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

December 13, 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. AND open Public Hearing on Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc. (POSTPONED AT THE REQUEST OF THE APPLICANT)
3. Continue review of 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 and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin Street, submitted by 397 Fishkill Ave LLC

Miscellaneous Business

1. Consider request for one 90-day extension of Subdivision and Site Plan Approval, "Beacon Views Townhouses" 37 units, Conklin Street, submitted by Beacon Views, LLC

Architectural Review

City of Beacon Planning Board Agenda
12/13/2022

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

11-29-22 1113 Wolcott - Supplemental Planning Board Submission - Cover Letter.pdf

Affidavit of Posting Dec 2022.pdf

Exhibit A - Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated November 29, 2022.pdf

Exhibit B - Response to Comments Memorandum prepared by Hudson Land Design Professional, P.C. Engineering dated November 29, 2022.pdf

Exhibit C - Response to Comments Memo prepared by Colliers Engineering & Design dated 11-23-22.pdf

Exhibit D - Response to Comments Memorandum prepared by Beacon AV Lab dated 9-12-22.pdf

Exhibit E - Landscape Letter prepared by Debra Adamsons, Landscape Restorations dated 11-21-22.pdf

Exhibit F - Hotel Event Space_Cafe Management Plan Prepared by Prophecy Theater, LLC dated 11-29-22.pdf

Exhibit G - Traffic & Parking Management Plan prepared by Colliers Engineering & Design dated 11-23-22.pdf

Site Plans - Sheets 1-16.pdf

1113 Wolcott Drainage Report 2022-1129.pdf

1113 Wolcott Public Comment Pietrzak.pdf

Engineers Comments 1113 Wolcott review 12-07-22.pdf

Planners Comments 1113 Wolcott Av 12.9.22.pdf

Traffic Comments 1113 Wolcott Avenue_Rev 10.pdf

1113 Wolcott Public Comment Bloom.pdf

1113 Wolcott Public Comment Pietrzak.pdf

1113 Wolcott Public Comment Simmons-Bloom.pdf

1113 Wolcott Public Comment The View RRV Hammond Plaza.pdf

Prophecy Theater Application Acoustical Analysis.pdf

1113 Wolcott Letters From Residents 2.pdf

1113 Wolcott Public Comment Rivkind.pdf

1113 Wolcott Public Comment Nowillo.pdf

1113 Wolcott Letters From Residents1.pdf

1113 Wolcott Public Comment River Ridge.pdf

1113 Wolcott Public Comment Rivkind 2.pdf

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Taylor M. Palmer, Esq.
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November 29, 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
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"). This submission is being provided to supplement the Applicant's recent comprehensive submission pertaining to the New York State Environmental Quality Review Act ("SEQRA" or "SEQR") that consolidated and summarized the Applicant's collective efforts to minimize and eliminate any potentially significant adverse environmental impacts from the Project over the course of the past year, as is more fully detailed in the Applicant's submissions and at presentations at meetings and public hearings to date.

To that end, this letter and its referenced enclosures respond to the outstanding comments raised by the Planning Board and the public at the Board's November 9th meeting Agenda, and in response to the comments contained in the memoranda prepared by the City's Consultants, related to event management, traffic and parking conditions, historic restoration of the Premises.

THE APPLICANT'S UPDATED MANAGEMENT PLAN ESTABLISHES QUANTIFIABLE LIMITATIONS THAT LIMIT OR ELIMINATE ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS:

In support of the Project, we respectfully submit an updated Hotel Event Space/Cafe Management Plan prepared by the Applicant (the "Event Management Plan"), which further 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. *See* **Exhibit F**. The Event Management Plan's parameters, which have been previously discussed with this Board in the Applicant's prior submissions and presentations, establish three (3) tiers of proposed events, including:

1) Type A Events – Maximum capacity events (i.e., those with between 130-180 attendees);
2) Type B Events – Limited capacity events (i.e., those with less than 130 attendees); and
3) Type C Events – Smaller function events (i.e., those with less than 80 attendees).

Each event type is accompanied by proposed conditions that limit or restrict the hours of operation and days of operation, café service, seating arrangements, and, of course, capacity. As recommended by the Planning Board, and as more fully outlined in the enclosed Event Management Plan, to assist in our continued discussion with the Board at its December 13th meeting Agenda, we offer the following *draft* approval conditions for the Project:[1]

- The following are general conditions which shall be fulfilled:
- As used herein, the term "Applicant" shall include its heirs, successors and assigns, and where applicable its contractors and employees.
- The Applicant shall adhere to the time, place and manner of restrictions regarding the operation of the event space and café, specifically as provided for in the Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater, LLC, dated October 25, 2022, and last revised November 29, 2022 (the "Event Management Plan"), a copy of which is attached to this Resolution and made a part hereof.
- As detailed in the Event Management Plan, for Type A maximum capacity events, the Applicant shall only hold such events on Fridays, Saturdays, Sundays, Holidays, and Holiday Eves.[2] On Fridays, Saturdays, and Holiday Eves, events shall end no later than 10:45 p.m., while on Sundays and Holidays (excluding

[1] Note: The following list does not include the "standard" or "generic" conditions, which would be included in any approval, but understands those conditions would also be included in any such conditional approval for the project.

[2] Note: The enclosed Event Management Plan establishes the applicable Holidays. *See* **Exhibit F**.

Holidays that fall on Fridays and Saturdays) events shall end no later than 10:00 p.m. During these maximum capacity events, the café will not serve members of the public but will instead be used as a concession space for event attendees.

- As detailed in the Event Management Plan, for Type B limited capacity events, the Applicant shall only host limited capacity events on Wednesdays, Thursdays, Fridays, Saturdays, Sundays, Holidays, and Holiday Eves, subject to the hour restrictions established in the preceding paragraph. Events held on Wednesdays and Thursdays shall end no later than 10:00 p.m. During limited capacity events, the café may be open to the public and/or serve as a concession space for attendees.

- As detailed in the Event Management Plan, the Applicant may have Type C smaller capacity events on any day of the week, Holidays, and Holiday Eves, subject to the hour restrictions established in the preceding paragraphs. Events held on Mondays and Tuesdays shall end no later than 10:00 p.m. Smaller events shall include functions such as classes, retreats, workshops/rehearsals, seminars, educational programs, camps, youth activities, or art exhibits. During smaller capacity events, the café may be open to the public and/or serve as a concession space for attendees.

- As detailed in the Event Management Plan, 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 with a maximum 50-person capacity. Regular business hours are defined as follows: Sunday - Thursday 8:00 a.m. - 10:00 p.m. and Friday - Saturday 8:00 a.m. - 10:45 p.m.

- The Applicant shall comply with the parking, traffic queuing and event management recommendations provided in the Traffic and Parking Management Plan, last revised November 23, 2022, prepared by Colliers Engineering and Design, P.C., which recommendations have been confirmed by the City's Traffic and Parking Consultant.

- As detailed in the Traffic & Parking Management Plan, the Applicant shall conduct post-approval monitoring of the event conditions within a 6 to 12-month period after initial occupancy of the event space. This post-approval 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 Building Inspector.

- The Applicant shall comply with the landscape and planting recommendations provided in the Landscape & Lighting Plan prepared by Landscape Restorations dated June 29, 2021, last revised January 25, 2022, which plan has been reviewed by the City's Planning Consultant.

THE SUPPLEMENTAL EVENT SPACE & CAFÉ PARKING & TRAFFIC EVALUATIONS BY THE PROFESSIONAL TRAFFIC ENGINEERING CONSULTANT FURTHER SUPPORT THAT THE PROJECT WILL NOT RESULT IN ANY POTENTIALLY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS FROM THE PROJECT:

In addition to the establishment of discrete event types, the Event Management Plan also provides further information related to staffing counts and responsibilities as well as parking coordination, which information is further supplemented by the enclosed materials prepared by the Applicant's traffic consultant, Colliers Engineering and Design, P.C. ("Colliers"), including a response to this Board and its consultant's comments at the November 9th meeting and in their consultant comment memoranda, a refined Traffic and Parking Management Plan ("TPMP"), a Supplemental Parking Analysis, and an Event Queuing Analysis. *See* **Exhibits C & G.**

As an initial matter, as a result of some adjustments to the site plan, the Applicant is pleased to share with the Board that an additional off-street parking space is now provided along the western side of the hotel as shown on the enclosed Site Plan Set, resulting in a total of 32 parking spaces provided on the Premises. This space is accounted for in the Applicant's traffic materials, which also takes into account the anticipated employee counts for the hotel and the event space/café uses. The Applicant has further indicated that the hotel will have a maximum of five (5) employees on the Premises at any one time. The 30-room hotel and the maximum of five (5) employees servicing the hotel at any one time, taken together with the proposed 32 off-street parking spaces, result in a zoning-compliant proposal pursuant to the City's 1964 Parking Exception established in Zoning Code Section 223-26.B and the Building Inspector's October 3rd Determination (the "1964 Parking Determination").[3]

As noted, given the staffing information provided in the Event Management Plan, Colliers conducted a Supplemental Parking Analysis, which assesses the full parking demands of the Project in consideration of the anticipated number of event attendees, hotel and café usage and supporting employees, event staff and organizers, presenters and crew. *See* **Exhibit C,**

[3] Note: The Building Inspector's October 3rd Determination was previously enclosed in the Applicant's October 25, 2022 supplemental submission to the Planning Board and is available upon request from the City's Building Department.

Appendix A. This Supplemental Parking Analysis also looks at the ability of the area public parking to accommodate the anticipated Project parking demands. As is further detailed therein, the Analysis found, after reviewing the parking availability in the three (3) nearest parking locations (Tompkins Lots, Municipal Plaza, and Beekman Street), that there is sufficient available parking in *just* these three (3) locations to accommodate the anticipated parking demands of the Project under the largest event conditions (i.e., maximum capacity events).[4] It is important to note that, in an abundance of caution, these findings *did not* take into account guests of the hotel that will be also attending events or utilizing the café, which will further reduce the overall parking demand of the Project. In addition, the analysis assumes a 1-to-1 ratio of employees/event staff to parked cars, which ratio is unlikely considering the anticipated use of local employees who may not need to drive to the Premises and that event organizers, presenters, and crew are more likely to arrive in shared vehicles reducing the parking demand they would generate.

In further response to comments made at the November 9th Planning Board meeting, Colliers also conducted an Event Queuing Analysis to assess the possibility of queues extending onto Route 9D (Wolcott Avenue) during the event drop-off/pick-up operations at the Premises. *See* **Exhibit C, Appendix B**. The Event Queuing Analysis results indicate that the average number of vehicles in the queued system including the loading/unloading vehicle is 4.45 vehicles. Given that there is approximately 155 feet from the proposed drop-off/pick-up location to the Route 9D curb line, there is sufficient space for queueing of 6–7 vehicles, which can accommodate the calculated average queue. The queuing analysis further indicates that the probability that there are more than 6 vehicles in the queued system is less than twenty-five percent (25%). To account for these unlikely scenarios, in the event that a queue begins to approach Route 9D, there is sufficient width on the entry driveway beyond the initial access from Route 9D to accommodate two lanes of queuing and ultimately loading/unloading, which would result in nearly negligible queues on the Premises. Furthermore, to further address these unlikely scenarios, the TPMP specifically directs the parking attendants on the site, namely the attendant already positioned near the Route 9D entrance, during drop-off/pick-up operations to monitor queueing on the entry drive and adjust the number of queuing lanes as needed. *See* **Exhibit G**. Accordingly, it is respectfully submitted that the data contained in the TPMP and associated reports, and reviewed by the City's consultants, confirm that the project will not have any potentially significant adverse environmental impacts on parking or traffic.

[4] Notably, this Analysis does not take into account the other public parking area identified in the Applicant's TPMP. *See* **Exhibit G**.

THE PROJECT PRESERVES AND ENHANCES THE HISTORIC NATURE OF THE PREMISES:

As was previously discussed with this Board and is more fully detailed in the Applicant's prior submissions, the Project will work to restore the cemetery that has been abandoned for approximately 100 years. Specifically, the Applicant will work to upright any tombs that have been knocked down, seal up the open crypts and remove invasive vegetation while clearing fallen trees and branches and garbage. To accomplish these objectives, the Applicant has been in contact with a cemetery restoration experts recommended by the Beacon Historical Society—Tina and Dale Utter—and continues to work with Debra Adamson, the Project's landscape consultant, who is experienced in vegetative restoration. In accordance with their professional guidance, the proposed cemetery restoration work will include, but not be limited to:

1) Cleaning up the Premises to remove any debris, fallen branches, dead trees, etc.;

2) Working with a specialist in native and/or historic vegetation restoration to conduct an existing vegetation assessment to recommend how to address and manage same;

3) Assessing headstones and monuments to document the descriptions and existing conditions on the Premises; and

4) As appropriate, conducting further landscape restoration prior to or after headstone restoration. As noted above, the Applicant will work with the cemetery restoration experts recommended by the Beacon Historical Society in connection with any headstone repairs, and any work to restore and place any headstones in their original location as necessary and appropriate.

ADDITIONAL SITE PLAN REFINEMENTS & RESPONSES TO COMMENTS:

The Applicant has also updated the Site Plans to incorporate the remaining comments from this Board, it's consultants and members of the public. As is more fully detailed within the enclosed updated Site Plan Set, the Applicant now proposes to include a chain with signage on the bottom of the staircase at Beekman Street, and another chain with signage at the top of the staircase to the trail at the deck level, to indicate when the trail is closed and to prevent individuals from accessing or cutting through the property during overnight hours. The privacy fencing has been revised to provide a 42" high metal fence at the interior, cemetery side of the existing stone wall near the beginning of the trail and continuing approximately 85' along the portion of stone wall. From there, the 6.0' tall wood fence starts and connects to the trash enclosure fence and around the parking lot to the north side of the rectory portion of the hotel. The wood fence then reduces

to 4.0' within the front yard of the rectory.[5]

It is important to note that, for the purposes of SEQR, the project is not subject to a stormwater pollution prevention plan ("SWPPP") that would normally require infiltration or some other form of runoff reduction.[6] Notwithstanding, the Applicant's proposed underground detention provides control of post-development flow rates to be less than pre-development flowrates to the design point *without* infiltration. Accordingly, infiltration is not required, and the hydrologic and hydraulic model have been updated showing no infiltration. Nonetheless, pursuant to discussion with the City's Engineering Consultant, a note has been added to enclosed Site Plan Set indicating that infiltration testing will be conducted during construction and results provided to the Building Department. In any event, any potential infiltration encountered will only improve the performance of the underground system.

To facilitate this Board's review of the Project, the Applicant's landscape consultant, Debra Adamson of Landscape Restoration prepared a letter addressing the proposed landscape plan. *See* **Exhibit E**. As detailed therein, Ms. Adamson previously met with abutting property owners to discuss and explain the comprehensive vision for the landscape and how the Applicant is proposing additional landscaping along the property line to ensure privacy, while still maintaining the integrity of the design. Specifically, the Project proposes dense, multi-species planting at the western property line that will combine evergreens with spring-blossoming trees and shrubs, and function for both the Applicant's property and the adjacent property by creating a living privacy fence, which supports biodiversity and provides attractiveness throughout all four seasons.

Lastly, in further support of this Application, the Applicant respectfully resubmits a memorandum prepared by its sound consultant, Beacon AV Lab, providing annotated responses to the applicable comments noted in in the memorandum prepared by the City's Planning Consultant, John Clarke Planning and Design, dated September 9, 2022, and which also address the comments contained within the memorandum prepared by the City's Planning Consultant, John Clarke Planning and Design, dated November 6, 2022. *See* **Exhibit D** – Sound Consultant Response to Comments Memorandum. As previously noted, the Sound Level Report prepared by Beacon AV Lab, dated August 29, 2022 (the "Sound Report"), found that none of the reported results measured at property lines exceeded 49 dBA, which is notably 1 dBA *lower* than the

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[5] Note: The Applicant discussed this revised fencing strategy with the neighboring property owners.

[6] *See* CITY OF BEACON ZONING CODE § 190-6.A (requiring SWPPPs for land development activities that results in land disturbance of equal to or greater than one acre). Here, the Applicant's project does not result in disturbance of more than one acre of land.

permitted amount during nighttime hours and 6 dBA *lower* than the permitted amount during daytime hours. Furthermore, 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. Regarding the concerns about preserving the historic appearance of the windows, the glass will be installed over the interior sides of the existing windows, sized to fit the perimeter of the existing window recesses. Accordingly, there will be no visible change of appearance from outside of the building, and the existing stained glass will still be visible inside the building, just with an additional layer of clear glass over it for sound reduction purposes.[7]

RESPONSES TO COMMENTS MEMORANDA:

The Applicant respectfully submits the following memoranda prepared by its consultants providing annotated responses to the applicable comments noted in in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated November 1, 2022 (the "Engineering Comments Memorandum"); the City's Planning Consultant, John Clarke Planning and Design, dated November 6, 2022 (the "Planning Comments Memorandum"); and the City's Traffic Consultant, Creighton Manning, dated November 8, 2022 (the "Traffic Comments Memorandum"):

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated November 29, 2022, (the "Architect Response to Comments Memorandum"). *See* **Exhibit A** – Architect Response to Comments Memorandum;
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated November 29, 2022 (the "HLD Response to Comments Memorandum"). *See* **Exhibit B** – HLD Response to Comments Memorandum;
- Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated October 6, 2022 (the "Colliers Response to Comments Memorandum"). *See* **Exhibit C** – Colliers Response to Comments Memorandum; and
- Response to Comments Memorandum prepared by Beacon AV Lab dated September 12, 2022, providing responses to the Planning Comments

[7] Note: The Applicant was advised at the Board's October meeting Agenda that the City would be retaining an independent sound consultant to review the Applicant's proposal. We have been advised that a report should be forthcoming this week. Provided the above, the Applicant reserves the right to provide some additional details to this Board in support of the Application upon receipt of a new determination.

Memorandum. *See* **Exhibit D** – Sound Consultant Response to Comments Memorandum.[8]

UPDATED FULL SITE PLAN SET FOR THE FURTHER REDUCED DEVELOPMENT PROPOSAL:

In further support of this supplemental submission, we respectfully submit the revised Site Plan Set and renderings entitled "Special Use Permit Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated June 29, 2021, last revised November 29, 2022, detailing the further Reduced Development Proposal's maximum occupancy layouts and parking table, numbered and titled as follows:

- Sheet 1 of 16 Site Plan;
- Sheet 2 of 16 Full Site Plan;[9]
- Sheet 3 of 16 Existing Conditions & Demolition Plan;
- Sheet 4 of 16 Landscape & Lighting Plan;[10]
- Sheet 5 of 16 Hotel Building Plans & Elevations;
- Sheet 6 of 16 Conference/ Event Plans;
- Sheet 7 of 16 Conference/ Event Plans 2;
- Sheet 8 of 16 Conference Center Elevations;
- Sheet 9 of 16 Grading & Utility Plans;[11]
- Sheet 10 of 16 Erosion and Sediment Control Plan;
- Sheet 11 of 16 Vehicle Tracking Plan;
- Sheet 12 of 16 Site Construction Details;[12]
- Sheet 13 of 16 Stormwater Construction Details;
- Sheet 14 of 16 Water & Sewer Construction Details;
- Sheet 15 of 16 Erosion and Sediment Control Details;[13] and
- Sheet 16 of 16 Work Zone Traffic Control Plan.

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[8] Note: The Sound Consultant Response to Comments Memorandum was previously submitted to the Planning Board on October 6, 2022. It is respectfully resubmitted in response to the recent Planning Comments Memorandum.

[9] Note: The path lighting in front of the church has been updated to match Sheet 1.

[10] Note: Sheet 3 has been revised to specify the L1B lighting fixture.

[11] Note: Water and sewer abandonment notes have been added to Sheet 9 in accordance with the Beacon Water & Sewer Department's requirements.

[12] Note: A stamped asphalt concrete pavement detail has been added to Sheet 12 in accordance with the NYSDOT record plans for that section of Wolcott Avenue.

[13] Note: A rip-rap lined flow diffuser has been designed at the end of the swale to dissipate flow back to sheet flow conditions. Details and calculations are provided on Sheet 15.

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: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated November 29, 2022, providing responses to the Planning and Engineering Comments Memoranda;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated November 29, 2022, providing responses to the Engineering Comments Memorandum;

Exhibit C: Response to Comments Memorandum prepared by Colliers Engineering & Design P.C., dated November 23, 2022, providing responses to the Planning, Engineering, and Traffic Comments Memoranda, enclosing the Supplemental Parking Analysis and Event Queuing Analysis;

Exhibit D: Response to Comments Memorandum prepared by Beacon AV Lab dated September 12, 2022, providing responses to the Planning Comments Memorandum;

Exhibit E: Correspondence from Landscape Restorations dated November 21, 2022, providing further information regarding the proposed landscape plan;

Exhibit F: Hotel Event Space/Cafe Management Plan prepared by Prophecy Theater, LLC, dated October 25, 2022, last revised November 29, 2022; and

Exhibit G: Revised Traffic & Parking Management Plan prepared by Colliers Engineering & Design P.C., dated November 23, 2022.

CONCLUSION:

For the reasons set forth above, as well as in prior submissions and appearances, it is respectfully submitted that the Applicant's prior and instant comprehensive application packages satisfies all of the applicable Site Plan and Special Use Permit standards 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 December 13th 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.

CUDDY +FEDER LLP

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November 28, 2022

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

Re: Proof of Service – December 13, 2022 Planning Board Public Hearing
Premises: 1113 Wolcott Avenue, Beacon, New York 12508
Tax Parcel ID: (30-5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC, enclosed please find an Affidavit of Posting and photographs evidencing that the previously posted signs were updated on the property on November 28, 2022 to reflect the Planning Board Public Hearing date of December 13, 2022.

Please incorporate the enclosed as part of the official record of the proceeding.

Thank you for your attention to the within.

Very truly yours,

Meyling Nuñez

Enclosures
cc: Taylor Palmer, Esq.
Allison M Fausner, Esq.

City of Beacon Planning Board
Beacon, New York **AFFIDAVIT OF POSTING**

In the matter of the application for

Application for Special Use Permit and Site Plan Approval

1113 Wolcott Avenue
(Property Address)

30-5954-26-651901-00
(Tax Map ID Number)

The undersigned, Gavin Hecker, being duly sworn hereby deposes and says:

1. I am over the age of 18 years of age and am a resident of the State of New York
2. That on Nov 28, 2022, in anticipation of the Public Hearing on December 13, 2022, the public notice signs at the referenced address were updated to reflect the Public Hearing in accordance with the City of Beacon's Zoning Ordinance.

Photographs were taken on Nov 28, 2022 showing the sign(s) and the location(s) are attached.

Gavin Hecker
(Signature)

Gavin Hecker
(Printed Name)

NOTARY ACKNOWLEDGEMENT:

Sworn to me this 28 day of November, 2022.

Notary Public

DANIEL FREDRICKSON
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Dutchess County
01FR6378178
MY COMMISSION EXPIRES 07/23/26

5463728.v1

Goodwill Church
an evangelical presbyterian church
Goodwill Church
an evangelical presbyterian church
SERVICE TIMES
Sunday | 10:00am
Sunday School | 8:45am
GOODWILLCHURCH.ORG
(845) 457-5959
facebook.com/GoodwillEPC
@GoodwillEPC
PUBLIC NOTICE
A Public Hearing for a
Special Use Permit Site Plan Approval
Application will be held by The City of Beacon
Planning Board
On DEC 13, 2022 At 7:30 P.M.
The City of Beacon City Hall
Municipal Plaza, Beacon, NY
ional informtion is available at
on Building Dept. (845) 838-5020

Goodwill Church
an evangelical presbyterian church
Goodwill Church
an evangelical presbyterian church
SERVICE TIMES
Sunday | 10:00am
Sunday School | 8:45am
GOODWILLCHURCH.ORG
(845) 457-5959
facebook.com/GoodwillEPC
@GoodwillEPC
PUBLIC NOTICE
A Public Hearing for a
SPECIAL USE PERMIT SITE PLAN APPROVAL
Application will be held by The City of Beacon
PLANNING BOARD
On DEC 13, 2023 At 7:30 P.M.
At The City of Beacon City Hall
One Municipal Plaza, Beacon, NY
Additional informtion is available at:
Beacon Building Dept. (845) 838-5020

ARYEH SIEGEL
ARCHITECT

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

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

November 29, 2022

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated November 6, 2022. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated November 1, 2022.

John Clarke Planning and Design Comment Responses:

1. The Building Inspector has determined that the project complies with the requirements for the 1964 parking exception.

    a Refer to response by Colliers Engineering
    b Refer to response by Colliers Engineering
    c Refer to response by Colliers Engineering
    d Refer to response by Colliers Engineering

2. Comment acknowledged.

3. For the Sound Level Report: Comment acknowledged. The Planning Board will retain an independent consultant. Please refer to the included letter submitted by the Applicant's acoustic consultant, Beacon AV Lab, dated September 12, 2022, for responses to the comments about acoustics.

4. Comment acknowledged. Signage will be reduced to the minimum required for safety purposes.

5. The Applicant requests clarification of the comment regarding adding a center lane striping pattern.

6. The fencing has been revised to provide a 42" high fence at the interior side of the existing stone wall near the beginning of the cemetery trail. The existing stone wall will be repaired beyond the limit of the proposed new fence. The Applicant discussed this revised fencing strategy with the

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

neighboring property owners. The wood fence will be 4'-0" high in the front yard.

7. The L1B lighting fixture is specified on the lighting plan. The CRI for the light fixtures is in the 80-100 range.

8. Comment acknowledged.

Lanc & Tully Comment Responses:

General Comments

1. Comment acknowledged.

Please refer to Hudson Land Design's and Colliers Engineering letters for responses to additional engineering comments.

Sheet 1 of 15 - Site Plan

1. The linework has been corrected.
2. The view has been corrected to show the callouts for the signage
3. Hours of operation have been coordinated with the Management Plan document.

Sheet 2 of 15 - Full Site Plan

1. See responses above
2. The fencing has been revised to provide a 42" high fence at the interior side of the existing stone wall near the beginning of the cemetery trail. The existing stone wall will be repaired beyond the limit of the proposed new fence. The Applicant discussed this revised fencing strategy with the neighboring property owners.

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

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

November 29, 2022

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's November 1, 2022 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 8 (additional sheet added to the set) of the plan set and has responded to comments that pertain to his sheets under separate cover. Colliers Engineering & Design has responded to certain Lanc & Tully comments, as well as John Clarke Planning and Design's November 6, 2022 comment letter under separate cover.

Lanc & Tully November 1, 2022 Comment Letter

General Comments

1. Comment noted.
2. Colliers has responded to this comment under separate cover.
3. A chain with signage is proposed to be placed on the bottom of the staircase at Beekman Street, and at the top of the staircase to the trail at the deck level to indicate that the trail is closed.
4. Colliers has responded to this comment under separate cover.
5. A granite curbing detail has been added to sheet 12 of the revised plan set.
6. A stamped asphalt concrete pavement detail has been added to sheet 12 of the revised plan set. The pavement detail is in accordance with the same detail used in NYSDOT record plans for that section of Wolcott Avenue.

Sheet 1 of 15 – Site Plan

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

Sheet 2 of 15 – Full Site Plan

1. Aryeh Siegel has responded to this comment under separate cover.
2. The metal picket fence is now proposed on the cemetery side of the stone wall from the proposed staircase at Beekman Street and continues approximately 85 feet along the portion of stone wall where it is not well defined. From there, the stone wall will be re-built up to where it is still intact.

Sheet 9 of 15 – Grading & Utility Plan

1. For the purposes of SEQR, the project is not subject to a stormwater pollution prevention plan (SWPPP) that would normally require infiltration or some other form of runoff reduction. The proposed underground detention provides control of post developed flow rates to be less than pre-development flowrates to the design point without infiltration. Therefore, infiltration is not required. The hydrologic and hydraulic model have been updated showing no infiltration. A note has been added to this sheet indicating that infiltration testing will be conducted during construction and results provided to the building department. Any infiltration encountered will only improve the performance of the underground system.
2. Water and sewer abandonment notes have been added to sheet 9 in accordance with the Beacon Water & Sewer Department's requirements.
3. A rip-rap lined flow diffuser has been designed at the end of the swale to dissipate flow back to sheet flow conditions. A detail and calculations are provided on sheet 15.

Please find five (5) hard copies of the revised site plan set consisting of 15 sheets for review, as well as three (3) copies of a revised stormwater report. Colliers Engineering & Design has provided copies of a response letter, Work Zone Traffic Control Plan and updated Traffic & Parking Management Plan under separate cover. We are also re-submitting a response letter from Beacon AV Lab dated September 12, 2022 for your sound consultant. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

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

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Colliers
Engineering & Design

November 23, 2022

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

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

Dear Mr. Gunn & Planning Board Members,

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

- Lanc & Tully Engineering and Surveying, P.C. Letter dated November 1, 2022
- John Clarke Planning and Design Letter dated November 6, 2022
- Creighton Manning (CM) Review #9 Letter dated November 8, 2022

The following provides detailed responses to each of the traffic related items contained in these letters. In addition, specific responses to comments received during the November 9, 2022 Planning Board Public Hearing from Planning Board Members, Planning Board Consultants and the public are also addressed at the end of the letter.

Lanc & Tully Engineering and Surveying, P.C. Letter dated November 1, 2022.

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?

   Response: ***The Hotel Event Space/Café Management Plan and the Traffic & Parking Management Plan (TPMP) each now indicate that parking attendants will be onsite 1.5 hours prior to the start of events. This is consistent with the time period that shuttles provided by the Applicant will be provided when those are determined to be necessary to meet the anticipated parking demands of the Project events.***

Colliers Engineering & Design

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. *Applications Consultant has noted these plans will be made part of the overall plan set.*

   Response: ***A Work Zone Traffic Control Plan is now included as Sheet No. WZTC-1 of the overall plan set.***

John Clarke Planning and Design Letter dated November 6, 2022.

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 223-24.7Dand 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.

   Response: ***The plans for the Tompkins Lot modifications, which are proposed to be completed by the City of Beacon as part of the Tompkins Fire House expansion, currently indicate that the lot will consist of a total of 62 parking spaces. 10 of these spaces will be designated for Fire Department use only, leaving a total of 52 remaining parking spaces for public use. The current and future utilization of this parking area is further discussed in Supplemental Parking Analysis attached to this letter.***

   In the event the that proposed Project is in operation prior to the completion of the Tompkins Firehouse project, the attached Supplemental Parking Analysis indicates that there would still be sufficient parking within the Municipal Plaza lot and along Beekman Street to accommodate the anticipated parking demands of the Project.

   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?

   Response: ***At maximum occupancy the café requires 17 parking spaces per code. It is anticipated that a portion of the patrons visiting the café will also be hotel guests or residents walking to the site from the surrounding area, thereby reducing the overall parking demand for the café. Remaining café patrons will find parking in nearby offsite locations. It is our opinion that the café parking does not require any special treatment given the limited number of parking spaces required and the identified availability of nearby parking.***

Colliers Engineering & Design

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.

Response: ***As previously noted in our October 6, 2022 letter to the Planning Board as well as in the Traffic & Parking Management Plan, the use of the Dennings Avenue parking location as well as other potential remote parking locations would be serviced by Shuttles provided by the Applicant. The Dennings Avenue location could also be utilized for parking of employees as well as organizers/presenters/crew, etc. on a more regular basis to ensure more availability of parking closer to the Site.***

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.

Response: ***The Supplemental Parking Analysis attached to this letter provides additional information related to parking of employees, presenters and crew.***

Creighton Manning (CM) Review #9 Letter dated November 8, 2022

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.

   Response: ***The Project has been deemed zoning compliant under the 1964 parking exception by the City's Building Inspector based on a 130-person event with public use of the café or a 180-person event with no public use of the café. The parking for event and café employees as specified in the Hotel Event Space/Café Management Plan is not specifically assessed under the zoning code, however as indicated in the Supplemental Parking Analysis attached, there is sufficient parking in the vicinity of the Site to accommodate the maximum number of anticipated employees. Furthermore, the TPMP now provides additional information on the parking of employees during event operations.***

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.

   Response: ***The Applicant has indicated that special accommodations for parking of event related oversize vehicles will be made on an as needed basis. This is now more specifically addressed in the TPMP.***

Colliers Engineering & Design

November 9, 2022 Public Hearing Comments

John Clarke

1. Address daytime parking in the Traffic & Parking Management Plan

   Response: ***As indicated in the TPMP, daytime parking for the hotel and café uses under typical conditions (i.e. no event) will be accommodated by the available on-site parking as well as nearby available off-site public parking in the vicinity of the Project. The attached Supplemental Parking Analysis indicates that there is sufficient available parking in the vicinity of the Project to accommodate the typical parking demands of the Project.***

2. Parking occupancy assumes people will evenly spread to three different parking locations rather than just using the closest parking locations.

   Response: ***As has been discussed throughout the review of this Application, the TPMP provides strategies to provide event attendees with information on the various available parking locations in proximity to the site with the intent of distributing the Project parking demand amongst various offsite parking locations such that any one location is not overtaxed by the Project. It is also intended that providing this information will limit the number of drop-off vehicles during events, since it is anticipated that by providing this information attendees drive directly to nearby parking areas and walk to the site, without the need for drop-off prior to parking.***

Karen Quiana

3. All employees for the hotel cannot be accommodated on-site.

   Response: ***The TPMP now discusses employee parking under both typical operations and event conditions.***

4. Onsite Queue – How frequent could queue of drop off vehicles extend onto Route 9D?

   Response: ***A queueing analysis has been conducted for the event drop-off/pick-up operations and is attached to this letter. Based on this analysis, the average anticipated queue is approximately 5 vehicles, where sufficient space to queue 6 to 7 vehicles exists and thusly can be accommodated on-site without queuing onto Route 9D. The specific details of this analysis are discussed further in the attached Queueing Analysis Summary.***

5. Adequacy of parking observations which are as much as 1-year old?

   Response: ***Additional existing parking utilization data has been collected for the three parking locations nearest the Project site, i.e. Tompkins Lot, Municipal Plaza Lot and Beekman Street On-Street parking. This data is discussed further in the Supplemental Parking Analysis attached to this letter.***

Colliers Engineering & Design

Public Comments

6. Event parking ratio is 4 people/car? Worst case parking scenario should be 180 cars parked.

   Response: *The City of Beacon Code requires a parking ratio of 1 space per 4 seats for the event space. The parking analysis for the events is based on this City Code required parking ratio. The assertion that the worst-case scenario should be 180 cars parked for the maximum occupancy events is unrealistic. The reality of the types of events that are proposed at the facility is that each person attending these events does not arrive via their own personal vehicle. In fact, it is typical for 2, 3 or more persons to arrive in a single vehicle. This is accounted for by the City Code parking requirements of one (1) space per 4 seats. Furthermore, the City Code parking requirement also accounts for attendees who may arrive via taxi or rideshare, public transportation, walking and biking, in which case they would not require a parking space.*

7. What if children are being dropped off?

   Response: *Drop-off/pick-up of children would not significantly change the anticipated operations of the drop-off/pick-up procedures. As indicated by the queueing analysis enclosed the anticipated queues for drop-off/pick-up can be accommodated within the Site. Furthermore, children-oriented events that may not have as many adults attending the event may actually reduce the Project parking demand during those specific events.*

8. The parking analysis presented omitted performers, etc.

   Response: *The Supplemental Parking Analysis attached to this letter provides additional information on parking requirements for employees, staff, performers, etc. based on the projections provided by the Applicant in the Hotel Event Space/Cafe Management Plan.*

9. How can you guarantee people are not parking at West End Lofts?

   Response: *As noted in the TPMP the Applicant proposed to provide temporary "No Event Parking" signs at the following locations:*

   - *West End Lofts entrance*
   - *River Ridge entrance*
   - *Stratford Avenue at Route 9D (Wolcott Avenue)*
   - *Beacon Street immediately east of Tompkins Lot Entrance*
   - *Rombout Avenue at Route 9D (Wolcott Avenue)*
   - *Academy Street at South Avenue.*

   The locations of these signs are further detailed in Exhibit No. 3 – Off-Site Signage included in the TPMP. In addition, temporary signs indicating locations of event parking are proposed to be posted at the Municipal Plaza entrance and the Tompkins Lot Entrance at Beacon Street.

Colliers Engineering & Design

The TPMP also identifies strategies for dissemination of parking information to provide guests with information on the nearest parking locations to the Project site.

10. Parking Study should encompass all hours of operation.

Response: The parking analysis contained in the Traffic & Parking Study dated February 21, 2022 prepared by our office included existing observations of parking in the vicinity of the Site for the critical time periods between 1 PM and 8 PM on typical Friday and Saturday. Prior to 1 PM the parking demand for the Project is expected to be at its lowest typically just being generated by the Hotel use. After 8 PM the Project will still generate parking demand during events, however it is typical the background parking utilization beyond this time normalizes and typically lessens as other nearby commercial uses begin to close or their utilization tapers off. The Supplemental Parking Analysis attached to this letter provides additional information related to parking availability and utilization during the critical 1 PM to 8 PM time periods.

Sincerely,

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

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

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Appendix

Appendix A | Supplemental Parking Analysis

Colliers Engineering & Design

Supplemental Parking Analysis

In order to address comments from the Planning Board, its consultants and the public, as well as in consideration of the recently completed Hotel Event Space/Cafe Management Plan for the Project, a supplemental parking analysis has been prepared to assess the full parking demands of the Project in consideration of the anticipated number of event attendees, hotel and café usage and supporting employees, event staff and organizers, presenters and crew. This supplemental parking analysis also looks at the ability of the area public parking to accommodate the anticipated Project parking demands.

As noted in previous submissions to the Planning Board, the Applicant proposes events of up to 180-persons. For all events under 130-persons, the Café will remain open to public use and as indicated on the Site Plans, three rows of seats in the event space will be secured with a gate or other physical barrier to prohibit their use during these times, ensuring a maximum capacity of no more than 130-persons when the Café is open. For events exceeding 130-persons the Café will be closed to the public and will serve as support to the event. For the purposes of the parking analysis, these two scenarios have been focused on considering a Friday or Saturday event.

Based on the Hotel Event Space/Cafe Management Plan, the 130-Person Event with Public Use of Café and the 180-Person Event with No Public Café Use will be supported by employees and event, organizers, presenters and crew as indicated in the table below.

Personnel Summary by Event Type

Event Time	130-Person Event with Public Use of Café		180-Person Event with No Public Café Use	
	12 PM – 6 PM	6 PM – 10:45 PM	12 PM – 6 PM	6 PM – 10:45 PM
Hotel				
Front Desk/Rooms Manager	1	1	1	1
Housekeeping	3	-	3	-
Facilities Maintenance	1	-	1	-
Café				
Café/Concessions	4	4	4	4
Event Space				
Parking Attendant	3	3	3	3
Usher/Door	1	1	2	2
Security Guard	1	1	1	1
House Manager	1	1	1	1
House Tech	1	1	1	1
Organizers, Presenters, Crew	1-10	1-10	1-10	1-10
Total	**17 – 26**	**13 – 22**	**18 – 27**	**14 – 23**

The full parking requirements associated with the 130-Person Event with Public Use of the Café and the scenario for the 180-Person Event with No Public Café Use are presented in the table below. This includes guest parking along with employee parking based on the employee totals noted in the table above. It should be noted that the Project now proposes to provide a total of 32 parking spaces on the site, an increase of one (1) space from prior parking layout configurations. This is reflected in the parking calculations provided in the table below.

Project Parking Demand

Event Time	130-Person Event with Public Use of Café		180-Person Event with No Public Café Use	
	12 PM – 6 PM	6 PM – 10:45 PM	12 PM – 6 PM	6 PM – 10:45 PM
Hotel				
30 Rooms (1 Space/Room)	30	30	30	30
Employees/Personnel (1 Space/Employee)	5	1	5	1
Café				
50 Seats (1 Space/3 Seats)	17	17	-	-
Employees/Personnel[1] (1 Space/Employee)	4	4	4	4
Event Space				
130/180 Seats (1 Space/4 Seats)	33	33	45	45
Employees/Personnel[1] (1 Space/Employee)	8 – 17	8 – 17	9 – 18	9 – 18
Total Project Parking Demand	**97 – 106**	**93 – 102**	**93 – 102**	**89 – 98**
Available On-Site Parking	**32**	**32**	**32**	**32**
Excess Parking Demand	**65 – 74**	**61 – 70**	**61 – 70**	**57 – 66**

Notes:

1. The City of Beacon Code does not require specific consideration of the number of employees for the Café or Event Space as part of the zoning required parking for the Project.

In order to assess the ability of the area public parking to accommodate the anticipated Project excess parking demands, the previous parking observation data collected on Friday and Saturday September 24 & 25, 2021, Friday and Saturday November 5 & 6, 2021 and Friday January 21, 2021 as was presented in Table No. 4 of the February 21, 2022 Traffic & Parking Study was utilized. Recently, additional supplemental parking data was also collected as identified in the table below.

