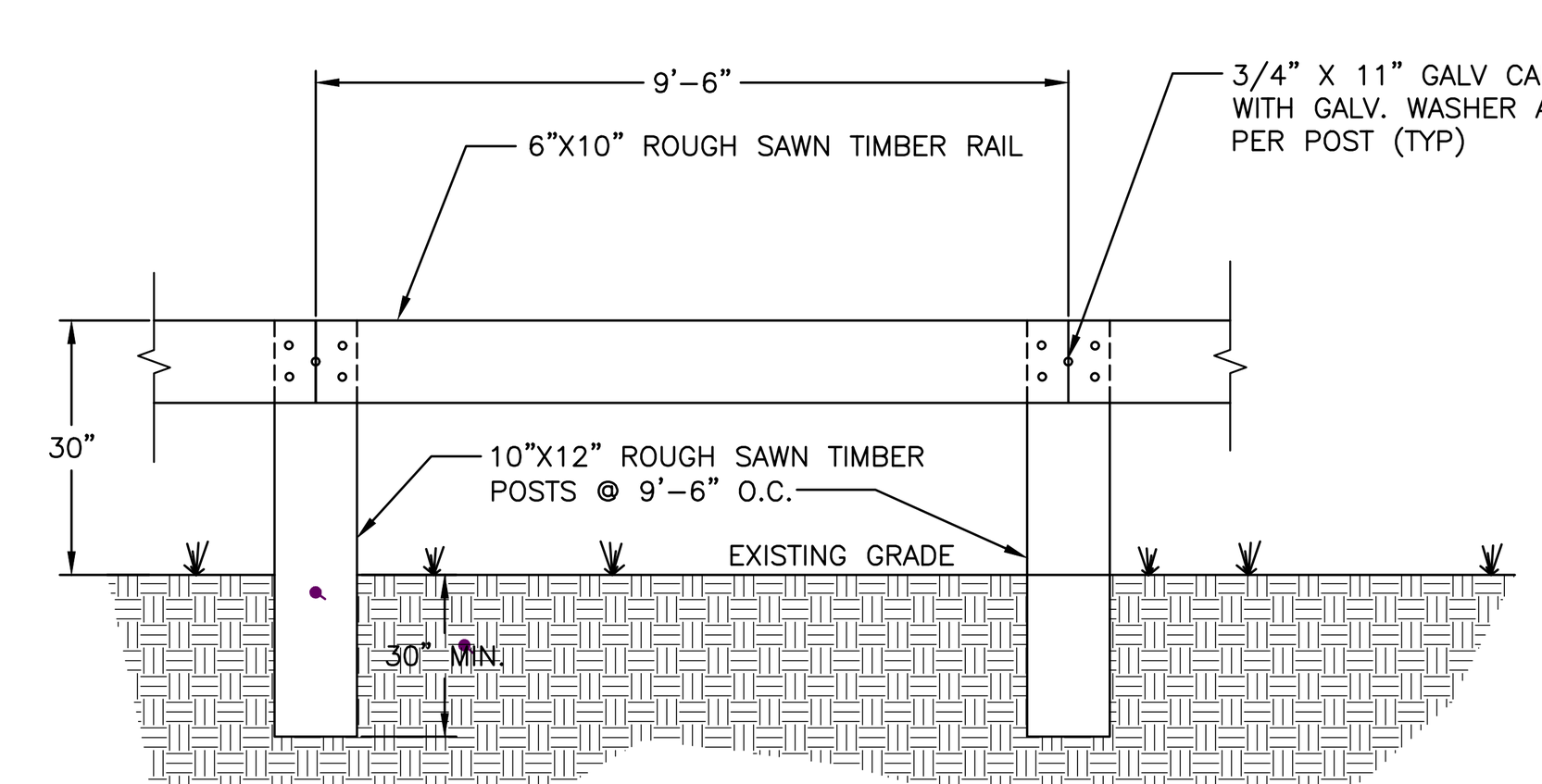
NOTES:
1. TANK SHALL BE RATED FOR H20 VEHICLE LOADING.
2. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER AND REGULATORY AGENCY, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL OVER A 24–HOUR PERIOD OR OTHER ACCEPTABLE METHOD.
3. ALL JOINTS SHALL BE 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



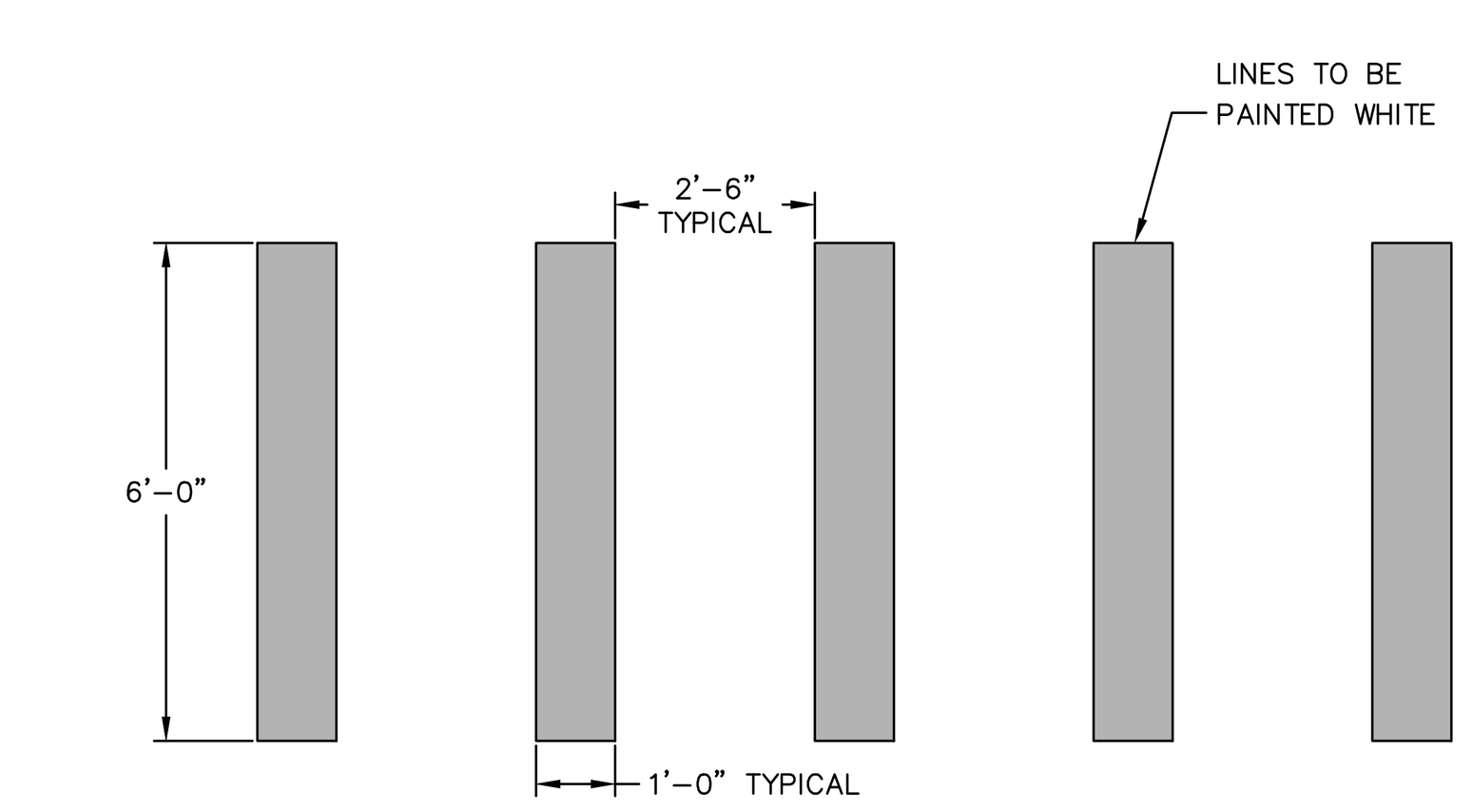
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS, TO FULL DEPTH OF CURB.
2. UNDERDRAIN MAY BE ELIMINATED IN PARKING LOTS AND OTHER NON–PUBLIC FACILITIES.

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

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				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				
5	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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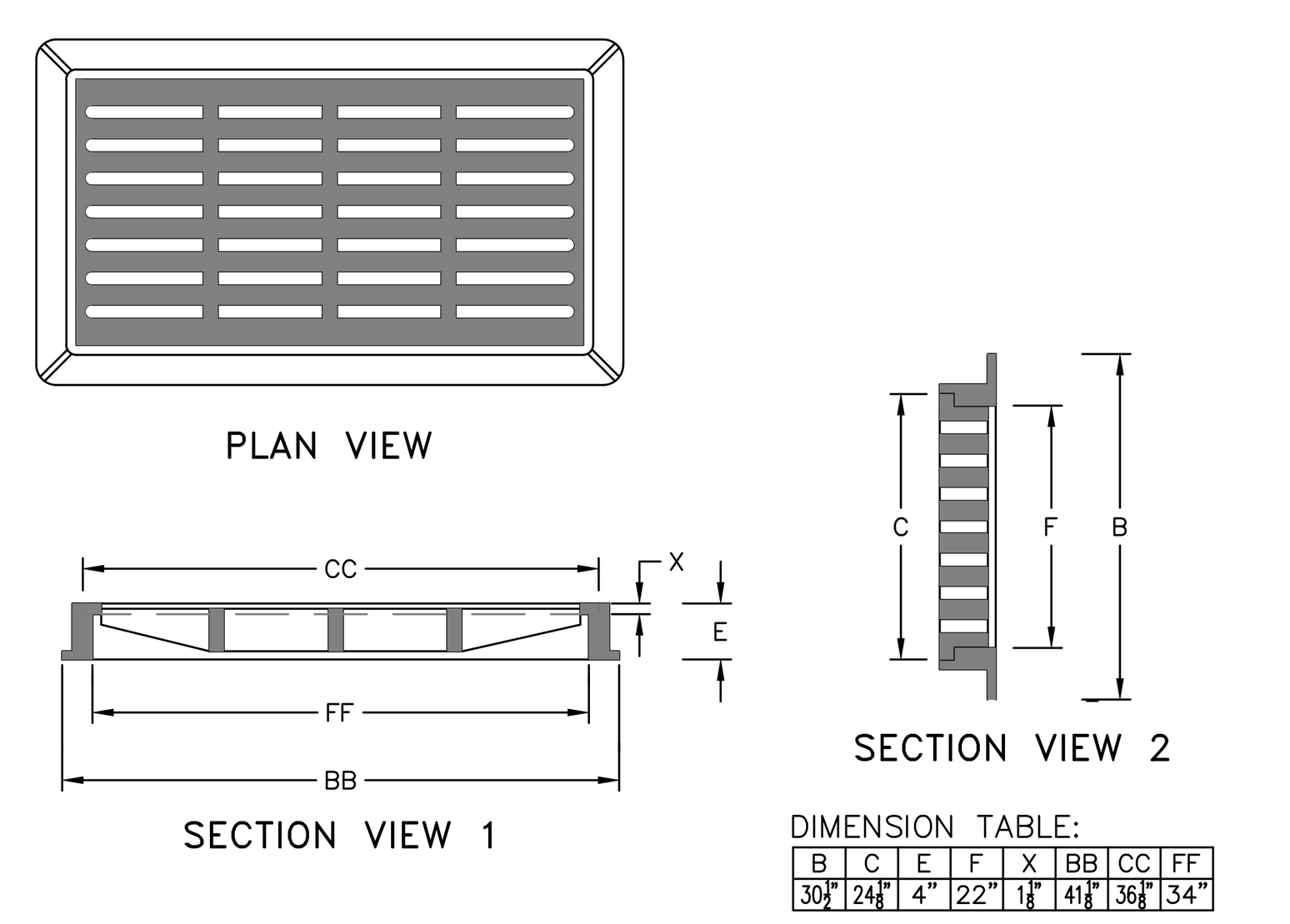
F: 845–440–6637

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



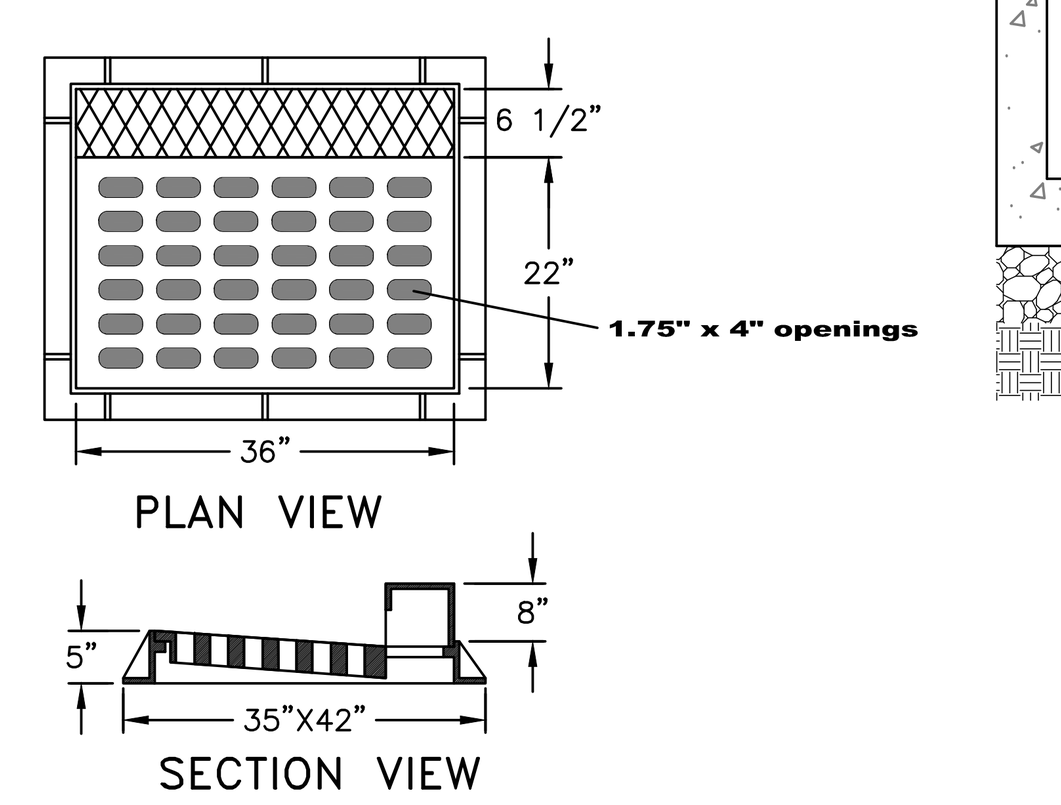
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30½"	24⅞"	4"	22"	1⅛"	41⅛"	36⅞"	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

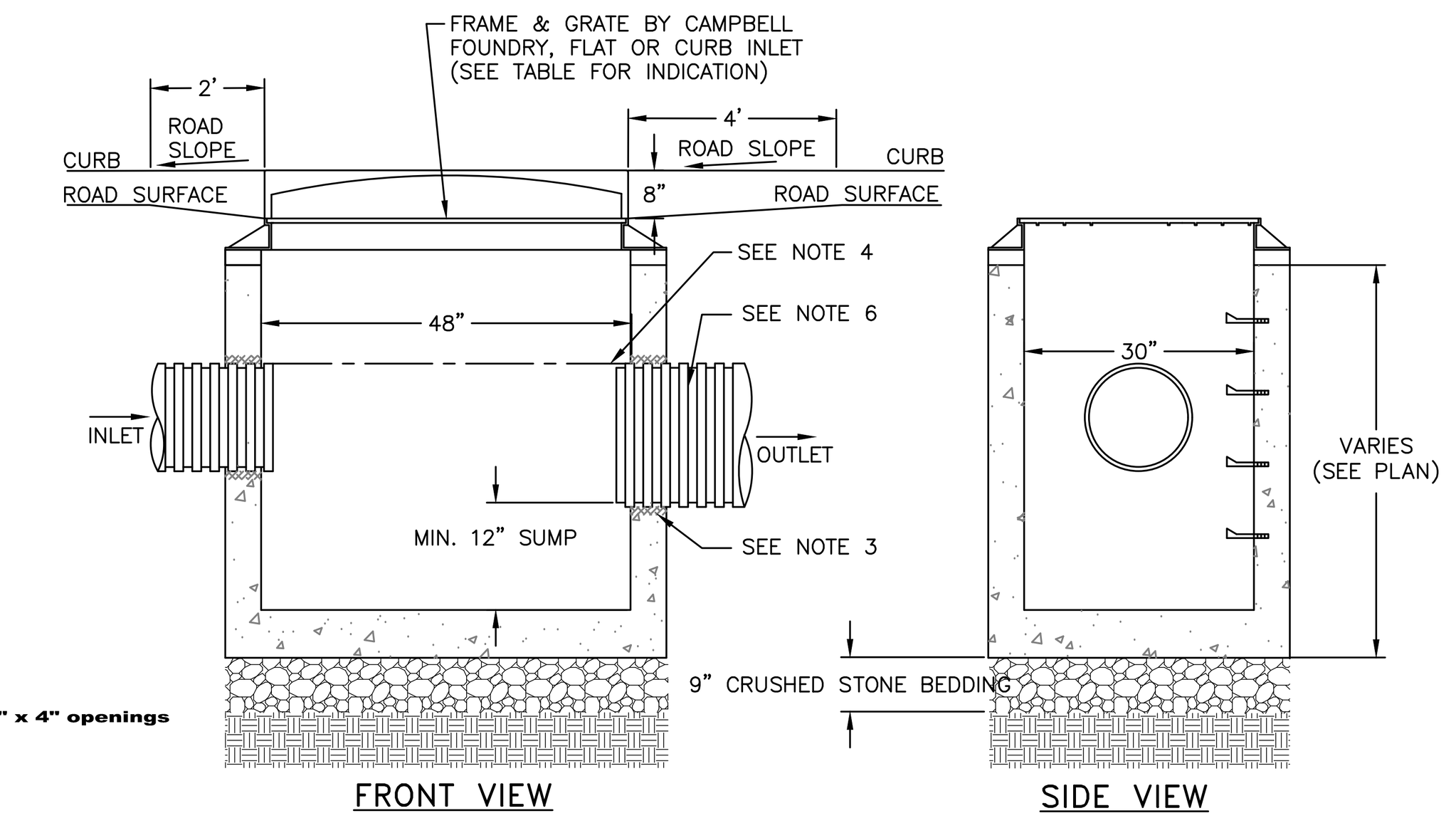
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



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.

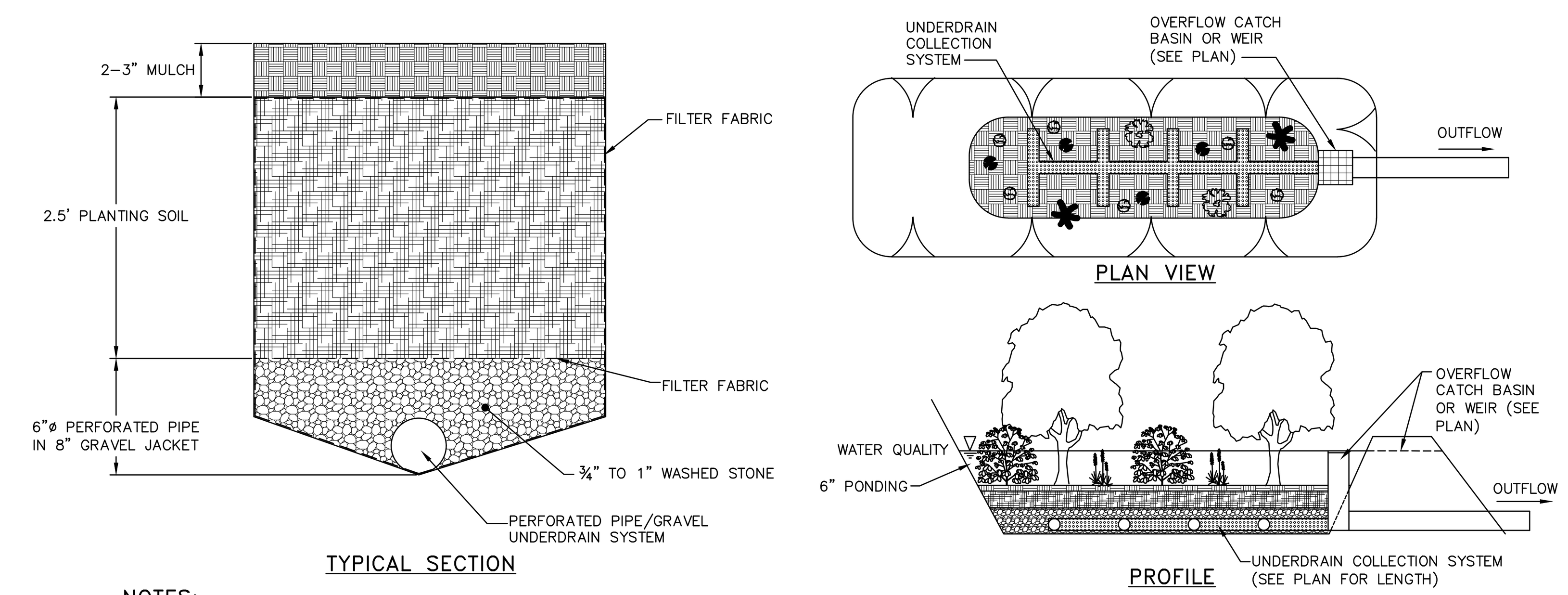
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



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

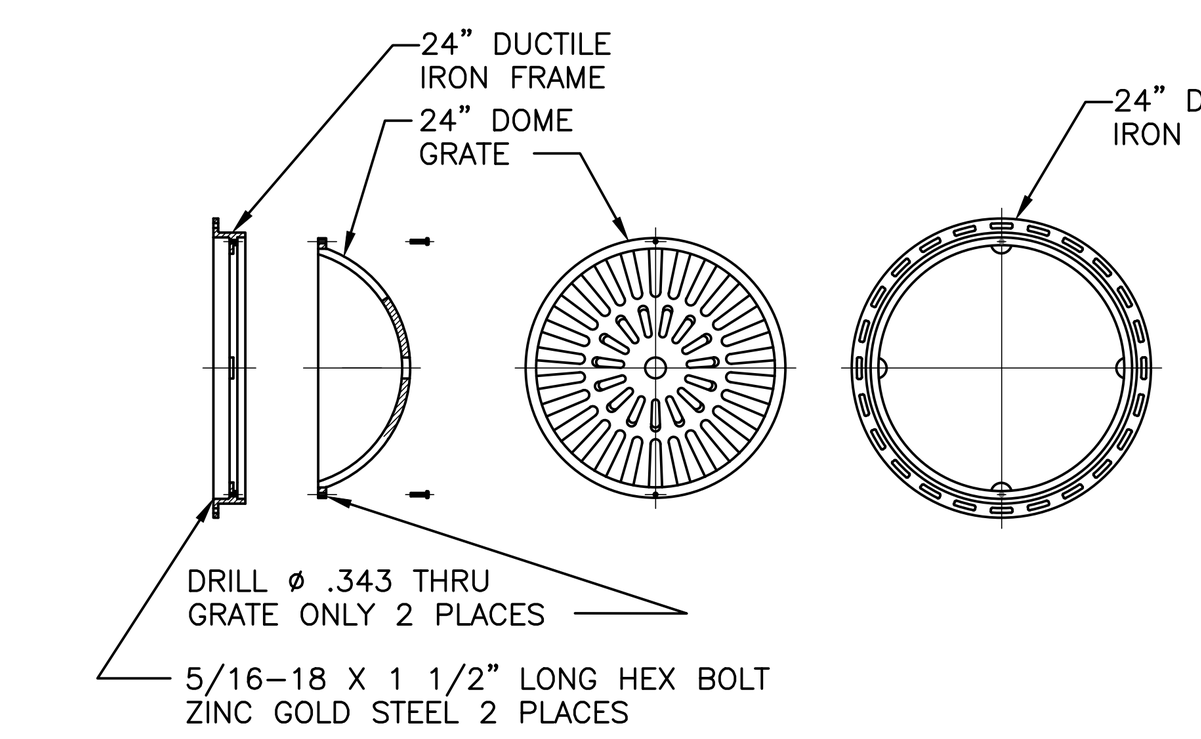


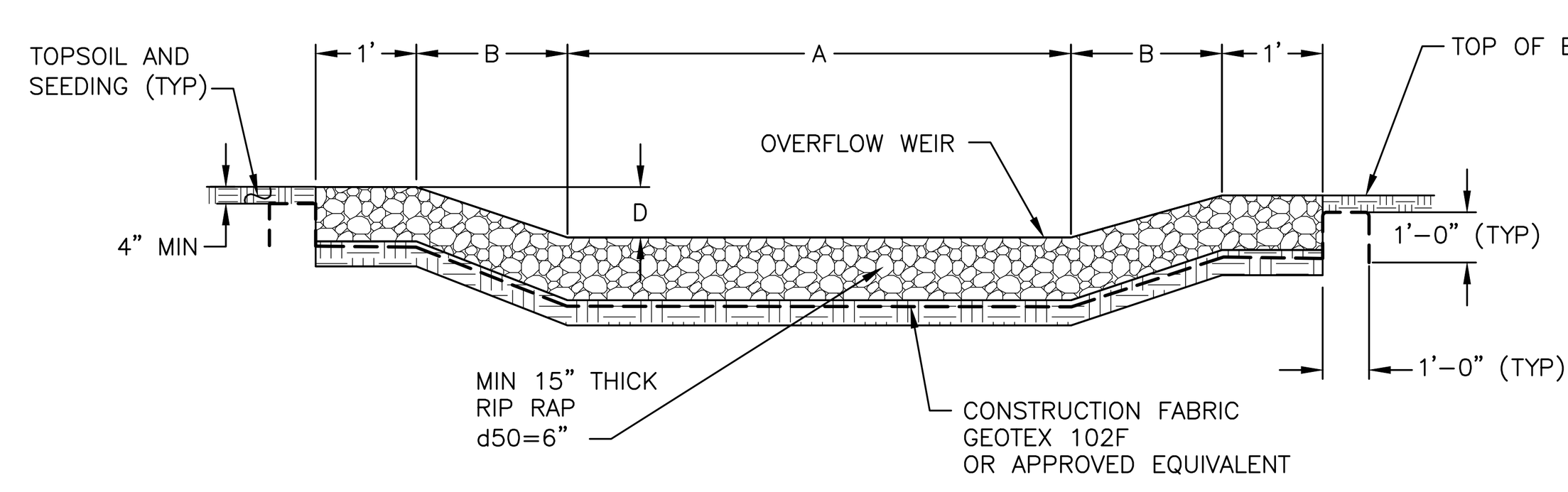
NOTES:

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

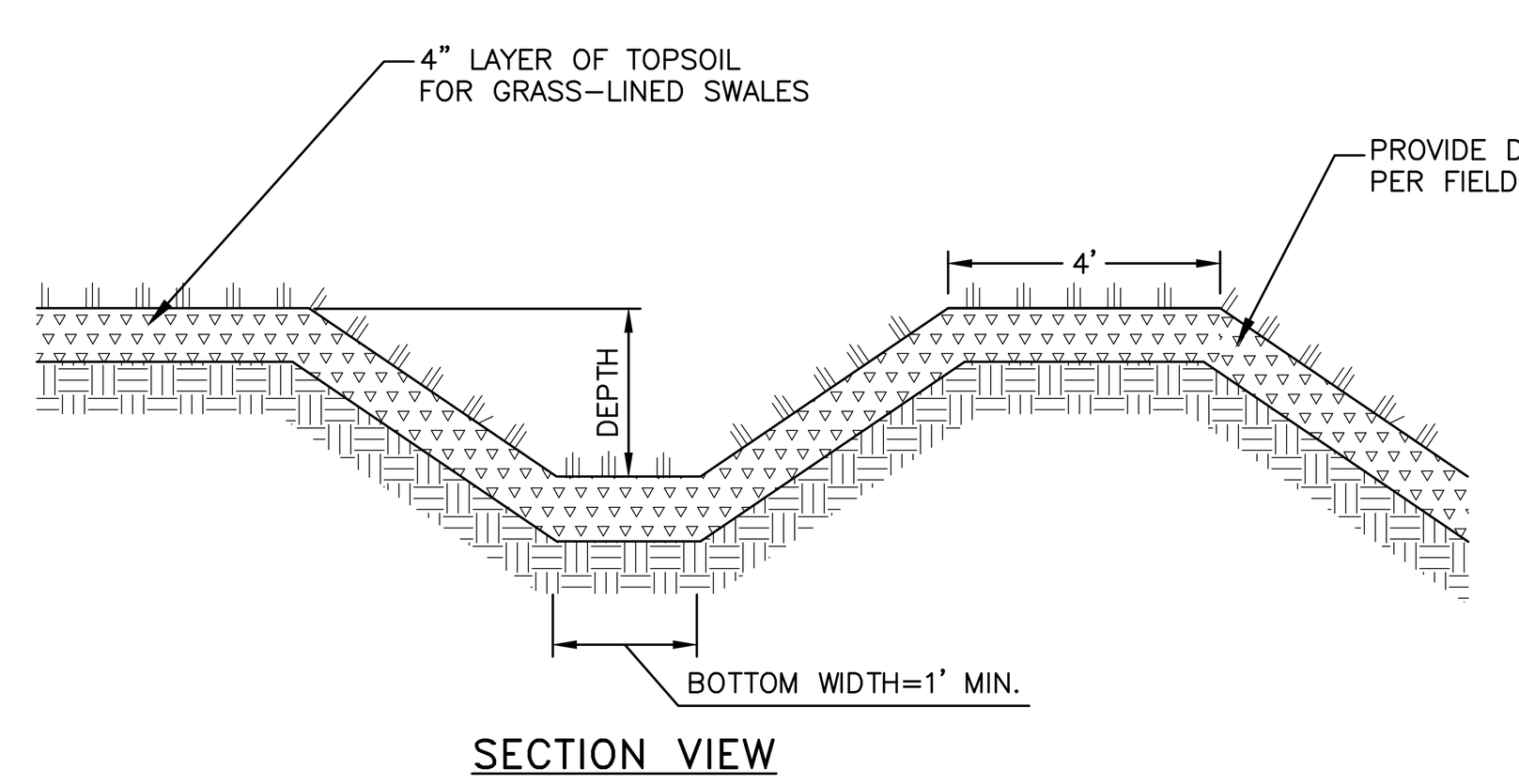




NOTES:

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.

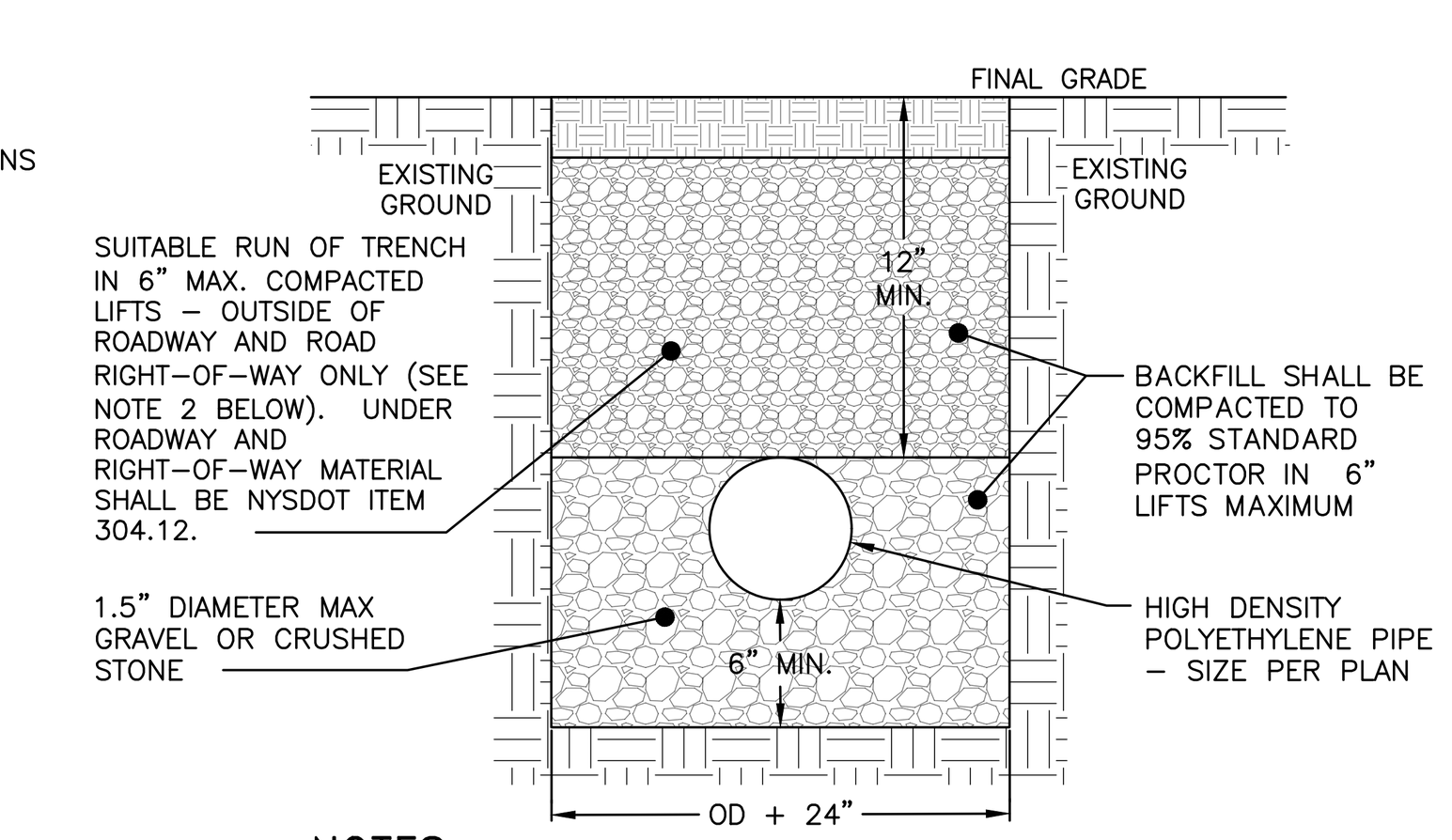
EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE



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.

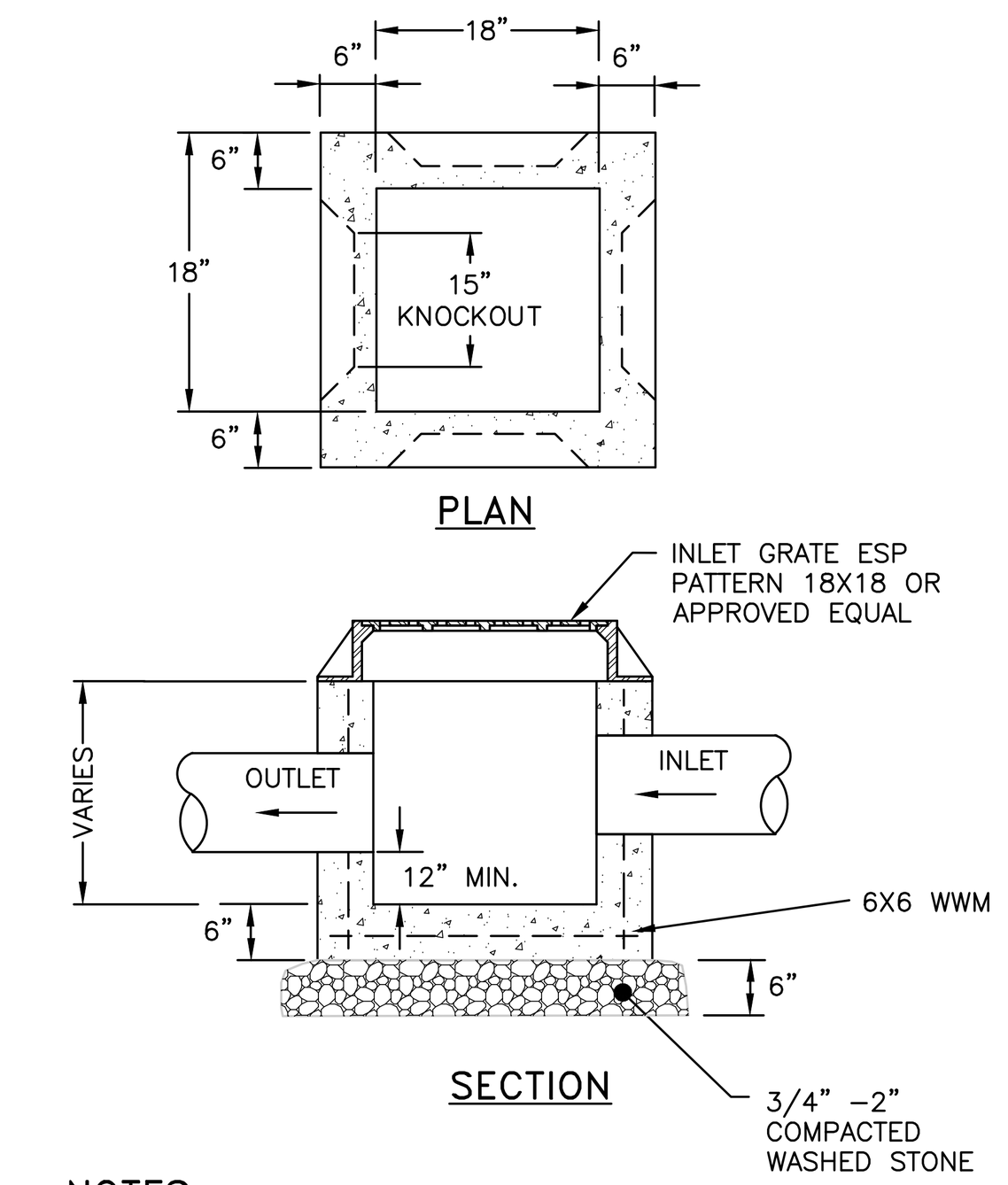
TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

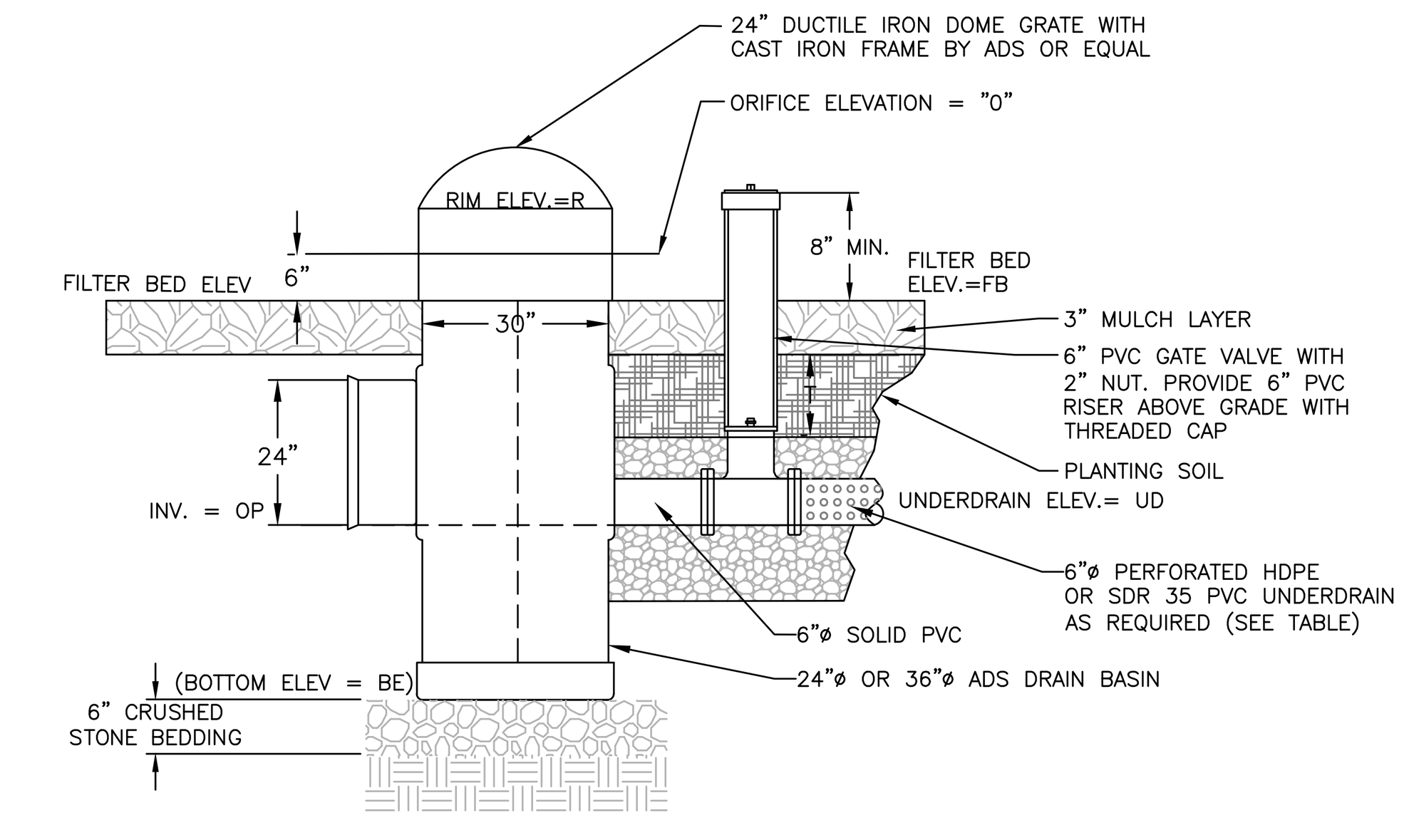
STORM LINE TRENCH DETAIL
NOT TO SCALE



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

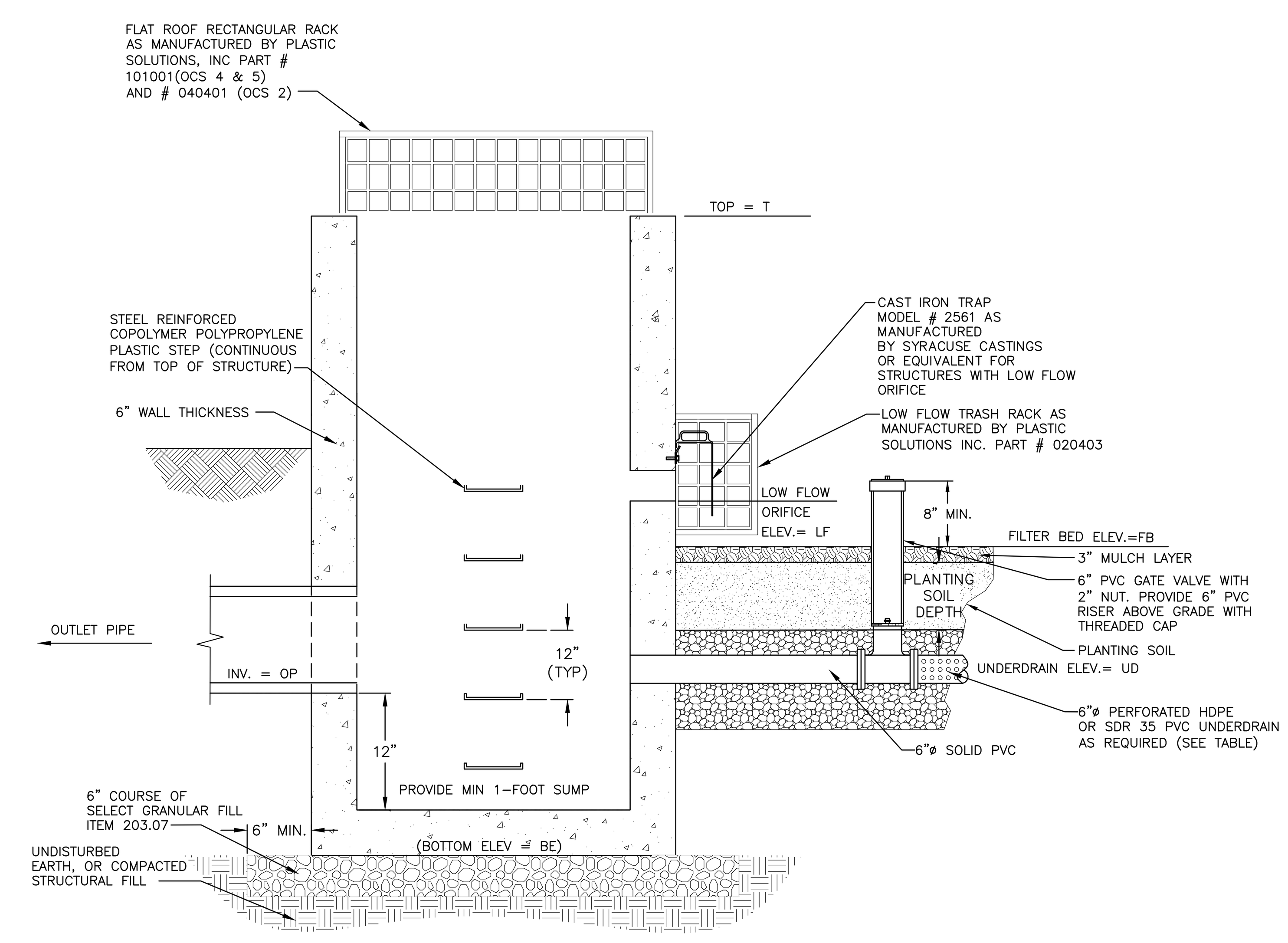


NOTES:
* UNDERDRAIN PIPE TO BE PROVIDED FOR DEWATERING PURPOSES ONLY. GATE VALVE TO REMAIN CLOSED.

OUTLET CONTROL STRUCTURE DATA

BIO ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"T" (FT)	"FB" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"O"	MIN. BERM ELEV. (FT)
B	30"X24" I.D.	YES*	134.75	138.50	2.5	138.0	15	134.75	N/A	139.00
C	30"X24" I.D.	YES*	136.75	140.5	2.5	140.00	15	136.75	N/A	141.00

ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



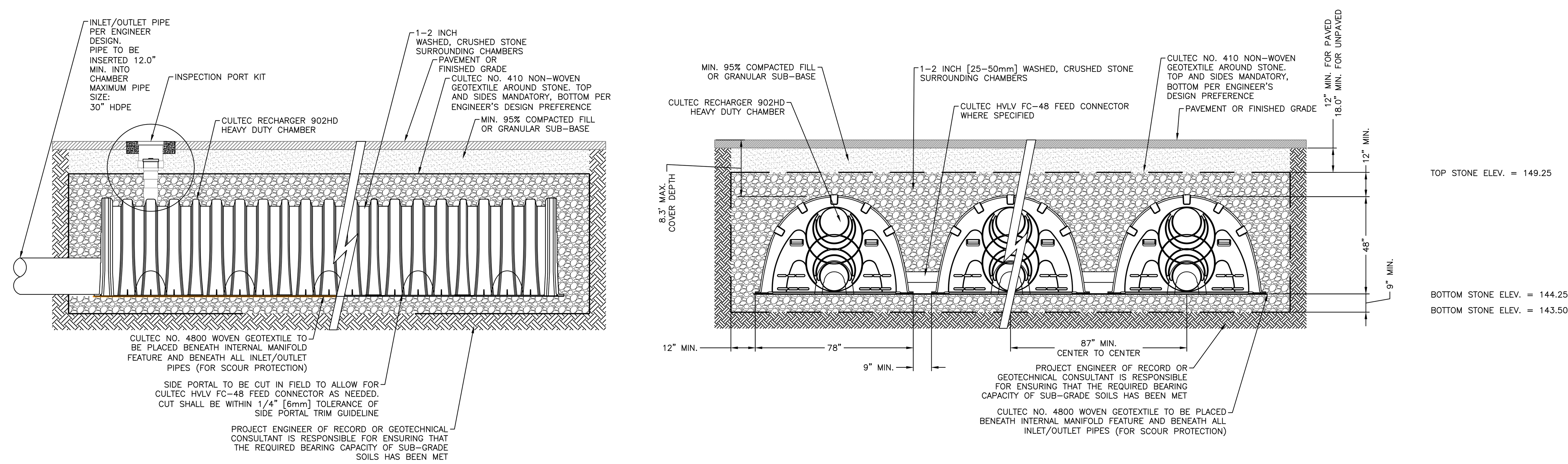
OUTLET CONTROL STRUCTURE DATA

BIORETNTION AREA	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"UD" (FT)	MIN. UG LENGTH	"LF" (FT)	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)
A	42"X42" I.D.	2	N/A	0	136.5	0	N/A	137.1	18	133.5

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.

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

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				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				
5	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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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
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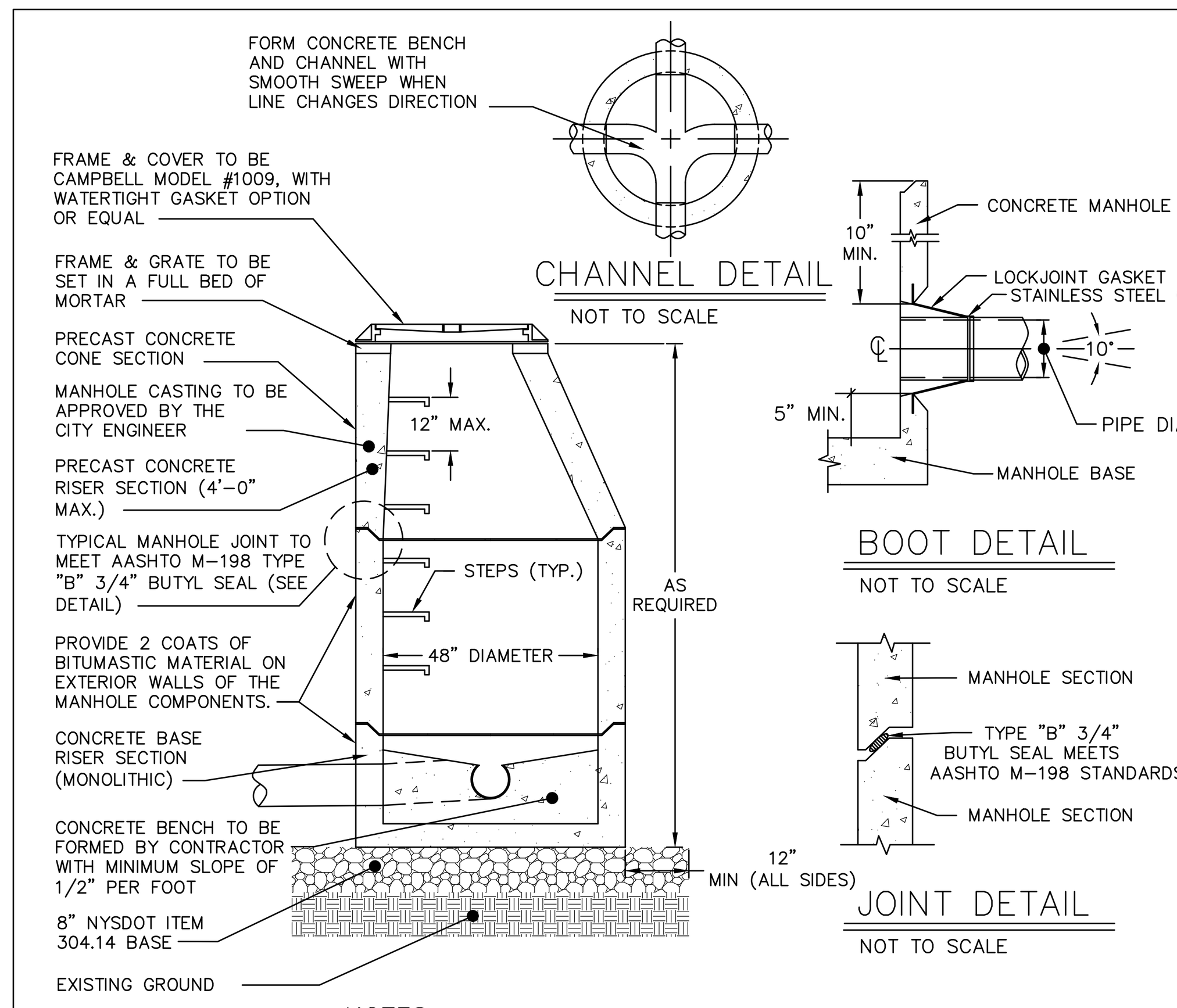
CONSTRUCTION DETAILS
MIRBEAU BEACON

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-2
SHEET:	17 OF 28

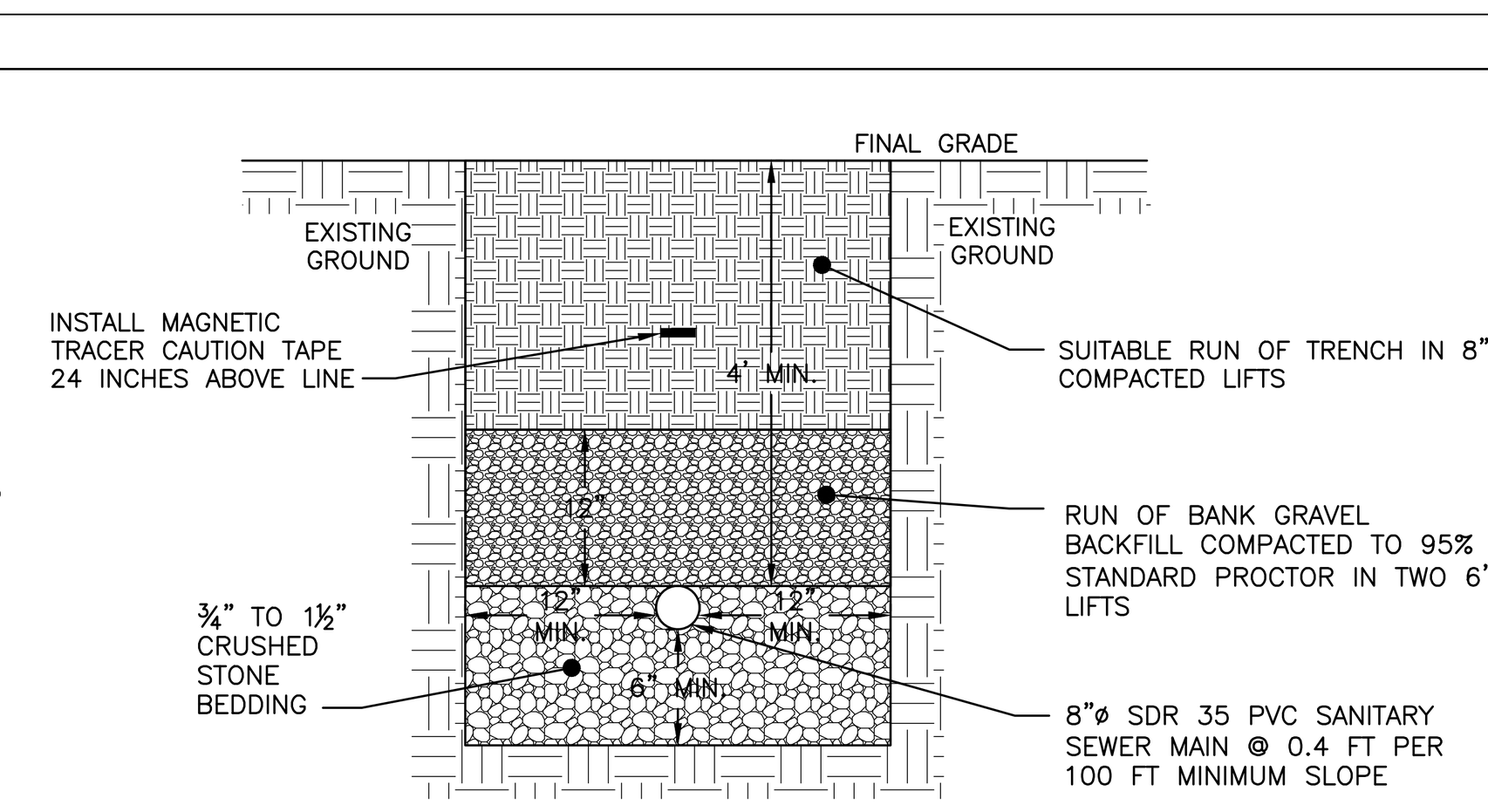
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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 REINFORCMENT 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

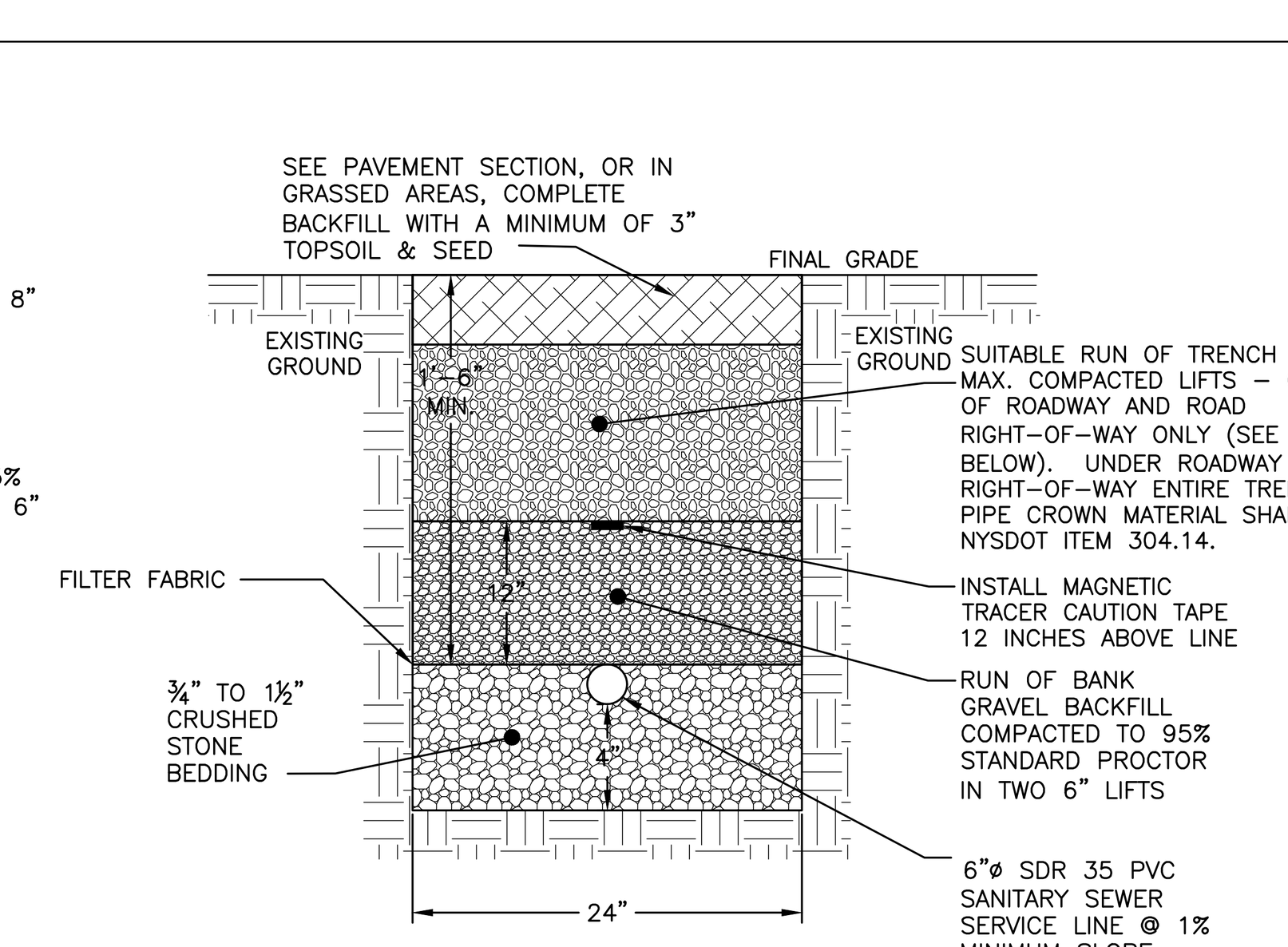


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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



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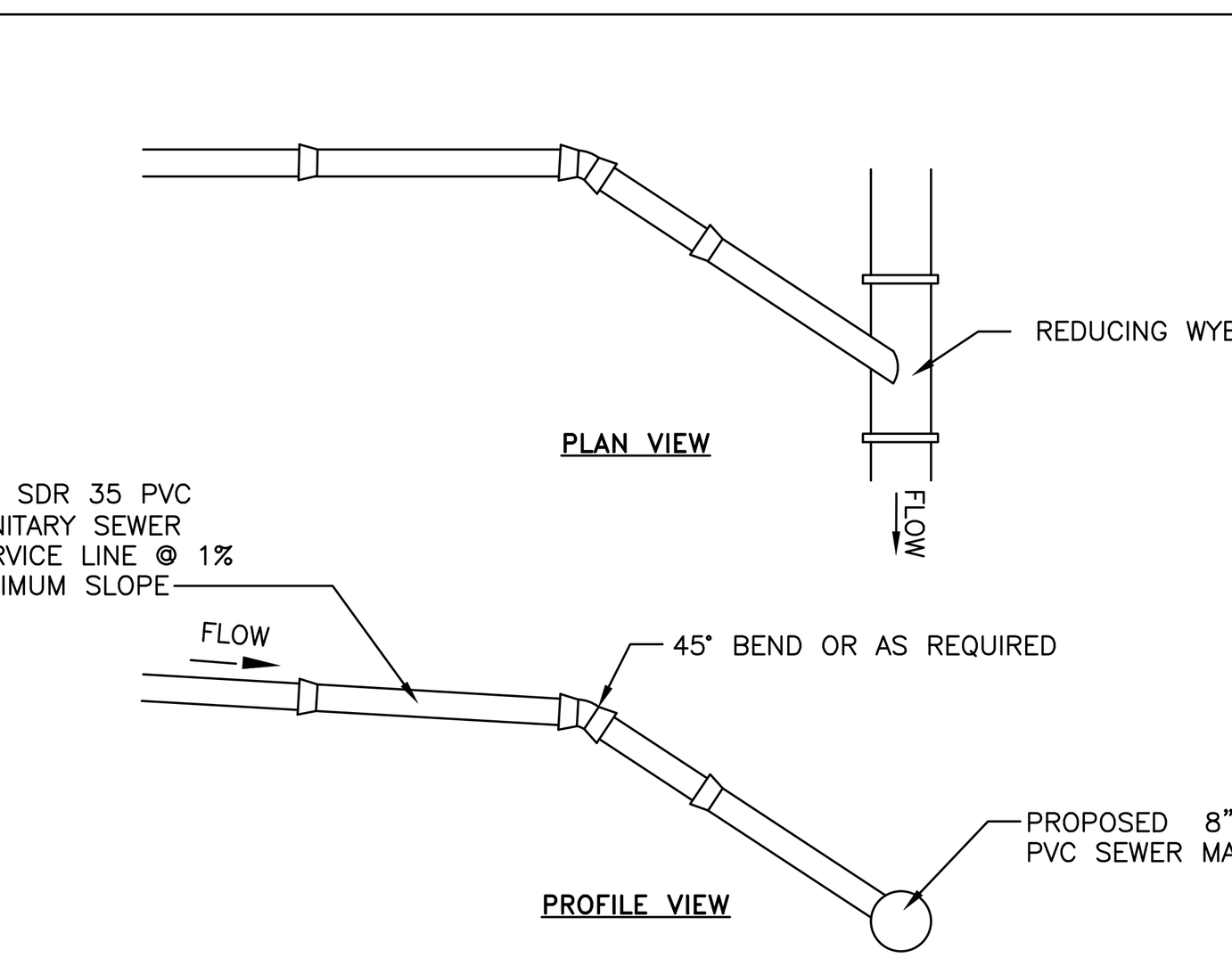
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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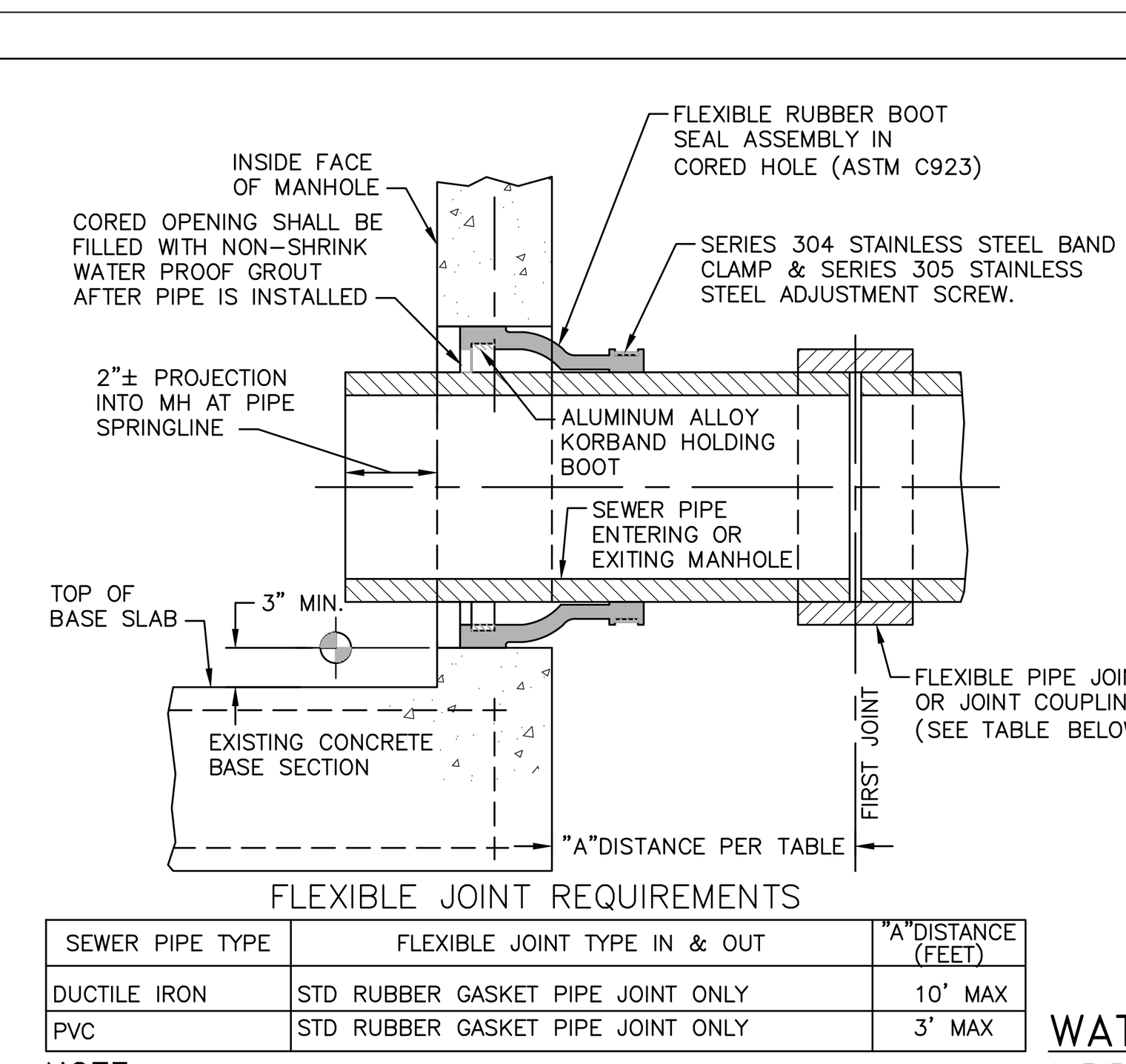
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



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

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

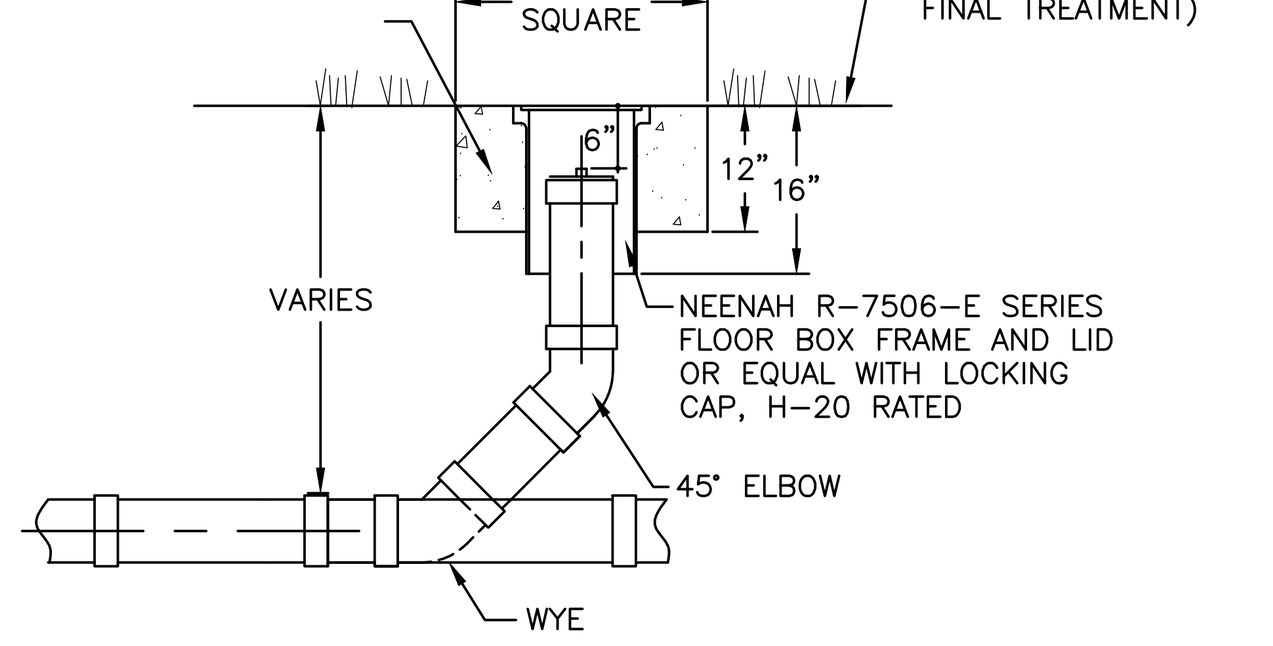
GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. 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:

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

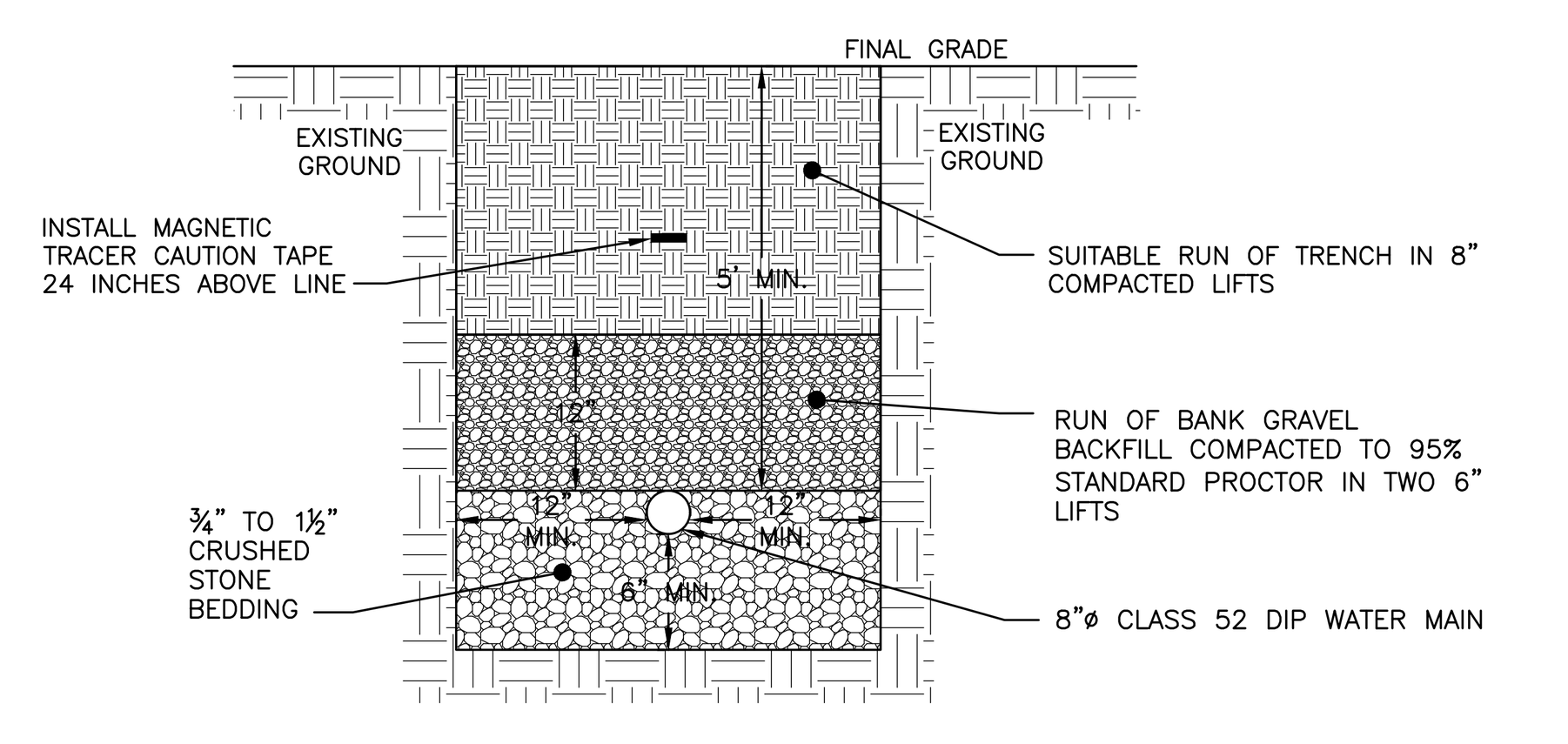
WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

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) SUCCESSIVE 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.



CLEANOUT DETAIL
NOT TO SCALE



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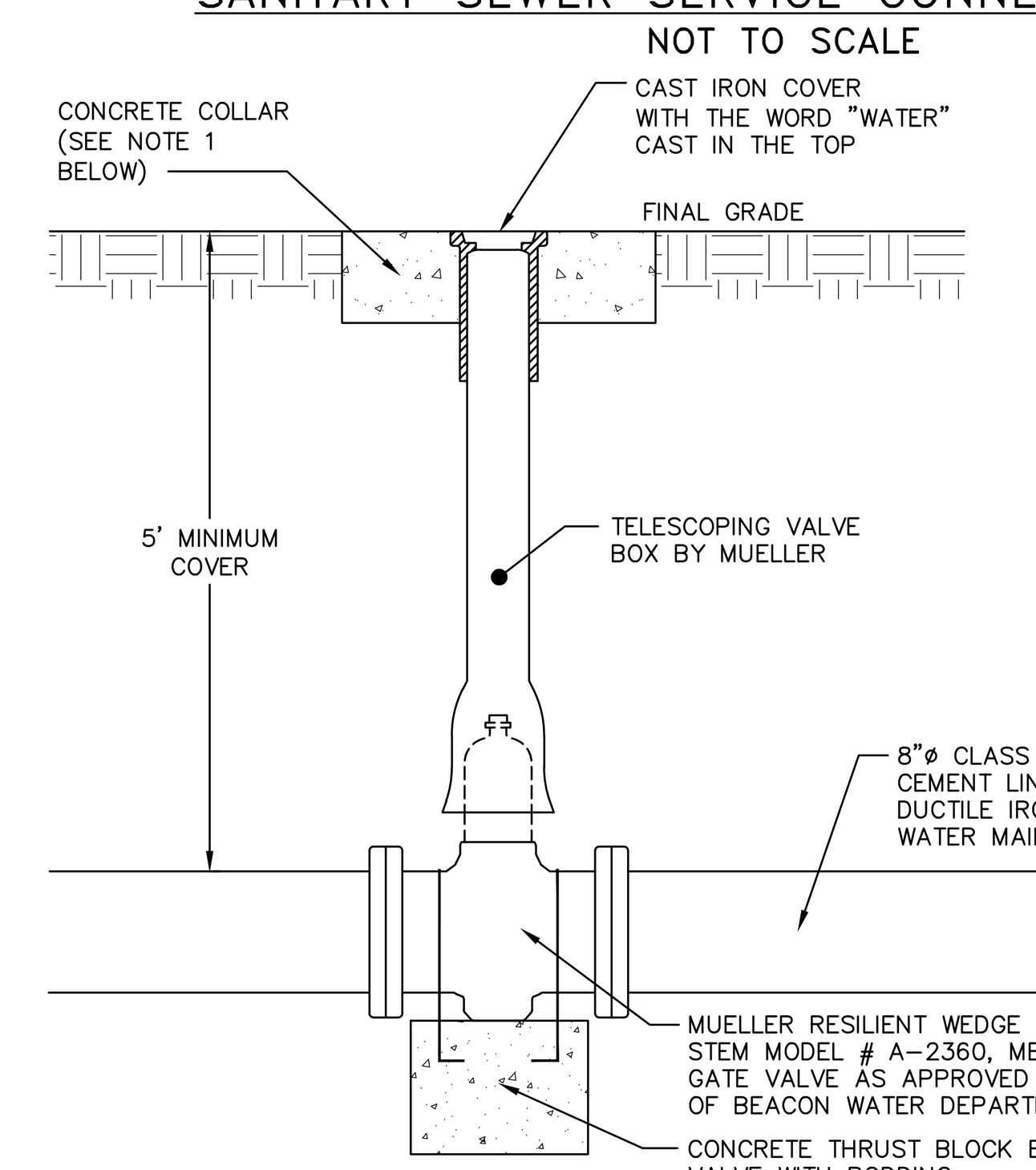
3. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.50.

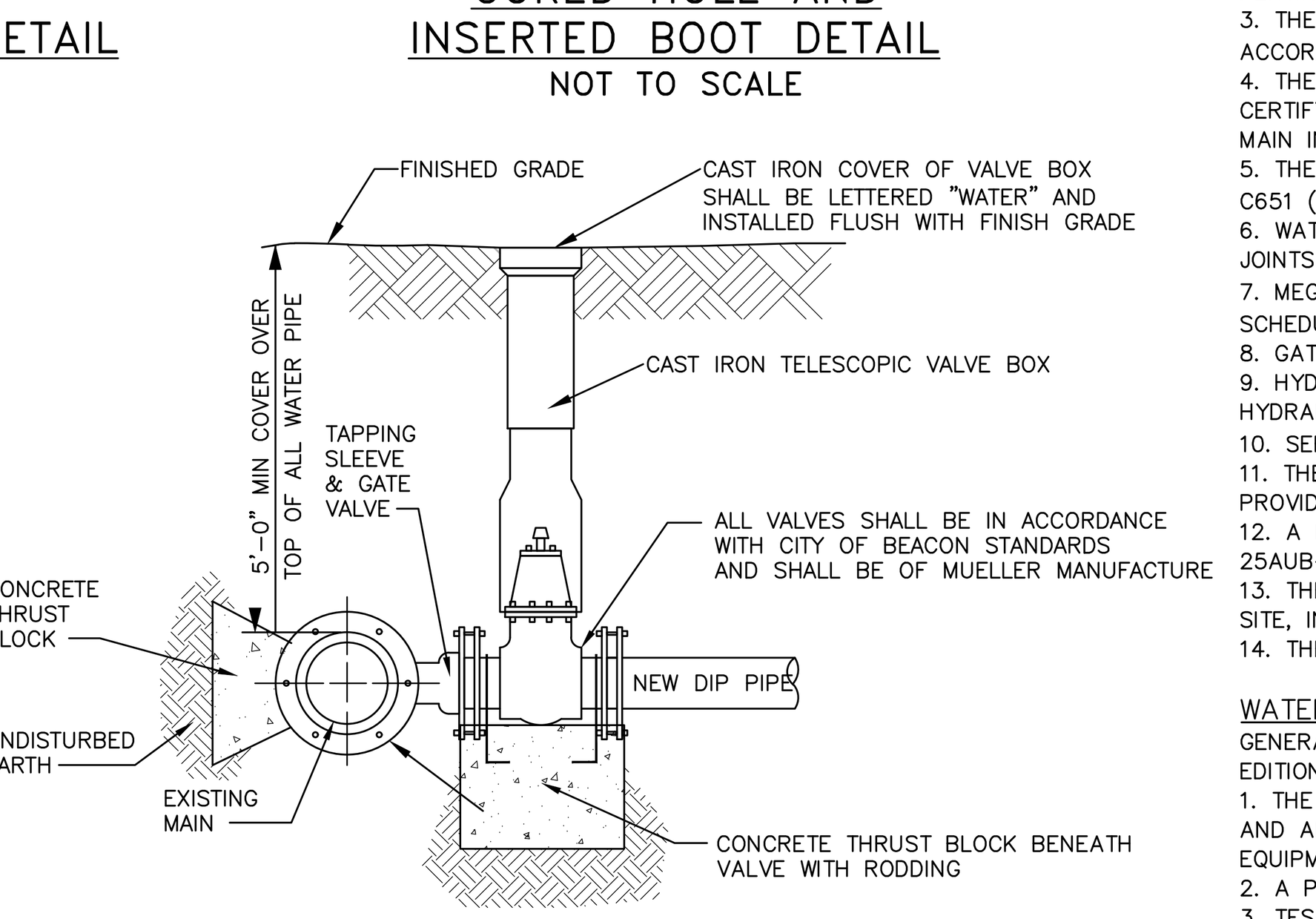
WATER MAIN TRENCH DETAIL
NOT TO SCALE



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.