Colliers Engineering & Design

Supplemental Parking Observation Data

Date/Time	Tompkins Lot	Municipal Plaza	Beekman Street On-Street
Thursday, November 10, 2022, 8:45 AM	5	N/A	N/A
Thursday, November 10, 2022, 6:10 PM	7	N/A	N/A
Friday, November 11, 2022, 8:45 AM	8	N/A	N/A
Friday, November 11, 2022, 6:10 PM	3	28	8
Saturday, November 12, 2022, 3:00 PM	5	29	12
Saturday, November 12, 2022, 7:10 PM	12	28	5
Sunday, November 13, 2022, 1:00 PM	6	29	3
Sunday, November 13, 2022, 5:00 PM	10	26	3
Monday, November 14, 2022, 10:00 AM	5	N/A	N/A
Monday, November 14, 2022, 3:40 PM	5	N/A	10
Tuesday, November 15, 2022, 9:00 AM	4	N/A	N/A
Thursday, November 17, 2022, 8:45 AM	4	N/A	N/A
Friday, November 18, 2022, 6:00 PM	5	29	9
Saturday, November 19, 2022, 3:10 PM	5	28	6
Saturday, November 19, 2022, 6:45 PM	4	27	7
Sunday, November 20, 2022, 4:45 PM	10	25	3

A review of this data indicates that parking utilization of the Tompkins Lot and Beekman Street On-Street parking has increased slightly since these lots were previously observed during the 2021 data collection. The Municipal Plaza lot parking observations indicate that the utilization of this parking lot outside of typical City Hall hours of operation is generally consistent with what was observed during the 2021 data collection. It should be noted that the majority of the parking observed in the Municipal Plaza Lot was related to reserved police and official use parking that has been discontinued from the available parking in this lot as previously indicated in the February 21, 2022, Traffic parking Study. Utilizing this supplemental data, the previous data collected for Friday and Saturday was adjusted was adjusted for the Tompkins Lot and Beekman Street On-Street parking areas. No adjustment was made for the Municipal Plaza Lot for Friday with a small adjustment applied for Saturday. The resulting Friday and Saturday adjusted parking availability for these three parking locations are identified in the table below. It should also be noted that the parking availability in the Tompkins Lot has also been adjusted for the future proposed availability of 52 public parking spaces in that lot after completion of the Tompkins Firehouse improvements.

Colliers Engineering & Design

Observed Parking Availability

Parking Lot	Total Spaces	Observed Parking Availability by Hour							
		1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM
Friday									
Tompkins Lot	52	44	44	44	45	47	47	45	45
Municipal Plaza	76	20	23	21	26	36	55	73	76
Beekman St. On-Street	70	56	56	56	56	57	58	61	61
Total Observed Parking Availability		**120**	**123**	**121**	**127**	**140**	**160**	**179**	**182**
Saturday									
Tompkins Lot	52	44	44	44	45	41	40	38	39
Municipal Plaza	76	71	71	71	72	72	72	72	72
Beekman St. On-Street	70	58	58	58	59	60	62	63	64
Total Observed Parking Availability		**173**	**173**	**173**	**176**	**173**	**174**	**173**	**175**

A review of the above parking availability summary in the three nearest parking locations indicates that there is sufficient available parking in just these three nearest parking locations to accommodate the anticipated parking demands of the Project under the largest event conditions analyzed above. It should be noted that this analysis takes no credit for guests of the hotel also attending events or utilizing the café, which will reduce the overall parking demand of the Project. Furthermore, the parking analysis conservatively assumes a 1-to-1 ratio of employees/event staff to parked cars. It is our opinion that this ratio is unlikely considering the anticipated use of local employees who may not need to drive to the Project site and that event Organizers, Presenters and Crew are more likely to arrive in shared vehicles reducing the parking demand they would generate.

Finally, the TPMP has identified significant strategies to control and reduce the parking demand and allows for the use of other more remote off-site parking locations where shuttling between the parking locations and Site can be provided by Applicant to further reduce the demand on the nearby public parking locations.

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Appendix

Appendix B | Event Queuing Analysis

Colliers Engineering & Design

Event Queuing Analysis

A queueing analysis has been performed to assess the possibility of queues extending onto Route 9D (Wolcott Avenue) during the event drop-off/pick-up operations at the Project site. In order to prepare the queueing analysis, the following assumptions were made:

- Maximum Attendance — **180 Attendees**
- Attendees also staying at Hotel — **30 Attendees**
- Percentage of vehicles not dropping off before heading to offsite parking location — **10% (equates to approximately 5 vehicles)**
- Vehicle Occupancy for Traffic Analysis — **2.75 Persons/Vehicle**
- Average Loading/Unloading Time — **60 Seconds/Vehicle**

Based on the above noted assumptions a total of 135 persons (180– 30= 150x0.90= 135)will be dropped off at the site for a 180-person event. Based on this and utilizing the 2.75 Persons/Vehicle occupancy ratio utilized for the traffic analysis, a total of **49 vehicles** will be dropping off attendees at the Project site for an event. It should be noted that the 2.75 Persons/Vehicle occupancy ratio was utilized to account for potential shuttle bus trips, ride share, taxi, etc. that may drop off attendees but not actually require parking after drop-off. These other trips results in a different ratio for vehicle trips than for parking demand for the Project.

It is further assumed that the typical arrival period will be 60 minutes during which 60 vehicles could be processed based on the average loading/unloading time of 60 Seconds/Vehicle and assuming a single line queue. It should be noted that the average loading/unloading time of 60 Seconds/Vehicle is likely somewhat conservative but does account for attendees who may require additional time loading and unloading. As noted in the Traffic & Parking Management Plan (TPMP), attendees requiring additional time can be directed to one of the four (4) on-site ADA spaces or a designated location in the vicinity of the on-site loading zone area to allow for additional time in an area that will no disrupt on-site circulation and drop-off/pick-up of other attendees.

Utilizing the above assumptions, the vehicle queuing analysis was performed, which is summarized in Exhibit Q-1 below. The analysis results indicate that the average number of vehicles in the queued system including the loading/unloading vehicle is 4.45 vehicles. There is approximately 155 feet from the proposed drop-off/pick-up location to the Route 9D (Wolcott Avenue) curb line, which provides sufficient space for queueing of 6 – 7 vehicles and can accommodate the calculated average queue. The queuing analysis further indicates that the probability that there are more than 6 vehicles in the queued system is less than 25%. In the event that queues do extend to Route 9D, there is sufficient width on the entry driveway beyond the initial access from Route 9D to accommodate two lanes of queuing and ultimately loading/unloading, which would result in nearly negligible queues on the Site. The TPMP specifically directs the parking attendants on the site specifically the attendant positioned near the Route 9D entrance, during drop-off/pick-up operations to monitor queueing on the entry drive and adjust the number of queuing lanes as needed.

Colliers Engineering & Design

Exhibit Q-1 – Vehicle Queuing Analysis

Vehicle Queuing Analysis

Inputs		
λ =	49	Vehicle Arrivals in One-Hour Period
μ =	60	Number of Vehicles Process in One-Hour Period
k =	6	Available Queue Storage

Results		
L_s =	4.45	Average Number of Vehicles in System (Vehicle Loading/Unloading Plus those Queued)
W_s =	5.45	Average Time (Minutes) a Vehicle Spends in System (Including Loading/Unloading Time)
L_q =	3.64	Average Number of Vehicles Queued (Not Including Loading/Unloading Vehicle)
W_q =	4.45	Average Time (Minutes) a Vehicle Spends in Queue
P =	81.7%	System Utilization Factor
P_o =	18.3%	Probability of 0 Units in the System
$P_{n>k}$ =	24.2%	Probability of More than 6 Vehicles in the System

Based on this queuing analysis and the recommendations of the TPMP, it is our opinion that the Project will not result in queues extending beyond the limits of the available on-site queue storage and therefore will not disrupt traffic flow along Route 9D.

BEACON AV LAB (dba Dex Support LLC)

211 Fishkill Ave. Beacon, NY 12508 • (917) 743-9514 • jonny@beaconavlab.com

September 12, 2022

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

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

Dear Chairman Gunn and Members of the Planning Board,

Below please find my responses to the comments included in John Clarke Planning and Design's Memorandum, dated September 9, 2022.

John Clarke Planning and Design Comment Responses:

3a. Comment acknowledged. The daytime sound level limit of 60 dBA is higher than the 55 dBA level that was referenced in the report, and as such daytime noise should be even less of a concern for the subject property. Regarding the 50 dBA limit for nighttime noise, none of my measurements exceeded even that limit at the property line - therefore, while that limit is 5 dBA lower than the limit referenced in the report, the test results still show little cause for concern about noise from within the building, especially if the property owners take the additional recommended steps to lower the chances of noise leakage even further.

3b. Comment acknowledged. The measurements taken in this test do not provide enough information to calculate and provide a specific estimate of how much overall sound level reduction will be provided at the property lines by adding sheets of laminated acoustic glass as specified over each window. What can be said is that properly installed acoustic glass with the specified minimum rating of 30 R_w+C_{tr} should reduce sound levels passing through each window by approximately 30 dBA. Using the example of the maximum measurement of 70 dBA taken directly outside of a window as referenced in the report, that level should be reduced to ~40 dBA with laminated acoustic glass installed. That level should be even lower at property lines given the natural attenuation of sound over distances. Given that none of the reported results measured at property lines exceeded 49 dBA (1 dB below the city's specified nighttime limit), adding the glass should ensure that even if ***louder*** noise than the test sources mentioned in this report should occur inside of the subject property, noise at property lines will still be below the legally permitted limits.

Regarding the concerns about preserving the historic appearance of the windows: The glass should be installed over the **interior** sides of the existing windows, sized to fit the perimeter of the existing window recesses. Therefore, there will be no visible change of appearance from outside of the building, and the existing stained glass will still be visible inside the building, just with an additional layer of clear glass over it for sound reduction purposes.

Sincerely,

Jonathan 'Jonny' Taylor
Audio Engineer, Beacon AV Lab

Landscape Restorations
Practicing Ecological Landscape Design and Management Principles
P.O. Box 286 Beacon New York 12508

City of Beacon Planning Board
Beacon, New York
Re:
Prophecy Hall LLC
1113 Wolcott Avenue
Beacon, New York 12508
Living Privacy Fence at Southern Property Line/Landscape Health

November 21, 2022

To Chairman Gunn and Members of the Planning Board:

The Applicant's proposed landscape for Prophecy Hall's southern property line is designed to offer beauty for both the project and residents of the adjacent River Ridge development, as well as visitors and citizens of Beacon. Importantly, it creates privacy for the residents of River Ridge and provides a clear boundary for attendees of Prophecy Hall.

I met with Betty Wall (HOA President of River Ridge) at the property line between River Ridge and Prophecy Hall on October 11th to answer her questions and explain the comprehensive vision for the landscape and how we are proposing additional landscaping along their property line to ensure privacy, while still maintaining the integrity of the design.

The dense, multi-species planting at the property line combines evergreens with spring-blossoming trees and shrubs that become reds, bronzes, oranges, and burgundies in autumn. Set against the backdrop of the evergreens, the display will be stunning. This landscape will be in full view for the visual enjoyment of River Ridge residents, Prophecy Hall attendees, and citizens and visitors travelling along Wolcott Avenue. Moreover, the plant community functions for both properties by creating a living privacy fence that supports biodiversity and provides attractiveness throughout all four seasons. Even in winter it will maintain its beauty and density due to the evergreens and architecture of the tree and shrub stems.

Ensuring the health of the entire landscape includes managing invasive plant species, of which there are currently large infestations in the cemetery. Efforts towards managing the invasive plant species can be taken while maintaining the historic integrity of the site and nurturing the existing native plant communities. Healing the landscape enriches the lives of all living things. It is my understanding the property owners are invested in protecting the historic value of this special site and are currently in discussion with historic preservation organizations and professionals to restore the stones and monuments while continuing to be sensitive to the needs of the neighbors and the value of the natural surroundings. To this end, the landscaping and preservation measures will be coordinated to ensure the historic site is aesthetically enhanced for the benefit of all Beacon citizens and visitors.

Please let me know if you have any questions about this project's goals for the landscape.

Respectfully,

Debra Adamsons
Landscape Restorations

Prophecy Theater, LLC **October 25, 2022**
Hotel Event Space/Café Management Plan **Last Revised November 29, 2022**

This Hotel Event Space/Café Management Plan (the "Management Plan") is intended to address the management of staff and guests on the property located at 1113 Wolcott Avenue (the "Property") during event space/café business hours in connection with Prophecy Theater, LLC's (the "Applicant's") Applications for Site Plan and Special Permit Approval (the "Application") for the Property. This Management Plan 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 and reviewed with the City of Beacon Planning Board (the "Planning Board") in the Applicant's submissions to the Planning Board, as well as during the public hearings on the Application and throughout the extensive SEQR Environmental Review of the project. The measures outlined in the Management Plan are designed to address comments from the Planning Board, its consultants and from the public, setting forth certain conditions that provide further assurances that confirm that the project will not have any potentially significant adverse environmental impacts.

Summary of Business Activity, Capacities and Hours of Operation

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** Sunday - Thursday 8:00 a.m. - 10:00 p.m.
  Friday - Saturday 8:00 a.m. - 10:45 p.m.
- **Café Staff** will range from 2-4 people.

Hotel Event Space

The event space is not intended to be used for maximum capacity events on a daily or nightly basis. Due to the nature of the event business model, parameters specified in this Management Plan allow for certain inherent flexibility in use times and intensity and do not dictate or imply a set schedule of events, but rather set limitations on total days of use, hours of operation and total capacity.

The event space will be available for various cultural, educational or professional programs, including conferences, weddings and art exhibitions or other events, in addition to smaller events/functions such as classes, retreats, workshops/rehearsals, seminars, educational programs, camps, youth activities and or art exhibits.

Type A Events: Maximum Capacity Events

Type A Events comprise between 130-180 attendees and will require the café space to serve as concessions for the event attendees and will not be open to the public. Peak event use (130-180 capacity) will be restricted to Friday-Sunday, holidays, and holiday eves (i.e., the night prior to a holiday). Friday, Saturday, and holiday eve events will end by 10:45 p.m., and Sunday and holiday events preceding workdays will end by 10:00 p.m. *See* Table 1.

Type B Events: Limited Capacity Events

Type B Events will be permitted on Wednesday-Sunday, holidays, and holiday eves and will be limited to a maximum capacity of 130. The same time restrictions as Type A Events apply for Type B Events. Type B Events held on Wednesdays and Thursdays shall end no later than 10:00 p.m. During Type B Events, the café may be open to the public and/or serve as a concession space for attendees depending on the nature of the event. *See* Table 1.

Type C Events: Small Events with Reduced Capacity, Setup & Staffing

Type C Events can occur daily and are the only type of event allowed on Monday-Tuesday, with the exception of holiday and holiday eve Type A Events and Type B Events that fall on these days. Type C Events are smaller functions that permit a maximum capacity of 80 people. The same time restrictions as Type A Events & Type B Events apply for Type C Events. Events held on Mondays and Tuesdays shall end no later than 10:00 p.m. During these smaller Type C events, the café may be open to the public and/or serve as a concession space for attendees depending on the nature of the event. *See* Table 1.

TABLE 1. The table below depicts event space use parameters/limitations:* / ** / ***

EVENT SPACE	MON	TUES	WED	THURS	FRI	SAT	SUN
End By	10:00 p.m.	10:00 p.m.	10:00 p.m.	10:00 p.m.	10:45 p.m.	10:45 p.m.	10:00 p.m.
Max Capacity for Event	80	80	130	130	180	180	180
Event Types	C	C	B,C	B,C	A,B,C	A,B,C	A,B,C

*Note: Holiday eves will follow Saturday parameters. If a holiday proceeds a workday, it will follow Sunday parameters. During such events where there is under 130 attendees, the café space may be open to members of the public.

**If a holiday falls on a Saturday, the preceding Friday is considered a holiday. If a holiday falls on a Sunday, the following Monday is considered a holiday.

***List of defined holidays:**

- New Year's Day
- Martin Luther King Jr. Day
- Presidents' Day
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Indigenous People's Day
- Veterans Day
- Thanksgiving Day

- Day after Thanksgiving
- Christmas Eve Day
- Christmas Day

Staffing

Personnel:

- **Concessions/Café**: responsible for operation of all food and drink services including preparation 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 direct patrons and vehicle traffic outside the building. Such attendants will also be able to serve as an additional usher, or security, concessions, cleanup crew and grounds control 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.

TABLE 2. 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 100-130
Concessions/Café	2	3	4	4	4	3
Parking Attendant	0	0	1	3*	3*	2*
Usher/door	0	0	0	1	2	0
Security Guard	0	0	1	1	1	1
House Manager	0	1	1	1	1	1
House Tech	0	0	1	1	1	1
TOTAL STAFF REQUIRED	**2**	**4**	**8**	**11**	**12**	**8**

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

TABLE 3. The table below depicts the typical range of guests associated with production of events: i.e., Talent, Speaker, Stage Manager, Producer, Tech, Caterers, Photographers, etc. These individuals are not staff.

Guest Count	**0-20**	**21-50**	**51-100**	**101-129**	**130-180**	**Table Catered 100-130**
Organizers, presenters and crew	1	1-3	1-6	1-10	1-10	5-10

TABLE 4. The table below depicts Hotel and shared staff with event space/café:*

Hotel daily staff:		**HOURS**
Front Desk/Rooms manager	1	Daily 7:00 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. The maximum number of employees working at the hotel at any one time is five (5).

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.
- Parking demand for the café will have some overlap with registered hotel parking (i.e. people staying at the hotel will also attend events and utilize the café). The café will service the surrounding walkable neighborhood resulting in less need for parking. For other public use of the café, adequate offsite auxiliary parking is located within 1,000 feet of the Property as detailed in Traffic and Parking Management Plan prepared by Colliers Engineering and Design.
- Some staff parking can be accommodated on site during non-event times. Peak use event times will require offsite parking for some event staff. In advance of peak use events, management will direct any staff or crew to park in the most efficient or effective location.
- Parking attendees will arrive onsite 1.5 hours prior to event start time to implement procedures set forth in Traffic and Parking Management Plan prepared by Colliers Engineering and Design.

Event Attendee Café Use

The café will close to the general public 45 minutes prior to events where the capacity of the event exceeds 130 attendees. All café customers, who are also attendees of events, will enter the event through the predetermined event entry door following scheduled door open times.

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 Management Plan.
- Door open times will be 30-45 minutes prior to scheduled event start times.
- 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 will be counted upon entrance.
- A system 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 with consideration to the type of event.

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 east (Wolcott) side of the building, and the newly constructed parking lot/cafe door on the north side of the building.
- The door on the southern side of the existing church building closest to the River Ridge development will only be used by staff or for emergencies, and will not be available as an entry or exit to the general public.
- 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 close 45 minutes after evening event end times.
- Signage signaling to be respectful of the neighbors will be posted as an extra layer of management.
- 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 10:00p.m. and 8:30a.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 20.0 ft are prohibited from onsite parking lot between 10:30p.m. and 8:30a.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 by staff 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.
- Management will maintain a public telephone number/contact reachable during all open café and event hours.

Colliers
Engineering
& Design

Traffic & Parking Management Plan

November 23, 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

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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 typical operations i.e., no event at the church, hotel parking will generally be accommodated by the available on-site parking. The café use, which requires 17 parking spaces per City of Beacon Code will generally be accommodated by other off-site public parking in the vicinity of the Project. However, it is anticipated that a portion of the patrons visiting the café will also be hotel guests or residents walking to the site from the surrounding area, thereby reducing the overall parking demand for the café

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

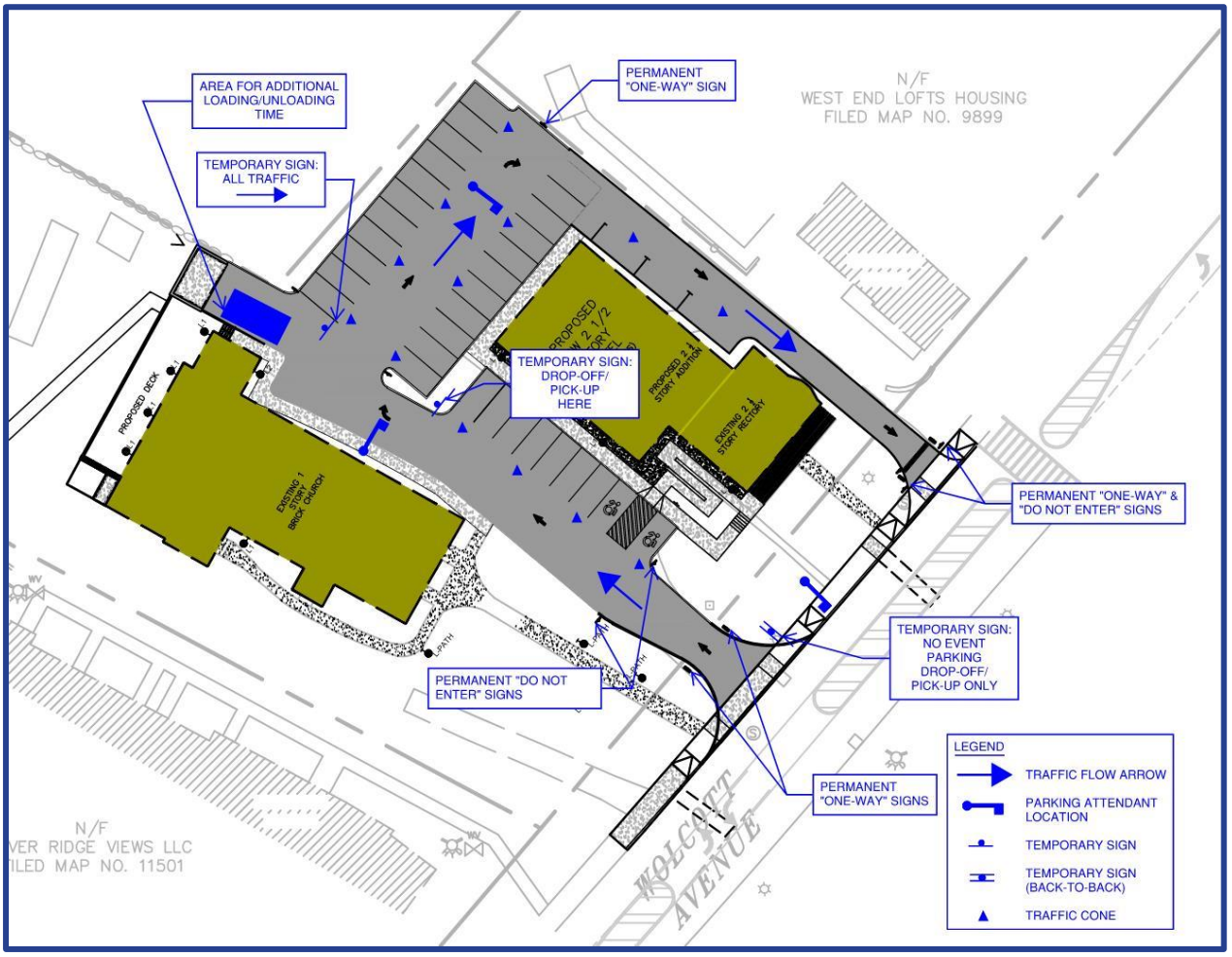
Based on the above, and associated with the review of the Project by the City of Beacon Planning Board and its consultants, this Traffic & Parking Management Plan has been prepared in order to provide an efficient and ongoing method of managing traffic flows, on-site and off-site parking, and other transportation 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 facilitate drop-off/pick-up operations, ensure efficient traffic flow, and monitor any queuing. In addition to the permanent signage proposed on the site, additional temporary signage is also proposed to further indicate the on-site flow pattern during events as indicated on Exhibit No. 1 above.

For events under 100 attendees, one (1) parking attendant will be provided on-site to assist with direction of traffic and drop-off/pick-up operations. For events exceeding 100 attendees, a total of three (3) parking attendants will be provided on-site during events. The first will be provided near the Main entry driveway, the second at the intended drop-off/pick-up location and the third within the main parking area behind the hotel. The parking attendant near the Main entry driveway will assist with traffic flow entering the Site and monitoring of the queueing of vehicles on the entry driveway to ensure no disruption of normal traffic flows along Route 9D. The driveway provides stacking for approximately 7-8 passenger car vehicles which is anticipated accommodate the vehicle queues during the drop-off/pick-up operations. However, in the unlikely event that this storage area is exceeded by the queue, there is sufficient space within the driveway to queue vehicles in two queues, which the parking attendants can adjust as necessary.

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

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

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

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

The Project site will be provided a total of four (4) ADA accessible parking spaces included within the 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

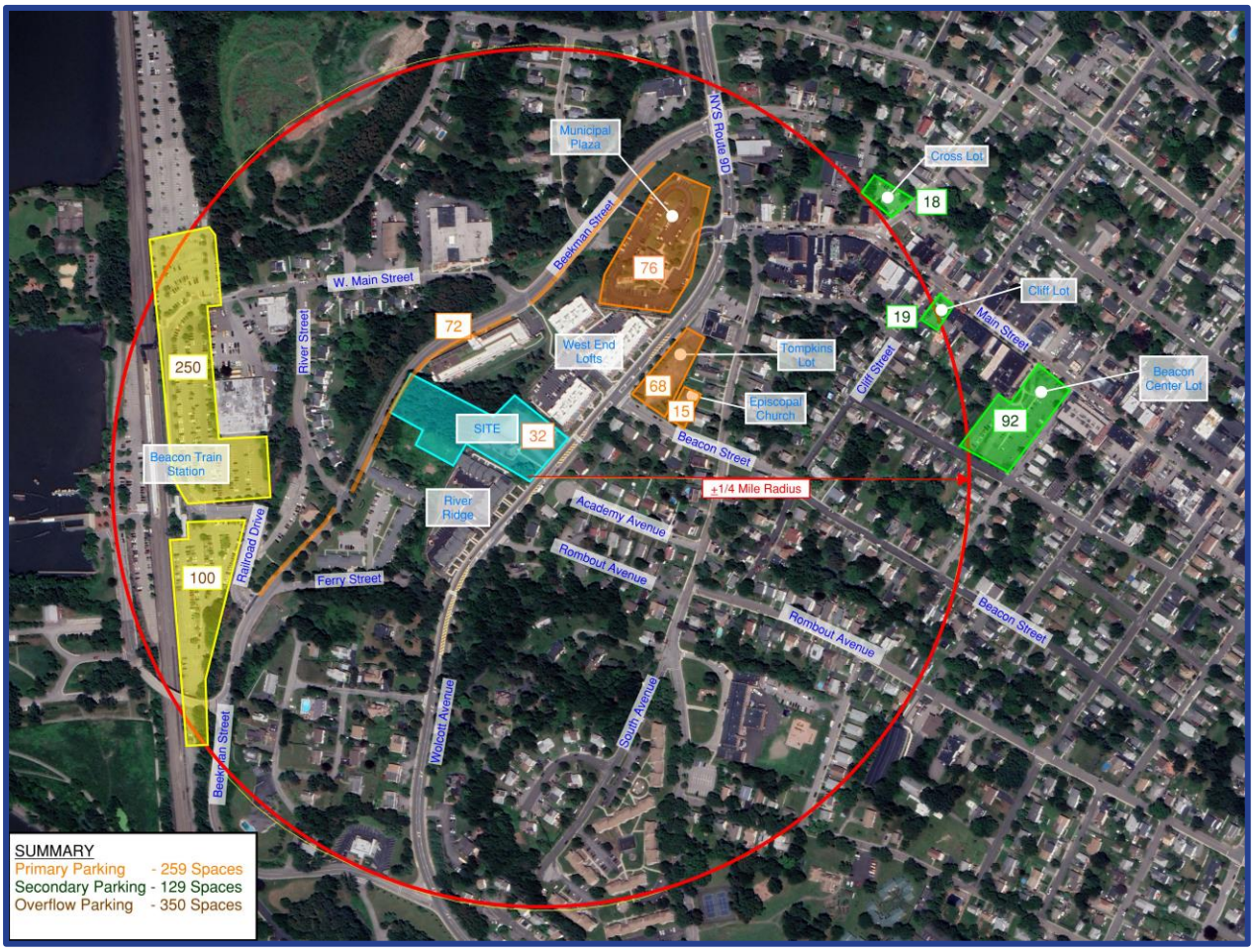
The Project proposes to provide 31 off-street parking spaces on the Site primarily for the use of Hotel guests and employees as required by the City of Beacon code for that use. All additional parking required for event attendees will be accommodated by off-site public parking in the vicinity of the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

Employee Parking

Under typical conditions, the Project anticipates having 1-5 employees on-site to service the hotel including front desk staff, housekeeping staff and a maintenance staff employee who will provide maintenance to the hotel, café and event space. The café will typically have an additional 2 employees.

Under event conditions the number of employees will vary depending on the size of the event with an additional 2 to 10 employees anticipated, playing various roles to support the events. It is noted that some of these employees may perform multiple roles. In addition to the employees, it is anticipated that there will be between 1-10 organizers, presenters, performers and/or crew to support the events. Parking for these employees and event personnel will largely be accommodated by off-site parking.

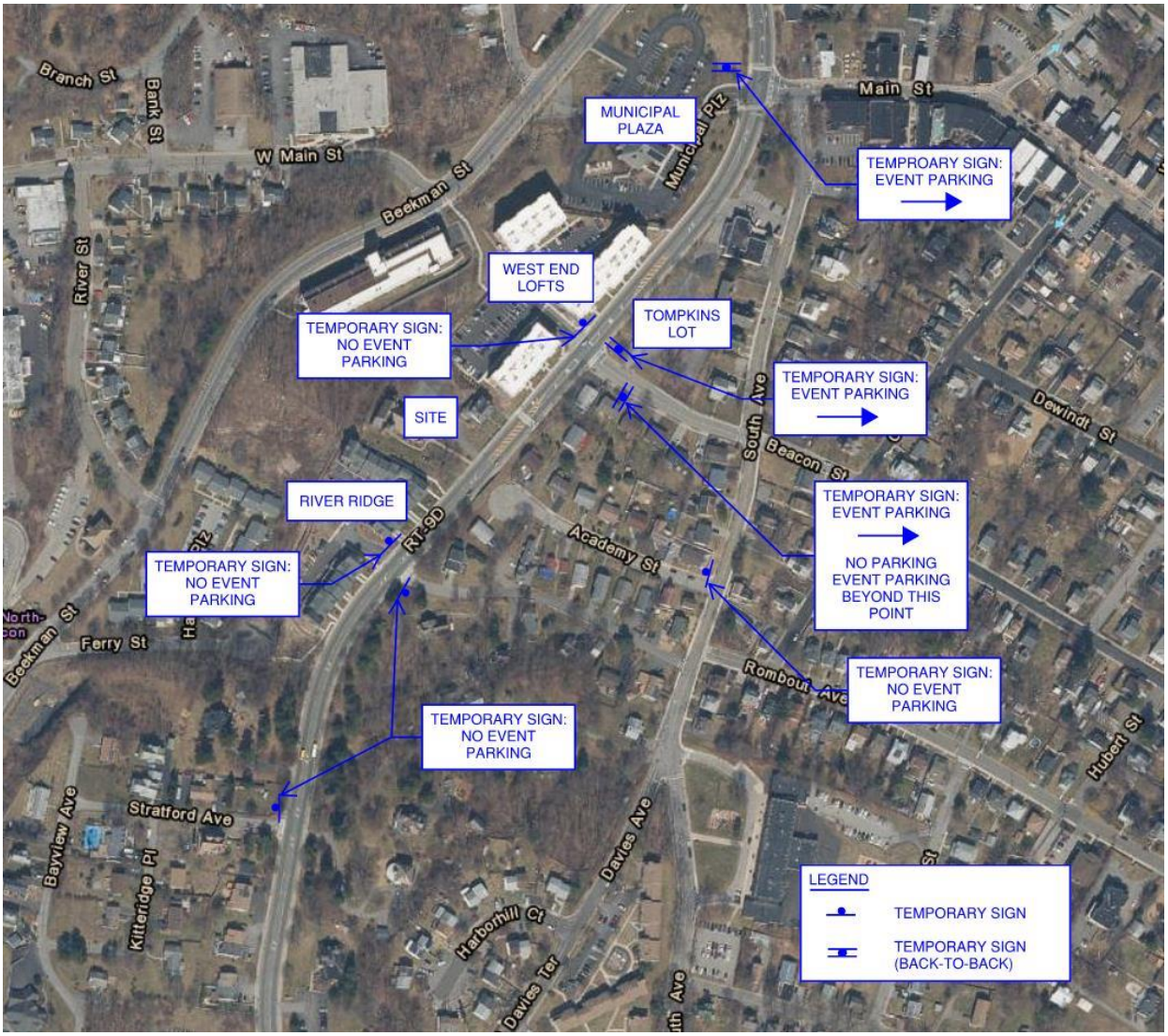
Under typical daily operations it is anticipated that hotel and café employees will find parking at the nearby public parking areas as well as additional employees and performers to support events up to 100 attendees. During events exceeding 100 attendees, the Applicant will provide a specified location for employee and event personnel parking, which could include the Denning's Avenue parking lot, the Beacon Metro North Station or other offsite locations to accommodate these parking needs and ensure greater availability of public parking nearer the Project. When necessary, shuttling for employees and event personnel from these remote parking locations will be provided.

Temporary Off-Site Signage

The installation of temporary off-site signage is also recommended during events to alert attendees of preferred parking areas and areas where parking is note permitted. 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



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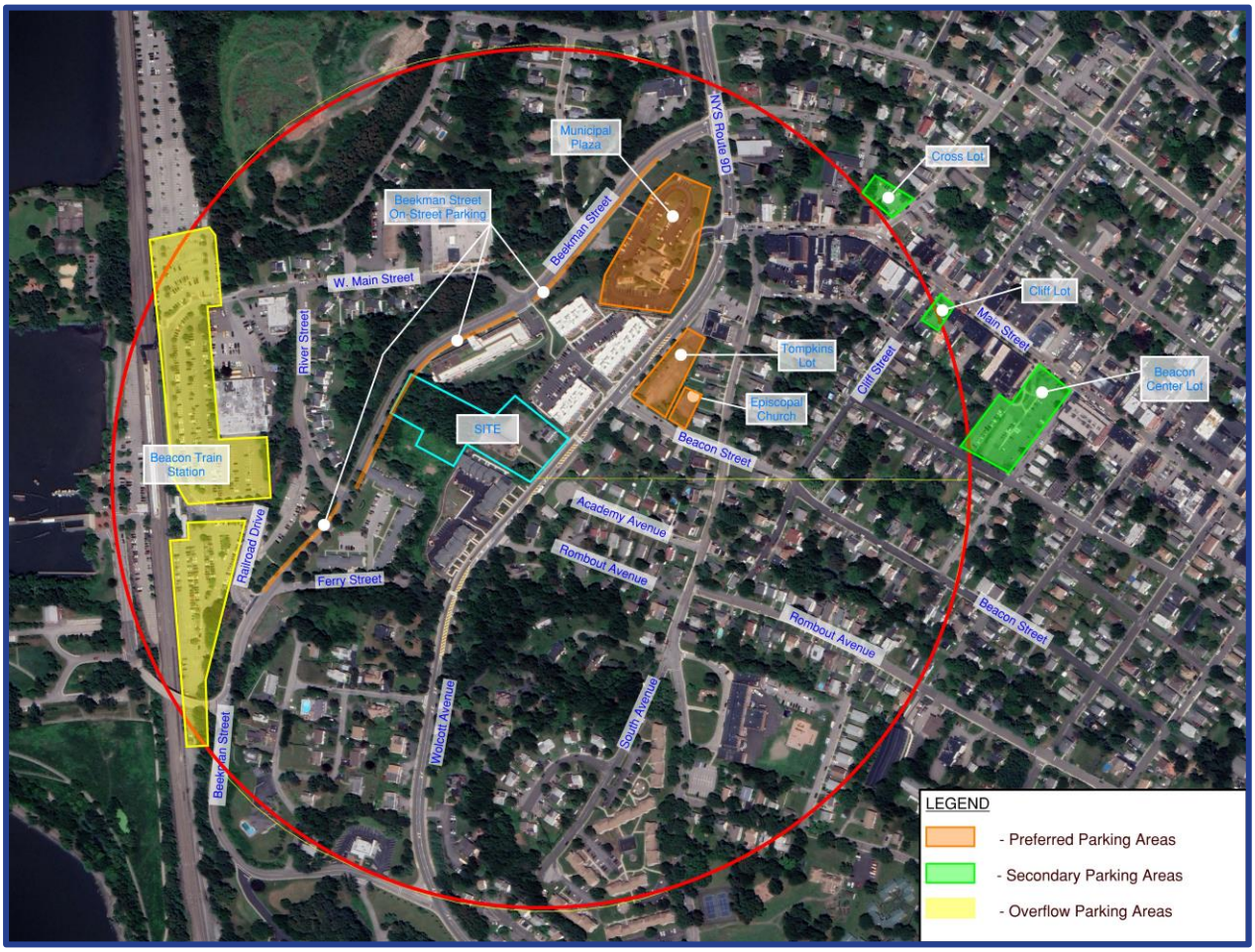
Dissemination of Information

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.

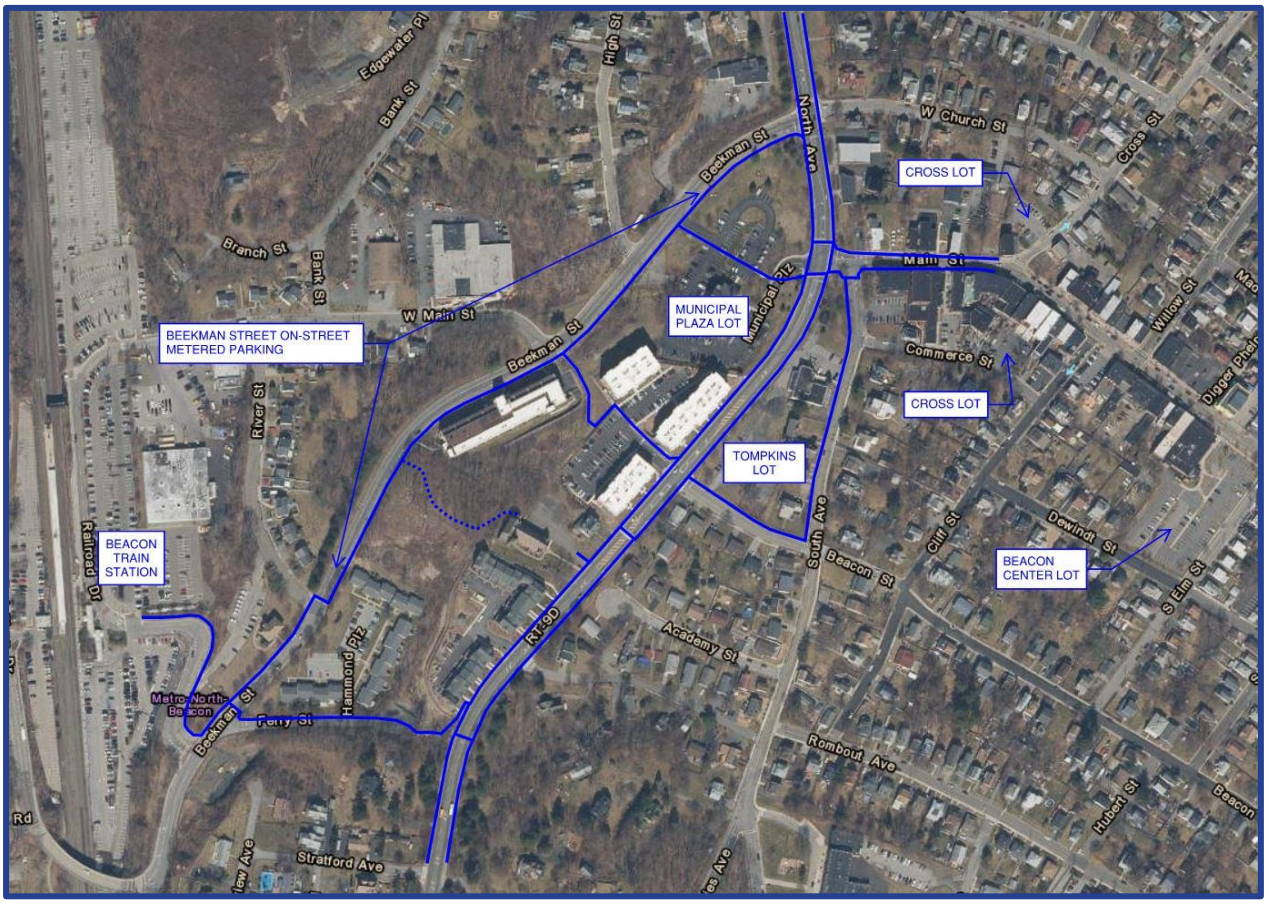
Pedestrian and Bicycle Access

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.