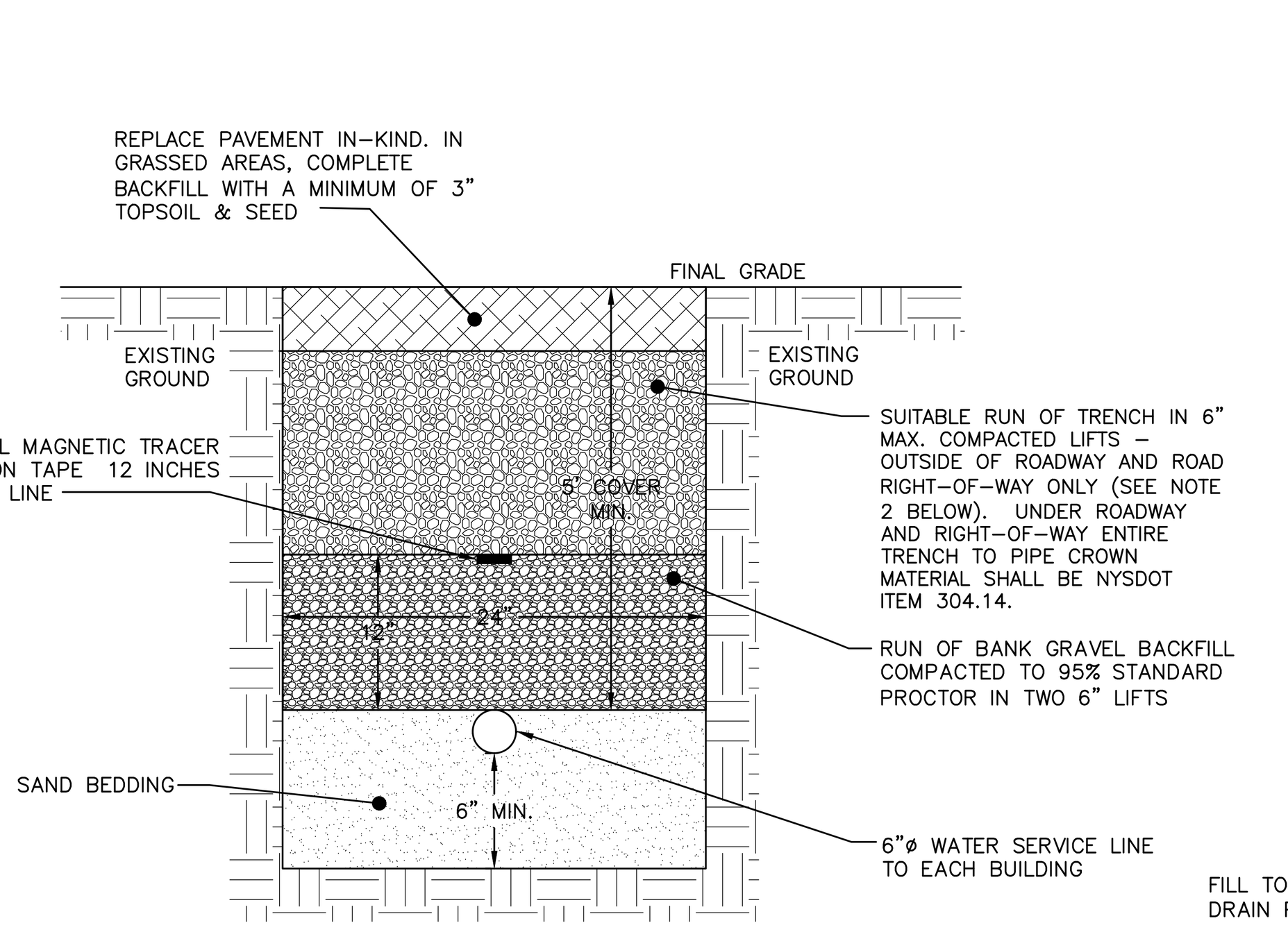
GATE VALVE DETAIL
NOT TO SCALE



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



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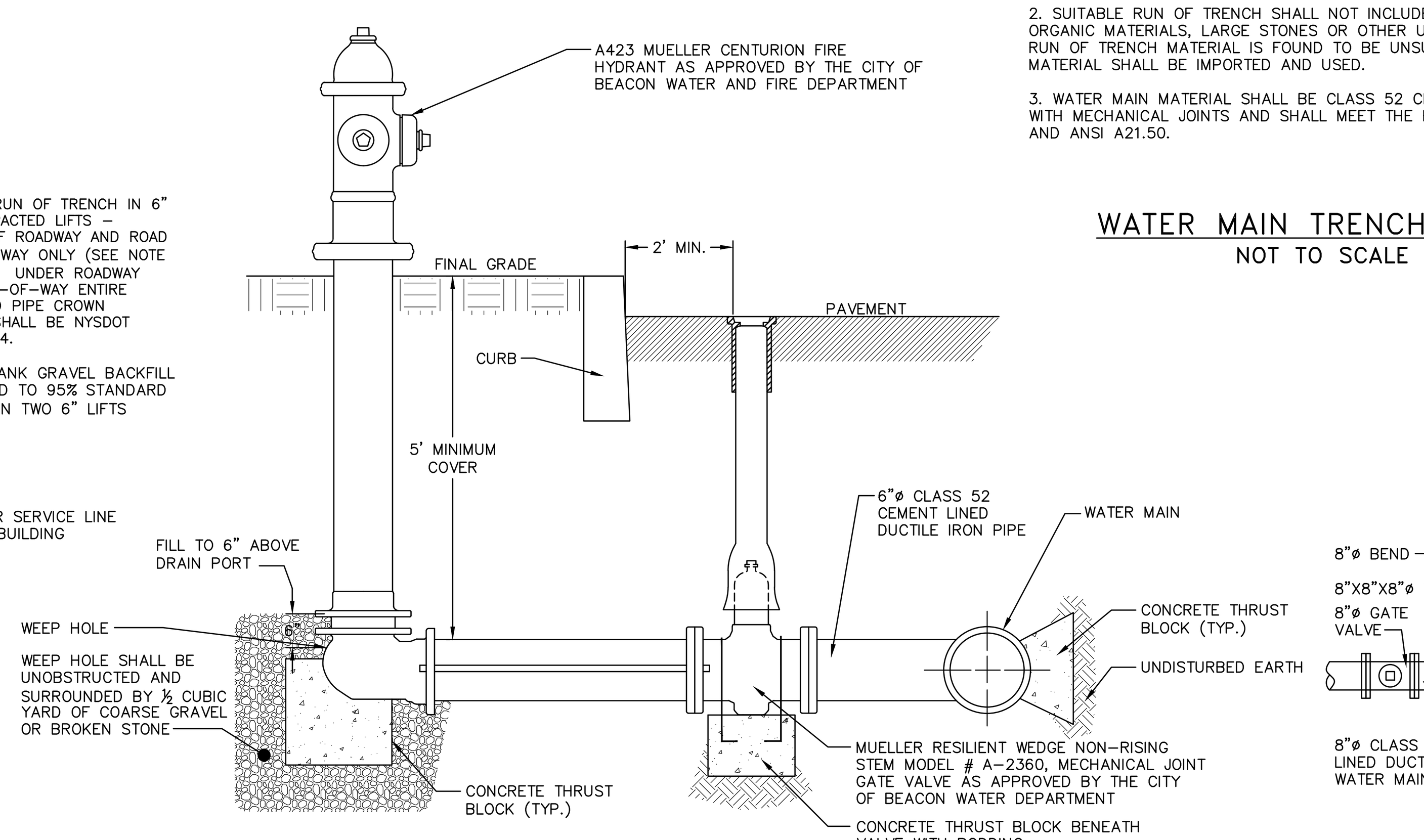
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

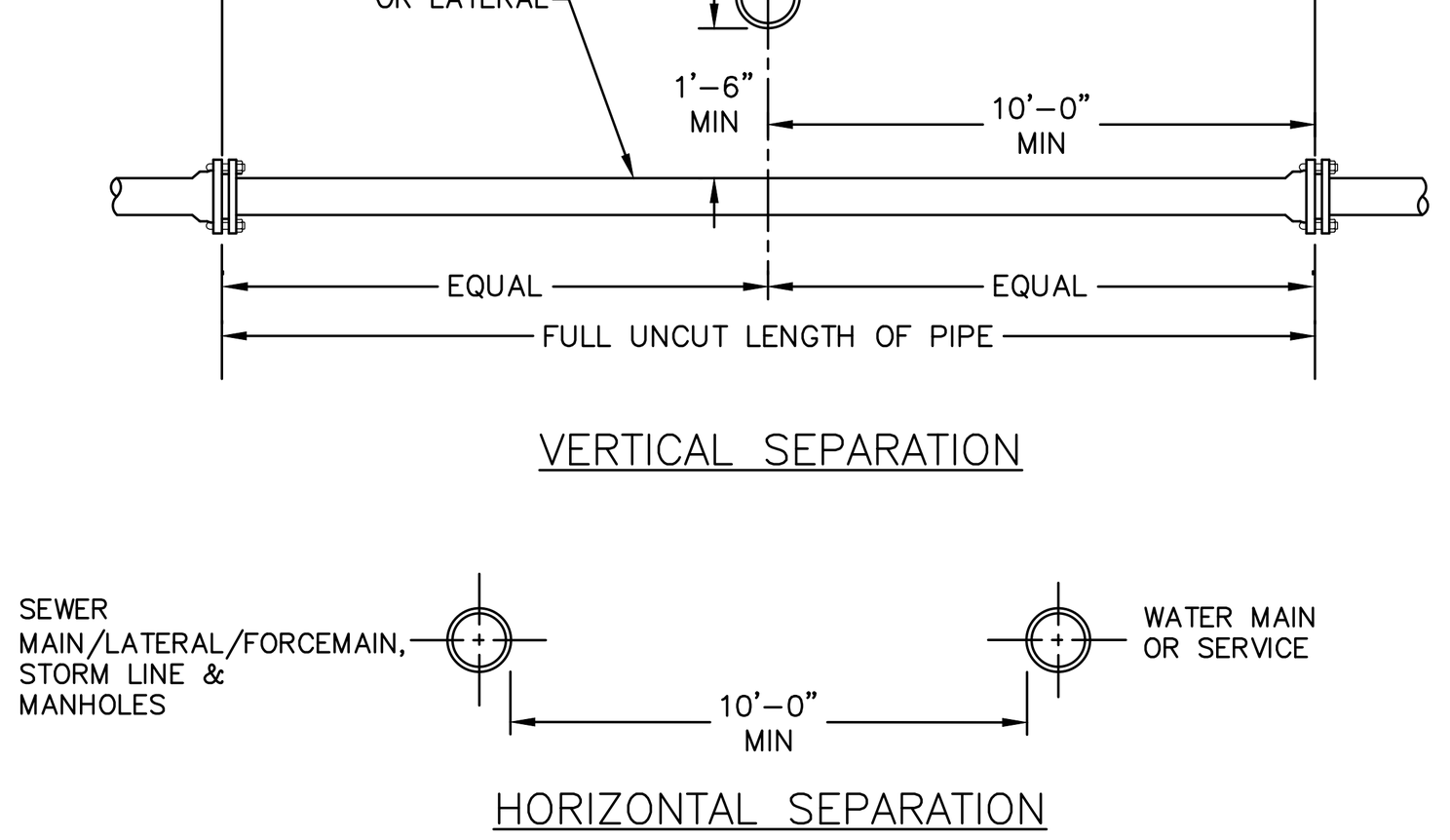
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. 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.

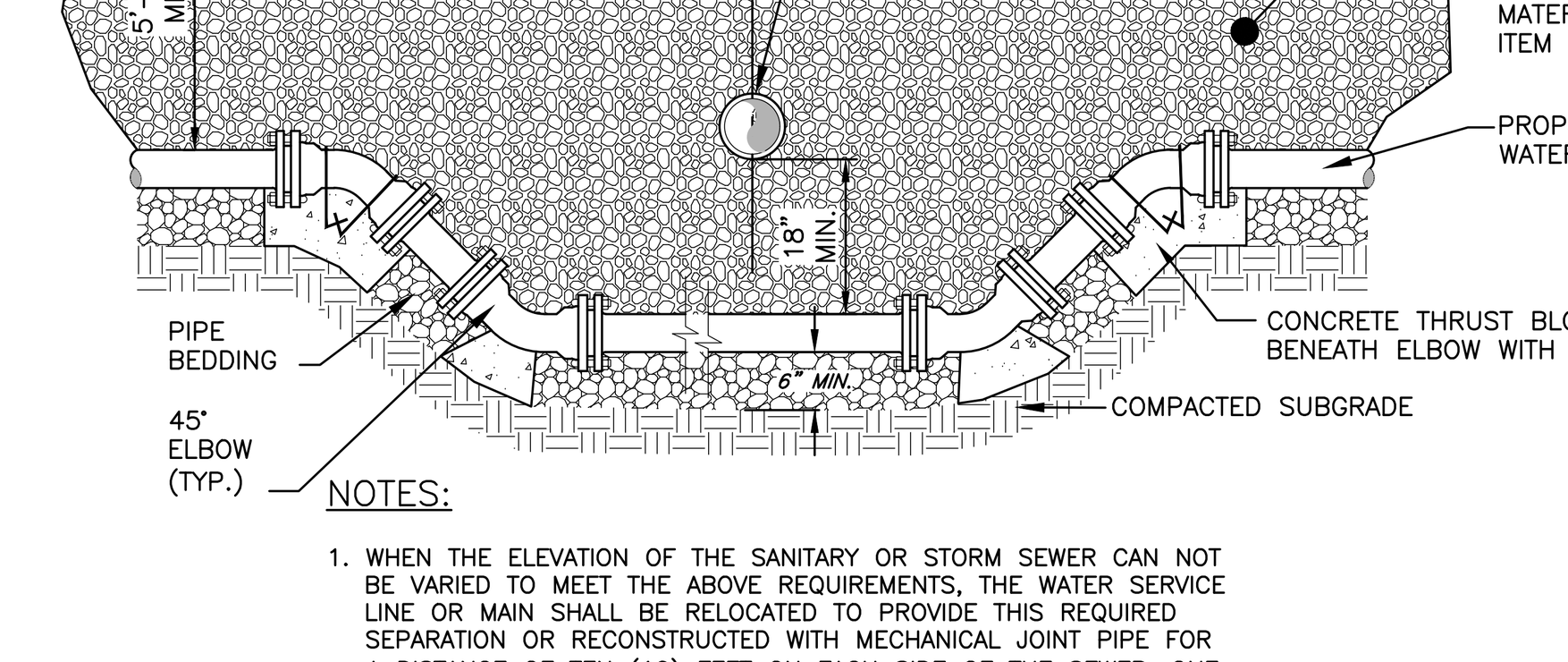
HYDRANT DETAIL
NOT TO SCALE



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.

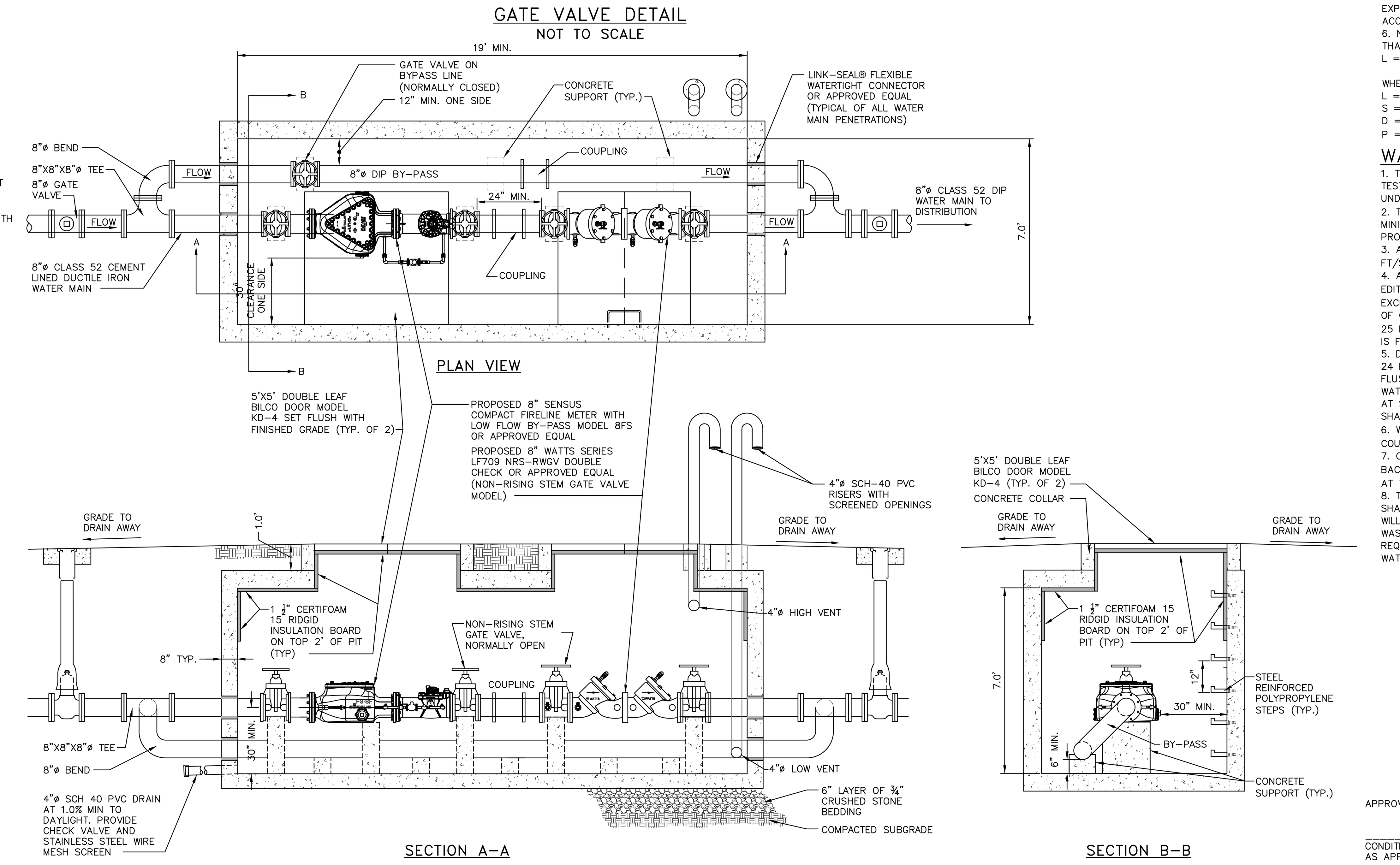
WATER LINE SEPARATION DETAIL
NOT TO SCALE



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 BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET 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'

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

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				
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				
5	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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MIRBEAU INN & SPA

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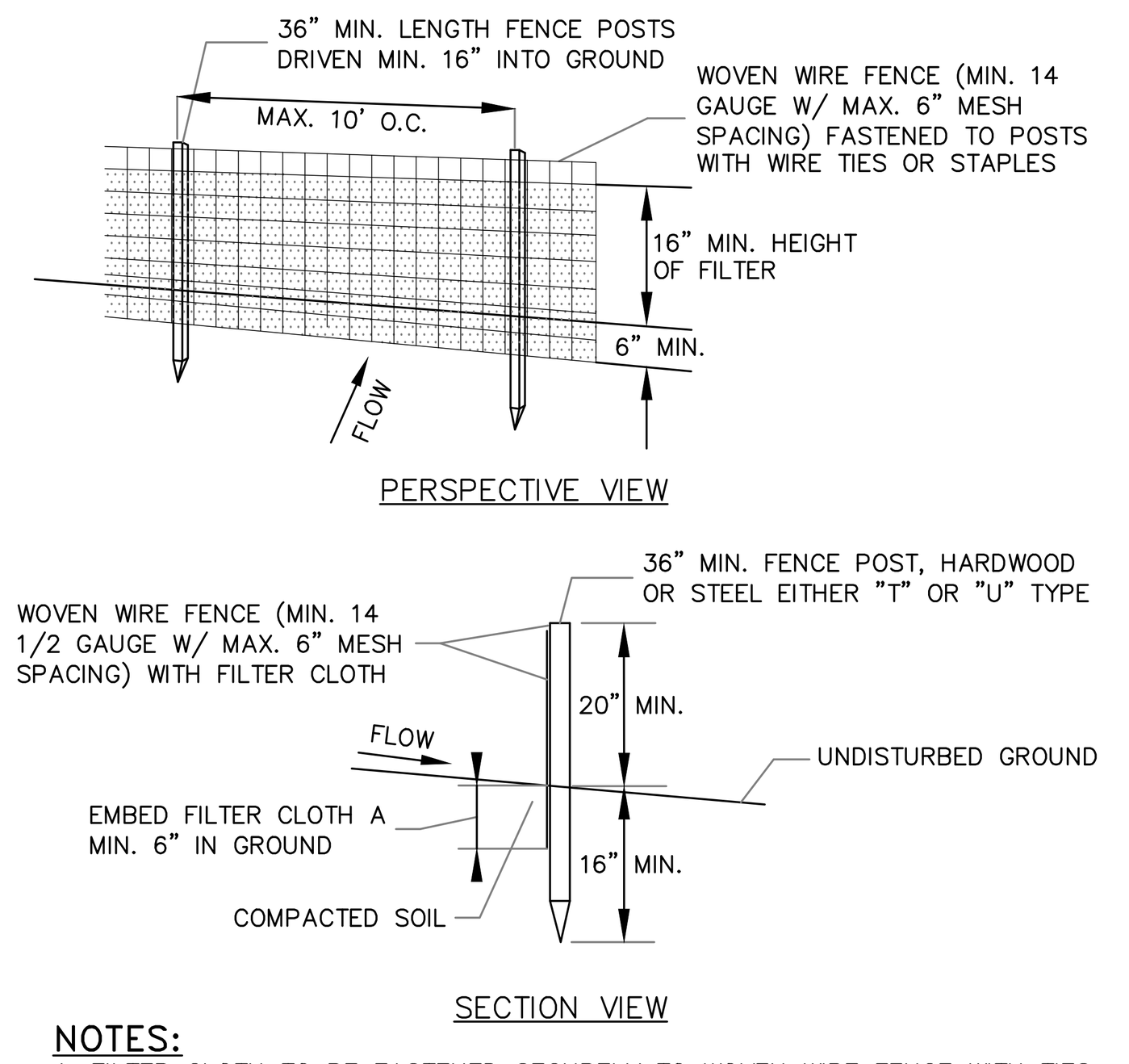


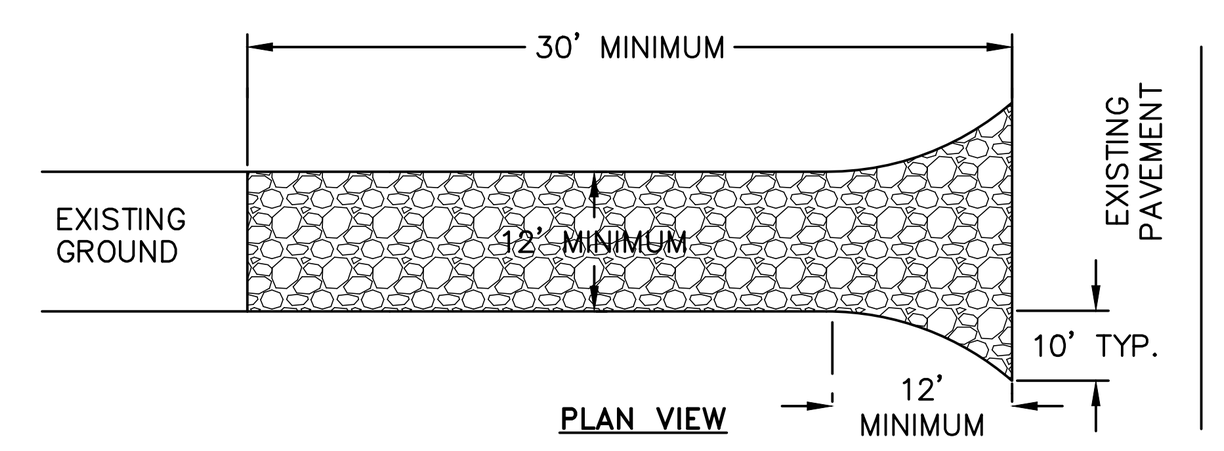
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



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

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

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

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

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

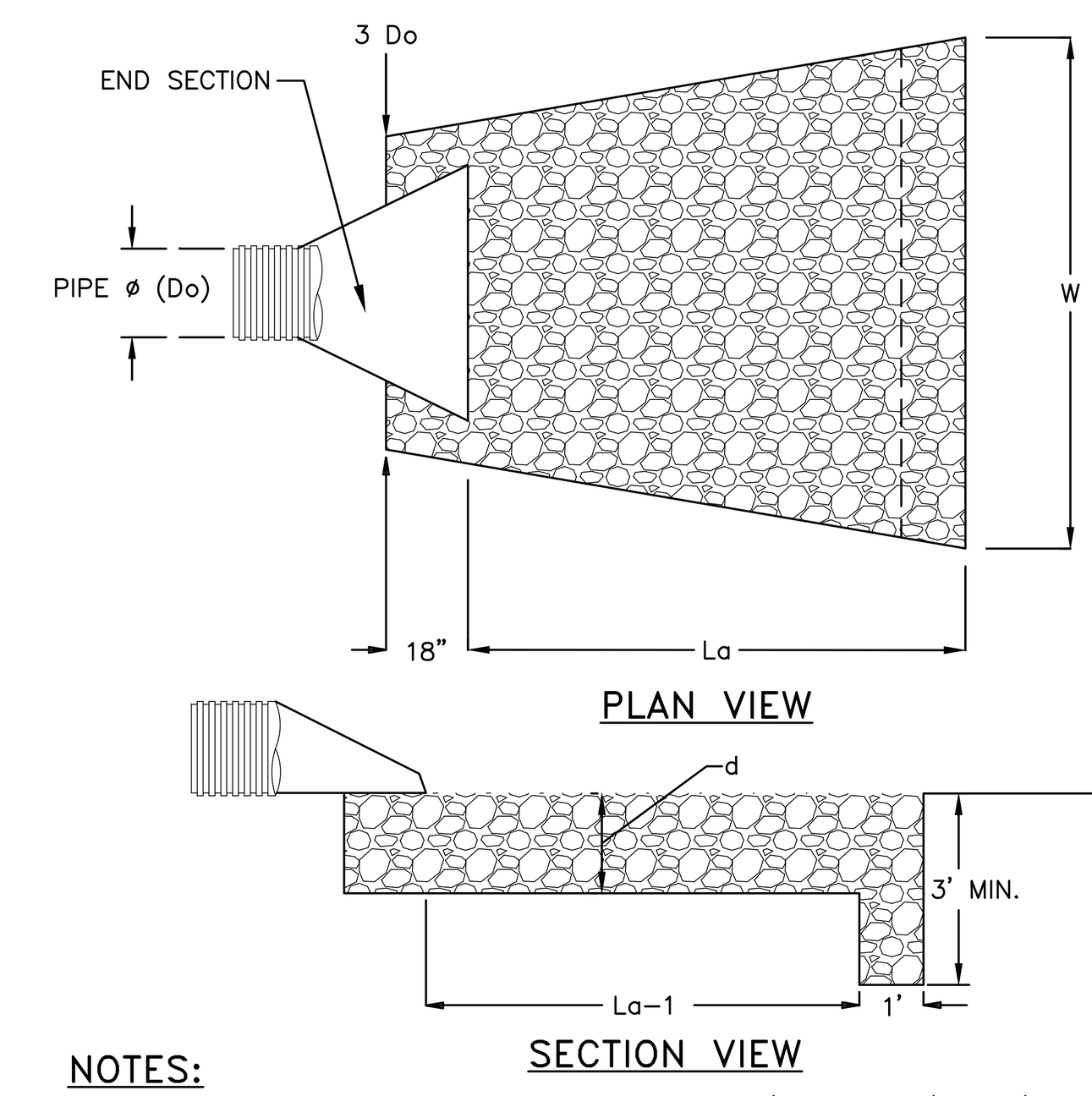
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

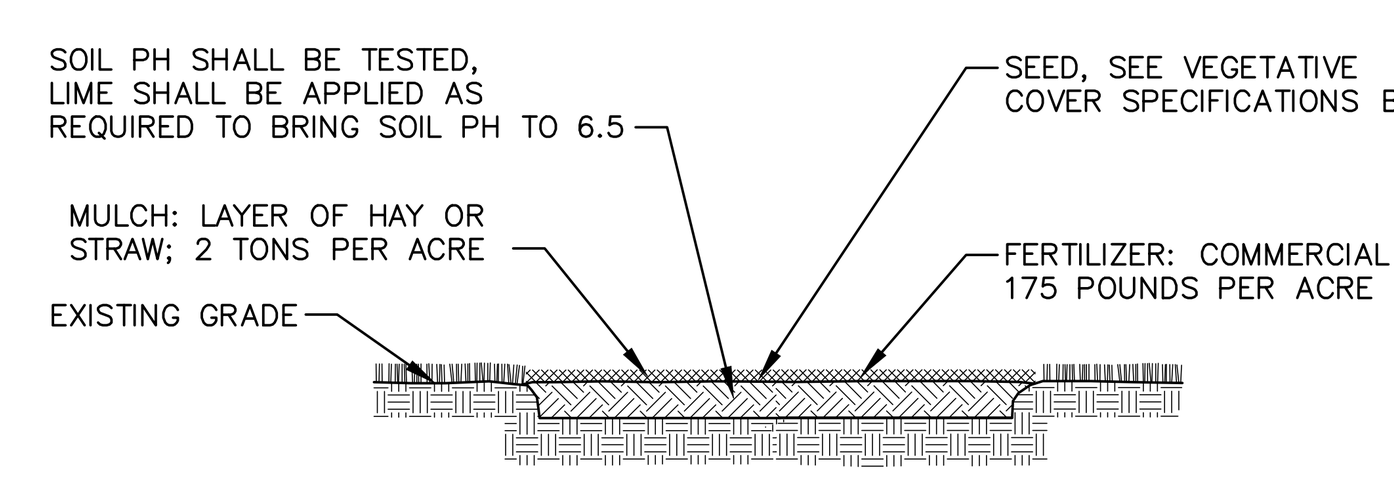
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. 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



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:

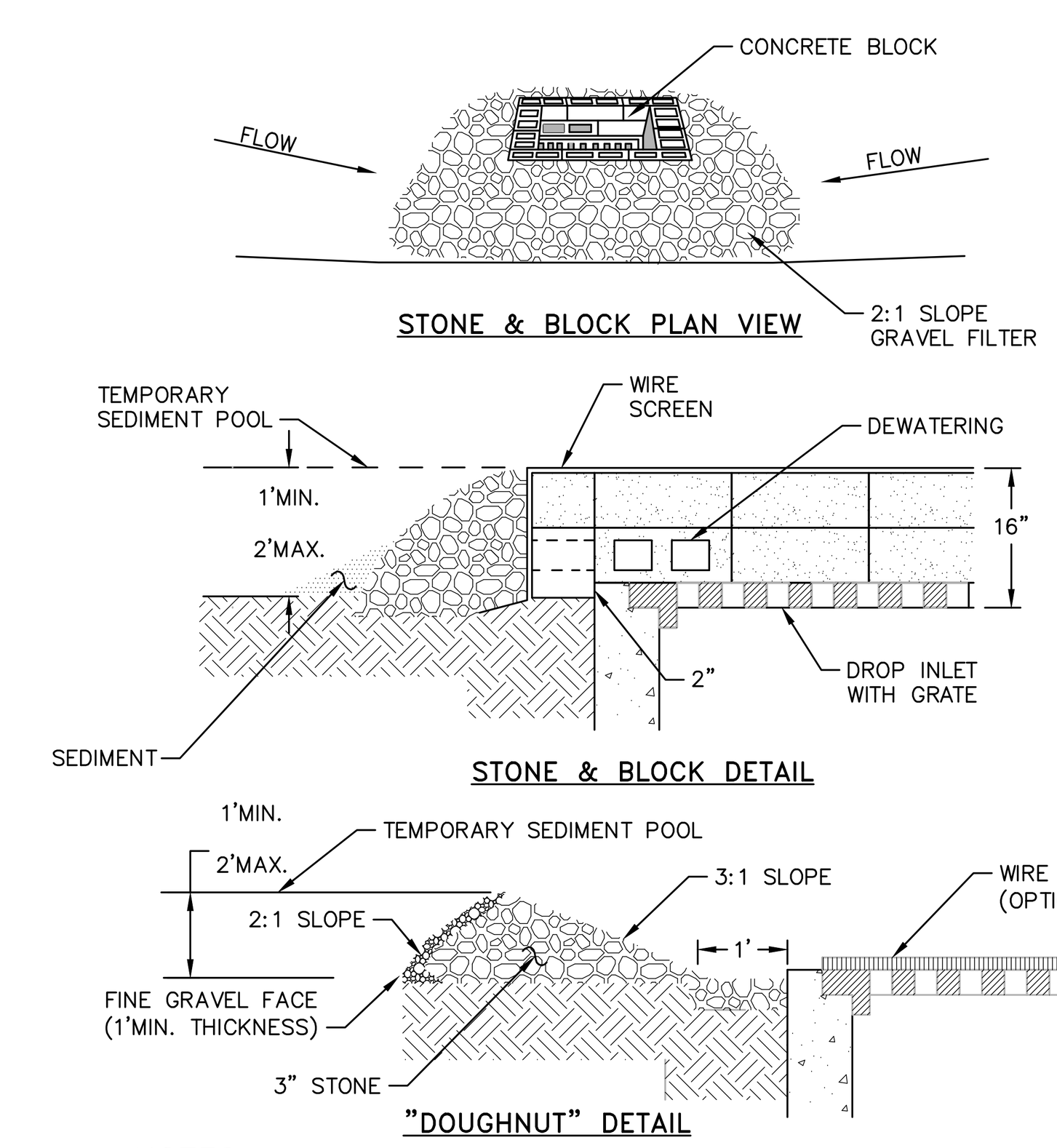
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

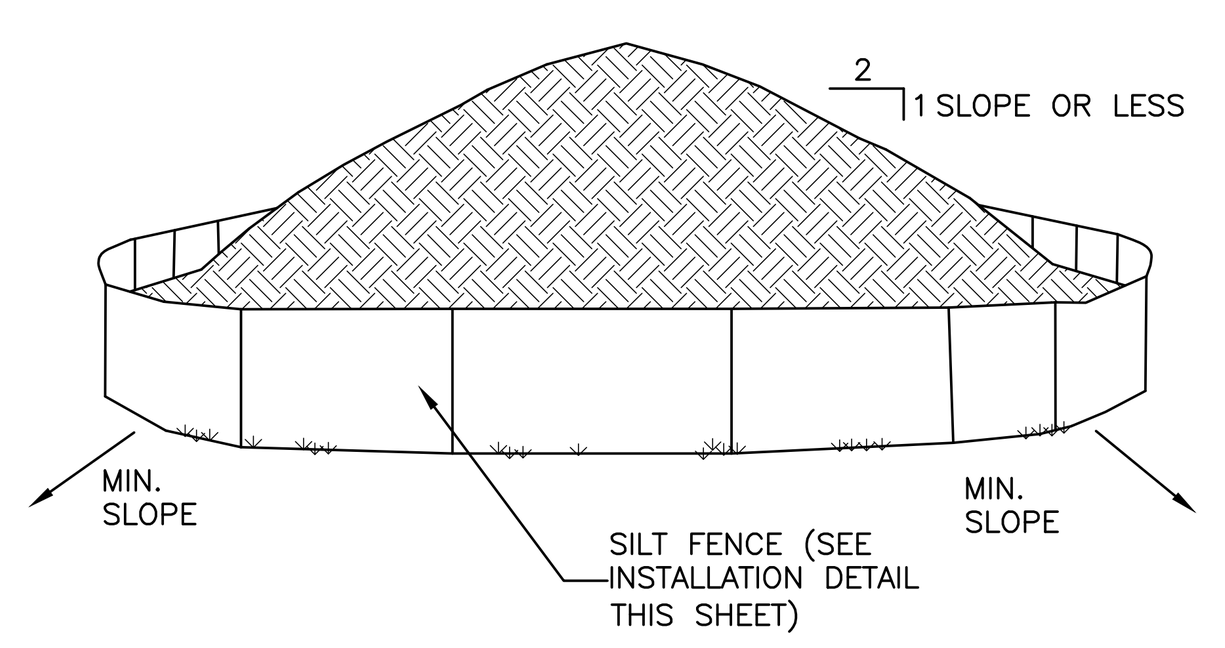
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN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

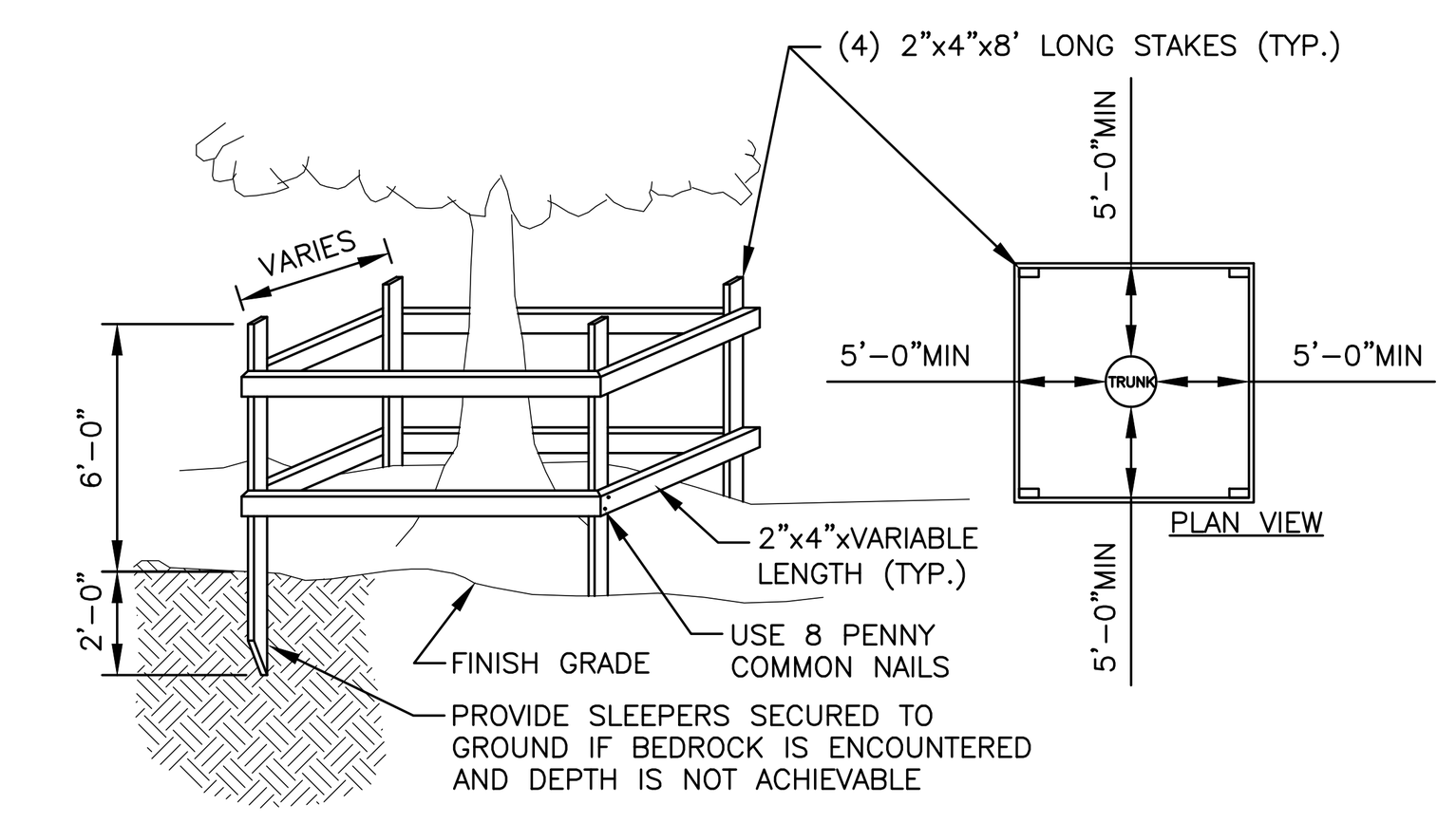
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

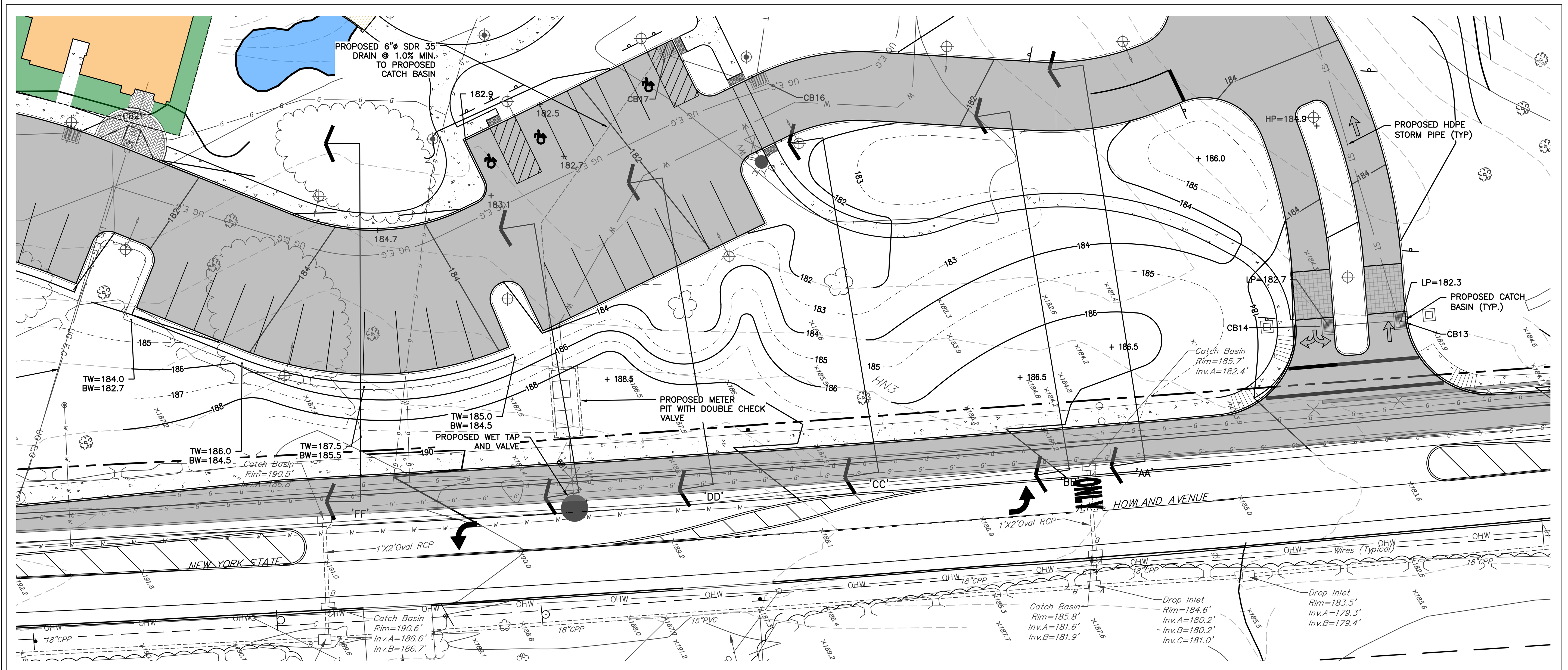
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

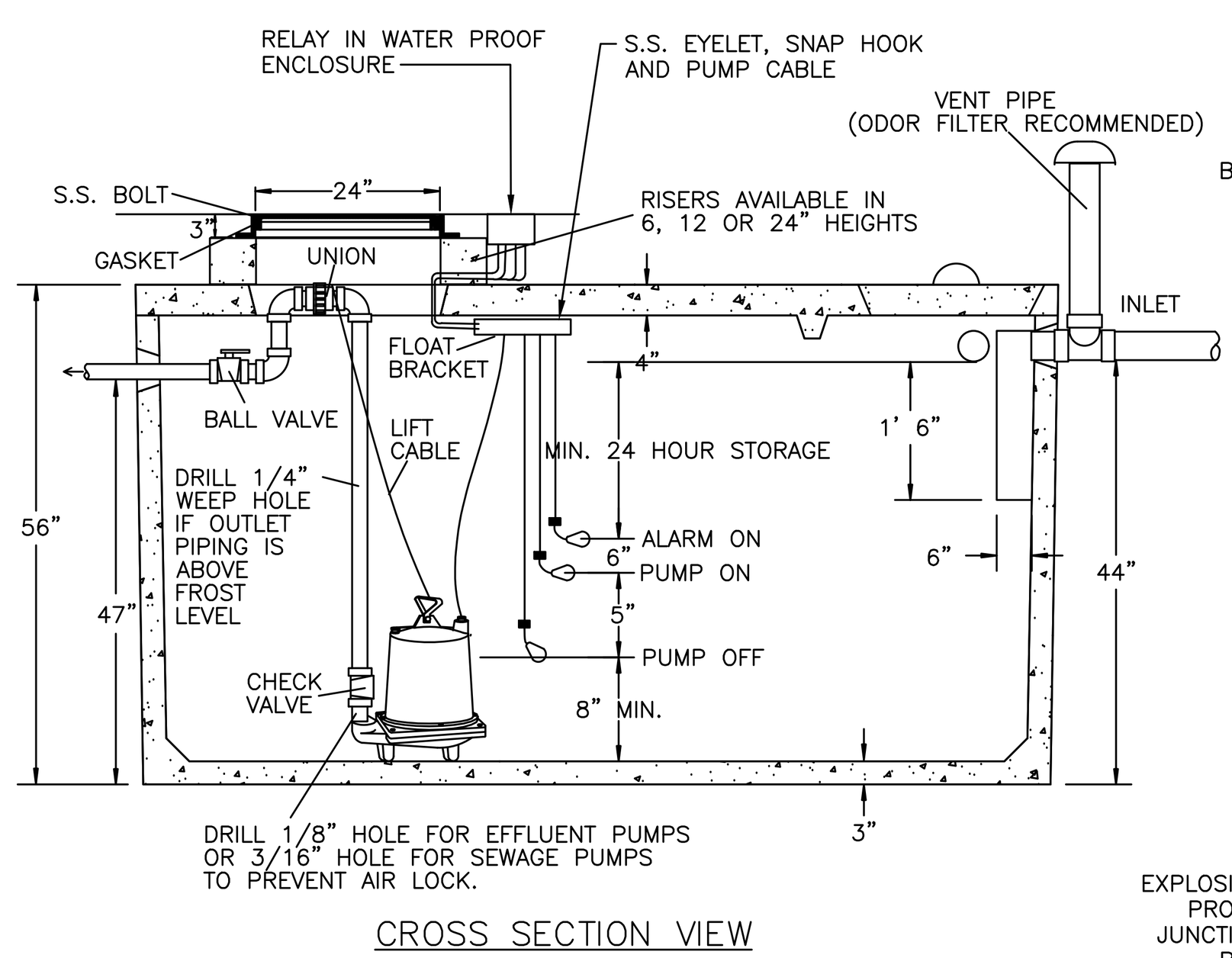


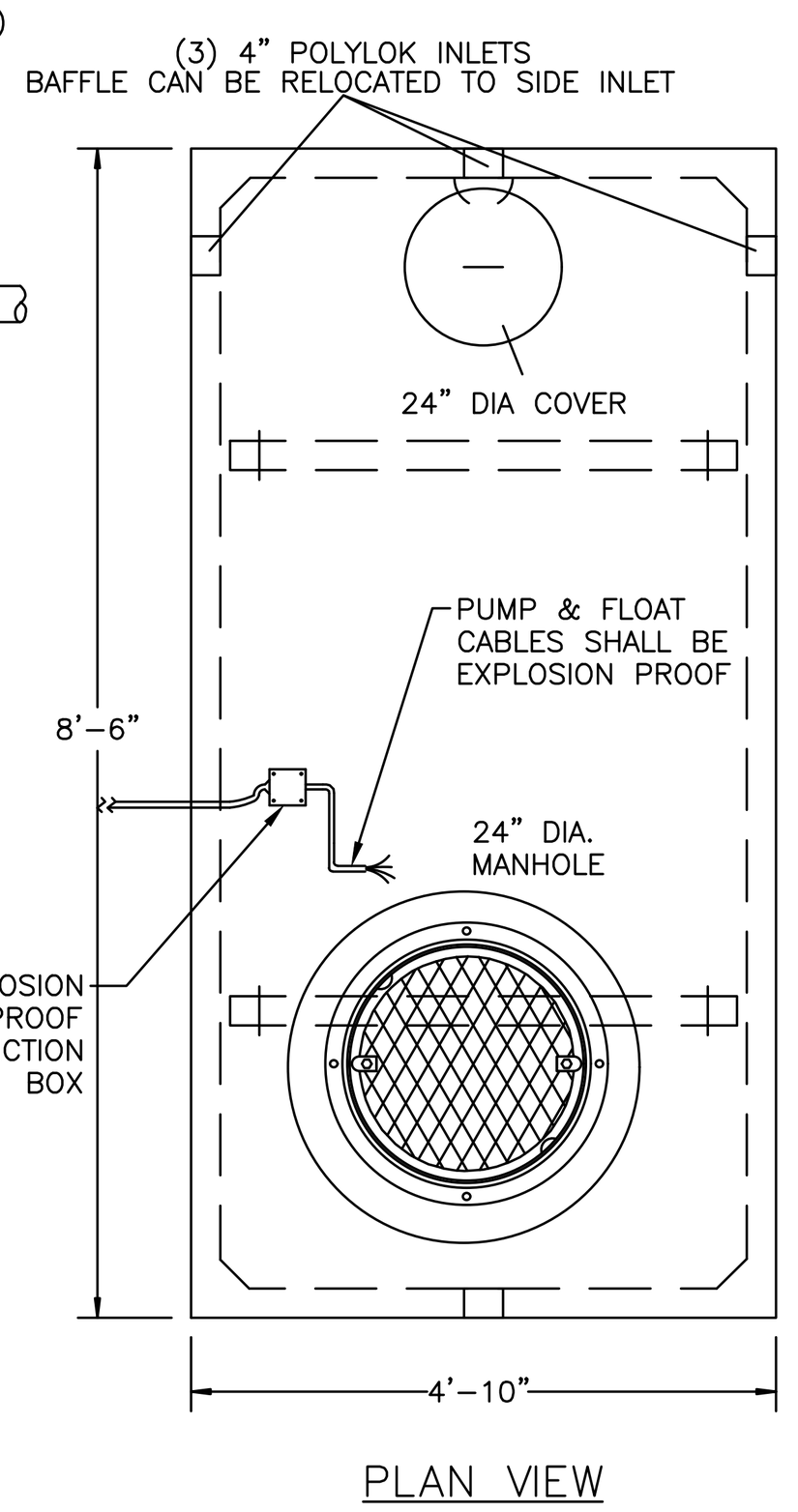
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

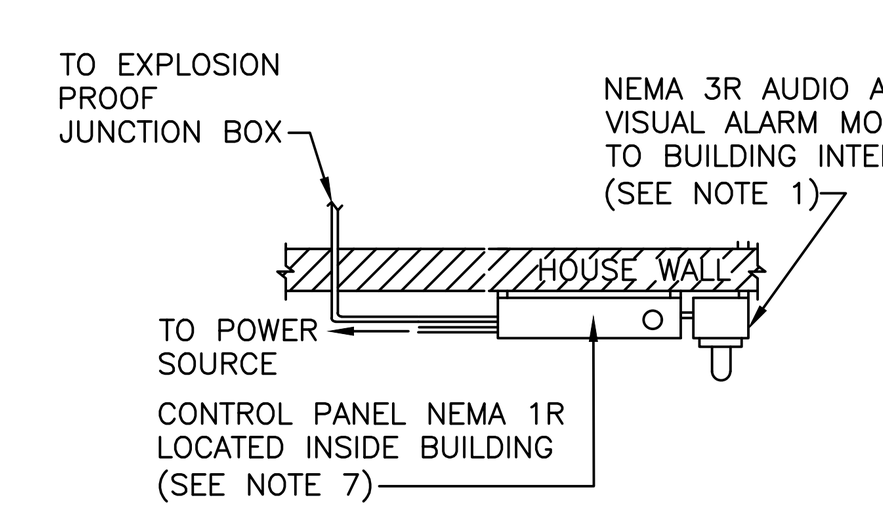
TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



GRADING & UTILITY PLAN INSET
1" = 20'



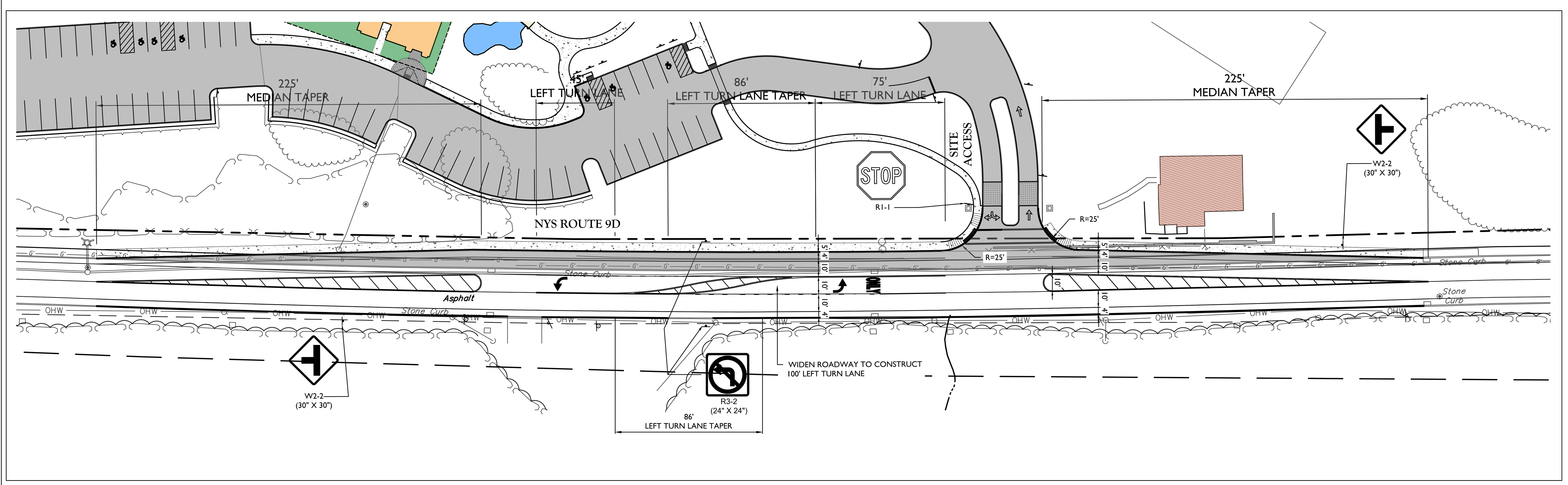




PUMP CHAMBER NOTES
1. THREE FLOAT SWITCHES SHALL BE INSTALLED: PUMP ON, PUMP OFF, AND HIGH ALARM. VISIBLE AND AUDIBLE ALARMS SHALL BE PROVIDED. THE ALARMS SHALL BE LOCATED INSIDE THE HOUSE, CLEARLY VISIBLE AND AUDIBLE.
2. ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
3. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE ORANGE COUNTY DEPARTMENT OF HEALTH PRIOR TO THE ORANGE COUNTY DEPARTMENT OF HEALTH CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.
4. THERE SHALL BE A MINIMUM OF 2.5' COVER OVER THE CONDUIT CONVEYING THE FLOAT PUMP CABLES AND CONTROL WIRING. CONDUITS FROM ALARM BOX AND CONTROL PANEL TO RELAY PANEL AT PUMP CHAMBER SHALL SHARE THE SAME TRENCH.
5. PROVIDE ADDITIONAL CONDUIT FOR CONTROL WIRING AS PER THE MANUFACTURERS RECOMMENDATIONS. MINIMUM COVER SHALL BE 2.5'.
6. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE CHAMBER 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".
7. CONTROL PANELS SHALL BE LOCATED WITHIN THE BUILDING.
8. 4" ø SDR PVC SCREENED VENT SHALL EXTEND TO BUILDING ROOF LINE (REFER TO NOTE 12).
9. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL.
10. CONTRACTOR SHALL CAULK INLET AND OUTLET JOINTS AND OTHER CONDUIT PENETRATIONS.
11. INSTALL STAINLESS STEEL GUIDE RAIL FOR PUMP REMOVAL AND MAINTENANCE.
12. LOCATION OF 4" DIA. SDR PVC VENTILATION PIPE SHALL BE APPROVED BY THE OWNER AND SHALL PROVIDE POSITIVE SLOPE TO SURFACE (IE: NO DIPS OR SAGS ALLOWED). THE INVERT OF THE VENT PIPE SHALL MATCH INLET INVERT. THE VENT PIPE SHALL BE SECURELY MOUNTED TO THE EXTERIOR OF THE BUILDING AND SHALL VENT A MINIMUM OF 12" ABOVE ROOF LINE. VENT PIPE AND BRACKETS TO MATCH EXTERIOR HOUSE COLOR. BUILDING OWNER HAS THE OPTION TO TIE VENT TO INTERIOR VENTING PIPING.
13. ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
14. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO THE DEPARTMENT CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.
15. A PROFESSIONAL ENGINEER SHALL CERTIFY INSTALLATION AND TESTING OF PUMP CHAMBER TO PUTNAM COUNTY DEPARTMENT OF HEALTH.
16. PRE-CAST PUMP CHAMBER SHOWN IS GT-750, 750 GALLON RESIDENTIAL PUMP CHAMBER BY EXPANDED SUPPLY PRODUCTS, INC. 3330 ROUTE 9, COLD SPRING, NY 10516 (845) 265-3771.
17. PROVIDE AN ALL WEATHER JUNCTION BOX WITH AN OUTLET AND SCREWED COVER AT OR ABOVE GRADE AT THE PUMP CHAMBER TO ALLOW FOR A PLUG IN CONNECTION FOR THE PUMP.

	DOSE		STORAGE (1 DAY)						
RIM ELEVATION	DEPTH	VOLUME (GAL)	REQ'D (GAL)	DEPTH PROVIDED	VOLUME PROVIDED (GAL)	PUMP MAKE AND MODEL	FORCE MAIN SIZE	NO. OF PUMPS	PUMP TANK MODEL
153.5	4"	86.4	120	26"	562.3	GOULDS, MODEL 2WD 3/4 HP	2"	1	GT-750 PUMP CHAMBER

PUMP CHAMBER DETAIL
NOT TO SCALE



NYS DOT ENTRANCE DETAIL
1" = 40'

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

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
4	8/30/22	PER PLANNING BOARD COMMENTS	CMB
6	10/25/22	PER PLANNING BOARD COMMENTS	CMB

CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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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	EXISTING TREE TO REMAIN AND PROTECT
18" LARCH	EXISTING TREE TO REMAIN AND PROTECT

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Dig Safely. New York. Call 811 before you dig

N/F
N.Y.S.

DRAWN BY: CMB			CHECKED BY: MAB			
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				
3	8/30/22	SITE PLAN REVISIONS – PARKING	HT				
4	9/27/22	SITE PLAN REVISIONS	HT				
5	10/25/22	ARBORIST INPUT	HT				

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SEAL

TREE REMOVAL & PROTECTION PLAN – NORTH

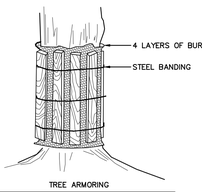
MIRBEAU BEACON

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:	TP-2
SHEET:	20 OF 28

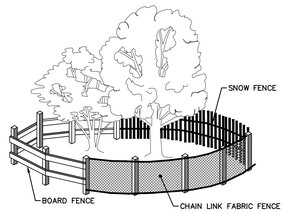
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW





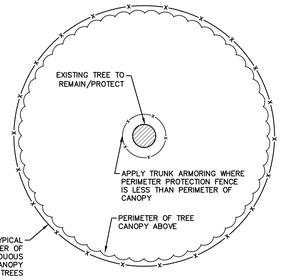
TREE ARMORING

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 80
SCALE IN FEET

Dig Safely. New York
Call 811
before you dig

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				
3	8/30/22	SITE PLAN RE-PLOT	HT				
4	9/27/22	SITE PLAN REVISIONS	HT				
5	10/25/22	ARBORIST INPUT	HT				

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F: 845-440-6637

TREE REMOVAL & PROTECTION PLAN – SOUTH

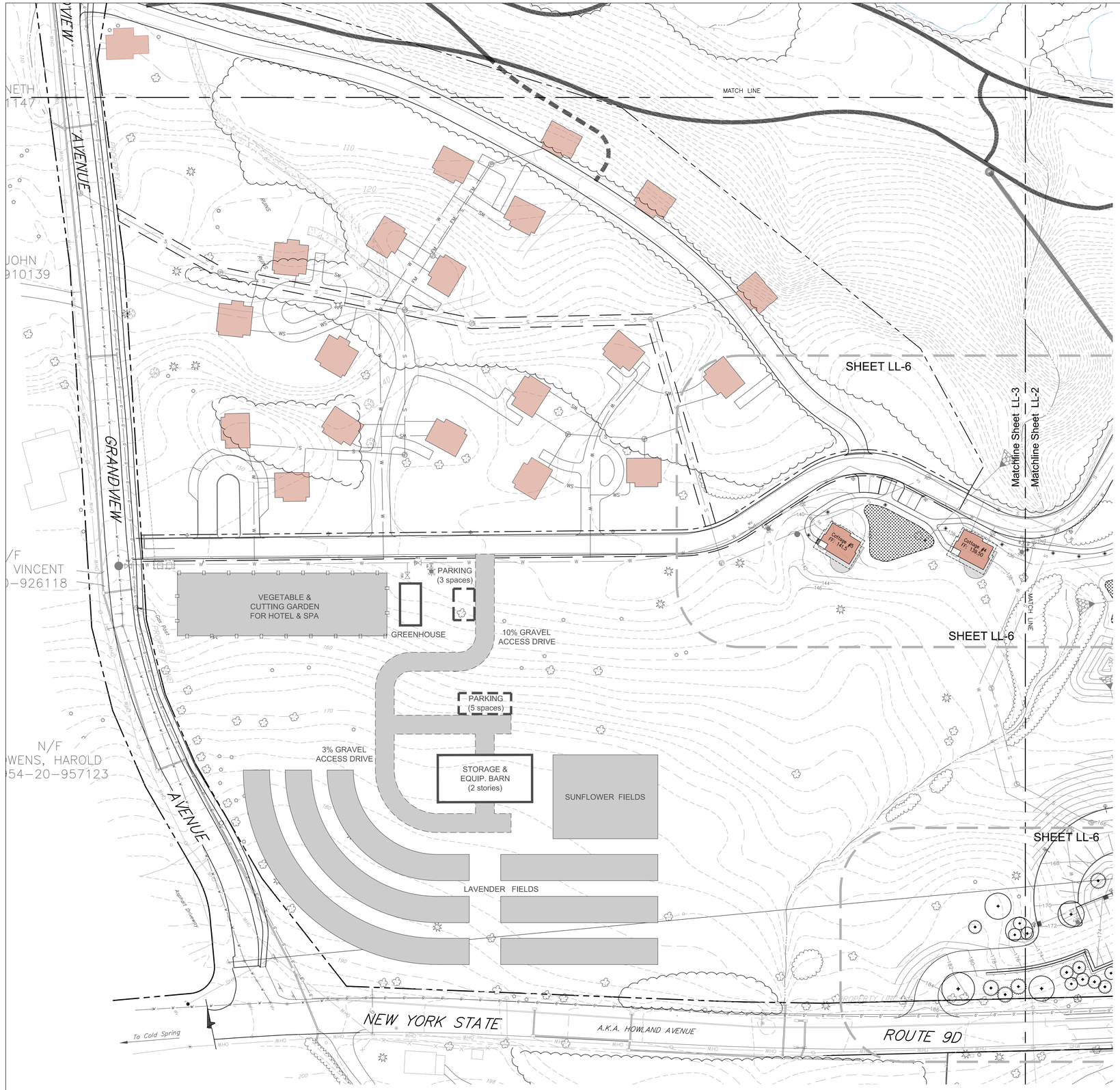
MIRBEAU BEACON

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

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


SHEET LL-5
SHEET LL-6
SHEET LL-4
SHEET LL-4
SHEET LL-6
SHEET LL-5
SHEET LL-6
SHEET LL-6
SHEET LL-4
SHEET LL-4
Matchline Sheet LL-3
Matchline Sheet LL-2
MATCH LINE
Cottage #3 FF: 148.75
Cottage #2 FF: 150.75
Cottage #1 FF: 152.75
Cottage #4 FF: 136.50
PERIMETER OF LEVEL 01 (Main)
PERIMETER OF LEVEL 00 (Grotto)
FF 179.75
AQUA TERRACE
PERIMETER OF LEVEL 00 (Spa)
PERIMETER OF LEVEL 01 (Main)
SPA FF: 165.75
PERIMETER OF LEVEL 00 (Spa)
LEVEL 01 = 179.75 Main
LEVEL 00 = 165.75 Spa
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
Concrete Sidewalk
Stone Curb
Asphalt Driveway
Concrete Sidewalk
Stone Curb
Concrete Sidewalk
Stone Curb
Concrete Sidewalk
Stone Curb



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	1	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	B&B	2.5–3.0" cal	45'h 20'w	Upright pyramidal crown
	ARO	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B&B	2.5–3.0" cal	40'h 25'w	Upright pyramidal crown
	ARR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B	2.5–3.0" cal	50'h 30'w	Upright rounded crown
	ASG	1	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	2.5–3.0" cal	55' ht.	Upright oval crown
	BPW	37	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
	GTH	1	GLEDITSIA T. INERMIS 'HALKA'	HALKA HONEYLOCUST	B&B	2.5–3.0" cal	60' ht.	
	LS	1	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B&B	2.5–3.0" cal	60' ht.	SPECIMEN GRADE
	LT	1	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2.5–3.0" cal	80' ht.	
	PAB	2	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	B&B	2.5–3.0" cal	50' ht.	Rounded crown
	PSP	1	PRUNUS SUB. 'PENDULA'	WEEPING HIGAN CHERRY	B&B	2.5–3.0" cal	20–25' ht.	Pink–White bloom April–May
	PCC	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	B&B	2.5–3.0" cal	30' ht.	15' WIDE
	QP	3	QUERCUS PALUSTRIS	PIN OAK	B&B	2.5–3.0" cal	50–75' ht.	Orange–Scarlet fall
	QR	4	QUERCUS RUBRA	NORTHERN RED OAK	B&B	2.5–3.0" cal	75' ht.	
	SGC	2	SALIX MATSUDANA 'GOLDEN CURLS'	GOLDEN CURLS CORKSCREW WILLOW	B&B	2.5–3.0" cal	20'x30' ht.	
	UA	2	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B&B	2.5–3.0" 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	14	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
	MSJ	4	MAGNOLIA STELLATA 'JANE PLATT'	JANE PLATT STAR MAGNOLIA	Cont.	5–6' ht.	12'h/8'w	Pink
	SPC	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B&B	2.5–3" cal.	25'h/15w	July Flowers
EVERGREEN TREES:	AF	6	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	6	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	14	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:	AZ1	16	RHODENDRON 'ROBLEX' PP25073	AUTUMN LILY ENCORE AZALEA	CONT.	#7	4–5'h, 4'w	White bloom
	AZ2	19	RHODENDRON 'ROBLEO' PP19899	AUTUMN BELLE ENCORE AZALEA	CONT.	#7	5'h x 4'w	Pale pink bloom
	CXP	15	CALLICARPA x PEARL GLAM	PEARL GLAM BEAUTYBERRY	B&B	#7	4–5' ht.	3–4'w
	CLP	6	CHAEMACYPARIS L. 'PEMBURY BLUE'	PEMBURY BLUE LAWSON CYPRESS	B&B	3–4' ht.	8–10' ht.	4–5'w
	CLG	5	CHAEMACYPARIS L. 'PIN. BLUE & GOLD'	PINPOINT BLUE & GOLD LAWSON CYPRESS	B&B	3–4' ht.	6–8' ht.	5–6'w
	CPS	4	CHAEMACYPARIS PISIFERA 'SOFT SERVE'	SOFT SERVE SAWARA CYPRESS	B&B	30" min.ht.	6–8' ht.	5–6'w; fern like foliage
	HAA	48	HYDRANGEA ARBOR. 'ANNABELLE'	ANNABELLE SMOOTH HYDRANGEA	CONT.	#7	3–5' ht.	12" dia. White Flowers
	HQR	8	HYDRANGEA QUERC. 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	CONT.	#7	6–8' ht.	White to Pink
	IGS	33	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.	24–30" ht.	3–5' ht.	Compact
	IVJ	3	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY (MALE) WINTERBERRY	CONT.	#5	6–8' ht.	
	IVR	29	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	CONT.	#5	6' ht.	
	MPS	87	MORELLA PENSYLVANICA 'SILVER SPRITE'	SILVER SPRITE BAYBERRY	CONT.	30" min.ht.	4–5'h/5'w	
	PM	11	PINUS MUGO VAR. 'PUMILIO'	DWARF MUGO PINE	CONT.	24" min.ht.	4–5'h/6'w	
	TMG	15	TAXUS x MEDIA 'GREENWAVE'	GREEN WAVE YEW	CONT.	24–30" ht.	4'x4'	
SMALL SHRUBS:	AZ3	26	RHODODENRON 'ROBLEN' PP16248	AUTUMN SUNSET ENCORE AZALEA	CONT.	#7	3' h/w	Salmon–Red blooms
	CXC	37	CARYOPTERIS x CLAN. 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	CONT.	24" min.ht.	24–30" ht.	
	CSA	280	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	CONT.	24" min.ht.	3–4' ht.	
	FGA	181	FOTHERGILLA GARDENII 'APPALACHIA'	DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	FGB	12	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	CONT.	24" min.ht.	2–3' ht.	
	ICH	14	ILEX CRENATA 'HELLERI'	DWARF JAPANESE HOLLY	CONT.	#7	2–3'h, 4'w	
	IVL	59	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	CONT.	#3	3'h, 4'w	
	PO1	66	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	CONT.	24" min.ht.	3–4' ht.	
GROUND COVER SHRUBS:	AML	392	ARONIA MEL. LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	CONT.	#3	12–24" ht.	
	VCL	38	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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3	8/30/22	SITE PLAN REVISIONS	CH
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5	10/25/22	SITE PLAN/LANDSCAPE REVISIONS	HT

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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SEAL

PLANTING PLAN – OVERALL 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:	LL-3
SHEET:	23 OF 28

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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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SEAL

PLANTING PLAN – ENLARGEMENT 1

MIRBEAU BEACON

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

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

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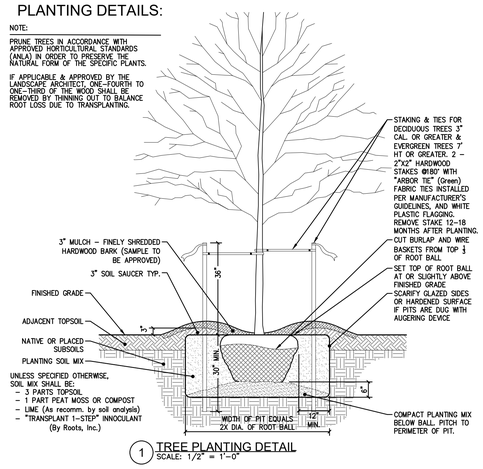
PLANTING DETAILS:

NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

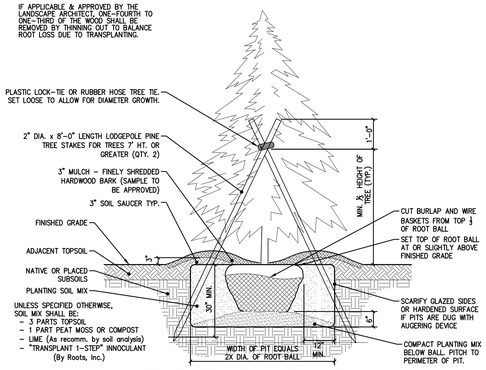


1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

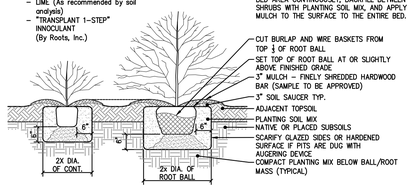
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



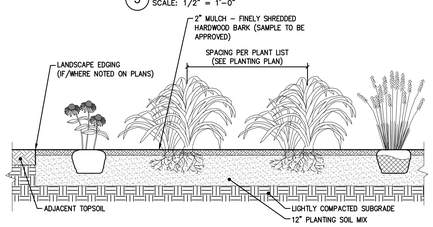
2 CONIFER TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:
- 3 PARTS TOPSOIL
- 1 PART PEAT MOSS OR COMPOST
- LIME (As recommended by soil analysis)
- "TRANSPLANT 1-STEP" INNOCULANT (By Roots, Inc.)

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



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

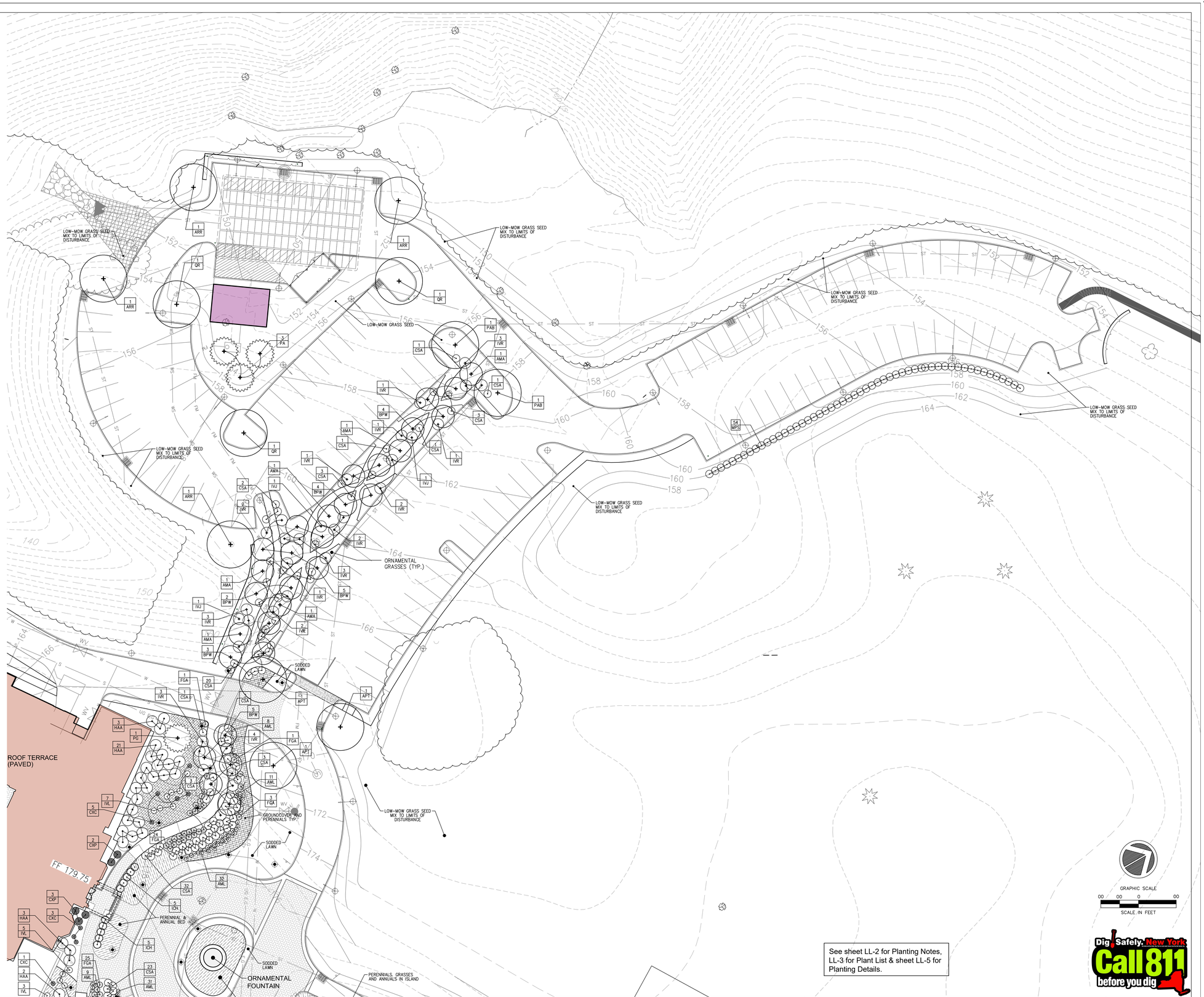


SECTION THROUGH PERENNIAL BED

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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3	8/30/22	SITE PLAN REVISIONS	CH				
4	9/27/22	SITE PLAN/LANDSCAPE REVISIONS	HT				
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PLANTING PLAN - ENLARGEMENT 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:	1" = 20'
TITLE:	LL-5
SHEET:	25 OF 28

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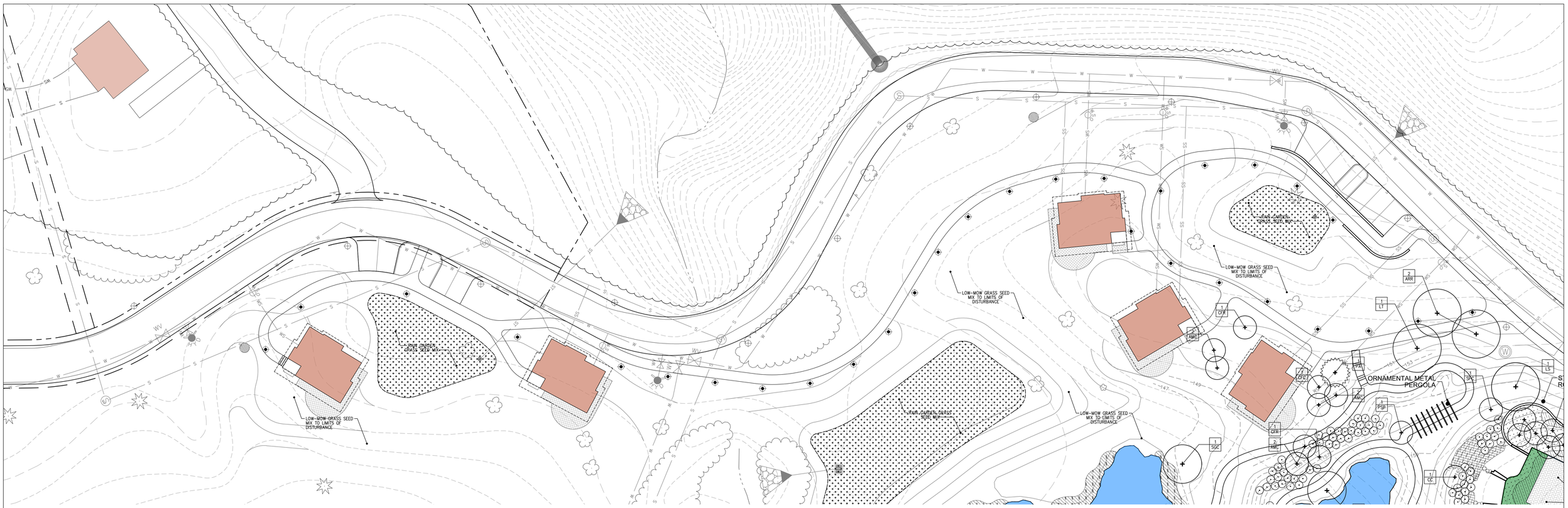

See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

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NO.	DATE	DESCRIPTION BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET HT				
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SEAL

PLANTING PLAN – ENLARGEMENT 3

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:	26 OF 28

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LIGHTING SCHEDULE:

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	LLF:Line Factor	Total Lamp Lumens	Wattage	Plot
⊕	B2	8	ARCHITECTURAL AREA LIGHTING	PROB/V3-3030-DL	PROVIDENCE BOLLARD WITH LIGHTLY DIFFUSED LENS - TYPE 2	LED 3000K	B2 - PROB-V3-3030-DL.ies	0.9	2086	43.2	
⊕	B3	36	ARCHITECTURAL AREA LIGHTING	PROB-V3-3030-DL	PROVIDENCE BOLLARD WITH LIGHTLY DIFFUSED LENS - TYPE 3	LED 3000K	B3 - PROB-V3-3030-DL.ies	0.9	2081	42.0	
⊕	B5	13	ARCHITECTURAL AREA LIGHTING	PROB-V5-3030-DL	PROVIDENCE BOLLARD WITH LIGHTLY DIFFUSED LENS - TYPE 5	LED 3000K	B5 - PROB-V5-3030-DL.ies	0.9	1966	43.2	
⊕	P2-S	10	ARCHITECTURAL AREA LIGHTING	PROS-10-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 2	LED 3000K	PS-V5-PROS-V2-2030.ies	0.9	1782	25.1	
⊕	P2-M	14	ARCHITECTURAL AREA LIGHTING	PROV3-ML-295-3K7-2	PROVIDENCE MEDIUM 2 - TYPE 2	LED 3000K	PD-V5 - PROV3-ML-295-3K7-2.ies	0.9	3596	34.1	
⊕	P3-S	12	ARCHITECTURAL AREA LIGHTING	PROS-10-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 3	LED 3000K	PS-10 - PROS-V3-2030.ies	0.9	1830	25.1	
⊕	P3-M	12	ARCHITECTURAL AREA LIGHTING	PROV3-ML-295-3K7-3	PROVIDENCE MEDIUM 2 - TYPE 3	LED 3000K	PS-V5 - PROV3-ML-295-3K7-3.ies	0.9	3469	34.1	
⊕	P4-S	8	ARCHITECTURAL AREA LIGHTING	PROS-V4-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 4 WIDE	LED 3000K	P4-10 - PROS-V4-2030.ies	0.9	1783	25.1	
⊕	P4-M	7	ARCHITECTURAL AREA LIGHTING	PROV3-ML-295-3K7-4W	PROVIDENCE MEDIUM 2 - TYPE 4 WIDE	LED 3000K	P4W-5 - PROV3-ML-295-3K7-4W.ies	0.9	3498	34.1	
⊕	P5-S	7	ARCHITECTURAL AREA LIGHTING	PROS-V5-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	P5-10 - PROS-V5-2030.ies	0.9	1735	25.1	
⊕	P5-M	9	ARCHITECTURAL AREA LIGHTING	PROV3-ML-295-3K7-5G	PROVIDENCE MEDIUM 2 2 - TYPE 5	LED 3000K	PG-V5 - PROV3-ML-295-3K7-5G.ies	0.9	3610	34.1	

KEY TO LIGHT FIXTURES:

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

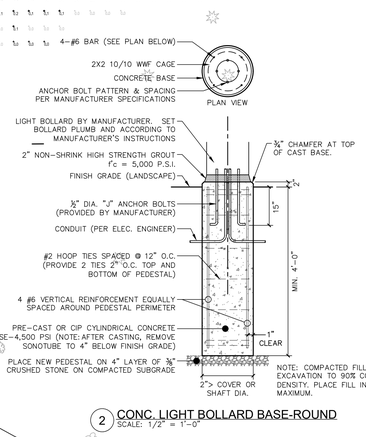
POLE MOUNTED LIGHTS: "PROVIDENCE" BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. LAMP IS FITTED IN CAP OF FIXTURE WITH POLE HEIGHTS TO SET FACE DOWNWARD AT A 10° OR 16° HEIGHT ABOVE GRADE PER PLAN. OPTICAL DISTRIBUTION PATTERNS TYPE 2, 3, 4 ND 5 AS NOTED ON PLAN. LED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

B2, B3 & B5

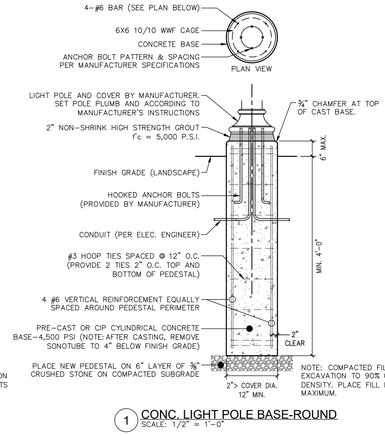
BOLLARD LIGHTS: "PROVIDENCE" BOLLARD BY ARCHITECTURAL AREA LIGHTING WITH LED LAMP TYPE WITH COLOR TEMPERATURE OF 3000K. HEIGHT TO BASE OF LAMP HEAD IS 42" ABOVE GRADE. OPTICAL DISTRIBUTION PATTERNS ARE TYPE 2, 3 OR 5 AS NOTED ON PLAN AND SHOWN ON CUT SHEET. ALL LAMPS SHALL HAVE A CRI OF 80 OR GREATER.

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.



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



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:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	8/30/22	SITE PLAN REVISIONS - PARKING	HT				
4	9/27/22	SITE PLAN REVISIONS	DW				
5	10/25/22	SITE PLAN REV; BOLLARD SPEC.	HT				

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

Mirbeau INN & SPA

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160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
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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

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

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

LIGHT FIXTURE SPEC SHEETS:

"B" - BOLLARD FIXTURE:

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

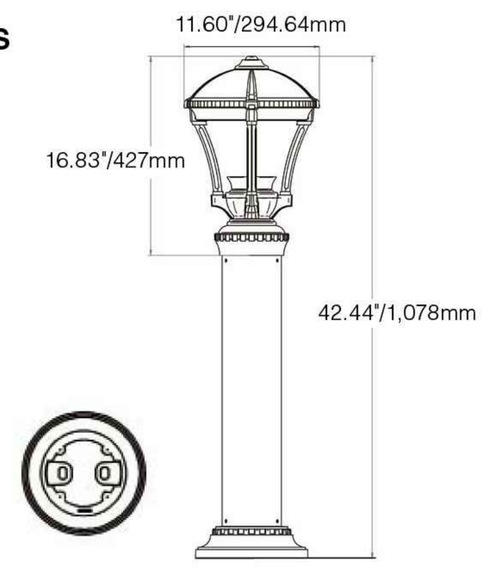
TYPE

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, 43 watts*
3040 — *4000K CCT, 43 watts*
3030 — *3000K CCT, 43 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
DBS — Dark Bronze Gloss Smooth
DBT — Dark Bronze Matte Textured
GTT — Graphite Matte Textured
LGS — Light Grey Gloss Smooth
LGT — Light Grey Matte Textured
PSS — Platinum Silver Gloss Smooth
VGT — Verde Green Matte Textured
WHS — White Gloss Smooth
WHT — White Matte Textured
CC [1] — Custom Color

[1] Consult factory for custom color, 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 — *Fluted Shaft 5" DIA.*
RD — *Round Shaft 5" DIA.*
PM — *Pier Mount*

MANUFACTURER TO PROVIDE 80 CRI.

LUMINAIRE PERFORMANCE

Light Engine	Lensing	Distribution	Ordering Code	5000K CCT Delivered Lumens	Efficacy (Lm/W)	B	U	G	4000K CCT Delivered Lumens	Efficacy (Lm/W)	B	U	G	3000K CCT Delivered Lumens	Efficacy (Lm/W)	B	U	G	Average System Watts
				3050					3040					3030					
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	3261	75	1	0	1	3270	76	1	0	1	3038	70	1	1	1	
		TYPE 4	Y4	3253	75	1	0	1	3262	76	1	0	1	2988	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	2386	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	2091	50	1	1	1	
		TYPE 4	Y4...LDL	2295	53	1	2	1	2252	52	1	2	1	2012	47	1	2	1	
		TYPE 5	Y5...LDL	2234	52	1	1	1	2193	51	1	1	1	1959	46	1	1	1	

architectural area lighting
ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
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JOB
TYPE
NOTES

"P" - MEDIUM POST TOP FIXTURE:

DATE: 5-11-22 LOCATION: BEACON, NY
TYPE: 2,3,4,5Q PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

architectural area lighting

(P2-16, P3-16, P4W-16, P5Q-16)

PROV2

ARCHITECTURAL AREA/SITE

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, 5Q, and 5W distributions
- Amber, 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral Surge protection: 10k in parallel, 20k in series
- Upgrade Kits



Providence Medium

3000K and warmer CCTs only — See Certification Specifications

RELATED PRODUCTS: PROL2 | PROL2-LK | PROS | PROB

PHOTOMETRY | DELIVERED LUMENS | DIMENSIONAL DRAWINGS | ARMS | COLOR CHART

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	B	U	G	Efficacy (Lm/W)	4000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)	5000K 70CRI Lumen	B	U	G	Efficacy (Lm/W)
36	295	450mA Microcore Equivalent	None	1	3807	1	0	1	111.6	3960	1	0	1	116.1	4128	1	0	1	121.0
				2	3596	1	0	1	105.4	3740	1	0	1	109.7	3899	1	0	1	114.3
				3	3471	1	0	1	101.8	3611	1	0	1	105.9	3764	1	0	1	110.4
				4W	3501	1	0	1	102.7	3642	1	0	1	106.8	3796	1	0	1	111.3
				1-HS	2355	0	0	1	69.1	2450	0	0	1	71.8	2554	0	0	1	74.9
				2-HS	2049	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
				5Q	3818	2	0	1	112.0	3971	2	0	1	116.5	4140	2	0	1	121.4
				5W	3529	2	0	1	103.5	3670	2	0	1	107.6	3826	2	0	1	112.2
			Clear	1-CL	3242	1	0	1	95.0	3373	1	0	1	98.8	3516	1	0	1	103.0
				2-CL	3062	1	0	1	89.7	3186	1	0	1	93.3	3321	1	0	1	97.3
				3-CL	2957	1	0	1	86.6	3075	1	0	1	90.1	3206	1	0	1	93.9
				4W-CL	2982	1	0	1	87.4	3102	1	0	1	90.9	3233	1	0	1	94.7
				1-CL-HS	2006	0	0	1	58.8	2087	0	0	1	61.1	2175	0	0	1	63.7
				2-CL-HS	1746	0	0	1	51.1	1816	0	0	1	53.2	1893	0	0	1	55.5
				3-CL-HS	1688	0	0	1	49.4	1755	0	0	1	51.4	1830	0	0	1	53.6
				4W-CL-HS	1740	0	0	1	51.0	1810	0	0	1	53.0	1887	0	0	1	55.3
				5Q-CL	3252	2	0	1	95.3	3382	2	0	1	99.1	3526	2	0	1	103.3
				5W-CL	3005	2	0	1	88.1	3126	2	0	1	91.6	3259	2	0	1	95.5
			Diffused	3-DL	2243	1	0	1	65.8	2334	1	0	1	68.4	2433	1	0	1	71.3
				5W-DL	2280	1	0	1	66.9	2372	1	0	1	69.6	2473	1	0	1	72.5

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17760 Rowland St, Rowland Heights, CA 91748 / Tel 626.968.5666 / Website www.aal.net
HUBBELL Lighting

DATE: 5-11-22 LOCATION: BEACON, NY
TYPE: 2,3,4,5Q PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROV2

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

CATALOG #

Example: PROV2-36L-325-3K7-4W-BL-SLA1-DF-HS-AD5-UNV

HOUSING

PROV2

Housing
PROV2 — Providence Medium 2.0

LED Quantity
36L — 36 LED

Lumen output
295 — 450mA Microcore Equivalent
325 — 325mA, 4500 Lumens
510 — 510mA, 6500 Lumens
525 — 700mA Microcore Equivalent
615 — 615mA, 7500 Lumens

CCT/CRI
AMB [1] — Amber-595nm Peak
3K7 — 3000K, 70 CRI
4K7 — 4000K, 70 CRI
5K7 — 5000K, 70 CRI
Contact factory for options listed below
27K8 — 2700K, 80 CRI
80 or 90 CRI for standard color temperatures

Distribution
1 — Type I
2 — Type II
3 — Type III
4W — Type IV Wide
5Q — Type V Square
5W — Type V Wide

Finish
BLS — Black Gloss Smooth
BLT — Black Matte Textured
DBS — Dark Bronze Gloss Smooth
DBT — Dark Bronze Matte Textured
GTT — Graphite Matte Textured
LGS — Light Grey Gloss Smooth
LGT — Light Grey Matte Textured
PSS — Platinum Silver Gloss Smooth
VGT — Verde Green Matte Textured
WHS — White Gloss Smooth
WHT — White Matte Textured
Color Option
CC [2] — Custom Color

MANUFACTURER TO PROVIDE 80 CRI.