Parking of Event Related Oversize Vehicles

Certain events may require the use of oversized vehicles to support the events. These could include buses, vans, or smaller trucks. If these oversized vehicles are required, arrangements would be made by the Applicant to provide an off-site parking location for these vehicles. In addition, if an oversize vehicle is required for unloading of event equipment arrangements will be made with the event organizers to ensure that these vehicles arrive to the site well before the start of the event for unloading of equipment in order to not interfere with anticipated drop-off of event attendees.

Ongoing Monitoring and Coordination

This 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

Bulk Zoning Regulations Table

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

* Existing Condition to remain

Location Map

Scale: 1" = 400'

Zoning Summary

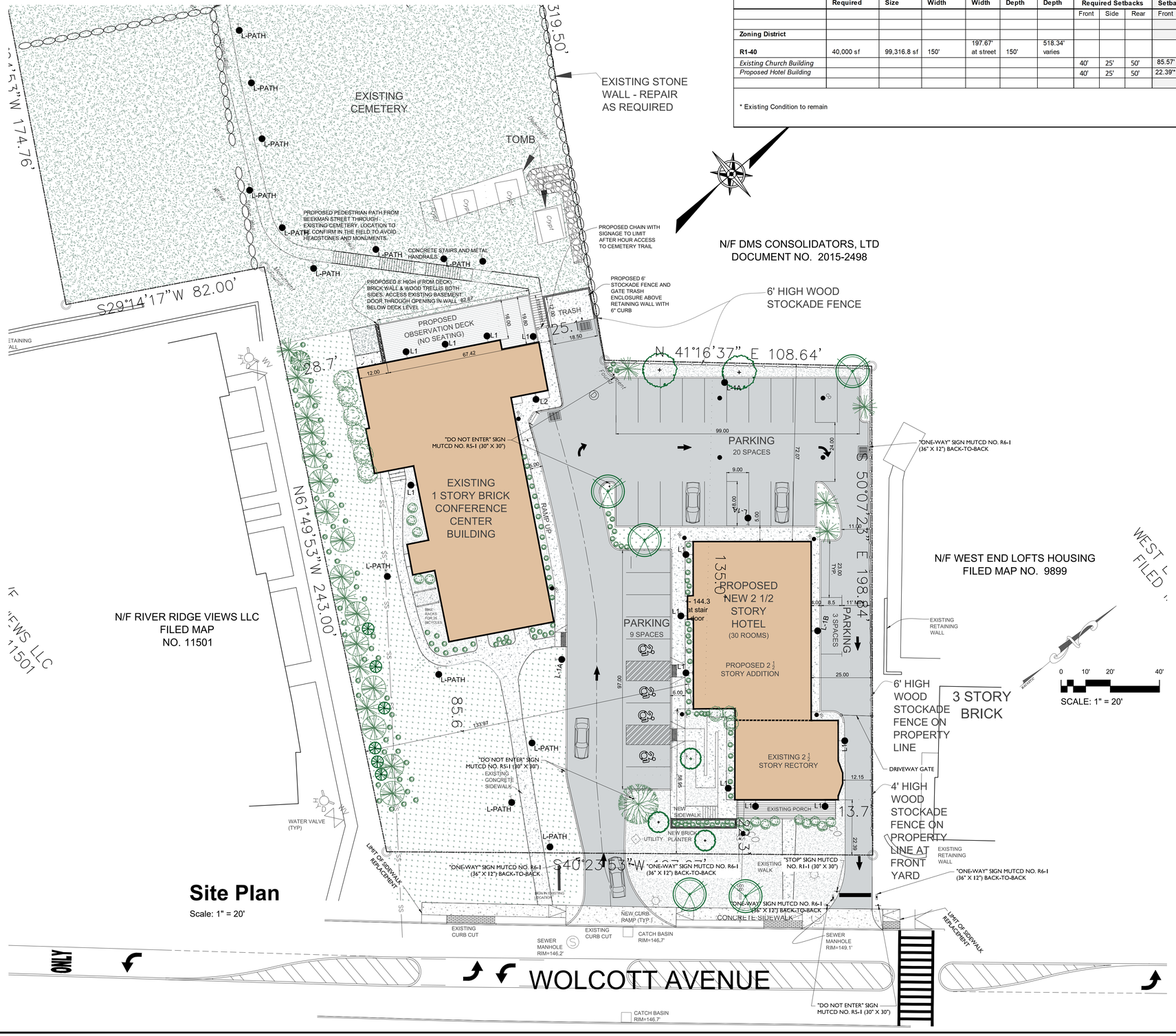
Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	10,279 square feet (existing church building + proposed hotel building)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Church / Rectory
Proposed Use:	Hotel, Cafe accessory to the Hotel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

Parking & Loading

Use & Parking Requirements	1964 Units	1964 Parking Requirement	Proposed Units	Current Parking Requirement
Church				
1964 - 1 space per 5 seats	336 occupants	68 parking spaces		
Rectory				
1964 - 1 space per dwelling unit	1 dwelling unit	1 parking space		
Conference / Event Space				
1 space for each 4 seats or pew spaces or, in plance without seats, 1 space for each 100 square feet of floor space used for public assembly			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 5 employees maximum at any one time	35 parking spaces
Total Required Parking Spaces		***69 Parking Spaces***		***85 Parking Spaces (Note 1)***
Total Proposed Parking Spaces				**32 Parking Spaces**

Notes:

1. Pursuant to the parking exception provided within Zoning Code Section 223-26.B and based on the church and rectory uses and associated parking requirements for the Premises in 1964, no parking is required to be provided when the proposed uses are less than 25% greater intensity that the parking required for the uses in 1964. The proposed occupancies generate an increase in the intensity of use of approximately 23%. Therefore, no parking is required.
2. 32 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. Cafe: Sun-Thurs 8 a.m. -10 pm, Fri-Sat 8 a.m. -10:45 pm. Refer to Management Plan for Event Space hours. Events will end by 10pm weekdays and 10:45 on Friday and Saturday
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.



Site Plan

Scale: 1" = 20'

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
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12	10/06/22	REVISED PER PLANNING BOARD COMMENTS	AJS
13	10/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
14	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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

Special Use Permit Application

Sheet 1 of 15 - Site Plan

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

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

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

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

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

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/31/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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14	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan

Scale: 1" = 30'

Special Use Permit Application

Sheet 2 of 15 - Full Site Plan

1113 Wolcott Avenue

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

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
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175 WALSH ROAD PO BOX 1
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Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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'
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'
22.3'
15.7'

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
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)
WOLCOTT AVENUE

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

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13	10/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
14	11/29/22	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
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1113 Wolcott Avenue
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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. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BLACK ALUMINUM POLE = 12 FEET

WALL MOUNTED HOUSE LIGHT (L1)

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

WALL MOUNTED HOUSE LIGHT (L2)

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

PATH LIGHT (L-PATH)

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

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

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

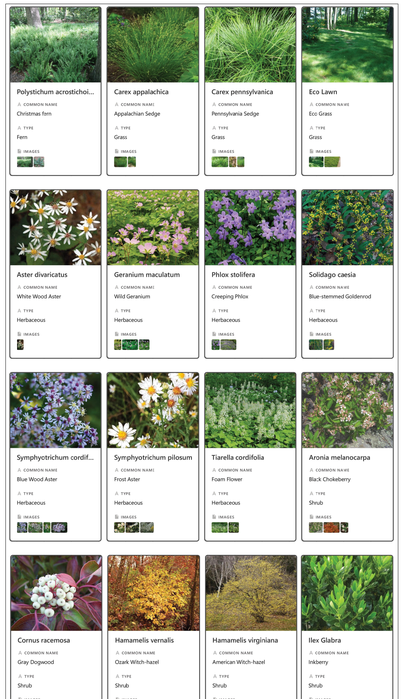
Planting and Landscape Notes

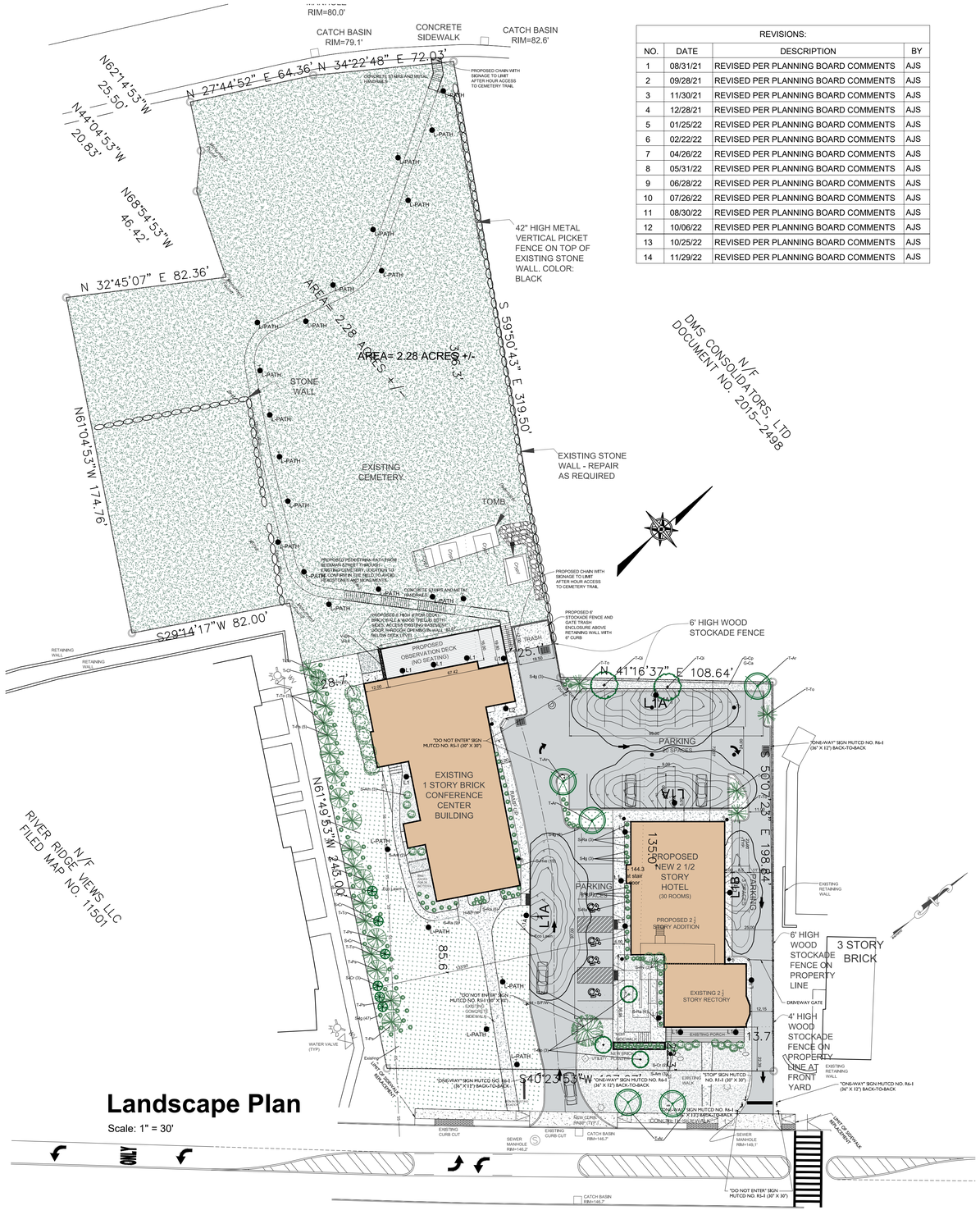
1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval 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.

POLE MOUNTED LIGHT (L1B)

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

Illustrated Plant List




RIM=80.0'
CATCH BASIN RIM=79.1'
CONCRETE SIDEWALK
CATCH BASIN RIM=82.6'
N62°14'53"W 25.50'
N44°04'53"W 20.83'
N68°54'53"W 46.42'
N 32°45'07" E 82.36'
N61°04'53"W 174.76'
N 27°44'52" E 64.36'
N 34°22'48" E 72.03'
S 59°50'43" E 319.50'
S29°14'17"W 82.00'
S40°23'53"W
N61°49'53"W 245.00'
AREA= 2.28 ACRES +/-
PROPOSED CHAIN WITH SIGNAGE TO LIMIT AFTER HOUR ACCESS TO CEMETERY TRAIL
42" HIGH METAL VERTICAL PICKET FENCE ON TOP OF EXISTING STONE WALL. COLOR: BLACK
STONE WALL
EXISTING CEMETERY
EXISTING STONE WALL - REPAIR AS REQUIRED
TOMB
PROPOSED OBSERVATION DECK NO SEATING
EXISTING 1 STORY BRICK CONFERENCE CENTER BUILDING
PROPOSED NEW 2 1/2 STORY HOTEL (30 ROOMS)
PROPOSED 2 1/2 STORY ADDITION
EXISTING 2 1/2 STORY RECTORY
PARKING
L1A
L1B
6' HIGH WOOD STOCKADE FENCE
3 STORY BRICK
6' HIGH WOOD STOCKADE FENCE ON PROPERTY LINE
4' HIGH WOOD STOCKADE FENCE ON PROPERTY LINE AT FRONT YARD
DRIVEWAY GATE
"ONE-WAY" SIGN MUTCD NO. R6-1 (36" X 12") BACK-TO-BACK
"DO NOT ENTER" SIGN MUTCD NO. R5-1 (30" X 30")
"STOP" SIGN MUTCD NO. R1-1 (30" X 30")
N/F DMS CONSOLIDATORS, LTD DOCUMENT NO. 2015-2498
N/F RIVER RIDGE VIEWS LLC FILED MAP NO. 11501
EXISTING RETAINING WALL
PROPOSED 6' STOCKADE FENCE AND GATE TRASH ENCLOSURE ABOVE RETAINING WALL WITH 6" CURB
CONCRETE STAIRS AND METAL HANDRAILS
PROPOSED CONCRETE PATHS
EXISTING CURB CUT
SEWER MANHOLE RIM=148.2'
CATCH BASIN RIM=148.7'
SEWER MANHOLE RIM=149.1'
NEW CATCH BASIN
WATER VALVE (TYP.)
EXISTING UTILITY POLE
EXISTING GAS LINE
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING OVERHEAD WIRES
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED TREES
PROPOSED SHRUBS
PROPOSED LIGHTS
PROPOSED SIGNS
PROPOSED CURB CUT
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PAVING
PROPOSED PAVERS
PROPOSED GRASS
PROPOSED MULCH
PROPOSED STONE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED GAS LINE
PROPOSED OVERHEAD WIRES
PROPOSED UNDERGROUND ELECTRIC
PROPOSED TELEPHONE
PROPOSED CABLE TV
PROPOSED GAS METER
PROPOSED ELECTRIC METER
PROPOSED TELEPHONE PEDESTAL
PROPOSED CABLE TV PEDESTAL
PROPOSED TRANSFORMER
PROPOSED GENERATOR
PROPOSED AIR CONDITIONING UNIT
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED SPRINKLER HEAD
PROPOSED SMOKE DETECTOR
PROPOSED CARBON MONOXIDE DETECTOR
PROPOSED EMERGENCY LIGHT
PROPOSED EXIT SIGN
PROPOSED EMERGENCY GENERATOR
PROPOSED EMERGENCY GENERATOR FUEL TANK
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PROPOSED EMERGENCY GENERATOR

Elevation: Side Facing Church

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

Elevation: Rear

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

Elevation: Side

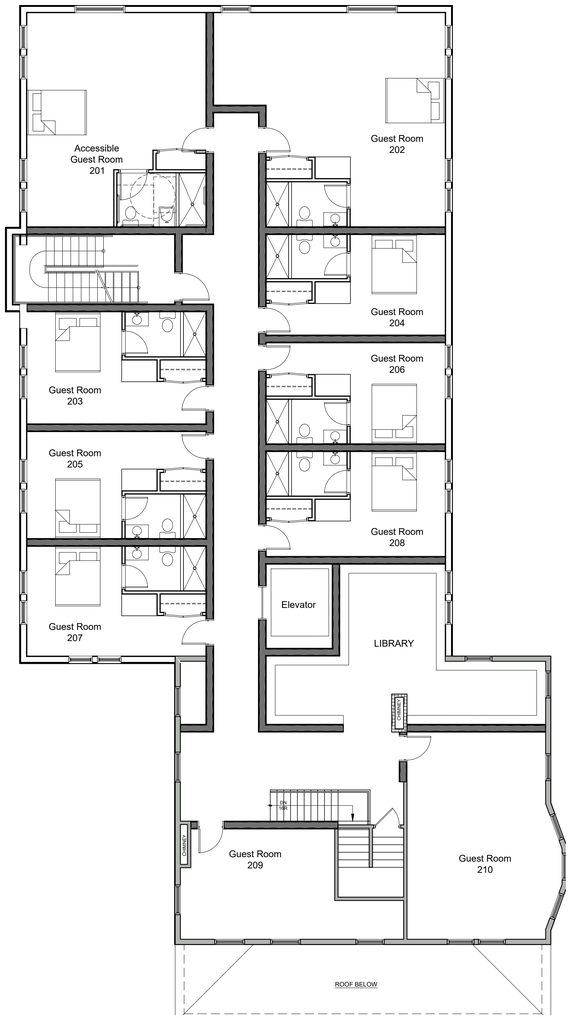
Scale: $\frac{3}{32}$" = 1'-0"

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

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
14	11/29/22	NO CHANGE	AJS

Special Use Permit Application

Sheet 5 of 15 - Hotel Plans & Elevations

1113 Wolcott Avenue

Beacon, New York
Scale: AS NOTED
April 29, 2021

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

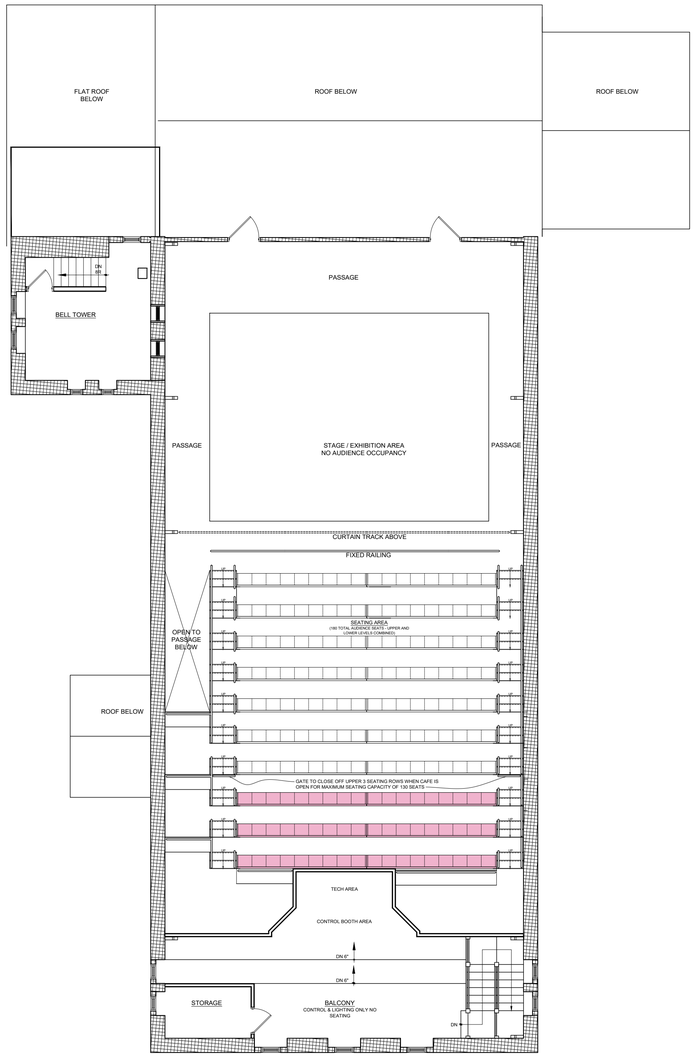
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

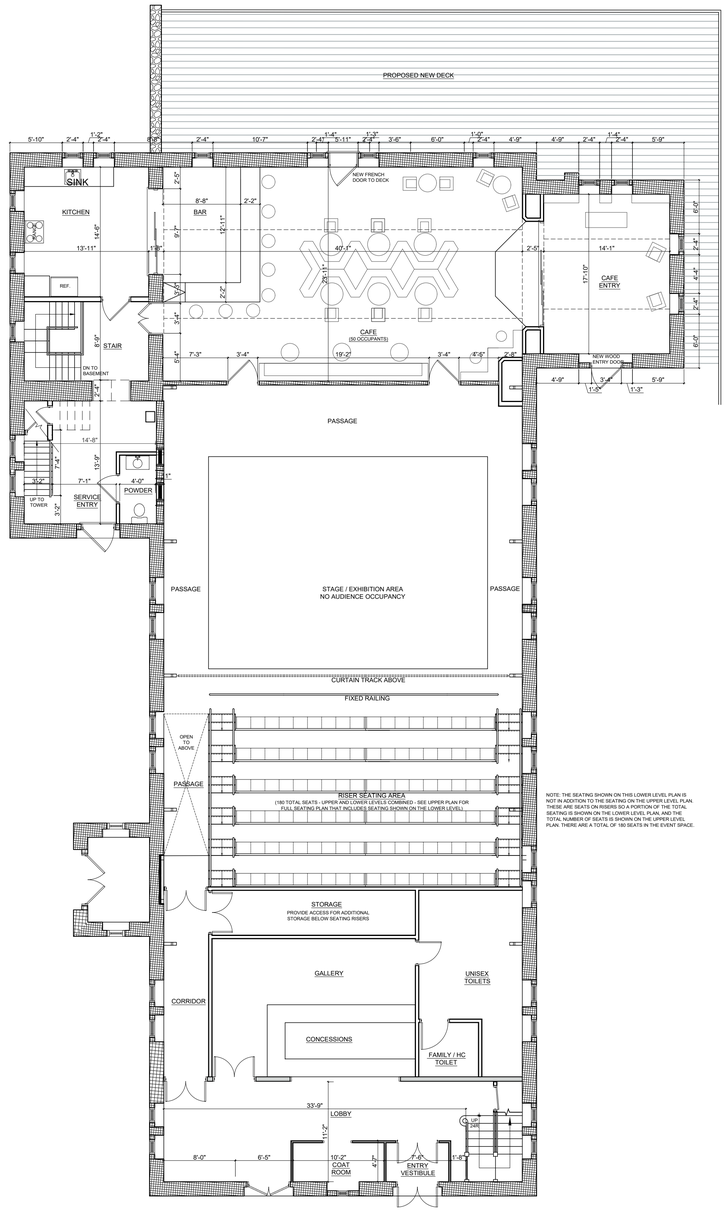
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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
14	11/29/22	NO CHANGE	AJS



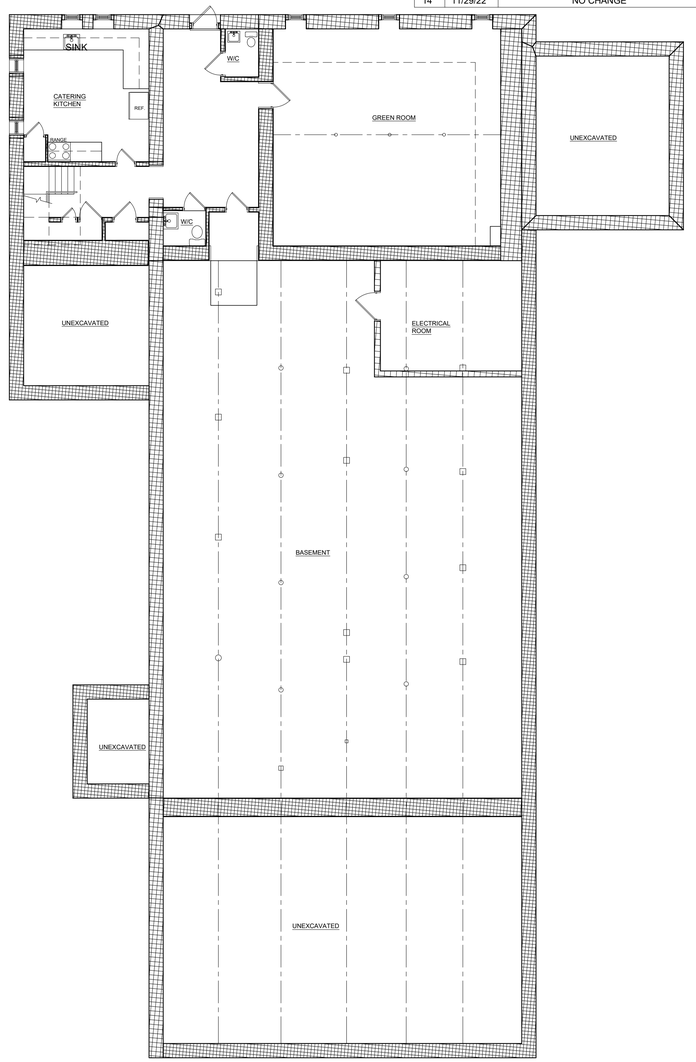
Upper Level Plan: Conference Center: Stage and Seating Configuration

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
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Beacon, New York 12508

1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
April 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
3	11/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
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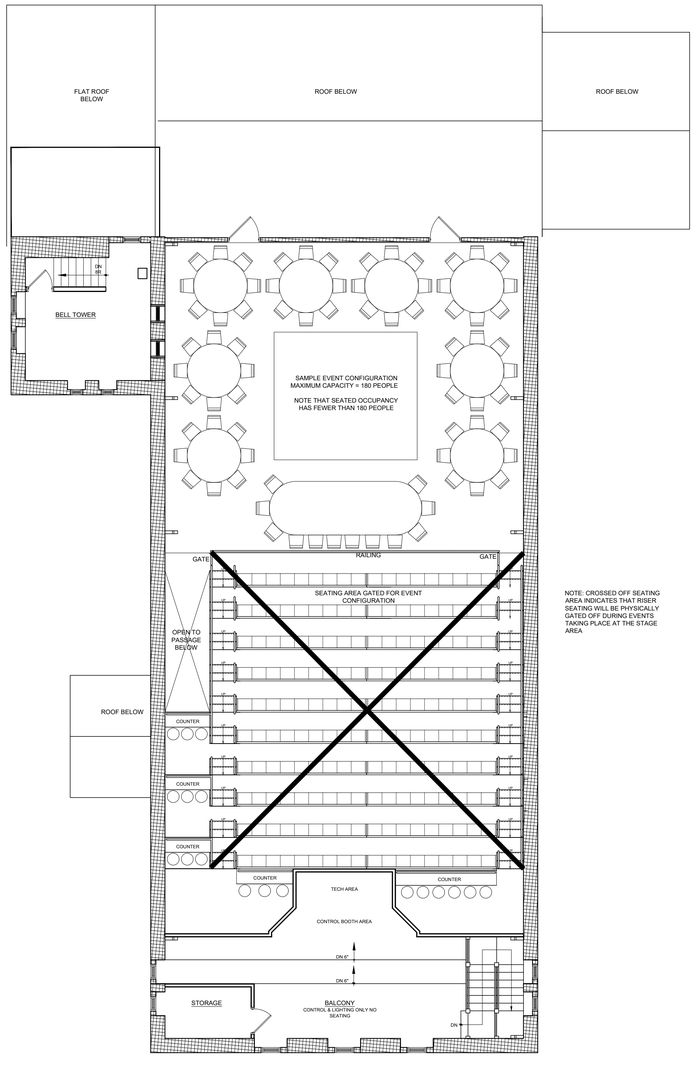
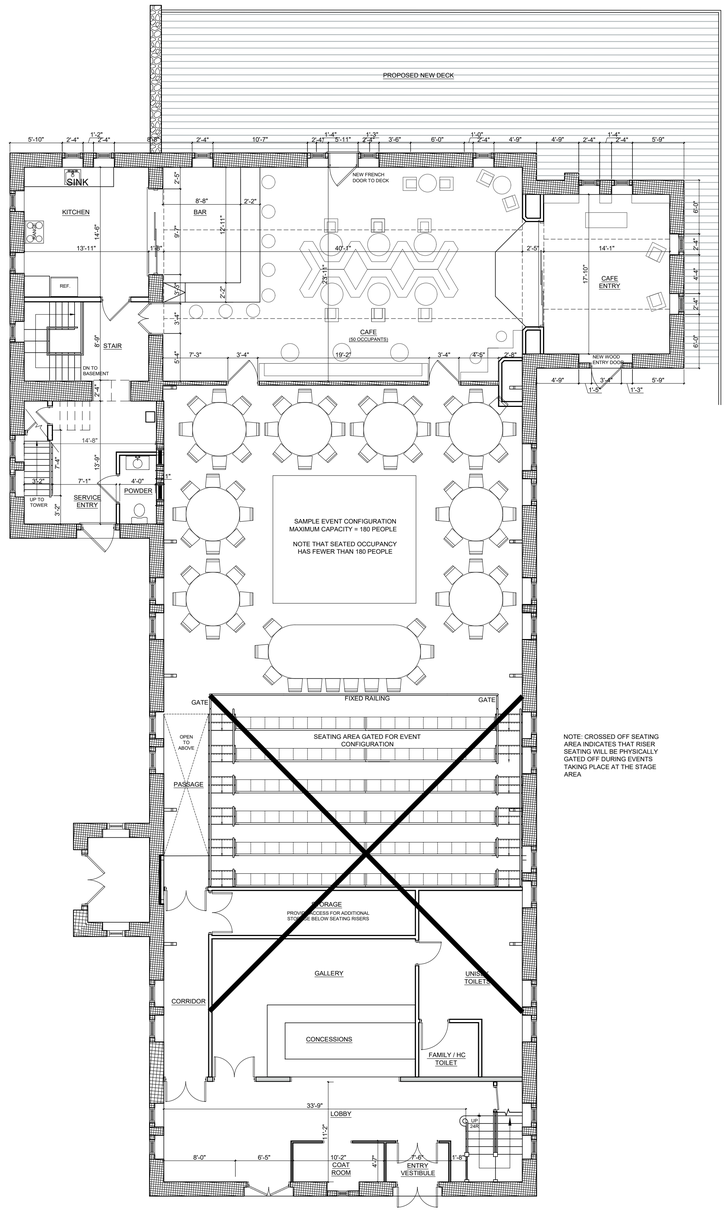
12	10/06/22	REVISED PER PLANNING BOARD COMMENTS	AJS
13	10/25/22	REVISED PER PLANNING BOARD COMMENTS	AJS
14	11/29/22	NO CHANGE	AJS



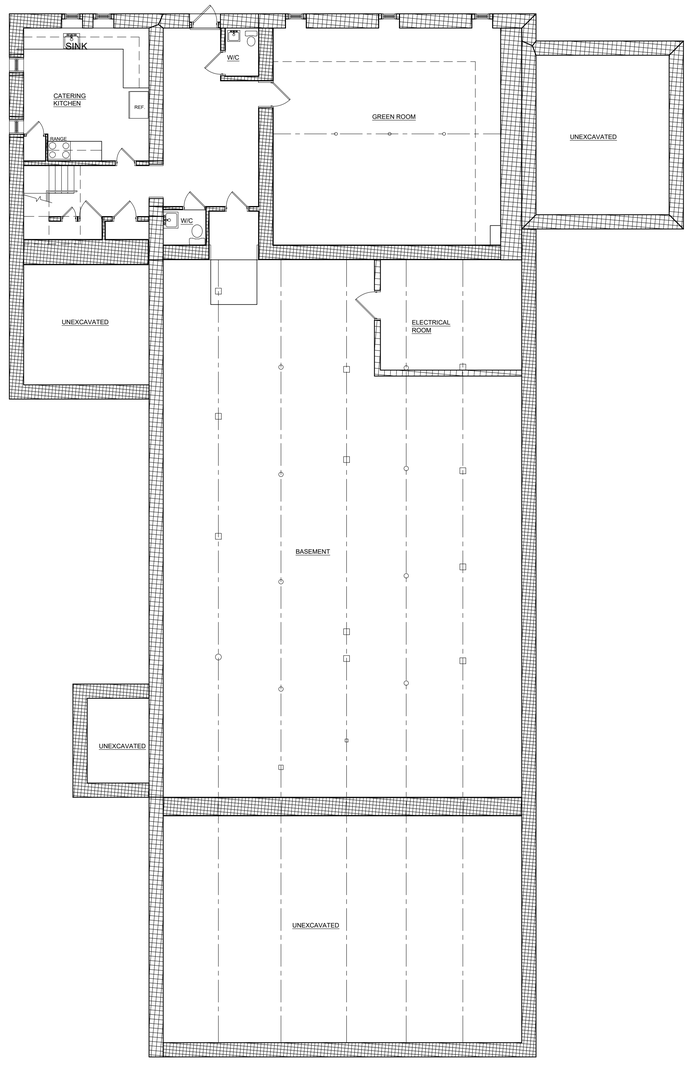
Upper Level Plan: Conference Center: Event Configuration

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:
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
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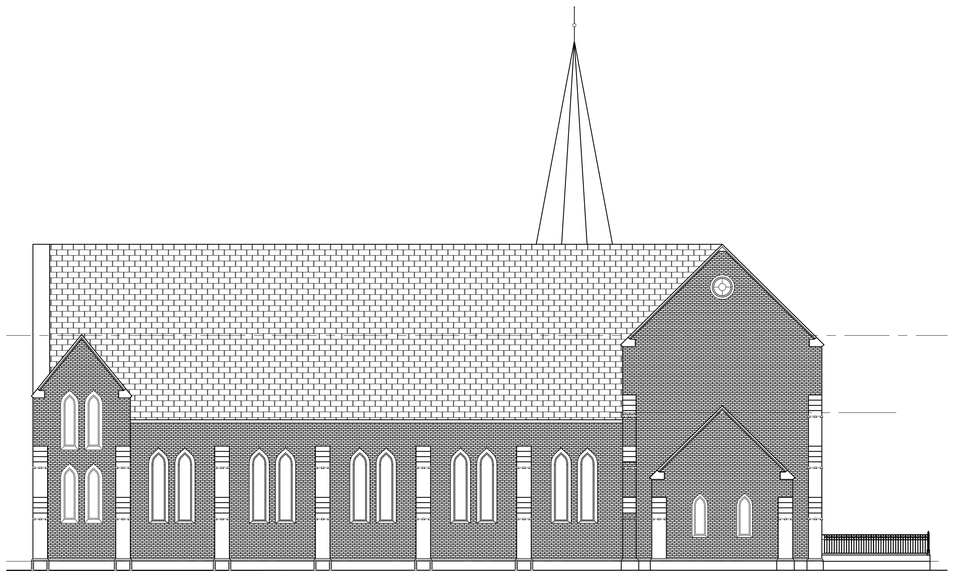
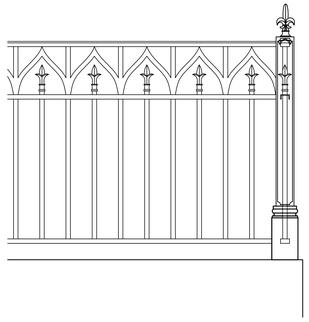


Elevation: Conference Center Building - North

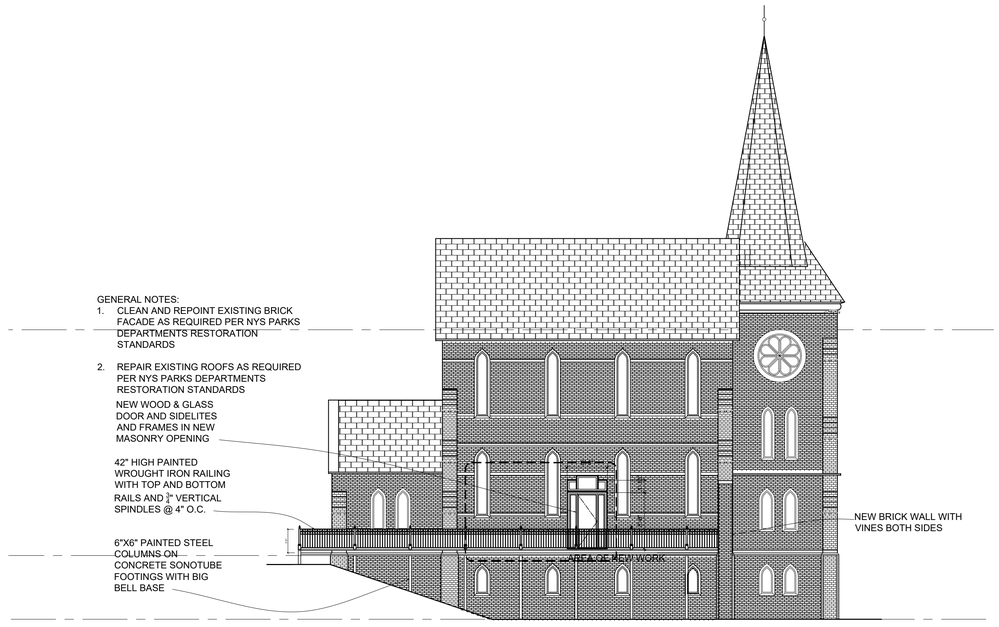
Scale: $\frac{3}{32}$" = 1'-0"



Enlarged View: Railing

Scale: 1" = 1'-0"

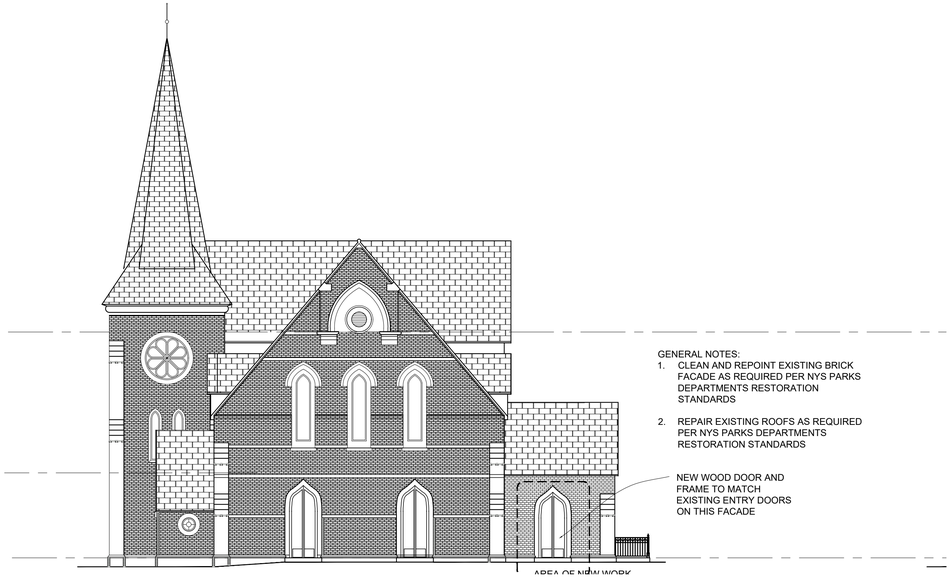
NOTE: THE RAILING CONFIGURATION WILL BE SIMILAR TO THE RAILING SHOWN, BUT MAY DIFFER IN FINAL DETAILING DEPENDING ON THE FABRICATOR SELECTED.



ELEVATION: WEST

Elevation: Conference Center Building - West

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



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

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Prophecy Theater, LLC
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Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
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Beacon, New York 12508

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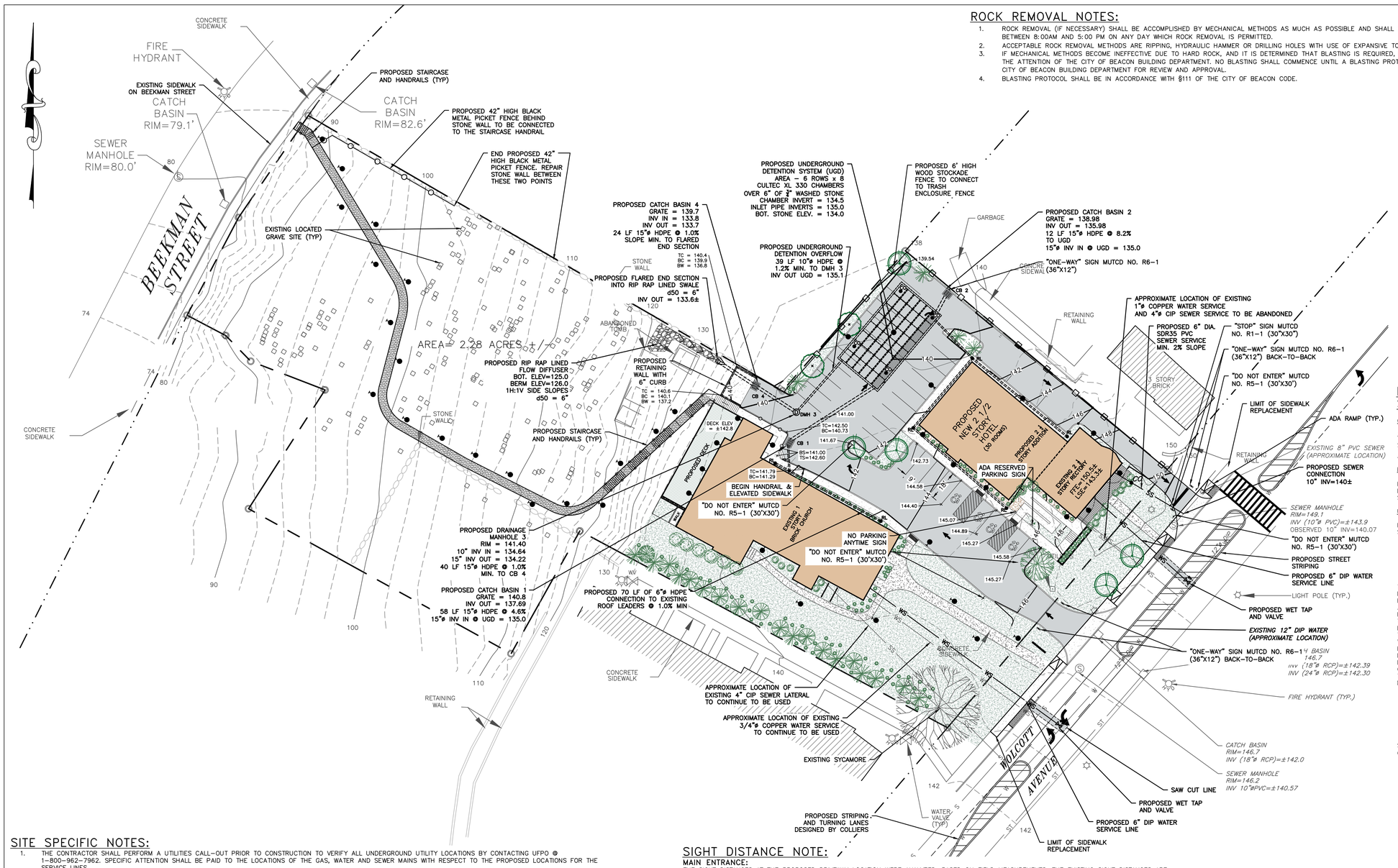

ROCK REMOVAL NOTES:

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
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- 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
- 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 AND FLOW DIFFUSER:

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

UNDERGROUND DETENTION:

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

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

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

MAINTENANCE GUIDELINES:

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

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

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

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

UNDERGROUND DETENTION INFILTRATION NOTES:

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

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 NO KEPT CLEAR OF SNOW AND ICE DURING THE WINTER MONTHS.

SITE SPECIFIC NOTES:

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

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.

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

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

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

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

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

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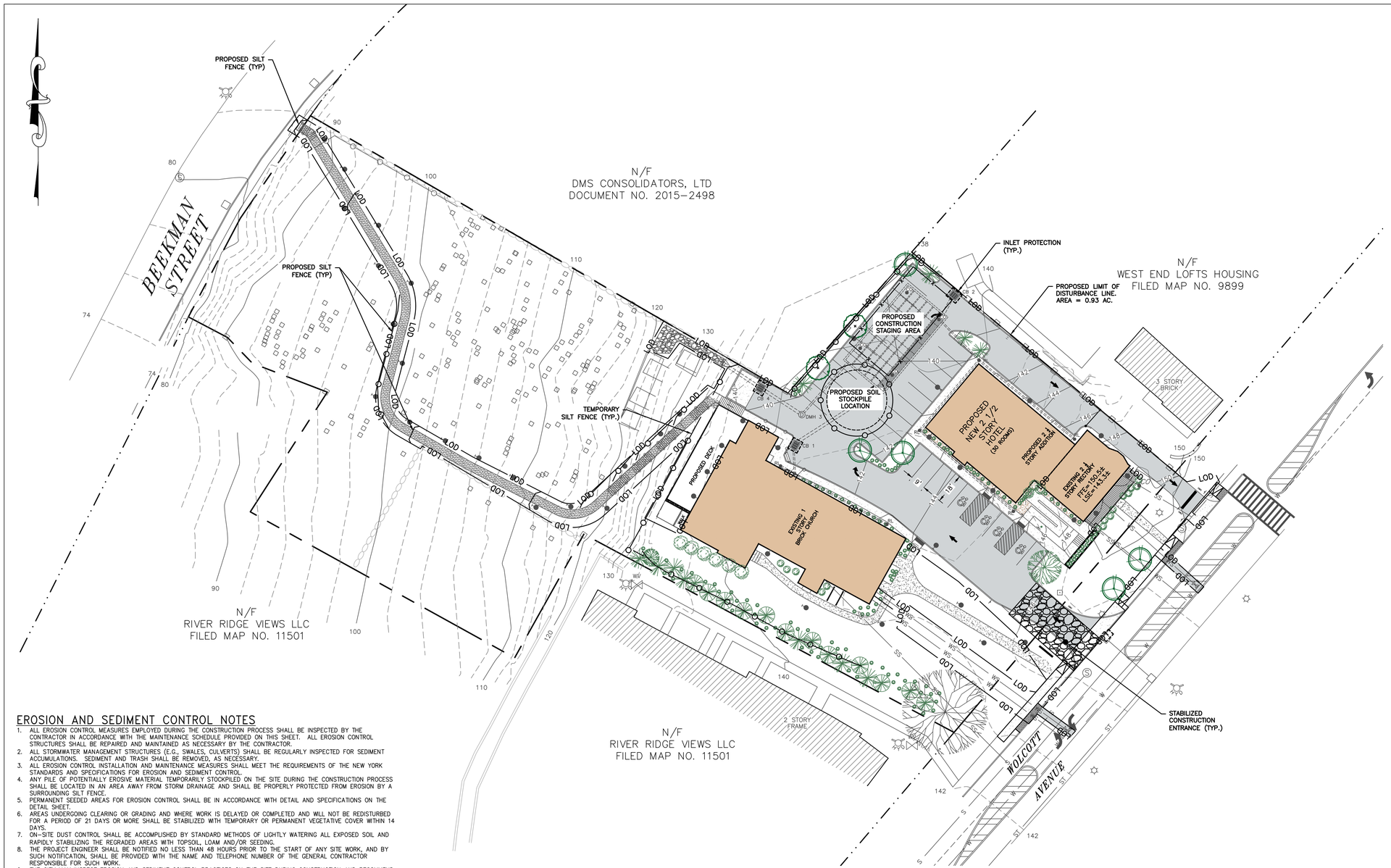

LEGEND:

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- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

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

EROSION AND SEDIMENT CONTROL NOTES

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

SOIL RESTORATION NOTES:

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

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
2	11/30/21	PER PLANNING BOARD COMMENTS	MAB	8	6/28/22	NO CHANGE THIS SHEET	CMB
3	12/28/21	PER PLANNING BOARD COMMENTS	MAB	9	7/26/22	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	12	11/29/22	NO CHANGE THIS SHEET	MAB

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 · ANDREW A. RIDENHOUR · 088488 · LICENSED PROFESSIONAL ENGINEER
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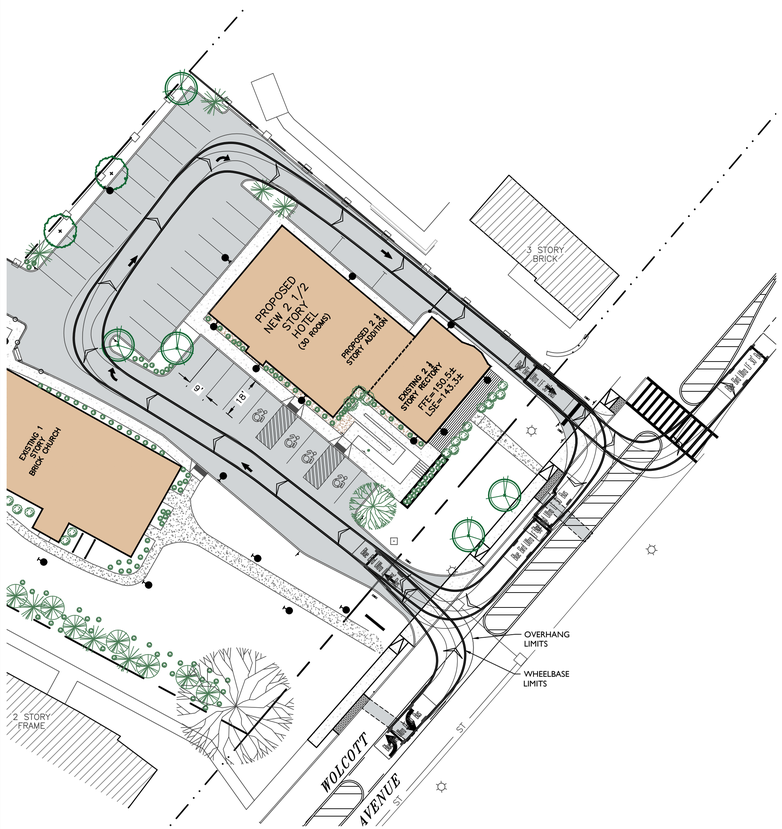
EROSION & SEDIMENT CONTROL PLAN

1113 WOLCOTT AVENUE

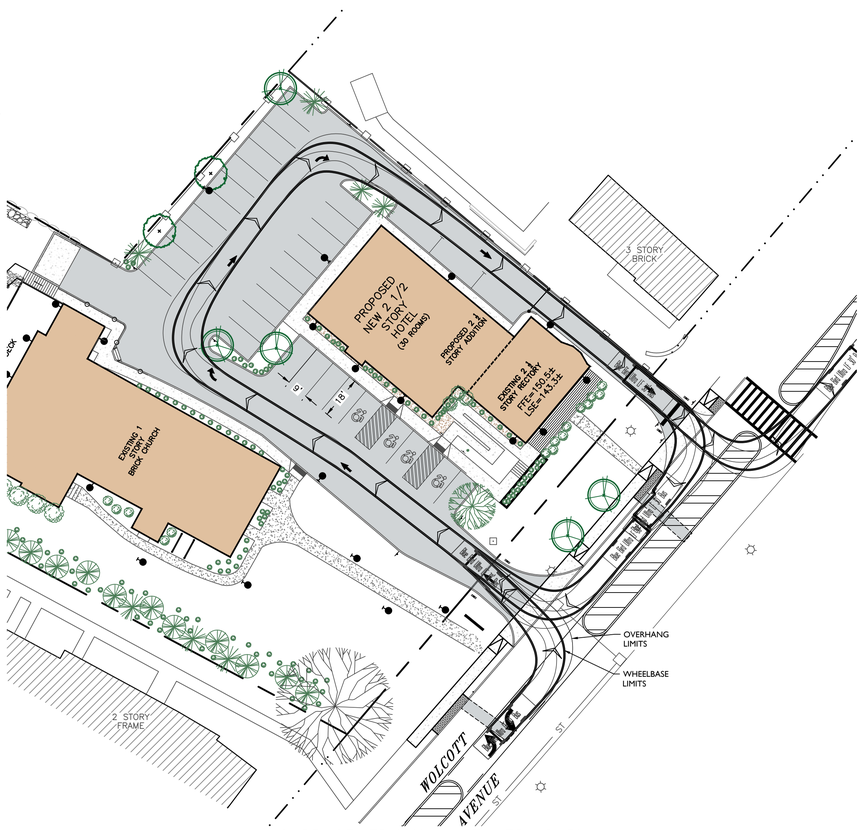
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

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

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



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



GARBAGE–TRUCK MANEUVERING PLAN
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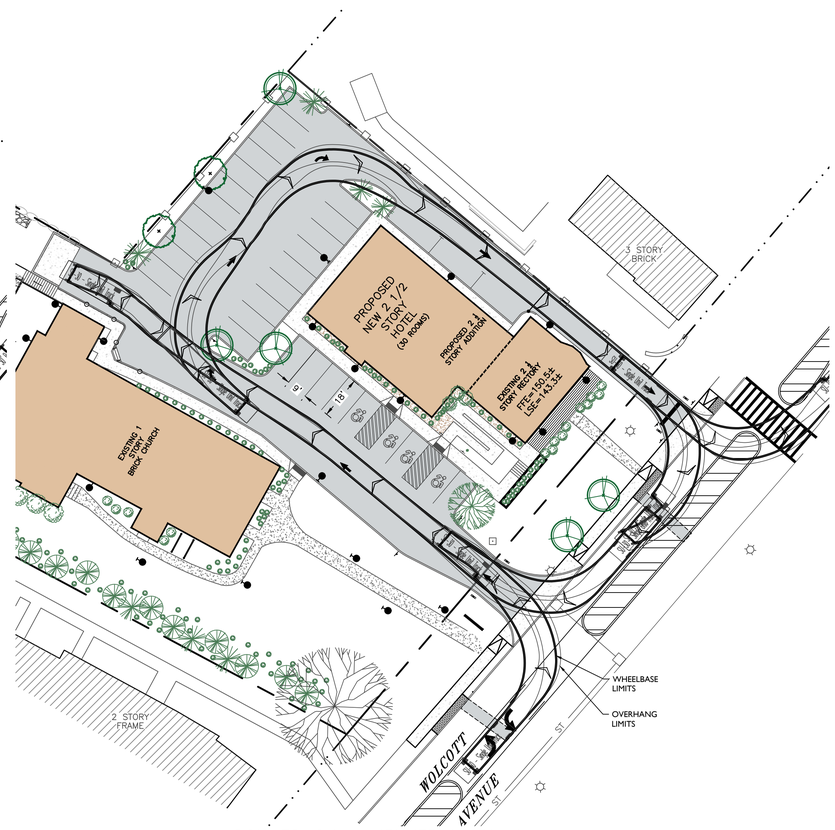

BOX–TRUCK MANEUVERING PLAN
SCALE: 1" = 30'

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/28/21	SHEET CREATED	CMB	7	7/26/22	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	10	11/29/22	NO CHANGE THIS SHEET	MAB
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.

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VEHICLE TRACKING PLAN

1113 WOLCOTT AVENUE

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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

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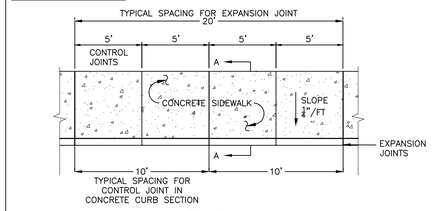
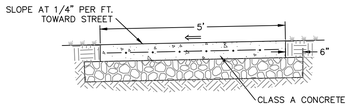
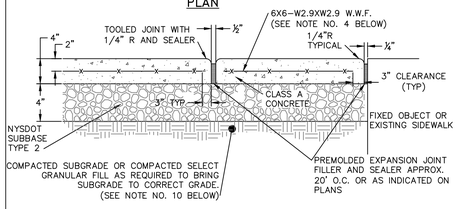
SITE DETAILS



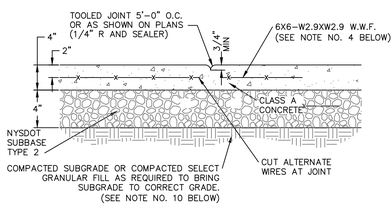
PLAN



SECTION A–A



EXPANSION JOINT

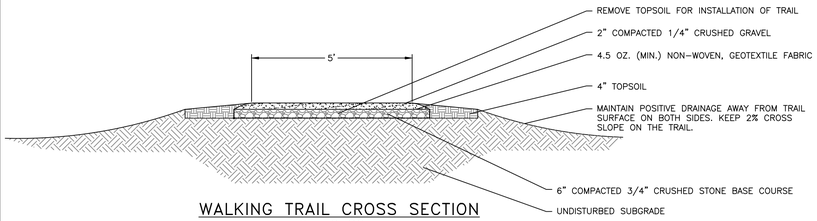


CONTROL JOINT

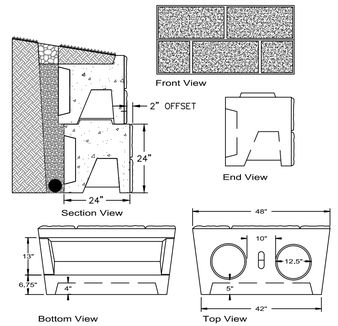
NOTES:

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.

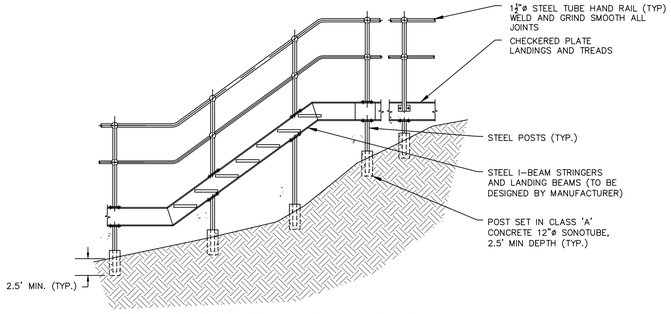
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



WALKING TRAIL CROSS SECTION
NOT TO SCALE



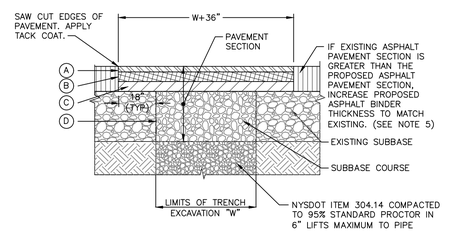
WOODARD'S CONCRETE BLOCK WALL DETAIL
NOT TO SCALE



STEEL STAIRCASE AND HANDRAILS 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

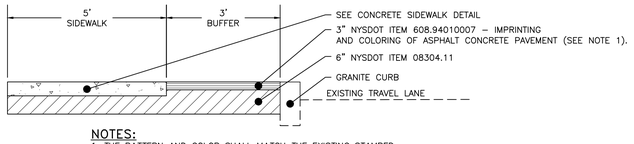


LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT ITEM 402.1261013
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT ITEM 402.256903
- (C) 8" ASPHALT CONCRETE BASE COURSE– NYSDOT ITEM 402.376903 (2"–4" LIFTS)
- (D) 12" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.11000008

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.

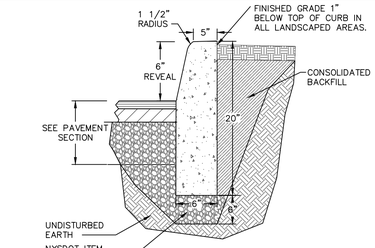
NYSDOT ROW PAVEMENT RESTORATION DETAIL
NOT TO SCALE



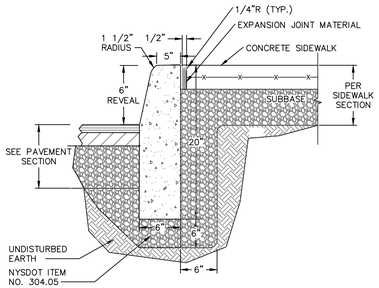
NOTES:

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

STAMPED ASPHALT CONCRETE DETAILS
NOT TO SCALE



ABUTTING GRASS OR LANDSCAPE

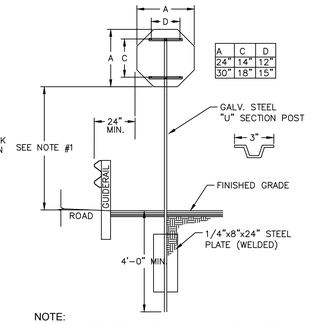


ABUTTING SIDEWALK

NOTES:

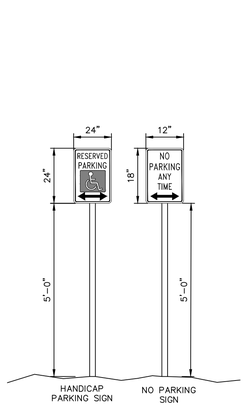
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

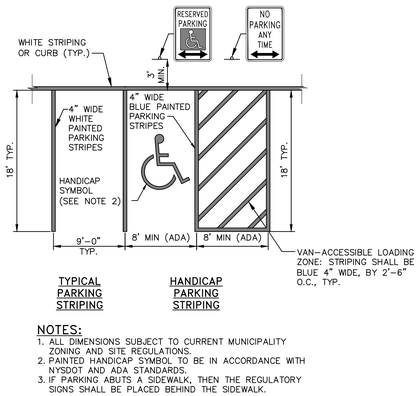


NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. THIS SIGN POST MAY BE SUBSTITUTED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

SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE



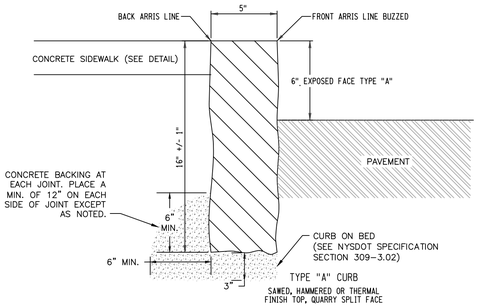
SIGN DETAILS
NOT TO SCALE



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.

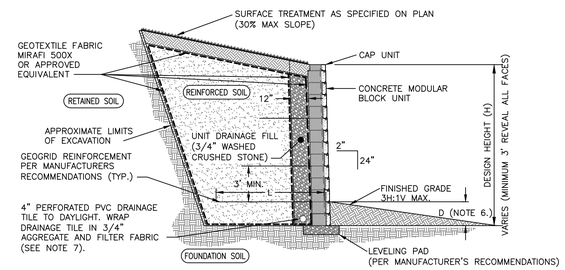
PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:

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

GRANITE CURB DETAILS
NOT TO SCALE



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
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	12	11/29/22	NO CHANGE THIS SHEET	MAB

STATE OF NEW YORK · MICHAEL A. BODENSTEIN · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

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174 MAIN ST., BEACON, NEW YORK 12508
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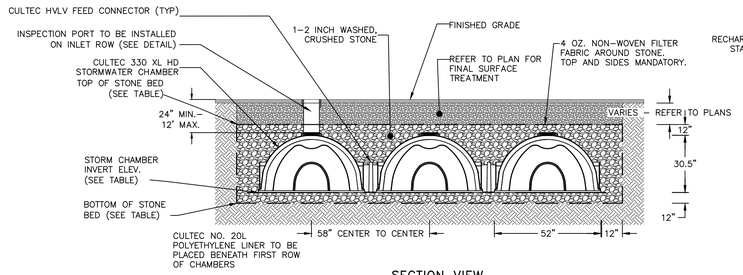
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

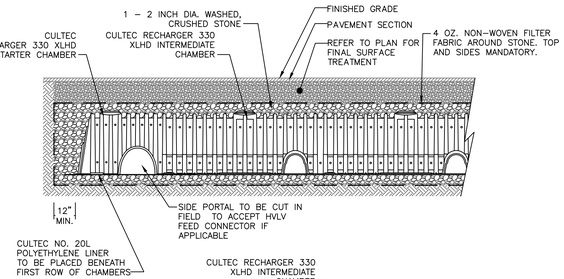
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

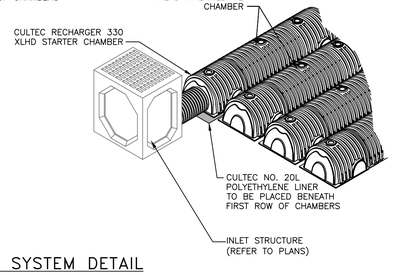
JOB #:	2021:022
DATE:	6/29/2021
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	12 OF 15

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



SECTION VIEW

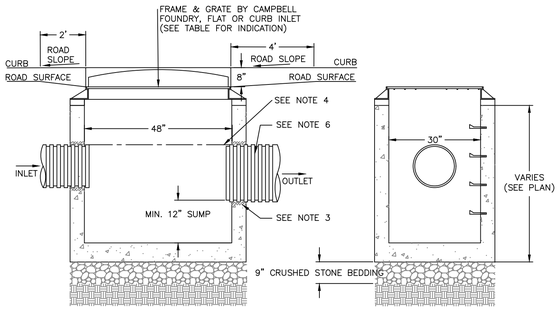




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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

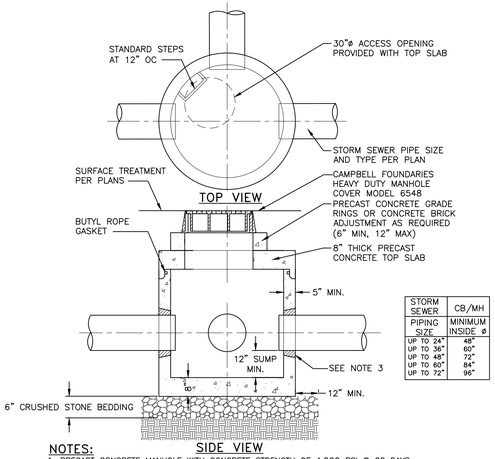


FRONT VIEW

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

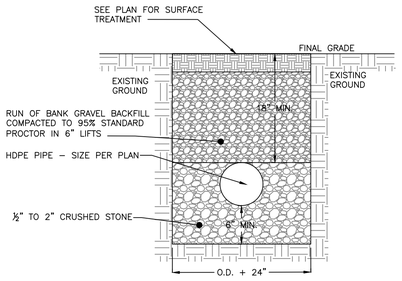


STORM SEWER	CB/MH
PIPING SIZE	MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

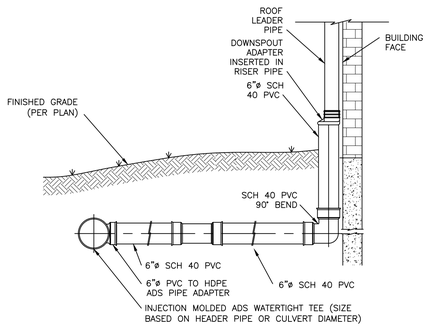
NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND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



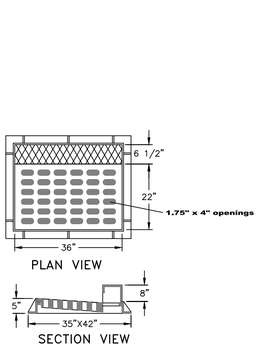
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



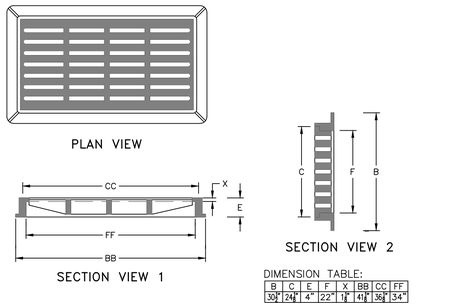
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



DIMENSION TABLE:

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

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

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
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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	12	11/29/22	NO CHANGE THIS SHEET	MAB

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

SEAL

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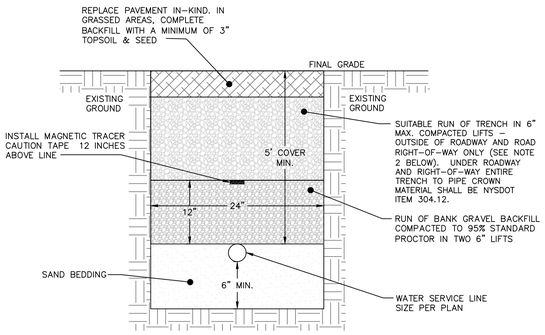
STORMWATER CONSTRUCTION DETAILS

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

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



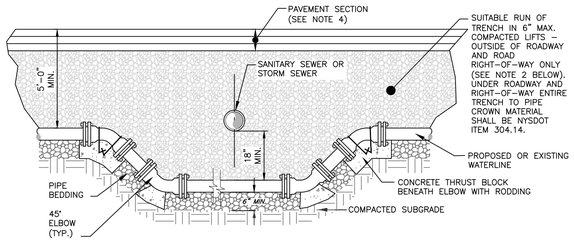
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

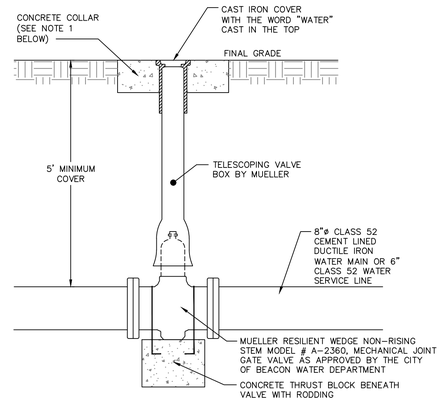
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

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

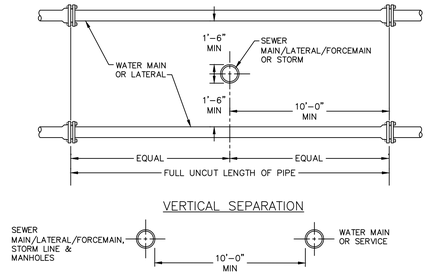
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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

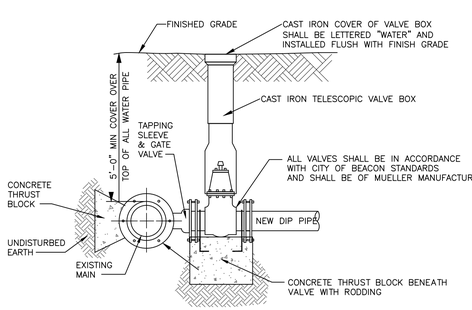
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

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

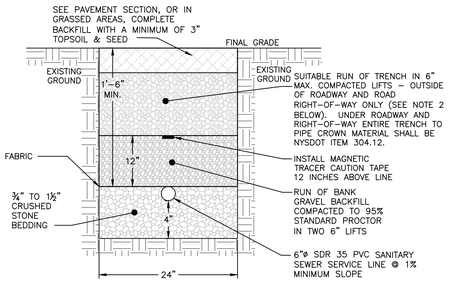
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

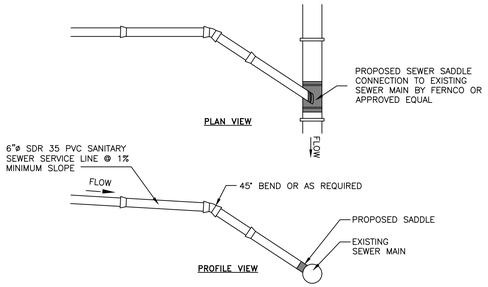
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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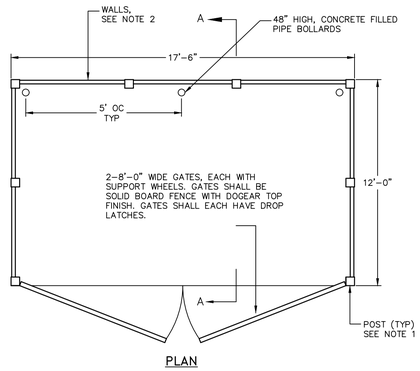
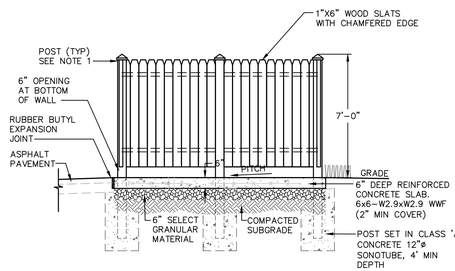
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE





NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/31/21	PER PLANNING BOARD COMMENTS	CMB	7	5/31/22	PER PLANNING BOARD COMMENTS	CMB
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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	12	11/29/22	NO CHANGE THIS SHEET	MAB

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WATER & SEWER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE

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

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

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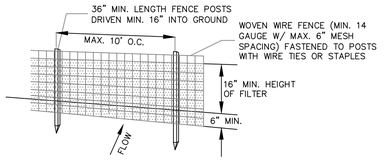
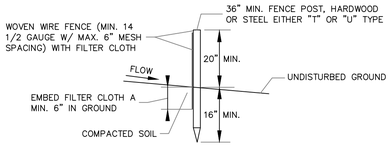
EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

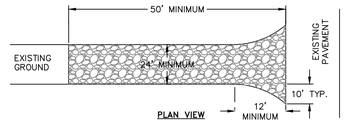


SECTION VIEW

NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

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

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

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

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

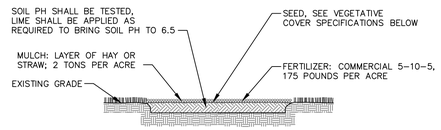
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

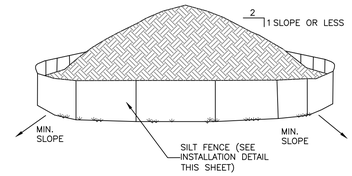
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

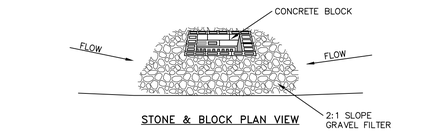
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



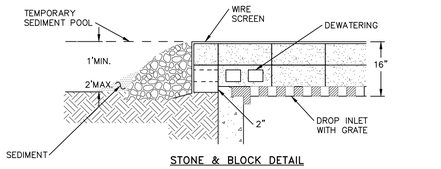
NOTES:

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

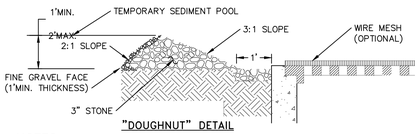
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

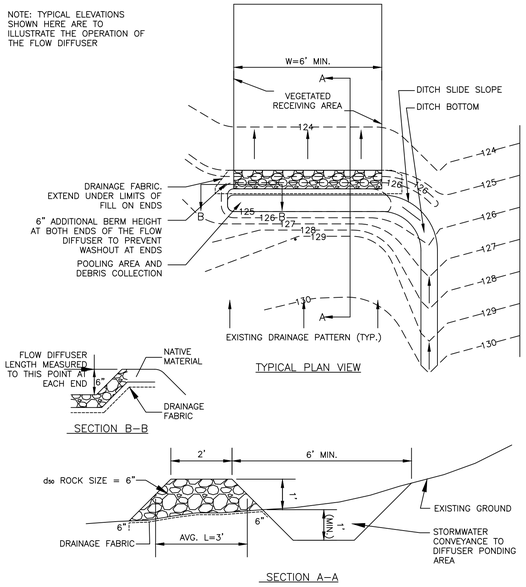


"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



TYPICAL PLAN VIEW

SECTION B-B

SECTION A-A

DIFFUSER CALCULATIONS:
DESIGN IS IN ACCORDANCE WITH SECTION 3.16 OF THE 2016 NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

$W = \frac{Q_{10}}{q_p}$

WHERE :
W = LINEAR LENGTH OF DIFFUSER ALONG CENTERLINE
Q_{10} = 10 YEAR FLOW TO THE DESIGN POINT = 1.4 CFS
q_p = THE AVERAGE FLOW THROUGH THE DIFFUSER STONE (0.25 CFS/FT)

$W = \frac{1.4 \text{ CFS}}{0.25 \text{ CFS/FT}} = 5.6$ FEET, OR 6 FEET.

USING THE STANDARD MINIMUM DIFFUSER CROSS SECTION DIMENSIONS, SOLVER FOR THE d_{50} ROCK SIZE:

ASSUME: 1:1 SIDE SLOPES, 2 FT TOP WIDTH, h = 1.0 FT., W = 6 FEET

$Q = \frac{(h^{2/3})W}{[(L/D)+2.5+L^2]^{0.5}}$

WHERE:
h = THE PONDING DEPTH BEHIND THE DIFFUSER
W = LINEAR LENGTH OF DIFFUSER ALONG CENTERLINE
L = AVERAGE HORIZONTAL FLOW LENGTH THROUGH THE DIFFUSER PERPENDICULAR TO THE CENTERLINE
D = AVERAGE STONE DIAMETER (FT.) IN THE STRUCTURE

USE d_{50} = 6"

$Q = \frac{(1^{2/3})(6)}{[(3/0.5)+2.5+(3^2)]^{0.5}}$

$= \frac{6}{(17.5)^{0.5}}$

Q = 1.43 CFS - MATCHES Q_{10}; THEREFORE THE DISCHARGE AND DESIGN ARE BALANCED.

FLOW DIFFUSER DETAIL
NOT TO SCALE

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/26/22	SHEET CREATED	CMB	7	11/29/22	PER PLANNING BOARD COMMENTS	MAB
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				

STATE OF NEW YORK MICHAEL A. BOGDANOFF 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

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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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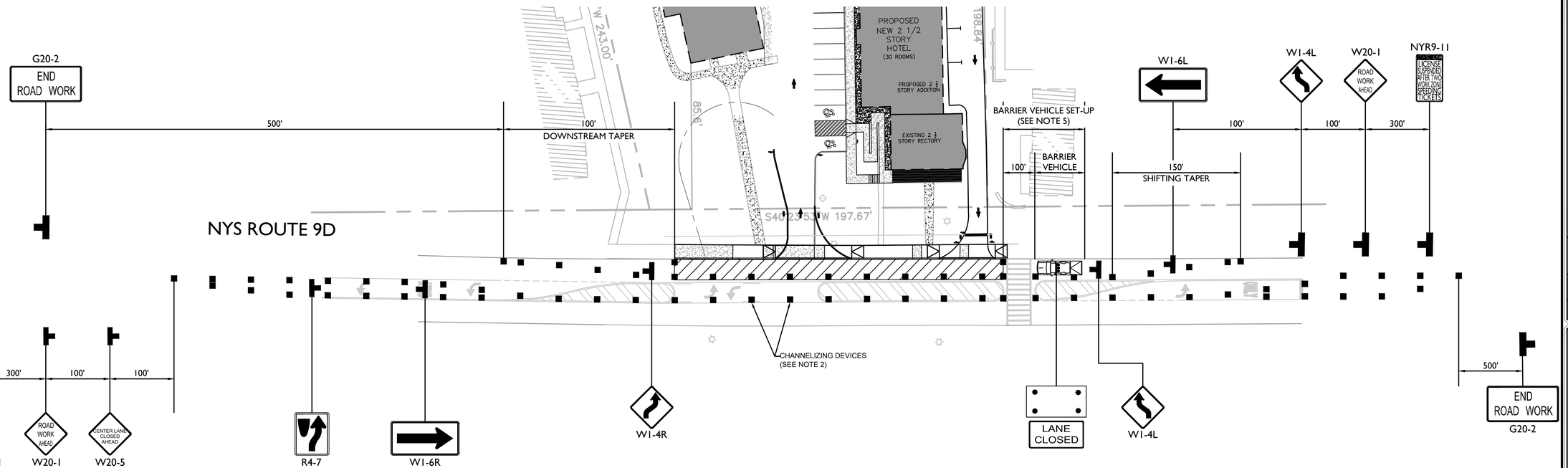

WORK ZONE TRAFFIC CONTROL NOTES:

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

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REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY

WORK ZONE TRAFFIC CONTROL PLAN

FOR

PROPHECY THEATER, LLC

1113 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
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COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

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AS SHOWN	11/18/22	J.F.M.	R.G.D.

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

SHEET TITLE:
WORK ZONE TRAFFIC CONTROL PLAN

SHEET NUMBER:
WZTC-1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20211210A333A\Transportation\Plans\R-PL02-WZTC.dwg(R-PL02-WZTC By:JMcCCN

Drainage Report
for
1113 Wolcott Avenue

Prepared for:
Prophecy Theater, LLC
369 Main Street – Unit 493
Beacon, NY 12508

November 30, 2021; Revised November 29, 2022

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

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2.0 METHODOLOGY AND REGULATORY COMPLIANCE 1

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6.0 DRAINAGE ANALYSIS CONCLUSIONS 4

7.0 EROSION AND SEDIMENT CONTROL 4

APPENDICES

APPENDIX A: DRAINAGE MAPS
APPENDIX B: SUPPORTING DATA
APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The 1113 Wolcott Avenue project is located on the west side of Wolcott Avenue in the City of Beacon, Dutchess County, New York. The total parcel area consists of ±2.28 acres, and contains a rectory, church, and cemetery. The parcel is located within the R1-40 zoning district and has a tax map designation of 5954-26-651901. The project proposes to expand the rectory with a 30-room hotel, renovate the church into an accessory event/restaurant space, restore the cemetery, as well as construct site access and parking.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result a total 0.92 acres of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points do not exceed the pre-development runoff rates.

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

3.0 SOIL CONDITIONS

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

Table I: Soil Types

Map Unit	Soil Names	Water Table (ft)	Bedrock	Hydrologic Soil Group
NwC	Nassau-Cardigan complex, rolling, very rocky	>80 inches	Nassau: 10-20 inches; Cardigan: 20-40 inches	C
Ud	Udorthents, smoothed	36-72 inches	>80 inches	A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. Two design points for the project area were selected, and as follows:

Table II - Stormwater Design/Discharge Point

Stormwater Discharge Point	
SDP	**Description**
1	Sheetflow to the existing cemetery area to the west of the project area.
2	The existing City of Beacon storm sewer system in Wolcott Avenue to the east of the project area.