Mounting
Pole Mount
STND_MNT [6] — Standard Mount
PT23 — 2 3/8" tenon
PT3 — 3" tenon
PT4 — 4" tenon
Arm Mount
SLA1 — 4" pole or tenon
SLA8U-4 — 4" pole or tenon
SLA8U-5 — 4" pole or tenon
TRA5U-4 — 4" pole or tenon
TRA6U-4 — 4" pole or tenon
TRA5U-5 — 5" pole or tenon
TRA6U-5 — 5" pole or tenon
TRA8U-5 — 5" pole or tenon
TRA55-5 — 5" pole or tenon
TRA56-5 — 5" pole or tenon
Wall Mount
WMA55 — Wall Mount
WMA56 — Wall Mount
Pier Mount
PM1 — Pier Mount 1
PM2 — Pier Mount 2
PM3 — Pier Mount 3

Optional Lens
CL — Clear Lens
DL [2] — Diffused Lens

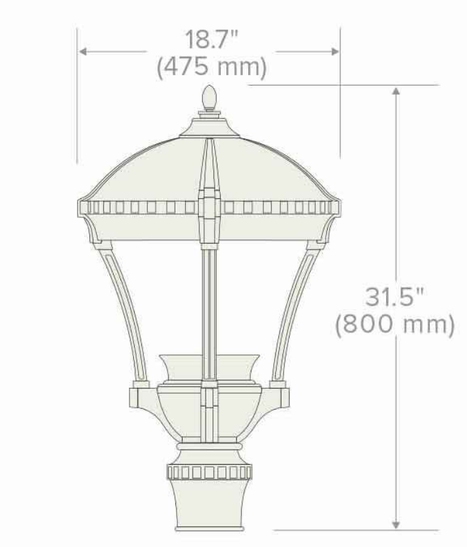
Options
HS [3,5] — House Side Shield
PFN — Brass Colored Finish
SPK — Cast Spikes
BPS — Brass Colored Struts
SF — Single Fuse (120, 277)
DF — Double Fuse (208, 240)

BRASS SPIKES & BRASS FINIALS.

Mounting Options
AD5 — Adaptor-5" OD Pole
PCA-C — Photocontrol Adapter Contemporary
EPA-C — Egress Adapter Contemporary

Voltage
UNV — 120-277V

DIMENSIONS



Notes:
1 Turtle Friendly
2 Diffused Lens is available only with T3 and T5W distribution
3 House side Shield is available only with T1, T2, T3 and T4W distributions
4 Consult factory for custom color, marine and corrosive finish options
5 Contact Factory for additional glare shield options
6 Slide over 4" OD Pole

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HUBBELL Lighting

"P" - SMALL POST TOP FIXTURE:

DATE: 5-11-22 LOCATION: BEACON, NY
TYPE: 3,4,5Q PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

architectural area lighting

(P3-10, P4-10, P5-10)

PROS

ARCHITECTURAL AREA/SITE

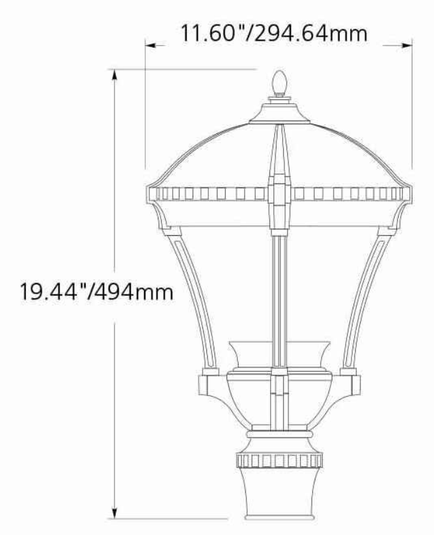
PROS ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 10' ABOVE GRADE.

PROVIDENCE®

FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

DIMENSIONS



3000K and warmer CCTs only



Providence Small

RELATED PRODUCTS: PROL2 | PROV2

PHOTOMETRY | DELIVERED LUMENS | DIMENSIONAL DRAWINGS | ARMS | COLOR CHART

ORDERING GUIDE

Example: PROS-Y3-3030-BLS-BPS-WMA59D

CATALOG #

HOUSING

PROS

Housing
PROS — Providence Small LED

Distribution
Y2 — Type II
Y3 — Type III
Y4 — Type IV
Y5 — Type V

Lumen Package
2030 — 3000K CCT 25 watts
2040 — 4000K CCT 25 watts
2050 — 5000K CCT 25 watts
3030 — 3000K CCT 43 watts
3040 — 4000K CCT 43 watts
3050 — 5000K CCT 43 watts

Finish
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
VGT — Verde Green Matte Textured
WHS — White Gloss Smooth
WHT — White Matte Textured
Color Options
CC — Custom Color [1]

Options
FS1 — Fusing
PFN — Brass Painted Finial
SPK — Brass Painted Spike
BPS — Brass Painted Struts
LDL — Lightly diffused lens
AD4 — Adapter used only with standard AAL arms and post top mount fixtures to slip over a 4"/100mm O.D. pole

Mounting
Standard Mount — Slips over a 3"/75mm pole or may choose one
Wall Mount
WMA59D — Mount down
WMA59U — Mount up
Pole Mount/Side Mounts
TRA59D — Mount down
TRA59U — Mount up

MANUFACTURER TO PROVIDE 80 CRI.

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	B	U	G	Efficancy (Lm/W)	4000K 70CRI Lumen	B	U	G	Efficancy (Lm/W)	5000K 70CRI Lumen	B	U	G	Efficancy (Lm/W)
25	2000	Clear Lens (Standard)	Type 2	1792	1	0	1	72	1957	1	0	1	78	1951	1	0	1	78
			Type 3	1830	1	0	1	73	1970	1	0	1	79	1958	1	0	1	78
			Type 4W	1793	0	0	1	72	1957	0	0	1	78	1960	0	0	1	78
			Type 5	1735	1	0	1	69	1894	1	0	1	76	1889	1	0	1	76
		Lightly Diffused Lens	Type 2	1216	1	1	1	49	1361	1	1	1	54	1387	1	1	1	55
			Type 3	1216	1	1	1	49	1361	1	1	1	54	1386	1	1	1	55
			Type 4W	1298	1	1	1	52	1417	1	1	1	57	1419	1	1	1	57
			Type 5	1139	1	1	1	46	1275	1	1	1	51	1299	1	1	1	52

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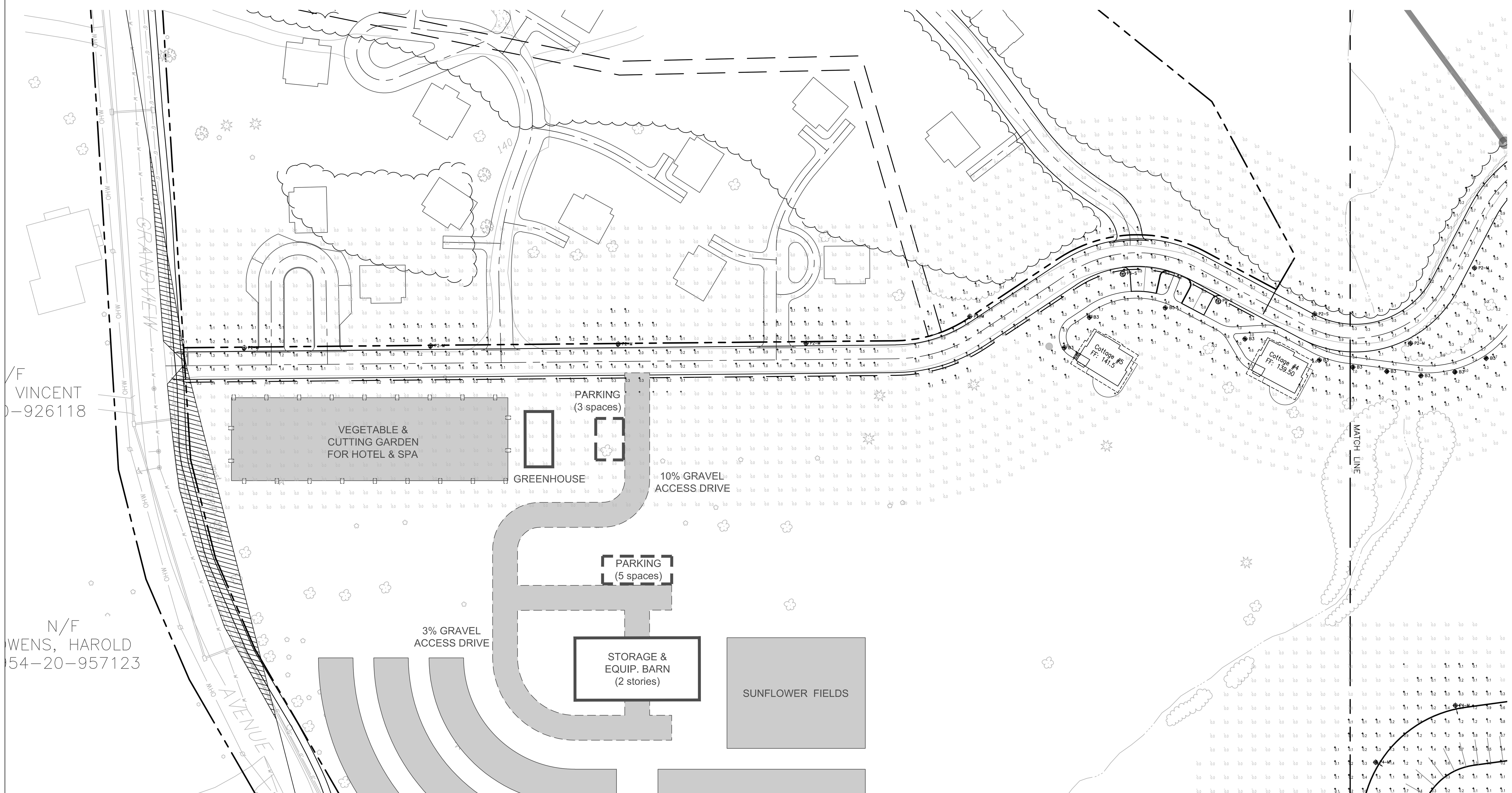
HUBBELL Lighting



POST TOP FIXTURES POLE:

DB1 – Decorative Pole

TYPE POST TOP FIXTURES (P1, P2, P3, P4 and P5)

TYPE

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

DIMENSIONS

MAXIMUM ALLOWABLE EPA (MPH)

1. BASE	2. POLE	3. OAH	SHAFT	WT	85	90	100	110	120	130	140	150
DB1	4R10-125	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	4R12-125	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	4R14-125	14' (4.3m)	4" RD x .125"	51	12.3	10.7	8.2	6.3	5.0	4.1	3.4	2.9
DB1	4R16-125	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	4R10-226	10' (3.1m)	4" RD x .226"	55	23.8	21.0	16.7	13.5	11.1	9.3	8.0	6.9
DB1	4R12-226	12' (3.7m)	4" RD x .226"	61	19.2	16.9	13.3	10.6	8.6	7.2	6.1	5.3
DB1	4R14-226	14' (4.3m)	4" RD x .226"	67	15.9	13.9	10.8	8.4	6.8	5.6	4.7	4.0
DB1	4R16-226	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	4F10-188	10' (3.1m)	4" FL x .188"	51	22.1	19.5	15.4	12.4	10.2	8.5	7.1	6.1
DB1	4F12-188	12' (3.7m)	4" FL x .188"	56	17.6	15.4	12.1	9.6	7.7	6.4	5.3	4.4
DB1	4F14-188	14' (4.3m)	4" FL x .188"	61	14.3	12.5	9.6	7.5	5.9	4.8	3.9	3.2
DB1	4F16-188	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.

SPECIFICATIONS

Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. 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 unpredictable.

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.

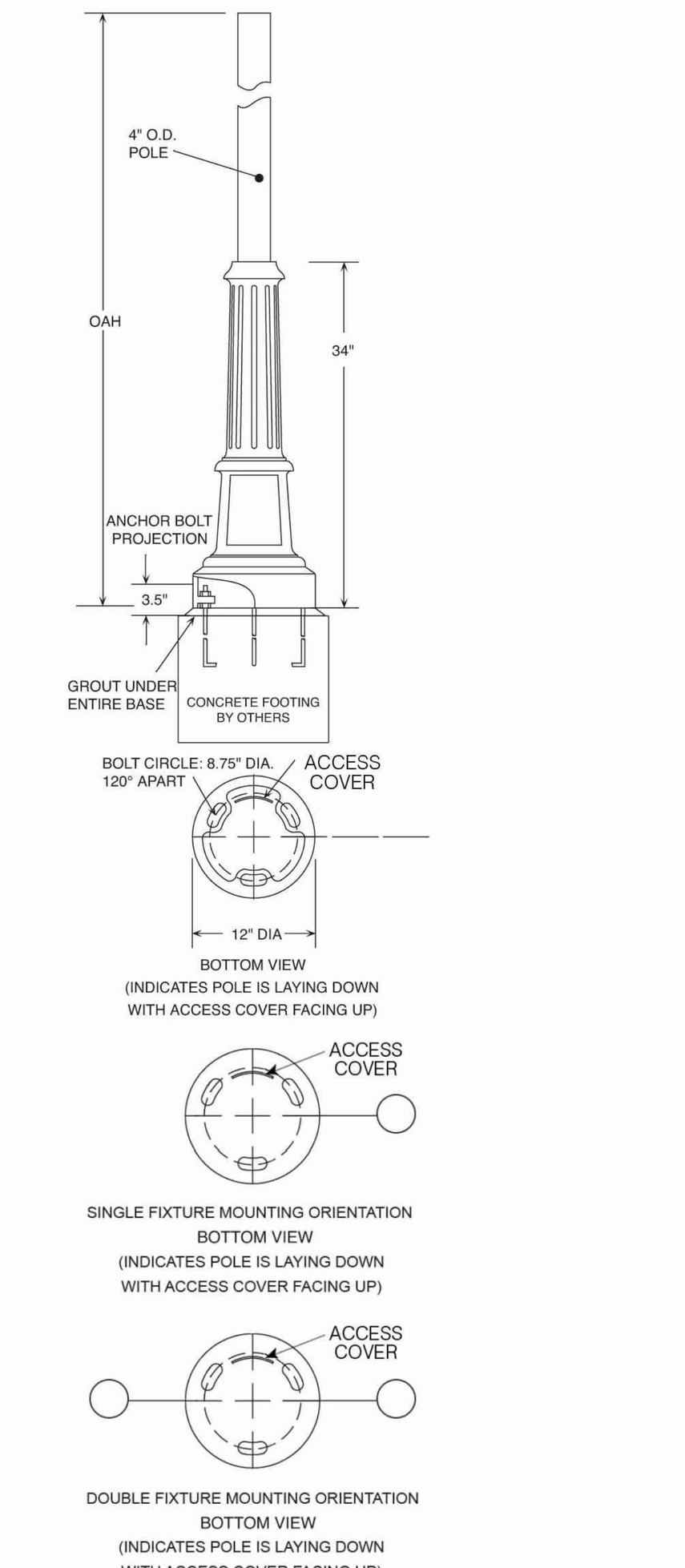
If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom

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 UL 1598 in accordance with Article 410 of ANSI/NFPA 70, National Electrical Code.



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 Grey Gloss Smooth
LGT — Light Grey Matte Textured
PSS — Platinum Silver Smooth
VGT — Verde Green Textured
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 a 4" O.D. pole.)
PCA-T (Rotatable photocell housing. The housing slips over a 4"/100mm o.d. pole, a fixture slips over the 4"/100mm O.D. tenon. Includes an internal twistlock receptacle, and an access cover with integral lens and stainless steel tether. Adds 5"/125mm to the overall height of the pole/fixture assembly. Prewired on the load side and line side for easy installation. Photocell by others.)
PCR (Low profile twistlock photocell receptacle with cast pole cap top. Secures to the top of the pole with three stainless steel set screws. Photocell by others.)
PLT (Plant Hanger. For 4" O.D. poles. Specify location on pole)
RBC (Cast aluminum receptacle housing, integrally welded to the pole. Includes a NEC approved clear weatherproof cover. Does not include a receptacle or internal wiring.)

JOB
TYPE
NOTES

architectural area lighting
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street | City of Industry | CA 91748
P 626.968.5666 | F 626.369.2695 | www.aal.net
Copyright © 2016 November 9, 2020 7:01 PM

See Sheet LP-2 for Lighting Schedule/Computations and Light Pole Base Detail.

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Dig Safely. New York
Call 811 before you dig

DRAWN BY: HT/CH/DW				CHECKED BY: HT			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	HT				
2	7/26/22	SITE PLAN REVISIONS	HT				
3	9/27/22	SITE PLAN REVISIONS	DW				
4	10/25/22	SITE PLAN REV; BOLLARD SPEC.	HT				

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

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
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• Civil Engineering
• Environmental Services
• Land Surveying
• Land Planning
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Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809

HUDSON LAND DESIGN

SEAL

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

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

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

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

Colliers
Engineering & Design

Via E-Mail/Hard Copy
October 24, 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,

We are writing on behalf of the Applicant for the Mirbeau Beacon Project to provide response to the comments contained in the letter from Creighton Manning Engineering, LLP (CM) dated October 7, 2022. The comments and our detailed responses are provided below.

1. The hatching associated with the proposed widening extends in front of existing driveways on the east side of NYS Route 9D. CM recommends that the applicant investigate a design that allows for these left-turns. One potential solution is to provide a two-way left-turn lane beginning just south of the proposed left-turn bay at the site driveway.

   Response: ***The left turn lane layout has been modified to accommodate a separate southbound left turn lane for vehicles entering the park driveway opposite the site. As shown on the attached Left Turn Lane Concept Plan (Sheet No. CP-1) a 75 ft. northbound left turn lane will be provided for vehicles entering the Project site with an approximately 45 ft. southbound left turn lane for vehicles entering the park. In addition, the northerly parking driveway in this vicinity is proposed to be signed for no left turns, while the southerly driveway will become a two-way driveway permitting left turns exiting the parking in order to accommodate the left turn lane widening along Route 9D. Note that detailed design and construction drawings are currently being developed for this left turn lane widening the southbound left turn as shown on Sheet No. CP-1 will be incorporated into those plans.***

Colliers Engineering & Design

2. In discussions with the Planner for the City of Beacon Planning Board, there is desire to consider a marked crosswalk on NYS Route 9D. Chapter 3, Section 3B.18 of the Manual on Uniform Traffic Control Devices (MUTCD) states that: *"an engineering study should be performed before a marked crosswalk is installed at a location away from a traffic control signal or an approach controlled by a STOP or YIELD sign. The engineering study should consider the number of lanes, the presence of a median, the distance from adjacent signalized intersections, the pedestrian volumes and delays, the average daily traffic (ADT), the posted or statutory speed limit or 85th-percentile speed, the geometry of the location, the possible consolidation of multiple crossing points, the availability of street lighting, and other appropriate factors. New marked crosswalks alone, without other measures designed to reduce traffic speeds, shorten crossing distances, enhance driver awareness of the crossing, and/or provide active warning of pedestrian presence, should not be installed across uncontrolled roadways where the speed limit exceeds 40 mph and either:*

   A. The roadway has four or more lanes of travel without a raised median or pedestrian refuge island and an ADT of 12,000 vehicles per day or greater; or
   B. *The roadway has four or more lanes of travel with a raised median or pedestrian refuge island and an ADT of 15,000 vehicles per day or greater."*

   If a crosswalk is to be considered as part of the improvements on NYS Route 9D, the aforementioned study should be conducted by the applicant. The findings and recommendations of that study would be reviewed by CM. Additionally, the logical location and termini of the crosswalk should be discussed. CM notes that the east side of the roadway, which the applicant does not own, does not currently provide a sidewalk.

   Response: ***At the request of the Planning Board and their consultants, several locations for a potential crosswalk crossing Route 9D to provide access to the City of Beacon Settlement Camp park on the east side of the roadway were considered. The settlement camp has two access points, one approximately opposite the existing southern driveway to the Mirbeau Site and one approximately 325 ft. south of Kristy Drive. It is not anticipated that a significant number of Mirbeau guests would frequent the Settlement Camp park and based on general population centers it is expected that the majority of pedestrians frequenting the park would arrive from the north. Given this consideration it is the Applicant's opinion that a crosswalk crossing Route 9D located at the northern most driveway to the Settlement Camp park is the most appropriate location. This also provides the shortest crossing location, considering the proposed roadway widening in the vicinity of the Mirbeau site access and Settlement Camp park southerly access, and also keeps pedestrian movements away from the entering and exiting movements anticipated at the Mirbeau site access.***

   A conceptual sketch of the proposed crosswalk location and the associated sidewalk modifications and recommended advance signing, in accordance with the MUTCD, is identified on the attached Route 9D Crosswalk Plan (Sheet No. CP-2). As indicated on the plan, some clearing of existing vegetation will be required to ensure adequate stopping sight distance is provided vehicles approaching this crosswalk location from

Colliers Engineering & Design

the south. Based on vehicle speed data previously collected by our office and provided in the Traffic Impact Study, the 85th percentile speeds along Route 9D in this vicinity are approximately 44 MPH in each direction. AASHTO indicates that a minimum stopping sight distance of 360 ft. is required for a 45 MPH design speed. Sheet No. CP-2 indicates the required area of clearing to achieve this stopping sight distance. This will also improve sight distance for vehicles exiting the Settlement Camp park driveway location. It should be noted that the sight distance for vehicles approaching from the north currently exceeds the required stopping sight distance and no further clearing is required.

Pedestrian activity to the Settlement Camp park is not currently known. It is our understanding that the most intensive utilization of the park is during the summer months when the pool is open 7-days a week and the City of Beacon Camp @ the Camp is also in operation at the park.

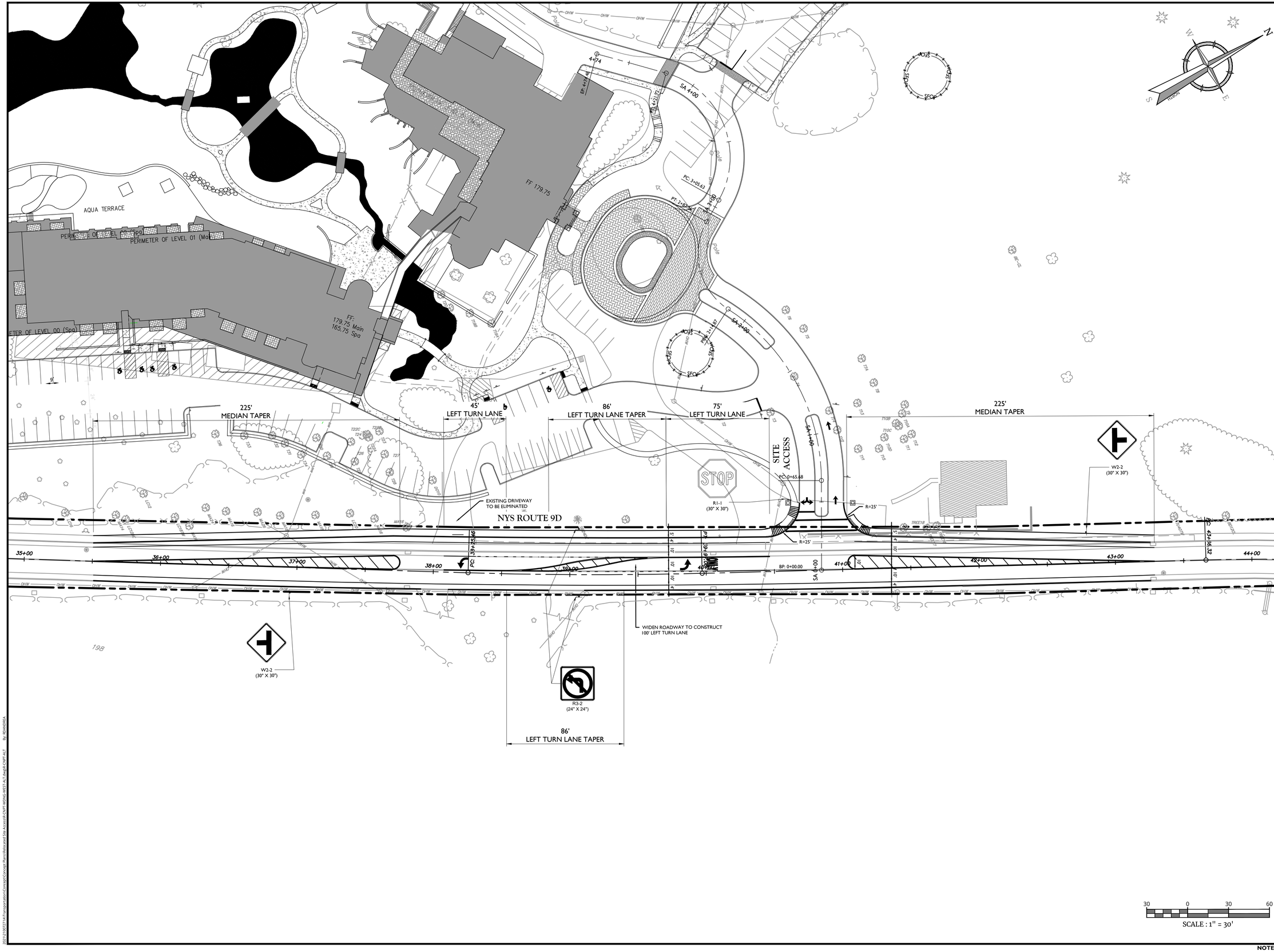
Sincerely,

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



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

R:\Projects\2021\21007271A-Mirbeau Spa\Correspondence\OUT\221024RGD_CM 10.7.22 Comment Response.docx



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Engineering & Design

www.colliersengineering.com

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Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	9/14/22	JPM	ADDED POSSIBLE CROSSWALK LOCATIONS
2	10/24/22	JPM	ADDED SOUTHBOUND LEFT TURN LANE

PRELIMINARY

PRELIMINARY CONCEPTUAL ROADWAY IMPROVEMENT PLAN
FOR
MIRBEAU BEACON

WOLCOTT AVENUE
(NYS ROUTE 9D)

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/22	J.F.M.	R.G.D.

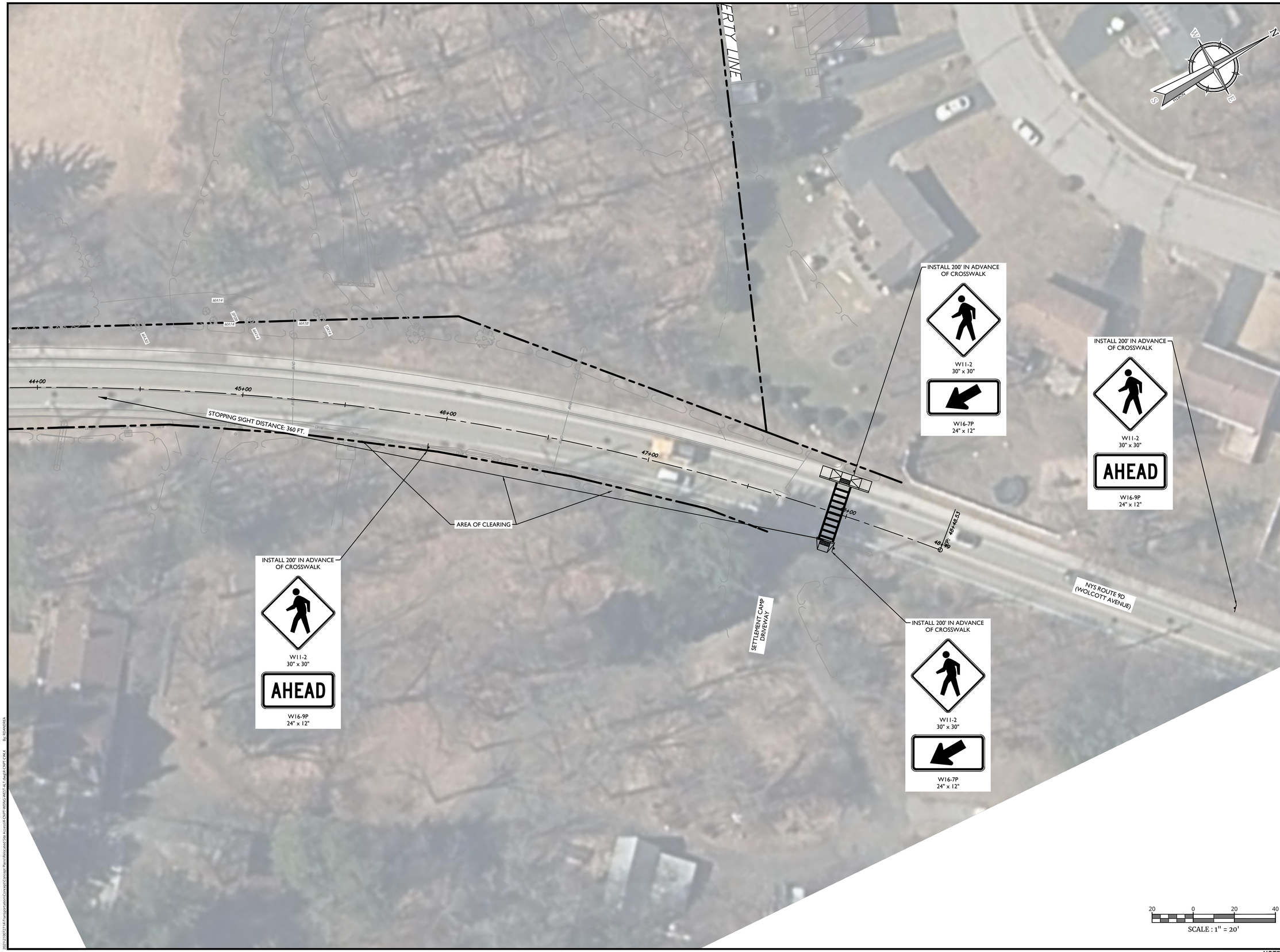
PROJECT NUMBER: 21007271A
DRAWING NAME: R-CNPT-WDNG-WEST-ALT

SHEET TITLE:
LEFT TURN LANE
CONCEPT PLAN

SHEET NUMBER:
CP-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

20212107271A\Transportation\Concept\Concept Plans\Relocated Site Access\R-CNPT-WDNG-WEST-ALT-Aerial-CNPT-ALT By: RDANDREA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MA53

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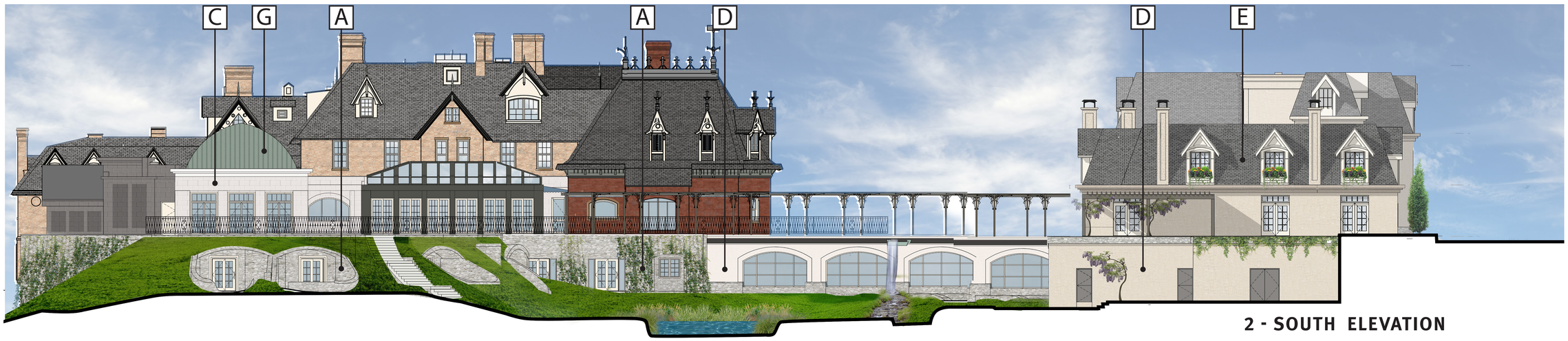
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS



1 - NORTH ELEVATION



2 - SOUTH ELEVATION

MATERIAL KEY



A: STONE VENEER

ORIENTATION CORRECTED 10/25/2022



B: MASONRY VENEER



C: TEXTURED FIBER CEMENT



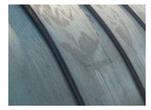
D: STUCCO



E: SYNTHETIC SLATE



F: ARCHITECTURAL SHINGLE



G: METAL ROOFING



H: FIBER CEMENT

5/19/2022 2:06:44

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:

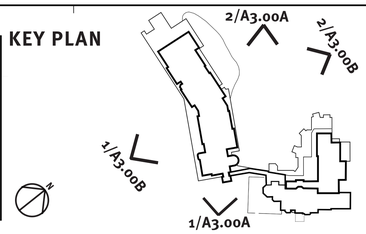
MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

KEY PLAN



REVISIONS:

No.	Date	Description

DRAWING TITLE:

OVERALL ELEVATIONS

Project No.	21047	Drawn By	---
Date	10/25/2022	Scale	

DRAWING NUMBER:

A3.00A

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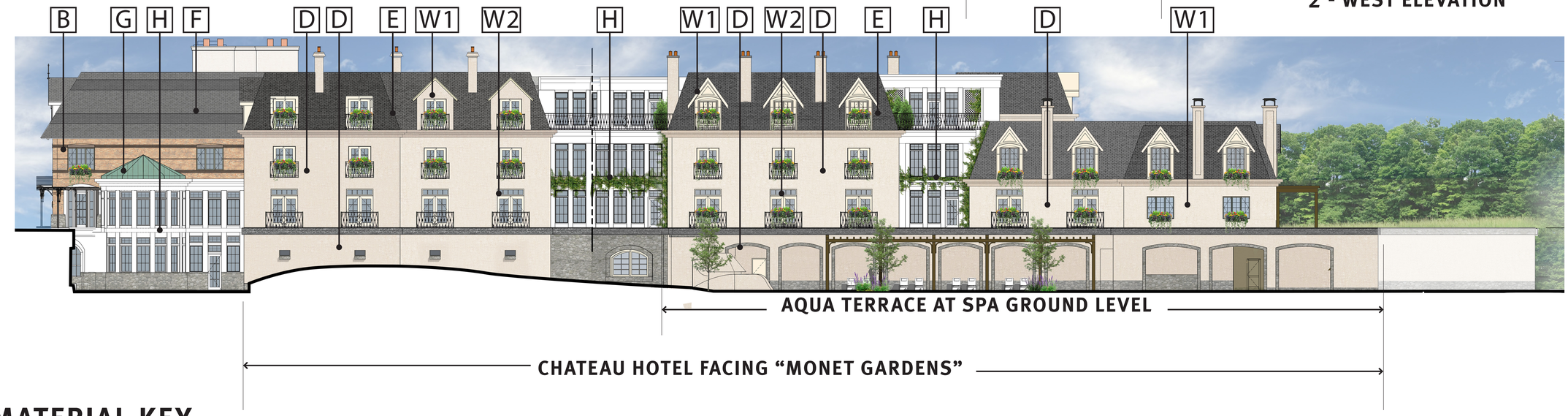
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS

1 - EAST ELEVATION



2 - WEST ELEVATION



MATERIAL KEY

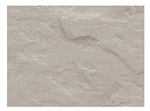


A: STONE VENEER

ORIENTATION CORRECTED 10/25/2022



B: MASONRY VENEER



C: TEXTURED FIBER CEMENT



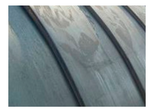
D: STUCCO



E: SYNTHETIC SLATE



F: ARCHITECTURAL SHINGLE



G: METAL ROOFING



H: FIBER CEMENT

8/25/2022 4:28:04 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:

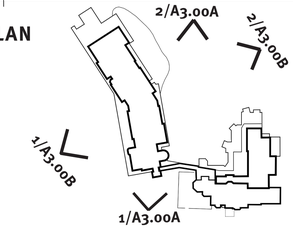
MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

KEY PLAN



REVISIONS:

No.	Date	Description

DRAWING TITLE:

OVERALL ELEVATIONS

Project No.	21047	Drawn By	Author
Date	10/25/2022	Scale	

DRAWING NUMBER:

A3.00B

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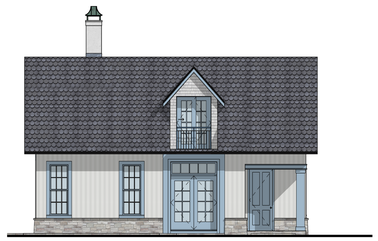
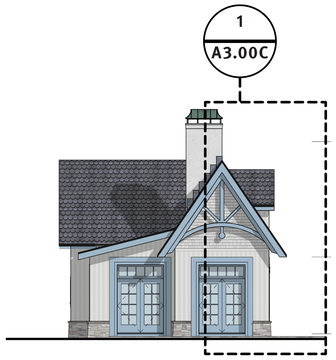
ELEVATIONS - COTTAGES



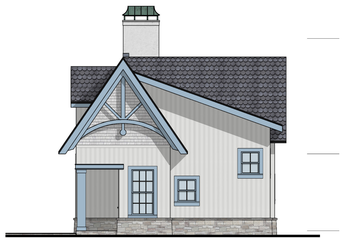
5 - ELEVATION A



4 - ELEVATION B

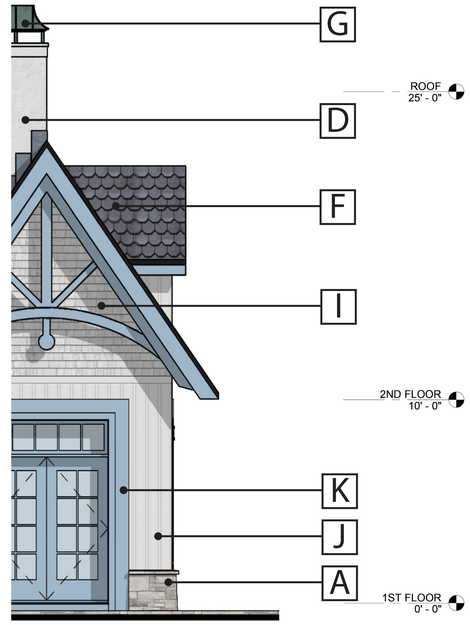


3 - ELEVATION C



2 - ELEVATION D

0 2' 4' 8'



1 - ENLARGED ELEVATION

1/4" = 1' - 0"

MATERIAL KEY



A: STONE VENEER



B: MASONRY VENEER



C: TEXTURED FIBER CEMENT



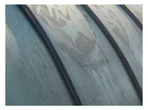
D: STUCCO



E: SYNTHETIC SLATE



F: ARCHITECTURAL SHINGLE



G: METAL ROOFING



H: FIBER CEMENT



I: WHITE SHINGLE



J: FIBER CEMENT BOARD AND BATTEN



K: FIBER CEMENT TRIM

8/25/2022 4:28:04 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:

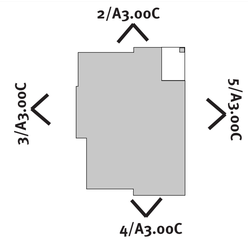
MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

KEY PLAN



REVISIONS:

No.	Date	Description

DRAWING TITLE:

COTTAGE ELEVATIONS

Project No.	21047	Drawn By	Author
Date	10/25/2022	Scale	3/32" = 1'-0"

DRAWING NUMBER:

A3.00C

LANC & TULLY
Engineering and Surveying, P.C.

November 2, 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 October 25, 2022.
- Correspondence from Colliers Engineering & Design dated October 24, 2022.
- Correspondence from Hudson Land Design dated October 25, 2022.
- Report titled "Water and Sewer Engineer's Report for Mirbeau Inn & Spa Beacon", with the latest revision date of October 25, 2022, as prepared by Hudson Land Design.
- Revised Page 8 of the stormwater pollution prevention plan report, dated October 25, 2022, as prepared by Hudson Land Design.
- 3 sheet plan set titled "Mirbeau Beacon – Overall Elevations", dated October 25, 2022, as prepared by Arrow Street Architecture & Design.
- Plan titled "Preliminary Subdivision Plat – Mirbeau Beacon", with the latest revision date of October 25, 2022, as prepared by Hudson Land Design.
- Plan set titled "Mirbeau Beacon Inn & Spa", with the latest revision date of October 25, 2022, and consisting of Sheets 1 of 28 through 28, as prepared by Hudson Land Design, Arrow Street Architecture, and LRC Group.

The applicant is proposing 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. The applicant should provide a status update to the Planning Board as to whether or not submission was made, and if any comments were received. The Planning Board shall be provided with copies of all correspondences between the applicant's consultant and the Dutchess County Department of Health.

2. 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. ***Applicant's consultant states that signed and sealed drawing for the walls will be provided to the Building Department prior to building permit.***

3. A stormwater control and maintenance agreement and easement will need to be prepared for the project and submitted for review. ***Applicant notes that a maintenance agreement and easement will be prepared by the project attorney and submitted for review with a future submittal.***

4. The plans shall be revised to clearly reflect the existing sidewalk and curb line along east side of Howland Avenue. At present, the plans do not depict the road striping, curb line, sidewalk, etc., prior to the 2nd site exit along Howland Avenue. This information shall be provided to show the clear connection of the proposed walkway on Grandview Avenue to the sidewalk along Howland Avenue.

5. The applicant is proposing to install a compacted stone sidewalk along Grandview Avenue, between Howland Avenue and South Avenue, to address concerns raised by the local residents to allow for safe passage of pedestrians along the road. According to the applicant's correspondence, the sidewalk would be constructed of crushed stone at this time, and as the property is developed along Grandview, concrete walks will be added. We would recommend that a concrete sidewalk be installed at this time to provide for a smooth durable walking surface that could easily be maintained during winter months. In the area where the sidewalk is to cross Mirbeau Lane, we would recommend a painted cross-walk with ADA compliant ramps on either side as an option to running a constant walk across the lane.

6. The City of Beacon is in the process of upgrading the water meters to an Advanced Metering Infrastructure (AMI) system, which consists of a water meter and an MXU unit (signal sending and receiving unit). As such, the City of Beacon has requested that a note be added to the plan stating "The applicant/applicant's plumber shall acquire water meters and MXU units for the AMI system from the City of Beacon Water Department. The MXU unit shall be installed on the exterior of the building and shall be located 2 to 3 feet above the exterior ground elevation. In the case of a meter located within an underground chamber, the wiring for the MXU unit shall be run up through the vent piping and the MXU unit mounted to the exterior of the vent pipe."

7. The proposed signage and pedestrian improvements along Howland Avenue, as indicated in the Colliers correspondence, should be made part of the overall plan set.

Water & Sewer Engineer's Report:

1. The submitted Water & Sewer Engineer's Report was found to be acceptable.

SWPPP Report:

1. Additional soil testing should be conducted at the bioretention practices to see if infiltration in these systems can be achieved. ***Project Engineer notes that this testing will be coordinated with the City Engineer's office.*** Once soil testing has been completed, the SWPPP will need to be updated to reflect the additional testing and any changes to the bioretention areas, as well as drainage calculations.

Preliminary Subdivision Plat:

1. The submitted Preliminary Subdivision Plat was found to be acceptable at this time.

Site Plan Sheets

Sheet 5 of 28:

1. Although the meter pit has been shifted so that it is not located within the roadway, we would recommend that the pit be further shifted from the edge of Mirbeau Lane to protect it from plowing operations, and possibly adding bollards along the side of it to prevent vehicles from driving over it, or parking atop of it.

Sheet 7 of 28:

1. The location of the proposed lighting on the site should be reviewed, as the location of the lighting was found to be in direct conflict with the water lines and storm drainage lines at several locations.

Sheet 8 of 28:

1. Any grading required for the proposed sidewalk along Grandview Avenue should be shown on the plan. The grading and sidewalk shall be designed in such a manner to ensure that proper drainage is achieved along Grandview Avenue.

Sheet 16 of 28:

1. Pavement Restoration Detail shall be revised to reflect an 8" of asphaltic base course NYSDOT Type 1 (installed in two 4" lifts), not 8" subbase course material Item No. 304.14, for work within Howland Avenue. The detail shall also be revised to reflect Howland Avenue, not Wolcott Avenue. The binder course within South Avenue shall be increased in thickness to 3 ½".

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 6, 2022
Re: **Mirbeau Inn & Spa, 7 Craig House Lane Special Permit, Site Plan, and Subdivision Plan**

I have reviewed October 25, 2022 response letters from The Mirbeau Companies and Hudson Land Design, October 24, 2022 response letter from Colliers Engineering & Design, 3-sheet building elevation renderings by Arrowstreet, dated October 25, 2002, October 25, 2002 Preliminary Subdivision Plat, and a 28-sheet Site Plan and Special Permit set by Arrowstreet, LRC Group, and Hudson Land Design, dated October 25, 2002.

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. The existing sidewalk along Route 9D should be shown on the Site Plan – South to make clear the connection to the proposed walkway along Grandview Avenue.

2. 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, September 16, 2022, and October 28, 2022, when the Subcommittee expressed satisfaction with the architecture and referred the designs back to the full Board. The submitted elevations should include all five cottages, as shown to the Subcommittee.

3. The building elevations should specify whether the brick will be full dimension and individually set or thin brick and panels. The vertical fiber-cement siding should be labeled as smooth, not with a simulated grain.

4. Notes should be included on the plans that the Dr. Bennet Cottage, South Gate House, and Tioronda School will have their exteriors secured and stabilized to protect them for future uses in subsequent phases.

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

John Clarke, Beacon Planning Consultant

c: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Ed Kellogg, Project Representative
Michael Bodendorf, P.E., Project Engineer

November 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 #7 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 November 9, 2022 meeting. Below, please find our most recent comments for consideration by the Board.

1. CM recommends that access to the existing park driveways be provided via a two-way left-turn lane that begins just south of the proposed left-turn bay for the proposed site driveway. A similar configuration exists in on Wolcott Avenue along the northbound approach as it intersects with Main Street.
2. The proposed crosswalk location is logical given its proximity to the City and the entrance to the Settlement Camp. Colliers notes that the 85th-percentile speed is 44-mph and therefore uses a design speed of 45-mph even though the posted speed is 30-mph. As noted by Colliers the proposed sidewalk location would require clearing of vegetation outside of the public right-of-way in order to obtain the necessary stopping sight distance for northbound vehicles approaching the crosswalk. The proposed crosswalk would be a mid-block crosswalk. While it will not be under the jurisdiction of the NYSDOT, the Department does provide guidance on the pedestrian safety countermeasures that can be implemented for midblock crosswalks in its *Pedestrian Safety Action Plan*, dated June 20, 2016. Upon review of this document, additional safety countermeasures including an advance yield line (sharks teeth) and a Yield Here to Pedestrian (R1-5) sign would further enhance the proposed crosswalk.

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 7.docx

City of Beacon Planning Board Agenda
11/09/2022

Title:

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

ATTACHMENTS

4-18119-SITE-LAY.pdf

9-18119-SITE-ESMNT.pdf

LtrGunn 2022-10-25.pdf

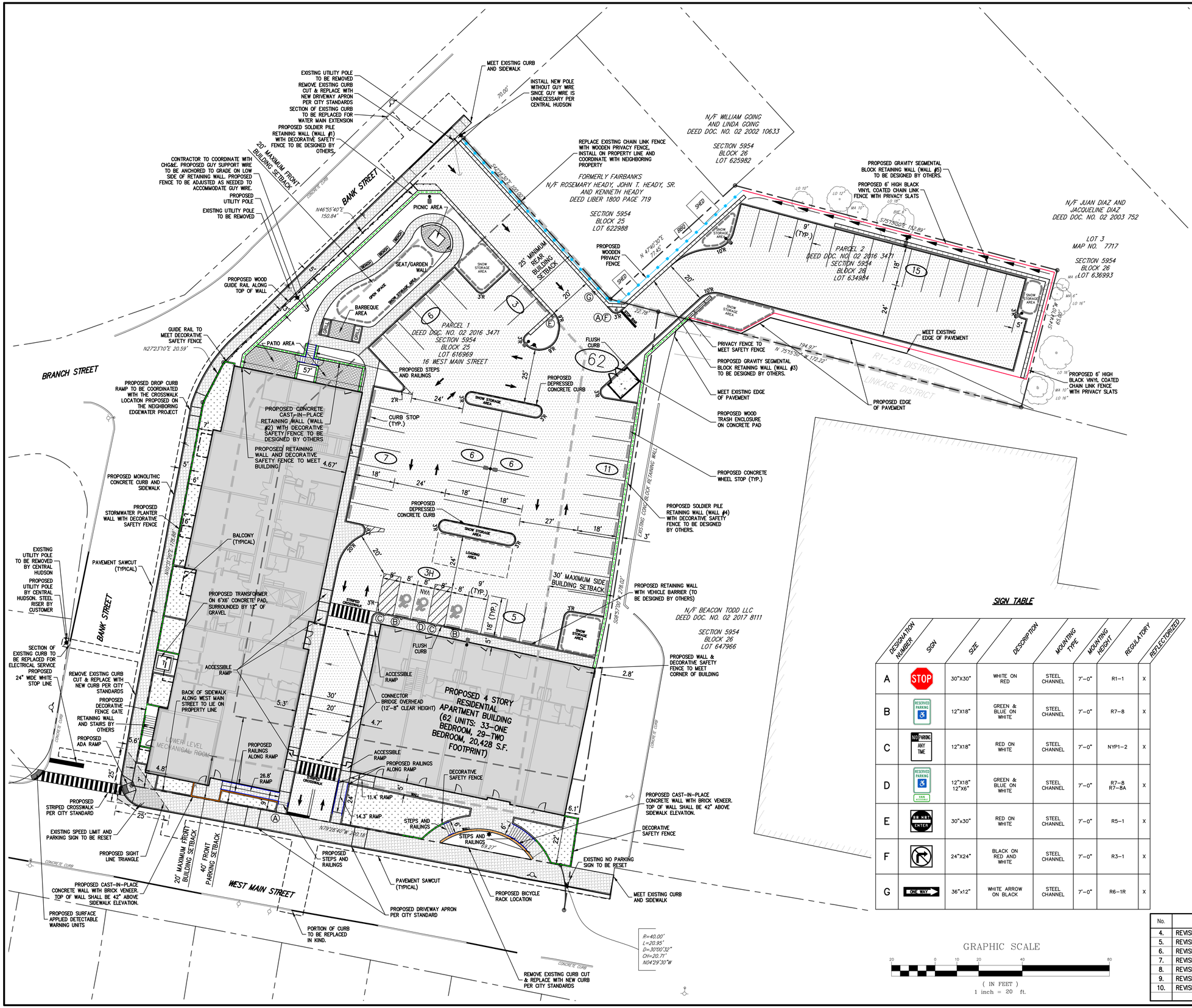
Sheet A-200_Elevations_Planning Board Submittal_11_220927.pdf

Engineers Comments 16 West Main 11-01-22.pdf

Planners Comments Beacon Commons 11.6.22.pdf

16 West Main Street Beacon Commons Special Use Permit Site Plan Subdivision Approval Resolution.pdf

16 W Main Subdivision Plat.pdf



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING PARKING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE FLUSH CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS
- PROPOSED WOOD GUIDE RAIL
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED BOLLARD LIGHTING STANDARD

SIGN TABLE

DESIGNATION NUMBER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D	RESERVED PARKING VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
E	ONE WAY ENTER	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
F		24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-1	X
G	ONE WAY	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. SNOW REMOVAL SHALL BE STORED IN THE DESIGNATED AREAS ON THIS PLAN. THE PROPERTY MANAGER SHALL MAINTAIN ALL AVAILABLE PARKING AS PART OF THEIR RESPONSIBILITY TO THE PROPERTY OWNER AND TENANTS. SNOW SHALL BE CLEARED AND STORED ON-SITE AND/OR REMOVED IN A TIMELY MANNER AND DISPOSED OFF-SITE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

No.	Revision	Date	By
4.	REVISED PER CITY COMMENTS	07/27/2021	BMS
5.	REVISED PER CITY COMMENTS	03/25/2022	BMS
6.	REVISED PER CITY COMMENTS	05/31/2022	BMS
7.	REVISED PER CITY COMMENTS	06/28/2022	BMS
8.	REVISED PER CITY COMMENTS	08/30/2022	SMN
9.	REVISED PER CITY COMMENTS	09/27/2022	SMN
10.	REVISED PER CITY COMMENTS	10/25/2022	SMN
	Previous Editions Obsolete		

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 11/26/2019
Project No: 18119
18119-SITE | LAY | LAY.scr
Drawing No:
C–100
(Sheet 4 of 29)

APPLICANT/OWNER:
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PO BOX 14
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
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SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH PUSH-ON JOINTS WITH FIELD LOK GASKETS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE CONNECTED TO AND EXISTING UTILITIES TO REMAIN AND BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION. EXISTING 12" SANITARY MAIN INVERT AT CROSSING OF NEW 30" STORM PIPE IS 26.37. EXISTING WATER MAIN, GAS MAIN, AND TELEPHONE/DATA LINE MAY NEED TO BE ADJUSTED TO AVOID CONFLICT WITH PROPOSED STORM. THE DEPTH OF THE EXISTING WATER MAIN AND SEWER MAIN SHALL BE VERIFIED WITH TEST PITS TO CONFIRM THERE IS ADEQUATE SPACE FOR THE PROPOSED TAPPING SLEEVE AND GATE VALVE CONNECTIONS.
8. ALL STORMWATER FACILITIES TO BE CONSTRUCTED AS PART OF THIS PROJECT SHALL BE INSPECTED BY A LICENSED ENGINEER ON A YEARLY BASIS, WITH A COPY OF THE REPORT BEING PROVIDED TO THE CITY BUILDING DEPARTMENT. THE REPORT SHALL INCLUDE ALL FINDINGS AND RECOMMENDATIONS.
9. UPON COMPLETION OF CONSTRUCTION, A TOPOGRAPHIC AS-BUILT DRAWING SHALL BE PREPARED FOR THE PROJECT AND SUBMITTED TO THE CITY OF BEACON.
10. THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT AND EASEMENT TO BE FILED WITH THE CITY AND COUNTY. THE EASEMENT AGREEMENT SHALL ALLOW FOR ACCESS ONTO THE SITE AS NEEDED TO PERFORM MAINTENANCE AND REPAIRS IF THE STORMWATER PRACTICES ARE IN NEED OF MAINTENANCE AND/OR REPAIR.

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- DMH — PROPOSED STORM DRAIN MANHOLE
- CI — PROPOSED TYPE CI DRAIN INLET
- DI — PROPOSED TYPE DI DRAIN INLET
- DB — PROPOSED TYPE DB DRAIN BASIN
- WQS — PROPOSED WATER QUALITY STRUCTURE
- OCS — PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- CO — PROPOSED CLEANOUT
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 6" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED TELEPHONE LINE
- PROPOSED OVERHEAD WIRES
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED CONCRETE WALL WITH BRICK VENEER (42" ABOVE SIDEWALK)
- PROPOSED BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROPOSED DECORATIVE SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED HANDRAILS
- PROPOSED UTILITY POLE
- PROPOSED THRUST BLOCK
- PROPOSED EASEMENT

APPLICANT/OWNER:
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ARCHITECT:
ARYEH SIEGEL ARCHITECT
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EASEMENT PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
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2.	REVISED PER CITY COMMENTS	10/25/2022	SMN

Previous Editions Obsolete

Drawn: BMS Approved: SS
Scale: 1" = 20'
Date: 11/26/2019
Project No: 18119
18119-SITE | ESMNT | 3_ESMNT.scr
Drawing No: C-330 (Sheet 9 of 29)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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NOT FOR CONSTRUCTION

October 25, 2022

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

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

Site Plan Approval

Dear Chairman Gunn and Members of the Board:

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

1. **JMC Site Plans**

Dwg	Title	Last Revised Date
C-100	Site Plan	10/25/2022
C-330	Easements Plan	10/25/2022

2. **Aryeh Siegel Architect Drawing List:**

Dwg	Title	Last Revised Date
A-200	Elevations	10/25/2022

A. Below please find our responses to the comments within the John Clarke Planning and Design Memorandum, dated October 7, 2022.

Comment No. 1

The City Council adopted a law on October 3, 2022, which allows the Planning Board to issue a special permit in this case for parking on the adjacent residentially

zoned parcel. Once the law has been filed and becomes effective, the Board can move forward on the special permit.

Response No. 1

So noted.

Comment No. 2

The Sheet 4 Site Plan now includes chain link fencing on top of the retaining walls. Chain link fencing is not permitted in the Linkage district under Section 223-41.21K(10).

Response No. 2

The fences within the front lot which is the Linkage District have been changed to black aluminum decorative fencing to match the proposed fences along West Main Street and Bank Street on Drawing C-100 "Site Plan".

Comment No. 3

The Architectural Review Subcommittee met with the project architect for the 4th time on June 17, 2022. The Subcommittee was generally satisfied with the architecture and agreed to refer the design back to the full Board for final review.

Response No. 3

So noted. Our understanding is that the project has completed its review with the Architectural Review Subcommittee.

Comment No. 4

Sheet A-200 should add correct brick and vertical board patterns to the north, east, and west Building Elevations, consistent with the renderings.

Response No. 4

ASA Drawing A-200 "Elevations" was revised to match the renderings.

B. Below please find our responses to the comments within the Lanc & Tully comment letter dated October 6, 2022.

General Comments:

Comment No. 1

The Applicant has submitted the plans to the Dutchess County Department of Health (DCDOH). The Applicant should provide a brief summary to the Planning Board as to the status of the review and approval by the DCDOH.

Response No. 1

Minor administrative comments were received on October 12th and have been responded to in a resubmission on October 25th. The City Engineering consultant was copied on the resubmission letter to the DCDOH.

Comment No. 2

A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review. Applicant acknowledges this comment and states that a construction estimate is being prepared and will be submitted for review, and is requesting that this be made part of the conditions of approval in the resolution.

Response No. 2

So noted. A construction estimate is being prepared by the project team and it will be submitted for review. We respectfully request this comment be made a condition of approval in the resolution.

Comment No. 3

The easement agreement between Farrell Communities Beacon and Beacon Todd, although submitted, has not been executed. A fully executed copy of the agreement shall be submitted for review by the Planning Board Attorney. Applicant has noted that once the agreement has been executed it shall be provided.

Response No. 3

The easement agreements between Farrell Building Company (16 West Main Street) and Beacon Todd (18 West Main Street) are still awaiting final signatures which are expected soon. The final documents can be submitted for City review prior to filing with the County Clerk.

Comment No. 4

The construction schedule provided in the response correspondence seems a little unrealistic, as site work and construction of the walls is proposed to start in October and take 4 months to complete. As this will bring you into the winter months, we this goal hard to achieve, as the ground and materials could be frozen. We would ask that this be looked at realistically given the time of year the work is proposed. Applicant has stated that a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review. The applicant is requesting that this be made a condition of approval at this time.

Response No. 4

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

Stormwater Maintenance Agreement:

Comment No. 1

The Planning Board Attorney, upon reviewing the document, should consider if paragraph 11 should be modified, as I do not believe the City of Beacon is looking to take on the maintenance, repair or replacement of these facilities. Applicant notes that they are awaiting feedback from the City Attorney on this agreement, and request that this be made a condition of approval in the resolution.

Response No. 1

We are awaiting feedback from the Planning Board Attorney who is coordinating with the City Attorney on this comment. The Stormwater Maintenance Agreement shall be revised and resubmitted once direction is provided. We respectfully request this comment be made a condition of approval in the resolution.

Demolition Plan (Sheet 3 of 28):

Comment No. 1

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

construction manager once they are added to the team and it will be submitted for review. This will need to be reviewed by the Beacon Building Department once prepared. The applicant is requesting that this be a condition of approval in the resolution.

Response No. 1

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

Easement Plan (Sheet 9 of 29):

Comment No. 1

A note shall be added to Sheet 9 of 29 (C-330) with regards to the easement for inspection of the stormwater facilities at the site in accordance with the submitted "Stormwater Control Facility Maintenance Agreement and Easement" document.

Response No. 1

Note #10 has been added to Drawing C-330 "Easement Plan".

Comment No. 2

The sheet number on Sheet C-330 shall be revised to reflect the sheet as Sheet 9 of 29. The sheet currently read Sheet 9 of 28.

Response No. 2

Drawing C-330 "Easement Plan" has been revised.

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

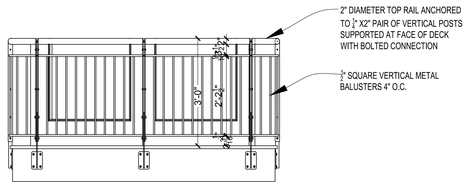
Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Stephen Spina
Stephen Spina, PE
Senior Project Manager

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

p:\2018\18119\admin\ltrgunn 2022-10-25.docx



DETAIL AT BALCONY RAILING (SIMILAR FOR ROOF RAILING)

NOTE THAT THE RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY, AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF THE FINAL DESIGN OR OF SITE CONDITIONS. APPROVAL IS BASED ON THE ELEVATIONS AND SITE PLAN. NOTE THAT CHANGES TO WINDOW & DOOR PLACEMENT, AND MINOR DESIGN CHANGES MAY OCCUR IN THE FINAL CONSTRUCTION DOCUMENTS TO SUIT TENANT LAYOUTS AND BUILDING CODE REQUIREMENTS.



ELEVATION - SOUTH



ELEVATION - NORTH



ELEVATION - EAST



ELEVATION - WEST



PERSPECTIVE - CORNER OF WEST MAIN STREET & BANK STREET



PERSPECTIVE - LOOKING WEST ON WEST MAIN STREET



PERSPECTIVE - LOOKING NORTHWEST ON WEST MAIN STREET

No.	Revision	Date	By
1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS
3	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS
4	REVISED PER PLANNING BOARD COMMENTS	09/29/20	AJS
5	REVISED PER PLANNING BOARD COMMENTS	07/27/21	AJS
6	REVISED PER PLANNING BOARD COMMENTS	03/25/22	AJS
7	REVISED PER PLANNING BOARD COMMENTS	05/31/22	AJS
8	REVISED PER PLANNING BOARD COMMENTS	06/28/22	AJS
9	REVISED PER PLANNING BOARD COMMENTS	09/27/22	AJS
10	REVISED PER PLANNING BOARD COMMENTS	10/25/22	AJS
	Previous Editions Obsolete		

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

ELEVATIONS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

Drawn: PW Approved: AS
Scale: NTS
Date: 09/24/2019
Project No: 18119

Drawing No:
A- 200
(4 of 4)

NOT FOR CONSTRUCTION

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LANC & TULLY
Engineering and Surveying, P.C.

November 1, 2022

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

RE: 16 West Main Street/Beacon Commons
City of Beacon
Tax Map No. 5954-25-616969

Dear Mr. Gunn:

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

- Response correspondence from JMC Consulting dated October 25, 2022.
- Sheet 4 of 29 (C-100), titled "Site Plan – Beacon Commons", with the latest revision date of October 25, 2022, as prepared by JMC Consulting.
- Sheet 9 of 29 (C-330), titled "Easement Plan – Beacon Commons", with the latest revision date of October 25, 2022, as prepared by JMC Consulting.
- Sheet 4 of 4 (A-200), titled "Elevations – Beacon Commons", with the latest revision date of October 25, 2022, as prepared by Aryeh Siegel, Architect.

Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. A subdivision plat should be prepared for the project, as the applicant is merging 3 parcels into a single parcel. The plan and revised deed description for the parcel shall be submitted for review.

2. The Applicant has submitted the plans to the Dutchess County Department of Health (DCDOH). The Applicant should provide a brief summary to the Planning Board as to the status of the review and approval by the DCDOH. ***The applicant notes that they received minor administrative comments and have revised and resubmitted to the DCDOH on October 25th.***

3. A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review. ***Applicant acknowledges this comment and states that a construction estimate is being prepared and will be submitted for review and is requesting that this be made part of the conditions of approval in the resolution.***

4. The easement agreement between Farrell Communities Beacon and Beacon Todd, although submitted, has not been executed. A fully executed copy of the agreement shall be submitted for review by the Planning Board Attorney. ***Applicant has noted that once the agreement has been executed, they shall be submitted for City review prior to filing with the County Clerk.***

5. The construction schedule provided in the response correspondence seems a little unrealistic, as site work and construction of the walls is proposed to start in October and take 4 months to complete. As this will bring you into the winter months, we this goal hard to achieve, as the ground and materials could be frozen. We would ask that this be looked at realistically given the time of year the work is proposed. ***Applicant has stated that a construction logistics plan and schedule shall be prepared by the project construction manager once they are contracted by the applicant and will be submitted for review prior to construction. The applicant is requesting that this be made a condition of approval at this time.***

6. The City of Beacon is in the process of upgrading the water meters to an Advanced Metering Infrastructure (AMI) system, which consists of a water meter and an MXU unit (signal sending and receiving unit). As such, the City of Beacon has requested that a note be added to the plan stating "The applicant/applicant's plumber shall acquire water meters and MXU units for the AMI system from the City of Beacon Water Department. The MXU unit shall be installed on the exterior of the building and shall be located 2 to 3 feet above the exterior ground elevation."

Stormwater Maintenance Agreement:

1. The Planning Board Attorney, upon reviewing the document, should consider if paragraph 11 should be modified, as I do not believe the City of Beacon is looking to take on the maintenance, repair or replacement of these facilities. ***Applicant notes that they are awaiting feedback from the City Attorney on this agreement, and request that this be made a condition of approval in the resolution.***

Demolition Plan (Sheet 3 of 29):

1. As the plan is showing the sidewalk along West Main to be removed, a pedestrian accessway shall be established to allow pedestrians walking along the roadway to continue in a safe manner since there is no sidewalk on the opposite side of the roadway. This would also apply to the sidewalk along Bank Street. ***The Applicant states a construction logistics plan and schedule shall be prepared by the project construction manager once they are added to the team and it will be submitted for review.*** This will need to be reviewed by the Beacon Building Department once prepared. ***The applicant is requesting that this be a condition of approval in the resolution.***

Site Plan (Sheet 4 of 29):

1. The plan shows the removal and installation of a new utility pole on the west side of Bank Street, which appears to be outside of the road right-of-way as currently depicted. Has Central Hudson acquired an easement for the installation of the new utility pole?

2. The plan calls for decorative safety fence to be located along the top of the stormwater planter wall on the west side of the building. Details for this fencing shall be added to the plans. We would further recommend that the recently submitted elevations plan be revised to show the decorative fencing.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 6, 2022
Re: **Beacon Commons, 16 West Main Street, Site Plan, Special Permit and Merger of Three Lots**

I have reviewed the response letter from JMC, revised sheets 4 and 9 of a 28-sheet Site Plan set from JMC, and revised Sheet 4 of a 4-sheet Building Plans set from JMC and Aryeh Siegel, all dated October 25, 2022.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site in the Linkage and R1-7.5 districts and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. The Sheet 4 Site Plan now includes a decorative safety fence on top of the retaining walls, except for chain link fencing along the rear parking lot in the residential district. The final plans should include a detail of the proposed fencing with dimensions, materials, and color noted.

2. It should be noted that the Sheet A-200 Building Elevation for the south side has a revised, more symmetrical window and balcony pattern, which is different than the renderings as reviewed by the Architectural Review Subcommittee.

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: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Stephen Spina, P.E., Project Engineer
Aryeh Siegel, Project Architect

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT APPROVALS, SPECIAL PERMIT AND SITE PLAN APPROVALS FOR BEACON COMMONS (16 WEST MAIN STREET)

Parcel ID 5954-25-616969 & 5954-26-634984

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals (lot merger), Special Permit and Site Plan Approval from JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC on behalf of Farrell Communities Beacon LLC (Farrell Building Company) (the "Applicant"), to construct a 62-unit, 4-story multifamily building consisting of 20,428 s.f. with 33 1-bedroom units and 29 2-bedroom units and associated site improvements, on 1.5 acres on property located and collectively known as 16 West Main Street and designated on the Tax Map of the City of Beacon as **Parcel ID 5954-25-616969 and 5954-26-634984** (the "Property") partially located in the Linkage District and partially located in the R1-7.5 Zoning District, within the Local Waterfront Revitalization Program ("LWRP") boundary, (the "Project" or "Proposed Action"); and

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

WHEREAS, the Planning Board is the approval authority for the Special Permit to allow off-street parking in the R1-7.5 Zoning District pursuant to City of Beacon Code §223-26.C(8) which provides "off-street parking for private passenger vehicles may be allowed by special permit from the Planning Board on a vacant lot in a residential district which has a shared parcel line for at least 20 feet with a commercial or industrial district, provided that the off-street parking shall be on a portion of the lot within 200 feet of the commercial or industrial district and that the use shall not include fee-based parking for railroad commuters"; and

WHEREAS, the Proposed Action also includes a request for a determination of consistency with the LWRP; and

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

WHEREAS, the Subdivision (lot merger) is shown on the drawing, entitled, "Preliminary Subdivision Plat," dated November 3, 2022, prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Site Plan Drawings Beacon Commons" Sheets 1-29, last revised October 25, 2022, as prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC, with Architectural Drawings, Sheets A-100, A-101, A-102 and A-200, last revised October 25, 2022, prepared by Aryeh Siegel, Architect; and

WHEREAS, as part of the Project, the Applicant has offered for dedication to the City of Beacon a 29 s.f. area on the existing sidewalk on West Main Street which is identified as "Parcel B" on the Preliminary Subdivision Plat; and

WHEREAS, six (6) of the dwelling units will be below market rate (BMR) units in compliance with Article IVB of the Beacon City Code which shall remain affordable for a minimum period of 50 years; and

WHEREAS, the Planning Board reviewed the application at meetings held on December 10, 2019, October 14, 2020, August 10, 2021, April 12, 2022, May 10, 2022, June 14, 2022, July 12, 2022, August 9, 2022, September 13, 2022, October 12, 2022 and November 9, 2022; and

WHEREAS, the Architectural Review Subcommittee reviewed the application at four (4) separate meetings and on June 17, 2022 referred the project design back to the full Planning Board/Architectural Review Board for final review; and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on May 10, 2022 and continued the hearing to June 14, 2022 and July 12, 2022, at which time the SEQRA public hearing was closed; and

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the Full EAF and all associated materials prepared in connection with the Proposed Action classified as an Unlisted Action, the Planning Board adopted a Negative Declaration on July 12, 2022; and

WHEREAS, on July 12, 2022 the Planning Board also determined that the Project is entirely consistent with the LWRP policies which apply to the Project; and

WHEREAS, on October 12, 2022 the Planning Board opened a duly noticed public hearing on the application for Subdivision, Special Permit and Site Plan approvals, at which time all those interested were given an opportunity to be heard and the public hearing was closed on October 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 Preliminary Subdivision Plat Approval for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds 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 (lot merger), as shown on the application materials referenced above, subject to the conditions and modifications set forth herein.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to Sections 223-18 and 223-26.C(8) of the City of Beacon Code, that:

1. The location and size of the off-street parking area, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

2. The location, nature and height of the structure and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings. The proposed off-street parking is compatible with the surrounding uses in the neighborhood.

3. Operations in connection with the off-street parking 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. The off-street parking area is of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses.

5. The off-street parking area meets the requirements of Section 223-26.C(8) of the City of Beacon Code.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit Approval for the Project to allow off-street parking for private passenger vehicles on the portion of the Property in the R1-7.5 District.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval for the Property located and collectively known as 16 West Main Street, as shown on the application materials enumerated above, subject to the following conditions:

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. The comments contained in the City Engineer's letter to the Planning Board dated November 1, 2022, and all comments in any subsequent letter(s) issued, pertaining to the Subdivision Plat 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 November __, 2022, and all comments in any subsequent letter(s) issued, pertaining to the Subdivision Plat shall be fulfilled to the satisfaction of the City Planner.

5. All easements and offers of dedication shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney.

6. The following easement agreements, declarations of restrictive covenants or other appropriate documents shall be prepared and submitted to the City Attorney for review and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, unless otherwise agreed by the City Attorney, with a copy of the recorded documents submitted to the City Clerk for filing:

    i. Stormwater Easement and Maintenance Agreement

    ii. 20' wide Water Main Easement

    iii. Access, Utility and Maintenance Easement from Beacon Todd LLC (Parcel ID 5954-26-647966) to Farrell Communities Beacon LLC

    iv. Access and Maintenance Easement from Beacon Todd LLC (Parcel ID 5954-26-647966) to Farrell Communities Beacon LLC

    v. 5' and 15' wide Temporary Construction Easement from Beacon Todd LLC (Parcel ID 5954-26-647966) to Farrell Communities Beacon LLC

vi. Access Easement from Farrell Communities Beacon LLC to Beacon Todd LLC (Parcel ID 5954-26-647966)

vii. 6' wide Access Easement from Farrell Communities Beacon LLC to Rosemary Heady, John T. Heady Sr. and Kenneth Heady (Parcel ID 5954-25-622988)

viii. 5' wide Temporary Construction Easement from Rosemary Heady, John T. Heady Sr. and Kenneth Heady (Parcel ID 5954-25-622988) to Farrell Communities Beacon LLC

7. The Applicant shall submit to the City Council written Offers of Dedication with the applicable deed(s) and/or bill(s) of sale, as applicable, for all real property and infrastructure offered for dedication to the City of Beacon. The proposed water lines serving the Project are being offered for dedication to the City of Beacon. In the event the City Council does not accept dedication of any offered real property or infrastructure, the Applicant shall be solely responsible for the maintenance and repair of such real property or infrastructure.

8. The Applicant shall post a performance guaranty with the City of Beacon for the public improvements. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.

When the conditions above have been satisfied, four (4) 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 signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

1. 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.

2. The comments contained in the City Engineer's letter to the Planning Board dated November 1, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

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

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

1. The Applicant shall establish an escrow with the City of Beacon for the inspection of the water main installation.

2. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

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

D. Prior to the issuance of a Certificate of Occupancy, the following conditions 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 or is otherwise impractical. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Section 225-25.H of the City Code. The Planning Board hereby requires that, prior to the issuance of the first 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 Applicant shall install all traffic and transportation improvements set forth in the SEQRA Negative Declaration subject to securing all necessary permits and approvals, including:

    i. Installation of a retroreflective sign-post strip within the existing stop sign post for eastbound traffic at the intersection of NYS Route 9D and Tompkins Avenue.

    ii. Restriping the stop line at the intersection of NYS Route 9D and Tompkins Avenue.

iii. Clearing overgrown vegetation at the intersection of Tompkins Avenue and Bank Street.

iv. Reconstruct and embed detectable warnings at the curb ramps at the southwest and south ease corners of the intersection of Tompkins Avenue and Bank Street.

v. Replace sidewalk along West Main Street and Bank Street.

vi. Install crosswalk across Bank Street in a location satisfactory to the City Traffic Consultant.

vii. Provide bicycle storage for at least twenty (20) bicycles.

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

1. As a means to mitigate noise and vibration impacts, foundation piles shall be drilled instead of driven.

2. Pursuant to the SEQRA Negative Declaration, within 6-12 months following completion and full occupancy of the Project, the Applicant shall monitor relevant intersections as determined by the City Traffic Consultant to confirm expected levels of service. Prior to monitoring, the Applicant shall submit a Monitoring Protocol for review and approval of the City Traffic Consultant. If a traffic signal is warranted at any of the monitored intersections, the Applicant shall contribute its fair share toward the installation of a traffic signal based on the level of traffic volume the Project contributes to the intersection or other reasonable basis consistent with best practices in the industry.

3. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between October 1 and April 1 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees.

4. Rock removal operations shall be limited to 8 a.m. to 5 p.m., Monday through Friday. Rock removal shall not occur on any federal holidays or weekends. Rock crushing is not permitted.

5. 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.

6. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Full EAF and related application

documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the Full EAF, the terms of this resolution shall be controlling.

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

8. As used herein, the term "Applicant" shall include Farrell Communities Beacon LLC, and its successors and assigns.

9. 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.

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

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

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

13. 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.

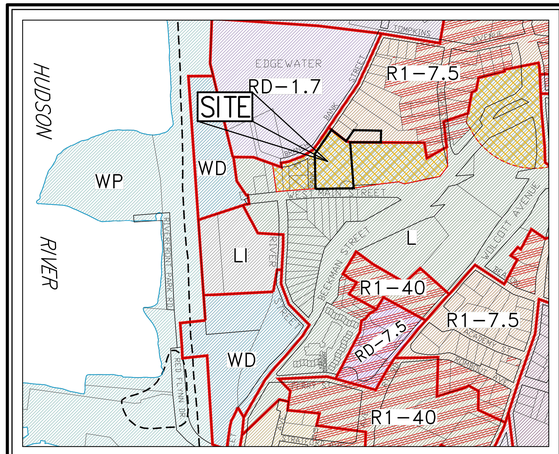
Resolution Adopted: November 9, 2022
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved
Denied



AREA MAP
1" = 400'

SUBDIVISION PLAT LEGEND

ADJACENT PROPERTY LINE	
COMBINATION INLET	CI
CONTOUR	205
CURB	
CURB CUT	
DOUBLE DRAIN INLET	DDI
DRAIN INLET	DI
FENCE	
FENCE POST	FP
GAS VALVE	
GUY WIRE	
HYDRANT	
MANHOLE	MH
MONUMENT	MON
OIL FILL	OF
OIL VENT PIPE	OVP
OUTLET CONTROL STRUCTURE	OCS
OVERHEAD WIRE	OHW
PROPERTY CORNER	
PROPERTY LINE	
REBAR	RB
ROOF OVER	
SANITARY SEWER MANHOLE	SMH
SIGN	
STONE WALL	
TELECOMMUNICATIONS MANHOLE	TMH
UTILITY POLE	
UTILITY POLE WITH LIGHT	
WALL	
WATER VALVE	

ABBREVIATIONS

CONC	CONCRETE
DOC	DOCUMENT
E	EAST
FNC	CHAIN LINK FENCE
FND	FOUND
FNS	STOCKADE FENCE
FNPVC	POLYVINYL CHLORIDE FENCE
N	NORTH
NO.	NUMBER
O.L.	ON LINE
OCS	OUTLET CONTROL STRUCTURE
PLCRN	PROPERTY LINE CORNER
RMS	REMAINS
S	SOUTH
W	WEST

BANK STREET
BRANCH STREET
WEST MAIN STREET
N27°23'10"E 20.59'
N10°31'20"E 178.88'
N46°55'40"E 150.84'
S42°19'30"E 100.00'
S47°40'13"E 10.48'
N79°28'40"W 205.00'
S79°28'40"E 200.18'
S08°57'00"W 258.01'
S14°44'10"W 65.00'
N 75°15'50" W 172.22'
S75°15'50"E 152.89'
N 47°40'30"E 77.45'
S42°19'30"E 6.00'
S14°44'10"W 13.25'
S75°15'50"E 123.32'
N47°40'30"E 15.79'
S47°40'30"W 64.01'
N87°19'30"W 8.49'
N42°19'30"W 29.17'
S47°40'30"W 29.67'
N47°26'43"E 26.67'
N47°19'30"W 29.90'
S47°26'43"W 33.42'
S79°28'40"E 4.82'
R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W
<S08°57'00"W 20.01'
70.00'
4.00'
95.00'
69.25'
18.75'
71.29'
10.00'
20.00'
177.48'
39.72'
38.01'
132.50'
13.25'
6.00'
64.01'
8.49'
29.90'
33.42'
4.82'
20.01'
10.48'
SECTION 5954 BLOCK 25 LOT 622988
SECTION 5954 BLOCK 26 LOT 625982
SECTION 5954 BLOCK 26 LOT 636983
SECTION 5954 BLOCK 26 LOT 646985
SECTION 5954 BLOCK 26 LOT 641208
FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR.
AND KENENTH HEADY
DEED LIBER 1800 PAGE 719
N/F WILLIAM GOING
AND LINDA GOING
DEED DOC. NO. 02 2002 10633
SECTION 5954
BLOCK 26
LOT 625982
N/F JUAN DIAZ AND
JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752
LOT 3
MAP NO. 7717
SECTION 5954
BLOCK 26
LOT 636993
N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111
SECTION 5954
BLOCK 26
LOT 647966
PARCEL A
AREA=1.50444± ACRES
OR 65,533± SQUARE FEET
PARCEL 1
(TO BE MERGED WITH PARCELS 2 & 3)
PARCEL 2
(TO BE MERGED WITH PARCELS 1 & 3)
PARCEL 3
(TO BE MERGED WITH PARCELS 1 & 2)
PARCEL B
TO BE CONVEYED TO THE CITY OF BEACON
AREA=0.0067± ACRES
OR 29± SQUARE FEET
PROPOSED 20' AND 25' WIDE WATER EASEMENT
PROPOSED 6.00' WIDE ACCESS EASEMENT IN FAVOR OF ROSEMARY HEADY, JOHN T. HEADY SR. AND KENNETH HEADY
PROPOSED 13.25' WIDE ACCESS EASEMENT IN FAVOR OF BEACON TODD LLC
PROPOSED SIGHT AND UTILITY EASEMENT
15' WIDE DRAINAGE EASEMENT DEED LIBER 1362 PAGE 176 (TO BE EXTINGUISHED)
TAX LOT LINE TO BE REMOVED
PARCEL LINE TO BE REMOVED
TALL ONE STORY BRICK BUILDING (TO BE REMOVED)
SHED
BENCH ON CONC. PAD
ASPHALT (TO BE REMOVED)
CONCRETE CURB
CONCRETE WALK
STONE RETAINING WALL
RMS OF WALL
OHW
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
1.	REVISED PER COMMENTS OF ENGINEER CONSULTANT	11/07/2022	TS
	Previous Editions Obsolete		

NOTES & REFERENCES:

1) THIS SUBDIVISION PLAT IS PREPARED TO MERGE TAX LOTS 634984 (PARCEL 2) AND 616969 (PARCELS 1 AND 3) INTO SINGLE TAX LOT 616969 (PARCEL A) AND TO CONVEY PARCEL B TO THE CITY OF BEACON.

2) SOURCE OF TITLE: A DEED TO BEACON REALTY MANAGEMENT OF AMERICA CORP. FROM LO–RAC FUEL CORP., DATED MAY 5, 2016 AND RECORDED JUNE 6, 2016 AS DEED DOC NO. 02 2016 3471 AND A DEED TO BEACON REALTY MANAGEMENT OF AMERICA CORP. FROM CITY OF BEACON, DATED MAY 2, 2016 AND RECORDED JUNE 6, 2016 AS DEED DOC NO. 02 2016 3472.

3) THE PROPERTY LINE AND EXISTING FEATURES SHOWN HEREON ARE AS SHOWN ON A MAP TITLED "SURVEY OF PROPERTY BEACON COMMONS" LAST DATED MARCH 5, 2019 AND PREPARED BY JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC.

4) CONTOUR INTERVAL IS (2) TWO FOOT. VERTICAL DATUM IS REFERENCED TO THE NAVD 1988 OBTAINED BY GPS METHODS.

5) THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION. SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE.

6) UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUB–DIVISION 2.

7) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. UNAUTHORIZED REPRODUCTION OF THIS MAP IS A VIOLATION APPLICABLE LAWS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THOMAS M. SCHMIDT NYS LICENSE NO. 50221

DATE

Client:
FARRELL COMMUNITIES BEACON LLC
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

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JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

SUBDIVISION PLAT

BEACON COMMONS
16 WEST MAIN STREET AND WEST MAIN STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

Drawn: TS	Approved: TS
Scale:	1" = 20'
Date:	11/03/2022
Project No:	18119
PSP–1.DWG	PSP–1.tab
Drawing No:	PSP–1

City of Beacon Planning Board Agenda
11/09/2022

Title:

Continue review of application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council

ATTACHMENTS

Beacon HIP Deveopment Potential Calculation Plan.pdf

City of Beacon_HIP HLD Response Letter_2022-1025.pdf

L221025_Comment Response Letter_Beacon Lofts & Studios.pdf

Sheet 1_Site Plan_Planning Board Submission_2_221025.pdf

Sheet 2_Existing Conditions_Survey_Planning Board Submission_2_221025.pdf

Sheet 3_Building Plans_Planning Board Submission_2_221025.pdf

Sheet 4_Landscape Plan_Planning Board Submission_2_221025.pdf

Sheet 5_Grading & Utility Plan_Planning Board Submission_2_221025.pdf

Sheet 6_Erosion & Sediment Control Plan_Planning Board Submission_2_221025.pdf

Sheet 7_Site Details_Planning Board Submission_2_221025.pdf

Sheet 8_Stormwater Details_Planning Board Submission_2_221025.pdf

Sheet 9_Water Details_Planning Board Submission_2_221025.pdf

Sheet 10_Sewer Details_Planning Board Submission_2_221025.pdf

Sheet 11_Erosion & Sediment Control Details_Planning Board Submission_2_221025.pdf

SWPPP Beacon HIP Vacant Parcel 2022-1025.pdf

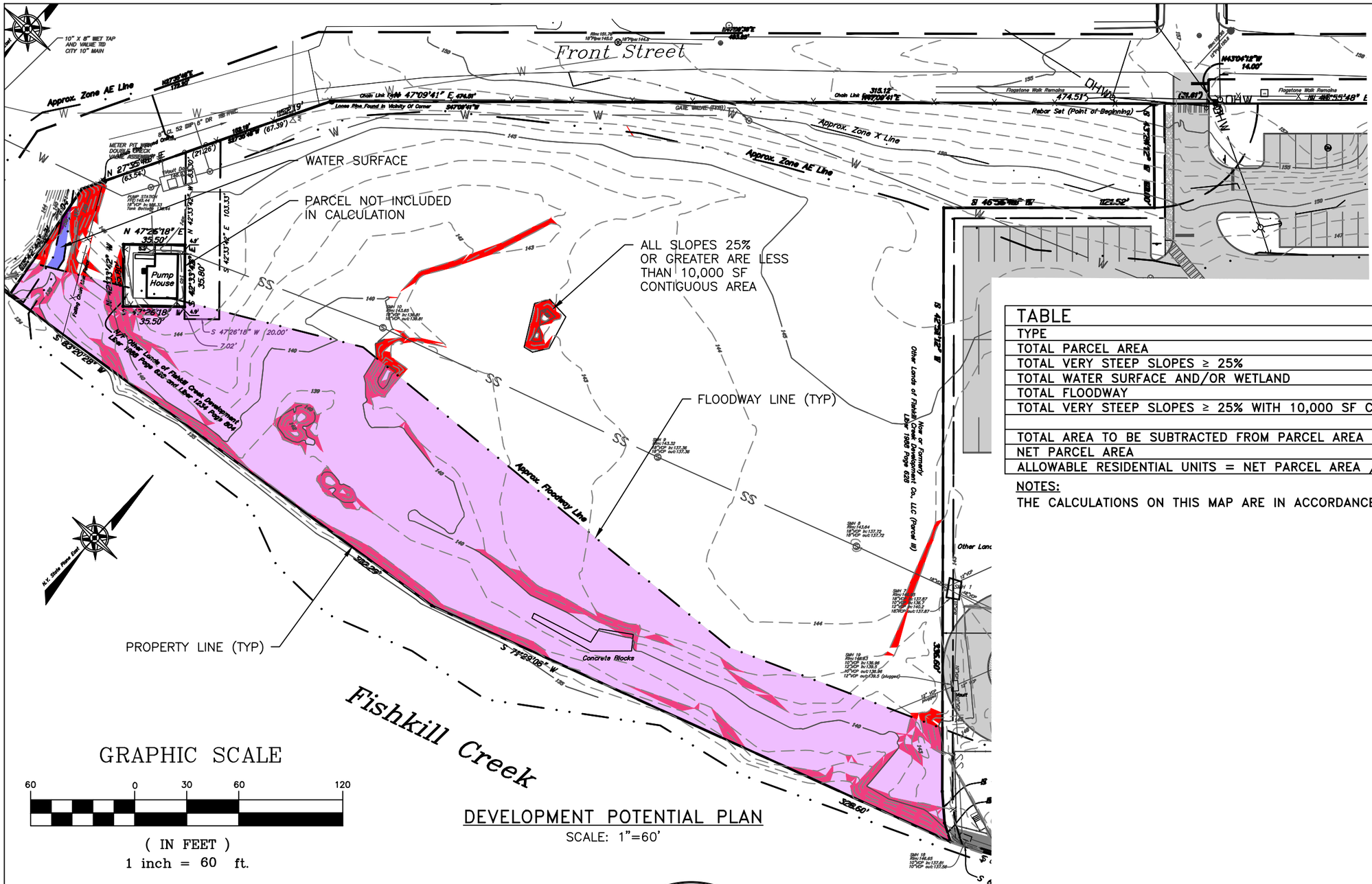
Dutchess County Dept of Health Lead Agency Response.pdf

Engineers Comments Beacon HIP Lofts -Studios 11-03-22.pdf

Planners Comments HIP Lofts Concept Plan 11.6.22.pdf

NYS Historic Preservation Response Beacon HIP Lofts PhaseIAArchaeologicalSurveyRecommendation.pdf

NYS Historic Preservation Response BeaconHIPLofts.pdf


Front Street
Approx. Zone AE Line
Approx. Zone X Line
Approx. Zone AE Line
WATER SURFACE
PARCEL NOT INCLUDED IN CALCULATION
ALL SLOPES 25% OR GREATER ARE LESS THAN 10,000 SF CONTIGUOUS AREA
FLOODWAY LINE (TYP)
PROPERTY LINE (TYP)
Approx. Floodway Line
Pump House
Concrete Blocks
Fishkill Creek
Other Lands of Fishkill Creek Development Co. LLC (Parcel III) Liber 1988 Page 628
Now or Formerly Other Lands of Fishkill Creek Development Co. LLC Liber 1988 Page 628 and Liber 1234 Page 604
Rebar Set (Point of Beginning)
Flagstone Walk Remains
10" X 8" WET TAP AND VALVE TO CITY 10" MAIN
8" CL 52 SIP
6" DR
METER PIT
DOUBLE CHECK
VAULT
Inlet
Rim=174.17
18"CP
Rim=169.19
18"CP
Rim=169.2
Rim=143.32
18"CP
Rim=144.65
18"CP
Rim=136.48
18"CP
Rim=143.64
18"CP
Rim=146.65
18"CP
Rim=144.32

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

October 25, 2022

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

Re: Beacon Lofts & Studios (Vacant Parcel)
Front Street
Tax Parcel: 6055-04-535128, ±3.5 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 (L&T) September 9, 2022 comment letter, and John Clarke Planning and Design's September 9, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has responded to John Clarke Planning and Design's comments under separate cover. Below is a point-by-point response to the L&T comments received.

Lanc & Tully September 9, 2022 Comment Letter

General Comments

1. Comment noted. Aryeh Siegel has responded to this comment under separate cover.
2. Comment noted. Aryeh Siegel has responded to this comment under separate cover.
3. Stormwater management design is provided on the submitted engineering plans. A SWPPP has also been prepared. An infiltration basin is proposed to mitigate stormwater runoff.
4. Comment noted. We are gathering pump station information and data from the site superintendent. Odor issues will be investigated and odor control options will be explored for this type of pump station if it is determined that the odor issue is from the pump station itself.
5. Comment noted. A traffic consultant has been retained, and an analysis will be provided in a future submission.
6. We will reach out to the City of Beacon Water Department to confirm that there is adequate capacity for the project.

7. A grading and utility plan is provided with this submission. The sewer main is proposed to be relocated to the front of the building to provide better pitch and for ease of maintenance.
8. We will set up a meeting with the City's Building Inspector to review fire access on the revised plan. It is noted that access is now provided on the south side of the building via an extension of the parking lot.
9. The floodway line and 100-year floodplain elevation line are provided on the plans set. Site grading, water, sewer and stormwater as well as construction details are provided on the plan set. Utility profiles will be provided in a future submission. Lighting and landscaping are

The following items submitted for review:

- Five (5) copies of a full set of plan sheets 5 through 11,
- Three (3) copies of the Potential Development Plan calculations and
- Three (3) copies of a SWPPP report.

Additional materials are being submitted by other project consultants under separate cover. We look forward to discussing this project at your November 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: Beacon HIP Lofts and Storage
Aryeh Siegel
Daniel G. Koehler, P.E. (HLD file)

ARYEH SIEGEL
ARCHITECT

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

Re: Beacon HIP Lofts & Studios (Vacant Parcel)
Planning Board Application
Response to Comment Letters

October 25, 2022

Dear Chairman Gunn and Members of the Planning Board,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated September 9, 2022 and in Lanc & Tully's Memorandum dated September 9, 2022 regarding the Beacon HIP Lofts & Studios application. Hudson Land Design will provide a separate letter in response to Engineering comments.

John Clarke Planning & Design Comment Responses:

1. Hudson Land Design will provide calculations to demonstrate that the buildable land area yields 28 residential units.

2. The existing conditions plan shows the entire parcel. The Applicant has retained a surveyor, and when the updated survey information is received, we will include trees over 6" diameter, the existing Greenway Trail layout, and the location of adjacent structures, driveways, and parking along the edge of the parcel.

3. Comment acknowledged. Flood issues will be addressed.

4. Comment acknowledged. The Applicant has retained a traffic engineer, and will retain an archeological consultant.

5. Comment acknowledged. The pedestrian circulation system will be reviewed and updated as appropriate.

Lanc & Tully Comment Responses:

General

1. The site plan and landscape plan include a north arrow.

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

2. The Existing Conditions plan shows the site development on the adjacent developed parcel.

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

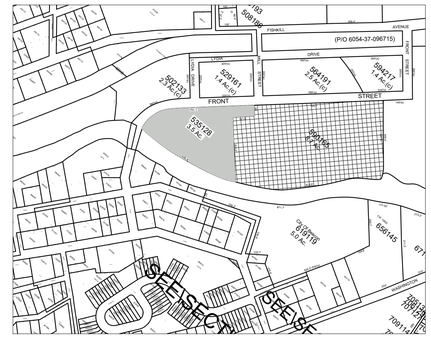
Thank you. Please let me know if you have any questions.



Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect

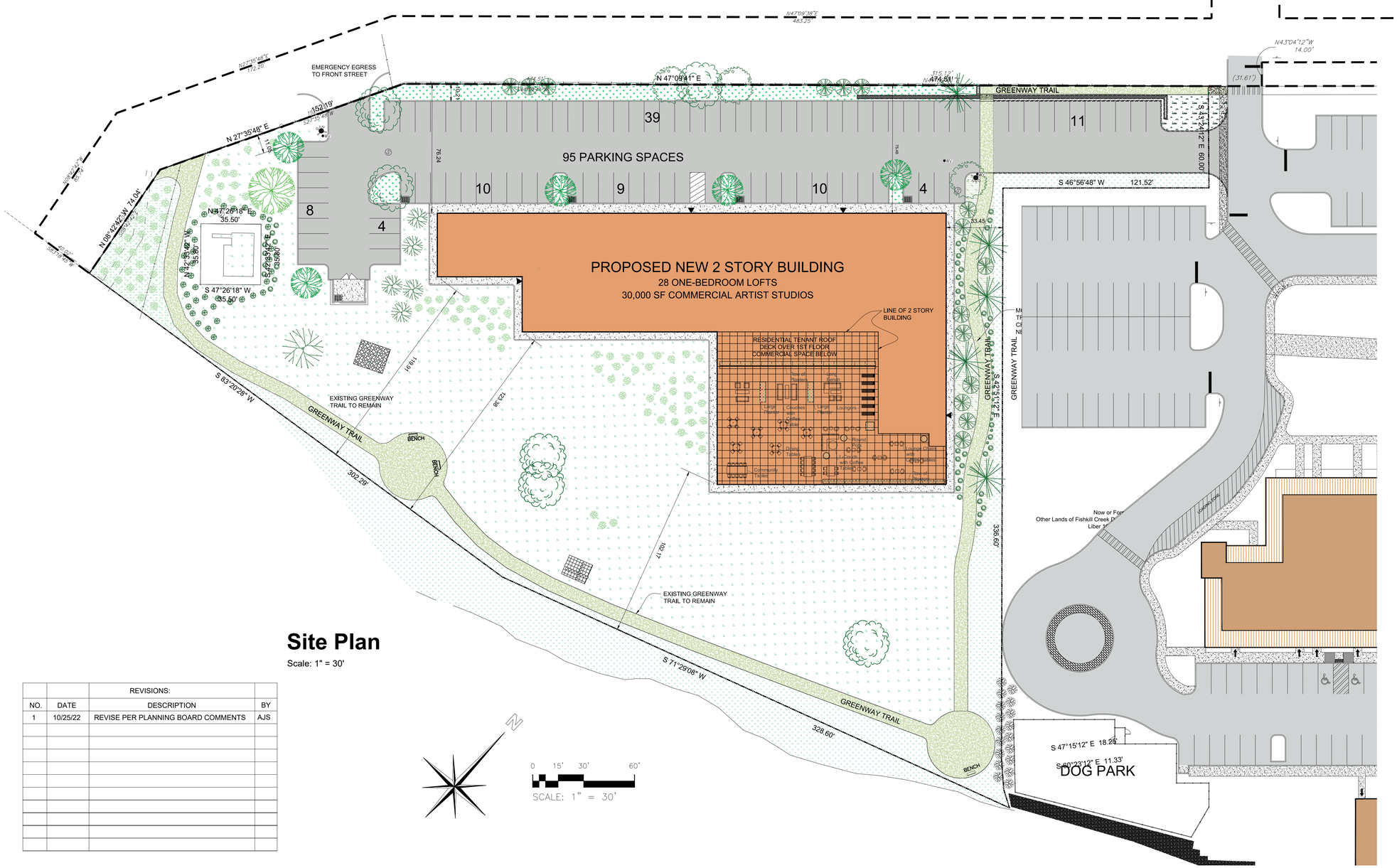
Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
Zoning District																								
FCD	12'	12'	12'	75.5'	33.4'	102.2'	50 feet	507.5 feet	2 acres	3.55 acres	39	28	25%	58%	2,000 sf	1,055 sf max	35%	20%	30%	80%	3 stories / 40'	2 stories / 40'	An average of 50 feet, but not less than 25 feet at any point	102' minimum



Location Map

Scale: 1" = 400'



Site Plan

Scale: 1" = 30'

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6055-04-535128
Lot Area:	154,737 sf
Building Area:	52,447 square feet (30,000 sf commercial + 22,447 sf Residential)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial (Artist Studio / Residential)

Land Use Compliance

Use	Permitted / Required	Proposed
Commercial	25% of building area	58% of building area
Residential *Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.*	28 Dwelling Units	28 Dwelling Units

Parking & Loading

Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	28 apartments + 28 bedrooms	35 spaces
Artist Studio *1 space for each 500 square feet*	30,000 sf	60 spaces
Total Required Parking Spaces		***95 spaces required***
Total Proposed Parking Spaces		**95 spaces proposed**

Notes:

1. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 58% approved non-residential use.
2. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities.*
3. Signage will comply with the City of Beacon Zoning Code
4. Commercial Hours of Operation: 7am to 10pm

Index of Drawings

Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions / Survey
Sheet 3 of 11	Landscape Plan
Sheet 4 of 11	Building Plans and Images
Sheet 5 of 11	Grading & Utility Plan
Sheet 6 of 11	Erosion & Sediment Control Plan
Sheet 7 of 11	Site Details
Sheet 8 of 11	Stormwater Details
Sheet 9 of 11	Water Details
Sheet 10 of 11	Sewer Details
Sheet 11 of 11	Erosion & Sediment Control Details

Site Plan Application

Sheet 1 of 11 - Site Plan

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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

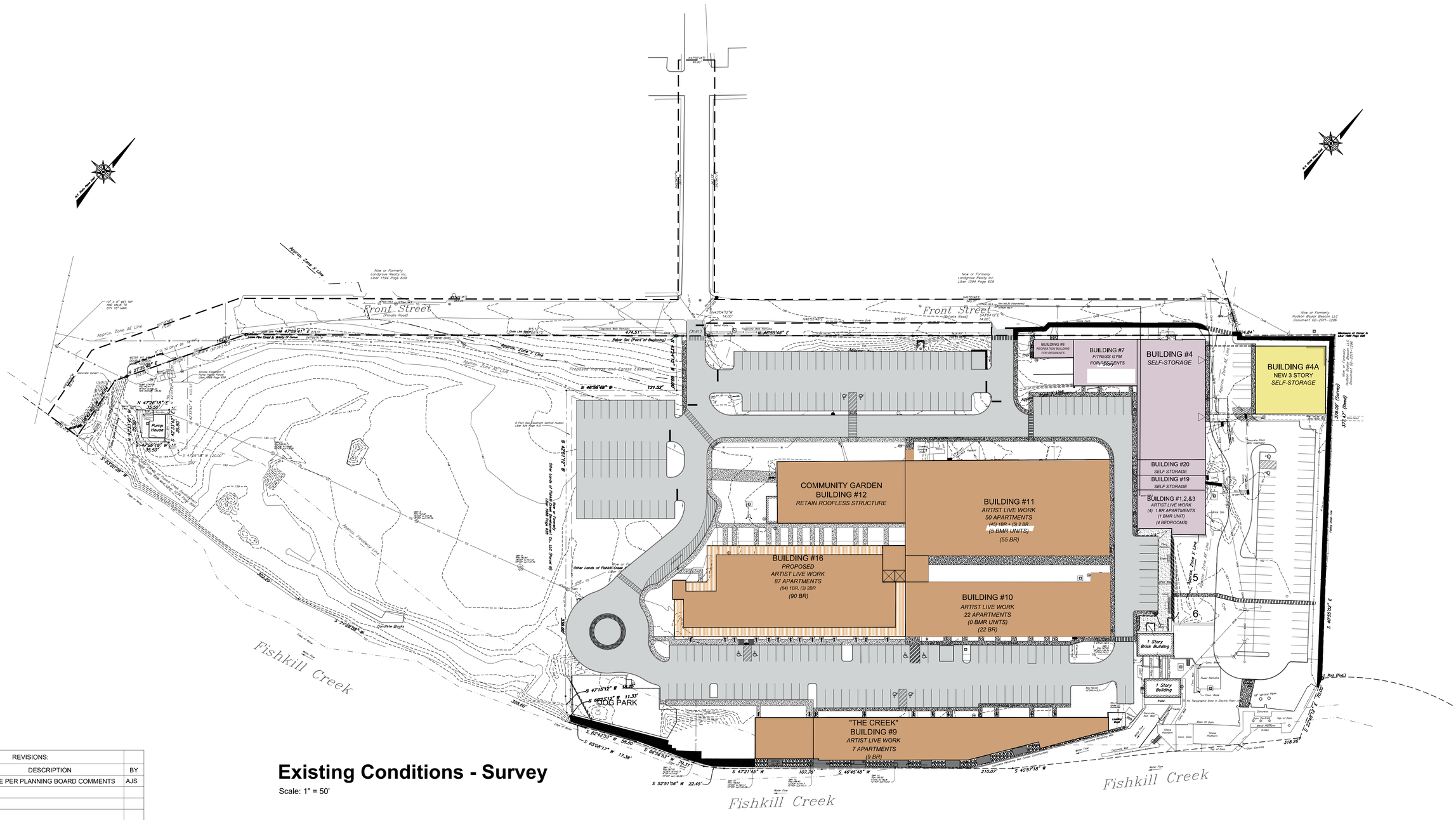
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

Beacon HIP Lofts and Studios

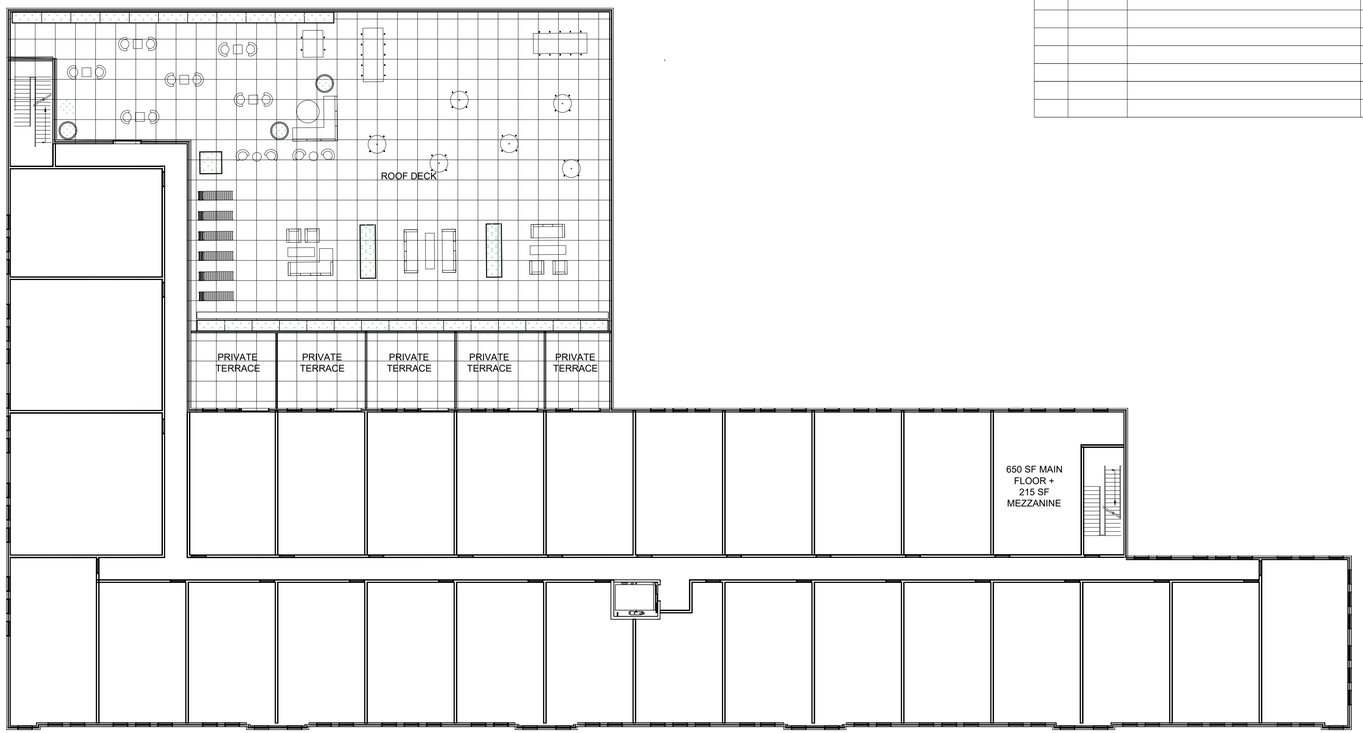
Beacon, New York
Scale: 1" = 30'
May 21, 2022


Front Street
(Private Road)
Front Street
(Private Road)
Approx. Zone X Line
Approx. Zone AE Line
Approx. Zone X Line
Approx. Zone AE Line
Approx. Floodplain Line
Now or Formerly
Landgrove Realty Inc.
Liber 1594 Page 609
Now or Formerly
Landgrove Realty Inc.
Liber 1594 Page 609
Now or Formerly
Hudson Beyer Beacon, LLC
Document 02-2011-1296
Whitehorse 11 Corner, P
Liber 1665 Page 628
Proposed Ingress and Egress Easement
Other Lands of Fishkill Creek Development Corp., LLC (Parcel B)
Other Lands of Fishkill Creek Development Corp., LLC (Parcel B)
Fishkill Creek
Fishkill Creek
Fishkill Creek
Pump House
DOG PARK
Concrete Culvert
Concrete Blocks
Edge of Water
Water Flow
Top of Bank
Toe of Slope
Concrete Curb
Concrete Walk
Concrete Pad
Concrete Steps
Concrete Retaining Wall
Concrete Rec. Wall
Concrete Dam
Stone Dam
Stone Platform
Stone Steps
Top of Dam
Base Of Dam
Water Flow
Sewer Manhole
Sewer Manhole Rim
Sewer Invert
Sewer Pipe
Sewer Line
Drain Inlet
Drain Line
Drain Manhole
Drain Manhole Rim
Drain Invert
Drain Pipe
Catch Basin
Catch Basin Rim
Catch Basin Invert
Catch Basin Pipe
Gas Line
Gas Valve
Gas Meter
Electric Line
Electric Box
Electric Meter
Electric Pedestal
Electric Transformer
Electric Manhole
Electric Manhole Rim
Electric Manhole Invert
Electric Manhole Pipe
Electric Conduit
Electric Vault
Electric Vault Rim
Electric Vault Invert
Electric Vault Pipe
Telephone Line
Telephone Box
Telephone Manhole
Telephone Manhole Rim
Telephone Manhole Invert
Telephone Manhole Pipe
Telephone Conduit
Telephone Vault
Telephone Vault Rim
Telephone Vault Invert
Telephone Vault Pipe
Fiber Optic Line
Fiber Optic Box
Fiber Optic Manhole
Fiber Optic Manhole Rim
Fiber Optic Manhole Invert
Fiber Optic Manhole Pipe
Fiber Optic Conduit
Fiber Optic Vault
Fiber Optic Vault Rim
Fiber Optic Vault Invert
Fiber Optic Vault Pipe
Water Line
Water Valve
Water Manhole
Water Manhole Rim
Water Manhole Invert
Water Manhole Pipe
Water Conduit
Water Vault
Water Vault Rim
Water Vault Invert
Water Vault Pipe
Guide Rail
Guide Post
Fence
Tree Line
Woods
Brush
Grass
Rock Outcrop
Rock Ledge
Boulder
Stone Wall
Stone Pile
Stone Pavers
Stone Steps
Stone Platform
Stone Retaining Wall
Stone Dam
Top of Dam
Base Of Dam
Concrete Dam
Concrete Rec. Wall
Concrete Retaining Wall
Concrete Pad
Concrete Steps
Concrete Walk
Concrete Curb
Concrete Culvert
Concrete Blocks
Concrete Retaining Wall (Underground)
Concrete Rec. Wall (Underground)
Concrete Dam (Underground)
Concrete Pad (Underground)
Concrete Steps (Underground)
Concrete Walk (Underground)
Concrete Curb (Underground)
Concrete Culvert (Underground)
Concrete Blocks (Underground)

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS

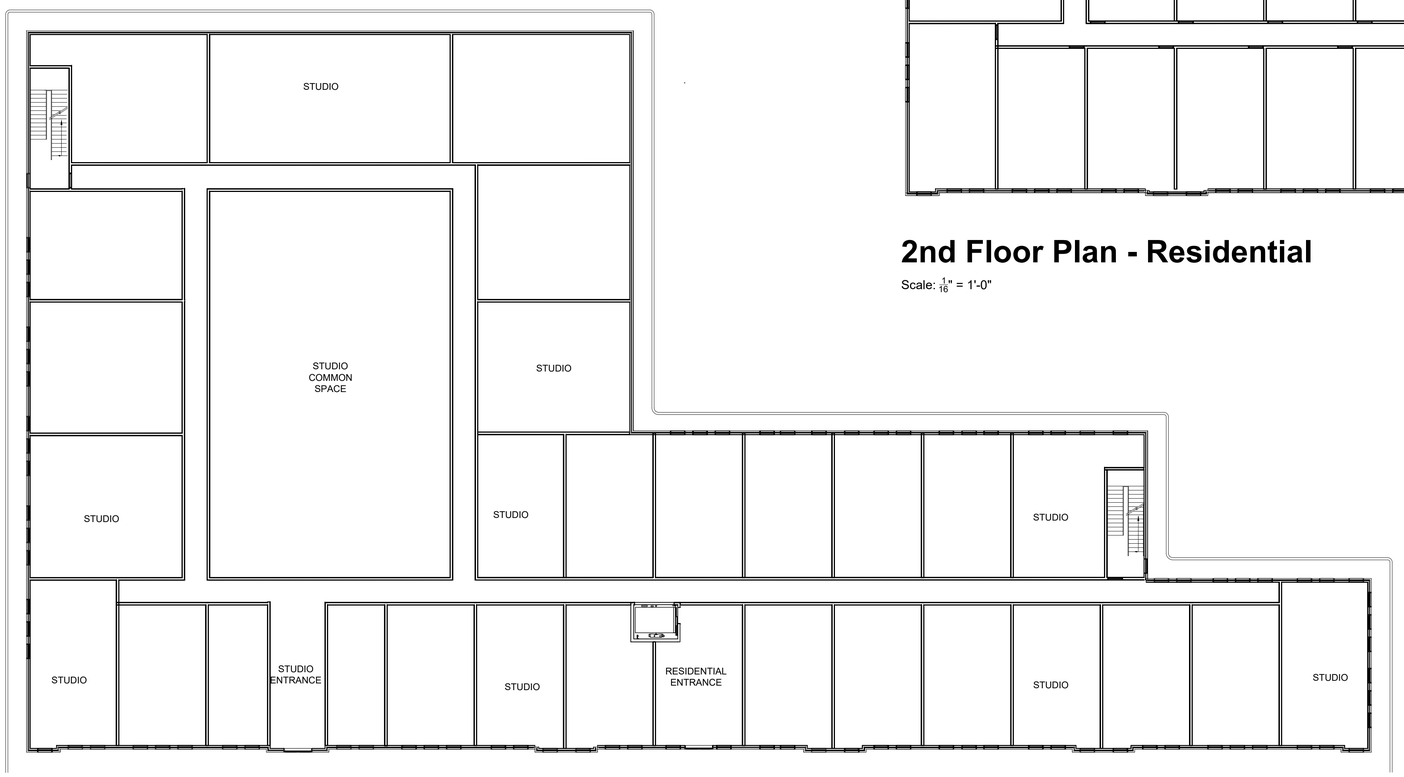


View



2nd Floor Plan - Residential

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



1st Floor Plan - Commercial

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



View

Site Plan Application

Sheet 4 of 11 - Building Plans & Images

Owner:
Fishkill Creek Development Corp.
16 Squadron Boulevard
New City NY 10956

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

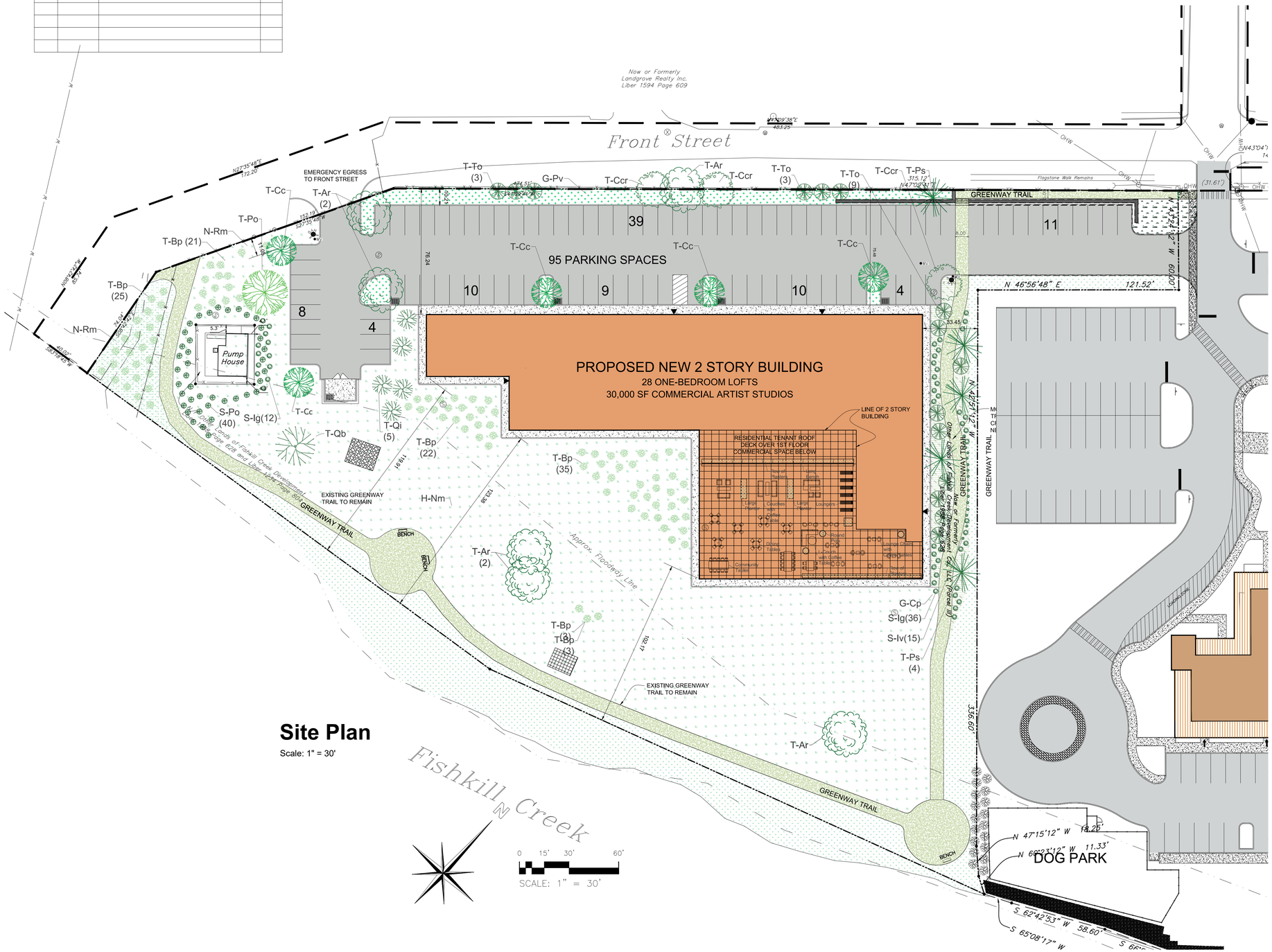
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

Beacon HIP Lofts and Studios
Beacon, New York
Scale: 1" = 20'
May 21, 2022

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	10/25/22	REVISE PER PLANNING BOARD COMMENTS	AJS


Now or Formerly
Landgrove Realty Inc.
Liber 1594 Page 609
Front Street
N 29°29'38" E
483.25'
EMERGENCY EGRESS
TO FRONT STREET
N 27°35'48" E
172.20'
N 27°35'48" E
153.13'
S 27°35'48" W
74.65'
T-Cc
T-Ar (2)
T-Po
N-Rm
T-Bp (21)
T-To (3)
G-Pv
T-Ccr
T-Ar
T-Ccr
T-To (3)
T-To (9)
T-Ccr
T-Ps
315.12'
N 47°15'12" W
Flagstone Walk Remains
GREENWAY TRAIL
OHW
(31.61')
N 43°03'04" E
14.26'
39
11
95 PARKING SPACES
10
9
10
4
8
4
T-Cc
T-Cc
T-Cc
74.65'
78.24'
5.00'
N 46°56'48" E
121.52'
N 42°51'12" W
60.00'
33.45'
PROPOSED NEW 2 STORY BUILDING
28 ONE-BEDROOM LOFTS
30,000 SF COMMERCIAL ARTIST STUDIOS
LINE OF 2 STORY BUILDING
RESIDENTIAL TENANT ROOF DECK OVER 1ST FLOOR COMMERCIAL SPACE BELOW
Lounge Chairs
Lounge Chairs
Lounge Chairs
Round Table
Round Table
Counter Chairs with Coffee Tables
Dining Tables
Dining Tables
Community Tables
Lounge Chairs
Lounge Chairs
Lounge Chairs

PROJECT INFORMATION:	
PARCEL OWNER:	BEACON HIP LOFTS, LLC, 39 FRONT STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	FRONT STREET BEACON, NY 12508
TAX PARCEL ID:	6055-04-535128
PARCEL AREA:	±3.5-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

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.

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.

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, PEA-GRAVEL DIAPHRAGMS AND SEDIMENT FOREBAYS ARE INCLUDED IN APPENDIX O.

INFILTRATION BASIN:

THE INFILTRATION BASIN 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. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

VEGETATED SWALES:

VEGETATED SWALES SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION, COVERAGE AND HEALTH OF VEGETATION, AND EVIDENCE OF EROSION. ANY ACCUMULATED SEDIMENT AND DEBRIS SHOULD BE REMOVED AS NECESSARY. GRASS SHOULD BE KEPT NO SHORTER THAN 4"-HIGH. ANY ERODED AREAS OF DEAD VEGETATION SHALL BE REPAIRED AS NECESSARY. DEWATERING SHALL BE MONITORED ON A MONTHLY BASIS.

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.

GRADING & UTILITY PLAN
SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				

SEAL

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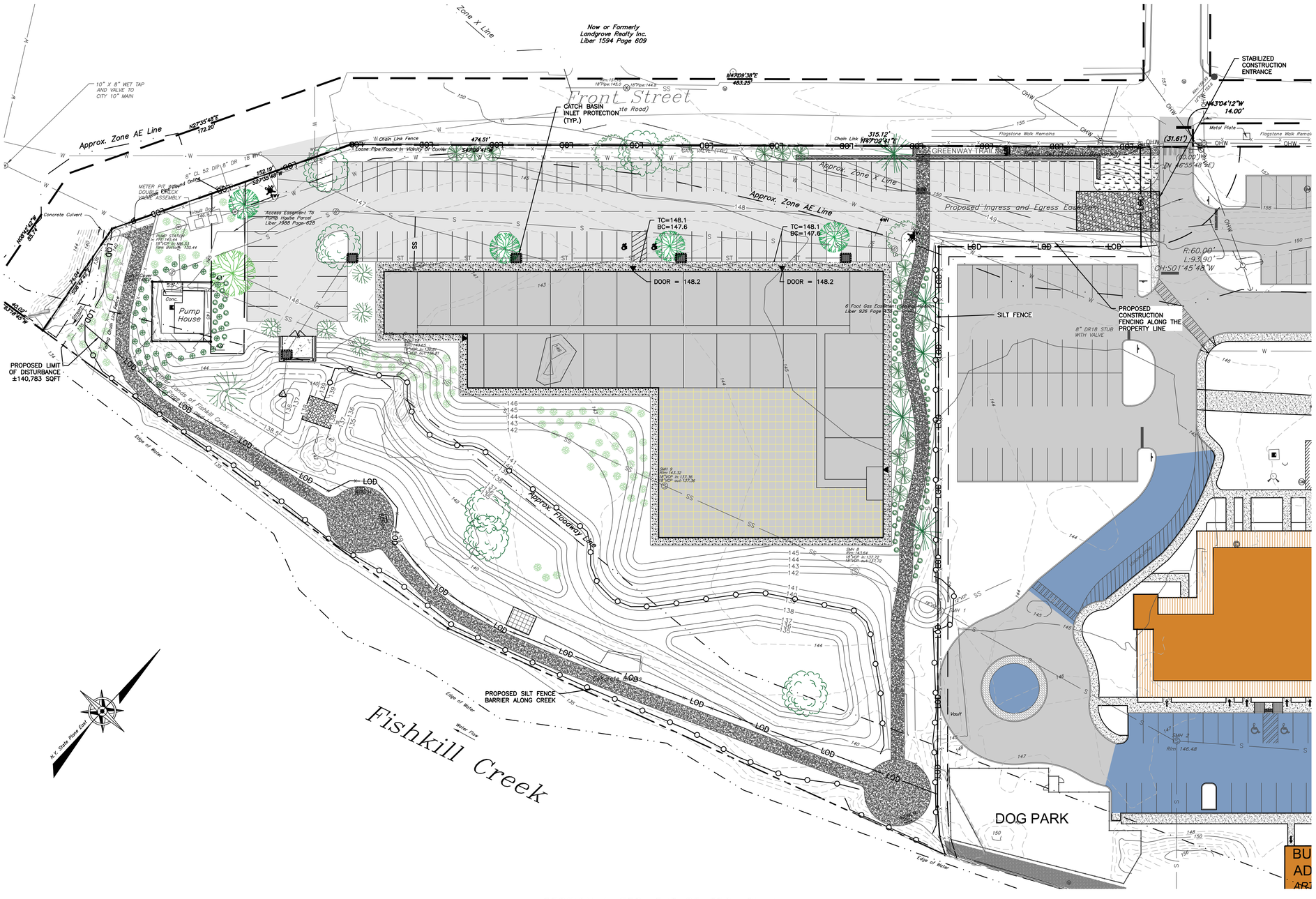
GRADING & UTILITY PLAN

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	1" = 30'
TITLE:	GU-1
SHEET:	5 OF 11

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



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

PROJECT INFORMATION:	
PARCEL OWNER:	BEACON HIP LOFTS, LLC, 39 FRONT STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	FRONT STREET BEACON, NY 12508
TAX PARCEL ID:	6055-04-535128
PARCEL AREA:	±3.5-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				

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PH: 845-440-6926
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EROSION & SEDIMENT CONTROL PLAN

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
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TITLE:	ESC-1
SHEET:	6 OF 11

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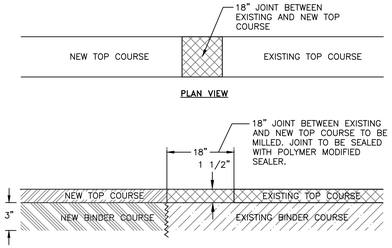
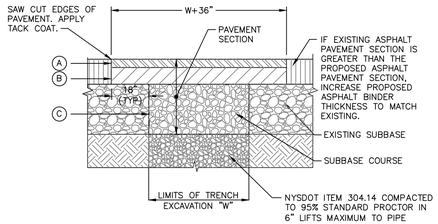
SITE DETAILS



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.

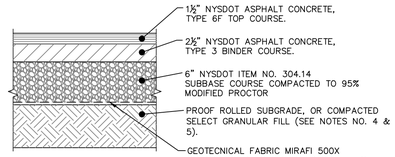
MILLED KEYWAY DETAIL
NOT TO SCALE



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

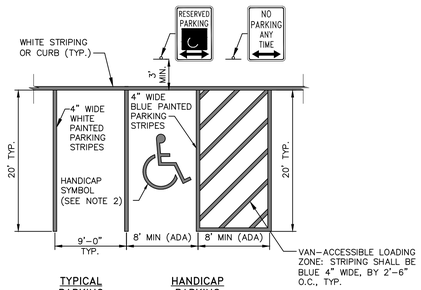
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



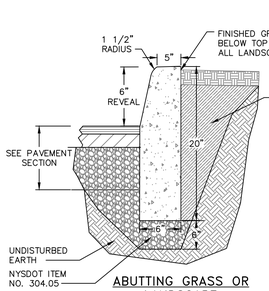
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES 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

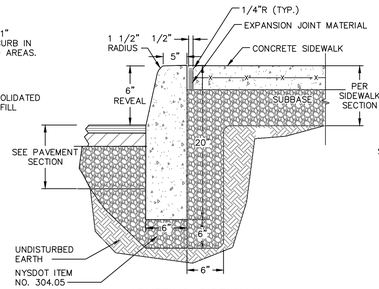


NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

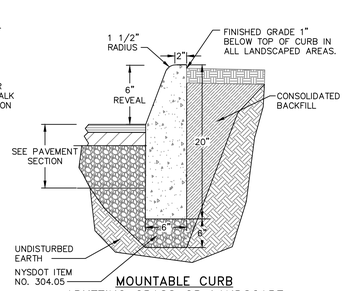
PARKING AND STRIPING DETAIL
NOT TO SCALE



ABUTTING GRASS OR LANDSCAPE



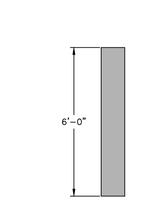
ABUTTING SIDEWALK



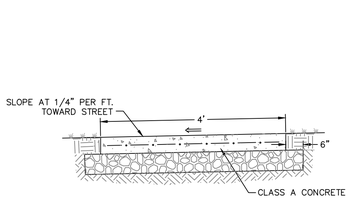
MOUNTABLE CURB ABUTTING GRASS OR LANDSCAPE

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.

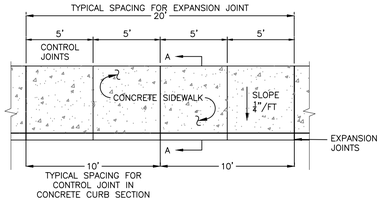
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



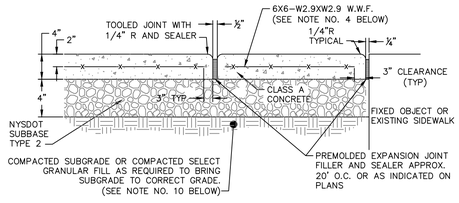
PAINTED CROSSWALK DETAIL
NOT TO SCALE



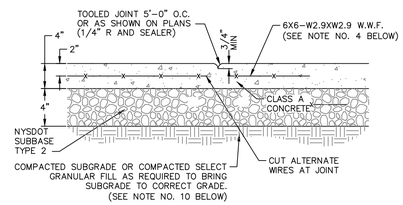
SECTION A–A



PLAN



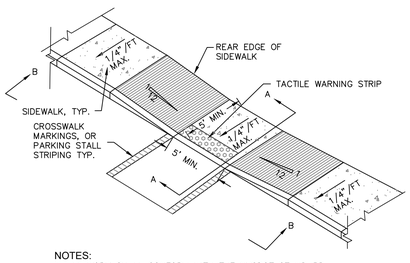
EXPANSION JOINT

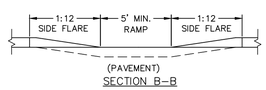


CONTROL JOINT

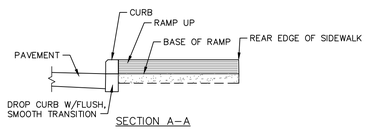
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL 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 MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE





SECTION B–B



SECTION A–A

NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS DATED, JANUARY 2, 2002 AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

ACCESSIBLE PEDESTRIAN RAMP DROP CURB DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				

SEAL

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SITE DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
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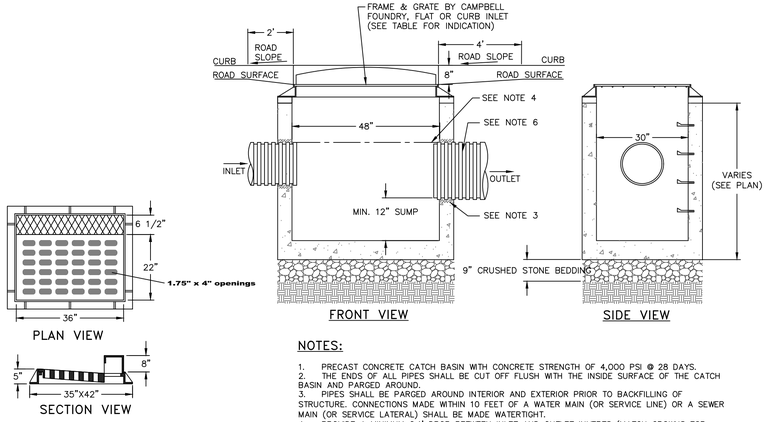
TITLE:	CD–1
SHEET:	7 OF 11

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



NOTES:

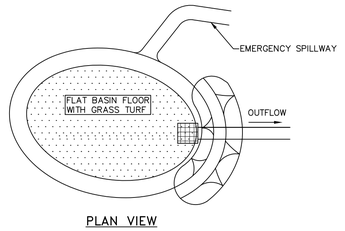
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

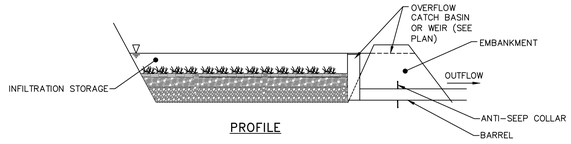
NOTES:

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



PLAN VIEW

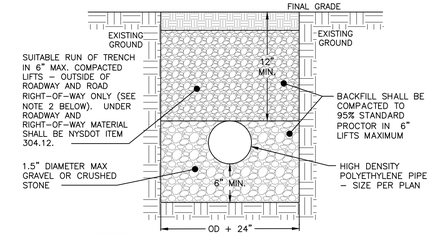


PROFILE

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.

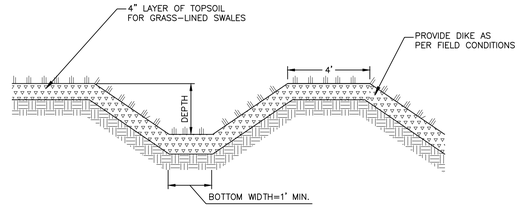
TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

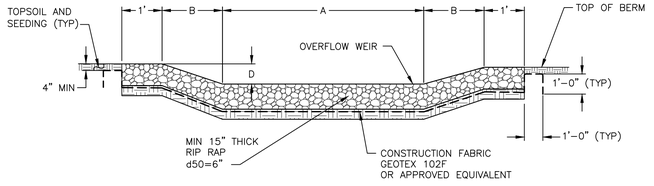


SECTION VIEW

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. 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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				

SEAL

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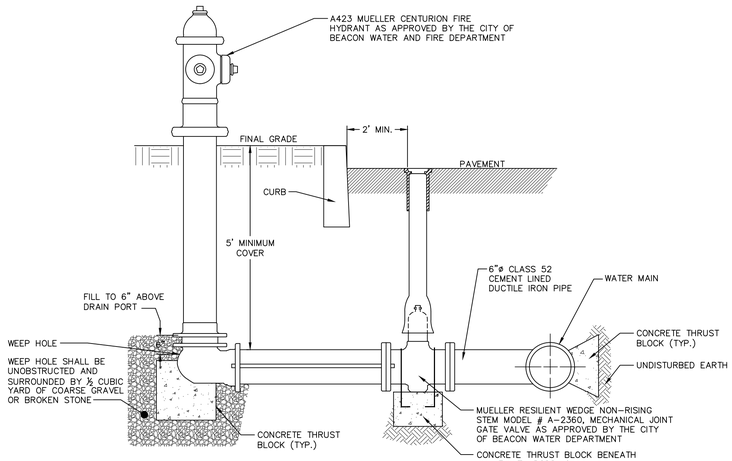
STORMWATER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 8 OF 11

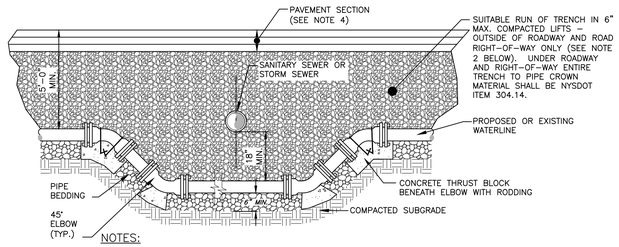
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

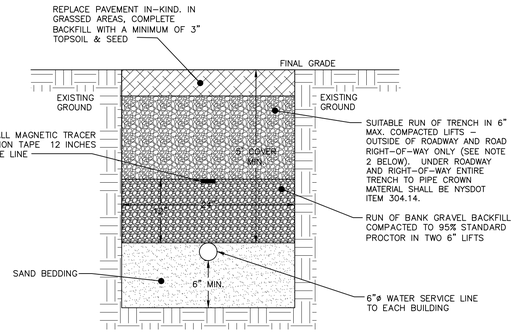
HYDRANT DETAIL
NOT TO SCALE



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.

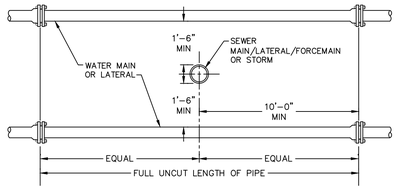
WATER LINE OFFSET DETAIL
NOT TO SCALE



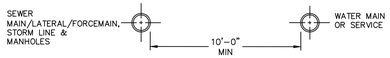
NOTES:

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



VERTICAL SEPARATION

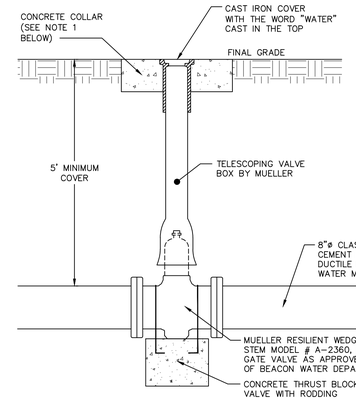


HORIZONTAL SEPARATION

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.

GATE VALVE DETAIL
NOT TO SCALE

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:

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

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) SUCCESSIVE 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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				

SEAL

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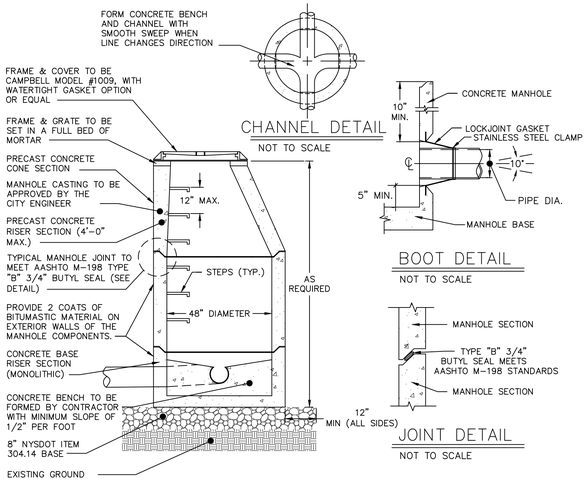
WATER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	9 OF 11

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



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.

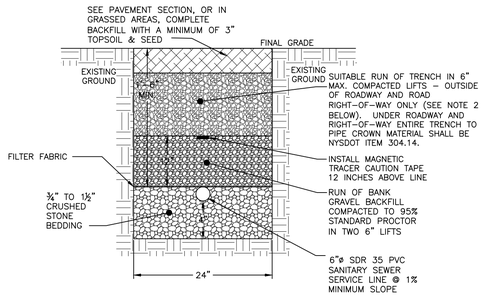
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

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

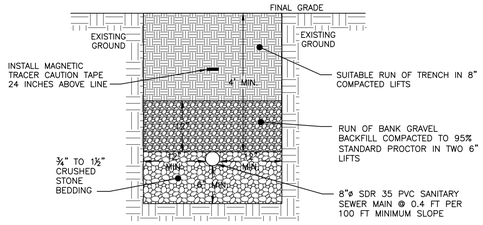


NOTES:

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.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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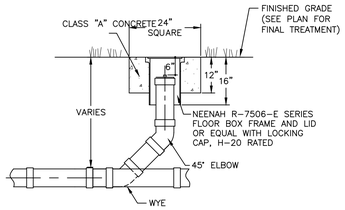
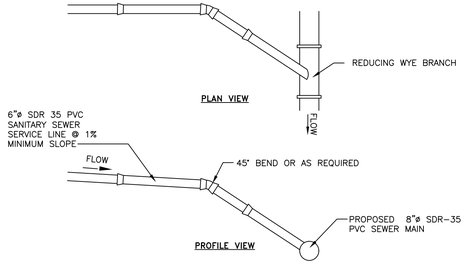
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

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



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/25/22	ADDED SHEET	LGP				

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SEWER DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	5/21/22
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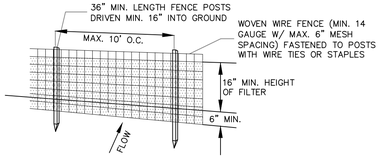
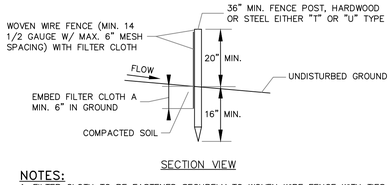


PERSPECTIVE VIEW

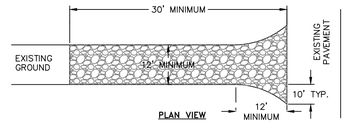


SECTION VIEW

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 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.

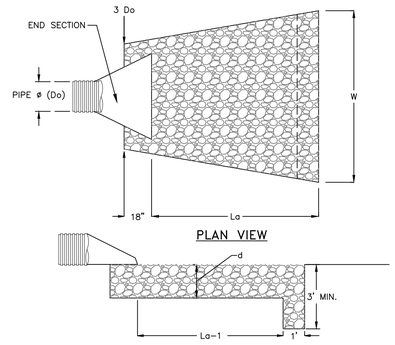
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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



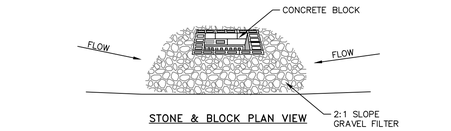
NOTES:

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" 2005 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.

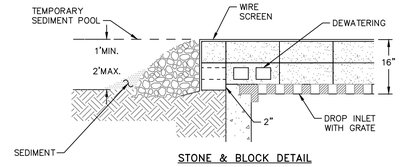
ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

OUTLET PIPE ID	PIPE ø	3Do	W	La	d	d50 RIPRAP SIZE
FES A	24 INCHES	6 FEET	15 FEET	13 FEET	14 INCHES	6 INCHES
FES B	12 INCHES	3 FEET	7 FEET	6 FEET	9 INCHES	4 INCHES

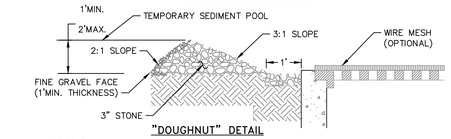
ROCK OUTLET PROTECTION TABLE
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

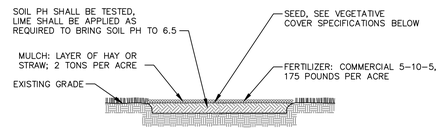


"DOUGHNUT" DETAIL

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



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:

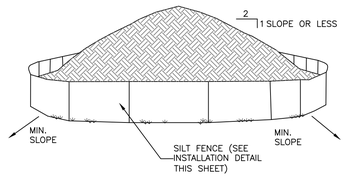
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

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EROSION & SEDIMENT CONTROL DETAILS

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 5/21/22
SCALE: AS SHOWN
TITLE: CD-5
SHEET: 11 OF 11

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Stormwater Pollution Prevention Plan for Beacon HIP Lofts and Studios

Prepared for:
Beacon HIP Lofts, LLC
16 Squadron Boulevard
New City, NY 10956

October 25, 2022



HUDSON
LAND DESIGN

Prepared by:
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174 Main Street
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13 Chambers Street
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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 located within a Municipal Separate Storm Sewer System (MS4) area. Authorization to commence construction activities may commence five (5) days

following receipt of the Notice of Intent (NOI) accompanied by the MS4 SWPPP Acceptance Form.

A copy of the General Permit, SWPPP, NOI, NOI acknowledgment letter, MS4 SWPPP acceptance form, 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.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site is located along the south side of Front Street in the City of Beacon in Dutchess County, New York. The Fishkill Creek marks the southeast border of the site. This project area is approximately 3.5 acres, and consists of vacant parcel with a sewer pump station at its south end on a separate parcel.

2.2 Project Scope and Description

The proposed project entails the construction of a 2-story building with 28 one-bedroom lofts, and 30,000 sqft of artist studios on the vacant parcel. The proposed project will disturb approximately 3.2 acres. The total drainage study area is 3.551 ac., and approximately 0.3 acres of the drainage study area will not be disturbed as part of this project.

2.3 Surface Water Bodies

2.3.1 Wetlands

Federal wetlands are present along the Fishkill Creek according to the National Wetlands Inventory (NWI) mapper. The wetland is classified as R2UBH, typical of a lower perennial river. These areas appear to be restricted to the stream itself, which seems likely since the banks of the stream are generally steep. Typically, the United States Army Corps of Engineers (USACE) regulates Federal wetlands. No wetland permitting is sought, however, since there is no proposed disturbance to the wetlands.

The NYSDEC Environmental Resource Mapper does not indicate the presence of NYSDEC-regulated wetlands within or near the project location.

2.3.2 Streams

The Fishkill Creek runs in a north to south direction along the east property line, and is a fourth order stream. According to the NYSDEC Environmental Resource Mapper, the Stream Classification is C. Under New York State's Environmental Conservation Law (ECL), Title 5 of Article 15, certain waters of the State are protected on the basis of their classification. Streams and small water bodies located in the course of a stream that are designated as C(T) or higher (i.e., C (TS), B, or A) are collectively referred to as "protected streams". A Protection of Waters Permit is required to physically disturb the bed or banks of any stream with a classification standard of C(T) or higher. Therefore, the Fishkill Creek is not a protected stream as classified by the NYSDEC. However, the USACE regulates the Fishkill Creek to the mean water level. A permit will be required from the USACE for new stormwater outfalls and repair of existing outfalls adjacent to the creek. No new pipe outfalls are proposed for the project as the proposed stormwater management facility has no outflow during all storms.

2.3.3 Floodplains

Based upon a review of the National Flood Insurance Program Flood Insurance Rate Map panel 360217 0464 E for the City of Beacon, New York, the majority of the site is identified as area within the 100-year flood. An in-depth Flood Insurance Study (FIS) was prepared by the Federal Emergency Management Agency. The topographic survey datum is tied into the same datum used for the FIS. The determined floodplain line is shown on the plans. The proposed construction activities do not discharge fill into the floodplain or floodway of the stream; however, the storage building addition is located in the floodplain. That said, there are no anticipated measurable impacts to the 100-year floodplain within this area.

2.4 State Historic Preservation Office (SHPO)

2.4.1 Archaeological Sensitive Area

This project is located within and is adjacent to a surveyed archaeologic area according to the SHPO CRIS website. The CRIS site indicates that some of the existing building on the adjacent parcels are eligible for historic status. The site does not identify cultural resource sensitivity on the subject parcel.

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 a signed MS4 SWPPP Acceptance Form. A completed NOI is included in Appendix A of this SWPPP.

4.0 SOILS

The hydrologic soil characteristics of the watershed areas were obtained from Soil Survey Mapping of Dutchess County, New York, and available Geographical Information Systems (GIS) and are as follows:

Symbol	Description	Hydrologic Soil Group
W	Water	N/A
HoD	Hollis-Chatfield Rock Outcrop complex, hilly	D
Ud	Udorthents, smoothed	A

SOIL PROPERTIES

Symbol	Water Table	Restrictive Layer	Bedrock	Erosion Hazard (k)
W	0"	Water	N/A	N/A
HoD	>6'	Bedrock	10-40"	0.24 - Slight
Ud	54"	N/A	N/A	0.20 - 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	4.70
100 - year	8.31

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. Although not required, the pre versus post-development analysis will include the analysis of the Qp and Qf storm events.

The proposed drainage conveyance system will be designed utilizing the Type III, 25-year storm event.

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 was 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. One design point for the project was selected, as follows:

Stormwater Discharge Points	
SDP	**Description**
1	Fishkill Creek

6.2 Pre-Development Watershed Conditions

Subcatchment 1 is the site's entire 3.551 acres which includes the pumps station parcel. Land cover consists primarily of scrub brush areas, a gravel greenway trail and a pump station building. The subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels overland via sheet flow and shallow concentrated flow to SDP #1.

Detailed stormwater calculations and routing for the pre-development condition have been included in Appendix D.

The following table summarizes the pre-development watershed conditions:

Pre-Development Watershed Conditions					
Subcatchment	**Area (ac)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	3.55	Impervious, meadow and gravel areas	35	A	14.4 minutes

6.3 Post-Development Watershed Conditions

The proposed development will result in a disturbance of approximately 3.2 acres. The site is broken into two subcatchments, Subcatchment 11 is the main developed area that drains to a proposed infiltration basin, and Subcatchment 10 is the remaining undisturbed area along the creek. The following is a description of the four subcatchments:

Subcatchment 10 is comprised of approximately 0.375 acres located in the eastern portion of the site along the Fishkill Creek that does not enter the proposed infiltration basin. Land cover consists mainly of a gravel greenway trail and meadow. There are some trees along the creek; however, there aren't enough to classify as "woods". Therefore, the cover type outside of the Greenway trail is modeled as meadow. The entire subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels overland via sheet flow to SDP1. A minimum Tc of 6 minutes is used for this subcatchment.

Subcatchment 11 is comprised of approximately 3.18 acres located in the remaining portion of the site that enters proposed infiltration basin. Land cover consists mainly of impervious surfaces, landscaped areas, a gravel greenway trail and meadow. There are some trees along the creek; however, there aren't enough to classify as "woods". Therefore the cover type outside of the Greenway trail is modeled as meadow. The entire subcatchment area contains soils in hydrologic soil group A. Runoff from the subcatchment travels overland via sheet flow, shallow concentrated flow and pipe flow to proposed Infiltration Basin A. Infiltration Basin A discharges 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**
10	0.375	Impervious and grass areas	50	A	6.0 minutes
11	3.18	Impervious and grass areas	66	A	6.0 minutes

6.4 Hydrologic Review

The stormwater runoff rates at each discharge point under pre-development and post-development conditions are summarized below.

SDP	1 - Year		10 - Year		100 - Year	
	Pre	**Post**	**Pre**	**Post**	**Pre**	**Post**
1	0.00	0.00	0.02	0.13	1.57	0.99

As shown above, post-development peak flow rate for the 1, and 100-year storms are less than pre-development rates; however, the 10-year storm is slightly higher. This is a result of breaking out the post developed area that doesn't drain to the infiltration basin. The impervious and gravel surfaces in the watershed when compared to pre-developed area 1 are the same, but the percentage

increases which results in a much higher composite curve number for post conditions. Secondly, the pre-developed Tc is a longer path than the post developed watershed. The infiltration basin shows no outflow during any of the storms, so it is doing its job. The reality is that subcatchment 10 will not have higher flow to the design point. A downstream analysis has been conducted to demonstrate that there will be no impact to the design point. Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendices D and E, respectively.

6.4.1 Downstream Analysis

The project site is located near the mouth of the Fishkill Creek as it enters the Hudson River. The creek is a fourth order stream at this point with a 189 square mile watershed contributing to the design point. The 3.5 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 on the site are therefore not required. The downstream analysis data can be found at the end of Appendix F, and mapping can be found within Appendix O.

6.5 Stormwater Management System

The proposed stormwater management system to service the site will consist of a conveyance system directing stormwater runoff into an infiltration basin before its ultimate discharge to the Fishkill Creek.

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.

6.6 Green Infrastructure For Stormwater Management

The SDM encourages the use of green infrastructure (GI) treatment 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 design; soil restoration.
- Reduction of Impervious Cover – Roadway reduction; sidewalk reduction; driveway reduction; cul-de-sac 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:

- Most of the site has been disturbed from previous development. Maintaining the stream riparian zone will help prevent stream bank erosion.
- Impervious cover has been reduced wherever possible..
- An infiltration basin is proposed to collect, treat and store runoff generated from the southwestern portion of the site. The infiltration basin is located in an area within soil group A, which is good for infiltration.

6.6.1.1 Conservation of Natural Areas

No conservation easements are proposed on the subject premises; however, all of the area between the existing developed area and the creek will remain undisturbed as part of the project. Therefore, runoff to this area will continue to be filtered through undisturbed forest/shrub surface and allowed to infiltrate where possible prior to discharging to the onsite and offsite waterbodies.
Some 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 Infiltration Basin

Runoff from the proposed development will be directed to an oversized infiltration basin thereby providing 100% RRv capacity. The infiltration basin is oversized to provide volume compensation for filling of the floodplain from developed portion of the project.

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 an infiltration basin. The site soil infiltration rates will be verified by infiltration testing. If the results verify that the soils are well drained, the infiltration area will provide groundwater recharge.

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. The infiltration area will provide 100% treatment of the required WQv.

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. It is anticipated that the green infrastructure practices will be sufficient for Cpv, Qp, and Qf. No additional SMP's are required.

One infiltration area is proposed for this project. The infiltration area fully infiltrates the 1, 10 and 100-year storms. Therefore, Cpv Qp & Qf requirements are satisifed.

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, August 2010:

$$WQ_v = (P \times R_v \times A) / 12$$

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 practice for the main project area Subcatchment 11.

Watershed	Total Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Treatment Practice	WQv Provided (cf)
11	8,618	8,618	Plunge Pool	Underground Detention/Infiltration A	32,374

Water quality has been addressed by use of an appropriately sized plunge pool pretreatment devices that discharges into infiltration basin. The basin has been sized to infiltrate 100% of the water quality volume for its contributing drainage area.
100% pre-treatment is required where the soil infiltration rate exceeds 5 inches per hour. The use of green infrastructure techniques will provide treatment for the required WQv. If the GI cannot treat the entire WQv, then additional SMP's will be required. It is not anticipated that additional SMP's will be required for this project.

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. A single plunge pool has been incorporated into the design at the proposed infiltration basin.

6.7.2.2 Overland Flow

A small portion of the runoff will flow overland to receiving water bodies. The meadow and landscaped areas will capture sediment and floatables prior to discharge at the stormwater discharge point.

6.7.2.3 Grass Filter Strips

Grass filter strips are gently sloped vegetated areas designed to treat sheet flow runoff from adjacent impervious areas. Filter strips (also known as vegetated filter strips and grassed filters) function by slowing runoff velocities, filtering out sediment and other pollutants, and providing some infiltration into underlying soils. Because they use sheet flow and not channelized flow, filter strips are often more effective than swales at removing suspended solids and trash from runoff.

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 Infiltration Basin

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.

6.8 Runoff Reduction Volume (RRv)

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..

Watershed	Required Total RRv (cf)	Required Minimum RRv (cf)	Actual RRv Provided by Treatment Practice	RRv (cf) Provided
11	8,618	4,535	32,374	8,618

Refer to Appendix F for infiltration area sizing, overall WQv, RRv and volume provided by the infiltration areas.

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_0-010-001 permit, soil restoration is now 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 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 the building where undisturbed soil existed proposed to landscaped. These areas will be 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, August 2005

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 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.

7.2.7 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.

7.2.8 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.

7.2.9 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.

7.2.10 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:

7.2.10.1 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 hydro-seeded.

7.2.10.2 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.

7.2.10.3 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. The plans include an anticipated construction sequence schedule,

of which temporary and permanent erosion and sediment control practices will be required and inspected.

7.4.1 Phasing

It is proposed to construct this project in one phase, which can be summarized as follows:

The single phase would consist of:

1) Sewer relocation work;
2) All site work – temporary gravel travel ways until asphalt paving can be installed;
3) Completion of the proposed building;
4) Installation of site signage; and
5) Initial site landscaping, stormwater management systems, water, sewer and all utilities necessary for redevelopment of the site.

It is projected that the first phase of development will commence in early 2023 and all construction completed by the end of 2024.

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 log book.

A copy of the "Pre-Construction Site Assessment Checklist" has been provided in Appendix J.

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 log book. 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 P.

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 Q.

7.8 Construction Log Book

The construction log book 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 log book 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.

7.9 Long Term Landscape Inspection and Maintenance of Stormwater System

7.9.1 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.

7.9.2 Water Quality Inlets

The hydrodynamic units shall be inspected quarterly during the first year of operation. The manufacturer recommends that the units be inspected 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. The units shall be cleaned by vacuum truck once a year (except for the first year where more frequent cleanings may be required).

7.9.3 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.

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 water tight 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 water tight 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, water tight 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 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 L 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 N.

12.0 CONCLUSIONS

This SWPPP demonstrates that the proposed project generally meets the requirements of SPDES GP-0-10-001, 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, August 2005, has been developed for the project and is included in the site plan set.
- Hydrologic and Hydraulic calculations for all storm events modeled 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, August 2010.
- 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 green infrastructure practices capture 100% of the required runoff reduction volume (RRv).

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

(To be provided at approval)

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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:	Beacon HIP Lofts, LLC.
2. Contact Person:	Jack Wertz
3. Street Address:	39 Front Street
4. City/State/Zip:	Beacon, New York, 12508
II. Project Site Information	
5. Project/Site Name:	Beacon HIP Lofts & Studios-Parcel 2
6. Street Address:	Front Street (Parcel # 6055-04-535128)
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

Beacon HIP Loft & Studios on Parcel 2



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.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

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

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 19, Sep 10, 2022

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

Date(s) aerial images were photographed: Oct 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
Ud	Udorthents, smoothed	4.2	92.3%
W	Water	0.4	7.7%
Totals for Area of Interest		**4.6**	**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

Ud—Udorthents, smoothed

Map Unit Setting

National map unit symbol: 9rj7
Elevation: -30 to 950 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

Udorthents, smoothed, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Smoothed

Typical profile

H1 - 0 to 4 inches: gravelly loam
H2 - 4 to 70 inches: very gravelly loam

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Urban land

Percent of map unit: 10 percent
Hydric soil rating: Unranked

Udorthents, wet substratum

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

Unnamed soils, undisturbed

Percent of map unit: 4 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 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 (Beacon Hip Lofts & Studios on Parcel 2)

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 (Beacon Hip Lofts & Studios on Parcel 2)



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

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

Soils

Soil 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.

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Survey Area Data: Version 19, Sep 10, 2022

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

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

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Table—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	.17	4.2	92.3%
W	Water		0.4	7.7%
Totals for Area of Interest			**4.6**	**100.0%**

Rating Options—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

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 (Beacon Hip Lofts & Studios on Parcel 2)



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

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

Soils

Soil 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.

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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)

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Table—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	.17	4.2	92.3%
W	Water		0.4	7.7%
Totals for Area of Interest			**4.6**	**100.0%**

Rating Options—K Factor, Whole Soil (Beacon Hip Lofts & Studios on Parcel 2)

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 (Beacon Hip Lofts & Studios on Parcel 2)

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

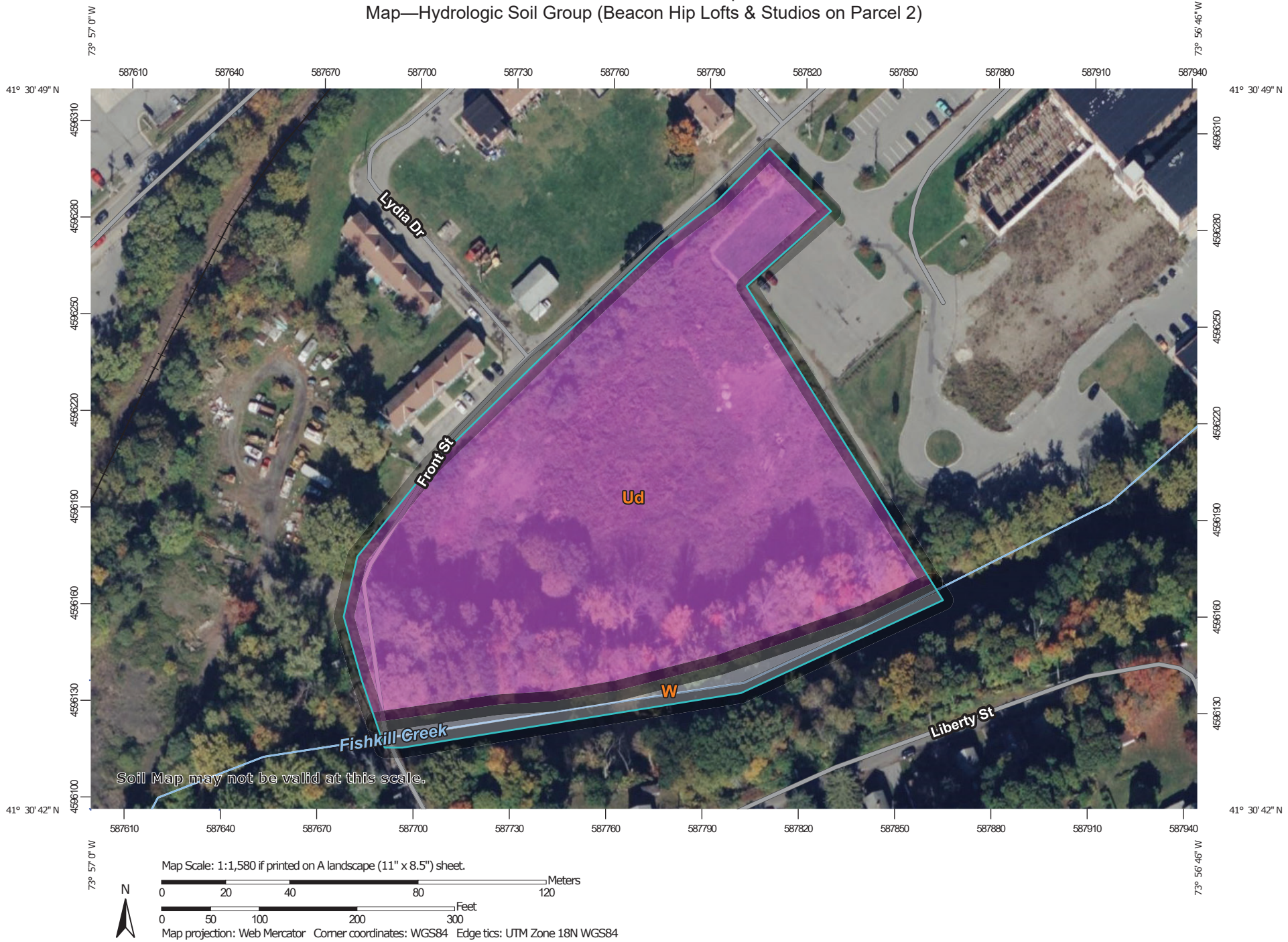
soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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.

Map—Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)



Map Scale: 1:1,580 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

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

MAP LEGEND

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

Soils

Soil 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
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- Local Roads

Background
- Aerial Photography

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The soil surveys that comprise your AOI were mapped at 1:24,000.

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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)

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Table—Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ud	Udorthents, smoothed	A	4.2	92.3%
W	Water		0.4	7.7%
Totals for Area of Interest			**4.6**	**100.0%**

Rating Options—Hydrologic Soil Group (Beacon Hip Lofts & Studios on Parcel 2)

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	73.948 degrees West
Latitude	41.513 degrees North
Elevation	0 feet
Date/Time	Tue, 18 Oct 2022 14:26:50 -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	1.26	**1yr**	0.88	1.19	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.29	3.96	4.59	**1yr**
2yr	0.39	0.59	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.75	2.14	2.61	3.16	3.57	**2yr**	2.80	3.43	3.93	4.64	5.29	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.91	**5yr**	1.31	1.76	2.20	2.70	3.28	3.96	4.52	**5yr**	3.51	4.35	5.00	5.79	6.54	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.21	3.90	4.70	5.41	**10yr**	4.16	5.20	6.00	6.84	7.68	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.55	3.30	4.06	4.92	5.89	6.86	**25yr**	5.22	6.59	7.65	8.53	9.51	**25yr**
50yr	0.68	1.09	1.39	1.95	2.63	3.39	**50yr**	2.27	3.00	3.93	4.84	5.85	7.00	8.21	**50yr**	6.19	7.89	9.19	10.09	11.19	**50yr**
100yr	0.77	1.25	1.61	2.28	3.11	4.03	**100yr**	2.68	3.52	4.68	5.77	6.97	8.31	9.83	**100yr**	7.36	9.45	11.05	11.94	13.17	**100yr**
200yr	0.88	1.43	1.86	2.66	3.68	4.80	**200yr**	3.17	4.14	5.59	6.88	8.31	9.88	11.78	**200yr**	8.74	11.33	13.29	14.14	15.51	**200yr**
500yr	1.06	1.74	2.26	3.29	4.61	6.04	**500yr**	3.98	5.14	7.05	8.69	10.48	12.43	14.98	**500yr**	11.00	14.40	16.98	17.68	19.26	**500yr**

Lower Confidence Limits

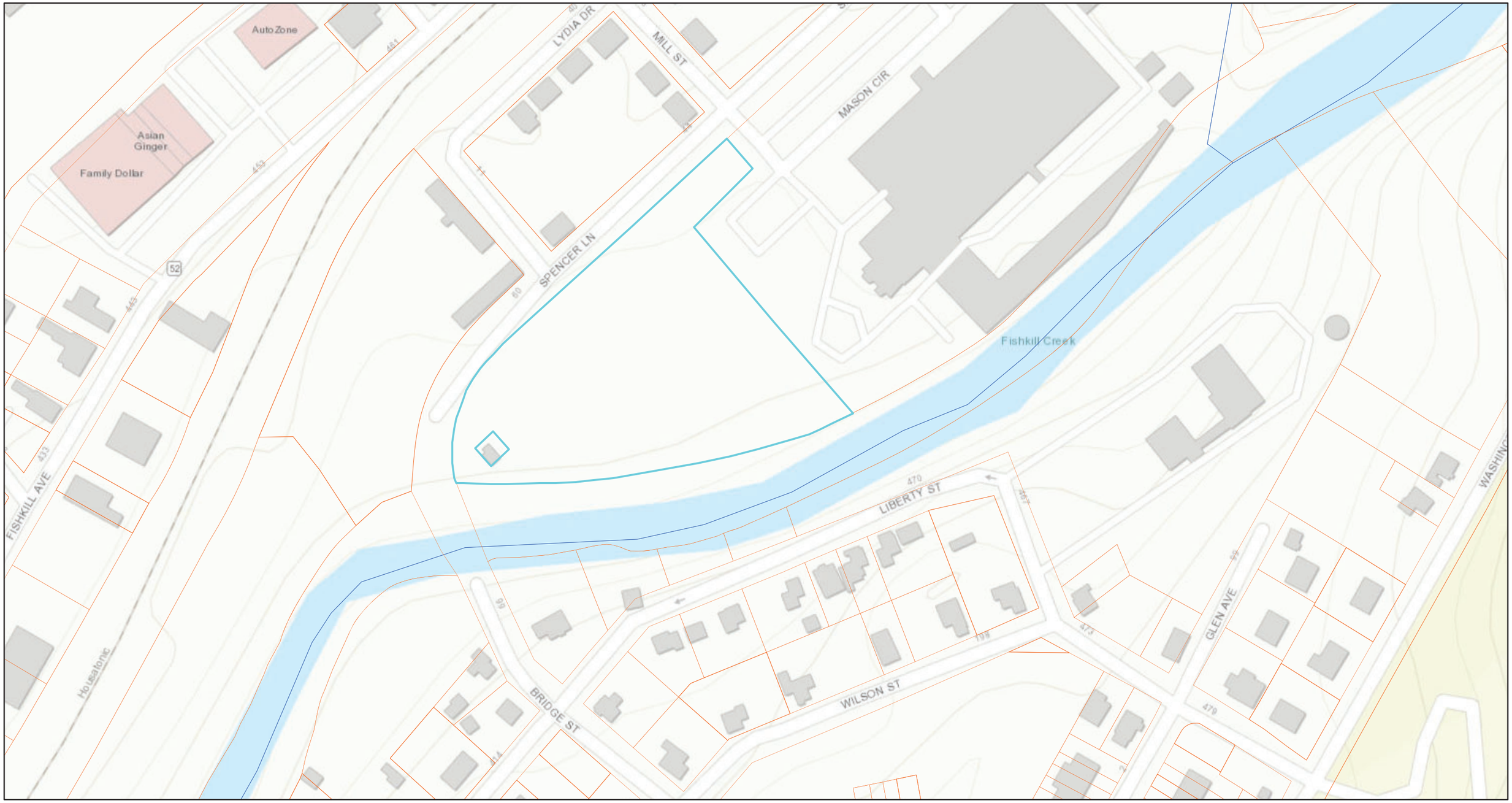
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.43	0.53	0.71	0.88	1.09	**1yr**	0.76	1.06	1.25	1.60	2.01	2.07	2.35	**1yr**	1.83	2.26	2.48	3.19	4.17	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.41	**2yr**	1.02	1.38	1.61	2.05	2.58	3.07	3.45	**2yr**	2.72	3.32	3.78	4.48	5.14	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.41	3.00	3.65	4.17	**5yr**	3.23	4.01	4.56	5.28	6.07	**5yr**
10yr	0.47	0.72	0.90	1.25	1.62	1.85	**10yr**	1.40	1.81	2.11	2.71	3.37	4.13	4.82	**10yr**	3.65	4.64	5.25	5.97	6.88	**10yr**
25yr	0.54	0.83	1.03	1.47	1.93	2.13	**25yr**	1.67	2.09	2.45	3.04	3.93	4.83	5.84	**25yr**	4.27	5.62	6.30	7.00	8.13	**25yr**
50yr	0.61	0.92	1.15	1.65	2.23	2.38	**50yr**	1.92	2.33	2.77	3.40	4.42	5.46	6.78	**50yr**	4.83	6.52	7.23	7.88	9.24	**50yr**
100yr	0.69	1.04	1.30	1.88	2.57	2.67	**100yr**	2.22	2.61	3.13	3.79	4.99	6.13	7.87	**100yr**	5.42	7.57	8.31	8.86	10.49	**100yr**
200yr	0.78	1.17	1.48	2.15	3.00	2.99	**200yr**	2.59	2.92	3.54	4.25	5.64	6.82	9.16	**200yr**	6.03	8.81	9.54	9.94	11.93	**200yr**
500yr	0.93	1.38	1.78	2.59	3.68	3.48	**500yr**	3.17	3.41	4.18	4.94	6.65	7.86	11.22	**500yr**	6.96	10.79	11.47	11.54	14.15	**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	0.91	1.12	1.36	**1yr**	0.97	1.33	1.53	1.96	2.42	2.82	3.19	**1yr**	2.50	3.06	3.54	4.23	4.91	**1yr**
2yr	0.40	0.62	0.76	1.04	1.28	1.54	**2yr**	1.10	1.50	1.74	2.25	2.80	3.33	3.70	**2yr**	2.95	3.56	4.09	4.83	5.48	**2yr**
5yr	0.49	0.76	0.94	1.29	1.64	1.95	**5yr**	1.42	1.91	2.25	2.89	3.66	4.26	4.89	**5yr**	3.77	4.70	5.42	6.30	7.02	**5yr**
10yr	0.58	0.89	1.10	1.54	1.99	2.36	**10yr**	1.72	2.31	2.74	3.53	4.49	5.19	6.03	**10yr**	4.59	5.79	6.73	7.71	8.49	**10yr**
25yr	0.72	1.10	1.37	1.95	2.56	3.04	**25yr**	2.21	2.97	3.56	4.74	5.89	6.76	7.95	**25yr**	5.99	7.64	8.98	10.10	10.96	**25yr**
50yr	0.85	1.29	1.61	2.31	3.12	3.69	**50yr**	2.69	3.61	4.35	5.84	7.21	8.27	9.80	**50yr**	7.32	9.42	11.18	12.39	13.28	**50yr**
100yr	1.01	1.52	1.91	2.75	3.77	4.48	**100yr**	3.26	4.38	5.30	7.21	8.85	10.12	12.06	**100yr**	8.95	11.60	13.93	15.23	16.12	**100yr**
200yr	1.19	1.79	2.26	3.28	4.57	5.44	**200yr**	3.94	5.32	6.48	8.89	10.85	12.40	14.88	**200yr**	10.97	14.30	17.37	18.74	19.58	**200yr**
500yr	1.49	2.22	2.85	4.14	5.89	7.03	**500yr**	5.08	6.87	8.42	11.75	14.21	16.26	19.59	**500yr**	14.39	18.84	23.29	24.69	25.28	**500yr**

Powered by ACIS
Northeast Regional Climate Center

NYSDEC Resource Mapper-NYSDEC Registered Wetlands & Waterbodies



October 18, 2022

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservation
Not a legal document

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	587824.0221300732	**Northing:**	4596133.724840477
Longitude/Latitude	**Longitude:**	-73.94756024039452	**Latitude:**	41.51203221768506

The approximate address of the point you clicked on is:
448 Liberty St, Beacon, New York, 12508

County: Dutchess
City: Beacon
USGS Quad: WAPPINGERS FALLS

Waterbody Classifications for Rivers/Streams

Regulation: 862-237
Standard: C
Classification: C

Rare Plants and Rare Animals

This location is in the vicinity of Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

National Wetands Inventory

Attribute: R2UBH
Type: Riverine
Acres: 7.59381294

Attribute: R5UBH
Type: Riverine
Acres: 0.030352469

For more information about the National Wetands Inventory wetlands visit **http://www.fws.gov/wetlands/**

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.