4.2 Existing Watershed Areas

Runoff from the project area during existing conditions can be divided in the following subcatchments:

Subcatchment 1 is comprised of 1.18 acres of onsite area that sheet flows to the west of the project area. This area includes the church, rectory, parking area, and surrounding lawn area. The majority of soils in this subcatchment area are hydrologic soil group A, with a small amount of D along the western edge of the area. Drainage generally flows via sheet flow to the west to SDP1, along the west side of the project area.

Subcatchment 2 is comprised of 0.11 acres of onsite area that sheet flows east, to Wolcott Avenue. This area includes the sidewalk, portions of the driveways, and the front lawn area. The soils in this subcatchment area are hydrologic soil group A. Drainage generally flows via sheet flow to the east to SDP2, the storm sewer system in Wolcott Avenue.

4.3 Existing Runoff Rates

Runoff rates for existing conditions have been calculated at the designated SDPs and summarized in Table III as follows:

Table III: Existing Runoff Rates (cfs)

Drainage Area	1-Year	10-Year	25-Year	100-Year
DA 1	0.53	2.18	3.30	5.73
DA 2	0.04	0.21	0.33	0.59

Unit hydrograph analysis results for pre-development conditions have been included as Appendix C.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 0.92 acres of disturbance due to the construction of the building addition and parking/site driveway. The site was divided into three subcatchments. Stormwater detention will be provided for subcatchment 11.

Subcatchment 10 is comprised of 0.48 acres of onsite area that sheet flows to the west of the project area. This area includes a portion of the church, driveway, sidewalks, and surrounding lawn area. The majority of soils in this subcatchment area are hydrologic soil group A, with a small amount of D along the western edge of the area. Drainage generally flows via sheet flow to the west, SDP1, along the west side of the project area.

Subcatchment 11 is comprised of 0.69 acres of onsite area that is tributary to the proposed underground stormwater management area. This area includes a portion of the church, the rectory/hotel, parking area, and surrounding lawn area. The majority of soils in this subcatchment area are hydrologic soil group A, with a small amount of D along the western edge of the area. Drainage generally flows west into the parking area where it is collected by a proposed catch basins and conveyed to the underground stormwater management area. Overflow from the underground stormwater management area is directed west to SDP1, along the west side of the project area.

Subcatchment 20 is comprised of 0.11 acres of onsite area that sheet flows east, to Wolcott Avenue, generally following existing subcatchment 1. This area includes the sidewalk, portions of the driveways, and the front lawn area. The soils in this subcatchment area are hydrologic soil group A. Drainage generally flows via sheet flow to the east to SDP2, the storm sewer system in Wolcott Avenue.

5.2 Proposed Runoff Rates

Runoff rates for proposed conditions have been calculated at the designated SDP and summarized in Table IV as follows:

Table IV: Proposed Runoff Rates

Drainage Area	1-Year	10-Year	25-Year	100-Year
DA 10	0.29	1.06	1.58	2.68
DA 11	0.87	2.24	3.06	4.73
DA 20	0.03	0.19	0.30	0.56

Unit hydrograph analysis results for post-development conditions have been included as Appendix C.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at Design Points under pre-development and post-development conditions are summarized below.

Table IV: Proposed Runoff Rates Comparison

SDP	1 - Year		10 - Year		25 - Year		100 - Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.53	0.29	2.18	2.14	3.30	3.17	5.73	5.01
2	0.04	0.03	0.21	0.19	0.33	0.30	0.59	0.56

The runoff rates at both Design Points decrease from pre-development to post-development conditions with the underground stormwater management area in place. The runoff from the hotel/rectory and parking area will be directed to the proposed underground stormwater management area. Infiltration testing will be conducted at the proposed bottom of the underground detention area during construction. If the underlying soils allow for infiltration, the system will perform better than modeled.

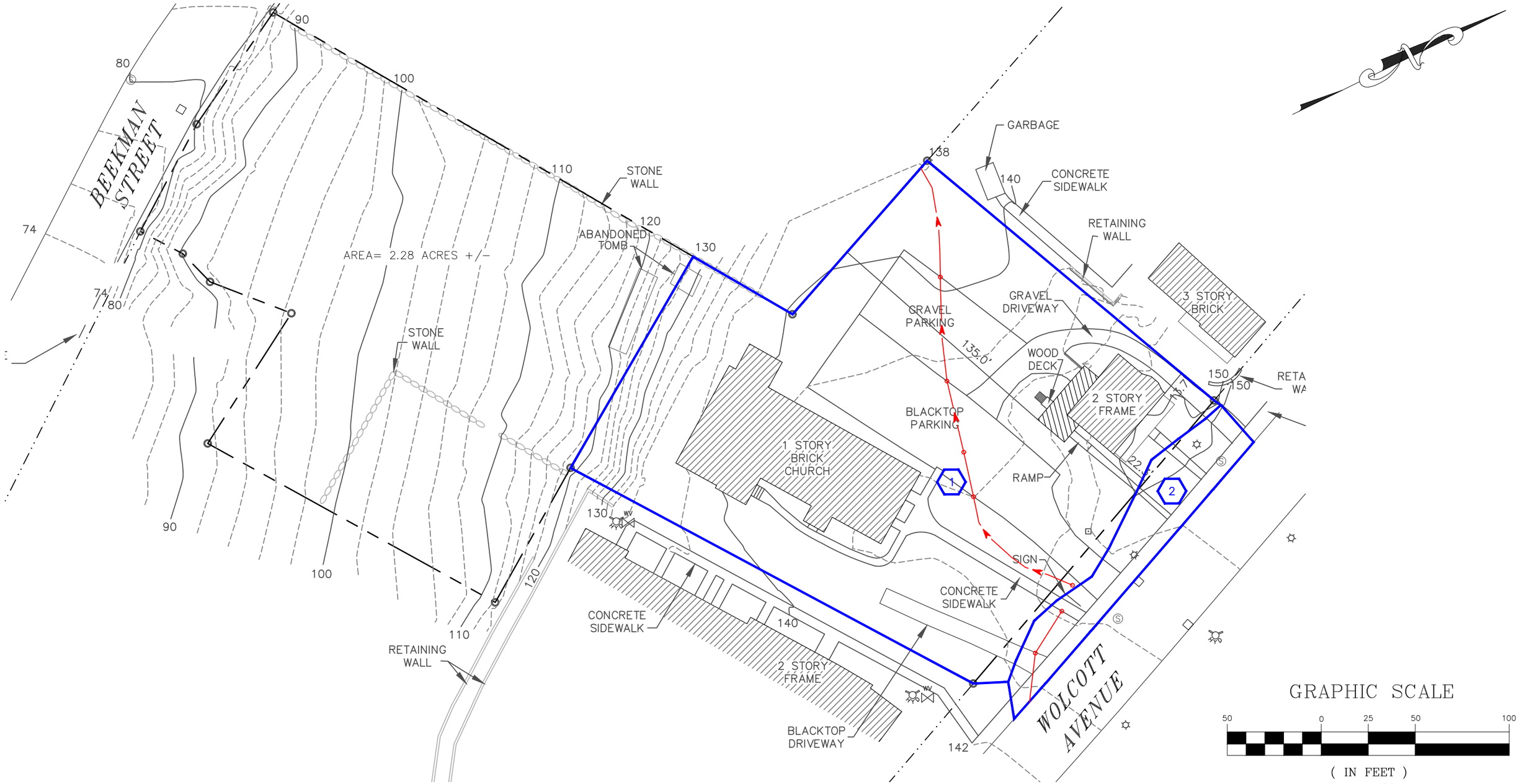
Supporting hydrologic analyses for existing and proposed conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

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

APPENDIX A

DRAINAGE MAPS



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NO.	DATE	DESCRIPTION	BY

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PRE-DEVELOPMENT DRAINAGE MAP

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	11/30/2021
SCALE:	1" = 50'
TITLE:	DR-1
SHEET:	1 OF 2

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1	11/29/22	PER PLANNING BOARD COMMENTS	MAB

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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POST-DEVELOPMENT DRAINAGE MAP

1113 WOLCOTT AVENUE

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

JOB #:	2021:022
DATE:	11/30/2021
SCALE:	1" = 50'
TITLE:	DR-2
SHEET:	2 OF 2

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

APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Smoothing	Yes
State	New York
Location	
Longitude	73.980 degrees West
Latitude	41.506 degrees North
Elevation	0 feet
Date/Time	Mon, 28 Jun 2021 16:48:00 -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	3.95	4.59	**1yr**
2yr	0.39	0.60	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	4.63	5.28	**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	4.34	4.99	5.77	6.53	**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	5.40	**10yr**	4.16	5.20	5.98	6.81	7.67	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.06	4.93	5.90	6.85	**25yr**	5.22	6.59	7.61	8.48	9.49	**25yr**
50yr	0.68	1.09	1.39	1.95	2.63	3.39	**50yr**	2.27	3.00	3.93	4.84	5.86	7.02	8.20	**50yr**	6.21	7.89	9.14	10.03	11.16	**50yr**
100yr	0.77	1.24	1.60	2.27	3.10	4.03	**100yr**	2.68	3.53	4.68	5.77	6.99	8.34	9.83	**100yr**	7.38	9.45	10.98	11.85	13.14	**100yr**
200yr	0.87	1.43	1.85	2.65	3.67	4.79	**200yr**	3.17	4.15	5.58	6.89	8.33	9.93	11.78	**200yr**	8.79	11.33	13.19	14.02	15.47	**200yr**
500yr	1.05	1.73	2.26	3.28	4.59	6.03	**500yr**	3.96	5.15	7.04	8.70	10.51	12.51	14.98	**500yr**	11.07	14.40	16.84	17.51	19.22	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71	3.32	3.77	4.47	5.13	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.42	3.01	3.65	4.16	**5yr**	3.23	4.00	4.56	5.28	6.06	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.85	**10yr**	1.39	1.81	2.11	2.72	3.38	4.14	4.80	**10yr**	3.66	4.62	5.25	5.98	6.87	**10yr**
25yr	0.54	0.82	1.02	1.46	1.92	2.13	**25yr**	1.66	2.09	2.45	3.06	3.94	4.85	5.80	**25yr**	4.30	5.57	6.30	7.03	8.14	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.38	**50yr**	1.91	2.32	2.76	3.42	4.43	5.50	6.70	**50yr**	4.87	6.44	7.25	7.96	9.27	**50yr**
100yr	0.68	1.03	1.29	1.86	2.55	2.66	**100yr**	2.20	2.61	3.12	3.81	5.01	6.19	7.75	**100yr**	5.48	7.46	8.33	9.00	10.56	**100yr**
200yr	0.77	1.16	1.47	2.12	2.96	2.98	**200yr**	2.56	2.91	3.52	4.28	5.66	6.92	9.00	**200yr**	6.12	8.65	9.59	10.17	12.06	**200yr**
500yr	0.92	1.36	1.75	2.55	3.62	3.47	**500yr**	3.13	3.39	4.15	4.99	6.68	8.03	10.97	**500yr**	7.11	10.55	11.57	11.94	14.39	**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	1.52	1.96	2.42	2.82	3.22	**1yr**	2.49	3.09	3.58	4.24	4.96	**1yr**
2yr	0.40	0.62	0.77	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	4.11	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.65	1.96	**5yr**	1.42	1.91	2.25	2.88	3.66	4.26	4.88	**5yr**	3.77	4.70	5.41	6.29	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.73	2.32	2.74	3.53	4.48	5.21	6.02	**10yr**	4.61	5.78	6.71	7.69	8.49	**10yr**
25yr	0.72	1.10	1.37	1.96	2.57	3.05	**25yr**	2.22	2.99	3.57	4.73	5.87	6.81	7.93	**25yr**	6.03	7.63	8.93	10.06	10.93	**25yr**
50yr	0.85	1.30	1.62	2.32	3.13	3.72	**50yr**	2.70	3.63	4.36	5.83	7.19	8.35	9.78	**50yr**	7.39	9.40	11.10	12.33	13.24	**50yr**
100yr	1.01	1.53	1.91	2.76	3.79	4.52	**100yr**	3.27	4.42	5.32	7.19	8.81	10.24	12.05	**100yr**	9.06	11.59	13.81	15.13	16.05	**100yr**
200yr	1.19	1.80	2.27	3.29	4.59	5.49	**200yr**	3.96	5.37	6.49	8.86	10.79	12.58	14.87	**200yr**	11.13	14.29	17.18	18.57	19.45	**200yr**
500yr	1.50	2.23	2.87	4.17	5.92	7.11	**500yr**	5.11	6.95	8.45	11.70	14.12	16.55	19.60	**500yr**	14.64	18.84	22.96	24.39	25.07	**500yr**

Powered by ACIS Northeast Regional Climate Center

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

1113 Wolcott Avenue, Beacon-Prophecy

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

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

Soil Map

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

73° 58' 55" W
73° 58' 44" W
41° 30' 26" N
41° 30' 21" N
584970
584990
585010
585030
585050
585070
585090
585110
585130
585150
585170
585190
4595560
4595540
4595520
4595500
4595480
4595460
4595440
4595420
NwC
Ud
Wolcott Ave
Soil Map may not be valid at this scale.
Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 15 30 60 90
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

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

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

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
NwC	Nassau-Cardigan complex, rolling, very rocky	2.0	60.6%
Ud	Udorthents, smoothed	1.3	39.4%
Totals for Area of Interest		**3.3**	**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

NwC—Nassau-Cardigan complex, rolling, very rocky

Map Unit Setting

National map unit symbol: 9rhd
Elevation: 0 to 1,800 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Nassau and similar soils: 45 percent
Cardigan and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nassau

Setting

Landform: Benches, ridges, till plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Channery loamy till derived mainly from local slate or shale

Typical profile

H1 - 0 to 5 inches: channery silt loam
H2 - 5 to 16 inches: very channery silt loam
H3 - 16 to 20 inches: unweathered bedrock

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: F144AY033MA - Shallow Dry Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

Landform: Hills, ridges
Landform position (two-dimensional): Shoulder

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

Typical profile

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

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Dutchess

Percent of map unit: 9 percent
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Hydric soil rating: Unranked

Unnamed soils, very shallow

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

Sun

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

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 capacity: 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

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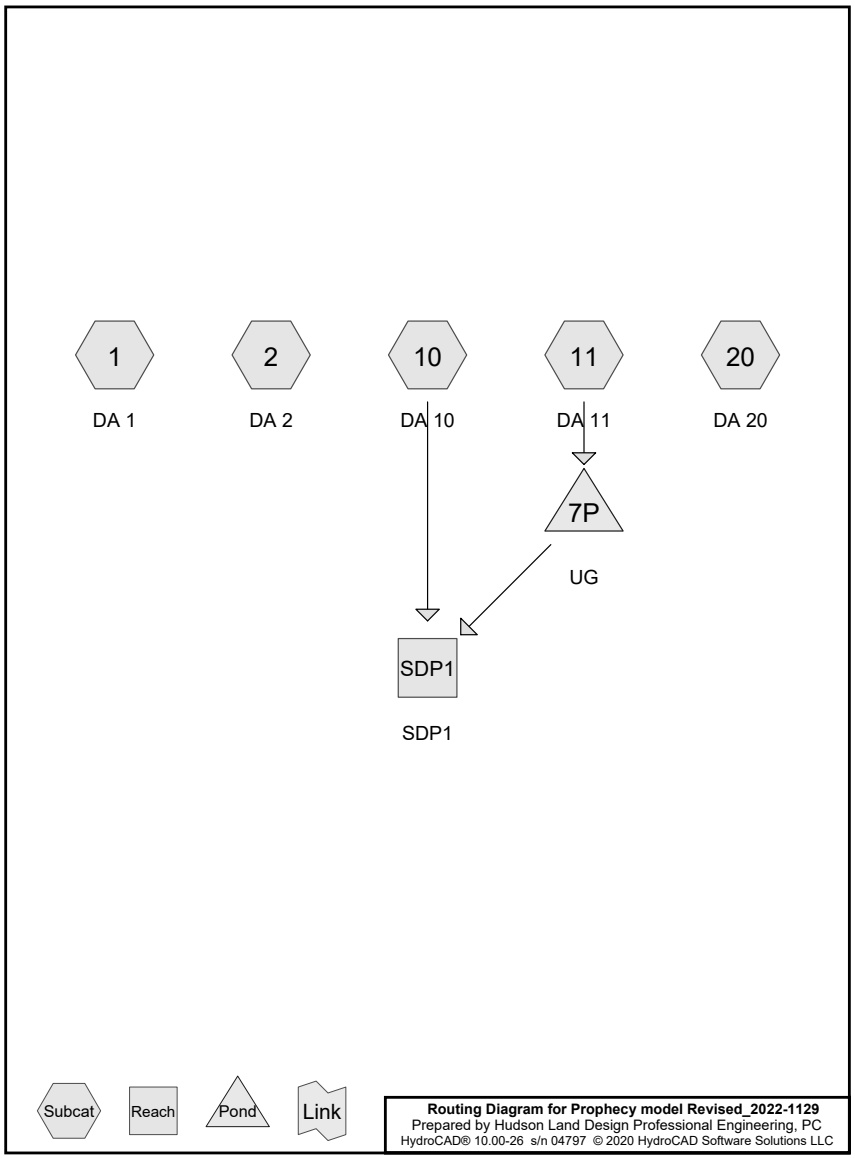
APPENDIX C

HYDROLOGIC MODELING



Summary for Subcatchment 1: DA 1

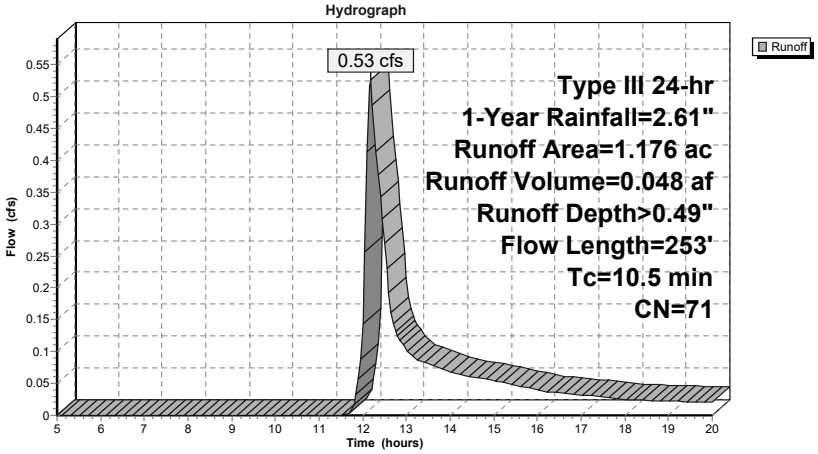
Runoff = 0.53 cfs @ 12.17 hrs, Volume= 0.048 af, Depth> 0.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.195	98	Roofs, HSG A
0.201	98	Paved parking, HSG A
0.115	96	Gravel surface, HSG A
0.471	39	>75% Grass cover, Good, HSG A
0.194	80	>75% Grass cover, Good, HSG D
1.176	71	Weighted Average
0.780		66.33% Pervious Area
0.396		33.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.3	75	0.0330	0.13		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.16"
0.4	25	0.0280	1.19		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.2	38	0.0280	3.40		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.2	55	0.0480	4.45		**Shallow Concentrated Flow, S4** Paved Kv= 20.3 fps
0.4	60	0.0300	2.79		**Shallow Concentrated Flow, S5** Unpaved Kv= 16.1 fps
10.5	253	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 2: DA 2

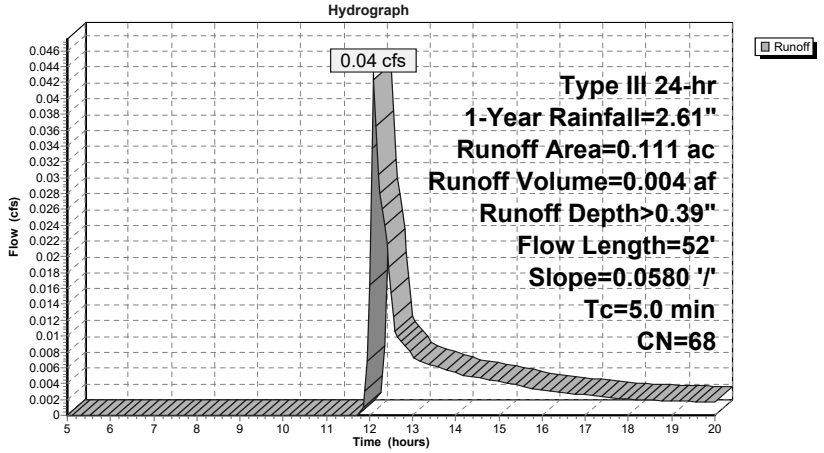
Runoff = 0.04 cfs @ 12.10 hrs, Volume= 0.004 af, Depth> 0.39"

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 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.051	98	Paved parking, HSG A
0.004	96	Gravel surface, HSG A
0.056	39	>75% Grass cover, Good, HSG A
0.111	68	Weighted Average
0.060		54.05% Pervious Area
0.051		45.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2: DA 2



Summary for Subcatchment 10: DA 10

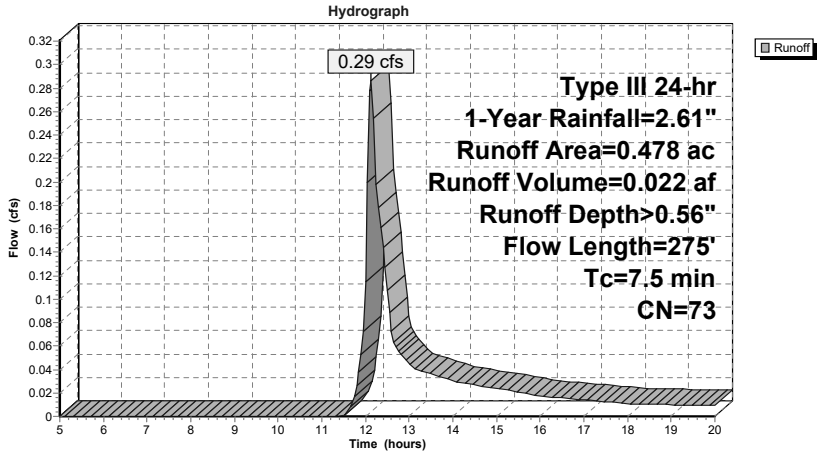
Runoff = 0.29 cfs @ 12.12 hrs, Volume= 0.022 af, Depth> 0.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.093	98	Roofs, HSG A
0.079	98	Paved roads w/curbs & sewers, HSG A
0.158	39	>75% Grass cover, Good, HSG A
0.148	80	>75% Grass cover, Good, HSG D
0.478	73	Weighted Average
0.306		64.02% Pervious Area
0.172		35.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	40	0.0560	0.21		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.2	19	0.0500	1.41		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
3.7	41	0.0400	0.19		**Sheet Flow, S3** Grass: Short n= 0.150 P2= 3.16"
0.5	175	0.1200	5.58		**Shallow Concentrated Flow, S4** Unpaved Kv= 16.1 fps
7.5	275	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

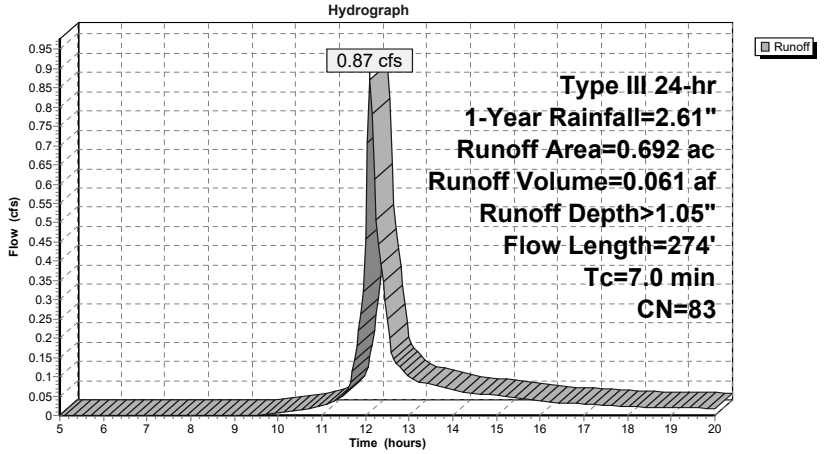
Runoff = 0.87 cfs @ 12.11 hrs, Volume= 0.061 af, Depth> 1.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-Year Rainfall=2.61"

Area (ac)	CN	Description
0.110	98	Roofs, HSG A
0.411	98	Paved parking, HSG A
0.171	39	>75% Grass cover, Good, HSG A
0.692	83	Weighted Average
0.171		24.71% Pervious Area
0.521		75.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	70	0.0330	0.19		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.4	30	0.0350	1.34		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.4	89	0.0350	3.80		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	85	0.0380	9.58	7.52	**Pipe Channel, S4** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
7.0	274	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 20: DA 20

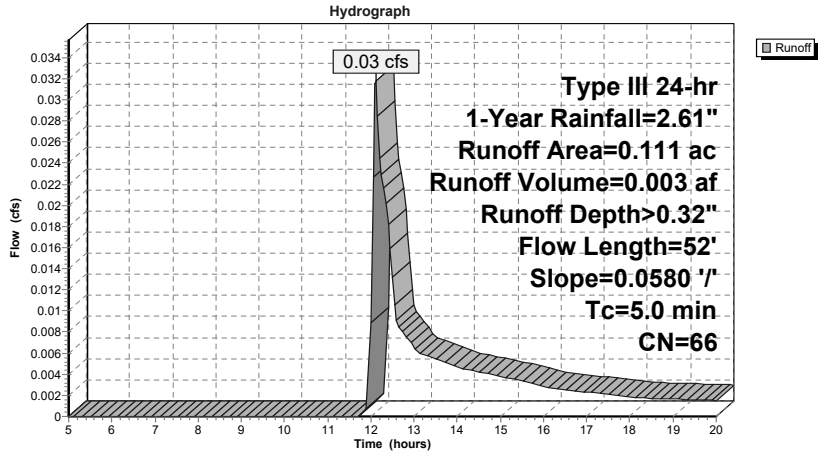
Runoff = 0.03 cfs @ 12.11 hrs, Volume= 0.003 af, Depth> 0.32"

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 Rainfall=2.61"

Area (ac)	CN	Description
0.050	98	Roofs, HSG A
0.061	39	>75% Grass cover, Good, HSG A
0.111	66	Weighted Average
0.061		54.95% Pervious Area
0.050		45.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 20: DA 20

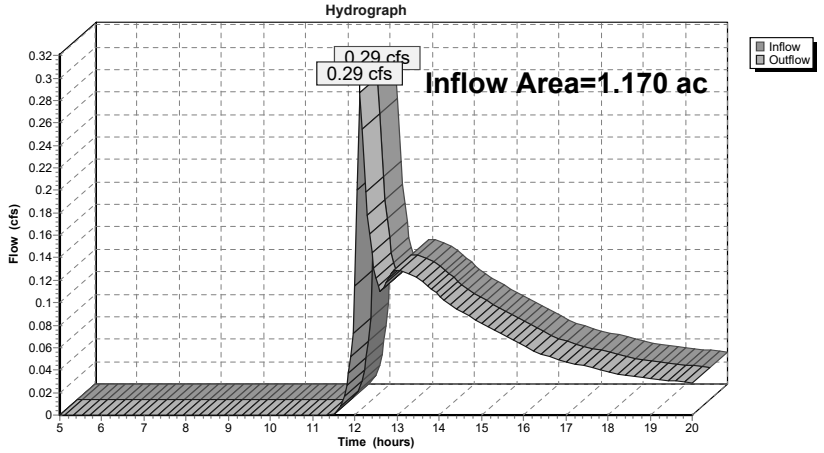


Summary for Reach SDP1: SDP1

Inflow Area = 1.170 ac, 59.23% Impervious, Inflow Depth > 0.52" for 1-Year event
Inflow = 0.29 cfs @ 12.12 hrs, Volume= 0.051 af
Outflow = 0.29 cfs @ 12.12 hrs, Volume= 0.051 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP1



Summary for Pond 7P: UG

Inflow Area = 0.692 ac, 75.29% Impervious, Inflow Depth > 1.05" for 1-Year event
Inflow = 0.87 cfs @ 12.11 hrs, Volume= 0.061 af
Outflow = 0.09 cfs @ 13.21 hrs, Volume= 0.029 af, Atten= 90%, Lag= 66.2 min
Primary = 0.09 cfs @ 13.21 hrs, Volume= 0.029 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 135.27' @ 13.21 hrs Surf.Area= 1,815 sf Storage= 1,534 cf

Plug-Flow detention time= 201.4 min calculated for 0.029 af (47% of inflow)
Center-of-Mass det. time= 115.1 min (919.8 - 804.6)

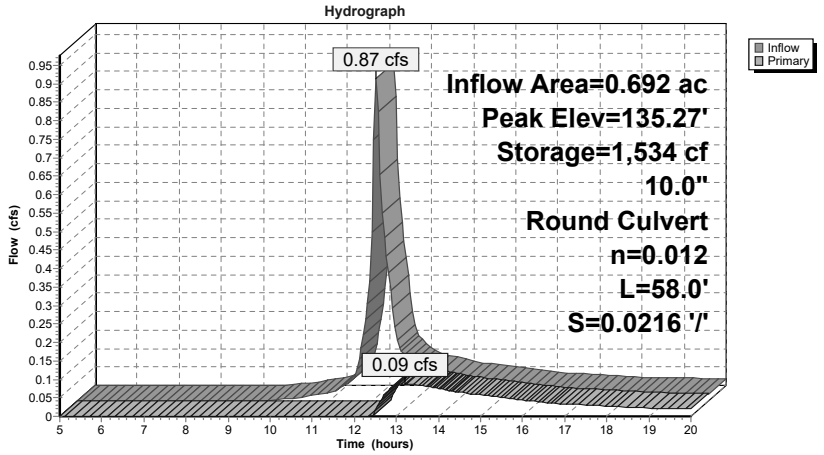
Volume	Invert	Avail.Storage	Storage Description
#1A	134.00'	1,543 cf	**30.50'W x 59.50'L x 3.54'H Field A** 6,427 cf Overall - 2,571 cf Embedded = 3,857 cf x 40.0% Voids
#2A	134.50'	2,571 cf	**Cultec R-330XLHD** x 48 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		4,113 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	135.10'	**10.0" Round Culvert** L= 58.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 135.10' / 133.85' S= 0.0216 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf

Primary OutFlow Max=0.09 cfs @ 13.21 hrs HW=135.27' (Free Discharge)
↑**1=Culvert** (Inlet Controls 0.09 cfs @ 1.10 fps)

Pond 7P: UG



Summary for Subcatchment 1: DA 1

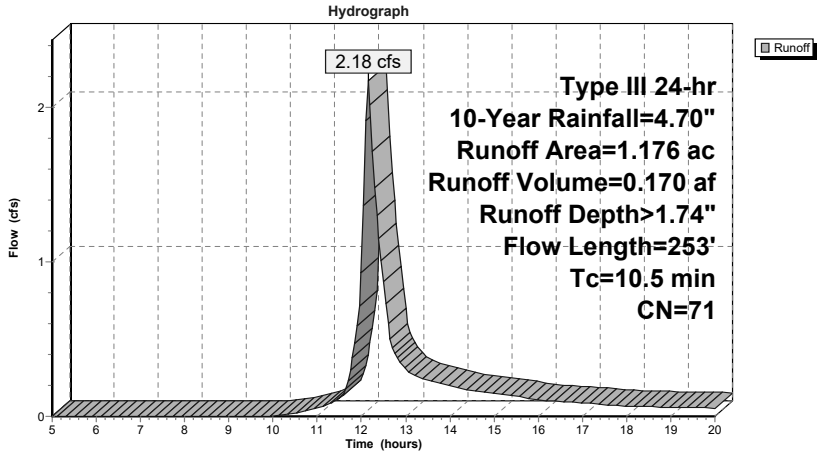
Runoff = 2.18 cfs @ 12.16 hrs, Volume= 0.170 af, Depth> 1.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.195	98	Roofs, HSG A
0.201	98	Paved parking, HSG A
0.115	96	Gravel surface, HSG A
0.471	39	>75% Grass cover, Good, HSG A
0.194	80	>75% Grass cover, Good, HSG D
1.176	71	Weighted Average
0.780		66.33% Pervious Area
0.396		33.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.3	75	0.0330	0.13		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.16"
0.4	25	0.0280	1.19		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.2	38	0.0280	3.40		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.2	55	0.0480	4.45		**Shallow Concentrated Flow, S4** Paved Kv= 20.3 fps
0.4	60	0.0300	2.79		**Shallow Concentrated Flow, S5** Unpaved Kv= 16.1 fps
10.5	253	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 2: DA 2

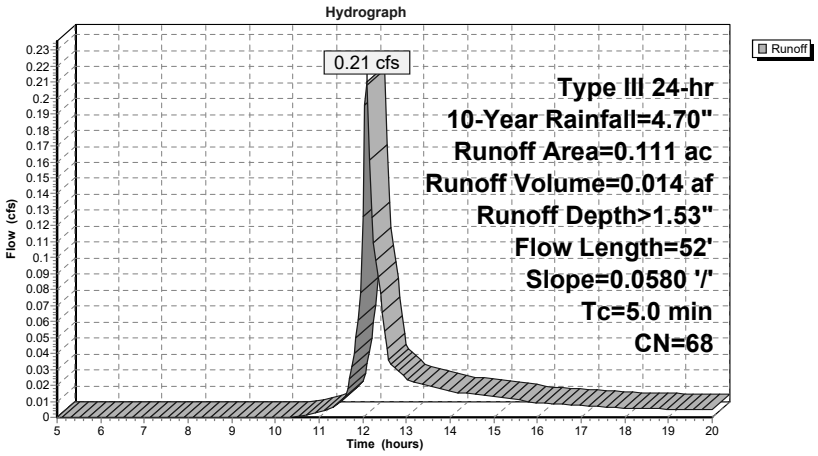
Runoff = 0.21 cfs @ 12.09 hrs, Volume= 0.014 af, Depth> 1.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.051	98	Paved parking, HSG A
0.004	96	Gravel surface, HSG A
0.056	39	>75% Grass cover, Good, HSG A
0.111	68	Weighted Average
0.060		54.05% Pervious Area
0.051		45.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2: DA 2



Summary for Subcatchment 10: DA 10

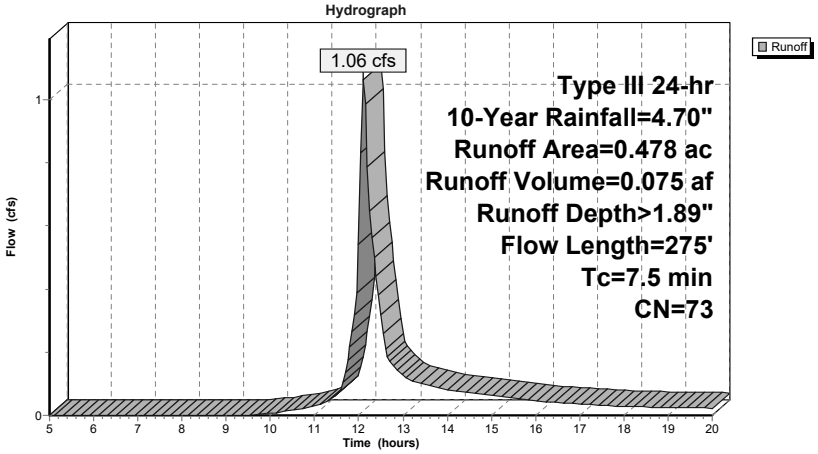
Runoff = 1.06 cfs @ 12.11 hrs, Volume= 0.075 af, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.093	98	Roofs, HSG A
0.079	98	Paved roads w/curbs & sewers, HSG A
0.158	39	>75% Grass cover, Good, HSG A
0.148	80	>75% Grass cover, Good, HSG D
0.478	73	Weighted Average
0.306		64.02% Pervious Area
0.172		35.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	40	0.0560	0.21		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.2	19	0.0500	1.41		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
3.7	41	0.0400	0.19		**Sheet Flow, S3** Grass: Short n= 0.150 P2= 3.16"
0.5	175	0.1200	5.58		**Shallow Concentrated Flow, S4** Unpaved Kv= 16.1 fps
7.5	275	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

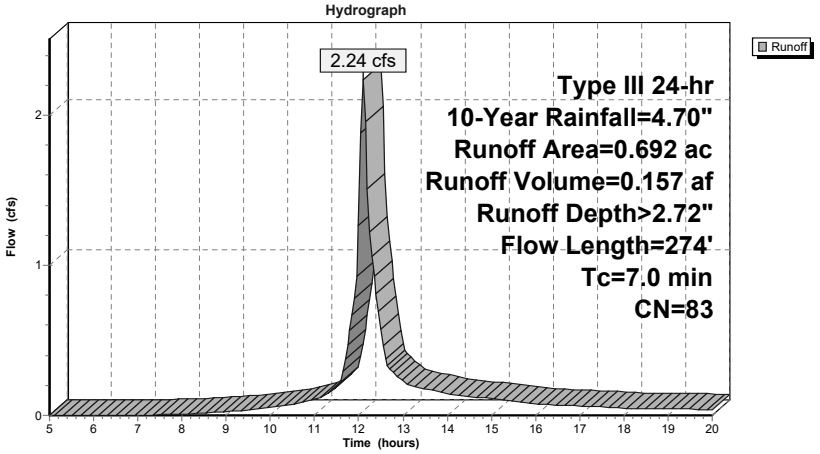
Runoff = 2.24 cfs @ 12.10 hrs, Volume= 0.157 af, Depth> 2.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=4.70"

Area (ac)	CN	Description
0.110	98	Roofs, HSG A
0.411	98	Paved parking, HSG A
0.171	39	>75% Grass cover, Good, HSG A
0.692	83	Weighted Average
0.171		24.71% Pervious Area
0.521		75.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	70	0.0330	0.19		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.4	30	0.0350	1.34		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.4	89	0.0350	3.80		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	85	0.0380	9.58	7.52	**Pipe Channel, S4** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
7.0	274	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 20: DA 20

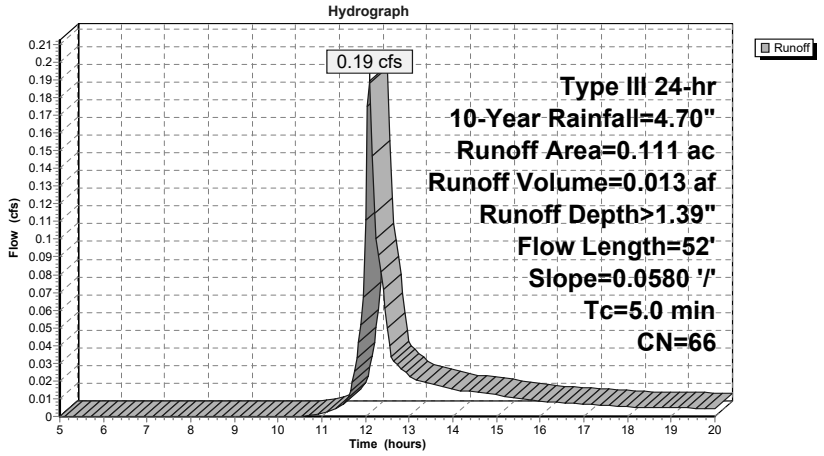
Runoff = 0.19 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 1.39"

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 Rainfall=4.70"

Area (ac)	CN	Description
0.050	98	Roofs, HSG A
0.061	39	>75% Grass cover, Good, HSG A
0.111	66	Weighted Average
0.061		54.95% Pervious Area
0.050		45.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 20: DA 20

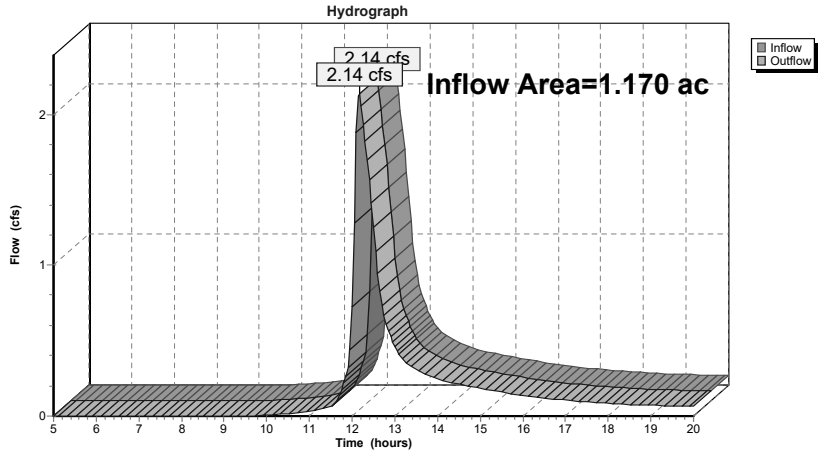


Summary for Reach SDP1: SDP1

Inflow Area = 1.170 ac, 59.23% Impervious, Inflow Depth > 2.04" for 10-Year event
Inflow = 2.14 cfs @ 12.16 hrs, Volume= 0.199 af
Outflow = 2.14 cfs @ 12.16 hrs, Volume= 0.199 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP1



Summary for Pond 7P: UG

Inflow Area = 0.692 ac, 75.29% Impervious, Inflow Depth > 2.72" for 10-Year event
Inflow = 2.24 cfs @ 12.10 hrs, Volume= 0.157 af
Outflow = 1.29 cfs @ 12.24 hrs, Volume= 0.123 af, Atten= 43%, Lag= 8.5 min
Primary = 1.29 cfs @ 12.24 hrs, Volume= 0.123 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 135.90' @ 12.24 hrs Surf.Area= 1,815 sf Storage= 2,449 cf

Plug-Flow detention time= 100.0 min calculated for 0.123 af (78% of inflow)
Center-of-Mass det. time= 46.2 min (829.2 - 783.0)

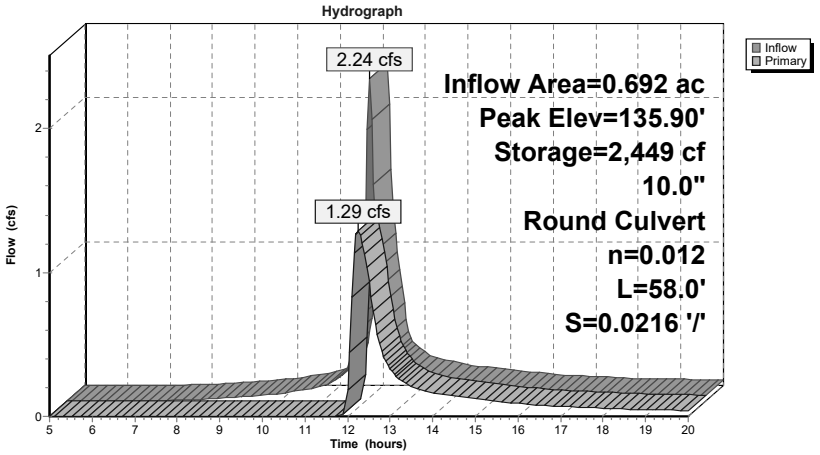
Volume	Invert	Avail.Storage	Storage Description
#1A	134.00'	1,543 cf	**30.50'W x 59.50'L x 3.54'H Field A** 6,427 cf Overall - 2,571 cf Embedded = 3,857 cf x 40.0% Voids
#2A	134.50'	2,571 cf	**Cultec R-330XLHD** x 48 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		4,113 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	135.10'	**10.0" Round Culvert** L= 58.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 135.10' / 133.85' S= 0.0216 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf

Primary OutFlow Max=1.29 cfs @ 12.24 hrs HW=135.90' (Free Discharge)
1=Culvert (Inlet Controls 1.29 cfs @ 2.40 fps)

Pond 7P: UG



Summary for Subcatchment 1: DA 1

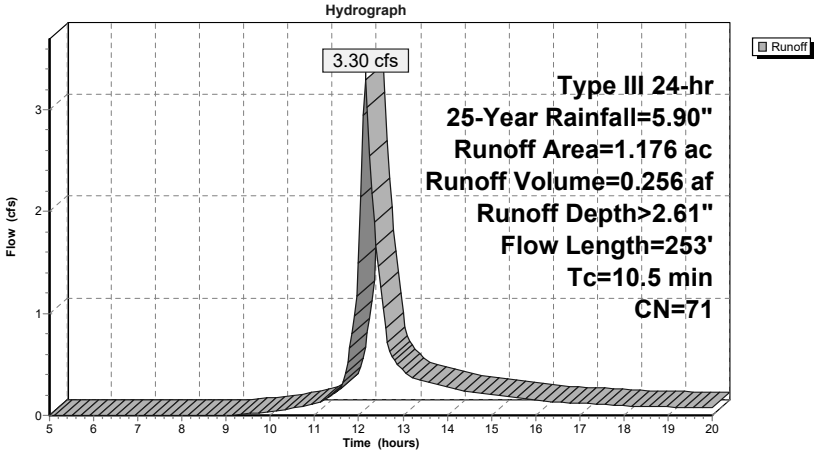
Runoff = 3.30 cfs @ 12.15 hrs, Volume= 0.256 af, Depth> 2.61"

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 25-Year Rainfall=5.90"

Area (ac)	CN	Description
0.195	98	Roofs, HSG A
0.201	98	Paved parking, HSG A
0.115	96	Gravel surface, HSG A
0.471	39	>75% Grass cover, Good, HSG A
0.194	80	>75% Grass cover, Good, HSG D
1.176	71	Weighted Average
0.780		66.33% Pervious Area
0.396		33.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.3	75	0.0330	0.13		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.16"
0.4	25	0.0280	1.19		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.2	38	0.0280	3.40		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.2	55	0.0480	4.45		**Shallow Concentrated Flow, S4** Paved Kv= 20.3 fps
0.4	60	0.0300	2.79		**Shallow Concentrated Flow, S5** Unpaved Kv= 16.1 fps
10.5	253	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 2: DA 2

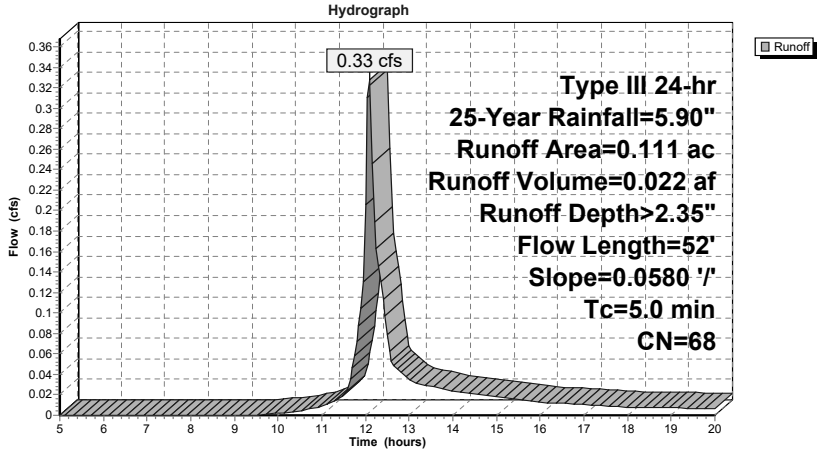
Runoff = 0.33 cfs @ 12.08 hrs, Volume= 0.022 af, Depth> 2.35"

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 25-Year Rainfall=5.90"

Area (ac)	CN	Description
0.051	98	Paved parking, HSG A
0.004	96	Gravel surface, HSG A
0.056	39	>75% Grass cover, Good, HSG A
0.111	68	Weighted Average
0.060		54.05% Pervious Area
0.051		45.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2: DA 2



Summary for Subcatchment 10: DA 10

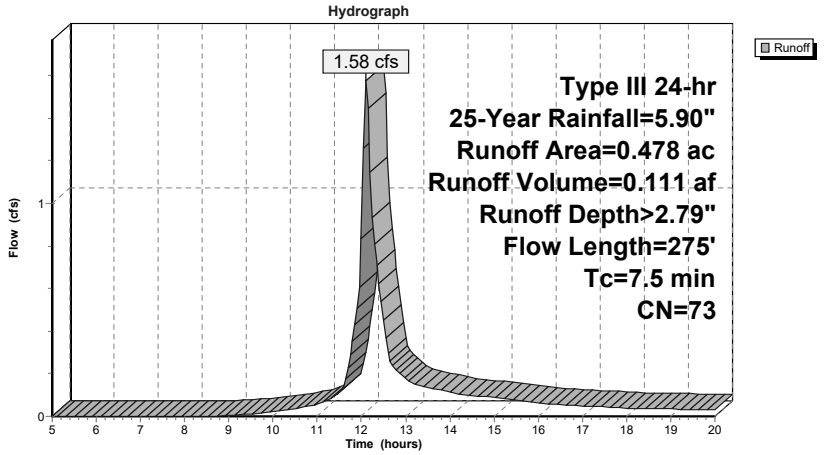
Runoff = 1.58 cfs @ 12.11 hrs, Volume= 0.111 af, Depth> 2.79"

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 25-Year Rainfall=5.90"

Area (ac)	CN	Description
0.093	98	Roofs, HSG A
0.079	98	Paved roads w/curbs & sewers, HSG A
0.158	39	>75% Grass cover, Good, HSG A
0.148	80	>75% Grass cover, Good, HSG D
0.478	73	Weighted Average
0.306		64.02% Pervious Area
0.172		35.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	40	0.0560	0.21		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.2	19	0.0500	1.41		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
3.7	41	0.0400	0.19		**Sheet Flow, S3** Grass: Short n= 0.150 P2= 3.16"
0.5	175	0.1200	5.58		**Shallow Concentrated Flow, S4** Unpaved Kv= 16.1 fps
7.5	275	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

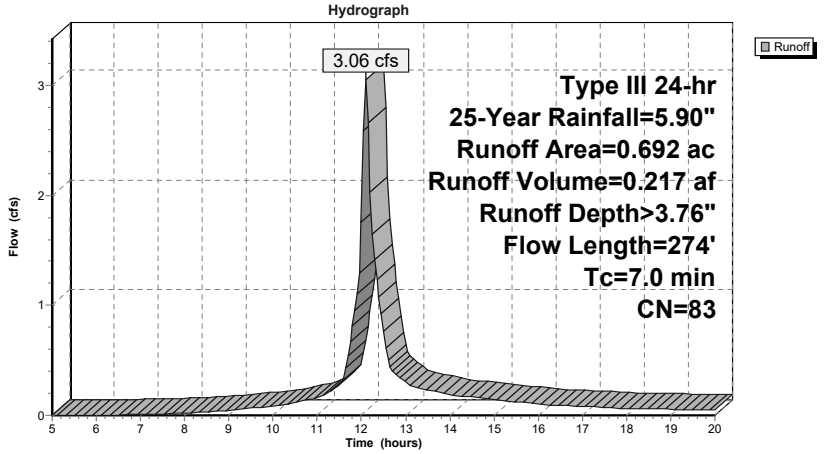
Runoff = 3.06 cfs @ 12.10 hrs, Volume= 0.217 af, Depth> 3.76"

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 25-Year Rainfall=5.90"

Area (ac)	CN	Description
0.110	98	Roofs, HSG A
0.411	98	Paved parking, HSG A
0.171	39	>75% Grass cover, Good, HSG A
0.692	83	Weighted Average
0.171		24.71% Pervious Area
0.521		75.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	70	0.0330	0.19		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.4	30	0.0350	1.34		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.4	89	0.0350	3.80		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	85	0.0380	9.58	7.52	**Pipe Channel, S4** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
7.0	274	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 20: DA 20

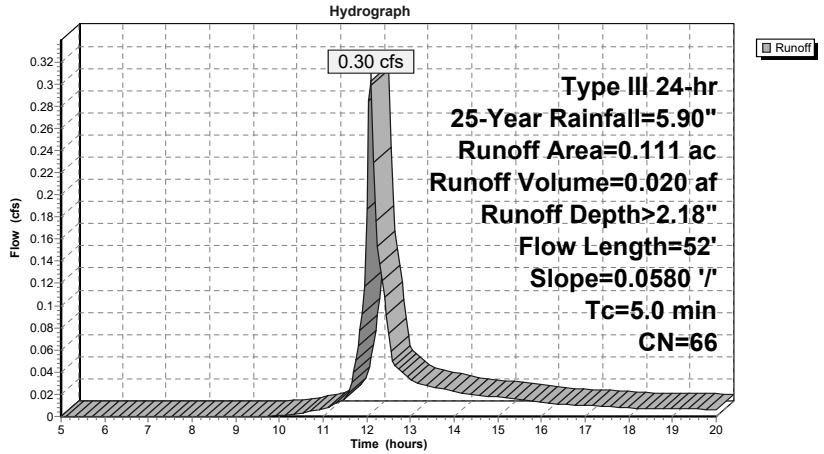
Runoff = 0.30 cfs @ 12.08 hrs, Volume= 0.020 af, Depth> 2.18"

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 25-Year Rainfall=5.90"

Area (ac)	CN	Description
0.050	98	Roofs, HSG A
0.061	39	>75% Grass cover, Good, HSG A
0.111	66	Weighted Average
0.061		54.95% Pervious Area
0.050		45.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 20: DA 20

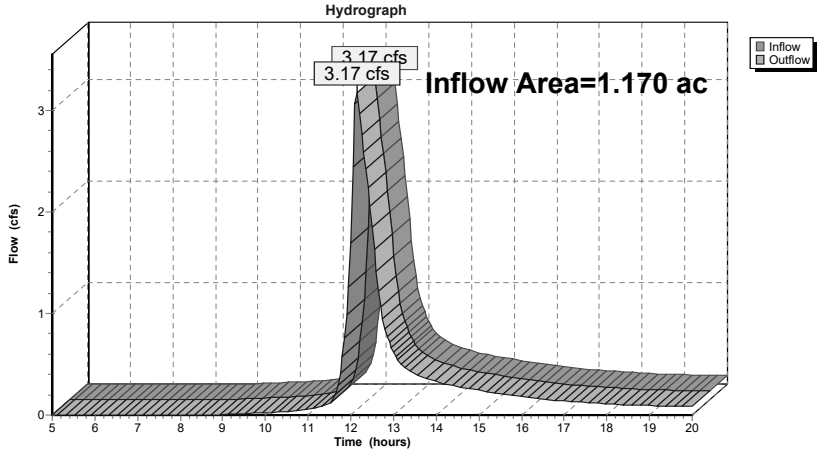


Summary for Reach SDP1: SDP1

Inflow Area = 1.170 ac, 59.23% Impervious, Inflow Depth > 3.02" for 25-Year event
Inflow = 3.17 cfs @ 12.14 hrs, Volume= 0.294 af
Outflow = 3.17 cfs @ 12.14 hrs, Volume= 0.294 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP1



Summary for Pond 7P: UG

Inflow Area = 0.692 ac, 75.29% Impervious, Inflow Depth > 3.76" for 25-Year event
Inflow = 3.06 cfs @ 12.10 hrs, Volume= 0.217 af
Outflow = 1.82 cfs @ 12.23 hrs, Volume= 0.183 af, Atten= 40%, Lag= 7.6 min
Primary = 1.82 cfs @ 12.23 hrs, Volume= 0.183 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 136.29' @ 12.23 hrs Surf.Area= 1,815 sf Storage= 2,976 cf

Plug-Flow detention time= 84.8 min calculated for 0.182 af (84% of inflow)
Center-of-Mass det. time= 40.9 min (816.2 - 775.4)

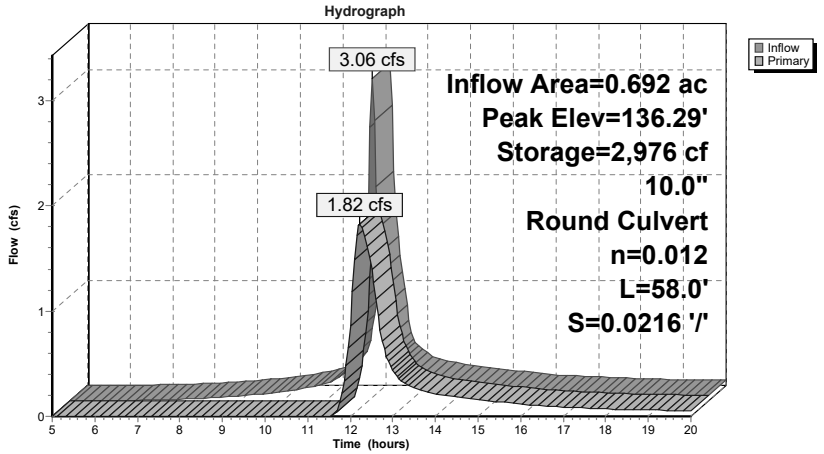
Volume	Invert	Avail.Storage	Storage Description
#1A	134.00'	1,543 cf	**30.50'W x 59.50'L x 3.54'H Field A** 6,427 cf Overall - 2,571 cf Embedded = 3,857 cf x 40.0% Voids
#2A	134.50'	2,571 cf	**Cultec R-330XLHD** x 48 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		4,113 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	135.10'	**10.0" Round Culvert** L= 58.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 135.10' / 133.85' S= 0.0216 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf

Primary OutFlow Max=1.82 cfs @ 12.23 hrs HW=136.29' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.82 cfs @ 3.33 fps)

Pond 7P: UG



Summary for Subcatchment 1: DA 1

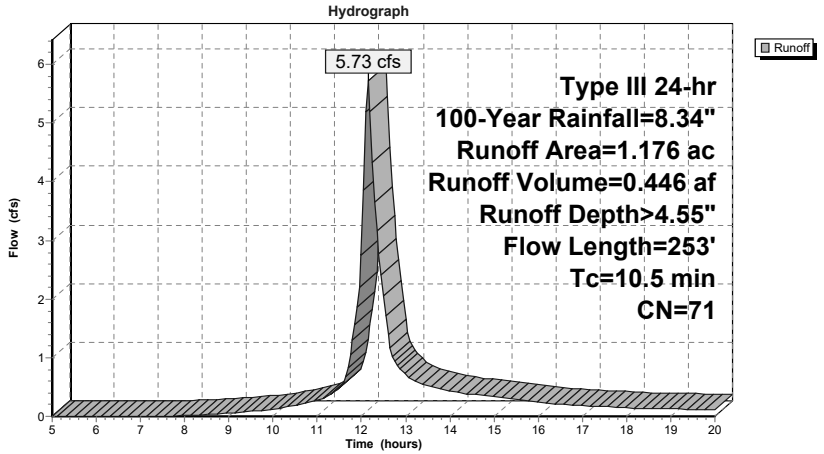
Runoff = 5.73 cfs @ 12.15 hrs, Volume= 0.446 af, Depth> 4.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.195	98	Roofs, HSG A
0.201	98	Paved parking, HSG A
0.115	96	Gravel surface, HSG A
0.471	39	>75% Grass cover, Good, HSG A
0.194	80	>75% Grass cover, Good, HSG D
1.176	71	Weighted Average
0.780		66.33% Pervious Area
0.396		33.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.3	75	0.0330	0.13		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.16"
0.4	25	0.0280	1.19		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.2	38	0.0280	3.40		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.2	55	0.0480	4.45		**Shallow Concentrated Flow, S4** Paved Kv= 20.3 fps
0.4	60	0.0300	2.79		**Shallow Concentrated Flow, S5** Unpaved Kv= 16.1 fps
10.5	253	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 2: DA 2

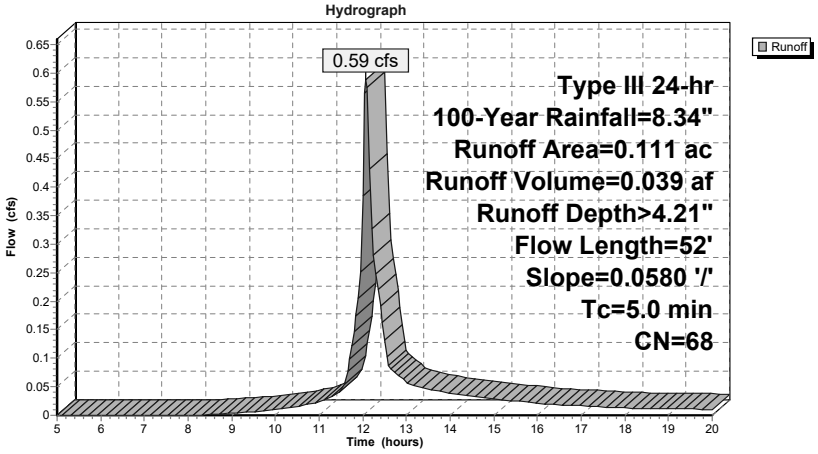
Runoff = 0.59 cfs @ 12.08 hrs, Volume= 0.039 af, Depth> 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.051	98	Paved parking, HSG A
0.004	96	Gravel surface, HSG A
0.056	39	>75% Grass cover, Good, HSG A
0.111	68	Weighted Average
0.060		54.05% Pervious Area
0.051		45.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 2: DA 2



Summary for Subcatchment 10: DA 10

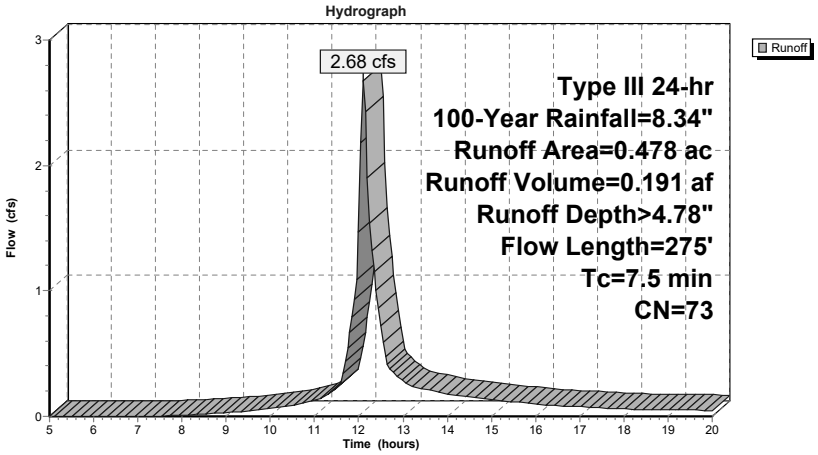
Runoff = 2.68 cfs @ 12.11 hrs, Volume= 0.191 af, Depth> 4.78"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.093	98	Roofs, HSG A
0.079	98	Paved roads w/curbs & sewers, HSG A
0.158	39	>75% Grass cover, Good, HSG A
0.148	80	>75% Grass cover, Good, HSG D
0.478	73	Weighted Average
0.306		64.02% Pervious Area
0.172		35.98% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.1	40	0.0560	0.21		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.2	19	0.0500	1.41		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
3.7	41	0.0400	0.19		**Sheet Flow, S3** Grass: Short n= 0.150 P2= 3.16"
0.5	175	0.1200	5.58		**Shallow Concentrated Flow, S4** Unpaved Kv= 16.1 fps
7.5	275	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

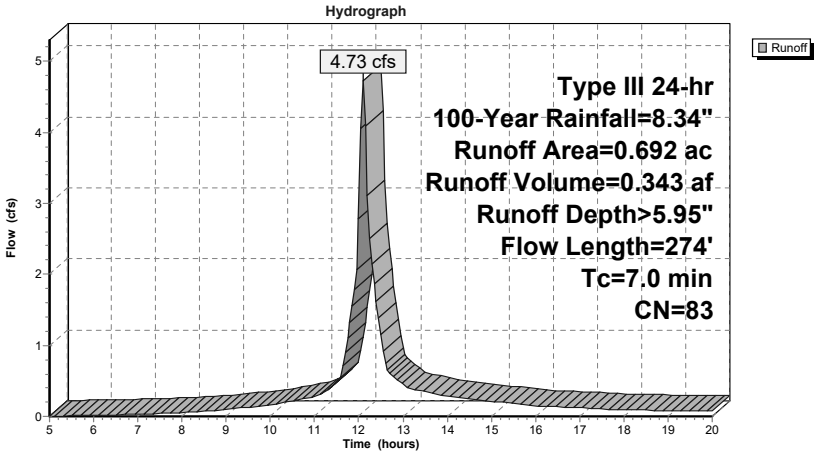
Runoff = 4.73 cfs @ 12.10 hrs, Volume= 0.343 af, Depth> 5.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Year Rainfall=8.34"

Area (ac)	CN	Description
0.110	98	Roofs, HSG A
0.411	98	Paved parking, HSG A
0.171	39	>75% Grass cover, Good, HSG A
0.692	83	Weighted Average
0.171		24.71% Pervious Area
0.521		75.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	70	0.0330	0.19		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.4	30	0.0350	1.34		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
0.4	89	0.0350	3.80		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
0.1	85	0.0380	9.58	7.52	**Pipe Channel, S4** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
7.0	274	Total			

Subcatchment 11: DA 11



Summary for Subcatchment 20: DA 20

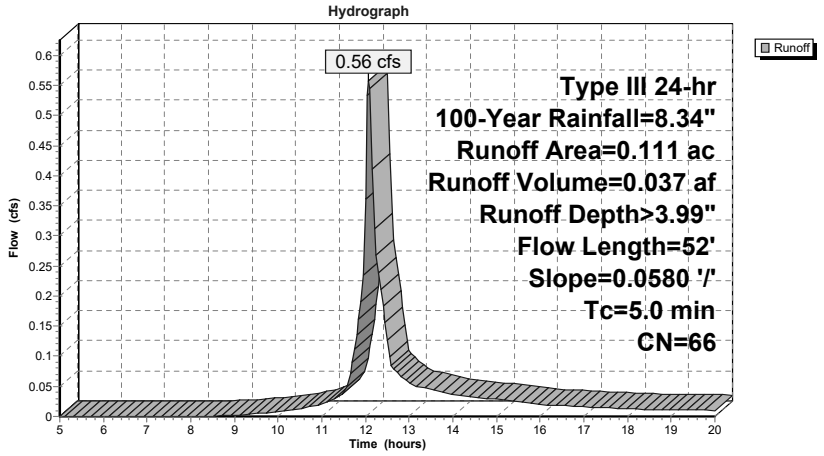
Runoff = 0.56 cfs @ 12.08 hrs, Volume= 0.037 af, Depth> 3.99"

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 Rainfall=8.34"

Area (ac)	CN	Description
0.050	98	Roofs, HSG A
0.061	39	>75% Grass cover, Good, HSG A
0.111	66	Weighted Average
0.061		54.95% Pervious Area
0.050		45.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.2	26	0.0580	0.20		**Sheet Flow, S1** Grass: Short n= 0.150 P2= 3.16"
0.3	26	0.0580	1.60		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.16"
2.5	52	Total, Increased to minimum Tc = 5.0 min			

Subcatchment 20: DA 20

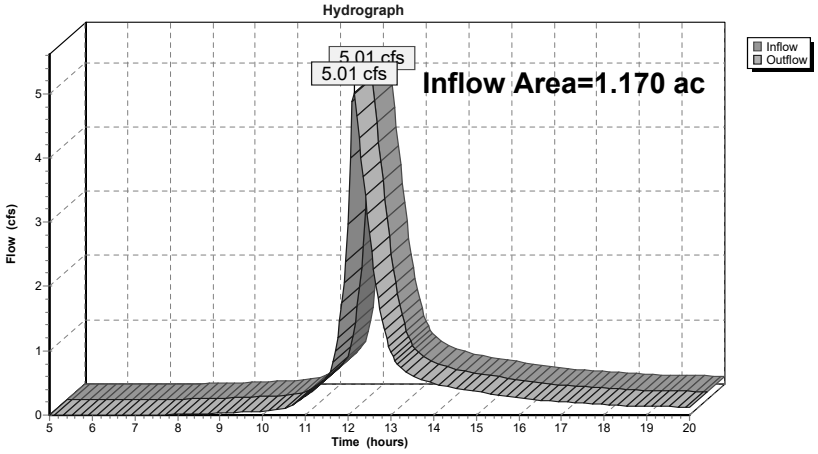


Summary for Reach SDP1: SDP1

Inflow Area = 1.170 ac, 59.23% Impervious, Inflow Depth > 5.12" for 100-Year event
Inflow = 5.01 cfs @ 12.14 hrs, Volume= 0.499 af
Outflow = 5.01 cfs @ 12.14 hrs, Volume= 0.499 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP1



Summary for Pond 7P: UG

Inflow Area = 0.692 ac, 75.29% Impervious, Inflow Depth > 5.95" for 100-Year event
Inflow = 4.73 cfs @ 12.10 hrs, Volume= 0.343 af
Outflow = 2.77 cfs @ 12.23 hrs, Volume= 0.308 af, Atten= 41%, Lag= 7.7 min
Primary = 2.77 cfs @ 12.23 hrs, Volume= 0.308 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 137.30' @ 12.23 hrs Surf.Area= 1,815 sf Storage= 3,938 cf

Plug-Flow detention time= 70.0 min calculated for 0.308 af (90% of inflow)
Center-of-Mass det. time= 36.5 min (800.9 - 764.4)

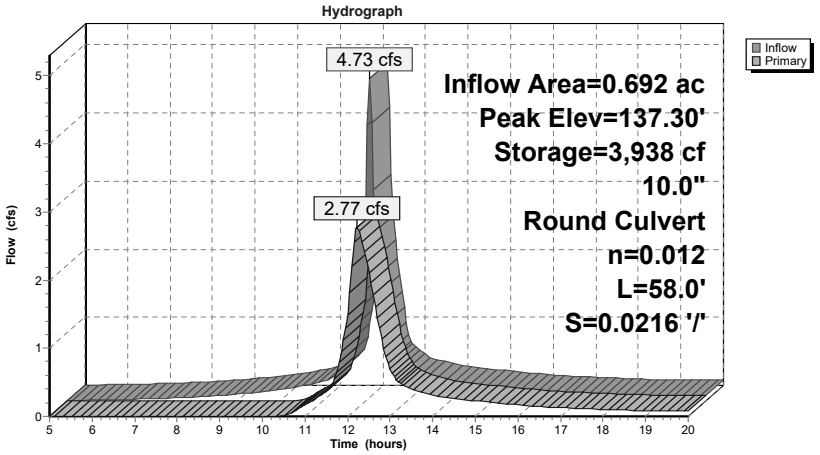
Volume	Invert	Avail.Storage	Storage Description
#1A	134.00'	1,543 cf	**30.50'W x 59.50'L x 3.54'H Field A** 6,427 cf Overall - 2,571 cf Embedded = 3,857 cf x 40.0% Voids
#2A	134.50'	2,571 cf	**Cultec R-330XLHD** x 48 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		4,113 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	135.10'	**10.0" Round Culvert** L= 58.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 135.10' / 133.85' S= 0.0216 '/' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf

Primary OutFlow Max=2.76 cfs @ 12.23 hrs HW=137.29' (Free Discharge)
1=Culvert (Inlet Controls 2.76 cfs @ 5.06 fps)

Pond 7P: UG


Hydrograph
Inflow
Primary
4.73 cfs
2.77 cfs
Inflow Area=0.692 ac
Peak Elev=137.30'
Storage=3,938 cf
10.0"
Round Culvert
n=0.012
L=58.0'
S=0.0216 '/'
Flow (cfs)
Time (hours)
0
1
2
3
4
5
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December 8, 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 opposition to the proposed development of a hotel/bar/restaurant/café/wedding venue/event space for the Dutch Reformed Church, graveyard, and parsonage.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13 at 7pm. I believe this development will negatively impact my quality of life, as well as that of my neighbors if it is approved.

I believe the operating schedule—which essentially amounts to 365 days a year, including Holidays and Holiday Eves—is wholly inappropriate for our residential neighborhood.

Furthermore, I find the Hours of Operation—running from 8AM to 10:45PM on Fridays, Saturdays, Holidays, and Holiday Eves (where Sundays can also be included)—completely unacceptable, especially as the developer plans to allow 45 minutes to clear the event space and grounds. On any given night, we could experience unacceptable noise levels until past midnight.

I am also concerned that our residential streets and private parking lots will be taken over by attendees keen to park as close to the venue as possible, and I do not consider the developer's parking proposals to be realistic or adequate. **I spoke at the last meeting about parking along Beekman Street and the need to consider the increased Metro North commuter use of the designated spaces on our road. The pandemic wave saw commuters vacate those spaces. Now, it appears that commuters are returning to those spots as our economy regains some sense of normalcy.**

I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise and vote "no" on the proposal.

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

Kind regards,

/fp/
Frank Pietrzak
30 Beekman Street / Unit 111
Beacon, NY 12508

LANC & TULLY
Engineering and Surveying, P.C.

December 7, 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 November 29, 2022, from Cuddy & Feder.
- Response correspondence dated November 29, 2022, from Hudson Land Design.
- Response correspondence dated November 29, 2022, from Aryeh Sigel, Architect.
- Response correspondence dated September 12, 2022, from Beacon AV Lab.
- Response correspondence dated November 21, 2022, from Landscape Restorations.
- Response correspondence dated November 23, 2022, from Colliers Engineering and Design.
- Hotel Event Space/Café Management Plan, with the latest revision date of November 29, 2022, as prepared by Prophecy Theater.
- Traffic & Parking Management Plan, dated November 23, 2022, as prepared by Colliers Engineering & Design.
- Report titled "Drainage Report for 1113 Wolcott Avenue", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.
- Plan set titled "1113 Wolcott Avenue", with the latest revision date of November 29, 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 plan set also includes Sheet WZTC-1 titled "Work Zone Traffic Control Plan for Prophecy Theater, LLC", dated November 18, 2022, as prepared by Colliers Engineering and Design.

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District (HDLO). The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The applicant is proposing to convert the church into a conference center with dining facilities, and to

construct a 30-room hotel on the parcel, along with providing 32 on site spaces for parking as related to the hotel, with 4 of the spaces being ADA compliant.

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

General Comments:

1. 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. A stormwater maintenance and easement agreement shall be prepared and submitted for review by the Planning Board Attorney and City Engineer.

Sheet 1 of 15 – Site Plan:

1. The hours of operation listed in Note No. 4 on the sheet shall be revised so as to include the expected hours for holiday eves and holidays, as outlined in the "Hotel Event Space/Café Management Plan" submitted.

2. There are a number of dimensions that appear very large on the plan, but do not have any dimension lines associated within them. These numbers appear to be actual setback distances from the property lines to the various structures. The size of the dimensions should be adjusted, and dimension lines shown as to what the distance represents. It should be noted that this also occurs on Sheets 2, 3, and 4.

3. On the left side of the entrance to the site is a sign with a callout stating "Sign in Existing Location". Sheet 3 notes the sign to be relocated. If the sign is to be relocated, the new location of the sign should be shown on the plan. If the sign is not to be relocated, then Sheet 3 should be revised to eliminate the callout for relocation. This would also apply to Sheet 2.

Sheet 2 of 15 – Full Site Plan:

1. The plan notes the installation of a "metal vertical picket fence on top of existing stone wall". Based upon the recently submitted response letter, the fence is to be installed on the interior side of the stone wall. The fence call out on the plan shall be corrected to correspond with the response letter.

2. The lot area is listed twice on the area in the back of the parcel and overlap one another. One of the areas should be removed. This also applies to Sheet 4.

3. A dark "L" shape line appears to be running through a portion of the hotel and rear parking lot. It is unclear what this line represents, and it should be removed if not necessary.

4. 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. The "Sight Distance Notes" for the Main Entrance states "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." The area to be cleared should be shown on the plan.

2. The applicant has revised the pre & post storm water drainage analysis to show that infiltration is not required with the proposed underground detention system located within the parking lot behind the hotel. The applicant has noted that during construction of the underground system infiltration testing will be conducted at that time to see if it is viable, and the results of the testing will be provided to the City Building Department, as per the note under "Underground Detention Infiltration Notes". The note should be revised to also state that the results shall also be provided to the City Engineer, and that any infiltration testing conducted shall be coordinated with the City Engineer for joint testing.

3. The last sentence of the note under "Underground Detention", which discusses periodic inspection and submission of an annual inspection report to the City Building Department, should be removed as this section does not exist within the drainage report prepared for the project.

4. Note No. 14, under "Site Specific Notes", states that the existing water shall be abandoned by removing the water service line up to the corporation stop. As this will require excavation of the existing service line out to the water main within the roadway, we would recommend that the pavement cutting and restoration line for the hotel be adjusted to show a singular area to be restored for the proposed water service removal and larger service line installation.

5. The call out for the end 42" high black metal fence has two (2) leader lines associated with it. At which point is the fence ending?

6. A construction detail shall be added to the plans for the proposed 42" high metal fence that is to be installed along the interior side of the stone wall.

7. The wood stockade fence along the east side of the parcel transitions from 6' high to 4' high per Sheet 1. The plan should be updated to reflect the location of the transition and to call out that section of the stockade fence to be 4' in height.

Sheet 11 of 15 – Vehicle Tracking Plan:

1. The plan shall be updated to provide to reflect the City of Beacon Fire Departments ladder truck maneuvering through the site.

2. The "Garbage Truck Maneuvering Plan" shows a Blue Bird bus maneuvering through the site. The plan shall be updated to reflect an actual front load garbage truck.

3. The "Box Truck Maneuvering Plan" shows that the box of the truck will clip trees on the along the backside of the parking lot behind the hotel. The plan should be adjusted accordingly to ensure that trees are not impacted by the turning movements of vehicles.

4. The design vehicle for each maneuvering plan shall be included on the plans.

Sheet 12 of 15 – Site Construction Details:

1. The overall required depth of the concrete piers for supporting the steel staircase should be verified with the City Building Inspector.

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: December 9, 2022
Re: **1113 Wolcott Avenue Street Site Plan and Special Permit**

I have reviewed the November 29, 2022 cover letter from Cuddy+Feder, November 29, 2022 response letters from Aryeh Siegel and Hudson Land Design, November 21, 2022 letter from Landscape Restorations, November 29, 2022 revised Hotel Event Space/Café Management Plan, September 12, 2022 response letter from Beacon AV Lab, November 23, 2022 response letter and revised Traffic and Parking Management Plan from Colliers Engineering, and a 15-sheet Special Permit set, dated November 29, 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 issues:

    a. The Traffic and Parking Management Plan should be updated to be consistent with the latest information, such as the 32 on-site spaces now proposed and the fewer number of potentially available spaces at the Tompkins Firehouse lot.

    b. If the four ADA spaces were striped at 8 feet, as permitted, another space could potentially be added to the side of the hotel, while still keeping all the parking behind the front plane of the building and adjacent landscaping.

    c. Of the parcels that have potential leases for event parking, the church lot on Beacon Street 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 this lot.

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 hours of operations that extend into late evening hours. Since concerts and other late-night events have the potential to be the most disruptive for the adjacent residential uses, limitations of operating hours should be part of the Board's review during the SEQR and Special Permit process.

3. For the Sound Level Report, the Planning Board has requested an independent consultant review.

4. For the front yard of the historic church, one-way and other standing signs should be reduced to the minimum number for safety purposes. Are two separate 2-sided one-way signs necessary at the entrance?

5. A proposed center lane striping pattern along Wolcott Avenue should be shown for the two one-way driveways. NYSDOT will have the final approval, but the Board should have an understanding of what is being proposed.

6. A metal picket fence is now proposed inside 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 and the note on Sheet 2 regarding the metal fence should be corrected.

7. 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

December 9, 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 #10 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 December 13, 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. CM agrees with the methodology and findings of the supplemental parking analysis. Currently, there is a minimum of 120 available public parking spaces within 1,000-ft from the subject site, which can accommodate the excess parking demand of the development.
2. CM agrees with the methodology and findings of the queueing analysis.
3. CM notes that the Traffic and Parking Management Plan acknowledges the need for the applicant to make arrangements for the accommodation of oversized vehicles associated with potential performers.

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 10.docx

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

12/9/2022

Dear Chairman Gunn and the City of Beacon Planning Board,

I am writing to convey my concerns regarding the proposed development of a hotel/bar/restaurant/café/wedding venue/event space for the Dutch Reformed Church, graveyard, and parsonage. I believe this development will negatively impact my family's quality of life, as well as that of my neighbors if it is approved.

Firstly, the operating schedule cited in Prophecy Theater's most recent proposal—which essentially amounts to 365 days a year, including Holidays and Holiday Eves—is wholly inappropriate for our residential neighborhood.

I also find the hours of operation—from 8AM to 10:45PM on Fridays, Saturdays, Holidays, and Holiday Eves (which can mean Sundays)—to be unacceptable, especially since the developer plans to allow 45 minutes to clear the event space and grounds after events. This means we could potentially experience unacceptable noise levels until past midnight or worse on any given night.

Another concern is the lack of transparency regarding who are the individuals financially backing this project. We have been unable to get answers.

I am also worried our residential streets and private parking lots might be hijacked by event attendees keen to park as close to the venue as possible, and I do not consider the developer's parking proposals to be realistic or adequate. This isn't even mentioning the very real possibility of wedding revelers turning the severely understaffed hotel into an late-night party zone after wedding receptions end.

Additionally, in a 12/9/2022 Highlands Current article, Prophecy Theater developer Gavin Hecker says the Prophecy Theater project would be comparable to the River Valley Arts Center in Wappingers Falls, NY. To be clear, the River Valley Arts Center is located in a business district across from Mesier Park, Straub Catalano & Halvey Funeral Home, Gil & Cantor PC/Handel & Carlini Attorneys at Law, and the Wappingers Falls police station. It is not in close vicinity to four residential buildings as Prophecy Theater would be. It's also worth noting that River Valley Arts Center doesn't appear to host events after 9pm, nor does it have a hotel, café, or restaurant.