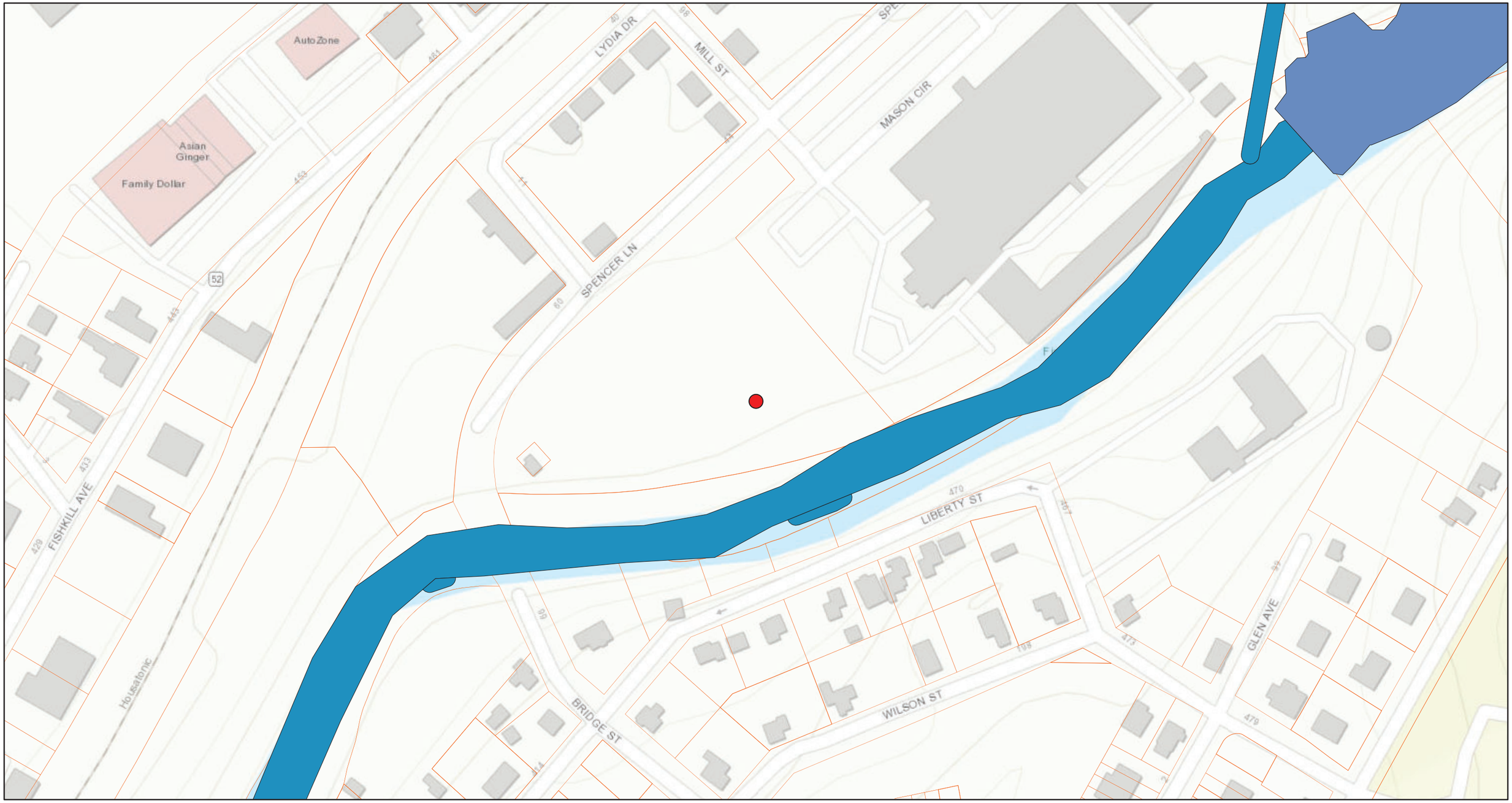
If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

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.

NYSDEC Resource Mapper-NWI Wetlands & Waterbodies



October 18, 2022

1:2,257

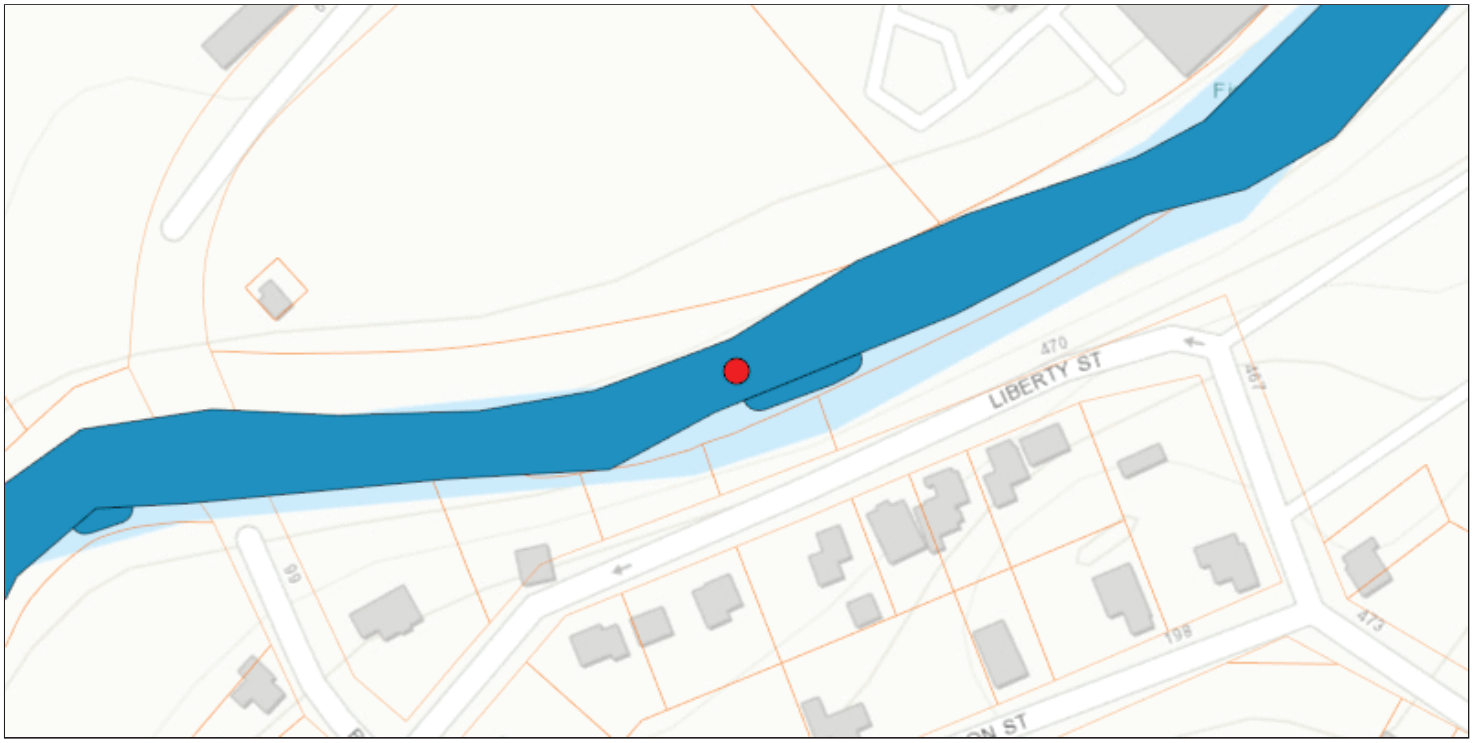
0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservation
Not a legal document

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	587820.8125245966	**Northing:**	4596139.930268235
Longitude/Latitude	**Longitude:**	-73.94759779132075	**Latitude:**	41.512088455170876

The approximate address of the point you clicked on is:
448 Liberty St, Beacon, New York, 12508

County: Dutchess
City: Beacon
USGS Quad: WAPPINGERS FALLS

Rare Plants and Rare Animals

This location is in the vicinity of Bats Listed as Endangered or Threatened -- Contact NYSDEC Regional Office

National Wetands Inventory

Attribute: R2UBH
Type: Riverine
Acres: 7.59381294

For more information about the National Wetands Inventory wetlands visit http://www.fws.gov/wetlands/

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.

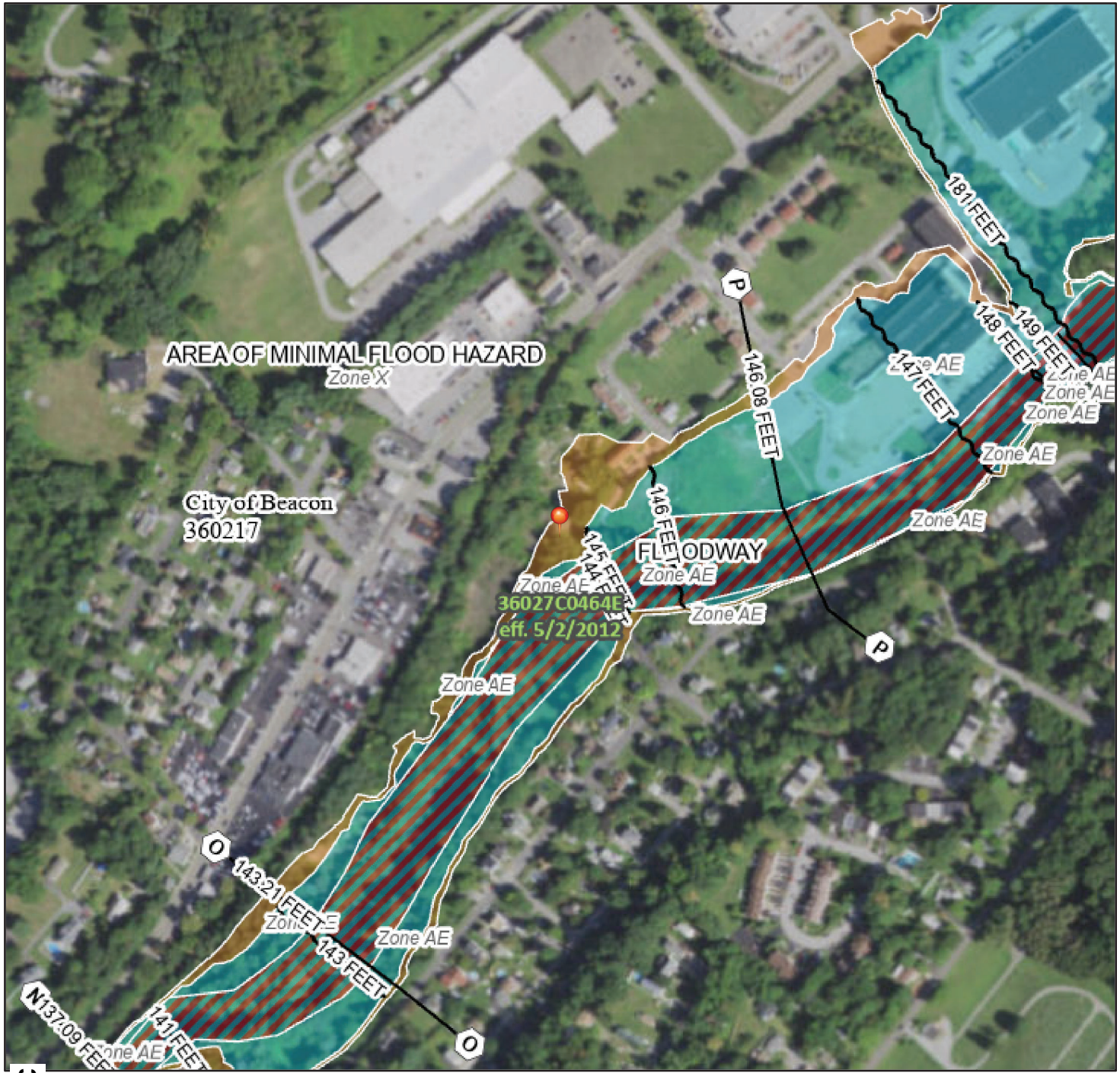
Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

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.

National Flood Hazard Layer FIRMette

FEMA

73°57'17"W 41°30'58"N



73°56'40"W 41°30'31"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

329

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

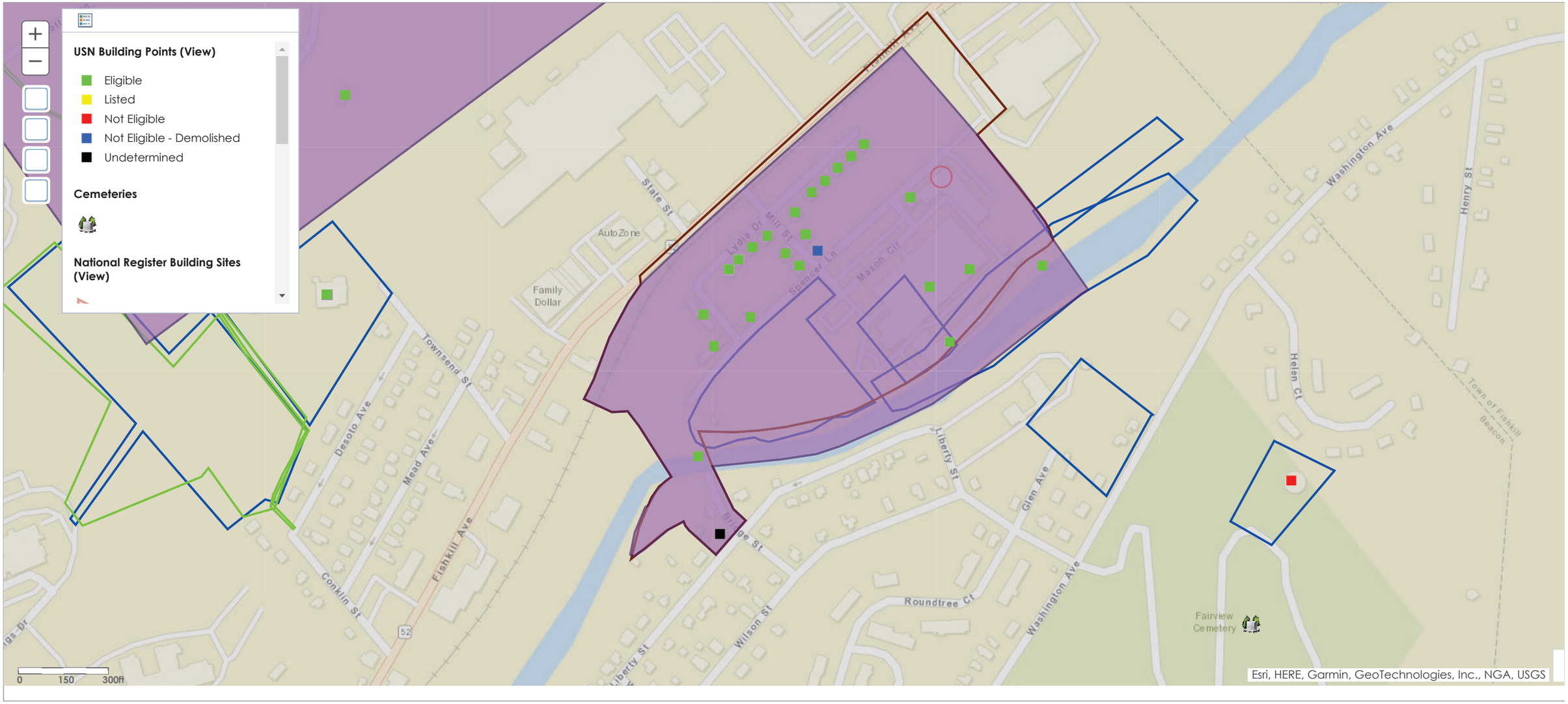
N

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 10/18/2022 at 2:35 PM 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.



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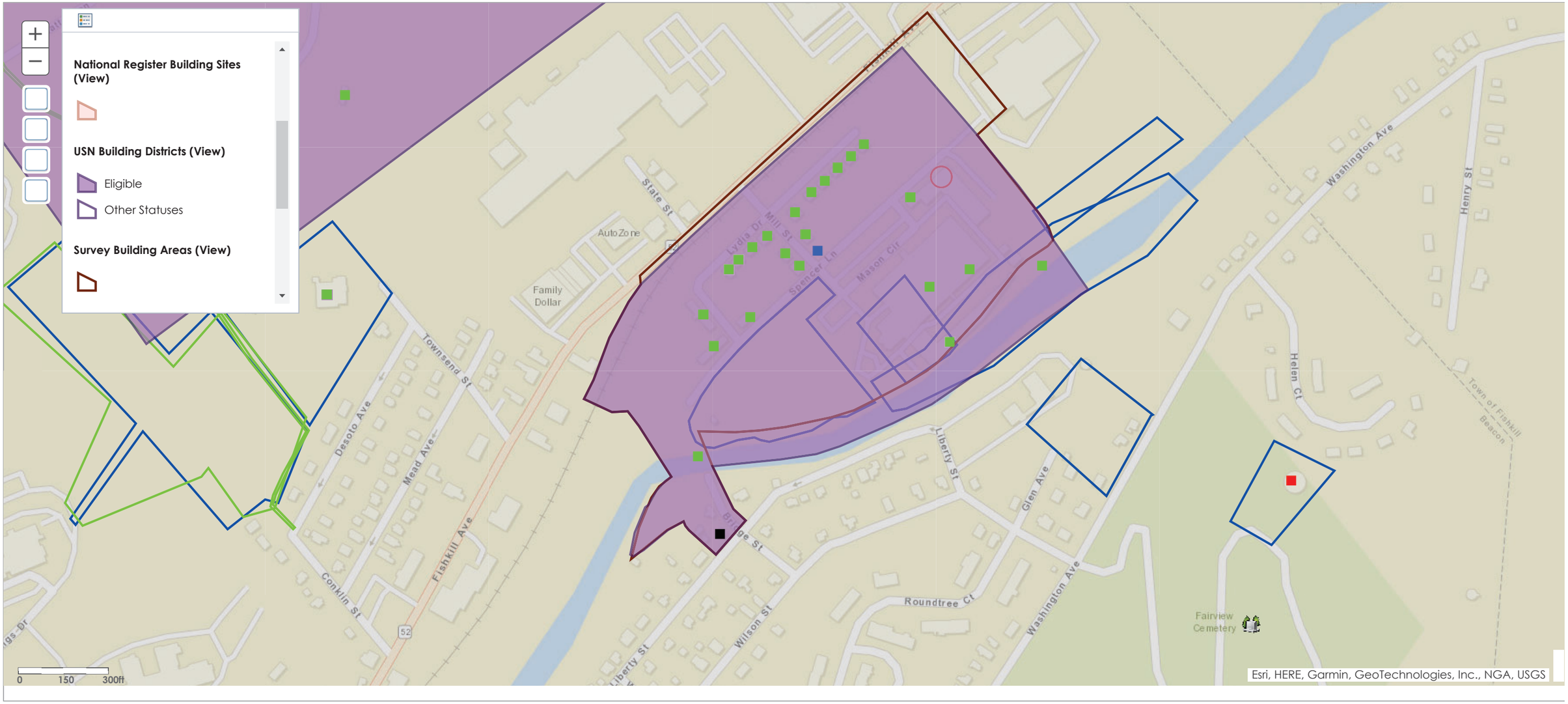

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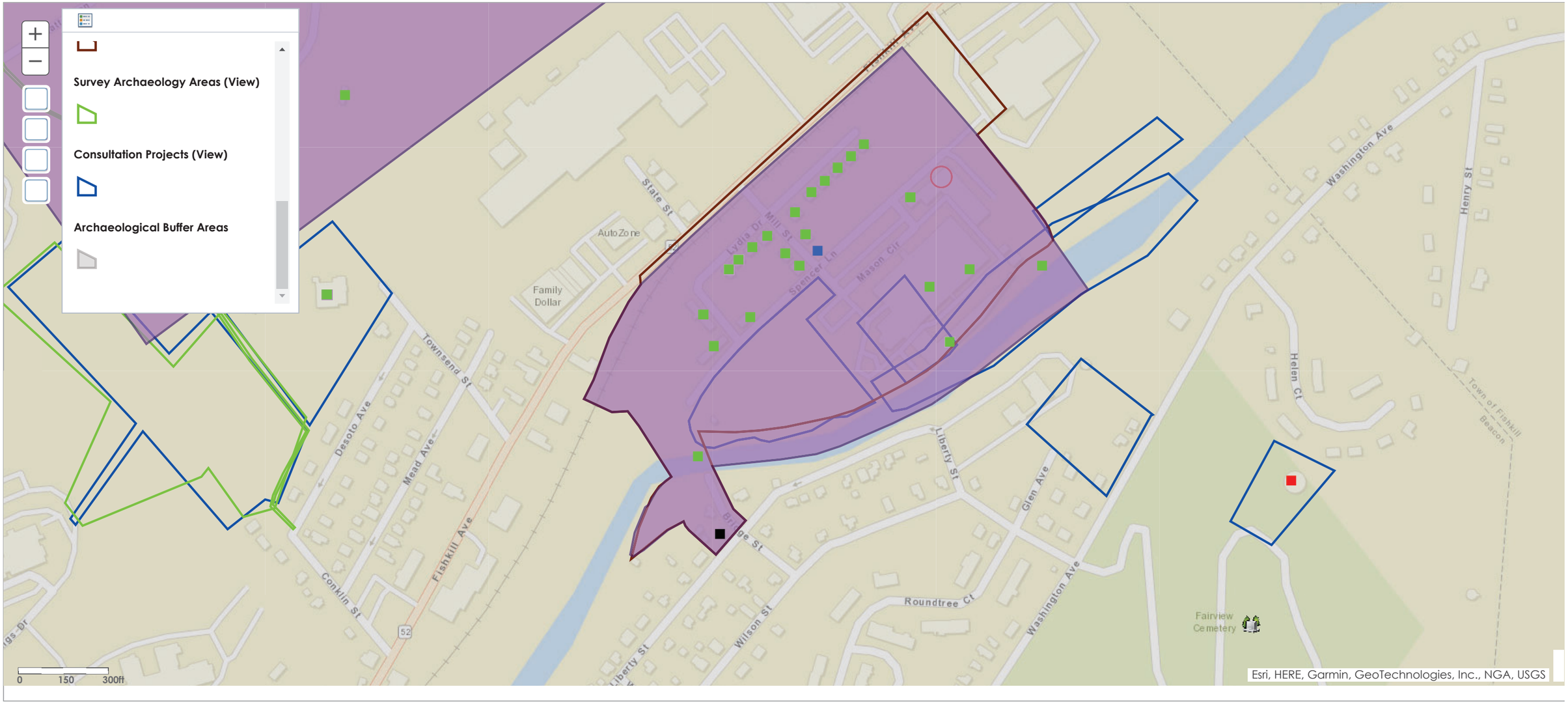

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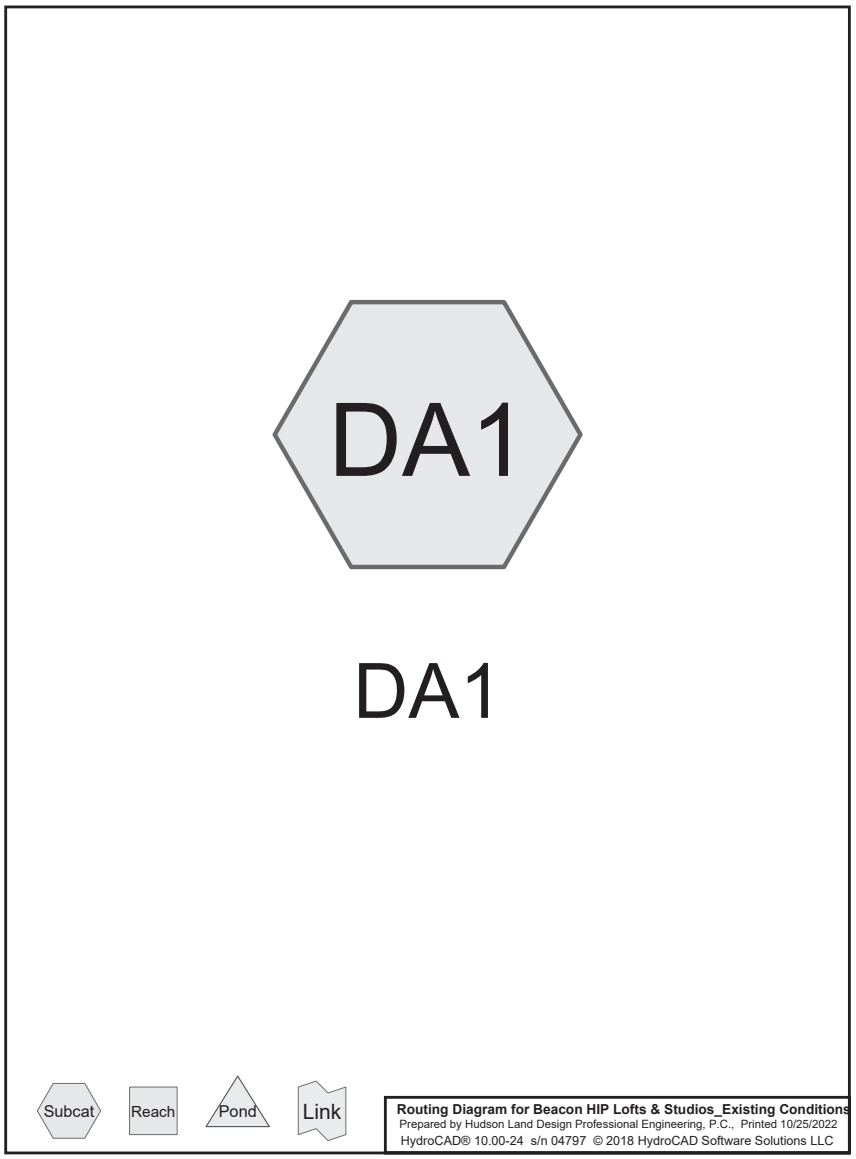
APPENDIX D

PRE-DEVELOPMENT HYDROCAD MODEL



Summary for Subcatchment DA1: DA1

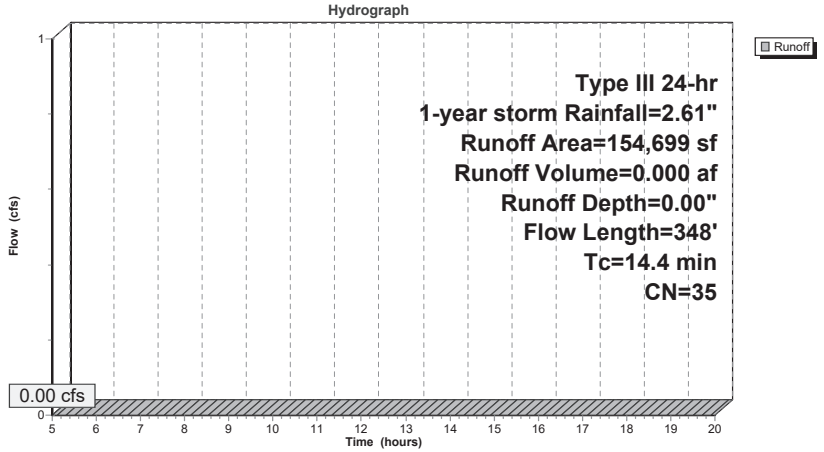
Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Depth= 0.00"

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 storm Rainfall=2.61"

Area (sf)	CN	Description
143,317	30	Meadow, non-grazed, HSG A
10,700	96	Gravel surface, HSG A
682	98	Unconnected roofs, HSG A
154,699	35	Weighted Average
154,017		99.56% Pervious Area
682		0.44% Impervious Area
682		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.2	100	0.0110	0.15		**Sheet Flow, Segment 1** Range n= 0.130 P2= 3.16"
3.2	248	0.0350	1.31		**Shallow Concentrated Flow, Segment 2** Short Grass Pasture Kv= 7.0 fps
14.4	348	Total			

Subcatchment DA1: DA1



Summary for Subcatchment DA1: DA1

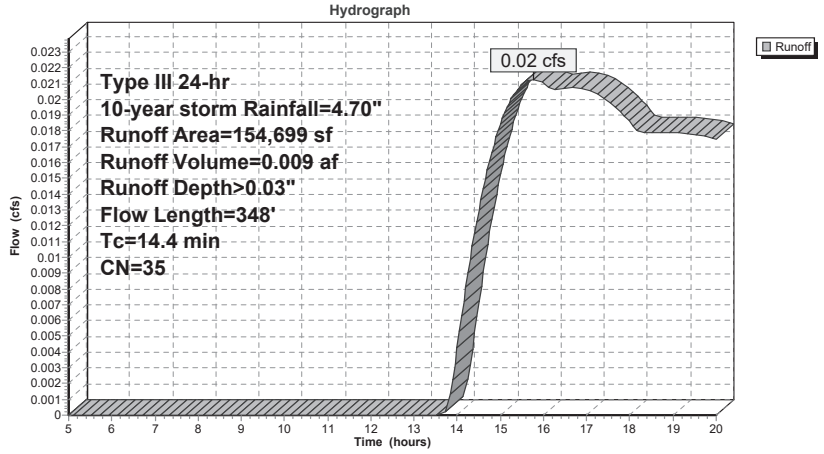
Runoff = 0.02 cfs @ 15.76 hrs, Volume= 0.009 af, Depth> 0.03"

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 storm Rainfall=4.70"

Area (sf)	CN	Description
143,317	30	Meadow, non-grazed, HSG A
10,700	96	Gravel surface, HSG A
682	98	Unconnected roofs, HSG A
154,699	35	Weighted Average
154,017		99.56% Pervious Area
682		0.44% Impervious Area
682		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.2	100	0.0110	0.15		**Sheet Flow, Segment 1** Range n= 0.130 P2= 3.16"
3.2	248	0.0350	1.31		**Shallow Concentrated Flow, Segment 2** Short Grass Pasture Kv= 7.0 fps
14.4	348	Total			

Subcatchment DA1: DA1



Summary for Subcatchment DA1: DA1

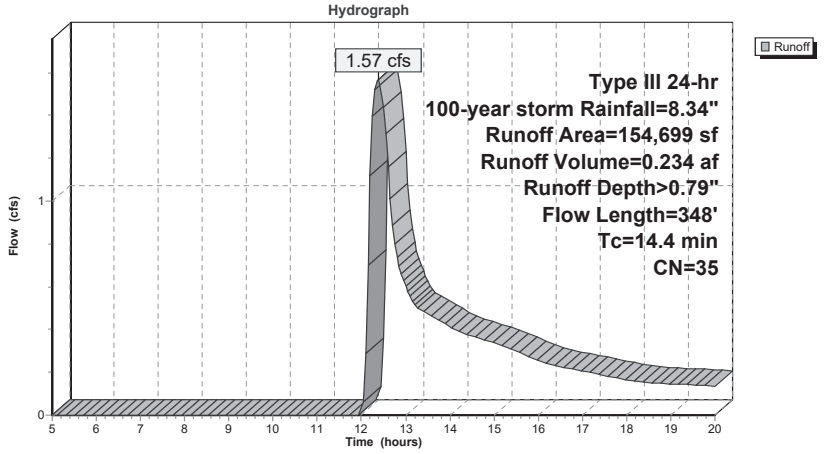
Runoff = 1.57 cfs @ 12.38 hrs, Volume= 0.234 af, Depth> 0.79"

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 storm Rainfall=8.34"

Area (sf)	CN	Description
143,317	30	Meadow, non-grazed, HSG A
10,700	96	Gravel surface, HSG A
682	98	Unconnected roofs, HSG A
154,699	35	Weighted Average
154,017		99.56% Pervious Area
682		0.44% Impervious Area
682		100.00% Unconnected

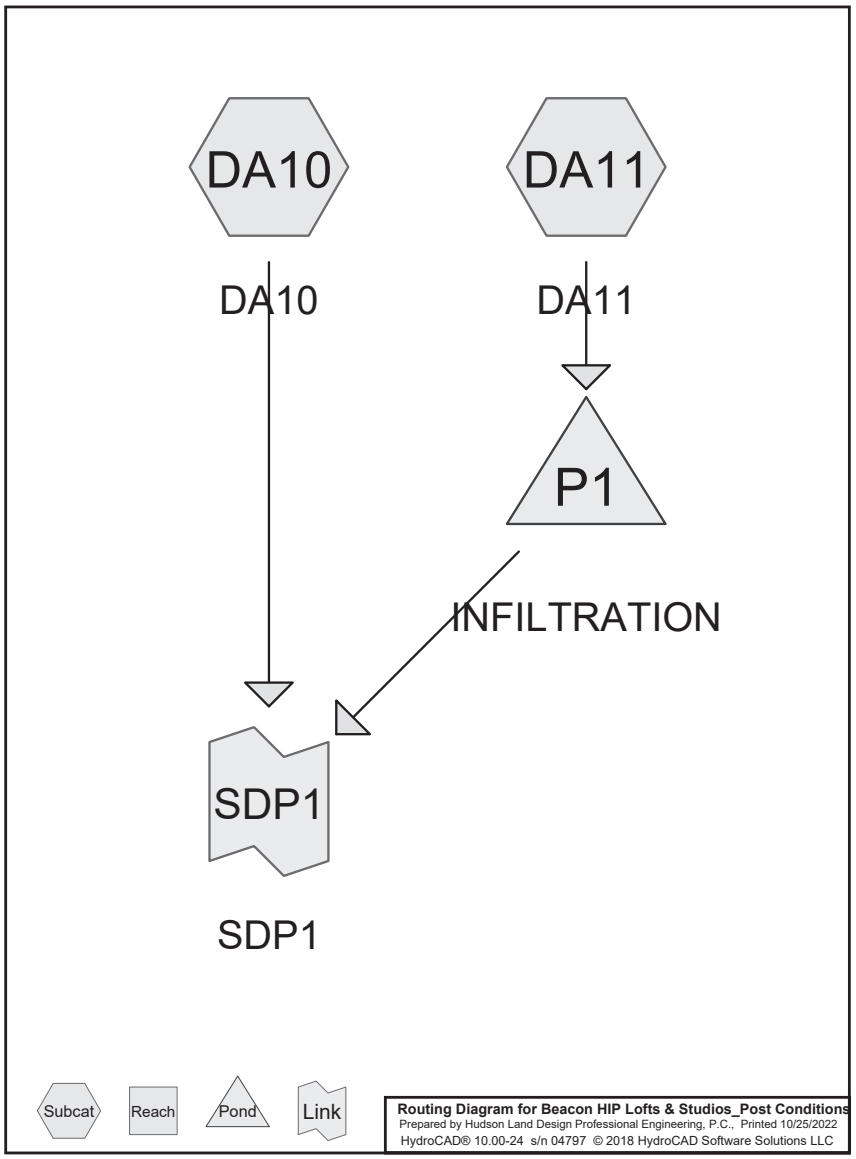
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.2	100	0.0110	0.15		**Sheet Flow, Segment 1** Range n= 0.130 P2= 3.16"
3.2	248	0.0350	1.31		**Shallow Concentrated Flow, Segment 2** Short Grass Pasture Kv= 7.0 fps
14.4	348	Total			

Subcatchment DA1: DA1



APPENDIX E

POST-DEVELOPMENT HYDROCAD MODEL



Summary for Subcatchment DA10: DA10

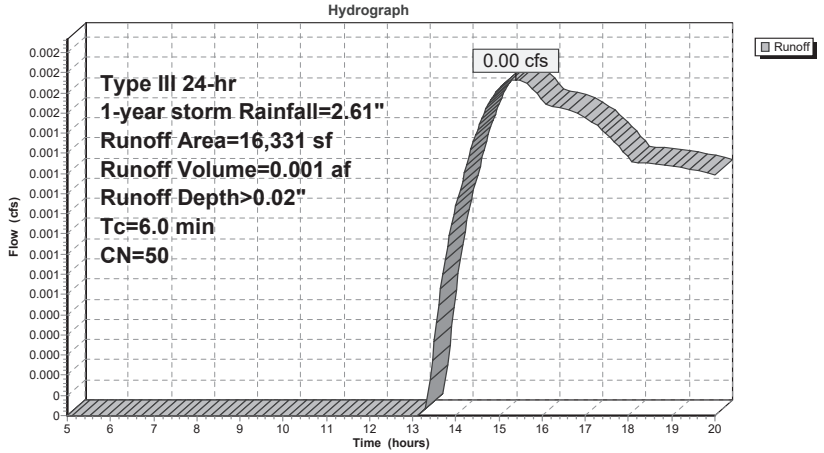
Runoff = 0.00 cfs @ 15.38 hrs, Volume= 0.001 af, Depth> 0.02"

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 1-year storm Rainfall=2.61"

Area (sf)	CN	Description
682	98	Paved parking, HSG A
4,125	96	Gravel surface, HSG A
11,524	30	Meadow, non-grazed, HSG A
16,331	50	Weighted Average
15,649		95.82% Pervious Area
682		4.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA10: DA10



Summary for Subcatchment DA11: DA11

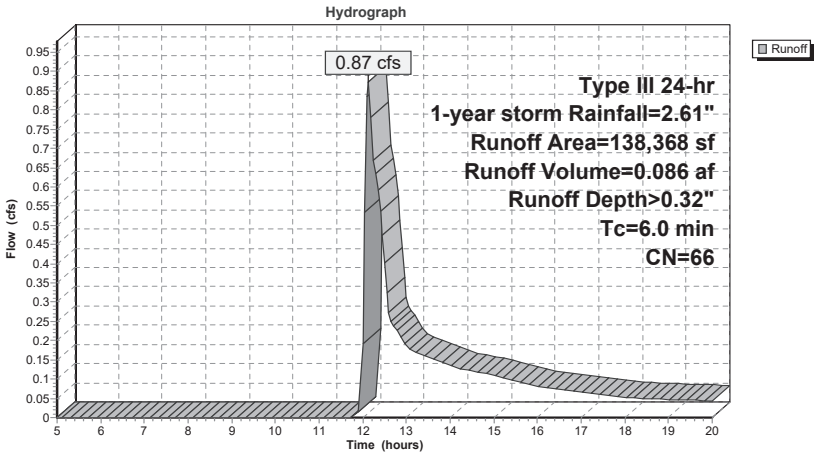
Runoff = 0.87 cfs @ 12.12 hrs, Volume= 0.086 af, Depth> 0.32"

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 storm Rainfall=2.61"

	Area (sf)	CN	Description
	7,351	96	Gravel surface, HSG A
	63,978	30	Meadow, non-grazed, HSG A
*	67,039	98	Paved parking/roofs, HSG A
	138,368	66	Weighted Average
	71,329		51.55% Pervious Area
	67,039		48.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA11: DA11



Summary for Pond P1: INFILTRATION

Inflow Area = 3.176 ac, 48.45% Impervious, Inflow Depth > 0.32" for 1-year storm event
Inflow = 0.87 cfs @ 12.12 hrs, Volume= 0.086 af
Outflow = 0.73 cfs @ 12.20 hrs, Volume= 0.086 af, Atten= 16%, Lag= 4.8 min
Discarded = 0.73 cfs @ 12.20 hrs, Volume= 0.086 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 135.01' @ 12.20 hrs Surf.Area= 6,323 sf Storage= 37 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= (not calculated: outflow precedes inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	135.00'	48,564 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

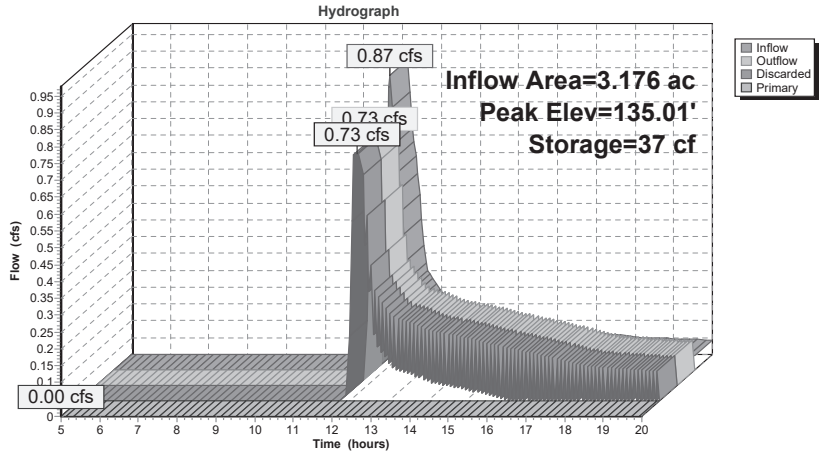
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
135.00	6,312	0	0
136.00	8,239	7,276	7,276
137.00	10,724	9,482	16,757
138.00	15,840	13,282	30,039
139.00	21,209	18,525	48,564

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.00'	**5.000 in/hr Exfiltration over Surface area**
#2	Primary	138.00'	**15.0' long x 12.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

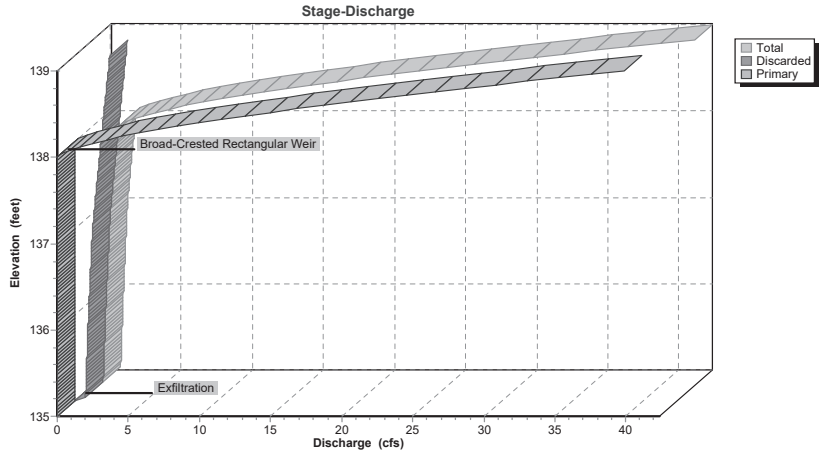
Discarded OutFlow Max=0.73 cfs @ 12.20 hrs HW=135.01' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.73 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=135.00' TW=0.00' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P1: INFILTRATION



Pond P1: INFILTRATION

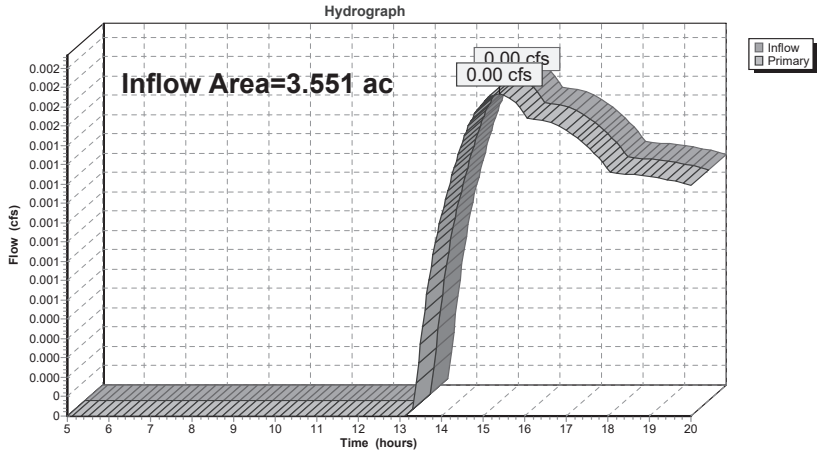


Summary for Link SDP1: SDP1

Inflow Area = 3.551 ac, 43.78% Impervious, Inflow Depth > 0.00" for 1-year storm event
Inflow = 0.00 cfs @ 15.38 hrs, Volume= 0.001 af
Primary = 0.00 cfs @ 15.38 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: SDP1



Summary for Subcatchment DA10: DA10

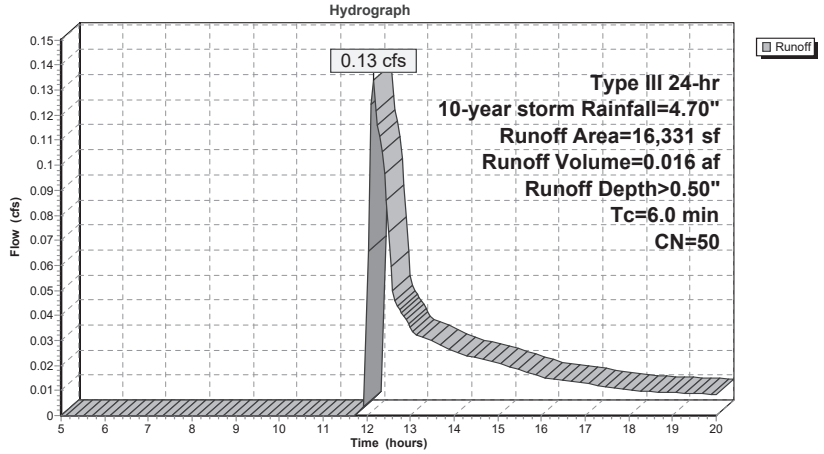
Runoff = 0.13 cfs @ 12.15 hrs, Volume= 0.016 af, Depth> 0.50"

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 storm Rainfall=4.70"

Area (sf)	CN	Description
682	98	Paved parking, HSG A
4,125	96	Gravel surface, HSG A
11,524	30	Meadow, non-grazed, HSG A
16,331	50	Weighted Average
15,649		95.82% Pervious Area
682		4.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA10: DA10



Summary for Subcatchment DA11: DA11

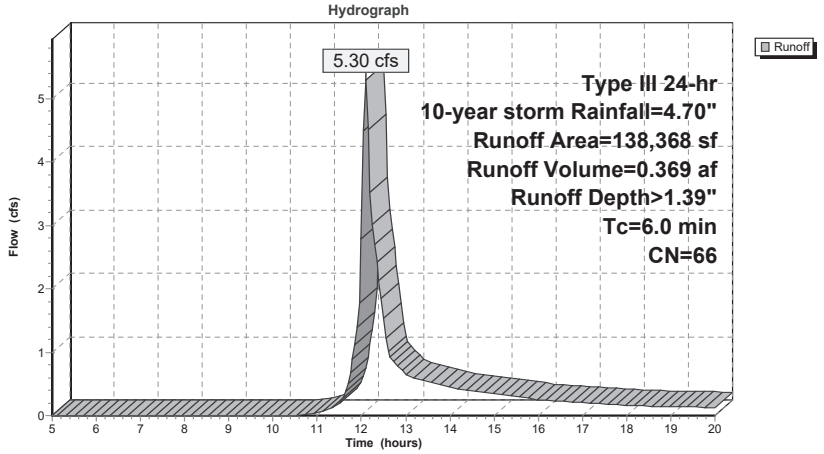
Runoff = 5.30 cfs @ 12.10 hrs, Volume= 0.369 af, Depth> 1.39"

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 storm Rainfall=4.70"

	Area (sf)	CN	Description
	7,351	96	Gravel surface, HSG A
	63,978	30	Meadow, non-grazed, HSG A
*	67,039	98	Paved parking/roofs, HSG A
	138,368	66	Weighted Average
	71,329		51.55% Pervious Area
	67,039		48.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA11: DA11



Summary for Pond P1: INFILTRATION

Inflow Area = 3.176 ac, 48.45% Impervious, Inflow Depth > 1.39" for 10-year storm event
Inflow = 5.30 cfs @ 12.10 hrs, Volume= 0.369 af
Outflow = 0.89 cfs @ 12.68 hrs, Volume= 0.369 af, Atten= 83%, Lag= 34.8 min
Discarded = 0.89 cfs @ 12.68 hrs, Volume= 0.369 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 135.71' @ 12.68 hrs Surf.Area= 7,687 sf Storage= 4,996 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 47.5 min (865.7 - 818.3)

Volume	Invert	Avail.Storage	Storage Description
#1	135.00'	48,564 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

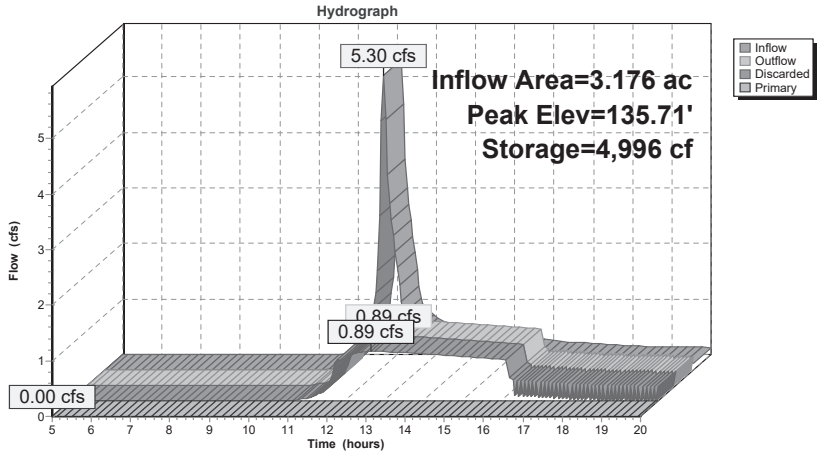
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
135.00	6,312	0	0
136.00	8,239	7,276	7,276
137.00	10,724	9,482	16,757
138.00	15,840	13,282	30,039
139.00	21,209	18,525	48,564

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.00'	**5.000 in/hr Exfiltration over Surface area**
#2	Primary	138.00'	**15.0' long x 12.0' breadth Broad-Crested Rectangular Weir**
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60
			Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

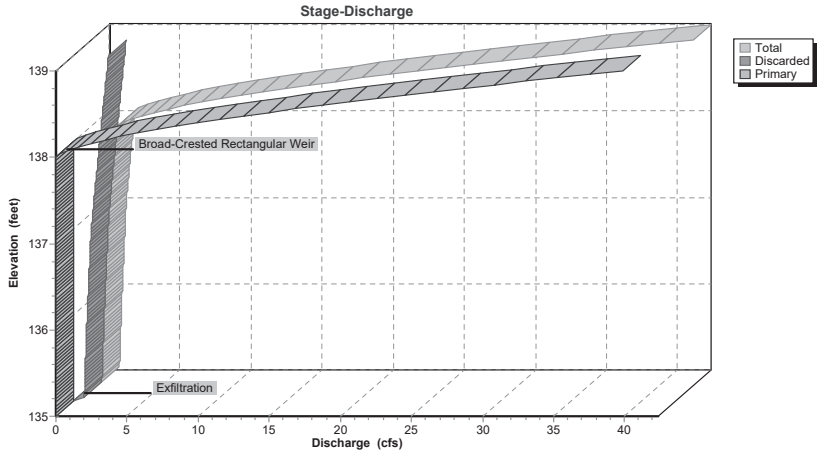
Discarded OutFlow Max=0.89 cfs @ 12.68 hrs HW=135.71' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.89 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=135.00' TW=0.00' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P1: INFILTRATION



Pond P1: INFILTRATION

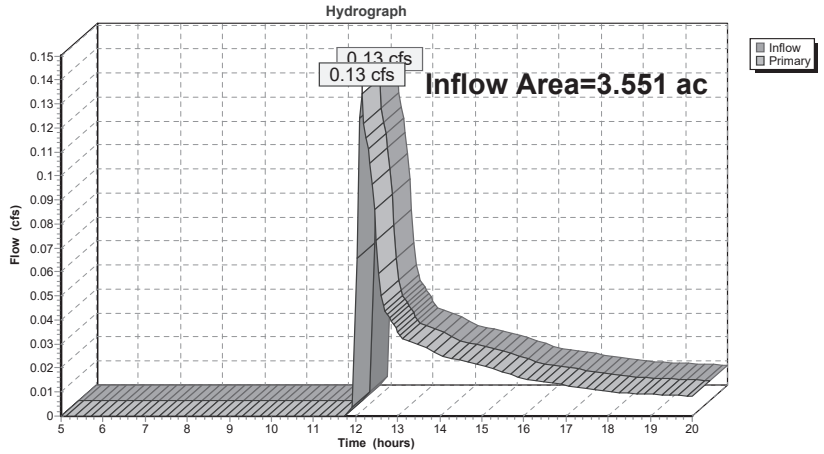


Summary for Link SDP1: SDP1

Inflow Area = 3.551 ac, 43.78% Impervious, Inflow Depth > 0.05" for 10-year storm event
Inflow = 0.13 cfs @ 12.15 hrs, Volume= 0.016 af
Primary = 0.13 cfs @ 12.15 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: SDP1



Summary for Subcatchment DA10: DA10

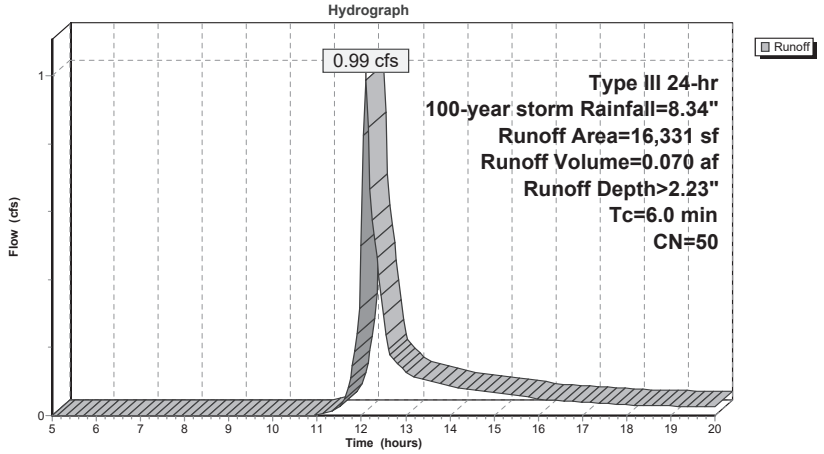
Runoff = 0.99 cfs @ 12.10 hrs, Volume= 0.070 af, Depth> 2.23"

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 storm Rainfall=8.34"

Area (sf)	CN	Description
682	98	Paved parking, HSG A
4,125	96	Gravel surface, HSG A
11,524	30	Meadow, non-grazed, HSG A
16,331	50	Weighted Average
15,649		95.82% Pervious Area
682		4.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA10: DA10



Summary for Subcatchment DA11: DA11

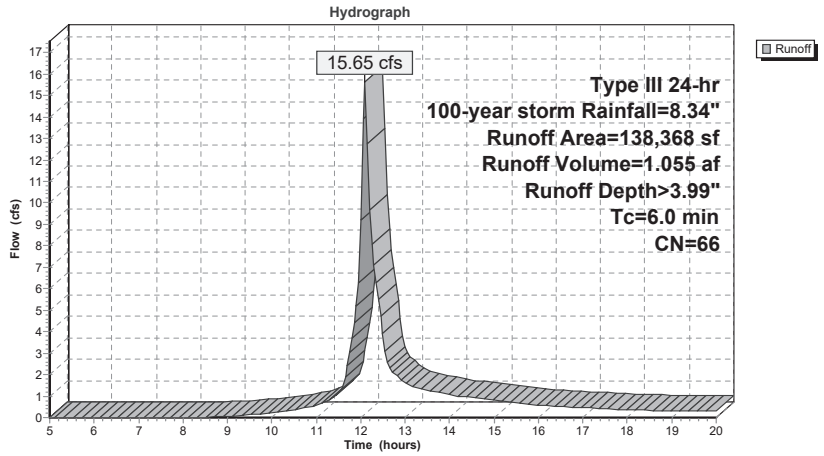
Runoff = 15.65 cfs @ 12.09 hrs, Volume= 1.055 af, Depth> 3.99"

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 storm Rainfall=8.34"

	Area (sf)	CN	Description
	7,351	96	Gravel surface, HSG A
	63,978	30	Meadow, non-grazed, HSG A
*	67,039	98	Paved parking/roofs, HSG A
	138,368	66	Weighted Average
	71,329		51.55% Pervious Area
	67,039		48.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment DA11: DA11



Summary for Pond P1: INFILTRATION

Inflow Area = 3.176 ac, 48.45% Impervious, Inflow Depth > 3.99" for 100-year storm event
Inflow = 15.65 cfs @ 12.09 hrs, Volume= 1.055 af
Outflow = 1.44 cfs @ 13.17 hrs, Volume= 0.909 af, Atten= 91%, Lag= 64.5 min
Discarded = 1.44 cfs @ 13.17 hrs, Volume= 0.909 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 137.34' @ 13.17 hrs Surf.Area= 12,454 sf Storage= 20,677 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 117.8 min (912.5 - 794.7)

Volume	Invert	Avail.Storage	Storage Description
#1	135.00'	48,564 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

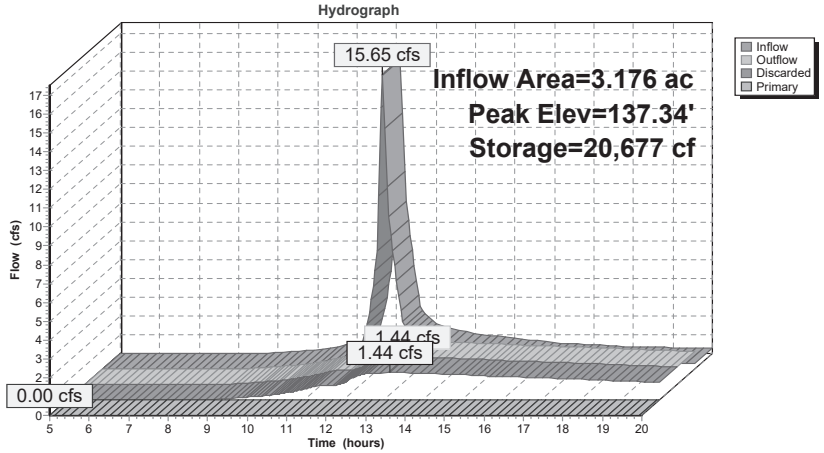
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
135.00	6,312	0	0
136.00	8,239	7,276	7,276
137.00	10,724	9,482	16,757
138.00	15,840	13,282	30,039
139.00	21,209	18,525	48,564

Device	Routing	Invert	Outlet Devices
#1	Discarded	135.00'	**5.000 in/hr Exfiltration over Surface area**
#2	Primary	138.00'	**15.0' long x 12.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.57 2.62 2.70 2.67 2.66 2.67 2.66 2.64

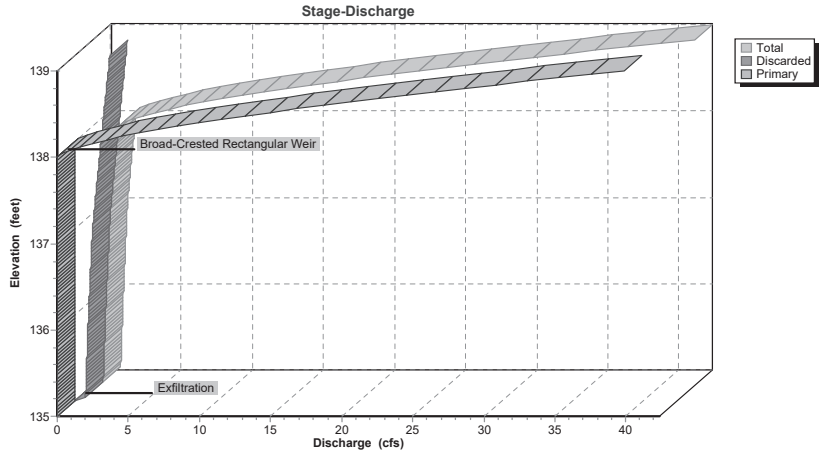
Discarded OutFlow Max=1.44 cfs @ 13.17 hrs HW=137.34' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 1.44 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=135.00' TW=0.00' (Dynamic Tailwater)
↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P1: INFILTRATION



Pond P1: INFILTRATION

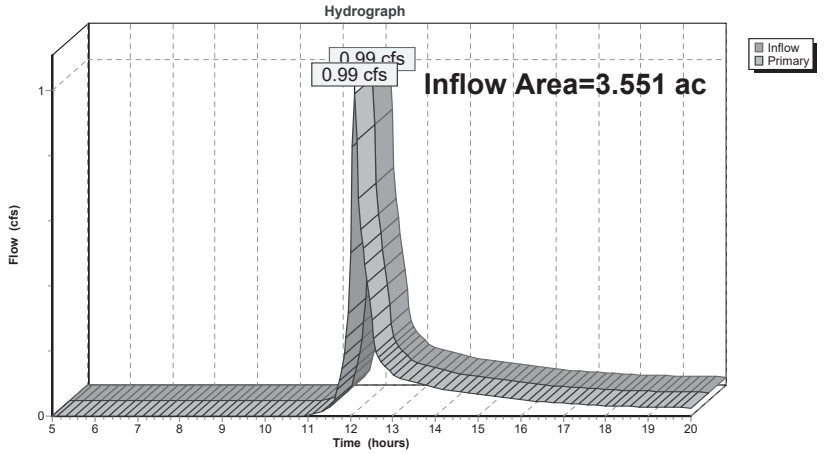


Summary for Link SDP1: SDP1

Inflow Area = 3.551 ac, 43.78% Impervious, Inflow Depth > 0.24" for 100-year storm event
Inflow = 0.99 cfs @ 12.10 hrs, Volume= 0.070 af
Primary = 0.99 cfs @ 12.10 hrs, Volume= 0.070 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SDP1: SDP1



APPENDIX F

STORMWATER MANAGEMENT PRACTICE DESIGN & STREAMSTATS ANALYSIS

Project:	Beacon HIP Lofts & Studios-Parcel 2			
Description:	Stormwater Quality Design			
By/Date:	ESR	10/25/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Infiltration Basin

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
1	1.40	1.71	54	0.53	3.18	8,618	Forebay	Infiltration

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice
1	8,618	2,155	Forebay

Size Pre-Treatment Practice: Plunge Pools

Forebay Contour	Area (sf)	Volume (cf)	Cumulative Volume (cf)
135	6	0	0
138.5	1,328	2,335	2,335

2,335 cf > 2,155 cf (Remaining Required WQv Pre-Treatment Volume)
acceptable

Project:	Beacon HIP Lofts & Studios-Parcel 2			
Description:	Stormwater Quality Design			
By/Date:	ESR	10/25/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Infiltration Basin

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 — R_V: 0.53
A = Watershed (ac)

100% RR_V: 8,618 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:	3.176 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:	3.176 acres	
	Total Area Matches	Calculated S: 0.55

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.9393
Calculated Rv*: 0.95
Calculated Minimum RR_V: 4,535 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 Infiltration Basin

WQ_V = Remaining Water Quality Volume (cf) = 6,464 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)

- Storage volume within infiltration bed: 30,039 cf (volume below lowest outlet)

(from HydroCad Model)

- Infiltration rate for design: 5.0 inches/hour (use half the rate of adjacent percolation tests for septic system design)

Percolation rate: 12 minutes/inch (based on nearby perc test at adjacent project)

- Infiltration area : 10724 sf
- Calculated exfiltration rate: 1.24 cfs infiltration area x infiltration rate
- Calculated time to infiltrate WQv: 1.93 hours WQv / calculated exfiltration rate

Project:	Beacon HIP Lofts & Studios-Parcel 2			
Description:	Stormwater Quality Design			
By/Date:	ESR	10/25/2022	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Infiltration Basin

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Infiltration Basin

Storage provided within practice:	**32,374 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:	32,374 cf	
TOTAL RR_V PROVIDED:	**8618 cf**	
Calculated 100%RR_V:	8618 cf	
Minimum RR_V:	4535 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:	**23,755 cf**	

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	3,746 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)	0.04	cfs

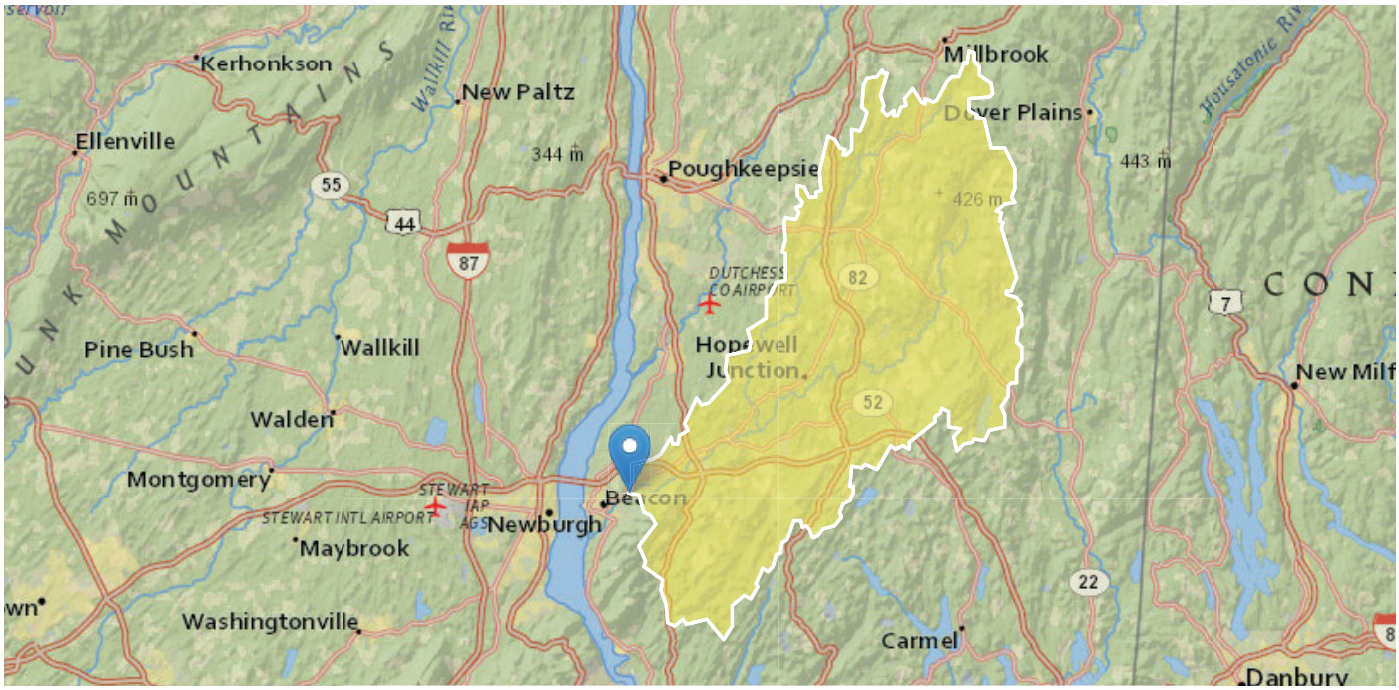
Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	N/A	feet
CPv orifice diameter	N/A	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

StreamStats Report

Region ID: NY
Workspace ID: NY20221025160554228000
Clicked Point (Latitude, Longitude): 41.51184, -73.94910
Time: 2022-10-25 12:06:16 -0400



Collapse All

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLOPCM	Mean basin slope determined by summing lengths of all contours in basin mulitplying by contour interval and dividing product by drainage area	580	feet per mi
CENTROIDX	Basin centroid horizontal (x) location in state plane coordinates	602247.2	meters
CENTROIDY	Basin centroid vertical (y) location in state plane units	4605960.2	meters
CONTOUR	Total length of all elevation contours in drainage area in miles	1096.35	miles
CSL1085LO	10-85 slope of lower half of main channel in feet per mile.	4.1	feet per mi
CSL1085UP	10-85 slope of upper half of main channel in feet per mile.	37.3	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	19.8	feet per mi
DRNAREA	Area that drains to a point on a stream	189	square miles

Parameter Code	Parameter Description	Value	Unit
EL1200	Percentage of basin at or above 1200 ft elevation	1.39	percent
FOREST	Percentage of area covered by forest	68	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
LAGFACTOR	Lag Factor as defined in SIR 2006-5112	2.41	dimensionless
LC11DEV	Percentage of developed (urban) land from NLCD 2011 classes 21-24	19.7	percent
LC11IMP	Average percentage of impervious area determined from NLCD 2011 impervious dataset	5.13	percent
LENGTH	Length along the main channel from the measuring location extended to the basin divide	33.7	miles
MAR	Mean annual runoff for the period of record in inches	21.6	inches
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	587695	feet
OUTLETY	Basin outlet vertical (y) location in state plane coordinates	4596115	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	0.0341	dimensionless
SSURGOA	Percentage of area of Hydrologic Soil Type A from SSURGO	9.46	percent
SSURGOB	Percentage of area of Hydrologic Soil Type B from SSURGO	36.7	percent
STORAGE	Percentage of area of storage (lakes ponds reservoirs wetlands)	4.96	percent

Peak-Flow Statistics

Peak-Flow Statistics Parameters [2006 Full Region 2]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	189	square miles	1.93	996
LAGFACTOR	Lag Factor	2.41	dimensionless	0.014	6.997
STORAGE	Percent Storage	4.96	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	2190	ft^3/s	25.5	25.5	4.8
66.7-percent AEP flood	2610	ft^3/s	25.6	25.6	4.3
50-percent AEP flood	3190	ft^3/s	25.8	25.8	4.4
20-percent AEP flood	4900	ft^3/s	27	27	7.3
10-percent AEP flood	6310	ft^3/s	28.2	28.2	10.1
4-percent AEP flood	8350	ft^3/s	29.9	29.9	13.6
2-percent AEP flood	10100	ft^3/s	31.5	31.5	15.8
1-percent AEP flood	12000	ft^3/s	33.3	33.3	17.6
0.5-percent AEP flood	14100	ft^3/s	35.3	35.3	18.9
0.2-percent AEP flood	17300	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: 4.11.1
StreamStats Services Version: 1.2.22
NSS Services Version: 2.2.1

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

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

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: Beacon HIP Lofts, LLC.

2. Street Address: 39 Front Street

3. City/State/Zip: Beacon, New York, 12508

4. Contact Person:	4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name: Beacon HIP Lofts & Studios-Parcel 2

6. Street Address: Front Street (Parcel # 6055-04-535128)

7. City/Zip: Beacon, 12508

8. County: Dutchess

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.

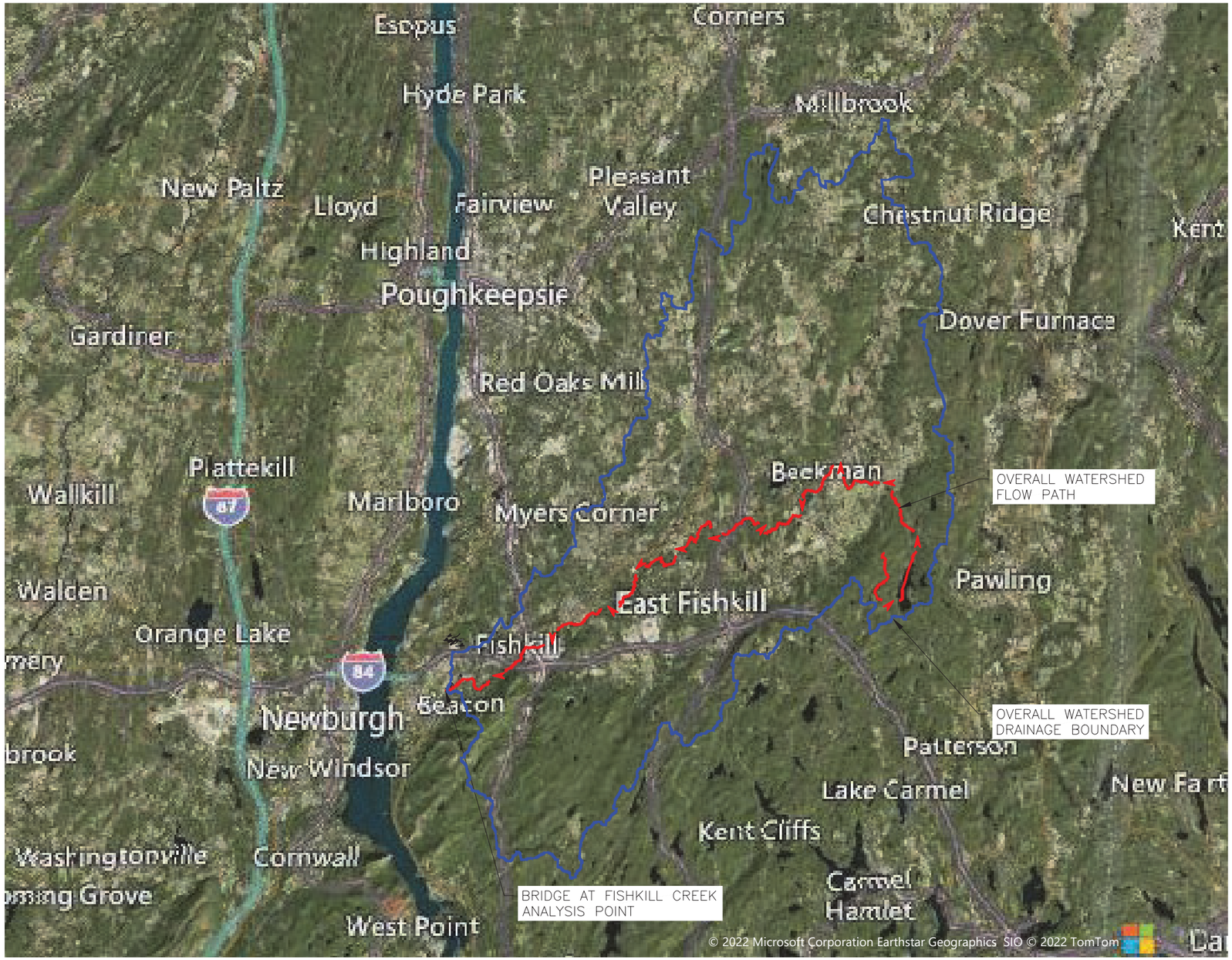
Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

APPENDIX O

DRAINAGE MAPS





GRAPHIC SCALE

20,000 0 10,000 20,000 40,000

(IN FEET)
1 inch =20,000ft.

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

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

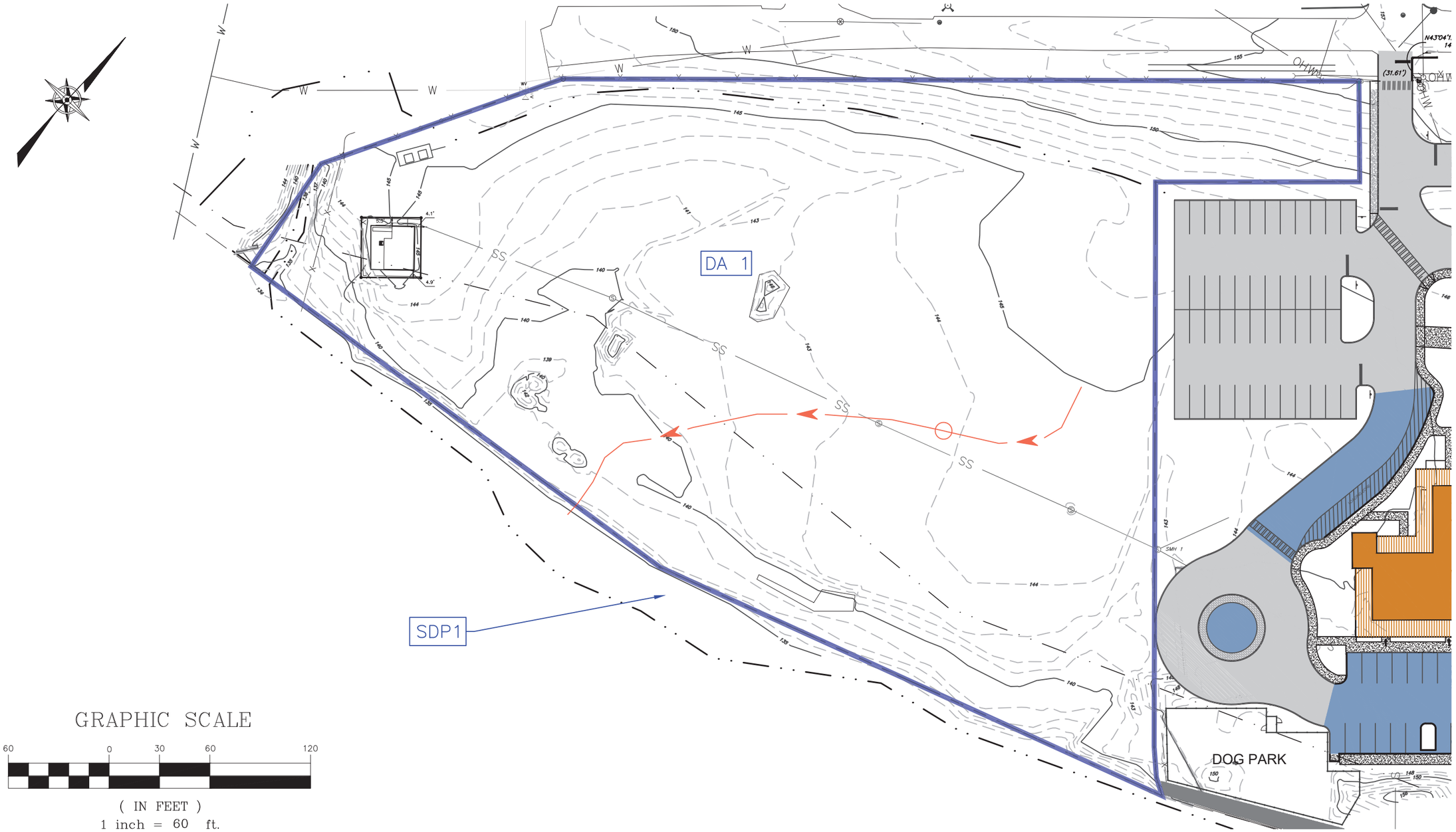
OVERALL WATERSHED MAP

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #: 2013:003
DATE: 10/25/2022
SCALE: 1"=20,000'
TITLE: DR-1
SHEET: 1 OF 3

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



DRAWN BY: CMB	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

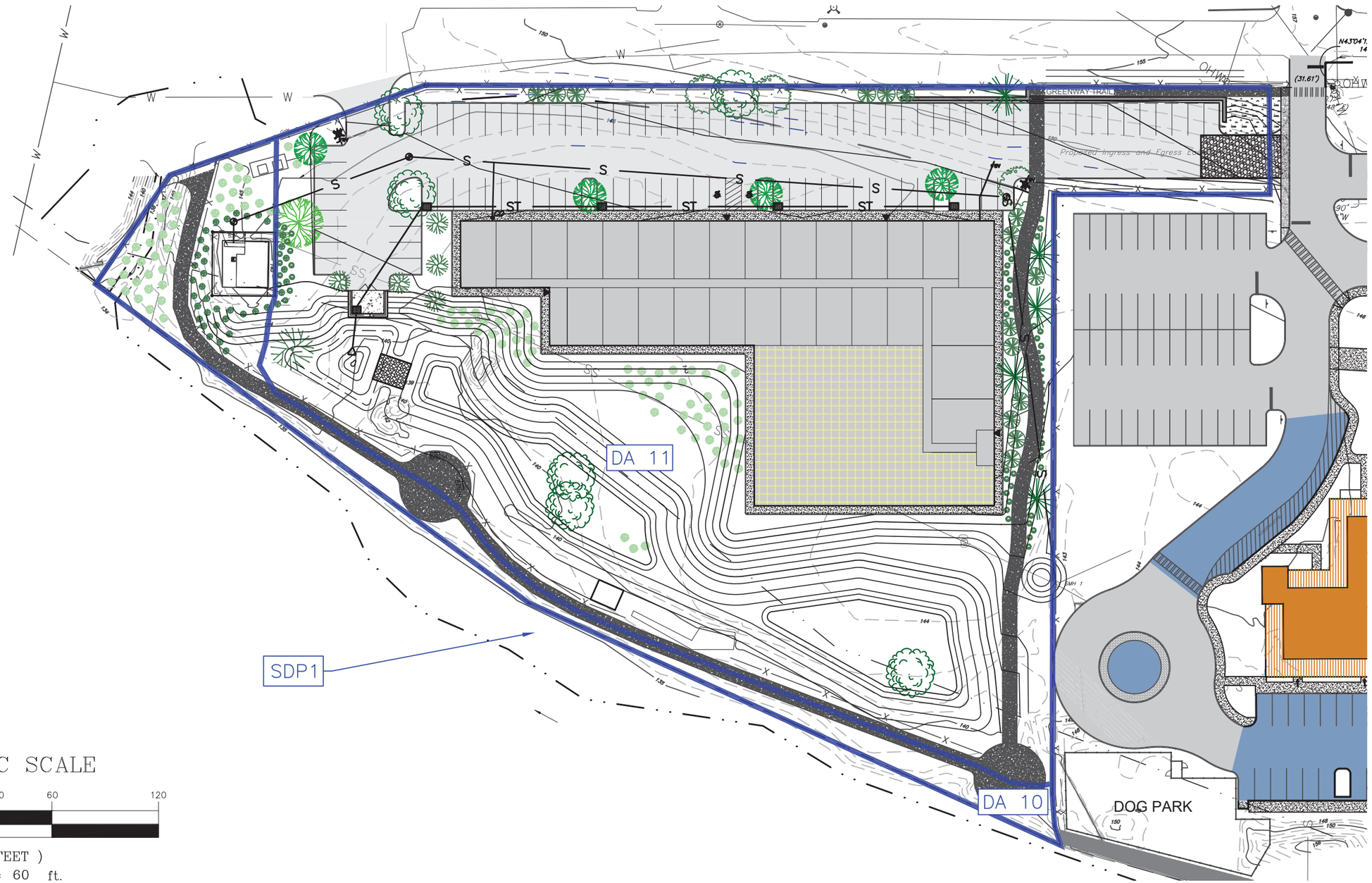
PRE-DEVELOPMENT CONDITIONS MAP

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	10/25/2022
SCALE:	1" = 60'
TITLE:	DR-2
SHEET:	2 OF 3

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



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

1 inch = 60 ft.

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

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

BEACON HIP LOFTS & STUDIOS

FRONT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-04-535128

JOB #:	2013:003
DATE:	10/25/2022
SCALE:	1" = 60'
TITLE:	DR-3
SHEET:	3 OF 3

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

MARCUS J. MOLINARO
COUNTY EXECUTIVE

LIVIA SANTIAGO-ROSADO, MD, FACEP
COMMISSIONER

ANTHONY J. RUGGIERO, MPA
ASSISTANT COMMISSIONER

COUNTY OF DUTCHESS
DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

October 24, 2022

Mr. John Gunn
City of Beacon Planning Board
One Municipal Plaza Suite One
Beacon, NY 12508

Re: Front Street- SEQR
Tax # 130200-5954-26-651901
City of Beacon

Dear Mr. Gunn:

The following is in response to your submission to this office consisting of SEQR information for the above project.

1. This Department has no objection to the Planning Board serving as lead agency.

2. The sewage from this parcel and adjacent parcels is collected by privately owned gravity collection system and flows to a privately owned sewer pump station. A sewer system that collects sewage from multiple parcels is required to be either owned and operated by a municipality or by a sewer transportation corporation. As a condition of approval, the City should either take ownership or have the owners form a sewer transportation corporation.

3. The existing sewage pump station needs to be evaluated to determine if it is sized for the additional flows.

4. The City of Beacon sewer system should confirm if there is sufficient capacity in the sewer system to accept the flows from the proposed development.

5. Except for direct connection service lines, new water distribution piping, sewer collection piping and modifications to sewage pump stations require approval by this department.

6. The facility will need cross connection devices for their fire suppression system and any other hazardous water service connections to protect the City of Beacon water supply.

Should you find that we can be of assistance please contact us at (845) 486-3404.

Very truly yours,

Lee Felshin, P.E.
Supervising Public Health Engineer
Environmental Health Services

cc: → File (124225)

LANC & TULLY
Engineering and Surveying, P.C.

November 3, 2022

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

RE: Beacon HIP Lofts & Studios
Multi-Use Building
Tax No. 6055-04-535128
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a multi-family residential and commercial artist/artisan studio units located along Front Street:

- Correspondence dated October 25, 2022, from Aryeh Siegel, Architect.
- Correspondence dated October 25, 2022, from Hudson Land Design.
- Correspondence dated October 24, 2022, from Dutchess County Department of Health.
- Report titled "Stormwater Pollution Prevention Plan for Beacon HIP Lofts and Studios", dated October 25, 2022, as prepared by Hudson Land Design.
- Plan titled "Development Potential Plan – Beacon HIP Lofts & Studios", dated October 25, 2022, as prepared by Hudson Land Design.
- Plan set titled "Beacon HIP Lofts & Studios", consisting of sheets 1 of 11 through 11, with the latest revision date of October 25, 2022, as prepare by Aryeh Seigel, Architect and Hudson Land Design.

The proposed project entails the construction of a 30,000 square foot multi-family and commercial artist/artisan studio building on a 3.5± acre parcel located along the Fishkill Creek, with the southern portion of the parcel being located within the Floodway, and a majority of the parcel being located within the 100-year flood plain. The project is located in the FCD (Fishkill Creek Development) Zone and is also within the HDLO (Historic District and Landmark Overlay) Zone.

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

General Comments:

1. As the project site is located within the floodplain, the applicant will need to secure a Floodplain Development Permit in accordance with Section 123-12 of the City of Beacon Code.

2. The building shall be design, and the first-floor elevation established in accordance with Chapter 123 of the City of Beacon Code and that of FEMA regulations.

3. Section 123-14, paragraph B(1)(a) of the City of Beacon Code states that the applicant shall demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any location.

4. The applicant will need to form a sewer transportation corporation, as a sewer system that collects sewage from multiple parcels is required to be either owned and operated by a municipality or by a sewer transportation corporation in accordance with NYSDEC standards.

5. Except for direct connection service lines, new water distribution piping, sewer collection piping and modifications to the sewage pump station will require approval from the Dutchess County Department of Health.

6. An analysis of the existing sanitary sewer pump station will be required to show that it will be able to handle the additional sewer flows. The study shall also look at the condition of the existing pump station and force main that serves the existing site as well as the proposed project. We would further recommend that the applicant look at providing odor control for sewage conveyed from this pump station, as the City of Beacon has received odor complaints with regards to the receiving structure located at Bridge & Liberty Streets where sewage from the pump station is conveyed to.

7. The project's consultant should meet with the City's Building Inspector and Fire Chief to discuss compliance with Section 503 and Appendix "D" of the 2020 NYS Fire Code with regards to fire apparatus access roads, and the possible needs for aerial fire apparatus access roads since the building is over 30 foot in height. ***Applicant's consultant has noted that they will setup a meeting with the City's Building Department to review.***

8. A traffic analysis should be prepared for the project. ***Applicant's consultant notes that a traffic consultant has been retained and an analysis will be provided with a future submission.***

9. The applicant should prepare an assessment of Front Street along the front of the project site, starting at Mill Street, to assess the existing condition of the road and to determine what improvements may be required along the road to support the proposed project, such as widening, paving, etc. We would further recommend that an assessment of Mill Street also be performed to assess its condition and determine what improvements may be required to support the project.