I'd also like to point out some of the more specious arguments Gavin and his attorney have made during this process, all of which indicate a lack of respect for those opposing the project and for the City of Beacon Planning Board. I believe doing so highlights the lack of respect they've shown for the community and for the Board.

1. They've inferred that nearby residents have no legitimate right to worry about any noise Prophecy Theater events might make since we already live near a church and a train station that also make noise. I can tell you the church does not make any noise except for its bell briefly ringing at 10am on Sunday mornings. And the train station and the Harlem train line has existed and served the community since 1851. Anyone living nearby was already fully aware of train noise, which is ambient, not disruptive as the types of noises emanating from Prophecy Theater events would likely be.

2. They've suggested those protesting the project don't really have the right to oppose it because most of us are relative newcomers. What they're trying to do is create an old Beacon vs new Beacon dynamic. The reality is, regardless of how long they've existed, The View, River Ridge, The West End Lofts, and Hammond Plaza are residential buildings that are entirely appropriate for this residential neighborhood. These buildings also happen to have been approved by the City of Beacon Planning Board. Additionally, there are many residents of nearby streets—some who have probably lived there for years—who have *also* repeatedly expressed opposition to this project.

3. They claim the parking situation for Prophecy Theater would be similar to that which currently exists for the church. This doesn't warrant a serious response.

4. Perhaps most importantly, in the last version of their proposal, Prophecy Theater called the concerns of the neighboring residents "speculative, unsupported, and conclusory." I find this utter lack of respect for us and our concerns—which they have consistently shown for us from the very beginning—deeply worrying because they are likely to treat us with even less respect if their project is approved.

5. It's also worth noting that it seems the few people who *have* expressed support for this project don't live close enough to be impacted by it.

To be clear, I have no problem with anyone trying to make a living as long as it's not at my or my family's expense or harmful to others.

Based on the forgoing, I respectfully request that the Planning Board prioritize the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Matt Bloom
30 Beekman Street, Unit 208 (The View)
Beacon, NY 12508

December 8, 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 opposition to the proposed development of a hotel/bar/restaurant/café/wedding venue/event space for the Dutch Reformed Church, graveyard, and parsonage.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13 at 7pm. I believe this development will negatively impact my quality of life, as well as that of my neighbors if it is approved.

I believe the operating schedule—which essentially amounts to 365 days a year, including Holidays and Holiday Eves—is wholly inappropriate for our residential neighborhood.

Furthermore, I find the Hours of Operation—running from 8AM to 10:45PM on Fridays, Saturdays, Holidays, and Holiday Eves (where Sundays can also be included)—completely unacceptable, especially as the developer plans to allow 45 minutes to clear the event space and grounds. On any given night, we could experience unacceptable noise levels until past midnight.

I am also concerned that our residential streets and private parking lots will be taken over by attendees keen to park as close to the venue as possible, and I do not consider the developer's parking proposals to be realistic or adequate. **I spoke at the last meeting about parking along Beekman Street and the need to consider the increased Metro North commuter use of the designated spaces on our road. The pandemic wave saw commuters vacate those spaces. Now, it appears that commuters are returning to those spots as our economy regains some sense of normalcy.**

I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise and vote "no" on the proposal.

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

Kind regards,

/fp/
Frank Pietrzak
30 Beekman Street / Unit 111
Beacon, NY 12508

Dear Chairman Gunn and the City of Beacon Planning Board,

Having written on behalf of the concerned residents of The View, River Ridge Views, and Hammond Plaza this month, I will keep my personal comments short. However, I wish to register and reconfirm my continued concern as an individual with regards to the Prophecy Theater proposal for the development of 1113 Wolcott Avenue.

For half a year now, I have attended the Planning Board hearings relating to this proposal and have become increasingly aware that the concerns of the residents are not a concern for the developers of this project. Even though we are—at a minimum—approximately 160 households, that would be directly impacted if this proposed project is approved, they believe our concerns are not "substantive," and are merely "anecdotal." My question for them, and the Planning Board, is if they disregard our concerns now, what chance do we have to protect our quality of life if their project is approved?

This month, the developer has finally revealed the Hours of Operation for the event space, which shockingly amount to 365 days a year, with the latest closing time being 10:45PM at weekends, holidays, and holiday eves. They've even baked in at least 45 minutes more to clear the space and close the pathways, which is virtually unenforceable. And even if it is, it means that we would experience noise and light pollution until at least midnight. What nighttime peace will remain for our currently quiet and undisturbed community?

Furthermore, I'd like the developer to address what happens when a wedding group books rooms at the hotel, and decides they would like to continue celebrating once the event space closes at 10:45PM? Do they really expect guests to all quietly retire to bed when they are staying in an on-site hotel with one employee who disappears at 1:30AM altogether? This is a disaster waiting to happen in so many ways and will be to the detriment of us all in the immediate vicinity.

I am fully supportive of the development of this site if it shaped to respect and protect the quality of life for its neighbors and community. However, after all these months of feedback, Prophecy Theater has chosen to take virtually none of our concerns into account and has been vague and reticent about many of the crucial details. They would like us to trust them but have done almost nothing to earn that trust.

Thank you to everyone on the Planning Board for your careful and impartial consideration of this proposal and for hearing the concerns of the community who would be most impacted if this ill-considered project were to be given the green light.

Kind regards,
Shelley Simmons-Bloom
The View, 30 Beekman Street

December 12, 2022

Dear Chairman Gunn and the Members of the Planning Board,

Re: Prophecy Theater December 2022 updated proposal feedback

Prophecy Theater's December 2022 Proposal for 1113 Wolcott Avenue— which is now described as a Hotel/Event Space/Café—details their proposed Hours of Operation with a caveat that states: "*Due to the nature of the event business model, parameters specified in this Management Plan allow for inherent flexibility in use times and intensity, and do not dictate or imply a set schedule of events, but rather set limitations on total days of use, hours of operation and total capacity*." If this was meant to provide clarity or reassurance to concerned neighbors, then this effort failed. Total days of use amount to 365 days a year. Clearly, there's no higher upper limit than that!

We wish to further address the outlined Hours of Operation as well as the caveat above, because essentially the developer's expectation is to have carte blanche for scheduling.

Let's take Fridays, Saturdays, Holidays, and Holiday Eves, which is when the developer is proposing his top tier events will end by 10:45PM. This timing alone is too late for a quiet neighborhood where 130+ or 180+ people would arrive and leave the venue at the same time. Once the 45 minutes they claim is needed to clear the property and close the cemetery path is added into the equation, we will likely experience noise, disturbance, and light pollution until at least midnight, potentially later, even on Holidays.

It's not a stretch to say these Hours of Operation are far too late for a residential neighborhood where no other late-night, or other, business type operates. Even in the business district on

Main Street—as opposed to a residential area—there are no event spaces or restaurants that operate 365 days a year, and few that operate as late as Prophecy Theater plans to.

It is clear from this latest proposal that our quality of life is not, and has never been, a concern or consideration for the Prophecy Theater developers.

We understand this applicant must meet the general special permit standards set forth in Section 223-18 of the City Zoning Code. We strongly contend this developer does not meet one or more of these standards.

Section 223-18 (a) states: "*The location and size of the use, the nature, the hours and intensity of operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.*"

Our developments (The View, River Ridge, Hammond Plaza), as well as West End Lofts and the neighboring streets, make up a heavily residential area with which this proposal is in direct conflict with.

Section 223-24.7 (b) of the City Zoning Code demands: "*The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surround residential homes*."

As we have stated many times now in our previous letters of concern, this development—a Hotel/ Event Space/Café with hours of operation that go late into the night, potentially 365 days a year—is simply not compatible with our quiet and overwhelmingly residential area.

Throughout this process, the developer and his legal team have continued to demonstrate a blatant disregard for the families and individuals living next to the proposed development, who have sincere and tangible concerns about noise, parking, traffic, and safety. We have not forgotten last month's suggestion from Prophecy Theater that our concerns are "speculative, unsupported, and conclusory." If this is their attitude towards us now, what would it be like if they are granted a Negative Declaration?

In the Highlands Current this week (12/09/2022), the developer, Gavin Hecker, is quoted as saying that the church venue will host "art exhibits, workshops, and other cultural events, rather than concerts." If this is the case, we suggest he update his proposal to commit to not hosting concerts and other late-night events, such as weddings. We are unclear of any workshop or exhibition that requires late night hours of operation.

In the same Highlands Current article, Hecker compares his proposal to the Beacon Elks Lodge or St. Rocco's Society. He also compares it to River Valley Arts Center in Wappingers Falls. Once again, we witness a complete disregard for the closest neighbors and residential community to his site. There are few similarities to any of these venues. The River Valley Arts Center, for example, sits on a large campus in an existing business/residential district, not squeezed in between four residential communities and many nearby residential streets.

We ask the Planning Board to take into account the concerns of the neighboring residents who will be most impacted by this development since we will be the ones who suffer the consequences of it.

Thank you, as always, for your time.
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

THE NOISE CONSULTANCY, LLC
309 VAN NESTE ROAD
FLEMINGTON, NEW JERSEY 08822

(908) 237-0298 noiseconsultancy@aol.com www.noiseconsultancy.com

December 8, 2022

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

Re: Acoustical Review of Application
Proposed Prophecy Theater and Hotel
1113 Wolcott Avenue
Beacon, NY

Dear Mr. Gunn,

I have received and reviewed the following documents

- Sound Level Report, Beacon AV Lab, 29 August 2022
- Site Plan Application – Response to Comments, Beacon AV Lab, 12 September 2022
- Supplemental SEQR Submission, Cuddy + Feder, 25 October 2022
- Hotel Event Space/Café Management Plan, Prophecy Theater LLC, 25 October 2022
- Traffic & Parking Management Plan, Colliers Engineering, 24 October 2022
- Special Use Permit Application Site Plans Set, (various), 29 June 2021
- Public Comments contained within the Planning Board November 9, 2022 meeting Agenda Packet

Comments

1) Sound Sources Not Addressed

The Sound Level Report and Response to Comments filed by Beacon AV Lab only address sound from amplified music within the venue. The Sound Level Report does not address anticipated noise emissions from several important sources: vehicular movements; vehicle-related operations (e.g., loading and unloading); patron voices both on- and off-site: and additional equipment on-site. Without this information, the Planning Board cannot evaluate prospective regulatory compliance with Beacon's noise code at § 149, the Special Permit or SEQRA requirements.

Beacon's noise code at § 149-10.B establishes permissible sound level limits for "amplified or non-amplified sound and patron noise indoors and outdoors". In the daytime, the sound levels may not exceed 55 dBA measured at or within the property line of an affected person. After 9:00 p.m. it "may not be plainly audible inside the dwelling of an affected person with all windows and doors of the affected person closed."

A) Proposed Deck

There has been no analysis or discussion regarding sound emissions from the proposed deck.

i) What will be the hours of the proposed deck?

ii) What will be the occupancy rating of the deck? How many people may be simultaneously talking, etc., on the deck?

iii) Will the deck door be open during performances or events (e.g., weddings)?

iv) Will people be able to freely open it, even briefly, while there is amplified sound inside?

v) Will there be amplification equipment on the deck?

vi) Will there be any performances or events held, amplified or acoustic, on the deck?

vii) What will be the hours of the deck?

None of these potential sound sources have been evaluated relative to the deck, or in aggregate with the potentially simultaneous sound production within the venue itself.

B) Patron Voices

i) It is our experience that patrons leaving a venue will talk as they exit a venue, on the venue's property as well as when they walk to their cars on- and off-site. The volume of their speech is often increased if they are leaving a venue that had amplified music and/or served alcohol. Some will congregate in front of the venue debriefing the evening or waiting for hired transport (e.g., Uber), while others filter throughout the neighborhood to their parking locations. Beacon's noise code at § 149-10.B establishes permissible limits for "amplified or non-amplified sound and patron noise". This would apply to patrons on the facility property. Crowd control can, at times, employ voices that are louder than the patrons to get their attention. This noise source, patrons leaving the facility, has not been evaluated for regulatory compliance with Beacon's noise code. When all patrons leave the venue simultaneously, after 9:00 p.m., will it be plainly audible within any of the adjacent residences?

ii) Patron noise on-site, especially late in the evening, could also be a consideration in evaluating the criteria for a Special Permit and whether further analysis is required under SEQRA. Off-site patron noise, the likelihood of which is significantly increased by inadequate on-site parking, may also potentially be subject to consideration in the Special Permit and SEQRA evaluations.

C) On-Site Vehicle Movements and Operations

i) A regulatory compliance analysis relative to Beacon's noise code at Chapter 149 has not been performed for truck movements and vehicle related operations on the site by catering or performer trucks. Loading zones were not designated on the plans. It is our experience that loading and unloading trucks can be a significant source of sound emissions. The "Hotel event Space/Café Management Plan" notes that the use of liftgates and metal ramps are prohibited between 10:00 p.m. and 8:30 a.m., which is a pro-active stipulation, but it leaves open the possibility that trucks can be loaded after 10:00 p.m., without these devices. In addition, the night time permissible sound level limits apply at 9:00 p.m., and no analysis has been provided of regulatory compliance for these activities. It should also be noted that loading an empty metal truck with hard crates, regardless of the gate or ramp, can be a noise source, if not done with attentive care.

ii) A new driveway is proposed for the northern property line of the site, between the proposed hotel and the three-story West End Lofts. No driveway currently exists at this location. At the end of an event, a number of vehicles will exit in quick succession within feet of windows which currently have no such exposure. There is the potential for trucks to do the same, at a late hour. There are plans for a shuttle bus, which will presumably regularly travel this driveway throughout the evening.

When vehicles turn onto Wolcott Avenue, they will accelerate to enter traffic adjacent to the residential properties flanking the property on Wolcott Avenue (West End Lofts, River Ridge), and across the street (Academy Street, etc.). Accelerating vehicles emit higher noise levels than cruising vehicles. No acoustical analysis has been conducted of the noise emissions of vehicles on-site or off-site.

iii) Back-up beepers must also be considered[1], if they are employed late at night, for residences in all compass directions. Catering and performer trucks may have need to back up depending on the location of the loading zones. Garbage trucks will be backing up on the property, as shown on the "Vehicle Tracking Plan" (which appears to have switched labels on the "Garbage Truck Maneuvering Plan" and the "Box Truck Maneuvering Plan"). The hours and frequency of these pickups should be known. Dumpster pickups are a significant source of sound emissions and have not been evaluated in the Sound Report.

iv) The "Hotel event Space/Café Management Plan" notes that garbage and recycling removal will be prohibited after 10:30 p.m., which is a pro-active. Nonetheless, the night time permissible sound level limits apply at 9:00 p.m., and no analysis has been provided of regulatory compliance for these activities. Glass recycling can be a significant source of sound emissions.

[1] "Sharp and Startling Noise – These high frequency and high intensity noises can be extremely annoying. When initially evaluating the effects of noise from an operation, pay particular attention to noises that can be particularly annoying. One such noise is the back-up beeper required to be used on machinery." NYDEC Program Policy Memorandum, *Assessing and Mitigating Noise Impacts*, February 2, 2001

v) A south- or west-facing hotel window would directly overlook all of these activities. While not germane to the approvals process, it is noted that a guest in the hotel may possibly be able to file a complaint under Beacon's noise code as an "Affected Person" in a "Residential Property" against either music in the event space or truck operations, as they may be considered a "tenant" and thus have standing. Those sound sources are part of the commercial operations of the site (see § 149-4 Definitions: Multi-Use Property; Real Property Line; and, Residential Property). If the project goes forward, acoustically rated windows should be considered for the hotel. Not all hotel guests may be attending the event.

D) Mechanical Equipment

There has been no discussion of noise emissions from mechanical equipment (e.g., HVAC, emergency generator, etc.) serving the hotel or venue. The location of such equipment is not apparent on the site plans. No analysis has been provided.

2) Questions Regarding the Sound Level Report

A) The Sound Level Report provides no detail on the duration of the sound level measurements nor the time of day during which they were conducted. When were they conducted? Ambient sound levels should be reported for the daytime and for the latest time during which there may be performances/events.

B) No detail was provided on the time of day, nor day of the week when the evaluation of audibility was conducted within the parsonage house. It is relevant, for instance, whether it was conducted during weekday rush hour. Was the audibility determination made in a room that had a window facing the venue?

C) The Sound Level Report does not provide the make and model of the sound level meter (SLM) and the acoustical calibrator used in the field, and any laboratory certification information. Was this SLM used for all measurements? If not, what other SLM (make and model) was used and for which measurements?

D) What response time was the SLM set to?

E) Is the SLM capable of logging measurements to memory? Is it capable of measuring:
   i) Whole- or third-octaves (useful for evaluating building transmission loss)
   ii) C-scale levels (useful for evaluating bass)
   iii) Leq (energy averaged over the specified measurement duration)
   iv) Ln (the sound levels exceeded various percentages of time such as 1,10,33,50 and 90%).

   Were such measurements made and is the data available?

F) Were any sound level measurements conducted indoors when assessing audibility inside the parsonage house? If no measurements were conducted comparing the levels when the music was on and audible and then when it was off and inaudible, how can the sound attenuation requirements be known?

G) An average ambient sound level of 45 dBA was reported, with minimum levels of 35 dBA. It is unknown whether the lower level represents the predominant ambient sound level during

late evening hours (9-11 PM). If the plainly audible testing were done at these hours, with a presumably lower ambient sound level, might it be reasonable to expect that the audibility test would have demonstrated higher level of audibility? If this is so, what additional mitigation could be offered to demonstration the facility would be capable of complying with Beacon's noise code at § 149-10.B?

F) No map was provided to show the locations at which the sound level measurements were conducted. This is particularly important for the ambient sound level measurements. These should be conducted at locations representing potential exposure for the residential receptors in all compass directions. These measurements may be taken at the residential units adjacent to Wolcott Avenue but should also be conducted at the residential units along the abutting property lines that are furthest from the road.

G) The Sound Level Report does not provide the make and model of the sound amplification equipment used in the investigation. Was a subwoofer employed in the testing? Is it anticipated that one or more subwoofers may be installed in the venue or brought in by an artist/DJ?

H) The titles of the specific songs used to represent "electronic music with heavy percussive bass and rock music with loud guitars/drums" were not provided. Was this the specific sound source being played inside the venue when the audibility evaluation was being conducted? What were the sound levels inside the venue at the time of the audibility determination? No measure of the bass content was provided inside the venue (e.g., C-scale levels or 1/1 octave band levels) when this testing was being conducted.

H) The loudest interior sound levels tested were 95 dBA for property line compliance. It has been our experience at concerts and DJ-run events that levels have reached 100-105 dBA (and 120 dBC) either briefly or for extended periods, depending on the act/usage. If that is allowed to occur in this venue, the assumptions in the Sound Level Report are inaccurate.

There are numerous strategies for limiting and/or monitoring sound emissions within a venue to achieve a regulatory/impact goal off-site, but none have been discussed.

I) Venue Doors

The study performed for the Sound Level Report was apparently conducted with the facility's doors closed during the measurements. This needs to be confirmed. If so, this does not represent the normal operation of a venue where the doors are opened repeatedly throughout the evening, even during a performance or an event. There are several access doors into the venue that will apparently be used by patrons, staff, caterers, performers, clients, etc. There is a proposed new entry door into the café.

Sound levels should be evaluated at the residential receptors closest to each of these doors, when they are open and the music inside the venue is at reasonable worst-case scenario amplification. Vestibules and other internal building configurations may mitigate transmission of the interior sound to the outside, but that needs to be evaluated.

J) Acoustical Treatment of Windows

The Sound Level Report recommends the installation of a layer of laminated acoustical glass interior to the existing windows, presumably to enhance the sound transmission loss of the building's windows, which are recognized as less effective than the walls at attenuating the transmission of sound. This can be an effective mitigation strategy. An air gap between the existing window and the acoustical panel was recommended. It should be required; it is an important feature in an installation where there may be highly amplified low frequencies. The precise requirements (i.e., gap distance, glazing material, glazing thickness) can be acoustically modeled (e.g., INSUL sound prediction software).

The metric used to specify the transmission loss of laminated glass is R_w -C_{tr} (weighted sound reduction class) is not commonly used in the United States for pre-fabricated windows. Instead Outdoor-Indoor Sound Transmission Class (OITC) more typically is. However, in this installation the acoustical treatments would have to be custom fabricated from designs and materials specified by applicant's experts. Proper installation is as important as components and design.

In Beacon AV Lab's Sound Report, the attenuation of the existing windows was estimated to be 28 dBA when testing was conducted in the vicinity of the windows (98 dBA measured inside, 70 dBA measured outside). In the Response to Comments it was estimated that an additional 30 dBA of sound reduction could be achieved by installing a panel of laminated acoustical glass interior to the existing windows, resulting in a sound level of approximately 40 dBA outside the windows at maximum sound levels inside. It is not reasonable to assume that the installation of a laminated glass panel would result in another 30 dBA of sound reduction.

In a single glazing system, the R_w value can be used in that manner for attenuation estimation purposes (i.e., 70-30=40), (depending on the frequencies of the sound source). However, in a double glazing system, the attenuation is not the sum of the attenuation of the two window panels (28 dBA [estimated existing]+ 30 dBA[proposed]= 58 dBA total attenuation). The expected additional attenuation would be more in the 8 dB range, again depending on the glazing material, glazing thickness, gap distance, and frequencies of sound. Please clarify and provide further information as appropriate.

K) Bass Trapping

The other recommendation is to install "bass trapping" solutions to reduce low frequency build-up. This would be expected to improve the sound quality within the venue but would not result in reduced levels at the property boundaries.

L) Speaker/Subwoofer Mounting

There has been no discussion of the mounting of the speakers and subwoofers. It is suggested that the mountings be designed for vibration isolation and not directly mounted to any structural surface. In addition, it may be reasonably assumed that the sound amplification employed during the testing for the Sound Level Report was not mounted to any structural surface, thus only air-borne not structure-borne vibration/noise attenuation was tested.

Sincerely,

Eric M. Zwerling, M.S., INCE, ASA
President

December 11, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

Re: Prophecy Theater 12/13/2022 proposal for the development of 1113 Wolcott Avenue

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

I am deeply concerned about Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13 at 7pm. This development will negatively impact the quality of life of the surrounding neighborhoods and the community at large.

The operating schedule, which amounts to 365 days a year, including Holidays and Holiday Eves is inappropriate for our residential neighborhood.

Furthermore, the Hours of Operation from 8AM to 10:45PM on Fridays, Saturdays, Holidays, and Holiday Eves (where Sundays can also be included) is unacceptable, especially as the developer plans to only allow 45 minutes to clear the event space and grounds. On any given night, we could experience unacceptable noise levels until past midnight.

Also concerning is that our residential streets and private parking lots will be monopolized by attendees wanting to park as close to the venue as possible. The developer's parking proposals are unrealistic and inadequate.

I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood and community over this commercial enterprise.

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

Kind regards,

Virginia Romano

Virginia Romano
9 River Ridge Court
Beacon, NY 12508

12/6/22

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/wedding venue/event space for the Dutch Reformed Church, graveyard, and parsonage.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13 at 7:30 pm. I believe this development will negatively impact my quality of life, as well as that of my neighbors if it is approved.

I believe the operating schedule—which essentially amounts to 365 days a year, including Holidays and Holiday Eves—is wholly inappropriate for our residential neighborhood.

Furthermore, I find the Hours of Operation—running from 8AM to 10:45PM on Fridays, Saturdays, Holidays, and Holiday Eves (where Sundays can also be included)—completely unacceptable, especially as the developer plans to allow 45 minutes to clear the event space and grounds. On any given night, we could experience unacceptable noise levels until past midnight or worse.

I am also concerned that our residential streets and private parking lots will be taken over by attendees keen to park as close to the venue as possible, and I do not consider the developer's parking proposals to be realistic or adequate.

I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Dale Brook
10 River Ridge Ct
Beacon, NY 12508

<Name>
<Address>

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Leona Reed
(Name)

16 Hammond Plaza, Beacon, NY 12508
(Address)

12/6/22

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Kyle Donnelly
31 Beacon St
Beacon, NY 12508

<Name>
<Address>

12/6/22

Dear Chairman Gunn and the City of Beacon Planning Board,

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Anna Garcia

25 Beacon St

<Name>

<Address>

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Clare Marie Reed, Thomas M Reed

Clare + Thomas Reed

(Name)

owners 13 Hammond Plaza, Beacon, NY 12508

(Address)

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Michael R

(Name)

16 Hammond Plaza, Beacon, NY 12508

(Address)

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Anne Marie Colucci

(Name)

23 Hammond Plaza Beacon, NY 12508

(Address)

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Marie Pwogo

(Name)

24 HAMMOND PLAZA BEACON

(Address)

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Drew Powell-Morse

(Name)

69 Hammond Place

(Address)

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Joyce Kaiden (Joyce Kaiden)

(Name)

1 Hammond Plaza

(Address)

Beacon, NY 12508

December 9, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

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

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I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,

Diana Marsh
(Name)

19 Hammond Place
(Address)

December 12, 2022

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

Here we go again! Another Proposal regarding 1113 Wolcott Avenue and another plan that continues to either contradict itself or fails to listen to the numerous comments made by the Planning Board, City Consultants and the Public.

Applicant's Oct 25, 2022 Mgmt Plan states " the Applicant does not anticipate hosting any events on Monday's and Tuesday's with the exception of holidays and evenings before holidays". The Current Nov 29, 2022 Mgmt Plan now has max events of 80 attendees on Monday's and Tuesday's till 10pm. Thus, there now will be events of 130 attendees plus staff on Monday's and Tuesday's, assuming the 50 seat cafe will be open.

In Applicant's closing to The Planning Board on November 14, 2022 he stated "our objective here is to not run a concert venue". What is an event vs a concert classified as? We have been discussing musicians, load out/ins for the past several months. It is as if the Applicant has been provided with all the tools to make his Proposal almost viable but he either doesn't care or has a no concrete business model.

Re the Hotel:

- -Can Applicant please provide a floor plan that is to Code. It was asked last meeting. A public restroom and manager's office are still missing.
- -The 30-room hotel now has housekeeping till 6pm but no staff onsite after 1:30am, not even the 1 front office attendant.
- -Does Applicant have an idea of Room Rates?
- -In the current proposed Mgmt Plan, does a hotel guest need to book a room a month in advance to know if there will be food and beverage operations? How are they supposed to know re the large events?
- -If a hotel guest wants to invite friends or family where are these individual to park?

Re General Parking:

- -Where are the 4 ADA on site spots?
- -Applicant seems to be playing monopoly and claiming all near by available public parking spots are to be for his clientele.
- -We all know there are regular City Council, Planning Board, Zoning board meetings that take place at Municipal Plaza in the evening and that most of the public drives to these events. Why does the public and the City of Beacon need to cede our rights to speak and park to the Applicant?

Re Signage:

- -Applicant is proposing to put temporary signage all over Route 9D and on adjacent residential lots stating "no event parking" and "event parking" signage at Municipal Plaza and Tompkins Lot.
- -Re the Residential signs, what if they are not wanted? What if one of Applicant's employees destroys the land? So many what ifs.
- -Re signage at Municipal Plaza, is this legally allowed on a Government Entity?
- -If Applicant is having his events, concerts or whatever on a daily basis these temporary signs, will almost be permanent.

Re Cemetery:

-What time does the pathwalk open?

-Will this pathway be considered public property, as it has hours of operation? I s Applicant ready to assume all risk and liability?

-What if a hotel guest decides to take advantage of the near by public transportation and goes somewhere else, to come back to find the path closed?

-Will Applicant be in charge of maintaining the cemetery and its precious gave stones with the entire inherit risk and insurance liability attached?

The list of issues never gets truly addressed but just continues to grow as Applicant continues to refine his Proposal, which clearly is not that of operating a well-functioning/profitable hotel.

I thank the Planning Board and the City Consultants for the long hours you have put into Applicant's Proposal and the reading of Public Letters. However, with all the information gathered, I don't know how you can not declare this a Positive SEQRA review or even grant a Special Use Permit.

Wishing you and yours a happy and healthy holiday season and a wonderful 2023!!

Respectfully,

Rachel Rivkind

Rachel Rivkind

River Ridge, Beacon NY

12/13/22

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/wedding venue/event space for the Dutch Reformed Church, graveyard, and parsonage.

I am deeply concerned about the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13 at 7:30 pm. I believe this development will negatively impact my quality of life, as well as that of my neighbors if it is approved.

I believe the operating schedule—which essentially amounts to 365 days a year, including Holidays and Holiday Eves—is wholly inappropriate for our residential neighborhood.

Furthermore, I find the Hours of Operation—running from 8AM to 10:45PM on Fridays, Saturdays, Holidays, and Holiday Eves (where Sundays can also be included)—completely unacceptable, especially as the developer plans to allow 45 minutes to clear the event space and grounds. On any given night, we could experience unacceptable noise levels until past midnight or worse.

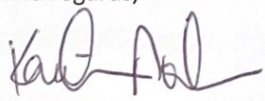
This same concern has been very clearly outlined in the recent report by The Noise Consultancy, LLC.

I am also concerned that our residential streets and private parking lots will be taken over by attendees keen to park as close to the venue as possible, and I do not consider the developer's parking proposals to be realistic or adequate.

I respectfully request that the Planning Board prioritizes the concerns of the residential neighborhood over this commercial enterprise.

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

Kind regards,



Karoline Nowillo

14 River Ridge Court

Beacon, NY 12508

!2/13/22
Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 1113 Wolcott Avenue (Prophecy Theater)

Dear Chairman Gunn and the Beacon Planning Board,

First, I would like to thank all the Planning Board (PB) members who read last month's community letters and raised some of our concerns during the November meeting.

I appreciated comments from PB members regarding the Mirbeau Spa developer, and how he listened and understood his neighbor's concerns, and another comment by Chairman Gunn relating to a different proposal where he said, "There are some developers who have a sense of public and neighborly responsibility and others who don't." It is clear to me from the December Prophecy proposal and operating/management plan, that the Prophecy is **not** concerned about their neighborly responsibility.

It is very helpful to finally see in writing, the detailed hours of operation and size of events proposed by the Prophecy. Based on last month's written proposal, where it said that events on Monday and Tuesday were N/A, we were led to believe there would be no events on those days...but that clearly wasn't the case. And what the developer likes to call "small events" could mean over 200 people when you factor in hotel/café/event guests and staff/talent. That number only increases for the medium and large events.

A 365 day/year venue is **devastating** news to us -- and to add insult to injury -- instead of being closed or reducing hours on holidays, every holiday imaginable falls under extended weekend hours.

Is there any other business in all of Beacon that has this type of event size, these types of hours and insufficient onsite parking -- let alone placed smack in the middle of a residential neighborhood?

(Page 1)

The Special Permit condition in 223-18B(1)(a) requires that the location and size of the use and nature, hours, and intensity of the operations will not conflict with the existing permitted uses on adjacent blocks.

As Mr. Clarke states in his December 9th letter to the board, the event space with the ability to have concerts and other-late night events has "the potential to be the most disruptive for the adjacent residential uses..."

There are numerous other concerns that I have briefly outlined on the following pages. The list could go on and on because when you review the Prophecy proposals, it's like playing whack a mole and living through Groundhog's Day (which is pretty much the only holiday that is not on the Prophecy's holiday schedule).

Please carefully consider the concerns of the community members who will be most negatively impacted by this project for as long as they live here. And there is absolutely no doubt that there will be tremendous negative impact on those residents.

Approve a hotel and require proper staffing so there is a safe environment for everyone -- not 1 on-premises employee for a limited portion of the day. Approve a café with reasonable business hours. Approve an accessory to a hotel (as stated in the Beacon Building Code) which is a conference center, not a concert/wedding/event/anything they want it to be, venue operating every day from early in the morning until late in the evening. By law, this is supposed to be an accessory to a 30-room hotel. The hotel isn't supposed to be the accessory to the event venue -- and that's what it is.

I along with so many Beacon residents, are asking that you please make a positive declaration on this proposal. Thank you.

Sincerely,

Betty Wall

Betty Wall
8 River Ridge Court
Beacon, NY 12508
(Page 2)

Continued and New Questions & Concerns Regarding Prophecy Theater:

- Accessory hotel use of the church for an event space as opposed to the Beacon Code which allows for a conference center
- Who is monitoring everything that the developer is stating (crowd size, hours of operation, noise levels, number of staff at events, timing and size of delivery trucks, etc.). If it falls on the community to monitor/report, this seems like an unfair burden to impose on us.
- 1 employee for a 30- room hotel and no employees on premise from 1:30am to 7am is a disaster waiting to happen.
- It is not believable that they will begin cleaning up the inside of the venue when a wedding party or an event is still going on.
- 10 of their core staff will be working remotely for this type of operation?
- How can 180+ people be dispersed in a quiet and orderly fashion -- not just off the Prophecy premises, but away from residents' property? There is no plan for that. Employees of Prophecy can't control crowds once they leave the premises. People are going to want to gather and there will be no place to do that other than on local streets which will cause a disturbance to neighbors.
- Recently the church parking lot has been full on Sunday mornings when there are still a very modest number of attendees. The developer says that people will walk, bicycle or carpool with 4 people/car, but there is no evidence of that. People are going to drive and want to park close by.
- How can cars be prevented from parking in the private parking lots at Hammond Plaza, West End Lofts and River Ridge Views, as well as in front of residential homes nearby? Putting a temporary commercial sign in front of our homes every day is not a viable solution. Signs don't work and we don't want to have to call the police or get into confrontations with Prophecy event attendees.
- Are there Indiana bats nesting in the church or in the cemetery?
- There are only 2 ADA parking spaces instead of 4 on Exhibit 1 Event Site Circulation Plan.
- Last month, the community requested that additional studies be conducted now that more people are commuting to work. The traffic and parking situation is much different now than it was just a few months ago. We would like an updated study to be conducted.

(Page 3)

- Has the independent noise study been conducted? We are equally, if not more concerned about the noise from people gathering outside the venue. We are also concerned about traffic/car noise late in the evening. How can this possibly be tested? We have no idea of how loud a group of 180 could be.
- How will the developer be held to the proposed cemetery improvements? What is to prevent him from saying that he will make improvements, but then not follow through once he has approval? Is there anything binding on this subject?
- A 6–12-month post evaluation from the developer is not helpful. These issues are too important to take a "let's see how it goes" approach. It will be too late at that point.
- I noticed my name mentioned in the landscaper's letter. In the spirit of cooperation, I agreed to meet with her, and while I'm sure the plants will be nice, we would prefer the quiet enjoyment of our home to additional landscaping. And landscaping is not a physical barrier that would prevent people from coming on our property.
- I have not seen any proof of any secured offsite parking leases. Although they were mentioned in earlier months, and they are buried in some of the backup documents, are there any signed long-term agreements within a reasonable distance?

Betty Wall
8 River Ridge Ct
Beacon, NY

STEVEN JAFFE

8 River Ridge CT., Beacon, NY 12509

RE: Concerns About 1113 Wolcott Avenue/Prophecy Theater

December 6, 2022

Chairman Gunn & Beacon Planning Board Members

Dear Chairman Gunn & Beacon Planning Board Members:

Special permit standard 223-18: *a :The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.*

209 People. 365 Days Per Year. 8:00AM – 10:30PM.

That is what the latest Prophecy Theater management plan indicates as far as total number of people on site, number of days that events can be held and the hours at which they can happen. This is for a so-called *small* event (type C). Large events (type A) could have 271 people on site. Let's remember that this is in a quiet residential neighborhood with only 32 parking spots on site (four of which are to be reserved ADA spots).

This project is totally unreasonable for this site. This will seriously affect the residents of this neighborhood in a very negative way,

- Trespassing on neighboring properties
- Lack of adequate parking for event staff and attendees
- Increased air pollution
- Increased traffic on narrow roads
- Noise created by set up, attendees and breakdown from early morning until late at night

Special permit standard 223-18: f: *The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.*

Misinterpretation of City Code as It Pertains to Hotels

The City of Beacon code states that as an accessory use, a hotel may have a conference center. Nowhere does it say that a hotel may have an event venue, no less a venue that dwarfs the hotel's capacity. The implication in the code is that the conference center is for the use of hotel guests. What the developer is describing is totally against the spirit of the Beacon City Code.

> **§ 223-14.1Hotels.**
> [Amended 6-17-2013 by L.L. No. 11-2013]
> **A.**
> 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.
> **(1)** 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 guests or members.
> **(d)** Employees' quarters and facilities.
> **(e)** Spa facilities.
> **(f)** Conference center facilities.

As an indication as to where the developer's focus is, the name of the corporation is *Prophecy Theater* not Prophecy Hotels.

Special permit standards 223-24.7: b, c, d:

- *The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.*
- *The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.*
- *The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure*

Response to Neighborhood Concerns

Hundreds of residents have written to the board, voiced their concerns at public hearings and signed petitions. While the developer has responded to comments made by the board, most comments from the public have gone unanswered. There doesn't seem to be any real care about the neighborhood's concerns. One of the developer's favorite "selling" points is that they are going to restore the Church, the cemetery and property

- What are the actual plans for the restoration of the Church building (the Steeple, the wooden doors, etc)?
- Parking, despite what the consultant says will be a problem, the developer's response is "It's not a problem". All their studies were done during the pandemic, traffic is busier, and parking is more difficult now.
- What happens at 10:45 when the event lets out and there are 180 people with no place to congregate? This has not been sufficiently addressed.

These are but a few of the many unanswered questions.

The Prophecy Theater development is simply not a good fit for 1113 Wolcott Avenue.

As always, thank you Chairman Gunn and Board members, I appreciate the time and effort you spend on helping Beacon be the best possible place to live.

Sincerely.

12/12/22

Dear Chairman Gunn and the City of Beacon Planning Board,

Thanks to all of you for your service on the Planning Board on behalf of the entire Beacon community! Within this context, I am writing to express my serious concerns regarding the latest proposed development for the Dutch Reformed Church at 1113 Wolcott.

I am deeply concerned and distressed about this latest proposal for a multitude of reasons. Overall, it appears the latest proposal seems to ignore previous concerns cited by Beacon residents in letters and in hearings with respect to the following:

- Holding events 7 days/weeks, 365 days per year – including on all holidays
- Having active events between 8am-10/10:45pm every single day
- These event hours EXCLUDING any preparation time before the event begins and cleanup/disassembly after the event ends
- Presuming that Applicant should be able to utilize substantially ALL the parking spaces in Beacon within 1/4 mile of their location for their activities EVERY DAY in perpetuity
- Presuming that Applicant should have the right to completely congest and reshape Beacon traffic patterns on 9D, around the train station, around the municipal center, and all side streets by directing traffic and erecting signage 365 days/year
- Focusing their noise study on a narrow set of conditions and discounting both night noise which will reverberate through my house, echo on my deck and lawn, while not even considering noise from vastly expanded pedestrian loitering and vehicle traffic in our residential neighborhood

The bottom line is this proposal is significantly flawed in its assumptions, research, and projections as to how their proposed hotel/bar/restaurant/cafe/event space would actually operate and function (potentially 365 days a week) -- and its impact on the Beacon residents who live nearby and the greater Beacon community with respect to traffic, parking, noise, and general congestion/disruption.

I hope you will reject this proposal given these concerns and the many other concerns and negative environmental impacts voiced by residents of the Beacon community.

Again, thank you for your service and best wishes for the Holiday Season!

Sincerely,

Marc Wais and Cecelia Cancellaro
2 River Ridge Ct.
Beacon, New York

December 6, 2022

The Beacon Zoning Board
1 Municipal Plaza
Beacon, NY 12508

Dear Zoning and Planning Boards,

I'm writing to you again as a resident of River Ridge Views located on Wolcott Avenue and I live directly next to the historic Dutch Reformed Church. I'm writing to **voice my concerns and lack of support** regarding the proposed development by Prophecy Theater, LLC.

Based on the developers proposed event categories regarding hours of operation (not including setup and breakdown time) and occupancy (ranging from 213-271 people on the premise), I will state the following:

- Considering we are in a residential area, why are we entertaining this based on the proposed hours of operation and occupancy?
    - There isn't a business in or around our residential area currently operating in this model, and this will be a disrupt to our residential community.

- Lack of understanding around developer's security approach for:
    - managing behaviors of attendees in and around premise in designated areas given the size of the events and proposed hours of operation (not including setup and breakdown time)
    - managing behaviors of attendees in and around non-designated areas given the size of the events and proposed hours of operation (not including setup and breakdown time)

- What is the protocol for trespassing considering signs have been their suggestion to manage patrons and guest knowing the following:
    - Signs are not enough to control zones or trespassers given the open layout and design of our residential areas and communities.
    - The three signs we have on our property are not enough to prevent people from walking down our walkways and driveway to look at the river view, gazebo and cemetery.
        - I witness this a few times a week with the existing foot traffic.
            - Why do we think this behavior would be different for those attending Prophecy Theater events?
            - What would this look like for an event of this size and frequency (given operational hours are almost 24/7) with inebriated guest?
        - Who will be enforcing violations of posted signs? Who will be enforcing trespassing violations?