10. The applicant should confirm with the City of Beacon Water & Sewer Department that they have sufficient water to service the proposed project and have sufficient capacity within the sewer system to accept the flows from the proposed project.

11. The stormwater control facilities proposed for the project should be located outside of the floodway to allow for proper operation during a storm event. In e-mail correspondence with David Gasper of NYSDEC, Mr. Gasper stated that "the practice must continue to function during a flood event." The NYSDEC also issued the following FAQ's about Technical Requirements for stormwater facilities, which states "The Design Manual does not provide provisions for control structures in the floodplain, since construction of any structures within the floodway is generally controlled by the local authorities and FEMA regulations. According to Ten-State Standards treatment facility structures shall be protected from physical damage by the one hundred (100) year flood. Treatment facilities should remain fully operational and accessible during the twenty-five (25) year flood. Outfall pipes in the floodplain may need flap gates to keep floodwaters from backing up into the stormwater basin."

12. The plan should be referred to the Greenway Trail Committee for their review and input.

13. The City of Beacon is in the process of upgrading the water meters to an Advanced Metering Infrastructure (AMI) system, which consists of a water meter and an MXU unit (signal sending and receiving unit). As such, the City of Beacon has requested that a note be added to the plan stating "The applicant/applicant's plumber shall acquire water meters and MXU units for the AMI system from the City of Beacon Water Department. The MXU unit shall be installed on the exterior of the building and shall be located 2 to 3 feet above the exterior ground elevation."

Sheet 1 of 11 (Site Plan):

1. The plan should be revised to show the floodway line and 100-year floodplain line.

2. The plan shall include the floor elevations of the proposed building.

3. A note shall be included on the plan as to where the survey information shown was acquired.

4. The site plan shall show the existing roadway along the front of the entire project, as well as the road approaching the project.

Sheet 2 of 11 (Existing Conditions Survey):

1. The plan shall include notes as to where the survey information and topographic information provided on the plan were acquired.

2. The floodway line and floodplain line shall be darkened on the plan.

3. The plan shall show the full extent of Front Street along the front of the project and shall also show the location of the sewer force main running from the pump station.

4. The plan should show all easements that may cross the parcel.

Sheet 3 of 11 (Landscape Plan):

1. The planting schedule table shall be revised to list the size of the trees to be planted, along with the planting time column being completed.

2. The landscaping presented on the east side of the building shall be provided with callouts as to what is proposed to be planted.

Sheet 4 of 11 (Building Plans & Images):

1. The location of the mechanical room on the 1st floor should be called out on the plan. As the building will be required to have a sprinkler system, the mechanical room should be sized large to ensure that it can fit all components of the sprinkler system within it. The location of the water service into the building shall be coordinated with the location of the mechanical room, if possible.

2. As the proposed use of the building is mixed use, a backflow prevention device shall be provided on the water system prior to the water service line branching out within the building.

3. Spot elevations shall be provided along the curb line along the front of the building and at various locations along the curb lines throughout the parking lot.

4. The catch basin within the refuse enclosure should be relocated, so that any contaminants that may leak out in this area do not enter the stormwater system.

5. It is recommended that the landscaping be removed from this plan as it covers part of the existing and proposed utilities.

6. We would recommend the installation of retaining walls along the rear of the building to reduce the amount of grading required, and to provide for a larger useable grass area for the tenants.

7. The 1st floor elevation shall be noted on the plan along with the lowest sewerable elevation (LSE) for the building.

8. A maintenance access route should be provided around the proposed stormwater facility to allow for the proper maintenance of the facility in the future.

9. The location of roof leaders should be shown on the plans and where they will drain to.

10. The plan notes that the existing sewer line running through the site to the pump station is to be abandoned and /or removed. If sewer line is to be abandoned in place, then the line shall be filled with flowable fill. Plans should note where existing sewer line is to be removed and where it will be abandoned in place.

11. The Greenway Trail is shown to go over a retaining wall along Front Street. It is not clear if stairs are present for this transition.

12. At the location of the water service line, it should call out the size of the water service, along with size of the wet tap for the service line.

13. The sidewalk along the front of the building shall depict an accessible curb ramp between the two ADA parking stalls.

14. The access easement to the pump house on the western side of the parcel is now shown to have trees planted within it. The access easement should remain clear of all structures and plantings to allow for access to the pump house to allow for proper maintenance and repair.

15. The Post Construction Notes shall also include a note that an as-built for the utilities shall be prepared and provided to the applicant and City of Beacon.

Sheet 6 of 11 (Erosion & Sediment Control):

1. It is recommended that a temporary sediment pond be provided for the project to capture runoff during construction. Sizing and construction details for the sediment pond should be provided on the plans.

Stormwater Pollution Prevention Plan (SWPPP):

1. The applicant should address Comment No. 11 under General Comments above prior to moving forwards with the proposed layout.

2. Soil testing will need to be witnessed by the City Engineer's office for any proposed infiltration system.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 6, 2022
Re: **Beacon HIP Lofts, Concept Plan SEQRA Review and Recommendation to the City Council**

I have reviewed response letters from Aryeh Siegel and Hudson Land Design, Development Potential Plan from Hudson Land Design, and an 11-sheet Site Plan set, all dated October 25, 2022.

Proposal
The applicant is proposing to construct a multi-use building with a total of 30,000 square feet of 1st-floor artist/artisan studios and 28 loft apartments on the 2nd floor. The proposed project is on a 3.5-acre undeveloped parcel in the Fishkill Creek Development (FCD) district and within the Historic District and Landmark Overlay (HDLO) zone. An existing Greenway Trail is also on the parcel.

Comments and Recommendations
The process for project review in the FCD district under Section 223-41.13 requires City Council approval of the Concept Plan. The Council has referred the plans to the Planning Board for a SEQRA review and determination, as well as an advisory recommendation on the Concept Plan. After a Concept Plan approval by the Council, more specific architectural, landscaping, lighting, and engineering details should be covered by the Planning Board during the subsequent Site Plan and Architectural Review Board approval process. For the initial Concept Plan review, the applicant will need to address the following:

1. To confirm the permitted number of residential units, the applicant has provided calculations that deduct from the parcel acreage any area within a regulatory floodway, surface water, and very steep slopes, consistent with Section 223-41.14B. However, the overall acreage should be match that shown on the Sheet 1 Zoning Summary Table and the area per unit requirement is 3,960, not 3,690.

2. The Existing Conditions sheet should include the species and size of any existing trees over 6 inches in diameter that may be affected by the new construction and any of those trees that may be removed, the current configuration of the Greenway Trail, and the location of adjacent structures, driveways, and parking along the edges of the parcel.

3. The east side of the parcel is in the regulatory floodway and almost all of the rest of the site is in the 100-year floodplain, so the proposed building will need to comply with Chapter 123, Flood Damage Prevention. Floor levels and any flood displacement issues will need to be addressed for the SEQRA review and as part of a floodplain development permit.

4. For the SEQRA review, the applicant will need to provide additional information on potential environmental impacts, including traffic, water, sewer, stormwater, and archeological issues.

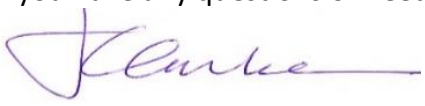
5. The Site Plan should provide a complete pedestrian circulation system with connections to adjoining properties, the Mill Street sidewalks, and Greenway Trail.

6. The applicant should provide a parking analysis estimating the number of necessary spaces, which considers the possibility of shared uses of the studios by building residents. Land-banked parking is an option under 223-26E, particularly for the entry parking spaces near Mill Street.

7. For a 95-space parking lot, 4 ADA-compliant spaces are required.

8. Although a detailed Landscape Plan is not necessary for Concept Plan approval, Section 223-26 C(3) requires one tree within the parking area for each 10 spaces.

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



John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Nicholas M. Ward-Willis, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

ARCHAEOLOGY COMMENTS

Phase IA Archaeological Survey Recommendation
Project: Beacon HIP Lofts - Parcel 2
PR#: 22PR07375
Date: 10/17/2022

Your project is in an archaeologically sensitive area. Therefore, the State Historic Preservation Office/Office of Parks, Recreation and Historic Preservation (SHPO/OPRHP) recommends that a Phase IA Literature Search and Sensitivity Assessment survey is warranted. A Phase IA archaeological survey is designed to identify previously recorded archaeological sites and other cultural resources within or near the project area, to assess the archaeological sensitivity of the project area, to document previous ground disturbance and to make recommendations regarding the potential need for Phase IB subsurface archaeological testing.

Our office does not conduct archaeological surveys. A 36 CFR 61 qualified archaeologist should be retained to conduct the Phase IA archaeological survey.

If you have any questions concerning archaeology, please contact Jessica Schreyer at Jessica.Schreyer@parks.ny.gov.

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

November 7, 2022

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

Re: DEC
Beacon HIP Lofts - Parcel 2
City of Beacon, Dutchess County, NY
22PR07375

Dear John Gunn: Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

The project area of potential effect (APE) falls entirely within the boundary of the National Register eligible Groveville Mill Historic District. Because of this, and because ground disturbance is proposed, we well need to review the project.

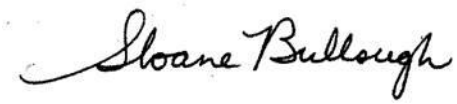
Jessica Shreyer of our archeology staff has requested that a phase 1A archeology survey be conducted.

Before we can complete our review of the project's impact on above ground historic resources, we will need additional information. Please attach design materials to CRIS as one or a few PDFs. Photos need to be collected into a single Microsoft Word or PowerPoint file (one image per slide) for uploading to the CRIS system or as a PDF. Please include:

A. An existing-condition site plan to double as a photo key (see "B" below).
B. Photos of all historic buildings visible from the project location. These should be numbered and keyed to the site plan to identify the location and direction of view.
C. A proposed site plan.
D. Proposed elevation drawings annotated to describe the materials, finishes and colors proposed for new elements.

If you have any questions, I can be reached at sloane.bullough@parks.ny or 518-268-2158.

Sincerely,



Sloane Bullough
Historic Sites Restoration Coordinator by email only

City of Beacon Planning Board Agenda
11/09/2022

Title:

Review application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin St, submitted by 397 Fishkill Ave LLC

ATTACHMENTS

10-25-22 393 397 Fishkill Avenue Planning Board Submission with Exhibits A-E and Site Plans Attached Updated.pdf

7 Conklin Contract (5453998.1).pdf

Engineers Comments 397 Fishkill Ave 11-02-22.pdf

Planners Comments 393 Fishkill Av 11.6.22.pdf

CUDDY +FEDER LLP

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

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

October 25, 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 Lot Line Adjustment (Subdivision/Lot Merger) & Site Plan Approval for Proposed Mixed-Use Commercial & Residential Building
Premises: 393 & 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York
Tax IDs: (6055-80-392032, 6055-80-399035 & 6055-80-394041)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (the "Applicant"), the owners and contract-vendees of the above-referenced Premises,[1] we respectfully submit this letter and the referenced enclosures in support of an Application for a Subdivision (lot merger) and Site Plan Approval (collectively the "Application"), proposing to redevelop the Premises for a proposed mixed-use building that will be comprised of commercial space on the first floor and twelve (12) apartments on the upper floors (the "Project).

THE PROPOSED MIXED-USE DEVELOPMENT:

The Applicant proposes to construct a zoning-compliant mixed-use building and associated off-street parking on the Premises, which is generally located at the intersection of Fishkill Avenue (NYS Route 52) and Conklin Street. *See* **Exhibit A** – Images of the Premises. The Premises are comprised of three (3) lots, which are improved as follows: 393 Fishkill Avenue is presently improved by one-story commercial building that is occupied by Four Seasons Sunrooms; 397 Fishkill Avenue is improved by a one-story mixed-use building that is occupied by the Applicant's professional office and a hair salon; and 7 Conklin Street is presently improved by an existing two-story two-family residential building. All three (3) of the existing buildings will be demolished in connection with this Application. The Premises are presently classified in the General Business ("GB") District in the City of Beacon. The surrounding area includes commercial and multi-family and single-family residential developments, car dealerships, automotive repairs shops, gas

[1] **Note**: The owners for the lots comprising the Premises are as follows: 393 Fishkill Avenue - 393 Fishkill Avenue, LLC; 397 Fishkill Avenue -397 Fishkill Avenue, LLC; and 7 Conklin Street – 7 Conklin Street, LLC. The Applicant is the contract-vendee for 7 Conklin Street.

stations and other retail and manufacturing uses.

As is more fully detailed in the Enclosed Site Plan and Floor Plans, the new building program includes a three (3)-story mixed-use development comprising twelve (12) apartments and approximately 3,500 square feet of commercial space, both of which uses are permitted as of right in the GB District. The proposed building will include six (6) apartments on both the second and third floors and commercial space on the first floor with a potential mix of office and retail uses. One (1) of the apartments will be a Below Market Rate ("BMR") unit, in accordance with the City's Affordable-Workforce Housing local law, which requires ten percent (10%) of the apartments to be BMR units.

The expanded off-street parking area that will be located behind the new building will be accessed via an existing driveway off of Conklin Street and will include thirty-four (34) off-street parking spaces. *See* enclosed Site Plans. Sidewalks are located along the west side of Fishkill Avenue (NYS Route 52) and along the south side of Conklin Street. A crosswalk is located on the west side of the intersection across Conklin Street. Additionally, we understand that the City's Fishkill Avenue Rehabilitation Project is currently underway and, based on the May 2022 Final Plans for this project, the improvements to Fishkill Avenue in the immediate vicinity of Conklin Street will include new curbing, sidewalk, drainage improvements, roadway resurfacing and restriping, and new roadway signage.[2]

PROCEDURAL INFORMATION AND ENCLOSURES:

In addition to the Application for Site Plan approval for the Project, the Applicant is also seeking Subdivision Approval (lot merger) from the Planning Board in connection with the proposed lot line adjustment to merge the three (3) lots comprising the Premises into one (1) resultant lot. *See* Attached Site Plans. As noted above, the instant Application has been designed to be fully zoning-compliant. Accordingly, the Project *does not* require any variances from the Zoning Board of Appeals, or review by the City Council.

In accordance with the Planning Board's procedures, on August 31, 2022, the Applicant met with the Building Inspector and City Planner to discuss the Project in a pre-submission meeting. Since that meeting, the Site Plan Set has been updated to reflect comments from that meeting and the

[2] Note: The attached Site Plan Set shows the proposed sidewalk that is part of the Fishkill Avenue Rehabilitation Project improvement plans. The Applicant's project engineer will continue to coordinate the Project's plans with these efforts as necessary.

Applicant is now prepared to proceed before your Board for review of the Project. Accordingly, the Applicant respectfully requests to appear at the Planning Board at its November 9th meeting Agenda in order to initially discuss the Project with this Board and in order to initiate the environmental review process pursuant to the State Environmental Quality Review Act ("SEQRA"). For the Board's consideration in connection with the environmental review of the Application, enclosed please find a copy of the Environmental Assessment Form ("EAF") for the Project, which is annexed hereto as **Exhibit B**.

In further support of the Application, the Applicant's traffic consultant, Colliers Engineering & Design, prepared a Traffic Impact Study for the Project, which is dated October 24, 2021 (the "Traffic Study"). As is more fully detailed in the Traffic Study enclosed as **Exhibit E**, the Project *is not* anticipated to have a significant impact on traffic conditions in the vicinity of the Project.

INDEX OF ENCLOSURES:[3]

In support of this Application, please find five (5) copies of the following documents:

Exhibit A: Images of the Premises;

Exhibit B: Short Environmental Assessment Form;

Exhibit C: City of Beacon Application for Site Plan Approval;

Exhibit D: City of Beacon Application for Subdivision Approval; and

Exhibit E: Traffic Impact Study prepared by Colliers Engineering and Design, P.C., dated October 24, 2022.

In further support of this Application, we respectfully submit the Site Plans Set entitled "Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated October 21, 2022, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 3 – Site Plan;
- Sheet 2 of 3 – Existing Conditions and Demolition Plan (XC.1); and
- Sheet 3 of 3 – Building Plans & Views.[4]

[3] Note: The Applicant's project engineer is drafting an I&I study to be included in a forthcoming submission. The project engineer is also compiling the existing utility information and will verify pipe sizes and inverts for drainage to be detailed in a future submission.
[4] Note: The Site Plan Set includes two (2) versions of Sheet 3 entitled Building Plans & Views, one with the preliminary rendered massing view and one without.

Additionally, enclosed are two (2) checks payable to the City of Beacon in the amount of $5,225.00, representing the Application filing fee, and in the amount of $14,150.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on Wednesday, November 9th in order to introduce the proposed Project and to initiate the environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

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

Exhibit A

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 393 & 397 Fishkill Avenue and 7 Conklin Street (the "Premises"):

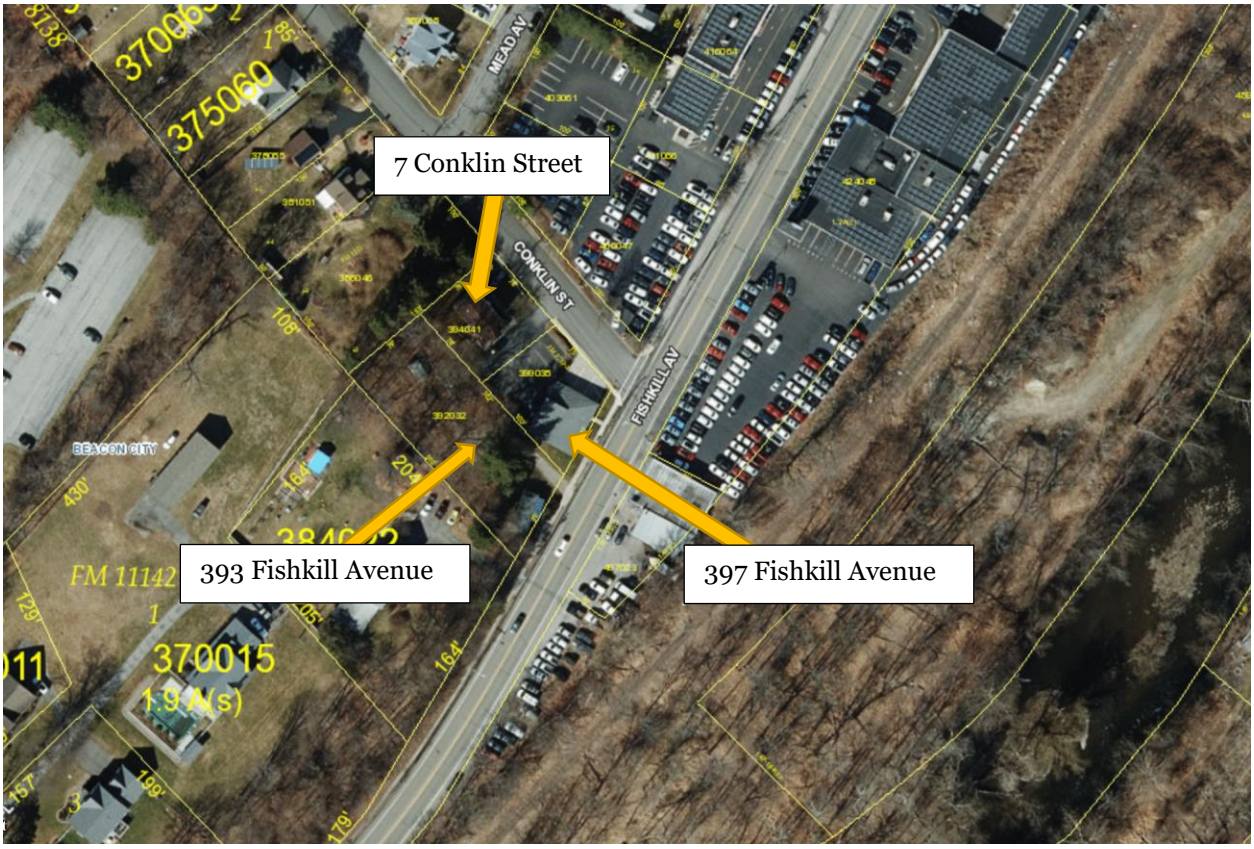


Exhibit A: Images of the Premises and Surrounding Area (cont.)

Google Aerial View Image of the Premises:

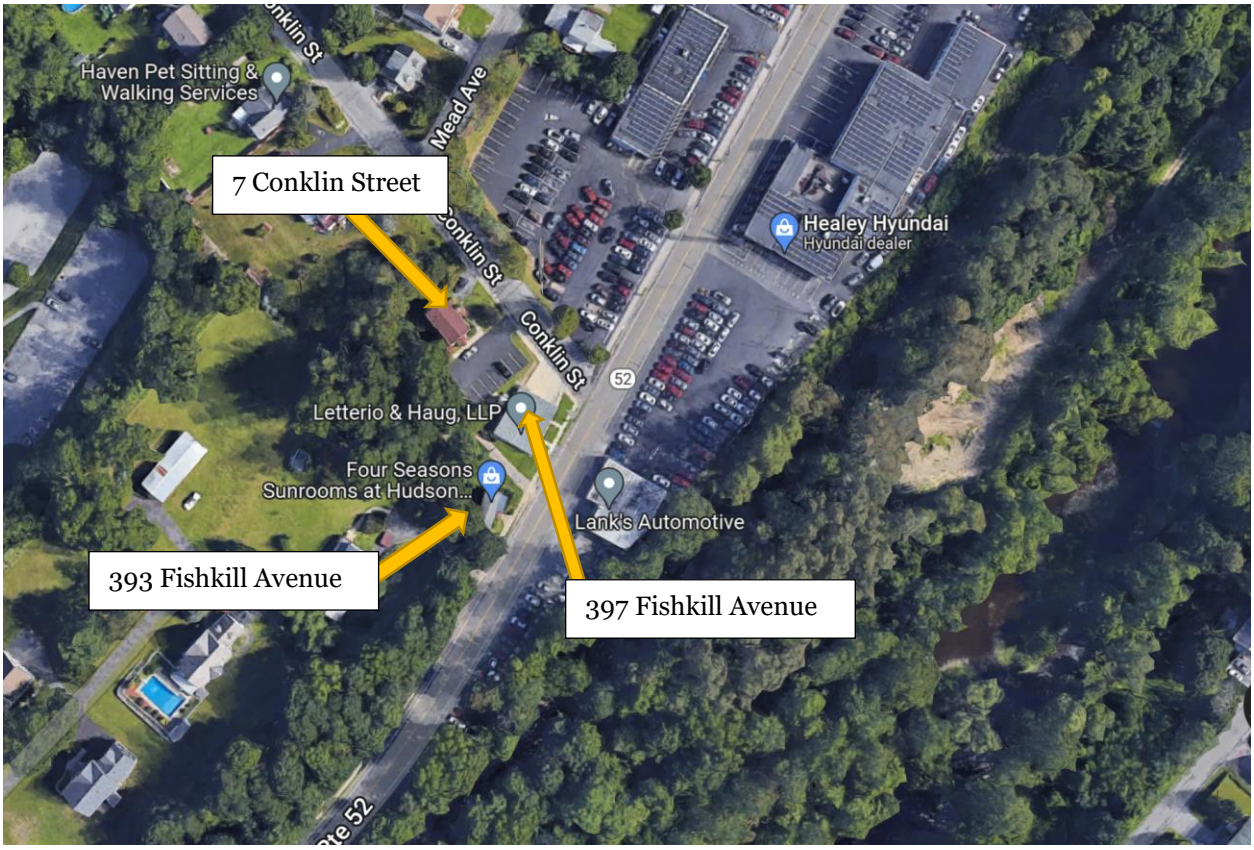


Exhibit A: Images of the Premises and Surrounding Area (cont.)

Google Street View Image of the Premises: Northbound on Fishkill Ave. (Route 52):



Google Street View Image of the Premises: Westerly View off Fishkill Ave. (Route 52):



Exhibit A: Images of the Premises and Surrounding Area (cont.)

Google Street View Image of the Premises: SW View of the Fishkill Ave (Route 52)/Conklin Street Intersection:



Google Street View Image of the Premises: Southern View off Conklin Street:



Exhibit A: Images of the Premises and Surrounding Area (cont.)

City of Beacon Zoning Map Excerpt of the Premises:

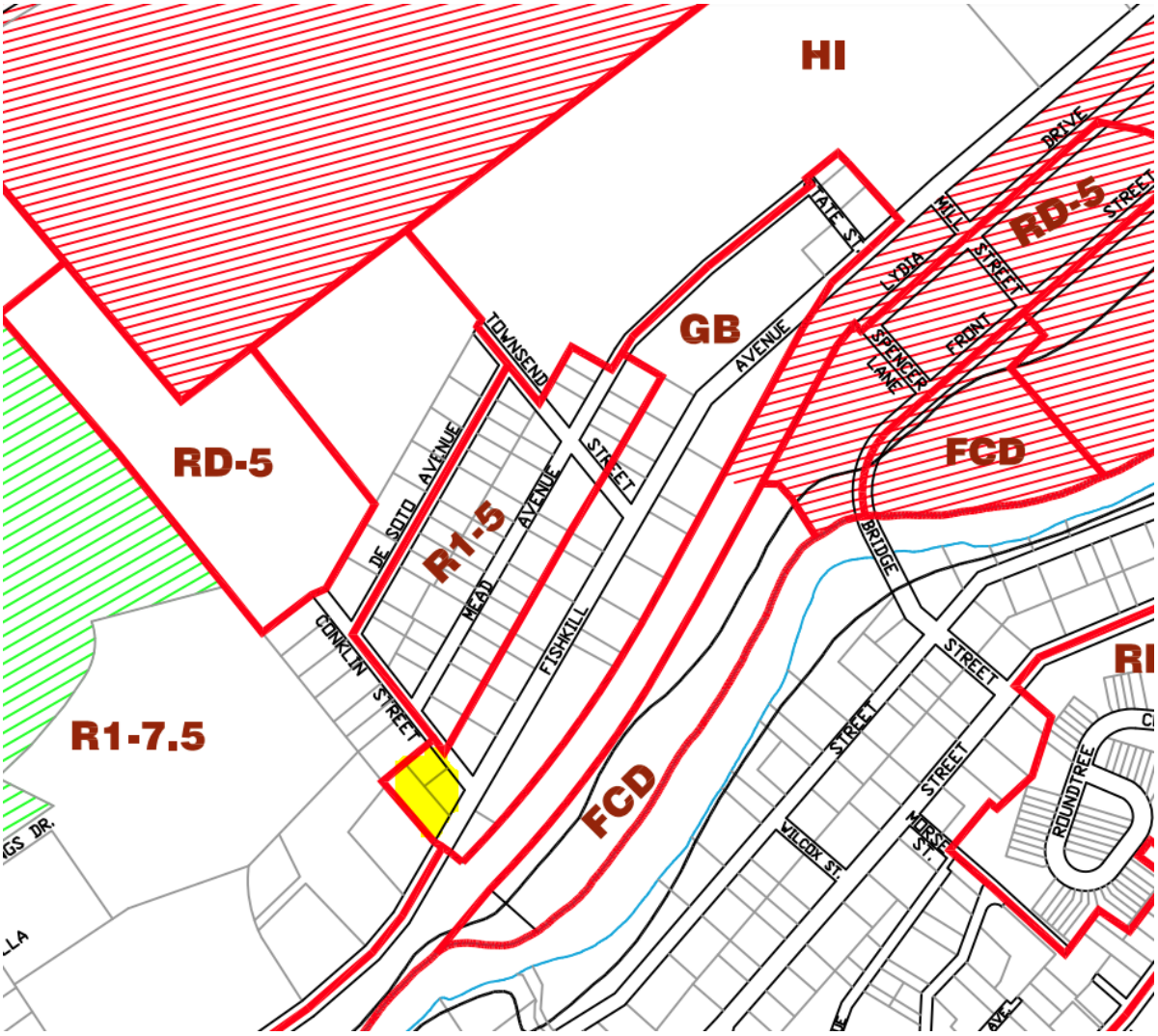


Exhibit B

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:
397 Fishkill Avenue, LLC – Application for Site Plan & Lot Line Adjustment Approval.

Project Location (describe, and attach a location map):
397 Fishkill Avenue, 393 Fishkill Avenue and 7 Conklin Street, Beacon NY, 12508

Brief Description of Proposed Action:
Application for Site Plan and Lot Line Adjustment (Subdivision) approval to merge three (3) lots and construct a new mixed-use building comprised of twelve (12) apartments and 3,500 sq. ft. of commercial space in place of the existing office/mixed-use, residential and multi-family residential uses on the collective properties. The site will provide off-street parking facilities with a driveway connection to Conklin Street where access to the properties already provided.

Name of Applicant or Sponsor:	Telephone: 845-765-8881
397 Fishkill Avenue, LLC	E-Mail: Jhaug@letteriohaug.com

Address:
397 Fishkill Avenue

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:	✓	

3. a. Total acreage of the site of the proposed action? .636 acres
   b. Total acreage to be physically disturbed? +/- 0.6 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .636 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): Car Dealerships, Chemprene Manufacturing
   ☐ Parkland

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? 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: Site runoff is conveyed to the existing stormwater collection system located along Fishkill Avenue.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

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

Applicant/sponsor/name: Daniel Koehler, P.E. Date: 10/25/2022

Signature: _____ Title: Engineer

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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]	No

Exhibit C

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: 397 Fishkill Avenue, LLC

Address: 397 Fishkill Avenue
Beacon, NY 12508

Signature: _____

Date: October 25, 2022

Phone: 845-765-8881

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Cuddy & Feder LLP, Attorney fo the Applicant Phone: 914-761-1300

Address: 300 Westage Business Center, Ste. 380
Fishkill, NY 12524

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Tax Map Designation: Section 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000 Block _____ Lot(s) _____

Land Area: 27,007.2 sq. ft

Zoning District(s) GB

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-use development comprising apartments and office space

Gross Non-Residential Floor Space: Existing 2,420 s/f Proposed 4,489 s/f

TOTAL: 4,489 s/f

Dwelling Units (by type): Existing two-family residence Proposed 12 multi-family units

TOTAL: 12 units

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION FEES

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

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)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 397 Fishkill Avenue, LLC

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

List all properties in the City of Beacon that you hold a 5% interest in:
Individually 46 Schenck Avenue and as a member of LLC owning 393 Fishkill Avenue.

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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

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

Signature of Owner, 397 Fishkill Avenue, LLC

Jordan Haug, Sole Member

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)	___	___	___

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 393 Fishkill Avenue, LLC

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

List all properties in the City of Beacon that you hold a 5% interest in:
Individually 46 Schenck Avenue and as a member of LLC owning 397 Fishkill Avenue.

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

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Type of Application Subdivision and Site Plan Approval

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

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

Signature of Owner, 393 Fishkill Avenue, LLC

Jordan Haug, Sole Member

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)	___	___	___

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 7 Conklin Street LLC

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

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

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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

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

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

DocuSigned by:
Gary Villano
5EE7EABE8C5A4E3...
Signature of Owner

Sole Member
Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 397 Fishkill Avenue, LLC - Subdivision and Site Plan Application

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	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	X	

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	X	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	N/A	
Any contemplated public improvements on or adjoining the property.	N/A	
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.	N/A	

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

Applicant/Sponsor Name: 397 Fishkill Avenue, LLC

Signature:

Date: 10-24-2022

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

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: 397 Fishkill Avenue, LLC

Address of Applicant: 397A Fishkill Avenue, Beacon, NY 12508

Telephone Contact Information: 845-765-8881

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.
397 Fishkill Ave LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	10/4/2021 - Deed	1/3/2022 Recorded in Dutchess County Clerk's Office
393 Fishkill Avenue LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	6/23/2022 - Deed	6/29/2022 Recorded in Dutchess County Clerk's Office
7 Conklin Street LLC	7 Conklin Street Beacon, NY 12508		12/11/2014 - Deed	2/3/2015 Recorded in Dutchess County Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

[X] 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
Zoning Board of Appeals	Member	Between December 2016/ January 2017	Member

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

[X] **YES** [ ] **NO**

I, Jordan Haug being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member
397 Fishkill Avenue, LLC

(Signature) _____

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 397 Fishkill Avenue, LLC	Telephone Contact Information 845-765-8881
Principal Place of Business of Entity New York	Place and Date of incorporation New York, 10/4/2021
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jordan Haug	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
397 Fishkill Avenue, LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	10/4/2021 - Deed	1/3/2022 Recorded in Dutchess County Clerk's Office

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

[X] **YES** [ ] **NO**

Name	Employer	Position
Jordan Haug	397 Fishkill Avenue LLC	Sole Member

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

[X] **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
Zoning Board of Appeals	Member	Between December 2016/ January 2017	Member

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address
Mark C. Haug and Claudia A. Haug	63 Noth Elm Street, Beacon, NY 12508

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

N/A

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
397 Fishkill Avenue, LLC	845-765-8881
Principal Business Address 397A Fishkill Avenue Beacon, NY 12508	Place and Date of Incorporation New York, 10/4/2021
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

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

Name	**Residence or business address**	**Telephone number**
Jordan Haug	397A Fishkill Avenue Beacon, NY 12508	845-765-8881

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

☐ **YES** ☒ **NO**

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

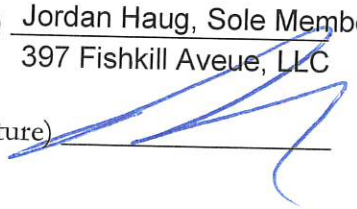
Name	**Address**

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

☐ YES ☒ NO

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 397 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member, 397 Fishkill Aveue, LLC

(Signature) 

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 393 Fishkill Avenue, LLC	Telephone Contact Information 845-765-8881
Principal Place of Business of Entity New York	Place and Date of incorporation New York, 4/18/2022
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jordan Haug	397A Fishkill Avenue, Beacon, NY 12508	845-765-888	100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
393 Fishkill Avenue, LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	6/23/2022 - Deed	6/29/2022 Recorded in Dutchess County Clerk's Office

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

☐ YES ☒ NO

Name	Employer	Position

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

☒ YES ☐ NO

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

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship
Zoning Board of Appeals	Member	Between December 2016/ January 2017	Member

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address
Christopher J. Smalley	393 Fishkill Avenue, Beacon, NY 12508

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

N/A

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

SECTION J.

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

Name of the Corporation 393 Fishkill Avenue, LLC	Telephone Contact Information 845-765-8881
Principal Business Address 397A Fishkill Avenue Beacon, NY 12508	Place and Date of Incorporation New York, 4/18/2022
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

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

Name	**Residence or business address**	**Telephone number**
Jordan Haug	397A Fishkill Avenue Beacon, NY 12508	845-765-8881

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

☐ **YES** ☒ **NO**

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

Name	**Address**

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

☐ YES ☒ NO

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 393 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
393 Fishkill Avenue, LLC

(Signature) _____

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 7 Conklin Street LLC	Telephone Contact Information 843-422-7717
Principal Place of Business of Entity North Carolina	Place and Date of incorporation North Carolina, 10/21/2014
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed North Carolina Department of the Secretary of the State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Gary Villano	105 Sedgman Court Cary, NC 27511	843-422-7717	Sole Member, 100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
7 Conklin Street LLC	105 Sedgman Court, Cary, NC 27511	843-422-7717	12/11/2014 - Deed	2/3/2015 Recorded in Dutchess County Clerk's Office

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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

[X] YES [ ] NO

Name	Employer	Position
Gary Villano	7 Conklin Street LLC	Sole Member

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

[ ] YES [X] 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

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address

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

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
7 Conklin Street LLC	843-422-7717
Principal Business Address	**Place and Date of Incorporation**
North Carolina	North Carolina, 10/21/2014
Method of Incorporation	**Official place where the documents and papers of incorporation were filed**
LLC	North Carolina Department of the Secretary of State

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

Name	Residence or business address	Telephone number
Gary Villano	105 Sedgman Court, Cary, NC 27511	843-422-7717

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

☐ YES ☒ NO

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

Name	Address

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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

[X] **YES** [ ] **NO**

I, Gary Villano being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 7 Conklin Street LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Gary Villano, Sole Member, 7 Conklin Street LLC

(Signature) DocuSigned by: Gary Villano 5EE7EABE8C5A4E3...

Exhibit D

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: 397 Fishkill Avenue, LLC

Address: 397 Fishkill Avenue
Beacon, NY 12508

Signature:

Date: October 25, 2022

Phone: 845-765-8881

(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: Taylor M. Palmer, Cuddy & Feder LLP, Attorney fo the Applicant Phone: 914-761-1300

Address: 300 Westage Business Center, Ste. 380
Fishkill, NY 12524

Fax: 914-761-5378

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

Street which property abuts: Fishkill Avenue & Conklin Street

Current Tax Map Designation: Section 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000 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 27,007.2 sq. ft

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

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

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)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 397 Fishkill Avenue, LLC

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

Jordan Haug

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

Individually 46 Schenck Avenue and as a member of LLC owning 393 Fishkill Avenue.

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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

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

Signature of Owner, 397 Fishkill Avenue, LLC

Jordan Haug, Sole Member

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)	___	___	____

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 393 Fishkill Avenue, LLC

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

Jordan Haug

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

Individually 46 Schenck Avenue and as a member of LLC owning 397 Fishkill Avenue.

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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 — X
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 — X

Signature of Owner, 393 Fishkill Avenue, LLC

Jordan Haug, Sole Member

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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APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 7 Conklin Street LLC

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

Gary Villano

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

N/A

Applicant Address: 397A Fishkill Avenue, Beacon, NY 12508

Project Address: 393 Fishkill Avenue, 397 Fishkill Avenue & 7 Conklin Street, Beacon, NY 12508

Project Tax Grid # 6055-80-392032-0000, 6055-80-399035-0000 & 6055-80-394041-0000

Type of Application Subdivision and Site Plan Approval

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

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

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

DocuSigned by:
Gary Villano
5EE7EABE8C5A4E3...

Signature of Owner

Sole Member

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 397 Fishkill Avenue, LLC - Subdivision and Site Plan Application

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	X	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	X	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	N/A	
Location, size and nature of any area proposed to be reserved for park purposes.	N/A	
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	N/A	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	X	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.	X	
Location of all existing and proposed monuments and other subdivision improvements.	X	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 397 Fishkill Avenue, LLC - Subdivision and Site Plan Application

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	X	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	X	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	N/A	
The names of all existing and proposed streets and private roads.	X	
The locations of all water bodies and watercourses.	N/A	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	X	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	X	
Location of all existing and proposed monuments.	X	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	X	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	X	
Endorsement of approval by the Dutchess County Health Department.	X	
Plan for the provisional delivery of mail, as approved by the local postmaster.	X	
Endorsement of the owner as follows: "Approved for filing: _____ 10-24-2022 Owner Date"		

FINAL SUBDIVISION PLAT *(continued)*	**YES**	**NO**
Form for endorsement by Planning Board Chairman as follows: "Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20_____, by _____, Chairman _____, Secretary In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.	X	

FINAL CONSTRUCTION PLANS N/A	**YES**	**NO**
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:	X	
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.	X	
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.	X	
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.	X	
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	X	

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	X	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	X	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

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

Application for Lot Merger

* No New Lots Proposed*

Applicant/Sponsor Name: 397 Fishkill Avenue, LLC

Signature: _____

Date: 10-24-2022

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

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: 397 Fishkill Avenue, LLC

Address of Applicant: 397A Fishkill Avenue, Beacon, NY 12508

Telephone Contact Information: 845-765-8881

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.
397 Fishkill Avenue LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	10/4/2021 - Deed	1/3/2022 Recorded in Dutchess County Clerk's Office
393 Fishkill Avenue LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	6/23/2022 - Deed	6/29/2022 Recorded in Dutchess County Clerk's Office
7 Conklin Street LLC	7 Conklin Street Beacon, NY 12508	843-422-7717	12/11/2014- Deed	2/3/2015 Recorded in Dutchss County Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

[X] 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
Zoning Board of Appeals	Member	Between December 2016/ January 2017	Member

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

[X] **YES** [ ] **NO**

I, Jordan Haug being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
397 Fishkill Avenue, LLC

(Signature) _____

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 397 Fishkill Avenue, LLC	Telephone Contact Information 845-765-8881
Principal Place of Business of Entity New York	Place and Date of incorporation New York, 10/4/2021
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jordan Haug	397A Fishkill Avenue, Beacon NY 12508	845-765-8881	100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
397 Fishkill Avenue LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	10/4/2021 - Deed	1/3/2022 Recorded in Dutchess County Clerk's Office

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

[X] YES [ ] NO

Name	Employer	Position
Jordan Haug	397 Fishkill Avenue LLC	Sole Member

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

[X] [ ]

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
Zoning Board of Appeals	Member	Between December 2016/ January 2017	Member

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address
Mark C. Haug and Claudia A. Haug	63 North Elm Street, Beacon, NY 12508

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

N/A

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

SECTION J.

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

Name of the Corporation 397 Fishkill Avenue LLC	Telephone Contact Information 845-765-8881
Principal Business Address 397A Fishkill Avenue Beacon, NY 12508	Place and Date of Incorporation New York, 10/4/2021
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

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

Name	**Residence or business address**	**Telephone number**
Jordan Haug	397A Fishkill Avenue Beacon, NY 12508	845-765-8881

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

☐ YES ☒ NO

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

Name	Address

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

☐ YES ☒ NO

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 397 Fishkill Avenue, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
397 Fishkill Avenue, LLC

(Signature) _____

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Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 393 Fishkill Avenue, LLC	Telephone Contact Information 845-765-8881
Principal Place of Business of Entity New York	Place and Date of incorporation New York, 4/18/2022
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jordan Haug	397A Fishkill Avenue, Beacon, NY 12508	845-765-888	100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
393 Fishkill Avenue LLC	397A Fishkill Avenue Beacon, NY 12508	845-765-8881	6/23/2022 - Deed	6/29/2022 Recorded in Dutchess County Clerk's Office

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

☐ YES ☒ NO

Name	Employer	Position

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

☒ ☐

YES NO

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

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship
Zoning Board of Appeals	Member	Between December 2016/ January 2017	Member

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address
Christopher J. Smalley	393 Fishkill Avenue, Beacon, NY 12508

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

N/A

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

SECTION J.

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

Name of the Corporation 393 Fishkill Avenue, LLC	Telephone Contact Information 845-765-8881
Principal Business Address 397A Fishkill Avenue Beacon, NY 12508	Place and Date of Incorporation New York, 4/18/2022
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Department of State

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

Name	**Residence or business address**	**Telephone number**
Jorda Haug	397A Fishkill Avenue Beacon, NY 12508	845-765-8881

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

☐ YES ☒ NO

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

Name	Address

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

☐ YES ☒ NO

I, Jordan Haug being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 393 Fishkill Avenue, LLC a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jordan Haug, Sole Member,
393 Fishkill Avenue, LLC

(Signature) _____

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 7 Conklin Street LLC	Telephone Contact Information 843-422-7717
Principal Place of Business of Entity North Carolina	Place and Date of incorporation North Carolina, 10/21/2014
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed North Carolina Department of the Secretary of the State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Gary Villano	105 Sedgman Court Cary, NC 27511	843-422-7717	Sole Member, 100%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
7 Conklin Street LLC	105 Sedgman Court, Cary, NC 27511	843-422-7717	12/11/2014 - Deed	2/3/2015 Recorded in Dutchess County Clerk's Office

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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

[X] YES [ ] NO

Name	Employer	Position
Gary Villano	7 Conklin Street LLC	Sole Member

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

[ ] YES [X] 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

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address

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

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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

SECTION J.

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

Name of the Corporation 7 Conklin Street LLC	Telephone Contact Information 843-422-7717
Principal Business Address North Carolina	Place and Date of Incorporation North Carolina, 10/21/2014
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed North Carolina Department of the Secretary of State

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

Name	Residence or business address	Telephone number
Gary Villano	105 Sedgman Court, Cary, NC 27511	843-422-7717

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

☐ YES ☒ NO

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

Name	Address

DocuSign Envelope ID: E140291D-DFF8-49CD-98D0-20FF05AF196B

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

[X] **YES** [ ] **NO**

I, Gary Villano being first duly sworn, according to law, deposes and says that I am (Title) Sole Member, an active and qualified member of the 7 Conklin Street LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Gary Villano, Sole Member, 7 Conklin Street LLC

(Signature) DocuSigned by: Gary Villano 5EE7EABE8C5A4E3...

Exhibit E

Colliers
Engineering
& Design

Traffic Impact Study

October 24, 2022

393 & 397 Fishkill Avenue and 7 Conklin Street
City of Beacon, Dutchess County, New York

Prepared for:

Mr. Jordan Haug
Letterio & Haug LLP
397A Fishkill Avenue
Beacon, NY 12508

Prepared by:



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

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

Project No. 22011382A

Colliers Engineering & Design

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I. Introduction

A. Project Description and Location

(Figure No. 1)

This report has been prepared to evaluate the potential traffic impacts associated with the proposed mixed-use commercial/residential development, which is planned to be developed at the property of 393 & 397 Fishkill Avenue and 7 Conklin Street in the City of Beacon, New York. The Project is proposed to consist of approximately 3,500 square feet of commercial space including a potential mixture of office and retail space on the first level and 12 residential apartment units on the second and third levels. As shown on Figure No. 1, access to the development is proposed via an access connection from Conklin Street. The site currently contains two (2) small commercial buildings at 393 and 397 Fishkill Avenue and a single-family residence at 7 Conklin Street, which will be removed as part of the Project.

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

B. Scope of Study

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the Project.

All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Colliers Engineering & Design CT, P.C. These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT). Together these data were utilized to establish the 2022 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site.

The 2022 Existing Traffic Volumes were then projected to the 2025 Design Year to take into account background traffic growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the 2025 No-Build Traffic Volumes.

Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see Section III-B for further discussion). The resulting site generated traffic volumes were then added to the roadway system and combined with the 2025 No-Build Traffic Volumes resulting in the 2025 Build Traffic Volumes.

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

II. Existing Roadway and Traffic Descriptions

A. Description of Existing Roadways

As shown on Figure No. 1, the proposed residential development will be accessed from Conklin Street via a driveway connection to be located approximately 125 feet northwest of the NYS Route 52/Conklin Street intersection. The following is a brief description of the roadways located within the study area. In addition, Section III-F provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix "D" contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. NYS Route 52 (Fishkill Avenue)

NYS Route 52 (Fishkill Avenue) is classified as an urban minor arterial roadway under jurisdiction of the City of Beacon It traverses in a generally northeast/southwest direction throughout the City of Beacon. In the immediate vicinity of the site, NYS Route 52 is a two-lane roadway with paved shoulders and curbing. There is a sidewalk present along the west side of the roadway with a striped crosswalk crossing Conklin Street at the intersection. The posted speed limit in this area is 30 MPH and there is no on-street parking permitted along the roadway.

It should also be noted that the City of Beacon has an ongoing project for the Rehabilitation of Teller Avenue and Fishkill Avenue that is currently under development. Based on the May 2022 Final Plans for this project, the improvements to Fishkill Avenue in the immediate vicinity of Conklin Street will include new curbing, sidewalk, drainage improvements, roadway resurfacing and restriping, and new roadway signage.

2. Conklin Street

Conklin Street is a two-lane City roadway that generally traverses in a southeast/northwest direction and originates at an unsignalized intersection with NYS Route 52. The roadway primarily serves residential land uses, with the exception of a few commercial land uses closer to its intersection with NYS Route 52. South of Mead Avenue, the roadway has no parking restrictions on its west side and two-hour parking restrictions on its east side. The roadway consists of one lane in each direction with an overall pavement width of approximately 28 feet with no paved shoulders. Overall, the roadway pavement is in good condition and there is a sidewalk present on the west side of the roadway that extends the length of the site.

B. 2022 Existing Traffic Volumes

(Figures No. 2 through 4)

Manual traffic counts were collected by representatives of Colliers Engineering & Design CT, P.C. on October 6, 2022 for the AM and PM Peak Hours, and October 8, 2022 for the Saturday Peak Hour to determine the existing traffic volume conditions. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of Transportation (NYSDOT) for the NYS Route 52 corridor. Based on this information, the 2022 Existing Traffic Volumes were established for the Weekday Peak AM, Weekday Peak PM, and Saturday Peak Hours for the intersection of NYS Route 52 (Fishkill Avenue) and Conklin Street.

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

- Weekday Peak AM Hour 8:00 AM – 9:00 AM
- Weekday Peak PM Hour 4:15 PM – 5:15 PM
- Saturday Peak Hour 1:00 PM – 2:00 PM

The resulting 2022 Existing Traffic Volumes are shown on Figures No. 2 through 4 for the Weekday Peak AM Hour, Weekday Peak PM Hour, and Saturday Peak Hour, respectively.

III. Evaluation of Future Traffic Conditions

A. 2025 No-Build Traffic Volumes

(Figure No. 5 through 13)

The 2022 Existing Traffic Volumes were increased by a growth factor of 1% per year to account for general background growth in the area resulting in the 2025 Projected Traffic Volumes which are shown on Figures No. 5 through 7 for each of the Peak Hours. In addition, traffic from other specific potential developments in the area including the Beacon Views and 25 Townsend Street developments as well as the proposed HIP Lofts and Studio project accessed via Mill Street to NYS Route 52, were identified and accounted for. The resulting traffic volumes associated with these other developments are shown on Figures No. 8 through 10 for each of the peak hours. These volumes were added to the 2025 Projected Traffic Volumes resulting in the 2025 No-Build Traffic Volumes which are shown on Figures No. 11 through 13 for each of the Peak Hours, respectively.

B. Site Generated Traffic Volumes

(Table No. 1)

Estimates of the amount of traffic to be generated by the proposed mixed-use development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 11th Edition, 2021. The Project proposes to have approximately 3,500 sq. ft. of commercial space on the first floor, split into as many as three separate commercial spaces. It is anticipated that this will likely be small office spaces but could potentially house a small retail establishment as well. For the proposes of the analysis it was assumed that approximately 2/3 of the commercial space will be office and 1/3 will be retail space. Therefore, the estimates of traffic generated by the Project we calculated based on ITE Land Use Category – 710 – General Office Building, Land Use Category – 822 – Strip Retail Plaza, and Land Use Category – 220 – Multi-Family Housing (Low-Rise). Table No. 1 contained in Appendix B summarizes the trip generation rates for each of the Peak Hours.

C. Arrival/Departure Distribution

(Figures No. 14 and 15)

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

D. 2025 Build Conditions Traffic Volumes

(Figures No. 16 through 21)

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

E. Description of Analysis Procedures

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

The unsignalized intersection capacity analysis method utilized in this report was performed in accordance with the procedures described in the Highway Capacity Manual, 6th Edition, dated 2016. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

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

F. Results of Analysis

(Table No. 2)

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

Table No. 2 summarizes the results of the capacity analysis for the 2022 Existing, 2025 No-Build and 2025 Build Conditions. Appendix "D" contains copies of the capacity analysis which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. **NYS Route 52 (Fishkill Avenue) and Conklin Street**

   NYS Route 52 and Conklin Street intersect at an unsignalized "T-shaped" intersection where the Conklin Street approach is controlled by a "Stop" sign. All approaches to the intersection consist of one lane and sight distances are good for all approaches. Sidewalks are located along the west side of NYS Route 52 and along the south side of Conklin Street. A crosswalk is located on the west side of the intersection across Conklin Street. As previously indicated, the City's Fishkill Avenue Rehabilitation Project is currently underway and based on the May 2022 Final Plans for this project, the improvements to Fishkill Avenue in the immediate vicinity of Conklin Street will include new curbing, sidewalk, drainage improvements, roadway resurfacing and restriping, and new roadway signage.

   Capacity analysis was conducted for this intersection utilizing the 2022 Existing Traffic Volumes. The analysis results indicate that the intersection is currently operating at a Level of Service "B" or better during the each of the Peak Hours, respectively.

   The capacity analysis was recomputed using the 2025 No-Build and Build Traffic Volumes. These results indicate that the intersection is expected to continue to operate at a Level of Service "B" or better during the AM Peak Hour and Saturday Peak Hour under future conditions, while the intersection will experience a Level of Service "C" during the PM Peak Hour under future conditions both with and without the proposed development.

2. **Conklin Street and Site Access**

   The Site Access is proposed to intersect Conklin Street at approximately 125 feet northwest of the NYS Route 52 and Conklin Street intersection. All approaches are proposed to consist of one lane.

   Capacity analysis was conducted for this intersection utilizing the 2025 Build Traffic Volumes. The analysis results indicate that the intersection is expected to operate at a Level of Service "A" across all Peak Hours.

IV. Summary and Conclusion

Based on the above analysis, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the 397 Fishkill Avenue mixed-use development traffic is not expected to cause any significant impact in overall traffic operating conditions in the vicinity of the site.

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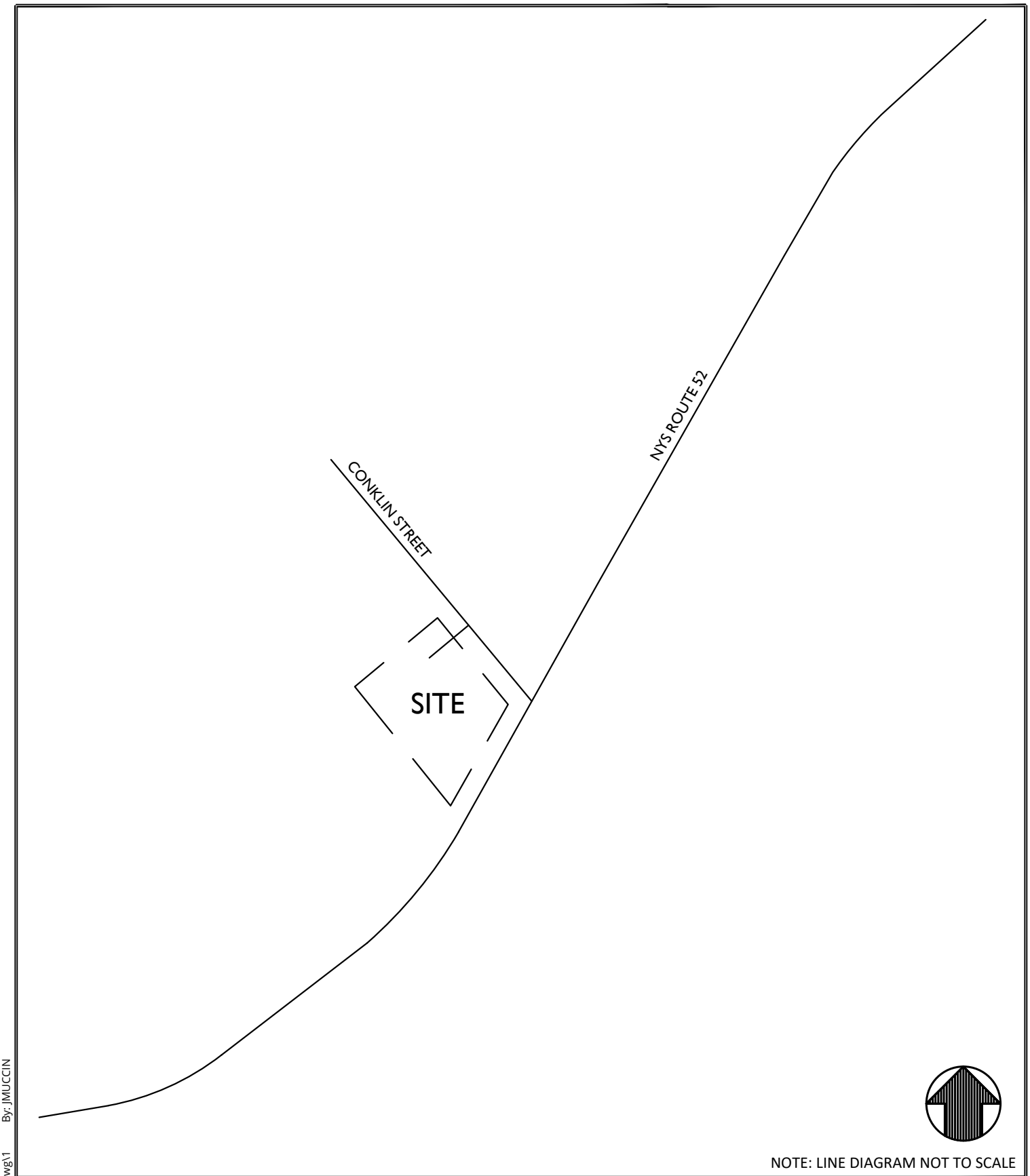
Traffic Impact Study

Appendix A | Traffic Figures



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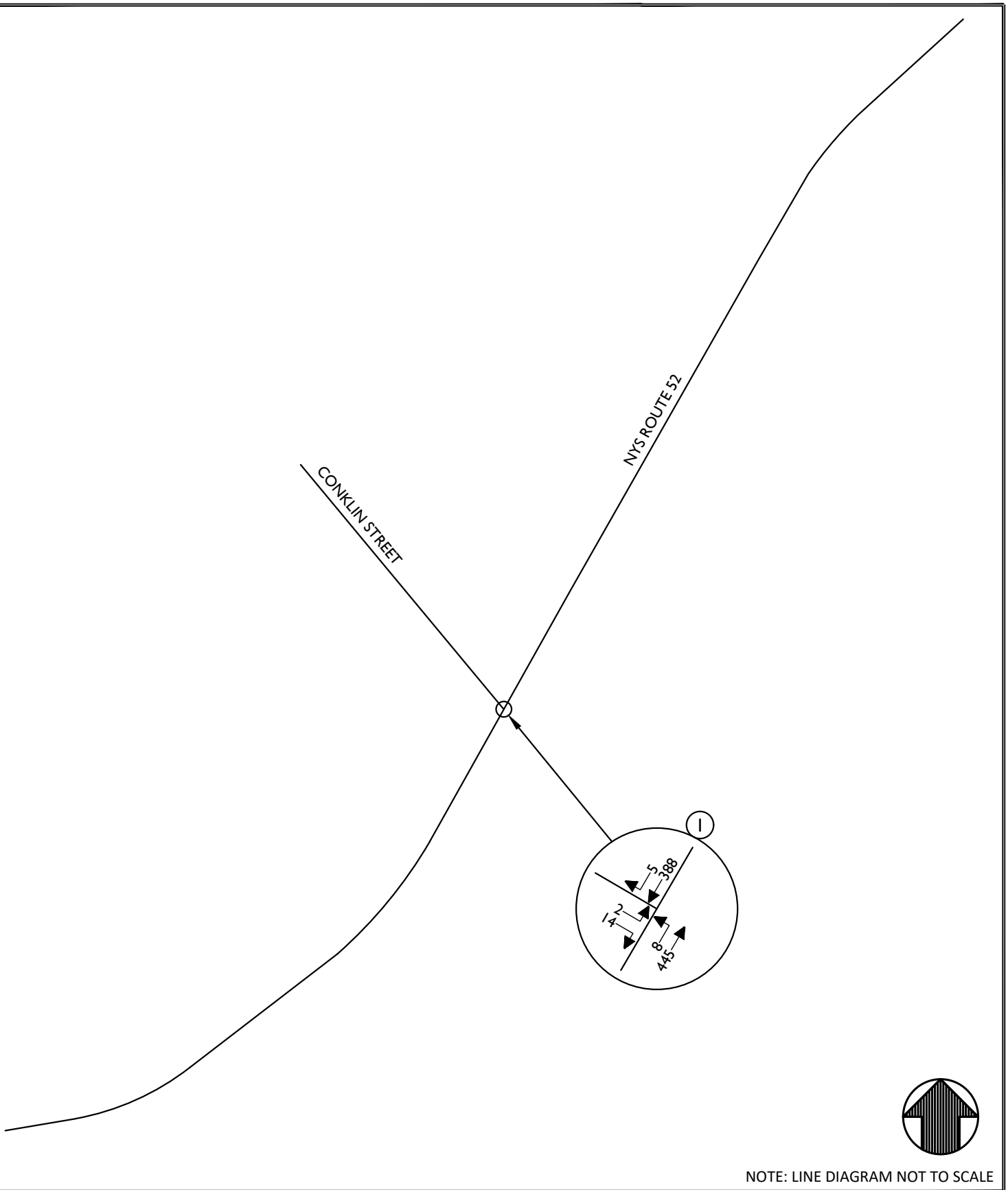

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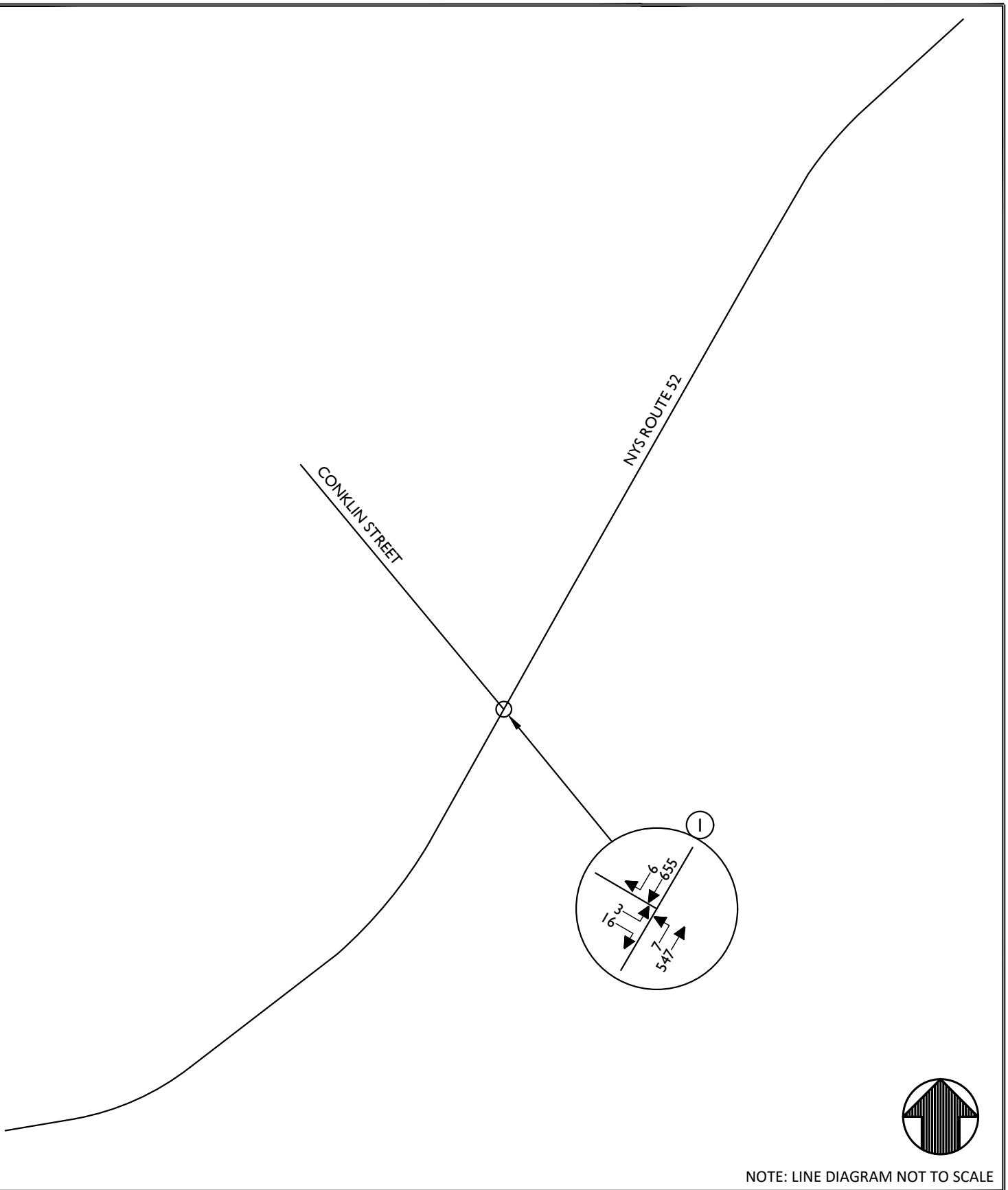

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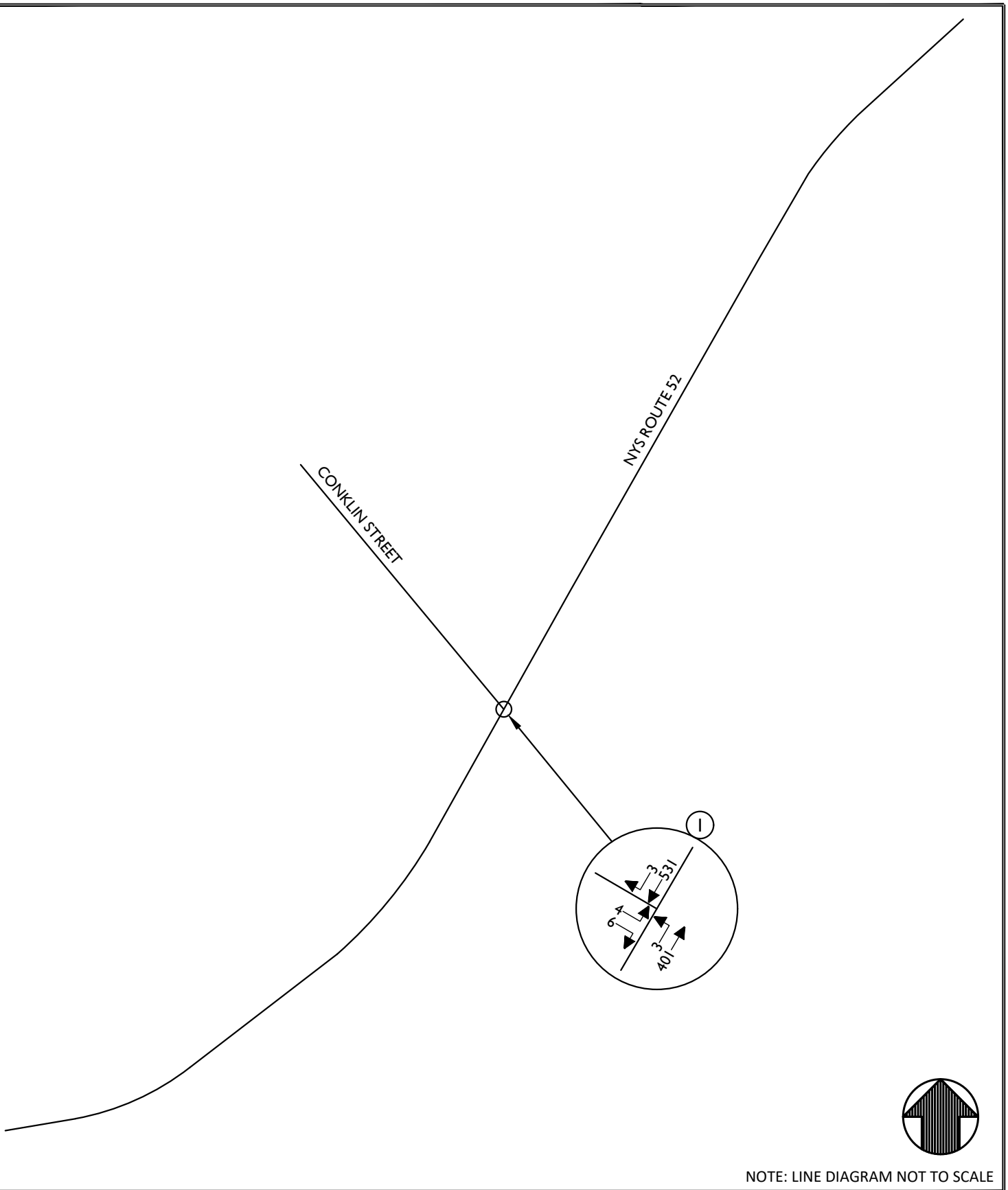

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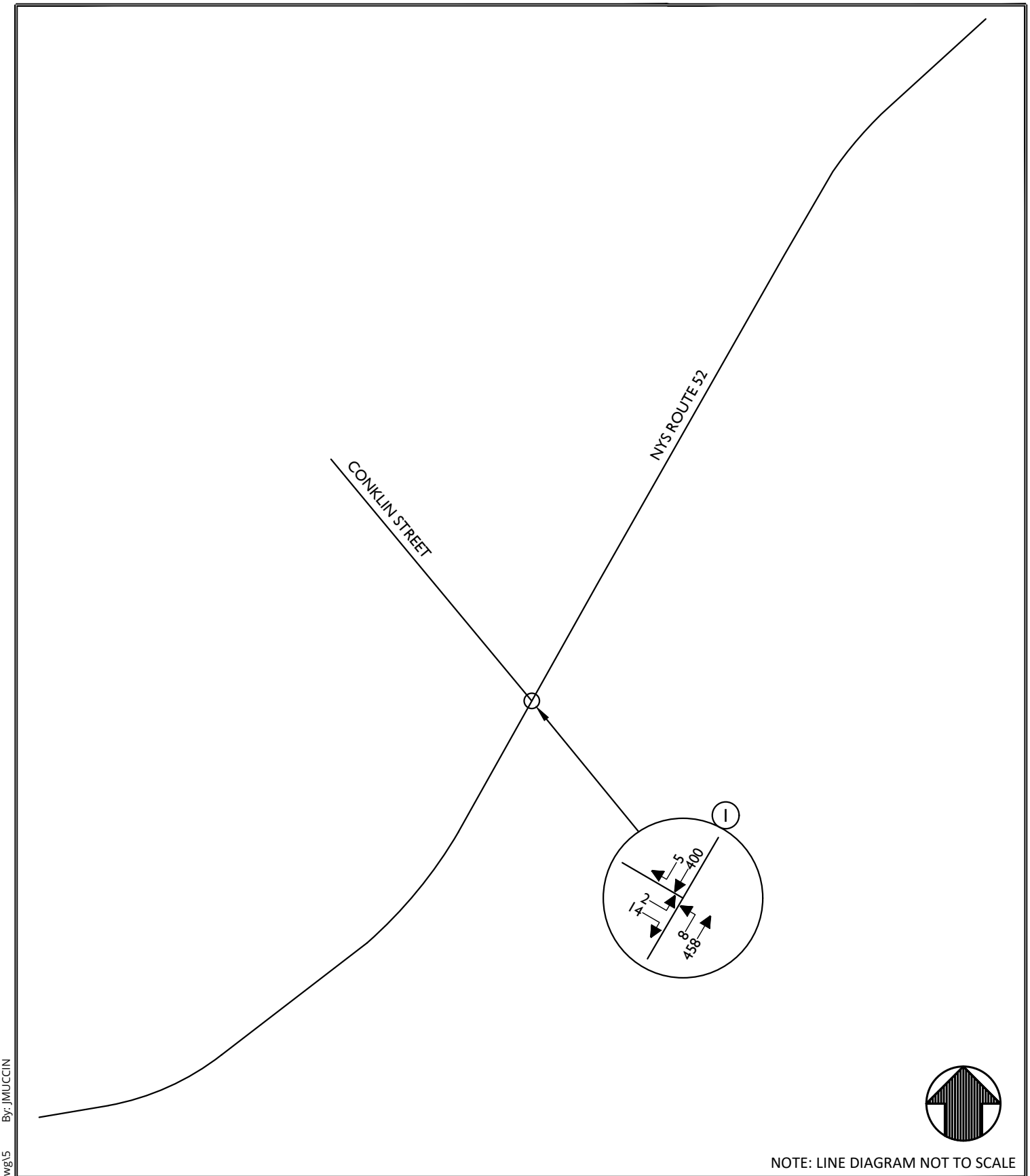

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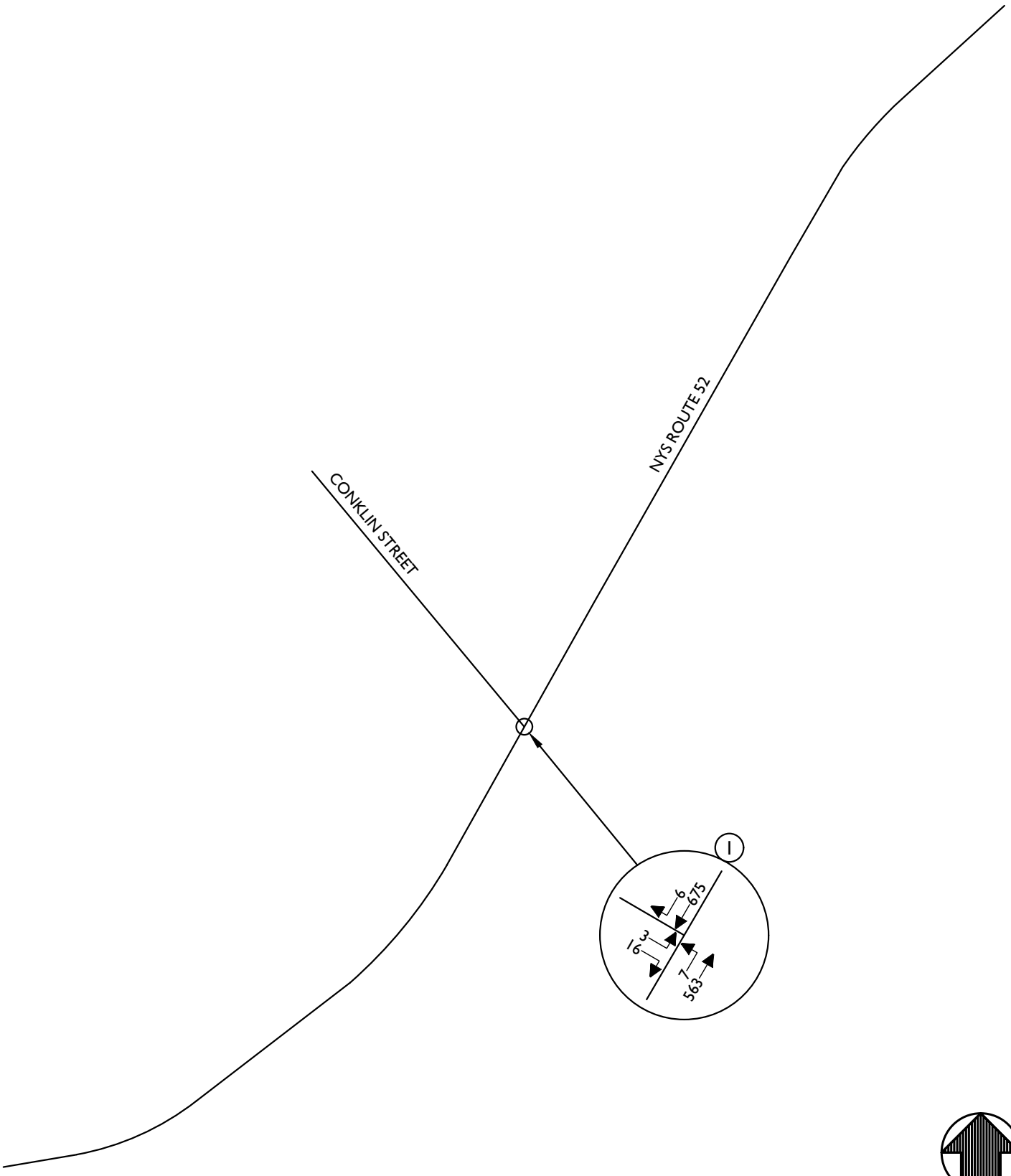

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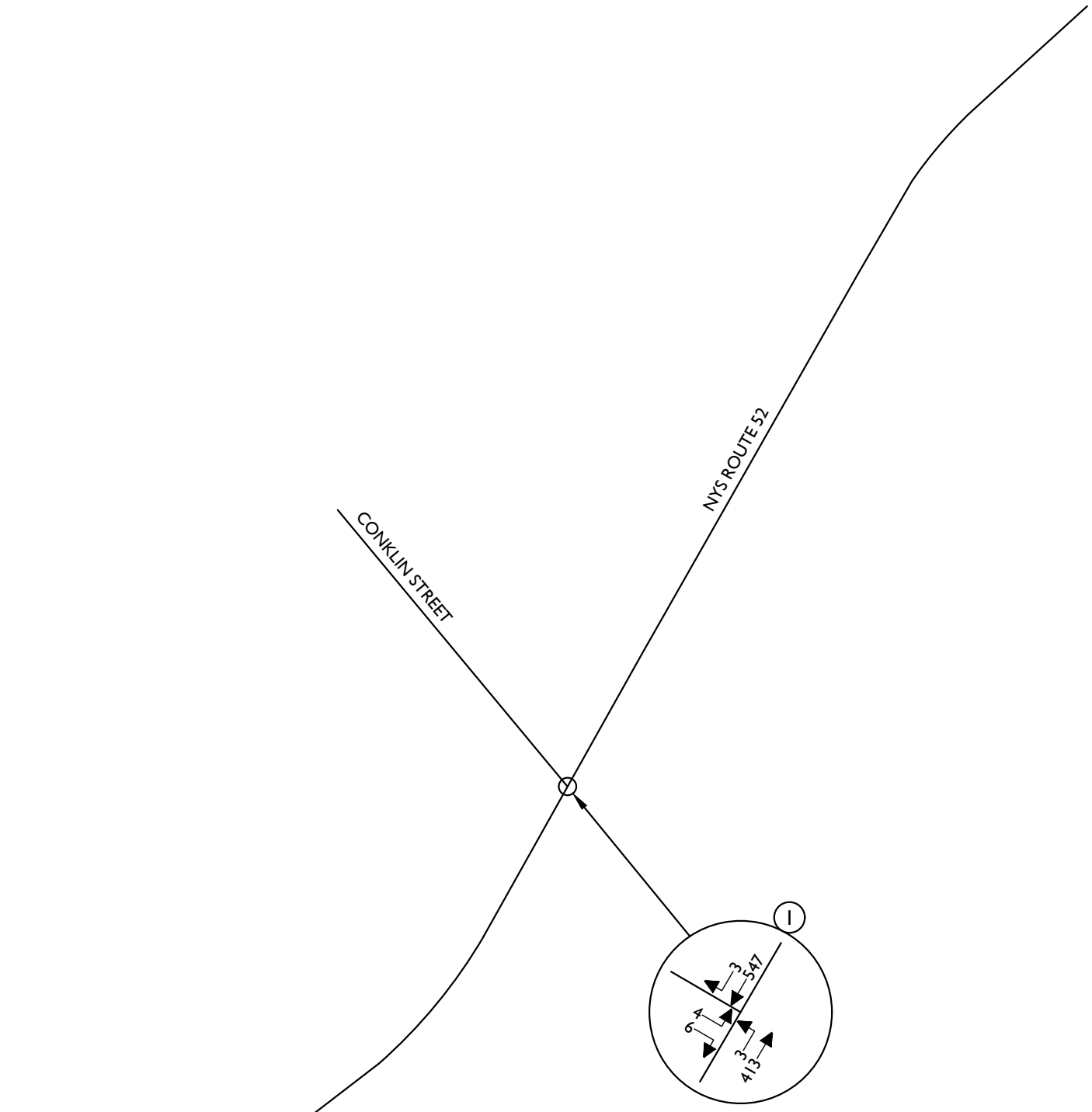

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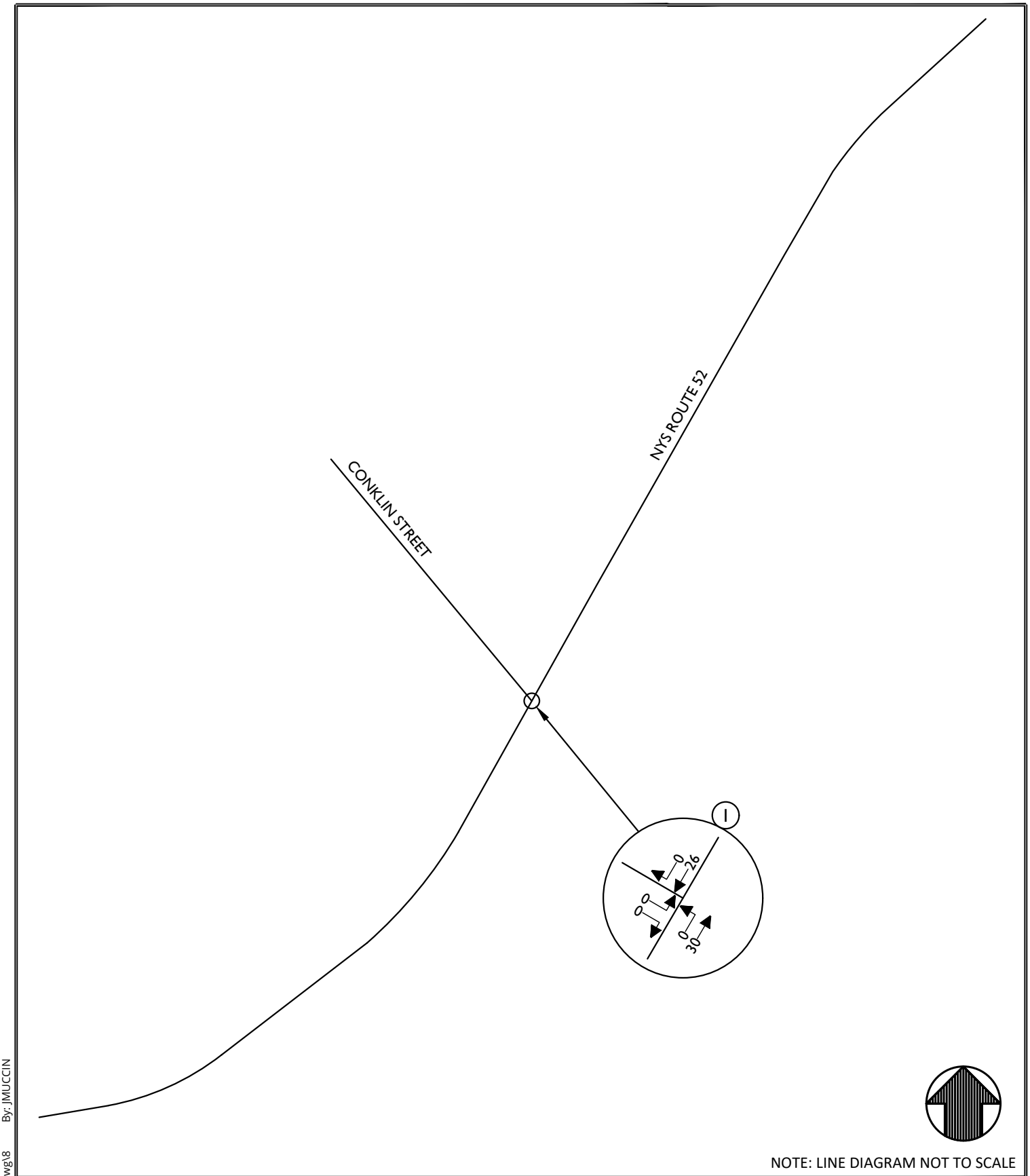

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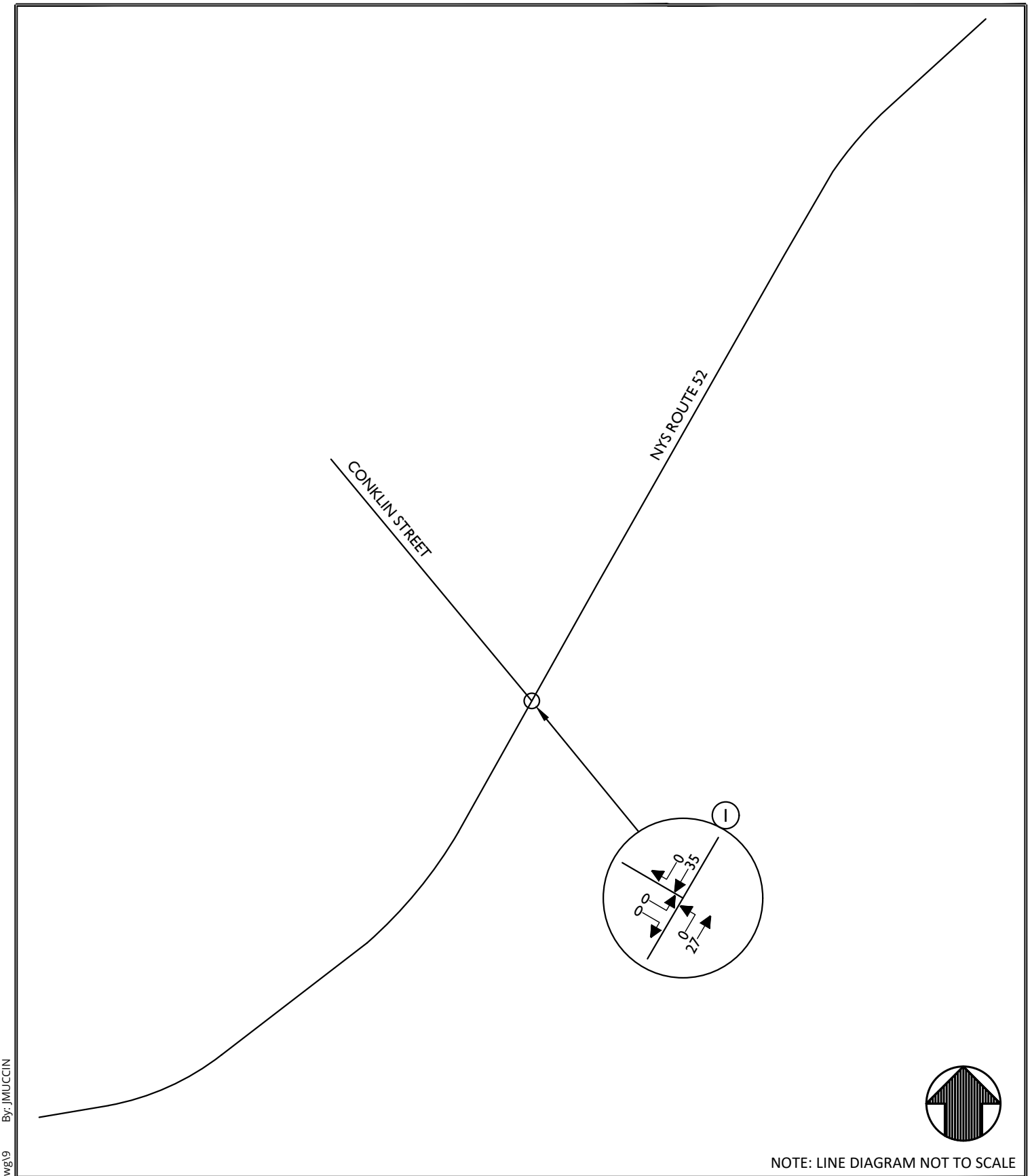

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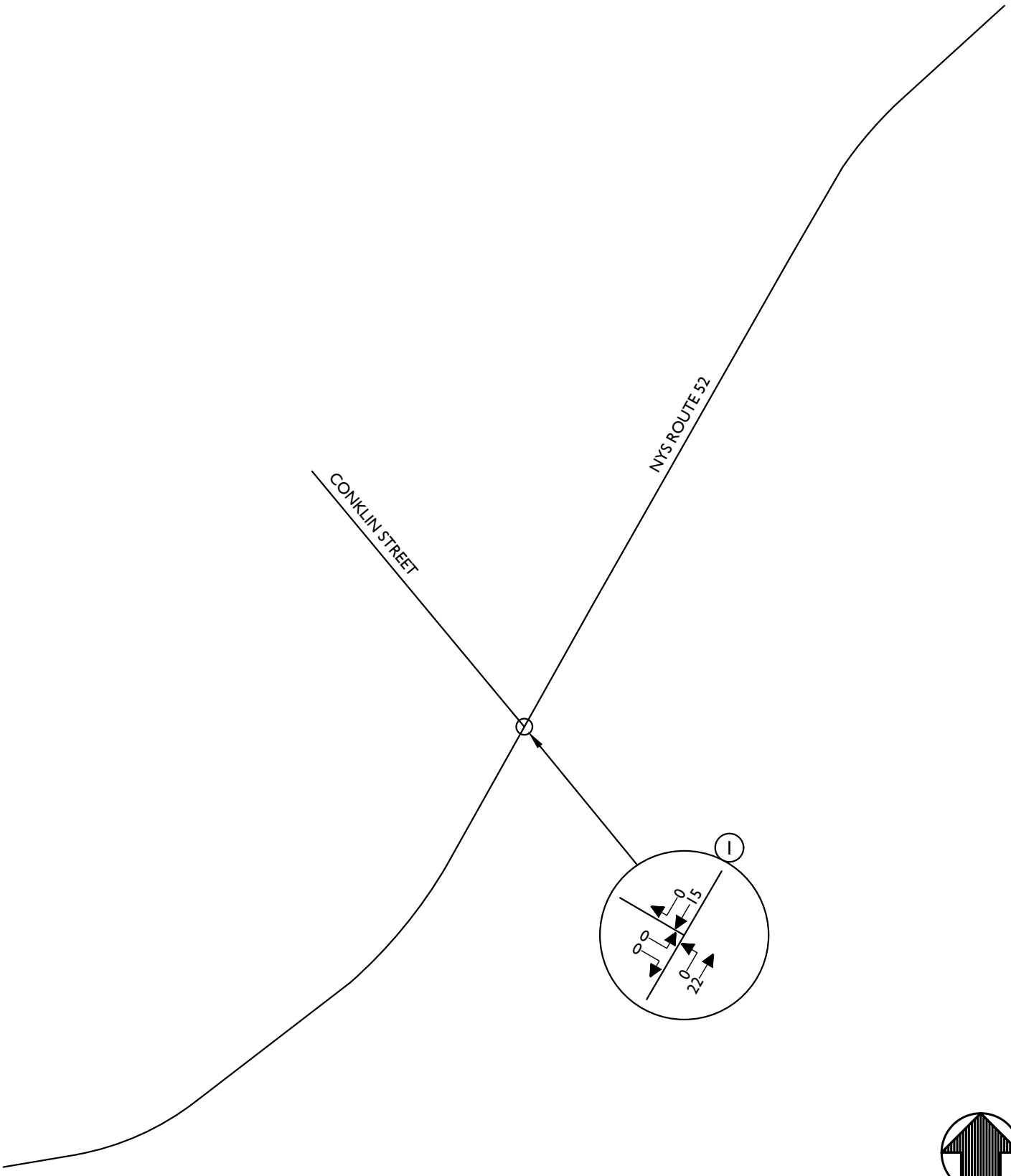

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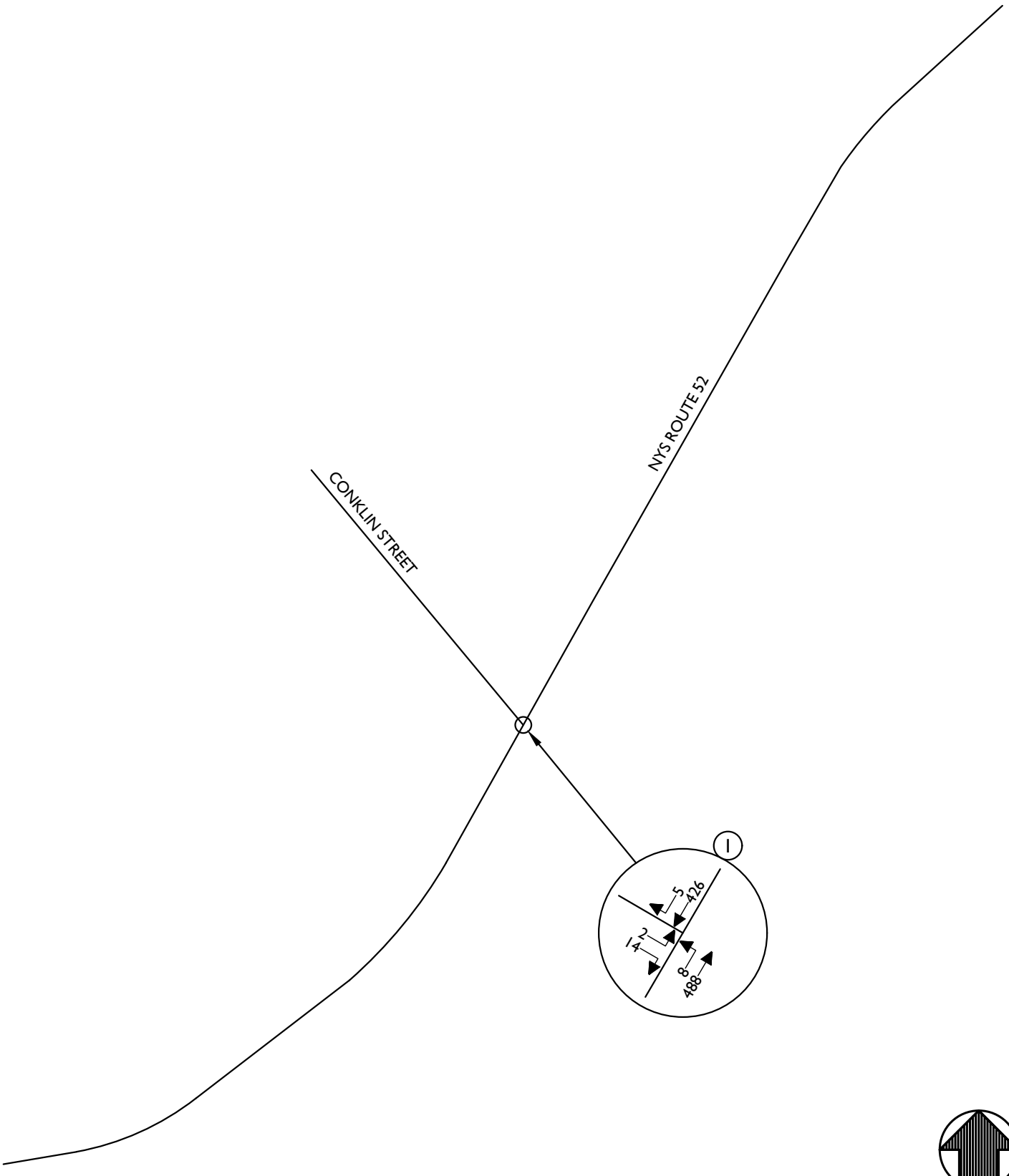

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PROJECT NUMBER:	DRAWING NAME:
22011382A	221018JFM_FIGURES

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

SHEET NUMBER:
11

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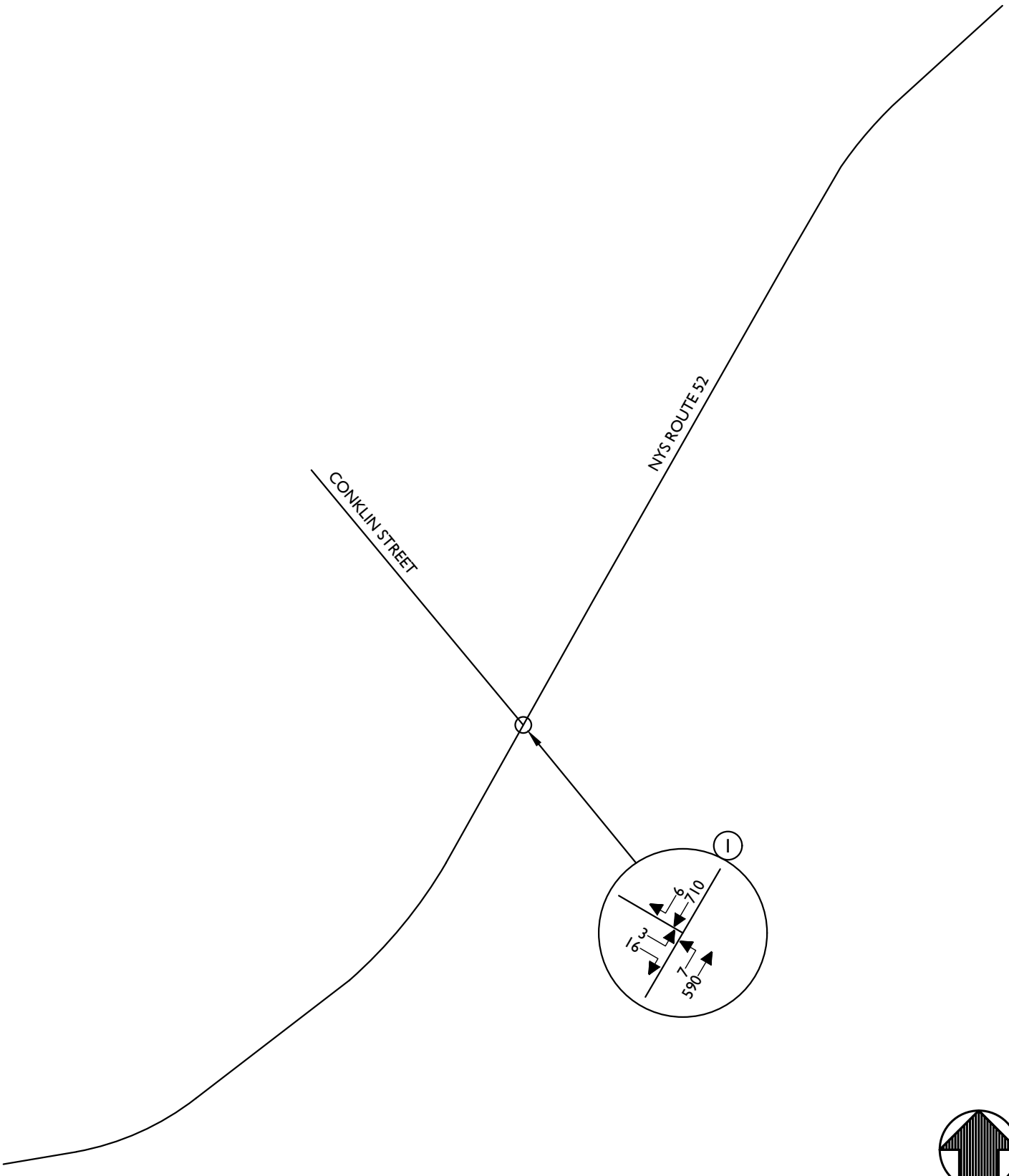

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WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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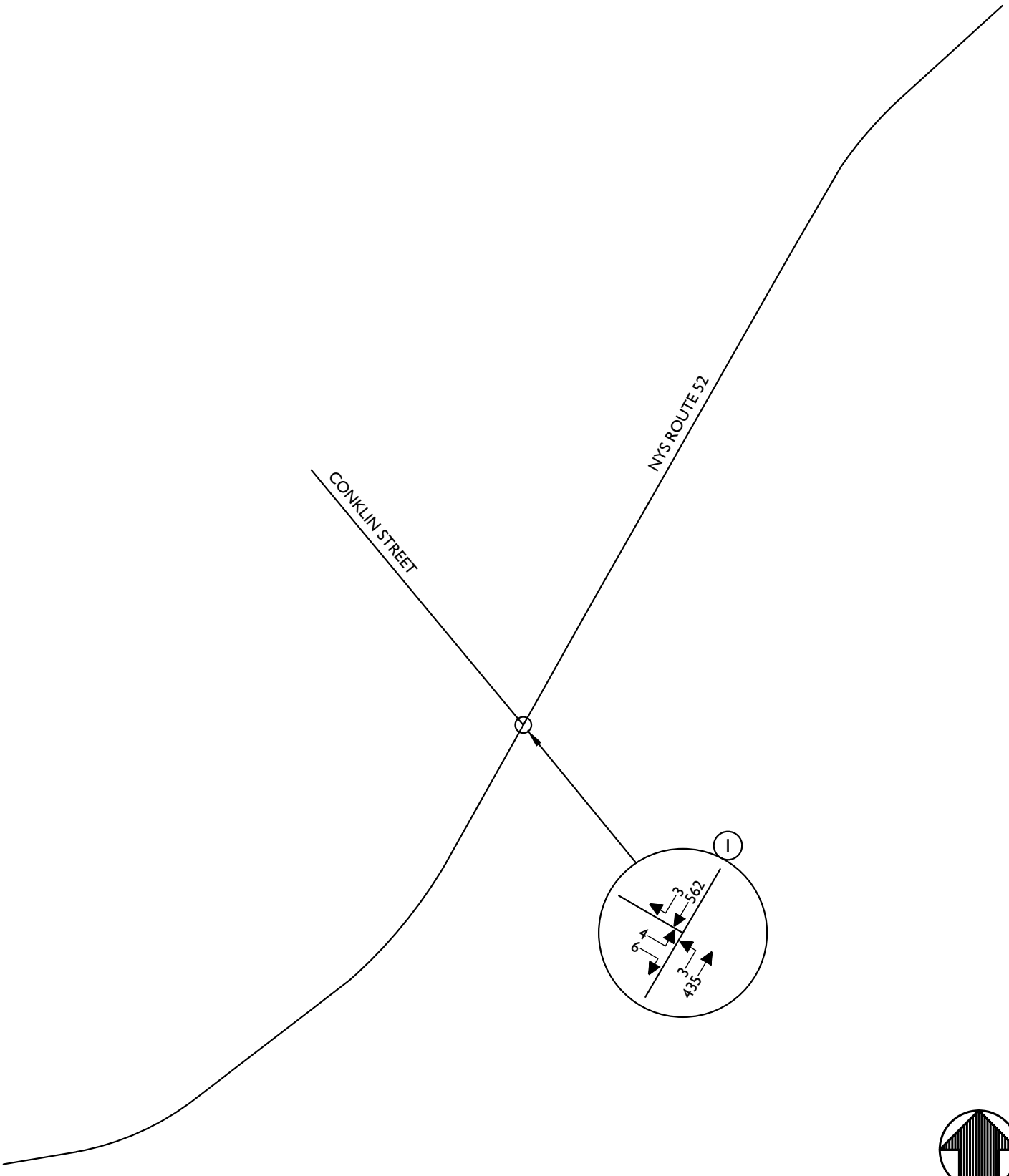

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2025 NO-BUILD TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
13

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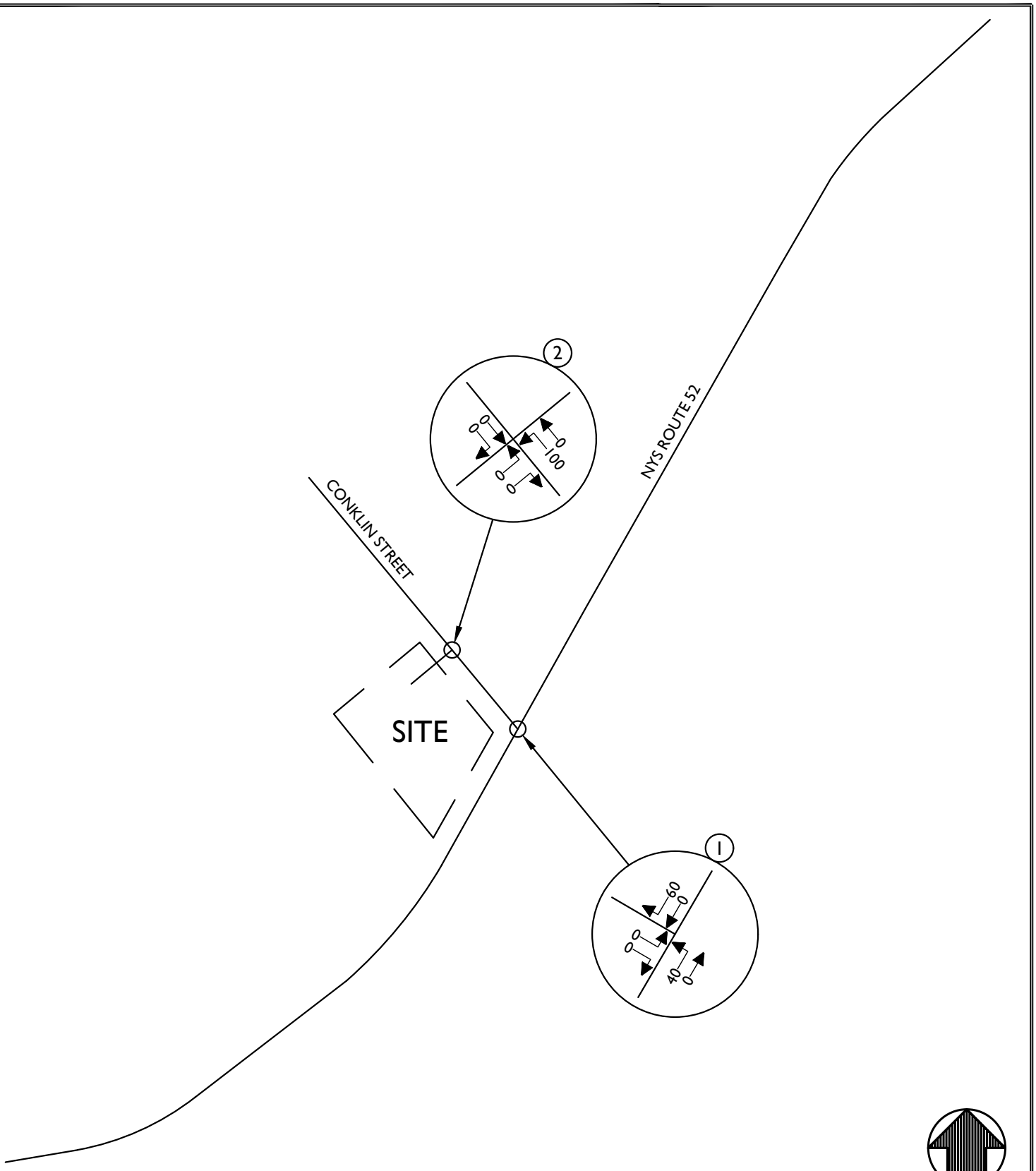

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SHEET TITLE:
ARRIVAL DISTRIBUTION
(EXPRESSED AS A %)

SHEET NUMBER:
14

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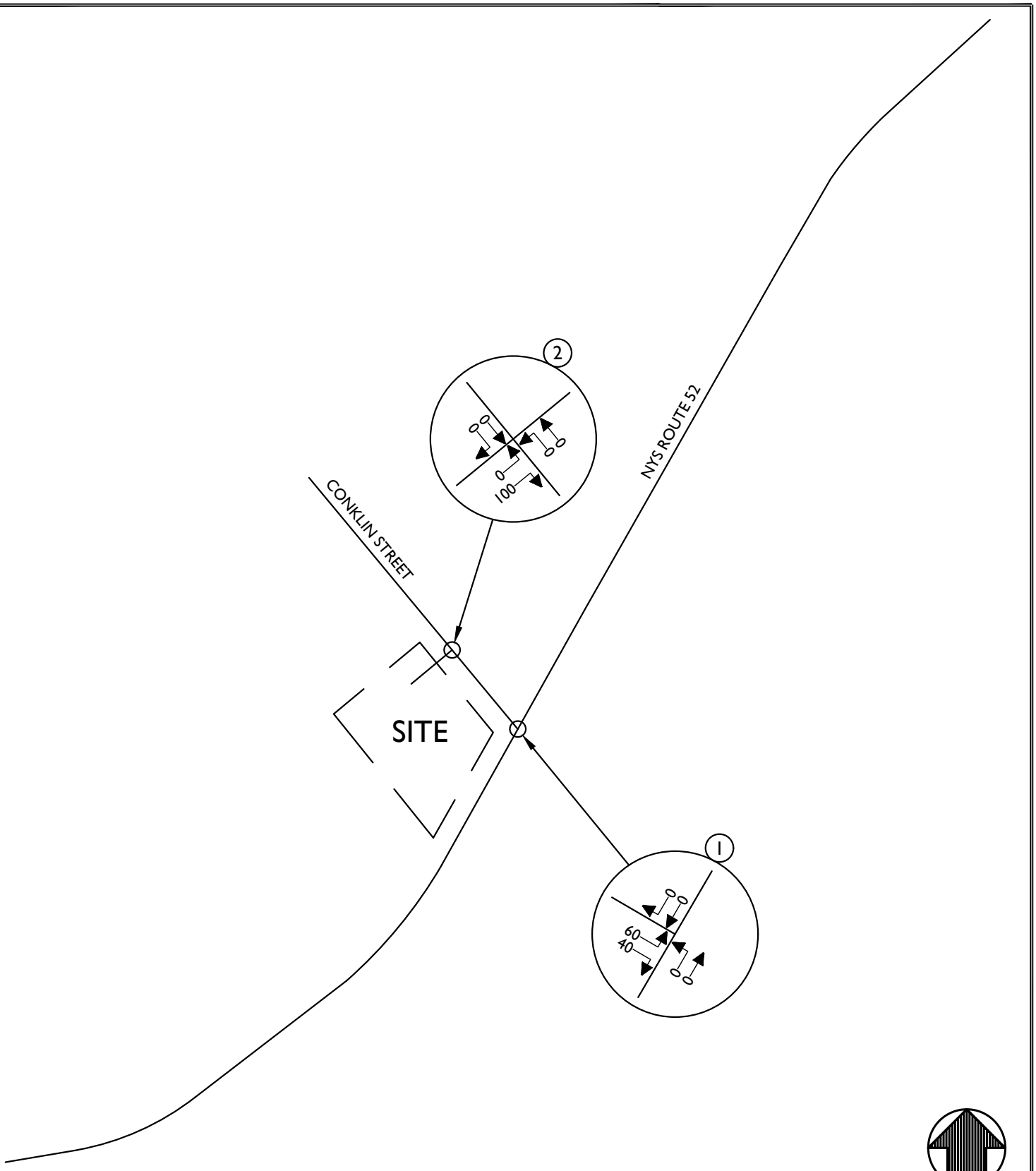

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SHEET TITLE:
DEPARTURE DISTRIBUTION
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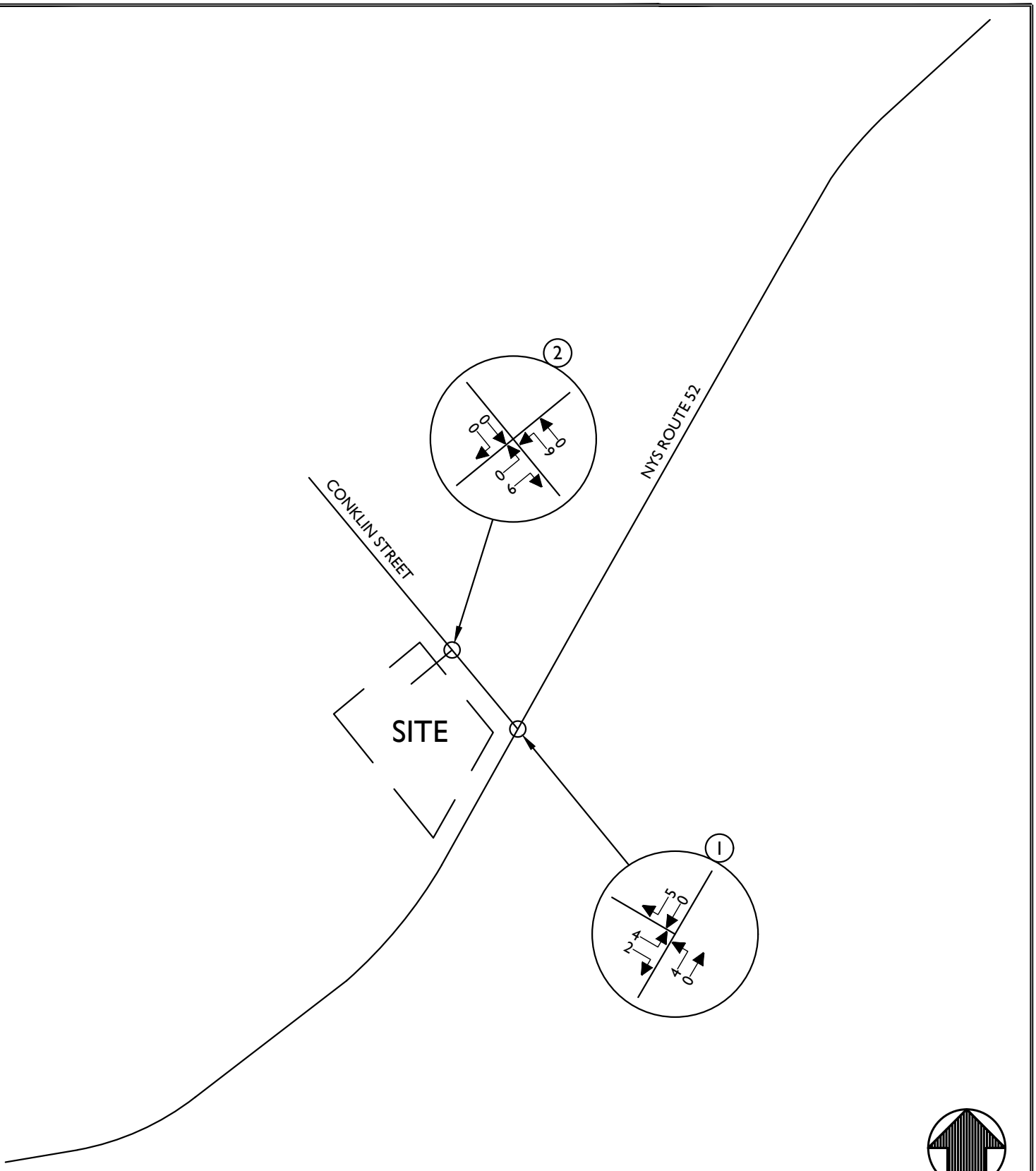

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SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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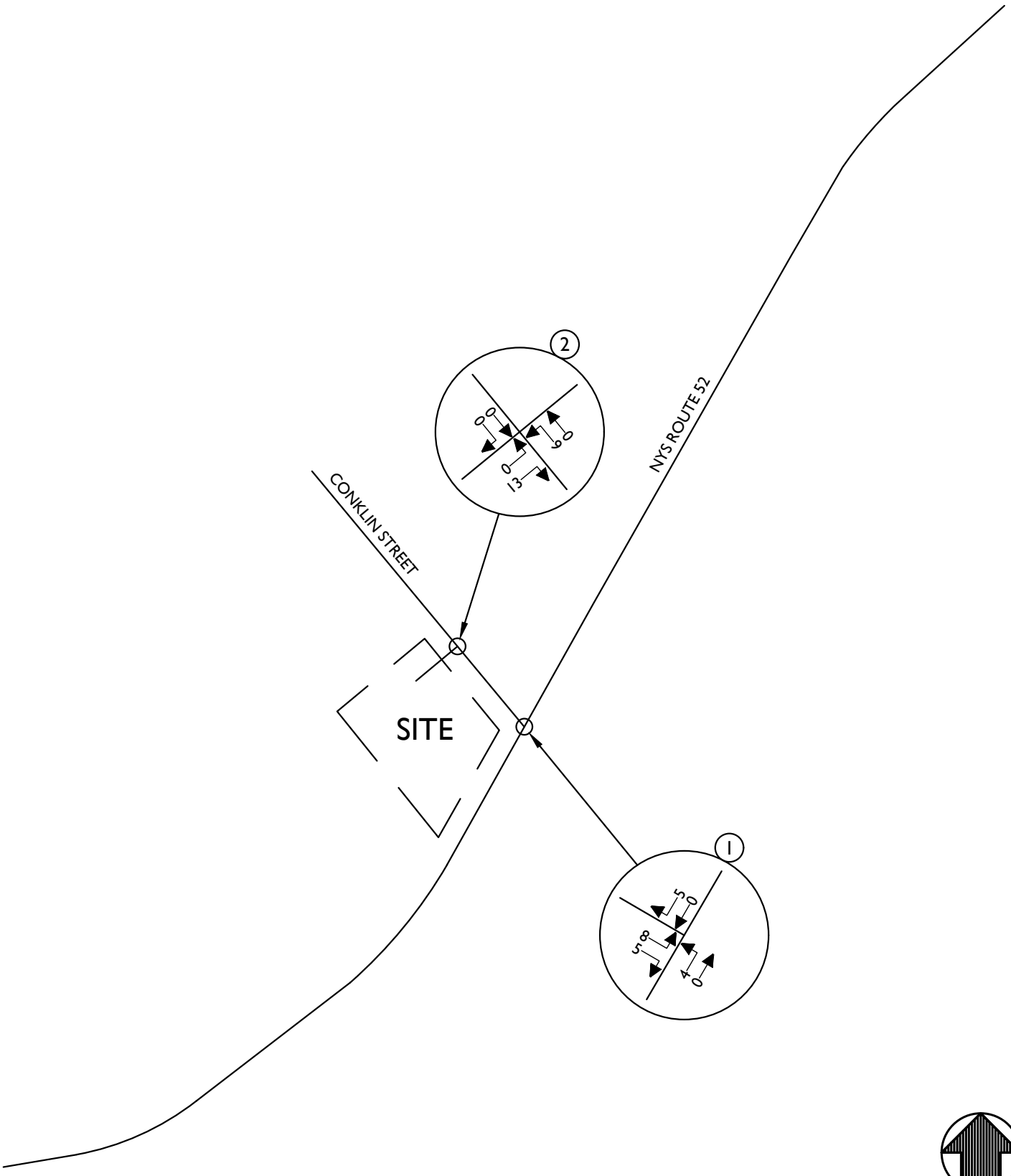

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WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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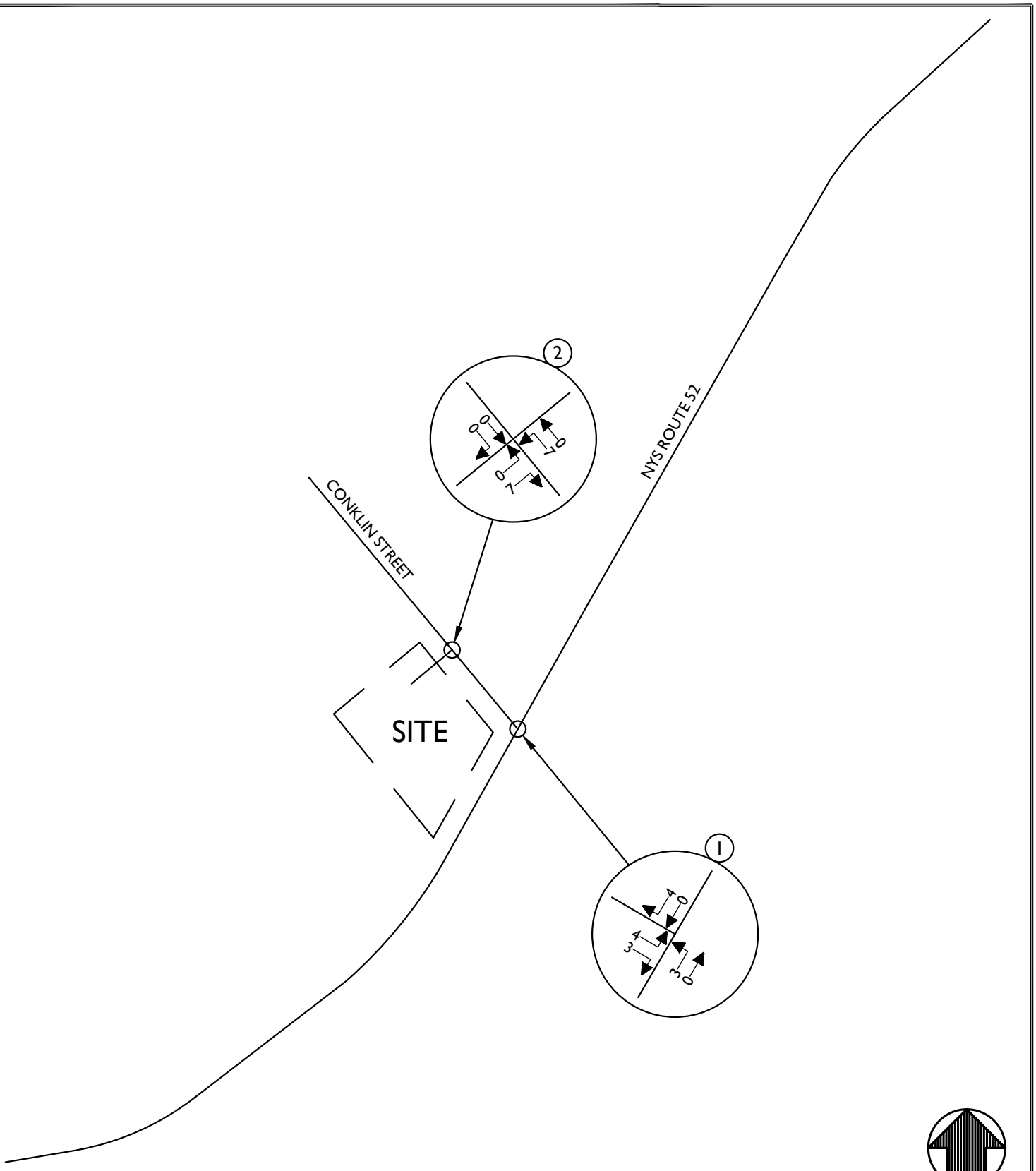

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SITE GENERATED
TRAFFIC VOLUMES
SATURDAY PEAK HOUR

SHEET NUMBER:
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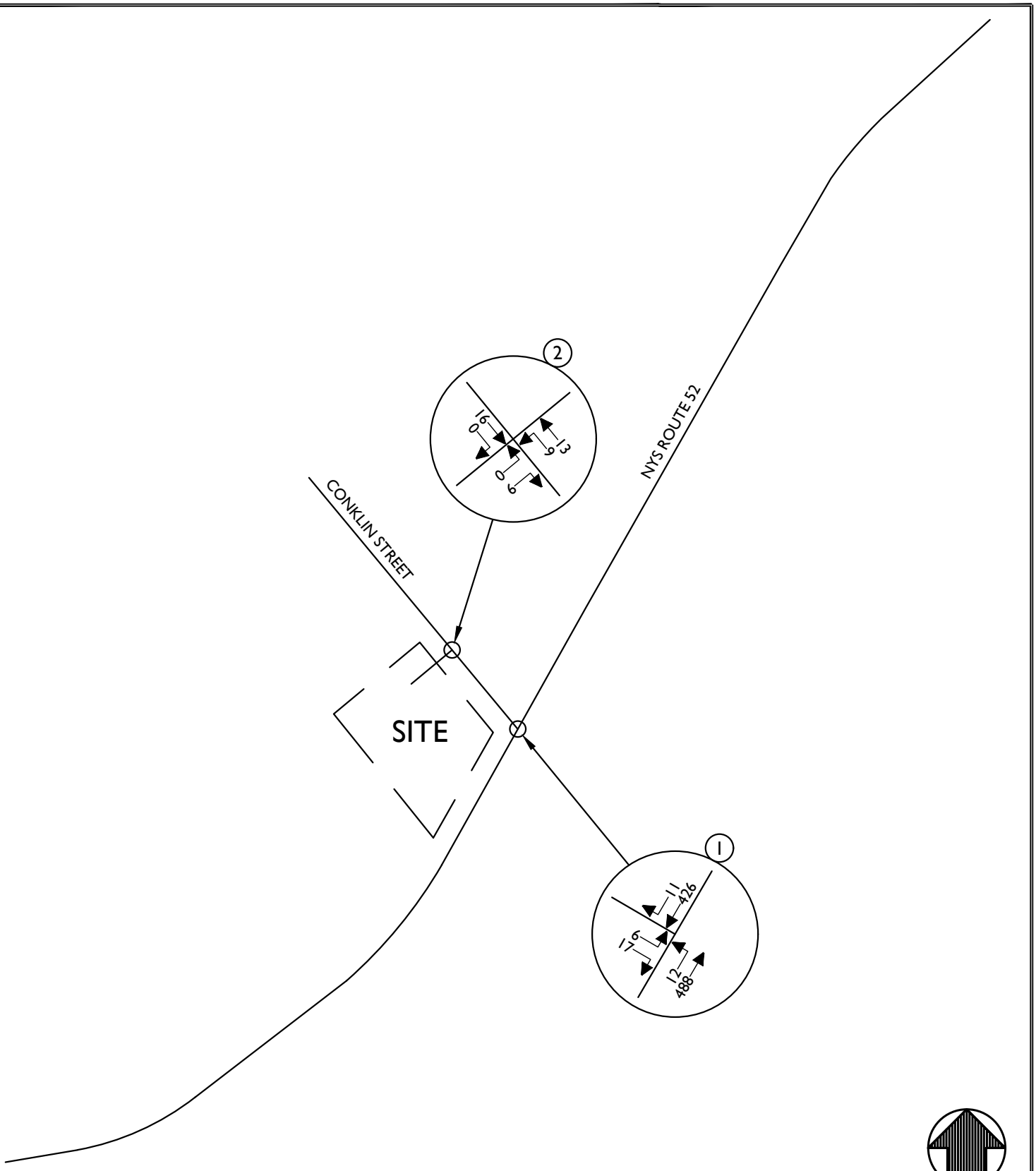

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WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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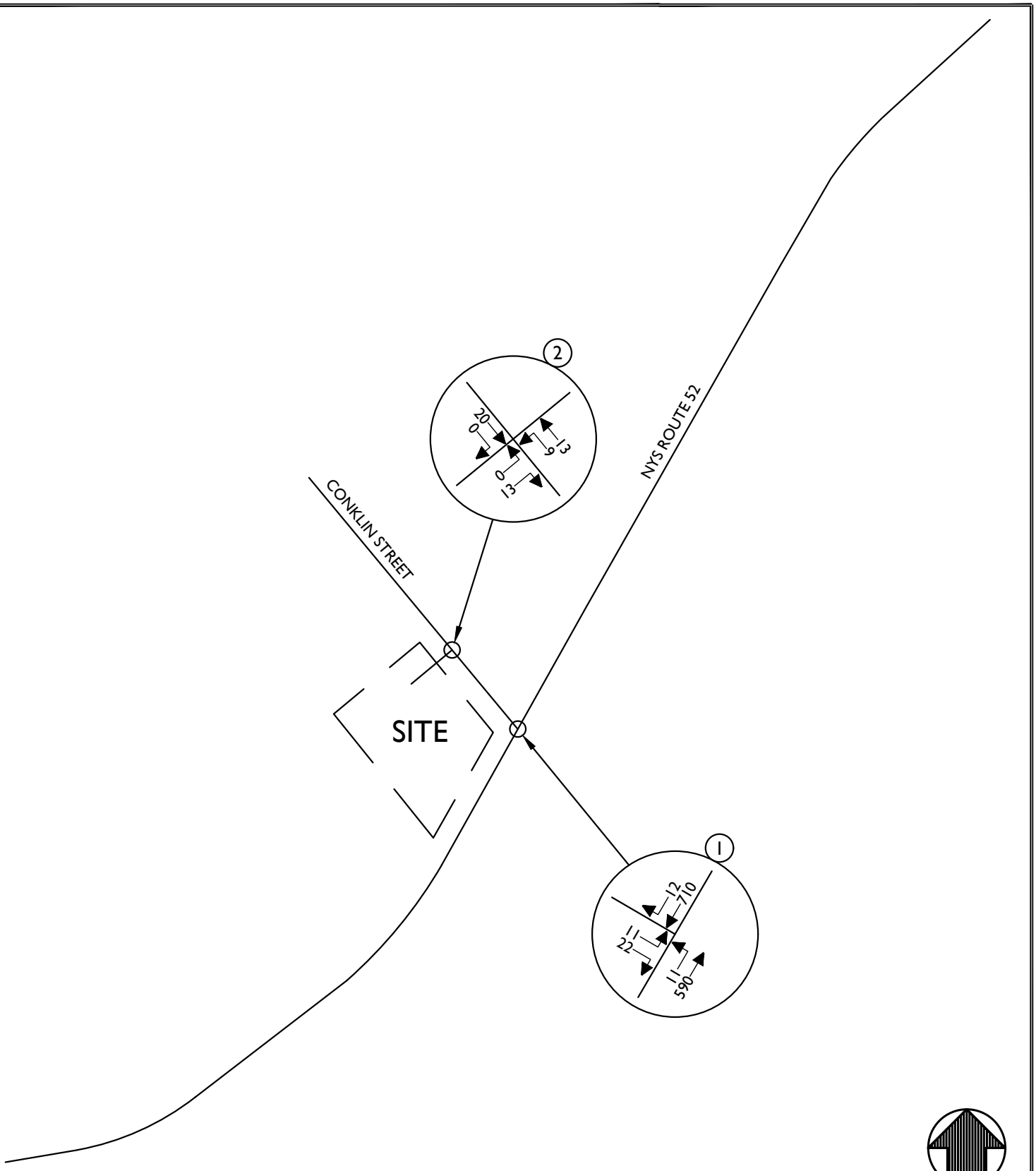

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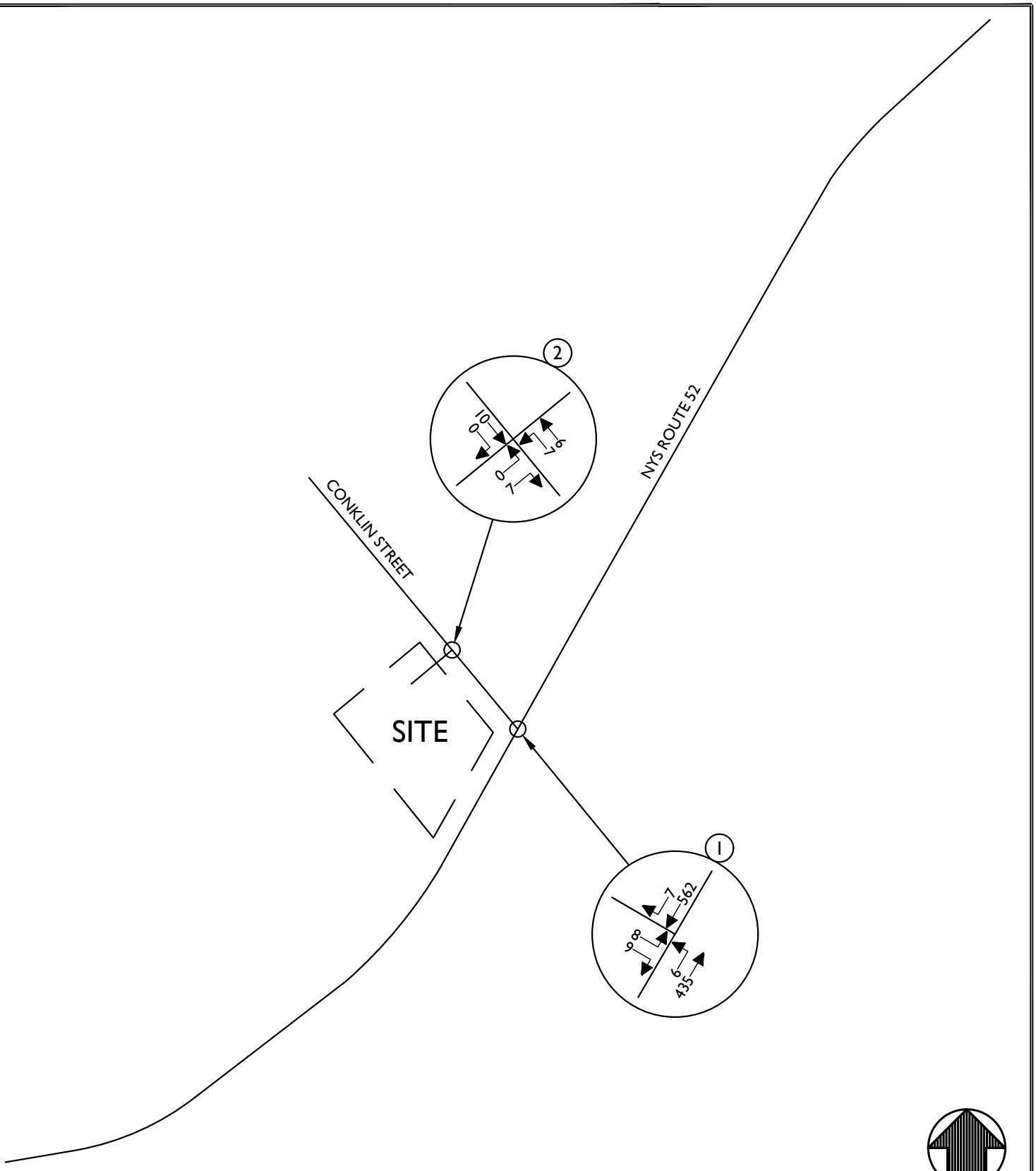

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SATURDAY PEAK HOUR

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Traffic Impact Study

Appendix B | Tables

Table No. 1
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

397 Fishkill Avenue Beacon, New York	Entry		Exit	
	HTGR[1]	Volume	HTGR[1]	Volume
Office (2,470 Sq. Ft.)				
Peak AM Hour	2.43	6	0.40	1
Peak PM Hour	0.40	1	2.83	7
Saturday Peak Hour	0.00	0	0.40	1
Retail (1,230 Sq. Ft.)				
Peak AM Hour	1.63	2	0.81	1
Peak PM Hour	3.25	4	3.25	4
Saturday Peak Hour	3.25	4	3.25	4
Residential (12 Units)				
Peak AM Hour	0.08	1	0.33	4
Peak PM Hour	0.33	4	0.17	2
Saturday Peak Hour	0.25	3	0.17	2
Total				
Peak AM Hour	-	9	-	6
Peak PM Hour	-	9	-	13
Saturday Peak Hour	-	7	-	7

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 710 - GENERAL OFFICE BUILDING, ITE LAND USE CODE - 822 - STRIP RETAIL PLAZA, AND ITE LAND USE CODE - 220 - MULTIFAMILY HOUSING (LOW-RISE).

Table No. 2
Level of Service Summary Table

				2022 Existing			2025 No-Build			2025 Build			Change in Delay
				v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	No-Build to Build
Weekday Peak AM Hour													
1	**NYS Route 52 & Conklin Street**	**Unsignalized**											
	NYS Route 52	NB	LT	0.01	A	8.2	0.01	A	8.3	0.01	A	8.4	0.1
	Conklin Street	SEB	LR	0.03	B	11.2	0.03	B	11.6	0.05	B	12.5	0.9
2	**Conklin Street & Site Access**	**Unsignalized**											
	Conklin Street	NWB	LT	-	-	-	-	-	-	0.01	A	7.3	-
	Site Access	NEB	LR	-	-	-	-	-	-	0.01	A	8.6	-
Weekday Peak AM Hour													
1	**NYS Route 52 & Conklin Street**	**Unsignalized**											
	NYS Route 52	NB	LT	0.01	A	9.2	0.01	A	9.4	0.02	A	9.4	0.0
	Conklin Street	SEB	LR	0.05	B	14.5	0.06	C	15.4	0.12	C	18.0	2.6
2	**Conklin Street & Site Access**	**Unsignalized**											
	Conklin Street	NWB	LT	-	-	-	-	-	-	0.01	A	7.3	-
	Site Access	NEB	LR	-	-	-	-	-	-	0.01	A	8.6	-
Saturday Peak Hour													
1	**NYS Route 52 & Conklin Street**	**Unsignalized**											
	NYS Route 52	NB	LT	0.01	A	8.7	0.01	A	8.8	0.01	A	8.8	0.0
	Conklin Street	SEB	LR	0.02	B	13.4	0.03	B	13.9	0.05	B	14.5	0.6
2	**Conklin Street & Site Access**	**Unsignalized**											
	Conklin Street	NWB	LT	-	-	-	-	-	-	0.01	A	7.2	-
	Site Access	NEB	LR	-	-	-	-	-	-	0.01	A	8.6	-

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

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Traffic Impact Study

Appendix C | Level of Service Standards

Level of Service Criteria For Two-Way Stop-Controlled (TWSC) Unsignalized Intersections

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

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

Exhibit 20-2 LOS by Volume-to-Capacity Ratio

Control Delay (s/veh)	v/c ≤ 1.0	v/c ≥ 1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

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

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

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

Colliers Engineering & Design

Traffic Impact Study

Appendix D | Capacity Analysis



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	8	445	388	5	2	14
Future Volume (vph)	8	445	388	5	2	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.998		0.881	
Flt Protected		0.999			0.994	
Satd. Flow (prot)	0	1845	1874	0	1713	0
Flt Permitted		0.999			0.994	
Satd. Flow (perm)	0	1845	1874	0	1713	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		513	
Travel Time (s)		6.1	11.5		11.7	
Confl. Peds. (#/hr)	11			11		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	4%	3%	20%	0%	7%
Adj. Flow (vph)	9	473	413	5	2	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	482	418	0	17	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	8	445	388	5	2	14
Future Vol, veh/h	8	445	388	5	2	14
Conflicting Peds, #/hr	11	0	0	11	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	4	3	20	0	7
Mvmt Flow	9	473	413	5	2	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	429	0	-	0	918	427
Stage 1	-	-	-	-	427	-
Stage 2	-	-	-	-	491	-
Critical Hdwy	4.1	-	-	-	5.4	5.77
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.363
Pot Cap-1 Maneuver	1141	-	-	-	392	655
Stage 1	-	-	-	-	746	-
Stage 2	-	-	-	-	710	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1127	-	-	-	378	647
Mov Cap-2 Maneuver	-	-	-	-	378	-
Stage 1	-	-	-	-	729	-
Stage 2	-	-	-	-	701	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	1127	-	594	-	-
HCM Lane V/C Ratio	0.008	-	0.029	-	-
HCM Control Delay (s)	8.2	0	11.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	7	547	655	6	3	16
Future Volume (vph)	7	547	655	6	3	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.884	
Flt Protected		0.999			0.993	
Satd. Flow (prot)	0	1880	1917	0	1734	0
Flt Permitted		0.999			0.993	
Satd. Flow (perm)	0	1880	1917	0	1734	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		513	
Travel Time (s)		6.1	11.5		11.7	
Confl. Peds. (#/hr)	7			7		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	2%	1%	0%	0%	6%
Adj. Flow (vph)	8	601	720	7	3	18
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	609	727	0	21	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	7	547	655	6	3	16
Future Vol, veh/h	7	547	655	6	3	16
Conflicting Peds, #/hr	7	0	0	7	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	1	0	0	6
Mvmt Flow	8	601	720	7	3	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	734	0	-	0	1348	731
Stage 1	-	-	-	-	731	-
Stage 2	-	-	-	-	617	-
Critical Hdwy	4.1	-	-	-	5.4	5.76
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.354
Pot Cap-1 Maneuver	880	-	-	-	244	460
Stage 1	-	-	-	-	588	-
Stage 2	-	-	-	-	643	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	873	-	-	-	237	456
Mov Cap-2 Maneuver	-	-	-	-	237	-
Stage 1	-	-	-	-	575	-
Stage 2	-	-	-	-	638	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	873	-	398	-	-
HCM Lane V/C Ratio	0.009	-	0.052	-	-
HCM Control Delay (s)	9.2	0	14.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	3	401	531	3	4	6
Future Volume (vph)	3	401	531	3	4	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.919	
Flt Protected					0.980	
Satd. Flow (prot)	0	1900	1917	0	1871	0
Flt Permitted					0.980	
Satd. Flow (perm)	0	1900	1917	0	1871	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		513	
Travel Time (s)		6.1	11.5		11.7	
Confl. Peds. (#/hr)	12			12	1	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	1%	0%	0%	0%
Adj. Flow (vph)	3	431	571	3	4	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	434	574	0	10	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.2

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	3	401	531	3	4	6
Future Vol, veh/h	3	401	531	3	4	6
Conflicting Peds, #/hr	12	0	0	12	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	3	431	571	3	4	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	586	0	-	0	1023	585
Stage 1	-	-	-	-	585	-
Stage 2	-	-	-	-	438	-
Critical Hdwy	4.1	-	-	-	5.4	5.7
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	999	-	-	-	350	558
Stage 1	-	-	-	-	660	-
Stage 2	-	-	-	-	739	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	986	-	-	-	340	551
Mov Cap-2 Maneuver	-	-	-	-	340	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	729	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	986	-	441	-	-
HCM Lane V/C Ratio	0.003	-	0.024	-	-
HCM Control Delay (s)	8.7	0	13.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	8	488	426	5	2	14
Future Volume (vph)	8	488	426	5	2	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.881	
Flt Protected		0.999			0.994	
Satd. Flow (prot)	0	1845	1876	0	1713	0
Flt Permitted		0.999			0.994	
Satd. Flow (perm)	0	1845	1876	0	1713	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		513	
Travel Time (s)		6.1	11.5		11.7	
Confl. Peds. (#/hr)	11			11		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	4%	3%	20%	0%	7%
Adj. Flow (vph)	9	519	453	5	2	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	528	458	0	17	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.2

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	8	488	426	5	2	14
Future Vol, veh/h	8	488	426	5	2	14
Conflicting Peds, #/hr	11	0	0	11	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	4	3	20	0	7
Mvmt Flow	9	519	453	5	2	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	469	0	-	0	1004	467
Stage 1	-	-	-	-	467	-
Stage 2	-	-	-	-	537	-
Critical Hdwy	4.1	-	-	-	5.4	5.77
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.363
Pot Cap-1 Maneuver	1103	-	-	-	357	625
Stage 1	-	-	-	-	723	-
Stage 2	-	-	-	-	685	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1090	-	-	-	344	617
Mov Cap-2 Maneuver	-	-	-	-	344	-
Stage 1	-	-	-	-	706	-
Stage 2	-	-	-	-	677	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	1090	-	561	-	-
HCM Lane V/C Ratio	0.008	-	0.03	-	-
HCM Control Delay (s)	8.3	0	11.6	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	7	590	710	6	3	16
Future Volume (vph)	7	590	710	6	3	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.884	
Flt Protected		0.999			0.993	
Satd. Flow (prot)	0	1880	1917	0	1734	0
Flt Permitted		0.999			0.993	
Satd. Flow (perm)	0	1880	1917	0	1734	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		513	
Travel Time (s)		6.1	11.5		11.7	
Confl. Peds. (#/hr)	7			7		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	2%	1%	0%	0%	6%
Adj. Flow (vph)	8	648	780	7	3	18
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	656	787	0	21	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	7	590	710	6	3	16
Future Vol, veh/h	7	590	710	6	3	16
Conflicting Peds, #/hr	7	0	0	7	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	1	0	0	6
Mvmt Flow	8	648	780	7	3	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	794	0	-	0	1455	791
Stage 1	-	-	-	-	791	-
Stage 2	-	-	-	-	664	-
Critical Hdwy	4.1	-	-	-	5.4	5.76
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.354
Pot Cap-1 Maneuver	836	-	-	-	217	428
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	620	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	829	-	-	-	210	425
Mov Cap-2 Maneuver	-	-	-	-	210	-
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	615	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	15.4
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	829	-	366	-	-
HCM Lane V/C Ratio	0.009	-	0.057	-	-
HCM Control Delay (s)	9.4	0	15.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	3	435	562	3	4	6
Future Volume (vph)	3	435	562	3	4	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.999		0.919	
Flt Protected					0.980	
Satd. Flow (prot)	0	1900	1917	0	1871	0
Flt Permitted					0.980	
Satd. Flow (perm)	0	1900	1917	0	1871	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		513	
Travel Time (s)		6.1	11.5		11.7	
Confl. Peds. (#/hr)	12			12	1	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	1%	0%	0%	0%
Adj. Flow (vph)	3	468	604	3	4	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	471	607	0	10	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.2

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	3	435	562	3	4	6
Future Vol, veh/h	3	435	562	3	4	6
Conflicting Peds, #/hr	12	0	0	12	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	3	468	604	3	4	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	619	0	-	0	1093	618
Stage 1	-	-	-	-	618	-
Stage 2	-	-	-	-	475	-
Critical Hdwy	4.1	-	-	-	5.4	5.7
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	971	-	-	-	324	537
Stage 1	-	-	-	-	643	-
Stage 2	-	-	-	-	719	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	958	-	-	-	314	530
Mov Cap-2 Maneuver	-	-	-	-	314	-
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	710	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	13.9
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	958	-	416	-	-
HCM Lane V/C Ratio	0.003	-	0.026	-	-
HCM Control Delay (s)	8.8	0	13.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	12	488	426	11	6	17
Future Volume (vph)	12	488	426	11	6	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.997		0.899	
Flt Protected		0.999			0.988	
Satd. Flow (prot)	0	1845	1868	0	1753	0
Flt Permitted		0.999			0.988	
Satd. Flow (perm)	0	1845	1868	0	1753	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		150	
Travel Time (s)		6.1	11.5		3.4	
Confl. Peds. (#/hr)	11			11		
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	0%	4%	3%	20%	0%	7%
Adj. Flow (vph)	13	519	453	12	6	18
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	532	465	0	24	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.4

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	12	488	426	11	6	17
Future Vol, veh/h	12	488	426	11	6	17
Conflicting Peds, #/hr	11	0	0	11	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	4	3	20	0	7
Mvmt Flow	13	519	453	12	6	18

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	476	0	-	0	1015	470
Stage 1	-	-	-	-	470	-
Stage 2	-	-	-	-	545	-
Critical Hdwy	4.1	-	-	-	5.4	5.77
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.363
Pot Cap-1 Maneuver	1097	-	-	-	353	623
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	681	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1084	-	-	-	339	615
Mov Cap-2 Maneuver	-	-	-	-	339	-
Stage 1	-	-	-	-	700	-
Stage 2	-	-	-	-	673	-

Approach	NB	SB	SE
HCM Control Delay, s	0.2	0	12.5
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	1084	-	507	-	-
HCM Lane V/C Ratio	0.012	-	0.048	-	-
HCM Control Delay (s)	8.4	0	12.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	16	0	9	13	0	6
Future Volume (vph)	16	0	9	13	0	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	12	12
Grade (%)	-5%			5%	0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.865	
Flt Protected				0.980		
Satd. Flow (prot)	2037	0	0	1899	1370	0
Flt Permitted				0.980		
Satd. Flow (perm)	2037	0	0	1899	1370	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	363			150	218	
Travel Time (s)	8.3			3.4	5.0	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	20%
Adj. Flow (vph)	17	0	10	14	0	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	17	0	0	24	6	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	0.89	0.89	0.95	0.95	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	2.7

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	16	0	9	13	0	6
Future Vol, veh/h	16	0	9	13	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	-5	-	-	5	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	20
Mvmt Flow	17	0	10	14	0	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	17	0	51	17
Stage 1	-	-	-	-	17	-
Stage 2	-	-	-	-	34	-
Critical Hdwy	-	-	4.12	-	6.42	6.4
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.48
Pot Cap-1 Maneuver	-	-	1600	-	958	1012
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	988	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1600	-	952	1012
Mov Cap-2 Maneuver	-	-	-	-	952	-
Stage 1	-	-	-	-	1006	-
Stage 2	-	-	-	-	982	-

Approach	SE	NW	NE
HCM Control Delay, s	0	3	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	1012	1600	-	-	-
HCM Lane V/C Ratio	0.006	0.006	-	-	-
HCM Control Delay (s)	8.6	7.3	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	11	590	710	12	11	22
Future Volume (vph)	11	590	710	12	11	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.998		0.910	
Flt Protected		0.999			0.984	
Satd. Flow (prot)	0	1880	1915	0	1789	0
Flt Permitted		0.999			0.984	
Satd. Flow (perm)	0	1880	1915	0	1789	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		150	
Travel Time (s)		6.1	11.5		3.4	
Confl. Peds. (#/hr)	7			7		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	0%	2%	1%	0%	0%	6%
Adj. Flow (vph)	12	648	780	13	12	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	660	793	0	36	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.5

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	11	590	710	12	11	22
Future Vol, veh/h	11	590	710	12	11	22
Conflicting Peds, #/hr	7	0	0	7	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	0	2	1	0	0	6
Mvmt Flow	12	648	780	13	12	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	800	0	-	0	1466	794
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	672	-
Critical Hdwy	4.1	-	-	-	5.4	5.76
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.354
Pot Cap-1 Maneuver	832	-	-	-	214	426
Stage 1	-	-	-	-	559	-
Stage 2	-	-	-	-	616	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	826	-	-	-	206	423
Mov Cap-2 Maneuver	-	-	-	-	206	-
Stage 1	-	-	-	-	542	-
Stage 2	-	-	-	-	611	-

Approach	NB	SB	SE
HCM Control Delay, s	0.2	0	18
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	826	-	313	-	-
HCM Lane V/C Ratio	0.015	-	0.116	-	-
HCM Control Delay (s)	9.4	0	18	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	20	0	9	13	0	13
Future Volume (vph)	20	0	9	13	0	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	12	12
Grade (%)	-5%			5%	0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.865	
Flt Protected				0.980		
Satd. Flow (prot)	2037	0	0	1899	1370	0
Flt Permitted				0.980		
Satd. Flow (perm)	2037	0	0	1899	1370	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	363			150	218	
Travel Time (s)	8.3			3.4	5.0	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	2%	2%	2%	2%	2%	20%
Adj. Flow (vph)	22	0	10	14	0	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	22	0	0	24	14	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	0.89	0.89	0.95	0.95	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.2

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	20	0	9	13	0	13
Future Vol, veh/h	20	0	9	13	0	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	-5	-	-	5	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	20
Mvmt Flow	22	0	10	14	0	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	22	0	56	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	34	-
Critical Hdwy	-	-	4.12	-	6.42	6.4
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.48
Pot Cap-1 Maneuver	-	-	1593	-	952	1005
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	988	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1593	-	946	1005
Mov Cap-2 Maneuver	-	-	-	-	946	-
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	982	-

Approach	SE	NW	NE
HCM Control Delay, s	0	3	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	1005	1593	-	-	-
HCM Lane V/C Ratio	0.014	0.006	-	-	-
HCM Control Delay (s)	8.6	7.3	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	6	435	562	7	8	9
Future Volume (vph)	6	435	562	7	8	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		-2%	-4%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.998		0.929	
Flt Protected		0.999			0.977	
Satd. Flow (prot)	0	1898	1915	0	1885	0
Flt Permitted		0.999			0.977	
Satd. Flow (perm)	0	1898	1915	0	1885	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		267	507		150	
Travel Time (s)		6.1	11.5		3.4	
Confl. Peds. (#/hr)	12			12	1	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	0%	1%	1%	0%	0%	0%
Adj. Flow (vph)	6	468	604	8	9	10
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	474	612	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.99	0.99	0.97	0.97	0.89	0.89
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	6	435	562	7	8	9
Future Vol, veh/h	6	435	562	7	8	9
Conflicting Peds, #/hr	12	0	0	12	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	-2	-4	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	6	468	604	8	9	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	624	0	-	0	1101	620
Stage 1	-	-	-	-	620	-
Stage 2	-	-	-	-	481	-
Critical Hdwy	4.1	-	-	-	5.4	5.7
Critical Hdwy Stg 1	-	-	-	-	4.4	-
Critical Hdwy Stg 2	-	-	-	-	4.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	967	-	-	-	321	536
Stage 1	-	-	-	-	642	-
Stage 2	-	-	-	-	715	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	954	-	-	-	310	529
Mov Cap-2 Maneuver	-	-	-	-	310	-
Stage 1	-	-	-	-	629	-
Stage 2	-	-	-	-	706	-

Approach	NB	SB	SE
HCM Control Delay, s	0.1	0	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	954	-	397	-	-
HCM Lane V/C Ratio	0.007	-	0.046	-	-
HCM Control Delay (s)	8.8	0	14.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Volume (vph)	10	0	7	6	0	7
Future Volume (vph)	10	0	7	6	0	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	12	12
Grade (%)	-5%			5%	0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.865	
Flt Protected				0.972		
Satd. Flow (prot)	2037	0	0	1883	1370	0
Flt Permitted				0.972		
Satd. Flow (perm)	2037	0	0	1883	1370	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	363			150	218	
Travel Time (s)	8.3			3.4	5.0	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	2%	2%	2%	2%	2%	20%
Adj. Flow (vph)	11	0	8	6	0	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	11	0	0	14	8	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	0.89	0.89	0.95	0.95	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	3.7

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	10	0	7	6	0	7
Future Vol, veh/h	10	0	7	6	0	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	-5	-	-	5	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	20
Mvmt Flow	11	0	8	6	0	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	11	0	33	11
Stage 1	-	-	-	-	11	-
Stage 2	-	-	-	-	22	-
Critical Hdwy	-	-	4.12	-	6.42	6.4
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.48
Pot Cap-1 Maneuver	-	-	1608	-	980	1020
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1001	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1608	-	975	1020
Mov Cap-2 Maneuver	-	-	-	-	975	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	996	-

Approach	SE	NW	NE
HCM Control Delay, s	0	3.9	8.6
HCM LOS			A

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	1020	1608	-	-	-
HCM Lane V/C Ratio	0.007	0.005	-	-	-
HCM Control Delay (s)	8.6	7.2	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	0	-	-	-

Colliers Engineering & Design

Traffic Impact Study

Appendix E | Traffic Volume Data

Colliers Engineering

400 Columbus Avenue Suite 180 E
Valhalla, NY, 10595

Customer Loyalty through Client Satisfaction

File Name : 1-_FISHKILL_AVE_&_CONKLIN_ST-THU_998939_10-06-2022
Site Code :
Start Date : 10/6/2022
Page No : 1

Groups Printed- Lights - Buses - Trucks - Pedestrians

	FISHKILL AVE From North					From East					FISHKILL AVE From South					CONKLIN ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:00 AM	0	25	0	0	25	0	0	0	0	0	0	30	0	0	30	1	0	1	0	2	57
06:15 AM	0	23	0	0	23	0	0	0	0	0	0	27	1	0	28	0	0	0	1	1	52
06:30 AM	0	40	0	0	40	0	0	0	0	0	0	49	0	0	49	2	0	1	1	4	93
06:45 AM	0	67	0	0	67	0	0	0	0	0	0	67	0	0	67	1	0	2	0	3	137
Total	0	155	0	0	155	0	0	0	0	0	0	173	1	0	174	4	0	4	2	10	339
07:00 AM	0	90	0	0	90	0	0	0	0	0	0	44	0	0	44	0	0	3	3	6	140
07:15 AM	0	100	0	0	100	0	0	0	0	0	0	98	0	0	98	2	0	1	1	4	202
07:30 AM	1	75	0	0	76	0	0	0	0	0	0	71	0	0	71	2	0	0	4	6	153
07:45 AM	0	125	0	0	125	0	0	0	0	0	0	80	0	0	80	3	0	2	0	5	210
Total	1	390	0	0	391	0	0	0	0	0	0	293	0	0	293	7	0	6	8	21	705
08:00 AM	2	102	0	0	104	0	0	0	0	0	0	121	2	0	123	2	0	1	2	5	232
08:15 AM	1	98	0	0	99	0	0	0	0	0	0	102	3	0	105	5	0	1	1	7	211
08:30 AM	1	97	0	0	98	0	0	0	0	0	0	98	1	0	99	3	0	0	1	4	201
08:45 AM	1	91	0	0	92	0	0	0	0	0	0	124	2	0	126	4	0	0	7	11	229
Total	5	388	0	0	393	0	0	0	0	0	0	445	8	0	453	14	0	2	11	27	873
Grand Total	6	933	0	0	939	0	0	0	0	0	0	911	9	0	920	25	0	12	21	58	1917
Apprch %	0.6	99.4	0	0		0	0	0	0		0	99	1	0		43.1	0	20.7	36.2		
Total %	0.3	48.7	0	0	49	0	0	0	0	0	0	47.5	0.5	0	48	1.3	0	0.6	1.1	3	
Lights	5	904	0	0	909	0	0	0	0	0	0	879	9	0	888	24	0	12	0	36	1833
% Lights	83.3	96.9	0	0	96.8	0	0	0	0	0	0	96.5	100	0	96.5	96	0	100	0	62.1	95.6
Buses	1	15	0	0	16	0	0	0	0	0	0	17	0	0	17	1	0	0	0	1	34
% Buses	16.7	1.6	0	0	1.7	0	0	0	0	0	0	1.9	0	0	1.8	4	0	0	0	1.7	1.8
Trucks	0	14	0	0	14	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	29
% Trucks	0	1.5	0	0	1.5	0	0	0	0	0	0	1.6	0	0	1.6	0	0	0	0	0	1.5
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	21
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	36.2	1.1

Colliers Engineering

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Site Code :
Start Date : 10/6/2022
Page No : 2

	FISHKILL AVE From North					From East					FISHKILL AVE From South					CONKLIN ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	**2**	**102**	0	0	**104**	0	0	0	0	0	0	121	2	0	123	2	0	**1**	2	5	**232**
08:15 AM	1	98	0	0	99	0	0	0	0	0	0	102	**3**	0	105	**5**	0	1	1	7	211
08:30 AM	1	97	0	0	98	0	0	0	0	0	0	98	1	0	99	3	0	0	1	4	201
08:45 AM	1	91	0	0	92	0	0	0	0	0	0	**124**	2	0	**126**	4	0	0	**7**	**11**	229
Total Volume	5	388	0	0	393	0	0	0	0	0	0	445	8	0	453	14	0	2	11	27	873
% App. Total	1.3	98.7	0	0		0	0	0	0		0	98.2	1.8	0		51.9	0	7.4	40.7		
PHF	.625	.951	.000	.000	.945	.000	.000	.000	.000	.000	.000	.897	.667	.000	.899	.700	.000	.500	.393	.614	.941
Lights	4	377	0	0	381	0	0	0	0	0	0	427	8	0	435	13	0	2	0	15	831
% Lights	80.0	97.2	0	0	96.9	0	0	0	0	0	0	96.0	100	0	96.0	92.9	0	100	0	55.6	95.2
Buses	1	6	0	0	7	0	0	0	0	0	0	8	0	0	8	1	0	0	0	1	16
% Buses	20.0	1.5	0	0	1.8	0	0	0	0	0	0	1.8	0	0	1.8	7.1	0	0	0	3.7	1.8
Trucks	0	5	0	0	5	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	15
% Trucks	0	1.3	0	0	1.3	0	0	0	0	0	0	2.2	0	0	2.2	0	0	0	0	0	1.7
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	40.7	1.3

Colliers Engineering

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Site Code :
Start Date : 10/6/2022
Page No : 1

Groups Printed- Lights - Buses - Trucks - Pedestrians

	FISHKILL AVE From North					From East					FISHKILL AVE From South					CONKLIN ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:00 PM	2	111	0	0	113	0	0	0	0	0	0	114	2	0	116	4	0	1	4	9	238
03:15 PM	5	115	0	0	120	0	0	0	0	0	0	125	1	0	126	2	0	2	1	5	251
03:30 PM	2	119	0	0	121	0	0	0	0	0	0	117	4	0	121	5	0	0	3	8	250
03:45 PM	1	118	0	0	119	0	0	0	0	0	0	102	2	0	104	2	0	0	2	4	227
Total	10	463	0	0	473	0	0	0	0	0	0	458	9	0	467	13	0	3	10	26	966
04:00 PM	0	111	0	0	111	0	0	0	0	0	0	160	2	0	162	3	0	1	3	7	280
04:15 PM	1	167	0	0	168	0	0	0	0	0	0	123	1	0	124	3	0	1	3	7	299
04:30 PM	3	179	0	0	182	0	0	0	0	0	0	152	3	0	155	3	0	1	1	5	342
04:45 PM	1	152	0	0	153	0	0	0	0	0	0	121	1	0	122	5	0	0	1	6	281
Total	5	609	0	0	614	0	0	0	0	0	0	556	7	0	563	14	0	3	8	25	1202
05:00 PM	1	157	0	0	158	0	0	0	0	0	0	151	2	0	153	5	0	1	2	8	319
05:15 PM	0	135	0	0	135	0	0	0	0	0	0	126	0	0	126	0	0	0	1	1	262
05:30 PM	3	173	0	0	176	0	0	0	0	0	0	136	0	0	136	1	0	0	3	4	316
05:45 PM	0	140	0	0	140	0	0	0	0	0	0	114	2	0	116	1	0	0	6	7	263
Total	4	605	0	0	609	0	0	0	0	0	0	527	4	0	531	7	0	1	12	20	1160
Grand Total	19	1677	0	0	1696	0	0	0	0	0	0	1541	20	0	1561	34	0	7	30	71	3328
Apprch %	1.1	98.9	0	0		0	0	0	0		0	98.7	1.3	0		47.9	0	9.9	42.3		
Total %	0.6	50.4	0	0	51	0	0	0	0	0	0	46.3	0.6	0	46.9	1	0	0.2	0.9	2.1	
Lights	19	1656	0	0	1675	0	0	0	0	0	0	1504	20	0	1524	32	0	7	0	39	3238
% Lights	100	98.7	0	0	98.8	0	0	0	0	0	0	97.6	100	0	97.6	94.1	0	100	0	54.9	97.3
Buses	0	6	0	0	6	0	0	0	0	0	0	17	0	0	17	1	0	0	0	1	24
% Buses	0	0.4	0	0	0.4	0	0	0	0	0	0	1.1	0	0	1.1	2.9	0	0	0	1.4	0.7
Trucks	0	15	0	0	15	0	0	0	0	0	0	20	0	0	20	1	0	0	0	1	36
% Trucks	0	0.9	0	0	0.9	0	0	0	0	0	0	1.3	0	0	1.3	2.9	0	0	0	1.4	1.1
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	42.3	0.9

Colliers Engineering

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Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	1	167	0	0	168	0	0	0	0	0	0	123	1	0	124	3	0	**1**	**3**	7	299
04:30 PM	**3**	**179**	0	0	**182**	0	0	0	0	0	0	**152**	**3**	0	**155**	3	0	1	1	5	**342**
04:45 PM	1	152	0	0	153	0	0	0	0	0	0	121	1	0	122	**5**	0	0	1	6	281
05:00 PM	1	157	0	0	158	0	0	0	0	0	0	151	2	0	153	5	0	1	2	**8**	319
Total Volume	6	655	0	0	661	0	0	0	0	0	0	547	7	0	554	16	0	3	7	26	1241
% App. Total	0.9	99.1	0	0		0	0	0	0		0	98.7	1.3	0		61.5	0	11.5	26.9		
PHF	.500	.915	.000	.000	.908	.000	.000	.000	.000	.000	.000	.900	.583	.000	.894	.800	.000	.750	.583	.813	.907
Lights	6	649	0	0	655	0	0	0	0	0	0	536	7	0	543	15	0	3	0	18	1216
% Lights	100	99.1	0	0	99.1	0	0	0	0	0	0	98.0	100	0	98.0	93.8	0	100	0	69.2	98.0
Buses	0	1	0	0	1	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	6
% Buses	0	0.2	0	0	0.2	0	0	0	0	0	0	0.9	0	0	0.9	0	0	0	0	0	0.5
Trucks	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	12
% Trucks	0	0.8	0	0	0.8	0	0	0	0	0	0	1.1	0	0	1.1	6.3	0	0	0	3.8	1.0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	26.9	0.6

Colliers Engineering

400 Columbus Avenue Suite 180 E
Valhalla, NY, 10595

Customer Loyalty through Client Satisfaction

File Name : 1-_FISHKILL_AVE_&_CONKLIN_ST-SAT_998946_10-08-2022
Site Code :
Start Date : 10/8/2022
Page No : 1

Groups Printed- Lights - Buses - Trucks - Pedestrians

	FISHKILL AVE From North					From East					FISHKILL AVE From South					Eastbound Approach From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
11:00 AM	1	94	0	0	95	0	0	0	0	0	0	104	3	0	107	2	0	2	0	4	206
11:15 AM	0	113	0	0	113	0	0	0	0	0	0	107	2	0	109	0	0	4	3	7	229
11:30 AM	1	95	0	2	98	0	0	0	0	0	0	99	0	0	99	4	0	2	1	7	204
11:45 AM	1	107	0	0	108	0	0	0	0	0	0	99	2	0	101	2	0	2	4	8	217
Total	3	409	0	2	414	0	0	0	0	0	0	409	7	0	416	8	0	10	8	26	856
12:00 PM	1	135	0	0	136	0	0	0	0	0	0	104	2	1	107	3	0	2	4	9	252
12:15 PM	0	127	0	0	127	0	0	0	0	0	0	101	2	0	103	3	0	2	2	7	237
12:30 PM	1	126	0	0	127	0	0	0	0	0	0	107	1	0	108	0	0	4	0	4	239
12:45 PM	0	116	0	0	116	0	0	0	0	0	0	94	1	0	95	2	0	0	0	2	213
Total	2	504	0	0	506	0	0	0	0	0	0	406	6	1	413	8	0	8	6	22	941
01:00 PM	1	137	0	0	138	0	0	0	0	0	0	115	0	0	115	1	0	0	4	5	258
01:15 PM	1	127	0	0	128	0	0	0	0	0	0	89	2	0	91	1	0	1	1	3	222
01:30 PM	0	141	0	1	142	0	0	0	0	0	0	82	1	0	83	0	0	1	4	5	230
01:45 PM	1	126	0	0	127	0	0	0	0	0	0	115	0	0	115	4	0	2	3	9	251
Total	3	531	0	1	535	0	0	0	0	0	0	401	3	0	404	6	0	4	12	22	961
Grand Total	8	1444	0	3	1455	0	0	0	0	0	0	1216	16	1	1233	22	0	22	26	70	2758
Apprch %	0.5	99.2	0	0.2		0	0	0	0		0	98.6	1.3	0.1		31.4	0	31.4	37.1		
Total %	0.3	52.4	0	0.1	52.8	0	0	0	0	0	0	44.1	0.6	0	44.7	0.8	0	0.8	0.9	2.5	
Lights	8	1439	0	0	1447	0	0	0	0	0	0	1204	15	0	1219	21	0	20	0	41	2707
% Lights	100	99.7	0	0	99.5	0	0	0	0	0	0	99	93.8	0	98.9	95.5	0	90.9	0	58.6	98.2
Buses	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3
% Buses	0	0	0	0	0	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0.1
Trucks	0	5	0	0	5	0	0	0	0	0	0	9	1	0	10	1	0	2	0	3	18
% Trucks	0	0.3	0	0	0.3	0	0	0	0	0	0	0.7	6.2	0	0.8	4.5	0	9.1	0	4.3	0.7
Pedestrians	0	0	0	3	3	0	0	0	0	0	0	0	0	1	1	0	0	0	26	26	30
% Pedestrians	0	0	0	100	0.2	0	0	0	0	0	0	0	0	100	0.1	0	0	0	100	37.1	1.1

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Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 01:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 01:00 PM																					
01:00 PM	**1**	137	0	0	138	0	0	0	0	0	0	**115**	0	0	**115**	1	0	0	**4**	5	**258**
01:15 PM	1	127	0	0	128	0	0	0	0	0	0	89	**2**	0	91	1	0	1	1	3	222
01:30 PM	0	**141**	0	**1**	**142**	0	0	0	0	0	0	82	1	0	83	0	0	1	4	5	230
01:45 PM	1	126	0	0	127	0	0	0	0	0	0	115	0	0	115	**4**	0	**2**	3	**9**	251
Total Volume	3	531	0	1	535	0	0	0	0	0	0	401	3	0	404	6	0	4	12	22	961
% App. Total	0.6	99.3	0	0.2		0	0	0	0		0	99.3	0.7	0		27.3	0	18.2	54.5		
PHF	.750	.941	.000	.250	.942	.000	.000	.000	.000	.000	.000	.872	.375	.000	.878	.375	.000	.500	.750	.611	.931
Lights	3	529	0	0	532	0	0	0	0	0	0	397	3	0	400	6	0	4	0	10	942
% Lights	100	99.6	0	0	99.4	0	0	0	0	0	0	99.0	100	0	99.0	100	0	100	0	45.5	98.0
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trucks	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	6
% Trucks	0	0.4	0	0	0.4	0	0	0	0	0	0	1.0	0	0	1.0	0	0	0	0	0	0.6
Pedestrians	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	13
% Pedestrians	0	0	0	100	0.2	0	0	0	0	0	0	0	0	0	0	0	0	0	100	54.5	1.4

Colliers Engineering & Design

NYSDOT VOLUME DATA SUMMARY

ROADWAY: NYS ROUTE 52 (FISHKILL AVENUE)
SEGMENT: FROM VERPLANK AVENUE TO PROSPECT STREET
LOCATION: 125' E OF LINCOLN AVE
START DATE OF COUNT: Monday, May 13, 2019
NYSDOT COUNT STATION: 828612
FUNCTIONAL CLASS: 16 - URBAN MINOR ARTERIAL
FACTOR GROUP: 30
SEASONAL FACTOR: 1.089

TIME PERIOD		DIRECTIONAL VOLUMES		TOTAL VOLUME
START	FINISH	EASTBOUND	WESTBOUND	
12:00 AM	1:00 AM	23	23	46
1:00 AM	2:00 AM	13	13	26
2:00 AM	3:00 AM	6	8	14
3:00 AM	4:00 AM	14	8	22
4:00 AM	5:00 AM	27	19	46
5:00 AM	6:00 AM	70	41	111
6:00 AM	7:00 AM	184	120	304
7:00 AM	8:00 AM	382	241	623
8:00 AM	9:00 AM	345	326	671
9:00 AM	10:00 AM	292	268	560
10:00 AM	11:00 AM	289	272	561
11:00 AM	12:00 PM	298	301	599
12:00 PM	1:00 PM	329	319	648
1:00 PM	2:00 PM	306	323	629
2:00 PM	3:00 PM	373	348	721
3:00 PM	4:00 PM	389	388	777
4:00 PM	5:00 PM	392	404	796
5:00 PM	6:00 PM	398	491	889
6:00 PM	7:00 PM	365	406	771
7:00 PM	8:00 PM	268	274	542
8:00 PM	9:00 PM	171	197	368
9:00 PM	10:00 PM	114	136	250
10:00 PM	11:00 PM	76	83	159
11:00 PM	12:00 AM	47	57	104
AVERAGE WEEKDAY DAILY TRAFFIC		**5171**	**5066**	**10237**
	AADT	**4748**	**4652**	**9400**

NOTES:

1) DATA SOURCE: NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) TRAFFIC DATA VIEWER AVERAGE WEEKDAY VOLUMES

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Infrastructure • Geotechnical/Environmental • Telecommunications • Utilities/Energy

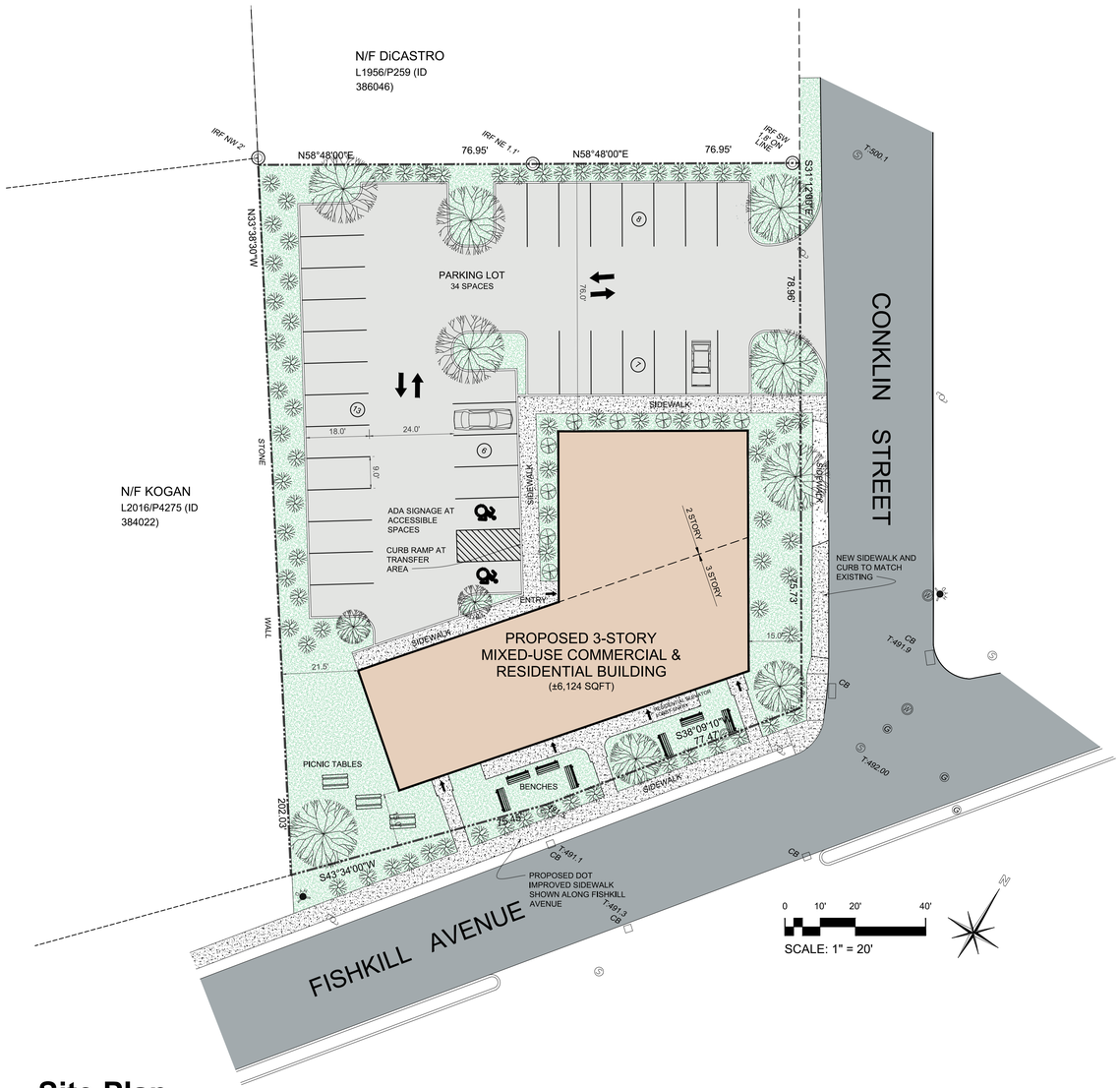
Site Plans

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Maximum Residential Density	Proposed Residential Density	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear								
Zoning District														
GB	15'	20'	25'	15'	21.5'	76'	100'	202.30'	35'	35'	1,500 sf per unit	12 units		15,948 sf

A 2,000 square foot landscaped recreation area is provided.



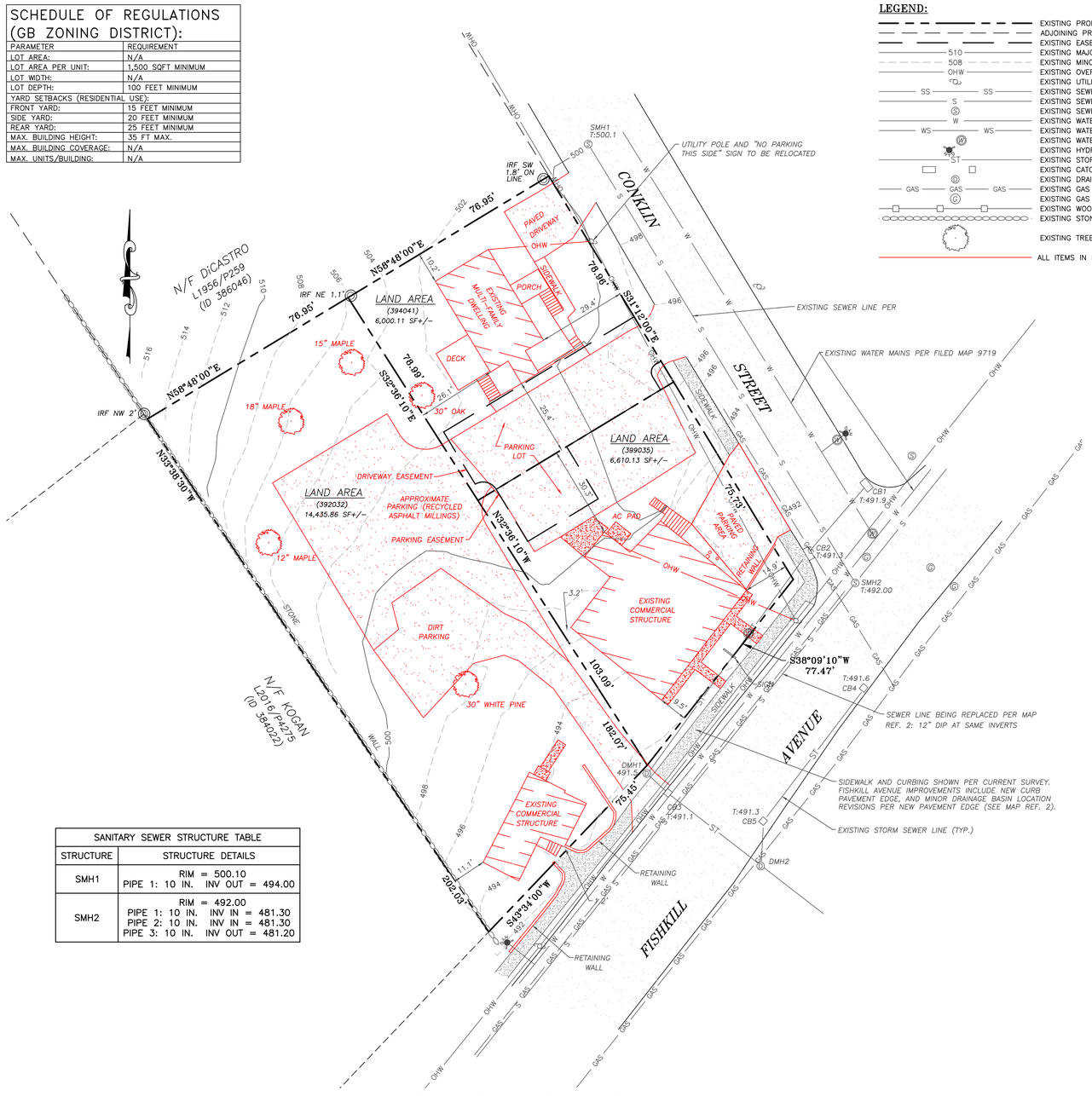
Site Plan

Scale: 1" = 20'



SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

PARAMETER	REQUIREMENT
LOT AREA:	N/A
LOT AREA PER UNIT:	1,500 SQFT MINIMUM
LOT WIDTH:	N/A
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	15 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT MAX.
MAX. BUILDING COVERAGE:	N/A
MAX. UNITS/BUILDING:	N/A



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 510 EXISTING MAJOR CONTOUR
- 508 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- GAS EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL
- EXISTING TREE
- ALL ITEMS IN RED TO BE DEMOLISHED/REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	397 FISHKILL AVE LLC.; 397 FISHKILL AVE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT SURVEYOR:	STEVEN J. GREEN P.L.S., PO BOX 534, GOSHEN, NY 10924
PROJECT ARCHITECT:	ARYEH SIEGEL, 84 MASON CIRCLE, BEACON, NY 12508
PROJECT LANDSCAPE DESIGN:	LANDSCAPE RESTORATIONS, 7 CREEK DRIVE, BEACON, NY 12508
PARCEL LOCATION:	397 & 393 FISHKILL AVE, 7 CONKLIN ST, BEACON NY 12508
TAX PARCEL ID:	6055-80-399035 (0.15 AC) & 392032 (0.33 AC) & 394041 (0.14 AC)
PARCEL AREA:	±0.62-ACRES TOTAL
WATER SUPPLY:	MUNICIPAL – CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL – CITY OF BEACON



LOCATION MAP SCALE: 1" = 200'

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "SURVEY FOR JORDAN HAUG" AS PREPARED BY STEVEN J. GREEN, P.L.S. DATED MAY 29, 2022.
2. SANITARY SEWER AND DRAINAGE RIM ELEVATIONS PROVIDED BY MAP REFERENCE 1. SANITARY SEWER AND DRAINAGE PIPE AND INVERT INFORMATION TAKEN FROM A PLAN SET ENTITLED "RESURFACING, RESTORATION AND REHABILITATION TELLER AVENUE AND FISHKILL AVENUE (WOLCOTT AVENUE/NYS ROUTE 9D TO BEACON CITY LINE)" AS PREPARED BY WSP DATED MAY 2022. INVERT ELEVATIONS ADJUSTED TO PROJECT SURVEYOR'S DATUM OF 500 FEET. GAS MAIN LOCATIONS SHOWN PER THIS PLAN SET.
3. WATER MAIN SHOWN HEREON PER A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719

SURVEY NOTES:

1. PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.
2. THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD MAY 2022.
3. SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR HIS/HER HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS.
6. DATUM: 500.00'.

LOT CONSOLIDATION & EASEMENT NOTES:

1. CONCURRENT WITH THE SITE PLAN APPLICATION IS A LOT CONSOLIDATION PLAN, CONSOLIDATING THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES.
2. THE EXISTING PARKING AND DRIVEWAY EASEMENTS ARE TO BE EXTINGUISHED AS PART OF THE LOT CONSOLIDATION PROCESS. THE EASEMENTS ARE DESCRIBED IN NOTE 4 OF A MAP ENTITLED LOT LINE REALIGNMENT FOR GARY VILLANO PREPARED BY PETER R. HUSTIS, L.L.S. DATED AUGUST 13, 1991 AND LAST REVISED MAY 26, 1993 AND FILED AT THE DUTCHESS COUNTY CLERK'S OFFICE ON JUNE 8, 1993 AS FILED MAP 9719, AS FOLLOWS:
   THE OWNER OF LOT NO. 1, ITS SUCCESSORS AND ASSIGNS, IS GRANTING A PARKING EASEMENT CONSISTING OF 3 PARKING SPACES (TO BE MARKED 1, 2 AND 3) TO THE OWNER OF LOT NO. 2, ITS SUCCESSORS AND ASSIGNS. ALSO, THE OWNER OF LOT NO. 2 IS GRANTING THE OWNER OF LOT NO. 1 A DRIVEWAY EASEMENT FOR INGRESS AND EGRESS TO THE PROPOSED PARKING AREA ON LOT NO. 1.

DEMOLITION NOTES:

1. BUILDING/STRUCTURE TO BE DEMOLISHED ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE DEMOLISHED AS PART OF THIS WORK. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING.
   DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

UTILITY ABANDONMENT NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BE ABANDONED IN ACCORDANCE WITH CITY OF BEACON WATER & SEWER DEPARTMENT REQUIREMENTS.
2. ABANDONMENT WILL BE COORDINATED WITH THE CITY OF BEACON WATER & SEWER DEPARTMENT.

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH1	RIM = 500.10 PIPE 1: 10 IN. INV OUT = 494.00
SMH2	RIM = 492.00 PIPE 1: 10 IN. INV IN = 481.30 PIPE 2: 10 IN. INV IN = 481.30 PIPE 3: 10 IN. INV OUT = 481.20

EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

SEAL

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

EXISTING CONDITIONS & DEMOLITION PLAN

397 FISHKILL AVENUE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #: 2022:015
DATE: 10/21/2022
SCALE: 1" = 20'
TITLE: XC-1
SHEET: 2 OF 3

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

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

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

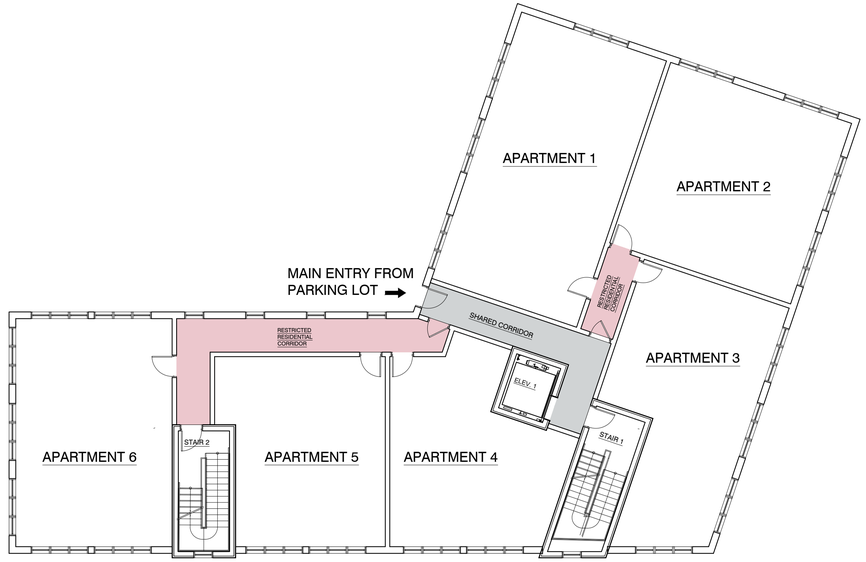
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

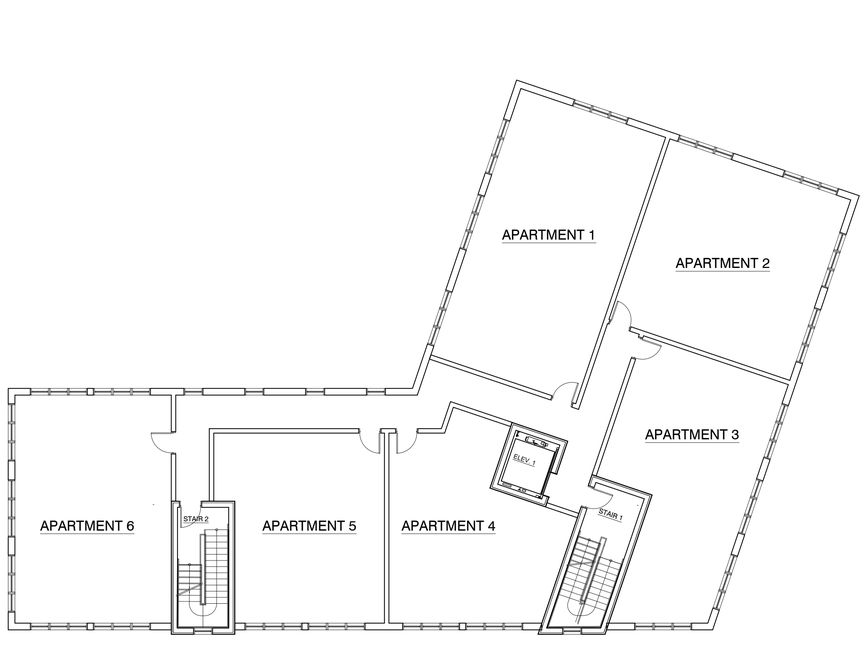
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



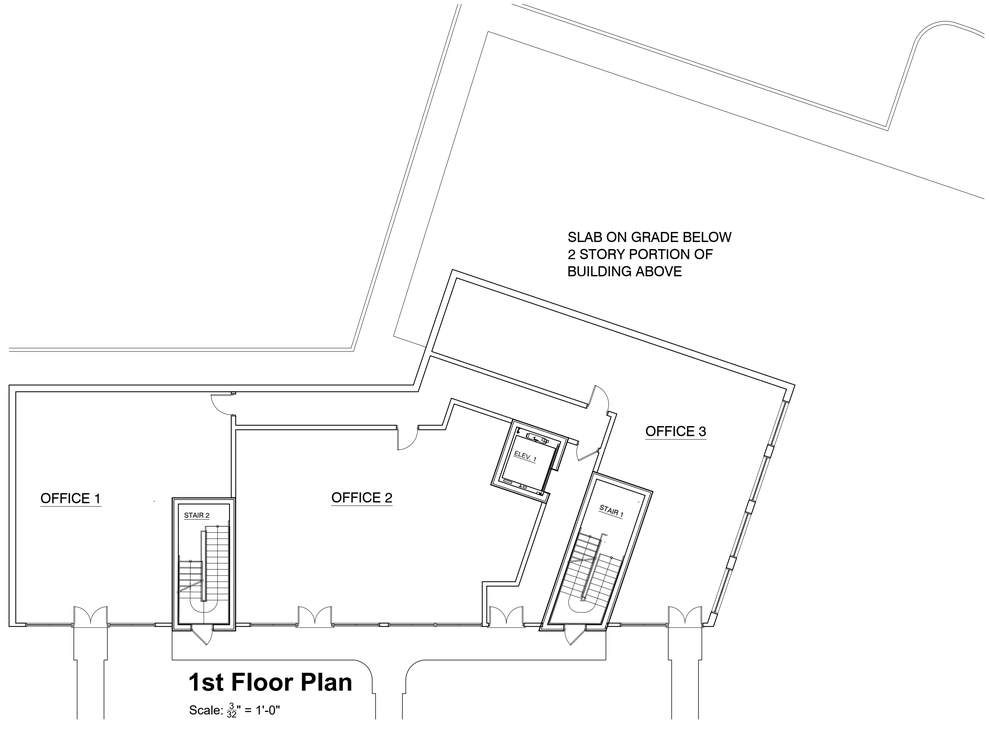
2nd Floor Plan

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



3rd Floor Plan

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



1st Floor Plan

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

Site Plan Application

Sheet 3 of 3 - Building Plans

Owner:
Jordan Haug
397 Fishkill Avenue
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

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

397 Fishkill Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022

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

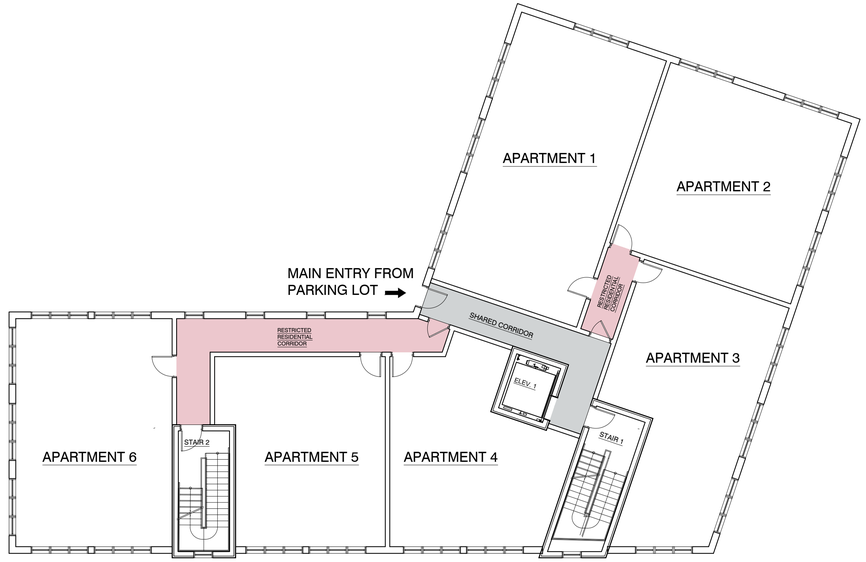
_____ CHAIRMAN

_____ SECRETARY

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

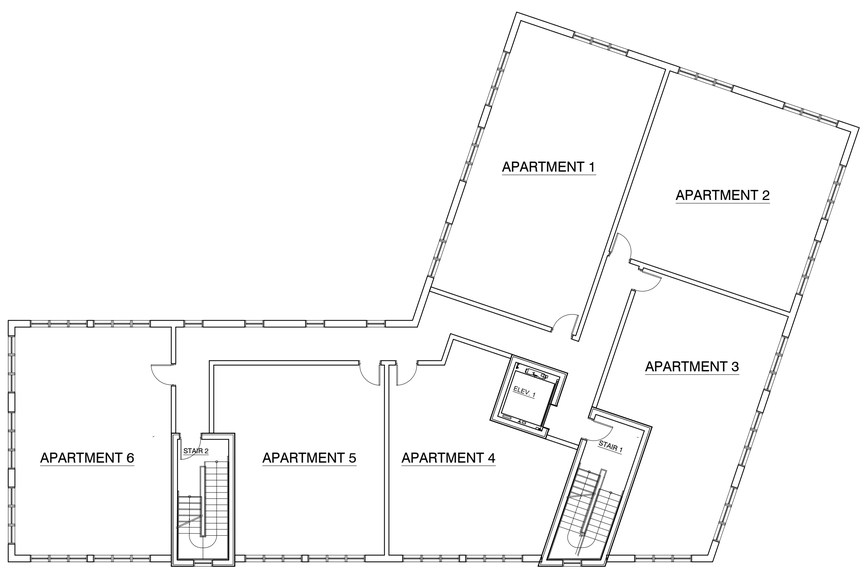


View From Fishkill Avenue



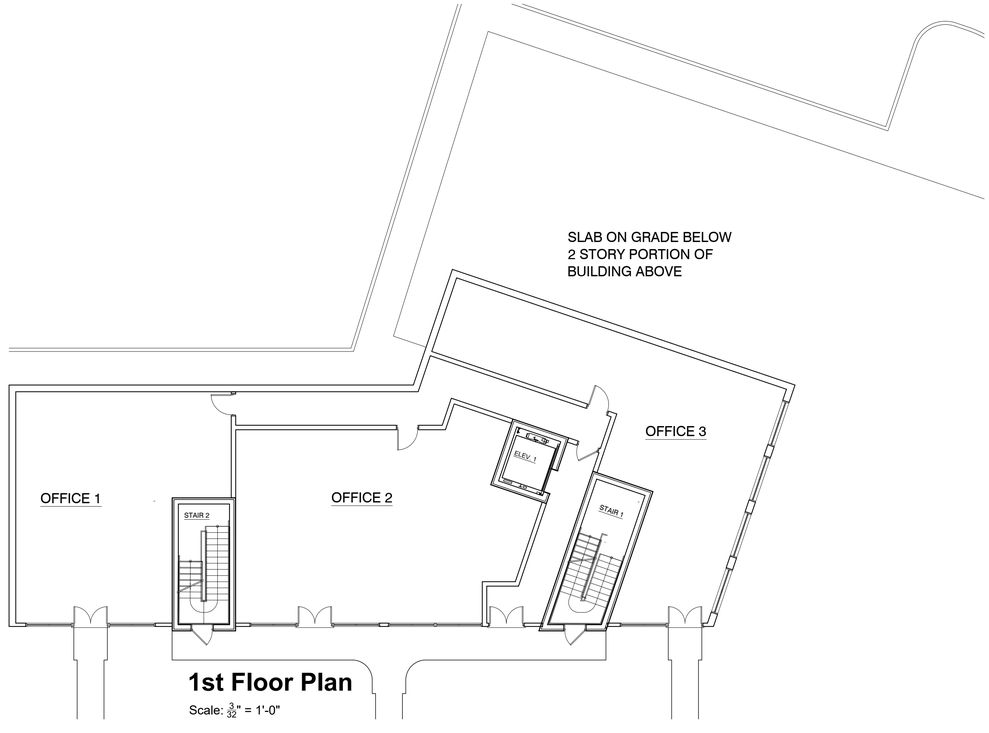
2nd Floor Plan

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



3rd Floor Plan

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



1st Floor Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 3 of 3 - Building Plans

Owner:
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7 Creek Drive
Beacon, New York 12508

397 Fishkill Avenue

Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 21,2022

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RESIDENTIAL CONTRACT OF SALE

Jointly Prepared by the Real Property Section of the New York State Bar Association, the New York State Land Title Association, the Committee on Real Property Law of the Association of the Bar of the City of New York and the Committee on Real Property Law of the New York County Lawyers' Association. (11/08)

CONSULT YOUR LAWYER BEFORE SIGNING THIS CONTRACT.

NOTE: FIRE AND CASUALTY LOSSES AND CONDEMNATION. This contract form does not provide for what happens in the event of fire, or other casualty loss or condemnation before the title closing. Unless different provision is made in this contract, Section 5-1311 of the General Obligations Law will apply. One part of that law makes a Purchaser responsible for fire and casualty loss upon taking possession of the Premises before the title closing.

WARNING: PLAIN LANGUAGE. No representation is made that this form of contract for the sale and purchase of real estate complies with Section 5-702 of the General Obligations Law ("Plain Language").

CONTRACT OF SALE made as of ~~October~~ NOV. 1, 2022 between

7 CONKLIN STREET, LLC
Address: **20330 Passagio Drive, Venice, FL 34293**

Social Security Number/Fed. I. D. No(s): hereinafter called "Seller" and

397 FISHKILL AVENUE, LLC
Address: **397A Fishkill Avenue, Beacon, New York 12508**

Social Security Number/Fed. I. D. No(s): hereinafter called "Purchaser."

The parties hereby agree as follows:

1. **Premises.** Seller shall sell and convey and Purchaser shall purchase the property, together with all buildings and improvements thereon (collectively the "Premises"), more fully described on a separate page marked "Schedule A," annexed hereto and made a part hereof and also known as:
Street Address: **7 Conklin Street, Beacon, New York 12508**
Tax Map Designation: **Section 6055, Block 80, Lot(s) 394041, Dutchess County**
Together with Seller's ownership and rights, if any, to land lying in the bed of any street or highway, opened or proposed, adjoining the Premises to the center line thereof, including any right of Seller to any unpaid award by reason of any taking by condemnation and/or for any damage to the Premises by reason of change of grade of any street or highway. Seller shall deliver at no additional cost to Purchaser, at Closing (as hereinafter defined), or thereafter, on demand, any documents that Purchaser may reasonably require for the conveyance of such title and the assignment and collection of such award or damages.

2. **Personal Property.** This sale also includes all fixtures and articles of personal property now attached or appurtenant to the Premises, unless specifically excluded below. Seller represents and warrants that at Closing they will be paid for and owned by Seller, free and clear of all liens and encumbrances, except any existing mortgage to which this sale may be subject. They include, but are not limited to, plumbing, heating, lighting and cooking fixtures, ~~chandeliers,~~ bathroom and kitchen cabinets and counters, mantels, ~~door mirrors,~~ switch plates and door hardware, ~~venetian blinds, window treatments,~~ shades, screens, ~~awnings,~~ storm windows, storm doors, ~~window boxes,~~ mail box, ~~TV aerials, weather vane, flagpole, pumps,~~ shrubbery, ~~fencing, outdoor statuary, tool shed, dishwasher, washing machine, clothes dryer, garbage disposal unit,~~ range, oven, ~~built-in microwave oven, refrigerator, freezer, air conditioning equipment and installations,~~ wall to wall carpeting and built-ins not excluded below. (*strike out inapplicable items*).
2 refrigeratros, 2 stoves, ALL IN "AS IS" AND "WHERE AS" CONDITION

Excluded from this sale are furniture and household furnishings and

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3. **Purchase Price.** The purchase price is $ 469,000.00
payable as follows:

(a) on the signing of this contract, by Purchaser's good check payable to the Escrowee (as hereinafter defined), subject to collection, the receipt of which is hereby acknowledged, to be held in escrow pursuant to paragraph 6 of this contract (the "Downpayment"): $ 50,000.00

~~(b) by allowance for the principal amount unpaid on the existing mortgage on the date hereof, payment of which Purchaser shall assume by joinder in the deed: $~~

(c) by a purchase money note and mortgage from Purchaser to Seller: $ 419,000.00

(d) balance at Closing in accordance with paragraph 7: $ 0.00

~~4. Existing Mortgage. (*Delete if inapplicable*) If this sale is subject to an existing mortgage as indicated in paragraph 3(b) above:~~

~~(a) The Premises shall be conveyed subject to the continuing lien of the existing mortgage, which is presently payable, with interest at the rate of percent per annum, in monthly installments of $ which include principal, interest and escrow amounts, if any, and with any balance of principal being due and payable on .~~

~~(b) To the extent that any required payments are made on the existing mortgage between the date hereof and Closing which reduce the unpaid principal amount thereof below the amount shown in paragraph 3(b), then the balance of the price payable at Closing under paragraph 3(d) shall be increased by the amount of the payments of principal. Seller represents and warrants that the amount shown in paragraph 3(b) is substantially correct and agrees that only payments required by the existing mortgage will be made between the date hereof and Closing.~~

~~(c) If there is a mortgagee escrow account, Seller shall assign it to Purchaser, if it can be assigned, and in that case Purchaser shall pay the amount in the escrow account to Seller at Closing.~~

~~(d) Seller shall deliver to Purchaser at Closing a certificate dated not more than 30 days before Closing signed by the holder of the existing mortgage, in form for recording, certifying the amount of the unpaid principal, the date to which interest has been paid and the amounts, if any, claimed to be unpaid for principal and interest, itemizing the same. Seller shall pay the fees for recording such certificate. If the holder of the existing mortgage is a bank or other institution as defined in Section 274-a of the Real Property Law it may, instead of the certificate, furnish a letter signed by a duly authorized officer, employee or agent, dated not more than 30 days before Closing, containing the same information.~~

~~(e) Seller represents and warrants that (i) Seller has delivered to Purchaser true and complete copies of the existing mortgage, the note secured thereby and any extensions and modifications thereof, (ii) the existing mortgage is not now, and at the time of Closing will not be, in default, and (iii) the existing mortgage does not contain any provision that permits the holder of the mortgage to require its immediate payment in full or to change any other term thereof by reason of the sale or conveyance of the Premises.~~

5. **Purchase Money Mortgage.** (*Delete if inapplicable*) If there is to be a purchase money mortgage as indicated in paragraph 3(c) above:

(a) The purchase money note and mortgage shall be drawn by the attorney for Seller in the form attached or, if not, in the standard form adopted by the New York State Land Title Association. Purchaser shall pay at Closing the mortgage recording tax, recording fees and the attorney's fees in the amount of $ 500.00 for its preparation.

(b) The purchase money note and mortgage shall also provide that it is subject and subordinate to the lien of the existing mortgage and any extensions, modifications, replacements or consolidations of the existing mortgage, provided that (i) the interest rate thereof shall not be greater than 4.000 percent per annum and the total debt service thereunder shall not be greater than $ per annum, and (ii) if the principal amount thereof shall exceed the amount of principal owing and unpaid on the existing mortgage at the time of placing such new mortgage or consolidated mortgage, the excess be paid to the holder of such purchase money mortgage in reduction of the principal thereof. The purchase money mortgage shall also provide that such payment to the holder thereof shall not alter or affect the regular installments, if any, of principal payable thereunder and that the holder thereof will, on demand and without charge therefor, execute, acknowledge and deliver any agreement or agreements further to effectuate such subordination.

6. **Downpayment in Escrow.** (a) Seller's attorney ("Escrowee") shall hold the Downpayment in escrow in a segregated bank account at **M&T Bank**
Address: **200 Main Street, Beacon, New York 12508**
until Closing or sooner termination of this contract and shall pay over or apply the Downpayment in accordance with the terms of this paragraph. Escrowee shall hold the Downpayment in a(n) **non** interest-bearing account for the benefit of the parties. If interest is held for the benefit of the parties, it shall be paid to the party entitled to the Downpayment and the party receiving the interest shall pay any income taxes thereon. If interest is not held for the benefit of the parties, the Downpayment shall be placed in an IOLA account or as otherwise permitted or required by law. The Social Security or Federal Identification numbers of the parties shall be furnished to Escrowee upon request. At Closing, the Downpayment shall be paid by Escrowee to Seller. If for any reason Closing does not occur and either party gives Notice (as defined in paragraph 25) to Escrowee demanding payment of the Downpayment, Escrowee shall give prompt Notice to the other party of such demand. If Escrowee does not receive Notice of

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objection from such other party to the proposed payment within 10 business days after the giving of such Notice, Escrowee is hereby authorized and directed to make such payment. If Escrowee does receive such Notice of objection within such 10 day period or if for any other reason Escrowee in good faith shall elect not to make such payment, Escrowee shall continue to hold such amount until otherwise directed by Notice from the parties to this contract or a final, nonappealable judgment, order or decree of a court. However, Escrowee shall have the right at any time to deposit the Downpayment and the interest thereon with the clerk of a court in the county in which the Premises are located and shall give Notice of such deposit to Seller and Purchaser. Upon such deposit or other disbursement in accordance with the terms of this paragraph, Escrowee shall be relieved and discharged of all further obligations and responsibilities hereunder.

(b) The parties acknowledge that, Escrowee is acting solely as a stakeholder at their request and for their convenience and that Escrowee shall not be liable to either party for any act or omission on its part unless taken or suffered in bad faith or in willful disregard of this contract or involving gross negligence on the part of Escrowee. Seller and Purchaser jointly and severally (with right of contribution) agree to defend (by attorneys selected by Escrowee), indemnify and hold Escrowee harmless from and against all costs, claims and expenses (including reasonable attorneys' fees) incurred in connection with the performance of Escrowee's duties hereunder, except with respect to actions or omissions taken or suffered by Escrowee in bad faith or in willful disregard of this contract or involving gross negligence on the part of Escrowee.

(c) Escrowee may act or refrain from acting in respect of any matter referred to herein in full reliance upon and with the advice of counsel which may be selected by it (including any member of its firm) and shall be fully protected in so acting or refraining from acting upon the advice of such counsel.

(d) Escrowee acknowledges receipt of the Downpayment by check subject to collection and Escrowee's agreement to the provisions of this paragraph by signing in the place indicated on the signature page of this contract.

(e) Escrowee or any member of its firm shall be permitted to act as counsel for Seller in any dispute as to the disbursement of the Downpayment or any other dispute between the parties whether or not Escrowee is in possession of the Downpayment and continues to act as Escrowee.

(f) The party whose attorney is Escrowee shall be liable for loss of the Downpayment.

7. **Acceptable Funds.** All money payable under this contract, unless otherwise specified, shall be paid by:

(a) Cash, but not over $1,000.00;

(b) Good certified check of Purchaser drawn on or official check issued by any bank, savings bank, trust company or savings and loan association having a banking office in the State of New York, unendorsed and payable to the order of Seller, or as Seller may otherwise direct upon reasonable prior notice (by telephone or otherwise) to Purchaser;

(c) As to money other than the purchase price payable to Seller at Closing, uncertified check of Purchaser up to the amount of $ 500.00 ; and

(d) As otherwise agreed to in writing by Seller or Seller's attorney.

~~8. Mortgage Commitment Contingency. *(Delete paragraph if inapplicable. For explanation, see Notes on Mortgage Commitment Contingency Clause.)*~~

~~(a) The obligation of Purchaser to purchase under this contract is conditioned upon issuance, on or before days after a fully executed copy of this contract is given to Purchaser or Purchaser's attorney in the manner set forth in paragraph 25 or subparagraph 8(i) (the "Commitment Date"), of a written commitment from an Institutional Lender pursuant to which such Institutional Lender agrees to make a first mortgage loan, other than a VA, FHA or other governmentally insured loan, to Purchaser, at Purchaser's sole cost and expense, of $ for a term of at least years (or such lesser sum or shorter term as Purchaser shall be willing to accept) at the prevailing fixed or adjustable rate of interest and on other customary commitment terms (the "Commitment"). To the extent a Commitment is conditioned on the sale of Purchaser's current home, payment of any outstanding debt, no material adverse change in Purchaser's financial condition or any other customary conditions, Purchaser accepts the risk that such conditions may not be met; however, a commitment conditioned on the Institutional Lender's approval of an appraisal shall not be deemed a "Commitment" hereunder until an appraisal is approved (and if that does not occur before the Commitment Date, Purchaser may cancel under subparagraph 8(e) unless the Commitment Date is extended). Purchaser's obligations hereunder are conditioned only on issuance of a Commitment. Once a Commitment is issued, Purchaser is bound under this contract even if the lender fails or refuses to fund the loan for any reason.~~

~~(b) Purchaser shall (i) make prompt application to one or, at Purchaser's election, more than one Institutional Lender for such mortgage loan, (ii) furnish accurate and complete information regarding Purchaser and members of Purchaser's family, as required, (iii) pay all fees, points and charges required in connection with such application and loan, (iv) pursue such application with diligence, and (v) cooperate in good faith with such Institutional Lender(s) to obtain a Commitment. Purchaser shall accept a Commitment meeting the terms set forth in subparagraph 8(a) and shall comply with all requirements of such Commitment (or any other commitment accepted by Purchaser). Purchaser shall furnish Seller with a copy of the Commitment promptly after receipt thereof.~~

~~(c) *(Delete this subparagraph if inapplicable)* Prompt submission by Purchaser of an application to a mortgage broker registered pursuant to Article 12-D of the New York Banking Law ("Mortgage Broker") shall constitute full compliance with the~~

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~~terms and conditions set forth in subparagraph 8(b)(i), provided that such Mortgage Broker promptly submits such application to such Institutional Lender(s). Purchaser shall cooperate in good faith with such Mortgage Broker to obtain a Commitment from such Institutional Lender(s).~~

~~(d) If all Institutional Lenders to whom applications were made deny such applications in writing prior to the Commitment Date, Purchaser may cancel this contract by giving Notice thereof to Seller, with a copy of such denials, provided that Purchaser has complied with all its obligations under this paragraph 8.~~

~~(e) If no Commitment is issued by the Institutional Lender on or before the Commitment Date, then, unless Purchaser has accepted a written commitment from an Institutional Lender that does not conform to the terms set forth in subparagraph 8(a), Purchaser may cancel this contract by giving Notice to Seller within 5 business days after the Commitment Date, provided that such Notice includes the name and address of the Institutional Lender(s) to whom application was made and that Purchaser has complied with all its obligations under this paragraph 8.~~

~~(f) If this contract is canceled by Purchaser pursuant to subparagraphs 8(d) or (e), neither party shall thereafter have any further rights against, or obligations or liabilities to, the other by reason of this contract, except that the Downpayment shall be promptly refunded to Purchaser and except as set forth in paragraph 27.~~

~~(g) If Purchaser fails to give timely Notice of cancellation or if Purchaser accepts a written commitment from an Institutional Lender that does not conform to the terms set forth in subparagraph 8(a), then Purchaser shall be deemed to have waived Purchaser's right to cancel this contract and to receive a refund of the Downpayment by reason of the contingency contained in this paragraph 8.~~

~~(h) If Seller has not received a copy of a commitment from an Institutional Lender accepted by Purchaser by the Commitment Date, Seller may cancel this contract by giving Notice to Purchaser within 5 business days after the Commitment Date, which cancellation shall become effective unless Purchaser delivers a copy of such commitment to Seller within 10 business days after the Commitment Date. After such cancellation neither party shall have any further rights against, or obligations or liabilities to, the other by reason of this contract, except that the Downpayment shall be promptly refunded to Purchaser (provided Purchaser has complied with all its obligations under this paragraph 8) and except as set forth in paragraph 27.~~

~~(i) For purposes of this contract, the term "Institutional Lender" shall mean any bank, savings bank, private banker, trust company, savings and loan association, credit union or similar banking institution whether organized under the laws of this state, the United States or any other state, foreign banking corporation licensed by the Superintendent of Banks of New York or regulated by the Comptroller of the Currency to transact business in New York State, insurance company duly organized or licensed to do business in New York State, mortgage banker licensed pursuant to Article 12-D of the Banking Law, and any instrumentality created by the United States or any state with the power to make mortgage loans.~~

~~(j) For purposes of subparagraph 8(a), Purchaser shall be deemed to have been given a fully executed copy of this contract on the third business day following the date of ordinary or regular mailing, postage prepaid.~~

9. Permitted Exceptions. The Premises are sold and shall be conveyed subject to:

(a) Zoning and subdivision laws and regulations, and landmark, historic or wetlands designation, provided that they are not violated by the existing buildings and improvements erected on the property or their use;

(b) Consents for the erection of any structures on, under or above any streets on which the Premises abut;

(c) Encroachments of stoops, areas, cellar steps, trim and cornices, if any, upon any street or highway;

(d) Real estate taxes that are a lien, but are not yet due and payable; and

(e) The other matters, if any, including a survey exception, set forth in a Rider attached.

10. Governmental Violations and Orders. (a) Seller shall comply with all notes or notices of violations of law or municipal ordinances, orders or requirements noted or issued as of the date hereof by any governmental department having authority as to lands, housing, buildings, fire, health, environmental and labor conditions affecting the Premises. The Premises shall be conveyed free of them at Closing. Seller shall furnish Purchaser with any authorizations necessary to make the searches that could disclose these matters.

(b) (*Delete if inapplicable*) All obligations affecting the Premises pursuant to the Administrative Code of the City of New York incurred prior to Closing and payable in money shall be discharged by Seller at or prior to Closing.

11. Seller's Representations. (a) Seller represents and warrants to Purchaser that:

(i) The Premises abut or have a right of access to a public road;

(ii) Seller is the sole owner of the Premises and has the full right, power and authority to sell, convey and transfer the same in accordance with the terms of this contract;

(iii) Seller is not a "foreign person," as that term is defined for purposes of the Foreign Investment in Real Property Tax Act, Internal Revenue Code ("IRC") Section 1445, as amended, and the regulations promulgated thereunder (collectively "FIRPTA");

(iv) The Premises are not affected by any exemptions or abatements of taxes; and

(v) Seller has been known by no other name for the past ten years, except

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(b) Seller covenants and warrants that all of the representations and warranties set forth in this contract shall be true and correct at Closing.

(c) Except as otherwise expressly set forth in this contract, none of Seller's covenants, representations, warranties or other obligations contained in this contract shall survive Closing.

12. Condition of Property. Purchaser acknowledges and represents that Purchaser is fully aware of the physical condition and state of repair of the Premises and of all other property included in this sale, based on Purchaser's own inspection and investigation thereof, and that Purchaser is entering into this contract based solely upon such inspection and investigation and not upon any information, data, statements or representations, written or oral, as to the physical condition, state of repair, use, cost of operation or any other matter related to the Premises or the other property included in the sale, given or made by Seller or its representatives, and shall accept the same "as is" in their present condition and state of repair, subject to reasonable use, wear, tear and natural deterioration between the date hereof and the date of closing (except as otherwise set forth in paragraph 16(e)), without any reduction in the purchase price or claim of any kind for any change in such condition by reason thereof subsequent to the date of this contract. Purchaser and its authorized representatives shall have the right, at reasonable times and upon reasonable notice (by telephone or otherwise) to Seller, to inspect the Premises before Closing.

13. Insurable Title. Seller shall give and Purchaser shall accept such title as **any reputable title insurance or abstract company licensed to do business in the state of New York** shall be willing to approve and insure in accordance with its standard form of title policy approved by the New York State Insurance Department, subject only to the matters provided for in this contract.

14. Closing, Deed and Title. (a) "Closing" means the settlement of the obligations of Seller and Purchaser to each other under this contract, including the payment of the purchase price to Seller, and the delivery to Purchaser of a **bargain and sale with covenant against grantor's acts** deed in proper statutory short form for record, duly executed and acknowledged, so as to convey to Purchaser fee simple title to the Premises, free of all encumbrances, except as otherwise herein stated. The deed shall contain a covenant by Seller as required by subd. 5 of Section 13 of the Lien Law.

(b) If Seller is a corporation, it shall deliver to Purchaser at the time of Closing (i) a resolution of its Board of Directors authorizing the sale and delivery of the deed, and (ii) a certificate by the Secretary or Assistant Secretary of the corporation certifying such resolution and setting forth facts showing that the transfer is in conformity with the requirements of Section 909 of the Business Corporation Law. The deed in such case shall contain a recital sufficient to establish compliance with that Section.

15. Closing Date and Place. Closing shall take place at the office of **Paul B. Supple, Esq., 5 Cliff Street, Beacon, New York 12508** at **1:00 pm** o'clock on **or about November 30, 2022** or, upon reasonable notice (by telephone or otherwise) by Purchaser, at the office of

16. Conditions to Closing. This contract and Purchaser's obligation to purchase the Premises are also subject to and conditioned upon the fulfillment of the following conditions precedent:

(a) The accuracy, as of the date of Closing, of the representations and warranties of Seller made in this contract.

(b) The delivery by Seller to Purchaser of a valid and subsisting Certificate of Occupancy or other required certificate of compliance, or evidence that none was required, covering the building(s) and all of the other improvements located on the property authorizing their use as a **two** family dwelling at the date of Closing.

(c) The delivery by Seller to Purchaser of a certificate stating that Seller is not a foreign person, which certificate shall be in the form then required by FIRPTA, or a withholding certificate from the I.R.S. If Seller fails to deliver the aforesaid certificate or if Purchaser is not entitled under FIRPTA to rely on such certificate, Purchaser shall deduct and withhold from the purchase price a sum equal to 10% thereof (or any lesser amount permitted by law) and shall at Closing remit the withheld amount with the required forms to the Internal Revenue Service.

(d) The delivery of the Premises and all buildings(s) and improvements comprising a part thereof in broom clean condition, vacant and free of leases or tenancies, together with keys to the Premises.

(e) All plumbing (including water supply and septic systems, if any), heating and air conditioning, if any, electrical and mechanical systems, equipment and machinery in the buildings(s) located on the property and all appliances which are included in this sale being in working order as of the date of Closing.

(f) If the Premises are a one or two family house, delivery by the parties at Closing of affidavits in compliance with state and local law requirements to the effect that there is installed in the Premises a smoke detecting alarm device or devices.

(g) The delivery by the parties of any other affidavits required as a condition of recording the deed.

17. Deed Transfer and Recording Taxes. At Closing, certified or official bank checks payable to the order of the appropriate

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State, City or County officer in the amount of any applicable transfer and/or recording tax payable by reason of the delivery or recording of the deed or mortgage, if any, shall be delivered by the party required by law or by this contract to pay such transfer and/or recording tax, together with any required tax returns duly executed and sworn to, and such party shall cause any such checks and returns to be delivered to the appropriate officer promptly after Closing. The obligation to pay any additional tax or deficiency and any interest or penalties thereon shall survive Closing.

18. Apportionments and Other Adjustments; Water Meter and Installment Assessments. (a) To the extent applicable, the following shall be apportioned as of midnight of the day before the day of Closing:

(i) taxes, water charges and sewer rents, on the basis of the fiscal period for which assessed; (ii) fuel; ~~(iii) interest on the existing mortgage; (iv) premiums on existing transferable insurance policies and renewals of those expiring prior to Closing; (v) vault charges;~~ (vi) rents as and when collected.

(b) If Closing shall occur before a new tax rate is fixed, the apportionment of taxes shall be upon the basis of the tax rate for the immediately preceding fiscal period applied to the latest assessed valuation.

(c) If there is a water meter on the Premises, Seller shall furnish a reading to a date not more than 30 days before Closing and the unfixed meter charge and sewer rent, if any, shall be apportioned on the basis of such last reading.

(d) If at the date of Closing the premises are affected by an assessment which is or may become payable in annual installments, and the first installment is then a lien, or has been paid, then for the purposes of this contract all the unpaid installments shall be considered due and shall be paid by Seller at or prior to Closing.

(e) Any errors or omissions in computing apportionments or other adjustments at Closing shall be corrected within a reasonable time following Closing. This subparagraph shall survive Closing.

19. Allowance for Unpaid Taxes, etc. Seller has the option to credit Purchaser as an adjustment to the purchase price with the amount of any unpaid taxes, assessments, water charges and sewer rents, together with any interest and penalties thereon to a date not less than five business days after Closing, provided that official bills therefor computed to said date are produced at Closing.

20. Use of Purchase Price to Remove Encumbrances. If at Closing there are other liens or encumbrances that Seller is obligated to pay or discharge, Seller may use any portion of the cash balance of the purchase price to pay or discharge them, provided Seller shall simultaneously deliver to Purchaser at Closing instruments in recordable form and sufficient to satisfy such liens or encumbrances of record, together with the cost of recording or filing said instruments. As an alternative Seller may deposit sufficient moneys with the title insurance company employed by Purchaser acceptable to and required by it to assure their discharge, but only if the title insurance company will insure Purchaser's title clear of the matters or insure against their enforcement out of the Premises and will insure Purchaser's Institutional Lender clear of such matters. Upon reasonable prior notice (by telephone or otherwise), Purchaser shall provide separate certified or official bank checks as requested to assist in clearing up these matters.

21. Title Examination; Seller's Inability to Convey; Limitations of Liability. (a) Purchaser shall order an examination of title in respect of the Premises from a title company licensed or authorized to issue title insurance by the New York State Insurance Department or any agent for such title company promptly after the execution of this contract or, if this contract is subject to the mortgage contingency set forth in paragraph 8, after a mortgage commitment has been accepted by Purchaser. Purchaser shall cause a copy of the title report and of any additions thereto to be delivered to the attorney(s) for Seller promptly after receipt thereof.

(b)(i) If at the date of Closing Seller is unable to transfer title to Purchaser in accordance with this contract, or Purchaser has other valid grounds for refusing to close, whether by reason of liens, encumbrances or other objections to title or otherwise (herein collectively called "Defects"), other than those subject to which Purchaser is obligated to accept title hereunder or which Purchaser may have waived and other than those which Seller has herein expressly agreed to remove, remedy or discharge and if Purchaser shall be unwilling to waive the same and to close title without abatement of the purchase price, then, except as hereinafter set forth, Seller shall have the right, at Seller's sole election, either to take such action as Seller may deem advisable to remove, remedy, discharge or comply with such Defects or to cancel this contract; (ii) if Seller elects to take action to remove, remedy or comply with such Defects, Seller shall be entitled from time to time, upon Notice to Purchaser, to adjourn the date for Closing hereunder for a period or periods not exceeding 60 days in the aggregate (but not extending beyond the date upon which Purchaser's mortgage commitment, if any, shall expire), and the date for Closing shall be adjourned to a date specified by Seller not beyond such period. If for any reason whatsoever, Seller shall not have succeeded in removing, remedying or complying with such Defects at the expiration of such adjournment(s), and if Purchaser shall still be unwilling to waive the same and to close title without abatement of the purchase price, then either party may cancel this contract by Notice to the other given within 10 days after such adjourned date; (iii) notwithstanding the foregoing, the existing mortgage (unless this sale is subject to the same) and any matter created by Seller after the date hereof shall be released, discharged or otherwise cured by Seller at or prior to Closing.

(c) If this contract is cancelled pursuant to its terms, other than as a result of Purchaser's default, this contract shall terminate and come to an end, and neither party shall have any further rights, obligations or liabilities against or to the other hereunder or otherwise, except that: (i) Seller shall promptly refund or cause the Escrowee to refund the Downpayment to Purchaser and, unless

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cancelled as a result of Purchaser's default or pursuant to paragraph 8, to reimburse Purchaser for the net cost of examination of title, including any appropriate additional charges related thereto, and the net cost, if actually paid or incurred by Purchaser, for updating the existing survey of the Premises or of a new survey, and (ii) the obligations under paragraph 27 shall survive the termination of this contract.

22. **Affidavit as to Judgments, Bankruptcies, etc.** If a title examination discloses judgments, bankruptcies or other returns against persons having names the same as or similar to that of Seller, Seller shall deliver an affidavit at Closing showing that they are not against Seller.

23. **Defaults and Remedies.** (a) If Purchaser defaults hereunder, Seller's sole remedy shall be to receive and retain the Downpayment as liquidated damages, it being agreed that Seller's damages in case of Purchaser's default might be impossible to ascertain and that the Downpayment constitutes a fair and reasonable amount of damages under the circumstances and is not a penalty.

(b) If Seller defaults hereunder, Purchaser shall have such remedies as Purchaser shall be entitled to at law or in equity, including, but not limited to, specific performance.

24. **Purchaser's Lien.** All money paid on account of this contract, and the reasonable expenses of examination of title to the Premises and of any survey and survey inspection charges, are hereby made liens on the Premises, but such liens shall not continue after default by Purchaser under this contract.

25. **Notices.** Any notice or other communication ("Notice") shall be in writing and either (a) sent by either of the parties hereto or by their respective attorneys who are hereby authorized to do so on their behalf or by the Escrowee, by registered or certified mail, postage prepaid, or

(b) delivered in person or by overnight courier, with receipt acknowledged, to the respective addresses given in this contract for the party and the Escrowee, to whom the Notice is to be given, or to such other address as such party or Escrowee shall hereafter designate by Notice given to the other party or parties and the Escrowee pursuant to this paragraph. Each Notice mailed shall be deemed given on the third business day following the date of mailing the same, except that any notice to Escrowee shall be deemed given only upon receipt by Escrowee and each Notice delivered in person or by overnight courier shall be deemed given when delivered, or

(c) with respect to ¶7(b) or ¶20, sent by fax to the party's attorney. Each Notice by fax shall be deemed given when transmission is confirmed by the sender's fax machine. A copy of each Notice sent to a party shall also be sent to the party's attorney. The attorneys for the parties are hereby authorized to give and receive on behalf of their clients all Notices and deliveries. This contract may be delivered as provided above or by ordinary mail.

26. **No Assignment.** This contract may not be assigned by Purchaser without the prior written consent of Seller in each instance and any purported assignment(s) made without such consent shall be void.

27. **Broker.** Seller and Purchaser each represents and warrants to the other that it has not dealt with any real estate broker in connection with this sale other than **None**

("Broker") and Seller shall pay Broker any commission earned pursuant to a separate agreement between Seller and Broker. Seller and Purchaser shall indemnify and defend each other against any costs, claims and expenses, including reasonable attorneys' fees, arising out of the breach on their respective parts of any representation or agreement contained in this paragraph. The provisions of this paragraph shall survive Closing or, if Closing does not occur, the termination of this contract.

28. **Miscellaneous.** (a) All prior understandings, agreements, representations and warranties, oral or written, between Seller and Purchaser are merged in this contract; it completely expresses their full agreement and has been entered into after full investigation, neither party relying upon any statement made by anyone else that is not set forth in this contract.

(b) Neither this contract nor any provision thereof may be waived, changed or cancelled except in writing. This contract shall also apply to and bind the heirs, distributees, legal representatives, successors and permitted assigns of the respective parties. The parties hereby authorize their respective attorneys to agree in writing to any changes in dates and time periods provided for in this contract.

(c) Any singular word or term herein shall also be read as in the plural and the neuter shall include the masculine and feminine gender, whenever the sense of this contract may require it.

(d) The captions in this contract are for convenience of reference only and in no way define, limit or describe the scope of this contract and shall not be considered in the interpretation of this contract or any provision hereof.

(e) This contract shall not be binding or effective until duly executed and delivered by Seller and Purchaser.

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(f) Seller and Purchaser shall comply with IRC reporting requirements, if applicable. This subparagraph shall survive Closing.

(g) Each party shall, at any time and from time to time, execute, acknowledge where appropriate and deliver such further instruments and documents and take such other action as may be reasonably requested by the other in order to carry out the intent and purpose of this contract. This subparagraph shall survive Closing.

(h) This contract is intended for the exclusive benefit of the parties hereto and, except as otherwise expressly provided herein, shall not be for the benefit of, and shall not create any rights in, or be enforceable by, any other person or entity.

(i) If applicable, the complete and fully executed disclosure of information on lead-based paint and/or lead-based paint hazards is attached hereto and made a part hereof.

Continued on addendum or rider attached hereto.

IN WITNESS WHEREOF, this contract has been duly executed by the parties hereto.

SELLER: 7 Conklin Street, LLC

Gary Villano
5EE7EABE8C5A4E3...

By: Gary Villano, Member

Social Security No./Fed. I.D. No.

By:

Social Security No./Fed. I.D. No.

PURCHASER: 397 Fishkill Avenue, LLC

Jordan Haug
Jordan Haug (Oct 26, 2022 08:33 EDT)

By: Iordan Haug, Member

Social Security No./Fed. I.D. No.

By:

Social Security No./Fed. I.D. No.

Attorney for Seller: Paul B. Supple, Esq.
Address: Lyons & Supple
5 Cliff Street
Beacon, New York 12508
Tel.: (845) 831-1234 Fax: (845) 831-2268
Email: Paul@lyons-supple.com

Attorney for Purchaser: Jordan Haug, Esq.
Address:
397A Fishkill Avenue
Beacon, New York 12508
Tel.: (845) 765-8881 Fax:
Email: jhaug@letteriohaug.com

Receipt of the Downpayment is acknowledged and the undersigned agrees to act in accordance with the provisions of paragraph 6.

Lyons & Supple

Paul B. Supple, Esq.

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NOTES ON MODEL MORTGAGE COMMITMENT CONTINGENCY CLAUSE for RESIDENTIAL CONTRACT OF SALE

1. WARNING: the mortgage commitment contingency clause for the Residential Contract of Sale is a bar association form that attempts to provide a mechanism that makes the rights and obligations of the parties clear in sales of residences in ordinary circumstances. It should be reviewed carefully by Seller and Purchaser and their attorneys in each and every transaction to make sure that all the provisions are appropriate for that transaction. Negotiated modifications should be made whenever necessary.
2. Under the clause, the obligation of Purchaser to purchase under the contract of sale is contingent on Purchaser's obtaining a mortgage commitment letter from an Institutional Lender within the number of days specified for the amount specified. This refers to calendar days. Seller's attorney should state his/her calculation of the Commitment Date in the letter delivering the executed contract to Purchaser's attorney, to prevent confusion later. Purchaser should promptly confirm or correct that date. In applying for a loan, Purchaser should inform its lender of the scheduled date of closing in the contract and request that the expiration date of the commitment occur after the scheduled date of closing. Purchaser must comply with deadlines and pursue the application in good faith. The commitment contingency is satisfied by issuance of a commitment in the amount specified on or before the Commitment Date, unless the commitment is conditioned on approval of an appraisal. If the commitment is conditioned on approval of an appraisal and such approval does not occur prior to the Commitment Date, Purchaser should either cancel the contract or obtain an extension of the Commitment Date. If the commitment is later withdrawn or not honored, Purchaser runs the risk of being in default under the contract of sale with Seller.
3. If there are loan terms and conditions that are required or would not be acceptable to Purchaser, such as the interest rate, term of the loan, points, fees or a condition requiring sale of the current home, those terms and conditions should be specified in a rider.
4. This clause assumes that initial review and approval of Purchaser's credit will occur before the commitment letter is issued. Purchaser should confirm with the lender that this is the case before applying for the commitment.
5. If, as has been common, the commitment letter itself is conditioned on sale of Purchaser's home or payment of any outstanding debt or no material adverse change in Purchaser's financial condition, such a commitment will satisfy the contract contingency nonetheless, and Purchaser will take the risk of fulfilling those commitment conditions, including forfeiture of the downpayment if Purchaser defaults on its obligation to close. Under New York case law, a defaulting purchaser may not recover any part of the downpayment, and Seller does not have to prove any damages. If Purchaser is not willing to take that risk, the clause must be modified accordingly.
6. Purchaser may submit an application to a registered mortgage broker instead of applying directly to an Institutional Lender.
7. This clause allows Seller to cancel if a commitment is not accepted by Purchaser by the Commitment Date, unless Purchaser timely supplies a copy of the commitment, to allow Seller the option to avoid having to wait until the scheduled date of closing to see if Purchaser will be able to close. Seller may prefer to cancel rather than to wait and settle for forfeiture of the downpayment if Purchaser defaults. Because of Seller's right to cancel, Purchaser may not waive this contingency clause. This clause means that Purchaser is subject to cancellation by Seller even if Purchaser is willing to risk that he/she will obtain the Commitment after the Commitment Date. Some Purchasers may not want to be subject to such cancellation by Seller.
8. Purchaser may want to add to paragraph 22 that Purchaser's reimbursement should include non-refundable financing and inspection expenses of Purchaser, which should be refunded by Seller if Seller willfully defaults under the contract of sale [alternative: if Seller is unable to transfer title under the contract of sale].

Joint Committee on the Mortgage Contingency Clause: Real Property Section of the New York State Bar Association; Real Property Law Committee of the Association of the Bar of the City of New York; Real Property Committee of the New York County Lawyers Association.

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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

[ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

DS GV [ ] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check one below):

[ ] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

[ ] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

JH (c) Purchaser has received copies of all information listed above.

JH (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

JH (e) Purchaser has (check one below):

[ ] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[ ] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

7 Conklin Street, LLC

Gary Villano 10/28/2022
5EE7EABE8C5A4E3...

Seller By: Gary Villano, Member	Date	Seller	Date
Agent	Date	Agent	Date
Jordan Haug (Oct 26, 2022 08:33 EDT)			
Purchaser: By Jordan Haug, Member	Date	Purchaser	Date

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SELLER'S RIDER

SELLER: **7 CONKLIN STREET, LLC**

PURCHASER: **397 FISHKILL AVENUE, LLC**

29. The acceptance of the deed by Purchaser shall be deemed a conclusive acknowledgment by Purchaser that Seller has fully performed all of the terms and condition of the Contract on the part of Seller to be performed. Any and all representations or warranties herein contained shall not survive delivery of the deed hereunder, except those representations and warranties expressly stated herein to survive closing.

30. The Purchaser(s) has inspected the premises and all buildings (collectively called the "premises") standing on said premises and is thoroughly acquainted with their condition and agrees to take title to the premises "as is"* and in its present condition and subject to reasonable use, wear, tear, and natural deterioration between the date hereof and the closing of title, subject to paragraph 16.

31. Supplementing Paragraph 8 of the base contract. The Seller(s) herein shall not be responsible for any improvements or repairs to the property required by the Purchaser's lending institution as a condition precedent to the issuance or honoring of a mortgage commitment hereunder.

32. Condition of Property. The last sentence of paragraph 12, Condition of Property, shall be stricken, and replaced with: Purchaser shall have the right to inspect the premises for a final "walk through" of the premises, upon reasonable notice to the Seller, no earlier than twenty-four hours prior to the scheduled closing, and one one other occasion.

33. Purchaser agrees that if the closing occurs at a place designated by a mortgage company which is outside of DUTCHESS COUNTY, OR ROCKLAND COUNTY, or the county in which the property is located, the purchaser will pay to seller's attorney the sum of $250.00 representing travel allowance. In the event that the closing takes place south of Westchester County including New York City and Long Island, the purchaser will pay to the seller's attorney the sum of $400.00 representing a travel allowance.

34. Additional Subject to Provisions: (Continuation of Paragraph 9 of the printed contracts)
The subject premises are to be transferred subject also to:

a. Any state of facts an accurate survey may disclose provided same does not render title uninsurable or reveals encroachments or out of possession exceptions
b. Covenants, restrictions, reservations, consents and easements of record, if any, insofar as the same may now be in force or effect, provided the same does not prohibit or interfere with the maintenance of the existing structures and the present use thereof nor prohibit the use and occupancy of the premises as a one family dwelling.
c. Rights, if any, acquired by any utility company to maintain and operate lines, wires, cables, poles and distribution boxes, in, over and upon said premises, provided same does not prohibit the use and occupancy of the premises as set forth in Paragraph 16 (b).
d. Possible encroachments of retaining walls, bay windows, copings, cellar doors, steps, porches, walkways, sidewalk elevators, fire escapes, fences and hedges, and variations between record lines and fences, hedges and retaining walls, provided same does not prohibit or interfere with the maintenance of the existing structures and the present use thereof nor prohibit the use and occupancy of the premises as set forth in Paragraph 16(b).

35. Certificate of Occupancy: Supplementing Clause 16 of the printed Contract, it is understood and agreed that the Purchasers are purchasing the premises for the use as set forth in paragraph 16(b) and no representations have been made by the Sellers or any representatives of the Seller as to any other use made, or to any other use made, or to be made of the premises. In no event, however, shall the Sellers be obligated to expend more than One Thousand Dollars to obtain a Certificate of Occupancy or Compliance. In no event, however, shall Seller be required to bring variance proceedings or changes of zoning proceedings, if shall be necessary, to secure any of said certificates. In the event that same cannot be obtained by the Sellers without bringing said proceedings, or in the

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case of the Certificate of Occupancy or Compliance, at a cost of One Thousand ($1,000.00) Dollars or more, then Seller may cancel this contract by returning the Purchaser's down payment, and paying not costs of title examination and survey, if any, and upon the collection thereof, the contract shall be null and void and neither party shall have any further rights against the other party.

36. Supplementing Paragraph 16 of the printed contract: the conditions precedent contained in Paragraph 16 shall not survive the closing of title.

37. Title Cure: Supplementing Clause 21 of the Printed Contract, the Purchasers shall notify the Seller's Attorney of any objection to title at least ten (10) days prior to the closing date herein. In the event Purchasers notify Seller's Attorney of a defect, Sellers shall have a reasonable time to remove the same. Any attempt by Seller to cure any objection to title shall not be deemed an admission that a defect does in fact exist. In no event shall Seller be required to bring any action or proceeding or otherwise incur any expense in excess of $2,500 to render title to the premises marketable or cure any objection to title. Receipt of the title report shall constitute notice.

38. Notices: All notices, demands and requests which are required or desired to be given, may, in lieu of being sent to the Seller or Purchasers, be sent to the respective Attorney's for said parties, and can be sent by fax, as follows:

Buyers' Attorney: Jordan Haug, Esq.
397A Fishkill Avenue
Beacon, New York 12508

Sellers' Attorney: Paul B. Supple, Esq.
Lyons & Supple
5 Cliff Street, P.O. Box 510
Beacon, New York 12508
Tel. No. (845) 831-1234
Fax No. (845) 831-2268

The parties, expressly, authorize their respective Attorneys to act on their behalf and bind the respective parties to any stipulations as to extensions, adjournments or changes limited to, times relative to mortgage contingencies and closing dates.

39. Purchasers shall apply for a title search and report within seven (7) days after execution and delivery if this contract by both parties. A copy of the title report shall be forwarded to Sellers' Attorney upon receipt.

40. No Assignment or Recording:
This agreement may not be assigned or recorded by the Purchasers without the prior written consent of the Seller. Any breach of this provision will entitle the Sellers to cancel said agreement, at their option, and retain any deposit money paid hereunder as liquidated damages without further liability.

41. Satisfactions.
If Seller has mortgage(s) or judgment(s) to pay off, Seller shall be responsible to pay the title company's closing agent for handling the pay off(s), which is commonly called a pick-up fee, in the amount of $200.00 per item, which includes overnight delivery charges. The Seller shall not pay more than the County Clerk's actual fee for recording these documents. Purchaser agrees to pay any portion of the pick-up fee and overnight charges in excess of $200.00 and recording charges in excess of the County Clerk's actual charges.

42. Lead Paint:
This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint hazards at the Purchasers' expense, or the Waiver thereof by Purchaser. If Purchasers choose to

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conduct such a risk assessment or inspection, same shall be completed and the Attorney for the Sellers advised in writing of the results thereof not later than 9:00 PM on the tenth (10th) calendar day after the receipt by the Attorney for the Purchaser of a fully executed copy of this agreement of Sale, or the Purchasers shall then be deemed to have waived their rights hereunder. (Intact lead-based paint that is good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead In Your Home For More Information). This contingency will terminate at the above-predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Sellers (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Sellers may, at the Seller's option, with in five days after the delivery of this agreement, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, Seller shall furnish the Purchaser with a certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Sellers do not elect to make the repairs, or if the Sellers make a counter offer Purchaser shall have (10) days to respond to the counter offer or remove this contingency and take the property in "as is" condition or this contract shall become void. The Purchasers may remove this contingency at any time without cause.

43. HOME EQUITY THEFT PREVENTION ACT

Purchaser represents that Purchaser is purchasing the Premises for use as Purchaser's Primary residence. Therefore, both Seller and Purchaser acknowledge that the provisions of the Home Equity Theft Prevention Act do not apply to this transaction.

44. This Contract may be executed in counterparts, each of which shall be an original but all of such shall be construed as one and the same document,. This Contract, with properly executed copies, shall be binding and in full force and effect and if sent via first class mail, email, facsimile, and/or any other electronic delivery, and shall be deemed to be the equivalent of properly executed originals of this Contract.

45. Construction Of Language In Rider:
This rider is intended to supplement and amend the underlying agreement of sale between Seller and Purchaser bearing even date herewith. Any difference or ambiguity between the underlying agreement and other rider(s) and this rider shall be resolved in favor of this rider, notwithstanding that it is not signed by the parties hereto.

46. Property Condition Disclosure Statement:
Seller has elected to provide, and purchaser has agreed to accept, a credit at closing in the amount of $500.00 in lieu of completing the Property Condition Disclosure Statement.





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ParcelAccess



Final Roll

Parcel Grid Identification #:
130200-6055-60-394041-0000
Municipality: Beacon

Parcel Location
7 Conklin St

Owner Name on March 1
7 Conklin Street LLC , *(P)*

Primary (P) Owner Mail Address
20330 Passaglo Dr
Venice FL 34293

Parcel Details

Size (acres):	0.14 Ac (C)	Land Use Class:	(220) Residential: Two Family Year-Round Residence
File Map:	9719	Agri. Dist.:	(0)
File Lot #:	2	School District:	(130200) Beacon City School District
Split Town			

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$38500	$414700	$414700	$414700	$414700	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
H: Homestead	1	100	$ 414700

Tent. Roll:	Final. Roll:	Valuation:
5/1/2022	7/1/2022	7/1/2021

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$0	1/5/2015 11:53:42 AM	22015	629	(I)	1

Site Information:
Site Number: 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code:	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical	RD-3	( )

Residential Building Information:
Site Number: 1

Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
1900	0	(06) Colonial	2	1944	(3) Normal

No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:
2	3	1	4	0	(4) Full

Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:
0	(3) Hot w/r/stm	(4) Oil	(4) 972	(4) 972	(4) 0

Half Story:	3/4 Story:	Fin. Over. Gar.:	Fin. Attic:	Unfin 1/2 Story:	Unfin 3/4 Story:
0	0	0	0	0	0

Fin Rec Room:	No. Rooms:	Grade:	Grade Adj. Pct.:
972	0	(C) Average	110

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ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

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RIDER TO CONTRACT
7 CONKLIN STREET, LLC TO 397 FISHKILL AVENUE, LLC
PROPERTY ADDRESS: 7 CONKLIN STREET, CITY OF BEACON, NEW YORK
TAX ID: 130200-6055-80-394041-0000

Notwithstanding anything to the contrary contained in the Contract between the parties of which this Rider is hereby made a part, the Seller agrees with the Purchaser as follows:

1. Risk of Loss. The risk of loss or damage to the real and personal property by fire, casualty, Act of God, or otherwise, is assumed by the Seller until the closing of title. Notwithstanding the liability for risk of loss or damage of Premises due to fire, casualty, Act of God, or otherwise, the Seller agrees that should the Premises be substantially damaged in any way by fire or elements, insofar as the cost of repair would exceed $2.500.00, the Purchaser shall have the option of proceeding with this Contract or terminating this transaction, in which case, the Seller shall promptly refund the downpayment and this Contract will be declared null and void and the parties will have no claims against the other.

2. Permitted Exceptions. The Premises shall be sold and conveyed subject to the permitted exceptions set forth in Paragraph 9 of the Contract and Paragraph 34 of the Seller's rider provided:
   a. same have not been violated by the use, occupancy or structure of the improvements,
   b. threaten the continued use or existence of the improvements, or
   c. substantially reduce the useable area of the Premises or otherwise render title unmarketable or uninsurable.

3. Notice of Objections to Title. Seller's attorney's receipt of a title report shall be deemed notice of Purchaser's objections to title.

4. Death of Purchaser. In the event of the death of any of the Purchasers prior to the consummation of this Contract of Sale and the delivery of the Deed hereunder, any surviving Purchaser or the legal representative of the deceased Purchaser, as the case may be, hereby has or have, within ten (10) days of such death, the option of declaring this Contract of Sale null and void, and the downpayment shall be forthwith returned to the appropriate person and the parties will have no claims against the other.

5. Seller's Representations as to Tenancies. Seller represents to Purchaser as follows:

   a. No tenant has the option to purchase the Premises
   b. The rents set forth and being collected on a current basis and all tenants are current in their rent
   c. No security deposits have been applied to rent or to cure any tenant's default
   d. No tenant is entitled to rental concessions or abatements for any period subsequent to the scheduled date of Closing.
   e. Seller has not sent written notice to any tenant claiming that such tenant is in default, which default remains uncured.
   f. No action or proceeding instituted against Seller by any tenant of the Premises is presently pending in any court.

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6. Seller's Obligations as to Tenancies.
   a. Between the date of this Contract and Closing, Seller shall not, without Purchaser's prior written consent, which consent shall not be unreasonably withheld:
      i. Amend, renew or extend any tenancy in any respect, unless required by law;
      ii. Grant a written lease to any tenant; or
      iii. Terminate any tenancy except by reason of a default by the tenant thereunder.
   b. Between the date of this Contract and the Closing, Seller shall not permit occupancy of, or enter into any new lease or tenancy for, space in the Premises which is presently vacant or which may hereafter become vacant.

7. Seller's Closing Obligations as to Tenancies. At Closing, Seller shall deliver the following to Purchaser:
   a. An original letter, executed by Seller advising the Tenants of the sale of the Premises to Purchaser and directing that rents and other payments thereafter be sent to Purchaser or as Purchaser may direct
   b. An assignment of all tenancies, together with a credit for security deposits, which duties, responsibilities and obligation of Seller under Leases will be assumed by Purchaser to the extent actually assigned and for periods after the closing only
   c. Rent shall be apportioned pursuant to Paragraph 18 of the Contract.

8. Attorney's Fees. In the event that either party must resort to judicial means to enforce the covenants contained herein, the successful party shall be entitled to recoup their legal expenses, including costs and reasonable attorney's fees.

9. Miscellaneous.
   a. Rider Controls. If any provision of this Rider shall be in conflict with any other provision of the Contract, the provision of this Rider shall control.
   b. Use of Singular or Plural. As used in this Rider, the singular includes the plural and the plural includes the singular as the context of the Contract to which this Rider is made a part may require.
   c. Incorporation of Rider into Contract. The execution by the Purchaser and Seller of the Contract of which this Rider is made a part shall constitute acceptance by the parties of the terms of this Rider, and this Rider shall be deemed incorporated into and made a part of said Contract.
   d. Digital/PDF/Copies of signatures shall have the same force and effect as ink signatures in binding the parties to the Contract of Sale and any addenda or riders.
   e. Sellers hereby appoint Seller's attorney herein as their agent and Purchaser hereby appoint Purchaser's attorney as her agent to execute any and all instruments in writing, having reference to this Contract, including but not limited to modifications thereof and extensions of time for obtaining a mortgage, if any, and extension of time for closing or otherwise.

LANC & TULLY
Engineering and Surveying, P.C.

November 2, 2022

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

RE: 397 Fishkill Avenue
City of Beacon
Tax Map Nos. 6055-80-392032, 399035 & 394041

Dear Mr. Gunn:

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

- Cover letter dated October 25, 2022, from Cuddy & Feder, LLP.
- Short Environmental Assessment Form dated October 25, 2022.
- Application for Site Plan Approval.
- Application for Subdivision Approval.
- Traffic Impact Study titled "393 & 397 Fishkill Avenue and 7 Conklin Street", dated October 24, 2022, as prepared by Colliers Engineering & Design.
- Plan set titled "397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 3 titled "Site Plan", dated October 21, 2022, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 3 titled "Existing Conditions & Demolitions Plan", dated October 21, 2022, as prepared by Hudson Land Design.
  - Sheet 3 of 3 titled "Building Plans", dated October 21, 2022, as prepared by Aryeh Siegel, Architect.

The proposed project is located at the intersection of Fishkill Avenue and Conklin Street and is in the General Business (GB) Zone. The project entails the merging of three (3) parcels into a single parcel, the demolition of the existing buildings on the parcels, and the construction of a 6,124 square foot mixed-use commercial and residential building to provide for 12 residential units and 3,500 square feet of commercial space. Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. The applicant should be aware that starting in the spring of 2023 Fishkill Avenue will be under construction as part of a state project and will include the installation and/or replacement of some utilities, installation of new sidewalks and curbing, and repaving of the road. The applicant will be required to have all utilities that may be proposed out to Fishkill Avenue installed prior to the installation of the new sidewalks, curbs and re-paving of the road, along with the abandonment of existing utilities within Fishkill Avenue. The

applicant may wish to consider running any proposed utilities out to Conklin Street, if possible, to avoid any conflicts with the proposed construction on Fishkill Avenue.

2. The applicant's consultant should conduct an Inflow & Infiltration study of the existing sites 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, if any is required.

3. We would recommend that a Full Environmental Assessment Form be prepared and submitted for the project. This would allow for a better understanding of the water and sewer demands for the project, land uses on and around the project, natural resources on or near the project, additional information as related to the proposed project, etc.

4. A pre & post stormwater analysis report should be prepared for the project. The developer should look to mitigate additional runoff from the site that may be created by the proposed project in comparison as to what is currently generated by the parcels.

5. The site plan shall be revised to show the location of the refuse container to service the project. A construction detail for the refuse container enclosure shall be included on the plans.

6. The site plan shall be updated to show the curb ramp to be located between the accessible parking stalls.

7. Although Note No. 2 on the site plan states that no signage is proposed as part of this application, we would recommend that if any free-standing signs are proposed, the location of this sign should be shown on the plans.

8. The plans should be submitted for the Emergency Services for any input or concerns they may have so that they can be addressed as the project progresses.

9. The plans shall show areas for snow storage. Snow storage should not impede the required parking for the proposed project.

10. The number of bedrooms proposed for the project should be noted on the plans.

11. The "Lot Area" on the site plan sheet is currently represented with x's. This should be revised to reflect the total area of the project parcels.

12. The "Existing Conditions & Demolition Plan" should be updated to include locations of rock outcroppings on the site; the location and size of water, sewer and gas services servicing each of the buildings; note the size and material of the water and sewer mains on Conklin Street; note the size and material of the water and sewer mains on Fishkill Avenue; size and material of storm drainage piping along Fishkill Avenue, inverts of storm water piping within stormwater structures; any existing fences on site; and the location of any tree larger than 6" on site.

13. As rock outcroppings have been observed on site, it is recommended that soil testing be conducted at the site to determine the depth to rock at various locations on the site to establish the amount of rock to be removed. Additional information shall also be provided as to how rock will be removed from the site.

14. The City of Beacon is in the process of upgrading the water meters to an Advanced Metering Infrastructure (AMI) system, which consists of a water meter and an MXU unit (signal sending and receiving unit). As such, the City of Beacon has requested that a note be added to the plan stating "The applicant/applicant's plumber shall acquire water meters and MXU units for the AMI system from the City of Beacon Water Department. The MXU unit shall be installed on the exterior of the building and shall be located 2 to 3 feet above the exterior ground elevation."

15. A subdivision plat should be submitted for the merging of the 3 existing parcels.

16. As the development of the project progresses, the plan set shall be updated to include additional building elevations, a utility and grading plan, a landscape and lighting plan, erosion and sediment control plan(s) and construction details.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: November 6, 2022
Re: **393-397 Fishkill Avenue and 7 Conklin Street Site Plan and Subdivision**

I have reviewed the October 25, 2022 cover letter from Cuddy+Feder, including images of the site, October 25, 2022 Short EAF Part 1, October 25, 2022 Site Plan and Subdivision applications, October 24, 2022 Traffic Impact Study, and a 3-sheet Site Plan set, dated October 21, 2022.

Proposal

The applicant is proposing to construct a 3-story, mixed-use building in the General Business (GB) district, including 3,500 square feet of first floor commercial space and 12 apartments. Three adjoining lots with 27,007 total square feet will be merged through the subdivision approval process.

Comments and Recommendations

1. For the Sheet 1 Zoning Regulations Table, the lot depth should be average distance between the front and rear lot lines.

2. For the Sheet 1 Zoning Summary Table, the combined lot area should be provided and the site is not in the Parking Overlay District.

3. Sheet 1 should show the location of adjacent residential buildings and overall site context on an attached aerial.

4. The Board and applicant should consider the need for fencing to shield the parking lot from adjoining neighbors.

5. Future submissions should include a landscaping plan with species and planting sizes provided, lighting plan confirming compliance with all the provisions in Section 223-14B, method for trash removal, and building elevations with major dimensions, materials, and colors noted.

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

John Clarke, Beacon Planning Consultant

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

City of Beacon Planning Board Agenda
11/09/2022

Title:

Review Street Name Proposal - Townsend Street

ATTACHMENTS

Street Name Proposal - Townsend Street.pdf

Amanda Caputo

From: Steven Rieger <srieger@riegerhomes.com>
Sent: Thursday, October 13, 2022 2:15 PM
To: Amanda Caputo
Cc: Ian Rieger; jgray@kblaw.com
Subject: RE: Townsend Street

I don't see that the subdivision plan specifies the road name. So thanks for adding us to the November 9 Planning Board agenda. I don't think we need any supporting documentation for this matter. We will be asking only that the new portion of the road be named Townsend Street, the same as the existing portion of the road.

Please let us know if there is anything else that we should be attending to.

Steven E. Rieger
Rieger Homes, Inc.
6 Old North Plank Road
Newburgh, NY 12550
T: 845-561-1300
F: 845-561-1959
srieger@riegerhomes.com
www.riegerhomes.com

From: Amanda Caputo <acaputo@beaconny.gov>
Sent: Thursday, October 13, 2022 1:18 PM
To: Steven Rieger <srieger@riegerhomes.com>
Cc: Ian Rieger <irieger@riegerhomes.com>; jgray@kblaw.com
Subject: RE: Townsend Street

Steven,
I confirmed with Jennifer Gray that the street name will need Planning Board approval if the subdivision plat or plans approved by the planning board do not indicate the name of the road. I'll add you to the agenda for the November meeting. Please submit any documents you would like the board to review before 3pm on October 25th.
Additionally, please note that the next meeting will take place on Wednesday November 9th, due to the Election Day holiday.

Amanda C. Caputo
Municipal Secretary – Building/Planning/Zoning
845-838-5002

From: Steven Rieger <srieger@riegerhomes.com>
Sent: Thursday, October 13, 2022 12:36 PM
To: Amanda Caputo <acaputo@beaconny.gov>
Cc: Ian Rieger <irieger@riegerhomes.com>; jgray@kblaw.com
Subject: Townsend Street

Amanda – we are the owner and developer of the project that was known as 25 Townsend Street when it was approved by the Planning Board last year. We have been advised by Dutchess County 911 that for postal addresses to be assigned, they would like to see something from the City of Beacon establishing the road name. I contacted Jennifer Gray and then received a response from Ben Swanson as you can see below.

Our new road is an extension of existing Townsend Street and we assumed that it would also be part of Townsend Street. Is it necessary for us to get on the Planning Board agenda in order for our new street to be officially named part of Townsend Street as well? If so, please add this matter to the next available Planning Board agenda. The language in Section 195-21.G highlighted below seems to make it mandatory that the new street be named Townsend Street. Please advise.

Thanks.

Steven E. Rieger
Rieger Homes, Inc.
6 Old North Plank Road
Newburgh, NY 12550
T: 845-561-1300
F: 845-561-1959
srieger@riegerhomes.com
www.riegerhomes.com

From: Benjamin Swanson <cityofbeacon@beaconny.gov>
Sent: Thursday, October 13, 2022 9:18 AM
To: 'srieger@riegerhomes.com' <srieger@riegerhomes.com>
Subject: Townsend Street

Good afternoon:

As per our conversation, here is the section of the code that puts authority for street naming with our City Planning Board:

Section 195-21.G
G.
Street names. All streets shall be named, and such names shall be subject to the approval of the Planning Board. Prior to naming streets, the Planning Board shall confer with the Beacon Historical Society for the purpose of receiving recommendations for the naming of streets after notable persons in Beacon's history. Street names shall be sufficiently different in sound and in spelling from other names in the City so as not to cause confusion. A street which is a continuation of an existing street shall bear the same name. In general, street names shall conform to the following classifications:
(1)
Avenue, street or road: major or collector street.
(2)
Drive or lane: minor residential streets, except as follows:
(a)
Court or place: permanent dead-end street.
(b)
Circle or loop: street that returns to a starting point, or a street both ends of which intersect another street at different locations.

To get on the agenda for such, please reach out to our Planning Board Secretary, Amanda Caputo for next steps. Her phone is 845-838-5002 and her email is acaputo@beaconny.gov .

All the best,

Ben Swanson
Secretary to the City Mayor
Beacon, NY
845-838-5010

City of Beacon Planning Board Agenda
11/09/2022

Title:

Single Family House - 46 Judson Street

ATTACHMENTS

46 Judson Street ARB Application.pdf

46 Judson Street ARB Materials.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/12/2022

Project Address: 46 Judson Street

Project Architect/Engineer: Sandra Arndt / Mike Carr PE

Owner/Builder: Paula Down / Dorothy Berwin

Contact Phone No.: 617-688-6998 Email: paulamdavid@gmail.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Painted Cedar Clap Board (BM) Essex Green

Roofing: Asphalt Shingle Three Tab Dark gray

Windows: Color: Black Sash Type: Double Hung

Trim: Black / Essex Green

Garage Door: Black

Stone/Brick: Blue Stone and gravel drive and paths

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

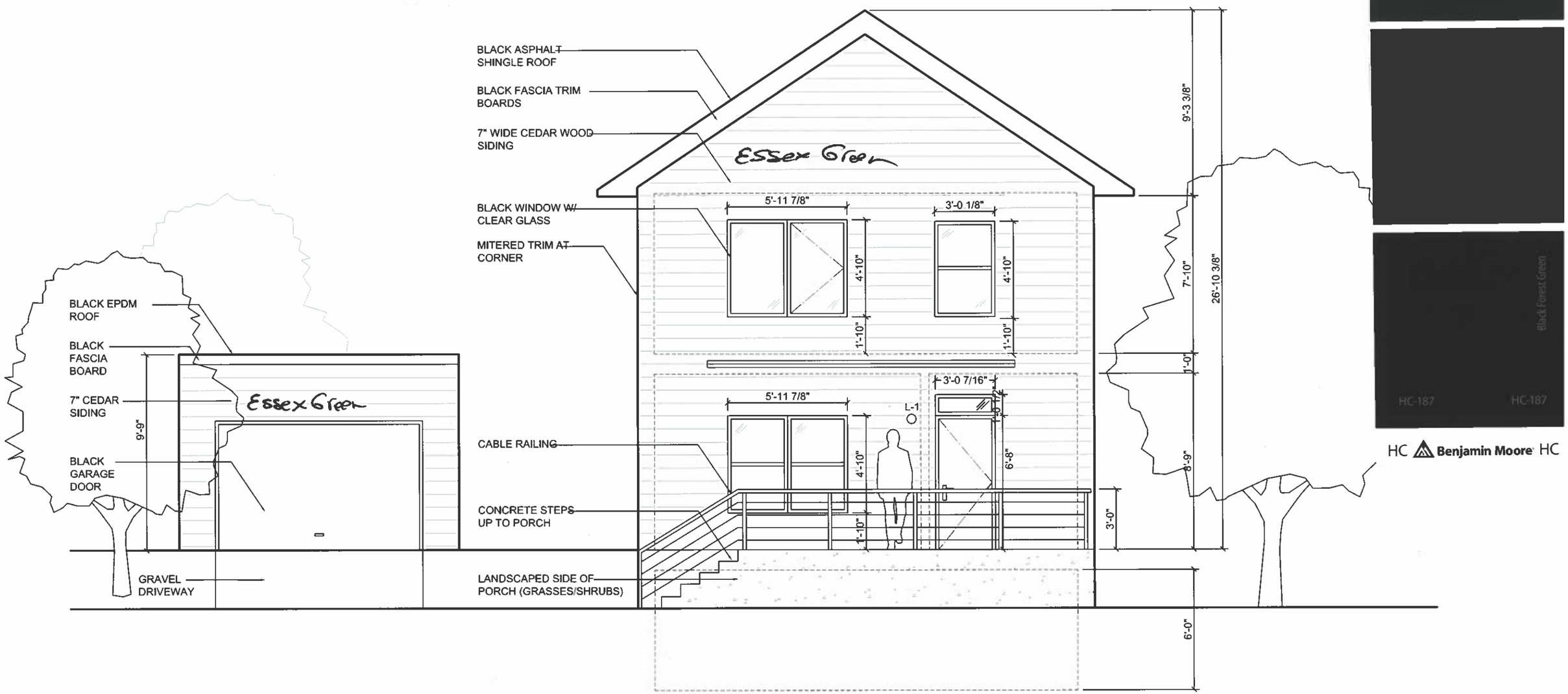
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00



PROPOSED FRONT ELEVATION

SCALE 1/4"=1'-0"