- The safety of our community having to inform people they are trespassing since there aren't hard boundary lines and per the above point, signs are not effective measures for managing behaviors.
    - How does this impact the safety of our community when (not if) we are faced with having to inform people they are trespassing since there aren't hard boundary lines?

    - What is the weight increased for our first responders and Beacon police for having to intervene with this type of event space in a residential neighborhood?

- The risk of property damage from trespassers attending Prophecy Theater events.
    - The existing open layout of our residential area isn't designed to accommodate commercial/business needs.
    - An example of this already being problematic is the day of the Spirit of Beacon Parade. As people lined up in front of our townhouses, we witnessed people trespassing on our property, as well as kids running through our garden destroying flowers and plants (which their guardians didn't correct or see a problem with).
    - What liabilities are Prophecy Theater creating with this poorly planned proposal that highlights various risk?
    - This circles back to the safety of our community having to inform people they are trespassing since there aren't hard boundary lines. Is the increased risk imposed on our community worth a profit?

- How does this align with Beacon's noise ordinance and how will the City of Beacon and Prophecy Theater be handling noise complaints since this is an event space that will be operating close to a 24/7 model in a residential neighborhood?

In other words, I **hope you choose the people of Beacon and the residents directly impacted by this decision** over a development that this proposing a poorly designed experience that clearly does not live up to its design or reflect what the community who occupies this space needs.

Thank you for your time.

Rashida White
13 River Ridge Views

December 12, 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 again register my continued deep concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read and discussed with my neighbors the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13th 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 here in Beacon.

Today, I am particularly aggrieved by the Applicant's doubling down to cause community disruption in their current proposal, through:

- Holding events 7 days/weeks, 365 days per year – including on all holidays
- Having active events between 8am-10/10:45pm every single day
- These event hours EXCLUDING any preparation time before the event begins and cleanup/disassembly after the event ends
- Presuming that Applicant should be able to utilize substantially ALL the parking spaces in Beacon within 1/4 mile of their location for their activities EVERY DAY in perpetuity
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- Focusing their noise study on a narrow set of conditions and discounting both night noise which will reverberate through my house, echo on my deck and lawn, while not even considering noise from vastly expanded pedestrian loitering and vehicle traffic in our residential neighborhood

But of course, as the Applicant clearly stated in their November proposal, Applicant discounts my concerns and my right to quiet enjoyment of my property by saying my (and by extension all community residents') concerns are merely "speculative."

Thank you for the careful consideration, lenience to explore the idea, and extensive constructive feedback you have given to this project to date. However, given that Applicant's proposal clearly and egregiously leads to one or more significant adverse environmental impacts based on the applicable Beacon Codes, it is time to reject this application in its entirety. We encourage the Applicant to create something with less disruption to the community – in the model of how the Church and its Congregation have done for decades.

Kind regards,

1 River Ridge Ct
Beacon, NY

December 12, 2022

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Kind regards,

5 River Ridge Ct
Beacon, NY 12508

December 12, 2022

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Kind regards,

6 River Ridge Ct
Beacon, NY

December 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 again register my continued deep concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage.

I have read and discussed with my neighbors the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Wednesday, December 13th 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 here in Beacon.

Today, I am particularly aggrieved by the Applicant's doubling down to cause community disruption in their current proposal, through:

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Kind regards,

Arthur (Toby) Hicks
7 River Ridge Ct., Beacon, NY

December 12, 2022

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Kind regards,

Kimberly Rodeyn
12 River Ridge Ct, Beacon

December 08, 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 continued deep concerns regarding the proposed development of a hotel/bar/restaurant/café/event space for the Dutch Reformed Church, graveyard, and parsonage again.

I have read and discussed with my neighbors the Prophecy Theater's updated proposal submitted for the upcoming Planning Board meeting on Tuesday, December 13th, at 7 PM. I am deeply concerned about the prospect of this development coming to fruition at the expense of my family's quality of life here in Beacon.

Today, I am particularly aggrieved by the Applicant's doubling down to cause community disruption in their current proposal through:

- Holding events seven days a week, 365 days per year – including on all holidays
- Having active events between 8 am-10/10:45 pm every single day
- These event hours exclude any preparation time before the event begins and cleanup/disassembly after the event ends
- Presuming that Applicant should be able to utilize substantially ALL the parking spaces in Beacon within 1/4 mile of their location for their activities EVERY DAY in perpetuity
- Presuming that Applicant should have the right to completely congest and reshape Beacon traffic patterns on 9D, around the train station, around the municipal center, and all side streets by directing traffic and erecting signage 365 days/year
- Focusing their noise study on a narrow set of conditions and discounting both night noise which will reverberate through my house and echo on my deck and lawn, while not even considering noise from vastly expanded pedestrian loitering and vehicle traffic in our residential neighborhood

But of course, as the Applicant clearly stated in their November proposal, the Applicant discounts my concerns and my right to quiet enjoyment of my property by saying my (and, by extension, all community residents') concerns are merely "speculative."

Thank you for the careful consideration, lenience in exploring the idea, and extensive constructive feedback you gave to this project. However, given that Applicant's proposal clearly and egregiously leads to one or more significant adverse environmental impacts based on the applicable Beacon Codes, it is time to reject this application. We encourage the Applicant to create less disruption to the community – in the model of how the Church and its Congregation have done for decades.

Kind regards,

Christien Methot and Karina Krepp
17 River Ridge Court Beacon NY

December 8, 2022

The Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Response to Prophecy Theater, LLC December Proposal

Dear Planning Board Members:

We are the owners of 16 River Ridge Ct., part of the River Ridge Views town homes on 9D in Beacon. Our front yard is directly adjacent to the side yard of the Dutch Reformed Church, whose purchase and proposed renovation/reuse by Prophecy Theater LLC is currently under review by the City of Beacon.

We chose our particular unit at River Ridge because of its view of the church, which we appreciate for its beauty and history. However, residing in such close proximity, we are especially conscious of the church's dilapidated and unsafe condition, along with the woefully neglected cemetery behind it.

We were, then, initially enthusiastic upon learning that the property had been sold and that the new owners planned to renovate and restore the church and give it a new life as a hotel and entertainment/restaurant venue, and would also restore the cemetery.

Unfortunately, as the scope of the project was revealed, our enthusiasm quickly turned to deep concern. And now, as Prophecy continues to tweak the plan with no concessions to the neighbors' concerns, we are filled with dread.

Originally Prophesy proposed only holding large events on weekends. Now they plan to hold events whenever they can—365 days a year! So just steps away from our front door, there may be 200+ people congregating at the church on multiple days of every week.

Our primary concern is with how these gatherings—many presumably involving alcohol consumption (weddings, concerts, etc., not to mention bar patrons)—will affect the quiet enjoyment of our homes. Our unit at River Ridge is just steps from the church property. Event attendees and bar patrons would have no problem stumbling onto our property and causing trouble—from being noisy to smoking cigarettes to doing physical damage to inciting altercations.

Anyone who hasn't witnessed messy drunks at weddings, concerts, and bars has led a sheltered life. It's inevitable. It would take a 6 ft. solid wall to ward off the possibility of trespassing, and no such wall is in the proposal. And even if it were, it would not mitigate the noise of outside congregants getting their party on. No matter how soundproof the building is (and there has never been a rock concert in the church so we can't say if Prophecy's predictions about noise containment are accurate), there will

always be people congregating outside, providing great potential to disrupt our lives on a regular basis.

And, if the vague plans for shuttle buses (to and from other hotels and parking lots further away) come to fruition, there will regularly be a horde of revelers waiting for their rides just steps from our front door—on any and every night that Prophecy is able to book the space.

And then there is the parking conundrum. The plan currently calls for only 32 on site spaces, which will only accommodate hotel guests and perhaps one or two staff members. The current "plan" for event attendees to park at several different remote lots, with maps provided to guide them, is insufficient and a recipe for chaos. As dozens of cars attempt to locate these lots, many with drivers unfamiliar with the area, traffic will be ensnared. Expect a miles-long back up on 9D in both directions, illegal and dangerous U-turns, cars venturing onto private property, illegal parking throughout the extended neighborhood, and pedestrians crossing Wolcott without benefit of signals. And all of this is by a stretch of Wolcott that is already dangerous, as the curve towards the south, just beyond River Ridge, obscures visibility.

The developer's expectation that many people will take the train to attend events is based on nothing but hope; it is a faulty and delusional assumption. Plus, many train travelers will still need transportation to the uphill church site, adding to congestion. And valet parking, which has also been floated as a solution, is none at all; if anything, it would simply make congestion even worse.

In addition, there is no mechanism to enforce traffic and noise issues, save calling the police--a burden on them and a dangerously poor use of their time.

The idea of repairing, renovating, and reinventing the church and its property is a good one, and a small hotel and a restaurant would be welcome additions to Beacon. But Prophecy is being cavalier in its overly ambitious plans, and not seriously taking into account the negative impact that such gatherings will have on the community.

A steady stream of events for 200+ people has no place on this site, situated on the city's most trafficked artery and with neighbors living within 100 feet of the venue. We urge you to continue to reign in this project to ensure that it is an asset to our community and not a detriment.

Sincerely,

Mae Skidmore
Marilou Carlin
16 River Ridge Ct.
Beacon, NY 12508

For Beacon City Planning Board Meeting
December 13, 2022

Dear Chairman Gunn and the City of Beacon Planning Board,

This letter is written to you on behalf of the River Ridge Views Residents and Board of Directors. We are a community of townhomes adjacent to Applicant's location.

We are requesting in the meeting today that you issue a SEQRA Positive Declaration which will require the Planning Board to find, based on the clear evidence in the record, that there may be one or more significant adverse environmental impacts resulting from the Prophecy Theater, LLC application.

Sincerely,

Betty Wall, Board President	Jenko Kent, Board Member	Toby Hicks, Board Member
8 River Ridge Court	15 River Ridge Court	7 River Ridge Court
Dec 11, 2022	Dec 11, 2022	Dec 11, 2022

Sections of this letter on the following pages:

- Recall: Background
- The Planning Board should be aware that a 18 month development process is already negatively impacting the Beacon community
- Evaluation factors for the Planning Board's issuance of a Positive Declaration
- Re: #1 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #2 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #3 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #4 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #5 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #6 - Application deficiencies of Section 223-18 of the City Zoning Code
- Re: #7 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Re: #8 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Re: #9 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Re: #10 - Application deficiencies of Section 223-24.7 of the City Zoning Code
- Appendix: Intensity comparison of Prophecy proposal

Recall: Background

Over the past 18 months we have all been inundated with varied proposals from the Applicant ("Prophecy Theater, LLC", "Applicant", or "Gavin"). The proposals have included thousands of pages, third party studies, and constantly shifting details – perhaps purposefully kept vague to avoid the Planning Board's diligent scrutiny and necessary disapproval.

Despite these many proposals, pages, and revisions, the Planning Board has not allowed the Applicant to progress quickly because, to put it bluntly, Prophecy Theater, LLC is a bad plan which is not in line with Beacon's code and is not supported by the overwhelming majority of the community's residents (i.e. those who live closest to it and will be most significantly impacted).

This has been a "Groundhog Day" situation where every meeting has been negative for Applicant – based on Applicant's inability to proceed beyond the Planning Board – and in every meeting a substantially similarly unacceptable proposal has been submitted for review. This constant reliving and reviewing of the same fundamentally bad plan has never resolved community concerns or brought the project up to SEQRA compliance.

An 18 month development process is already negatively impacting the Beacon community

We can tell you right now that similar to how Gavin's various consultants have put hours of work into studies and documents, the local Beacon community has put time into reviewing, discussing, and opposing the same plan. The Planning Board has observed some of these activities directly, but to make them clear we have put them in writing for you below.

The community has put effort including, but not limited to the activities below:

- Communicating the ProphecyTheater, LLC proposals to local residents (200+ hours)
- Collecting residents' input through discussions, surveys, emails, social media (300+ hours)
- Collecting over 350 resident signatures of opposition to the proposals (100+ hours)
- Cumulative community attendance at Planning Board meetings (100+ hours)
- Discussions, meetings, written submission and 100+ opposition letter preparation prior to Planning Board meetings (200+ hours)
- Meetings or communications with Applicant (<10 hours) **

Given the above local resident and community effort to oppose this particular Application, it is odd that so little investment of time or effort has been made by Applicant to discuss and liaise with their presumed future neighbors. *This is indicative that Applicant knows their proposal is clearly irreconcilable with the local neighbors' right to quiet enjoyment of their property.*

We do not envy the position of the Planning Board, to be reviewing Applicant's clearly weak and ill-fitted proposal. However, just as this Applicant must be exhausting for the Planning Board to see how this project's round peg might fit into a square hole, this is also exhausting for the local community to read, review, and respond to iterations of poorly prepared plans.

*** We do acknowledge that the Applicant has reached out by email at various points, however this outreach seems to be disingenuous because:*
A) Applicant's proposal is so far from the mark as a starting point that it is unworkable to discuss a compromise, and
B) Last time we took Applicant up on a meeting, the result was that Applicant touted that meeting as evidence of extensive community outreach and misrepresented our level of opposition to the project.

Evaluation factors for the Planning Board's issuance of a Positive Declaration

As we all know, should the Planning Board find deficiencies in any of the below ten items, the Planning Board is required to issue a Positive Declaration.

First, the Applicant must meet the general special permit standards set forth in Section 223-18 of the City Zoning Code:

1) The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
2) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.
3) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic in Article IV than would be the operations of any permitted use, not requiring a special permit.
4) Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.
5) Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.
6) The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.

And second, the Applicant also must also meet the specific special permit standards for the particular special permit use they are seeking, as set forth at Section 223-24.7 of the City Zoning Code:

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

8) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
9) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
10) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

Re: #1 above - Application deficiencies of Section 223-18 of the City Zoning Code

Upon full review and evaluation by any reasonable person, the cumulative deficiencies itemized below will clearly impede the existing permitted uses on adjacent blocks and residents' quiet enjoyment of the already existing nearby homes.

<u>Use nature, hours, intensity</u>

- The Applicant's most recent proposal being reviewed today includes events from 8am-10:30pm 365 days per year
- Applicant has clearly overreached in this proposal and has clearly concealed their intent to host 365-days-per-year events in prior discussions with the Planning Board
- Applicant's proposal allows for more than 200 people on the property every day

NUMBER OF PEOPLE ON PREMISES

	Hotel	Café	Events	Staff/Talent	Total
Type A	60+	N/A	180	27	267
Type B	60+	50	129	26	265
Type C	60+	50	80	19	209

  - A=Fri-Sun B=Wed-Thurs C=Mon-Tues
- While Applicant has claimed at varying points that "the Church has 98 pews to seat 400 people," this is not how the Church has been used, and certainly not 365 days/year.
  - From public observation of the location, and discussions with congregation members and individuals who previously grew up and lived in the rectory building:
    - Over the decades, this has been a quiet neighborhood structure where the maximum attending congregation size may exceed 50 people at a service only a handful of times per year
    - A "large" crowd at the church would be up to 75 people gathered at the church, and these larger gatherings would have been severely restricted and infrequent – a wedding, baptism, or sporadic celebratory service on an important religious day
    - None of these events were focused on music, late evenings, or drinking alcohol beyond the sacrament amount

- Zero residents of adjacent properties have said that they are not concerned of spillover trespassers who visited Prophecy Theater, LLC and then perhaps decide to frequent private yards and common areas of adjacent residences.

Quantitative comparison of Applicant's proposed intensity

The discussion of "intensity" sometimes becomes vague and qualitative verbally. A quantitative comparison of intensity for Gavin's proposal is below.

Intensity for the building is a direct result of variables which are being discussed and specified in the proposal:

- Number of days the property is used per year
- Number of people who will be on the property
- Number of hours those people are on the property

Multiplying these numbers together gives us a comparable measure of the intensity of the Prophecy Theater proposal.

Property	FYI: Entity type	Event type	Number of people per gathering	Gathering frequency per year	Comparable intensity	Comments
Goodwill Church / Reformed Church (Pre-Prophecy)	Non-profit	Weekly congregations: Larger events:	< 50 < 75	52 (1x/week) 12	Less than 3,500	Source: Discussions with congregation members and prior residents of the Rectory Building on the property. Neighborhood observation of structure
Prophecy Proposal	For-profit	Daily A/B/C events	200 + A single minumum number used for simplicity. No events have less than 200 people on site between Hotel/Cafe/Event/Staff	365	More than 73,000	Source: Gavin's proposal
Elk Club	Non-profit	Large events: Small events:	100-300 < 50	10 x/year ~100x	Less than 8,000	Property was cited as the desired comparable by Gavin in Dec 9th Highlands Current Article "Booming Beacon" Notably this property has a huge lot and expensive lawn Source: Neighborhood observation of structure and conversations with members
St.Rocco's Society	Non-profit	Large events Small events	125 <50	40 x/year ~100x	Less than 10,000	Property was cited as the desired comparable by Gavin in Dec 9th Highlands Current Article "Booming Beacon" Society has ~300 dues paying members. Property has two event rooms. 1 for 125 people, and one for 50 people which can be booked seperately. But capacity of the building is such that the rooms cannot be booked for the same time Source: Neighborhood observation of structure and conversations with members

(Larger chart image included copied in appendix)

Based on comparing the intensity of these venues:

- **The current Prophecy Theater proposal is 700%+ more "intense" than either of Gavin's local comparables and 2,000%+ more intense than the existing church and rectory building use**
- The high intensity of the proposal may be due to Gavin's need to return profit to shareholders, which none of the comparables needed to do
- Similarly, the comparables may partially be less intense because of their membership dues and/or donation revenues which is only available to non-profits and is a revenue stream that can offset having a lower intensity use of the structure/location.

Parking

- This is and has been a clear unresolvable deficiency of Applicant's plan since Day 1.
- The number of on-site parking spots is clearly insufficient for the number of guests, attendees, and staff at the venue.

- There are insufficient suitable nearby other parking lots which have given written use and perpetual access rights to Applicant.
    - e.g. (and only one of many examples) the Tompkins parking lot is often used by Artist Lofts residents
- *Even if* all lots were willing to cede their use to Applicant, is it really fair to assume that all the parking lots within 1/4 mile of the location to have one business dominate the lots 365 days per year 8am-11pm? Are there no other current or future businesses or civic services in Beacon which will be allowed to use these lots?
- Insufficient parking in lots will result in congestion parking on all side streets off of Wolcott/9D which will further constrict traffic flow.

Traffic flow

- Applicant's traffic suitability study data collection was conducted during a point of COVID which draws an inappropriate conclusion of traffic being suitable.
- A mistake with respect to parking and traffic for this location is critical to Beacon because 9D congestion may impede public and Beacon civil servant access to essential services and activities at City Hall.

Signage

- Applicant has proposed extensive signage to be placed all over town notifying drivers and pedestrians of acceptable parking and traffic flow.
- These should not be permanent or temporary signs on other peoples' property - if Applicant is asking permission to put a sign on our property to prevent Applicant's employees/ vendors/ customers/etc trespassing or misusing others' private property that seems to be a very twisted way of resolving the problem that their property does not have parking. Essentially, "My property does not have the parking spots I want, I am requesting to modify all the other properties in Beacon to fix my problem."
- This is a complicated and complex daily plan which is highly likely to fail. There are no comparable venues in Beacon which have such a complex plan because it will not work reliably and has many potential failure points which would impact the community.
- What happens when:
    - Applicant's employees forgets to put the signs up?
    - Forgets to take the signs down?
    - The sign confuses attendees of any other venue having an event in Beacon?
    - Doesn't match the signs to the A/B/C event types which vary by day?
    - Doesn't coordinate with any other business or lot user with demanding needs and takes parking spots which Applicant should not have?
    - Will the Applicant compensate the Police and Fire Department personnel who are summoned all over town to resolve complex traffic and parking guidance issues?

Re: #2 above - Application deficiencies of Section 223-18 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

Re: #3 above - Application deficiencies of Section 223-18 of the City Zoning Code

Noise from operations in connection to the special use requested is objectionable to nearby properties

- Non-hotel event noise would be generated in five ways:
  - 1) The actual musical, theatrical or other event inside the Church
  - 2) Any actual musical, theatrical or other event outside the Church
  - 3) Attendee and guest groupings before, during, and after the event
  - 4) Set up and removal of event equipment and supporting hardware and activities – *which may occur outside the requested operating hours*
  - 5) Increased car / shuttle / truck traffic on Wolcott / 9D
- Applicant has completely failed to show in their own sound studies that noise would be at the town codes' level. Per Applicant's Beacon AV Lab Aug 29th sound Study, the conclusions included:
  - The Church building failed to keep noise levels below the quoted City of Beacon Code § 149-10, Part B at night.
  - Traffic and vehicle noise on 9D exceeding Beacon Codes, AND connecting this to Applicant's proposal, it is safe to assume that Applicant will be encouraging many more loud vehicles.
  - The study did not address noise generated outside the building from the operations of this Proposal.
- Not to mention that the Planning Board's own impartial sound study of course may also have a different conclusion on the audibility of noise from the building during the day as well.
- The Church is located in a quiet area of town. 100% of adjacent properties are quiet residential properties. Now just imagine if noise complaints were being called in every single night due to our babies being unable to sleep because of various audible noises. Similar to Applicant's request to install signs all over town, it does not seem fair to allow these self-evaluated deficiencies to then burden residents who will have to constantly call in noise complaints.

Re: #4 above - Application deficiencies of Section 223-18 of the City Zoning Code

Refer to Parking and Traffic comments in #1 above. The issues are comingled and indicate adverse impacts in both evaluation factors.

Re: #5 above - Application deficiencies of Section 223-18 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

Re: #6 above - Application deficiencies of Section 223-18 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

Re: #7 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

The only comment which we desire to voice once again is that there may be significant lead and other remediation material present in both of these old buildings which can not be spread into the air in this residential area during a renovation.

Re: #8 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

The Planning Board has heard and will continue to hear residents' deep concerns regarding Applicant's ability to adequately buffer requested special activities from any surrounding residential homes. Especially with respect to:

- Noise generated by the special activities - refer to #3 above
- Trespassers from significantly higher non-resident pedestrian traffic
- Insufficient parking - refer to #1 above
- The issues are comingled and indicate adverse impacts in multiple evaluation factors.

Re: #9 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

Refer to Parking and Traffic comments in #1 above. The issues are comingled and indicate adverse impacts in both evaluation factors.

Re: #10 above - Application deficiencies of Section 223-24.7 of the City Zoning Code

For brevity, no comment on this evaluation factor here. The absence of negative commentary here does not imply any satisfactory judgment of Applicant's proposal.

Appendix: Intensity comparison of Prophecy proposal

Property	*FYI: Entity type*	Event type	Number of people per gathering	Gathering frequency per year	Comparable intensity	Comments
Goodwill Church / Reformed Church (Pre-Prophecy)	*Non-profit*	Weekly congregations: Larger events:	< 50 < 75	52 (1x/week) 12	**Less than 3,500**	Source: Discussions with congregation members and prior residents of the Rectory Building on the property. Neighborhood observation of structure
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Amanda Caputo

From: Rachel Rivkind <rrivkind@hotmail.com>
Sent: Tuesday, December 13, 2022 3:01 PM
To: Amanda Caputo
Subject: 1113 Wolcott Avenue

12.13.22

Dear Chairman Gunn and to the Members of the Planning Board,

My name is Dale Brooks a resident of Beacon Ridge. I previously articulated my oral concerns at the June 24, 2022 town hall meeting and have not changed my position since , due to public safety concerns ie " in my opinion the venue is prone to a calamity " .

For example , if there were a fire at the designated Commercial premise while at full capacity, it's obvious that the only access by the Fire & Police Departments including EMS services would be from - off of Wolcott Ave creating a potential human - property disaster due to limited accessibility by our first responders.

Additionally the venue will accelerate the pedestrian foot traffic which further creates and heightens the public safety concerns of pedestrian- vehicular traffic incidents. Case in point , Manhattan has recently taken pedestrian safety into consideration by reducing the vehicular traffic footprint, thus reducing the frequency and severity of pedestrian injury.

In closing we should not be dismissive or discount the historical significance nor the religious, socially acceptable symbolism of the adjacent cemetery. It's very easy to imagine hooligans attending a concert while drinking among other things desecrating this Holy Land !

Thank you for the opportunity in allowing me to voice my concerns as a resident of Beacon , literally residing with my wife next door to The Church, regarding this commercial proposal and as elected officials, I'm sure you will heed to the will of the people and overlay the overarching concern of public safety not to mention the potential sound decibel levels & it's adverse effect to the surrounding ecosystem not limited to only humans.

Sincerely,
Dale E Brooks
10 River Ridge, Beacon NY

City of Beacon Planning Board Agenda
12/13/2022

Title:

Continue Public Hearing for SEQRA environmental review on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc. AND open Public Hearing on Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc. (POSTPONED AT THE REQUEST OF THE APPLICANT)

ATTACHMENTS

12 Highland Place Subdivision Adjournment Letter.pdf

HUDSON
LAND DESIGN

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

December 7, 2022

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

Re: 12 Highland Place Residential Subdivision
Lori Joseph Builders, Inc. (Applicant)
12 Highland Place
Tax Parcel: 6054-31-306777, ±1.07 ac.
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Lori Joseph Builders ("the Applicant") for the above-referenced project, Hudson Land Design ("HLD") respectfully submits this letter in connection with the Applicant's pending Application for Residential Subdivision Approval. Since submitting plans and supporting documents to the Planning Board on November 29, 2022 for the upcoming December 13, 2022 agenda, the Applicant has decided to revisit the proposed layout design.

Therefore, the Applicant respectfully requests that the Planning Board adjourn the above captioned matter that is currently scheduled for continued SEQR public hearing and scheduled Subdivision public hearing at this board's December 13th, 2022 Planning Board agenda, and that the matter be placed on the Planning Board's January 2023 scheduled meeting date for continued SEQR public hearing and scheduled Subdivision public hearing.

The Applicant looks forward to continuing to refine the layout for the upcoming submission deadline for the January 2023 scheduled Planning Board meeting. As such, we are respectfully requesting that the Planning Board's consultants discontinue their review of the plans and supporting documents submitted on November 29, 2022 and hold off on issuing review letters until the revised plan is submitted at the end of this month.

Once the January 2023 Planning Board scheduled meeting is posted on the City calendar, the public hearing signage will be updated accordingly.

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Lori Joseph Builders, Inc.
Taylor M. Palmer, Esq., Cuddy + Feder LLP
Bruce Flower, City of Beacon Building Inspector
Jennifer L. Gray, Esq., Keane & Beane P.C.
John Russo, P.E., Lanc & Tully Engineering and Surveying, P.C.
John Clarke, AICP, John Clarke Planning and Design
Daniel G. Koehler, P.E. (HLD file)

City of Beacon Planning Board Agenda
12/13/2022

Title:

Continue review of 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

MirbeauBeaconSUPSitePlanSubdivSubmittalNov292922.pdf

221129_MirbeauBeacon_SpecialUseSitePlanReviewSubmission_APPROVAL.pdf

1 OF 1_MIRBEAU-SUBDIVISION PLAT_2022-1129.pdf

221129_MirbeauBeacon_SpecialUseSitePlanReviewSubmission_ElevationsOnly_APPROVAL_.p

City of Beacon_Mirbeau HLD Response Letter_2022-1129.pdf

1-SITE PLAN SET_MIRBEAU-COVER SHEET_2022-1129.pdf

2-SITE PLAN SET_MIRBEAU-EXISTING CONDITIONS PLAN_2022-1129.pdf

3-SITE PLAN SET_MIRBEAU-OVERALL MASTER PLAN_2022-1129.pdf

4-SITE PLAN SET_MIRBEAU-SITE PLAN 1_2022-1129.pdf

5-SITE PLAN SET_MIRBEAU-SITE PLAN 2_2022-1129.pdf

6-SITE PLAN SET_MIRBEAU-SITE PLAN 3_2022-1129.pdf

7-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 1_2022-1129.pdf

8-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 2_2022-1129.pdf

9-SITE PLAN SET_MIRBEAU-GRADING & UTILITY 3_2022-1129.pdf

10-SITE PLAN SET_MIRBEAU-E&SC 1_2022-1129.pdf

11-SITE PLAN SET_MIRBEAU-E&SC 2_2022-1129.pdf

12-SITE PLAN SET_MIRBEAU-PROFILES 1_2022-1129.pdf

13-SITE PLAN SET_MIRBEAU-PROFILES 2_2022-1129.pdf

14-SITE PLAN SET_MIRBEAU-PROFILES 3_2022-1129.pdf

15-SITE PLAN SET_MIRBEAU-PROFILES 4_2022-1129.pdf

16-SITE PLAN SET_MIRBEAU-DETAILS 1_2022-1129.pdf

17-SITE PLAN SET_MIRBEAU-DETAILS 2_2022-1129.pdf

18-SITE PLAN SET_MIRBEAU-DETAILS 3_2022-1129.pdf

19-SITE PLAN SET_MIRBEAU-DETAILS 4_2022-1129.pdf

20-SITE PLAN SET_MIRBEAU-TREE REMOVAL PLAN-NORTH_2022-1129.pdf

21-SITE PLAN SET_MIRBEAU-TREE REMOVAL PLAN-SOUTH_2022-1129.pdf

22-SITE PLAN SET_MIRBEAU-PLANTING PLAN-OVERALL NORTH_2022-1129.pdf

23-SITE PLAN SET_MIRBEAU-PLANTING PLAN-OVERALL SOUTH_2022-1129.pdf

24-SITE PLAN SET_MIRBEAU-PLANTING PLAN-ENLARGEMENT 1_2022-1129.pdf

25-SITE PLAN SET_MIRBEAU-PLANTING PLAN-ENLARGEMENT 2_2022-1129.pdf

26-SITE PLAN SET_MIRBEAU-PLANTING PLAN-ENLARGEMENT 3_2022-1129.pdf

27-SITE PLAN SET_MIRBEAU-SITE LIGHTING PLAN-NORTH_2022-1129.pdf

28-SITE PLAN SET_MIRBEAU-SITE LIGHTING PLAN-SOUTH_2022-1129.pdf

221111RGD_LTL Concept Plan.pdf

221129_MirbeauBeacon_SpecialUseSitePlanReviewSubmission_APPROVAL (1).pdf

Engineers Comments Mirbeau Beacon review 12-08-22.pdf

Planners Comments PB MIrbeau 12.9.22.pdf

Traffic Comments Mirbeau_Rev 8.pdf

7 Craig House Lane - Mirbeau - Special Use Permit Site Plan Subdivision Approval Resolution.pdf

THE Mirbeau COMPANIES

November 29, 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 December 13 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 11/29/22.
2. Hudson Land Design Preliminary Subdivision Plat revised 11/29/22.
3. Hudson Land Design responses to Lanc & Tully comments.
4. Arrowstreet Elevations for Cottages A3.00C.
5. Arrowstreet revised Building Elevations A3.00A & B with details.
6. Colliers Engineering Route 9D plan

Response to John Clarke's 11/6 comments:

1. The Route 9D existing sidewalk in included on the Site Plan.
2. Noted and Agreed.
3. The Arrowstreet elevations correctly show the finish materials.
4. The Note has been added to the Master Plan.

Lanc & Tully 11/2 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.

Creighton-Manning 11/8 comments:

1. The left turn lane layout has been revised to provide a two-way left turn lane as suggested. This is reflected on the Left Turn Lane Concept Plan, Sheet No. CP-1 dated 11/11/22 prepared by Colliers Engineering & Design and included as part of the overall Site Plan submission set.
2. The 9D crosswalk is under review by the City and not included in the site plan.

THE Mirbeau COMPANIES

Planning Board comments:

1. The walkway along Grandview will be a compacted stone dust/crushed stone mix and built on existing grade.

2. Mirbeau has agreed to include a public trail to be connected to the resort trails along the Fishkill Creek. '

With all application issues addressed, the SEQRA determination (the "Negative Declaration") issued, and the Site Plan/Special Use Permit/Subdivision Public Hearings closed, we respectfully request that the Planning Board adopt a resolution (or resolutions) granting final site plan, subdivision and special use permit approval.

Please let me know if there is anything additional that you need.

Thank you for your consideration.

Regards,

Edward A. Kellogg
Partner, Mirbeau of Beacon, LLC

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FILED MAY 26, 2022

CURRENT ENTRY VIEW

NEW ENTRY VIEW

NOTE:
Elevation at driveway entrance to match RT. 9D = 183
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

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

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
PROPERTY ENTRY VIEW RENDERING

11/29/22

DRAWING NUMBER:
A 0.01

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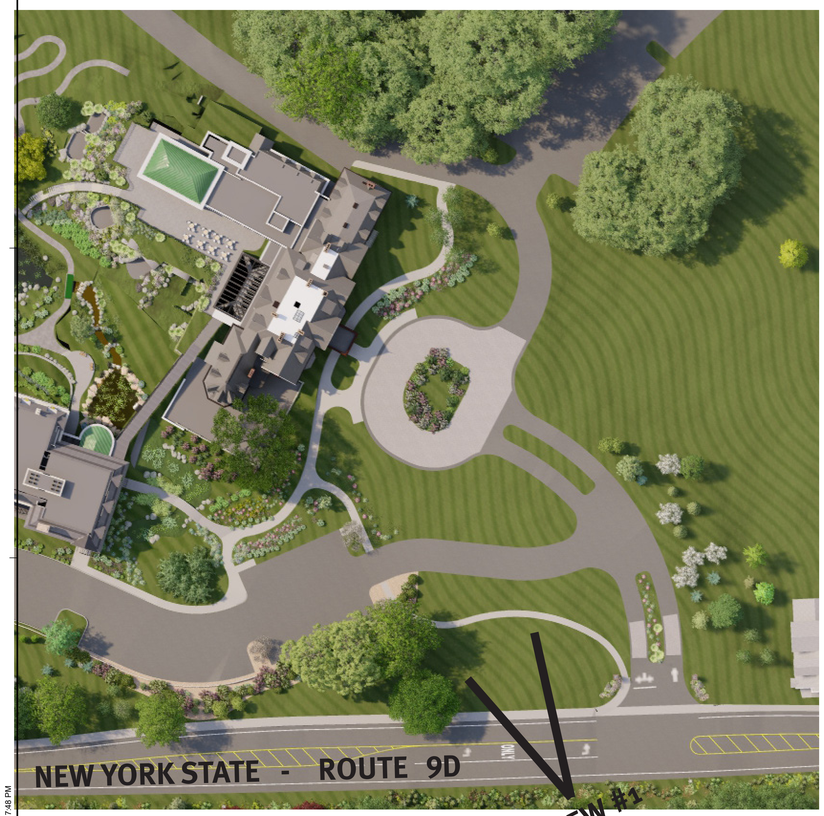
#1: PRIMARY VIEW SHED

CURRENT VIEW
SOUTH OF FORMER CURB CUT



NEW VIEW #1

NOTE:
Elevation at “View #1” = 185
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

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

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
PRIMARY VIEW SHED RENDERING

11/29/22

DRAWING NUMBER:
A 0.02

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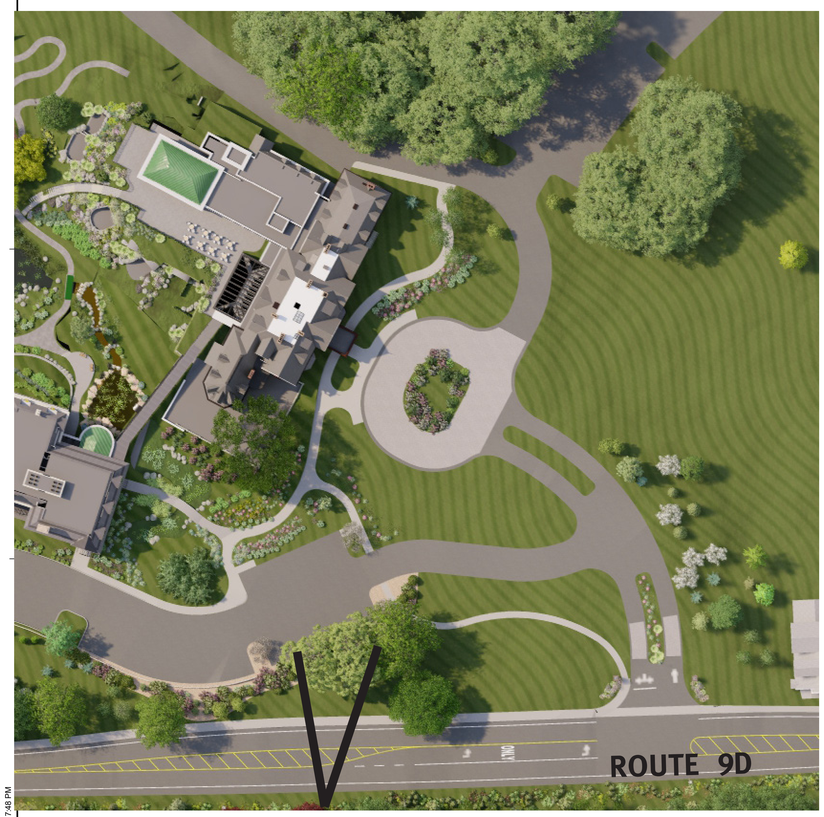
#2: SECONDARY VIEW SHED

CURRENT VIEW
PERPENDICULAR TO MANSION



NEW VIEW #2

NOTE:
Elevation at “View #2” = 189
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

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

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
SECONDARY VIEW SHED RENDERING

11/29/22

DRAWING NUMBER:
A 0.03

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MANSION REAR PORCH VIEW

NOTE:
Mansion rear porch FF elevation: 179.75
Cottage #1 + #2 FF elevation: 150.25; Roof peak elevation: 175.
Cottage #3 FF elevation: 148.25
Cottage #4 FF elevation: 139.50
Cottage #5 FF elevation: 141.5
Cottage #4 is 600’ away from Mansion rear porch.

CURRENT VIEW

NEW VIEW

5/17/2022 4:17:48 PM

CLIENT:

Mirbeau INN & SPA

ARCHITECT:

ARROWSTREET
ARCHITECTURE & DESIGN

10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

CONSULTANT:

PROJECT INFORMATION:

MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
MANSION PORCH VIEW RENDERING

11/29/22

DRAWING NUMBER:
A 0.04

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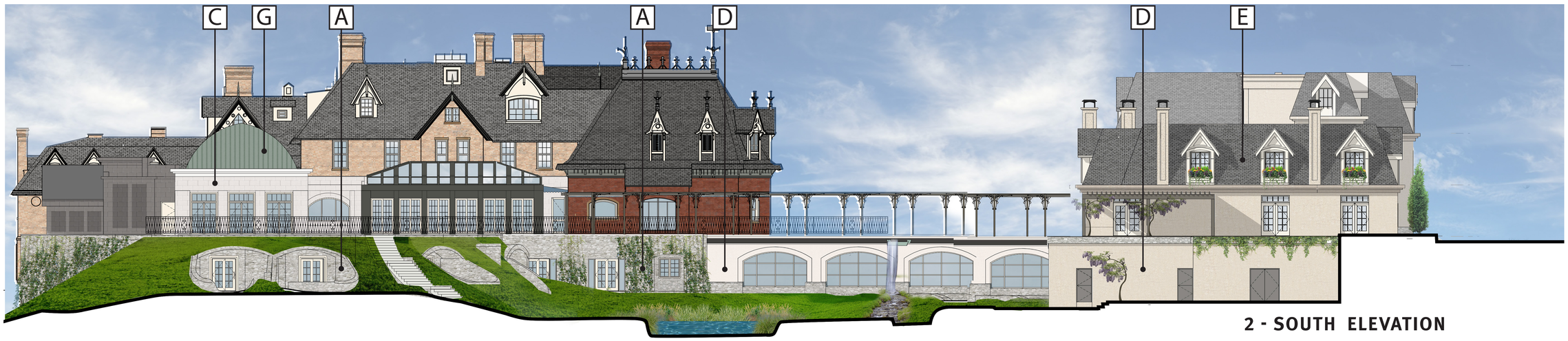
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS

1 - NORTH ELEVATION



2 - SOUTH ELEVATION

MATERIAL KEY

A: STONE VENEER

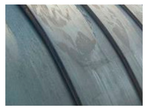
B: FULL DIMENSION INDIVIDUALLY SET BRICK

C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH FIBER CEMENT

5/19/2022 2:06:41

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:

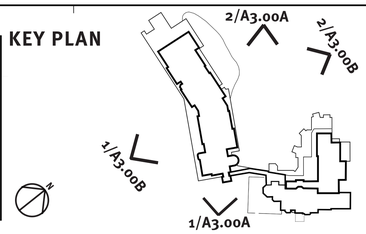
MIRBEAU BEACON

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	11/29/2022	Scale	

DRAWING NUMBER:

A3.00A

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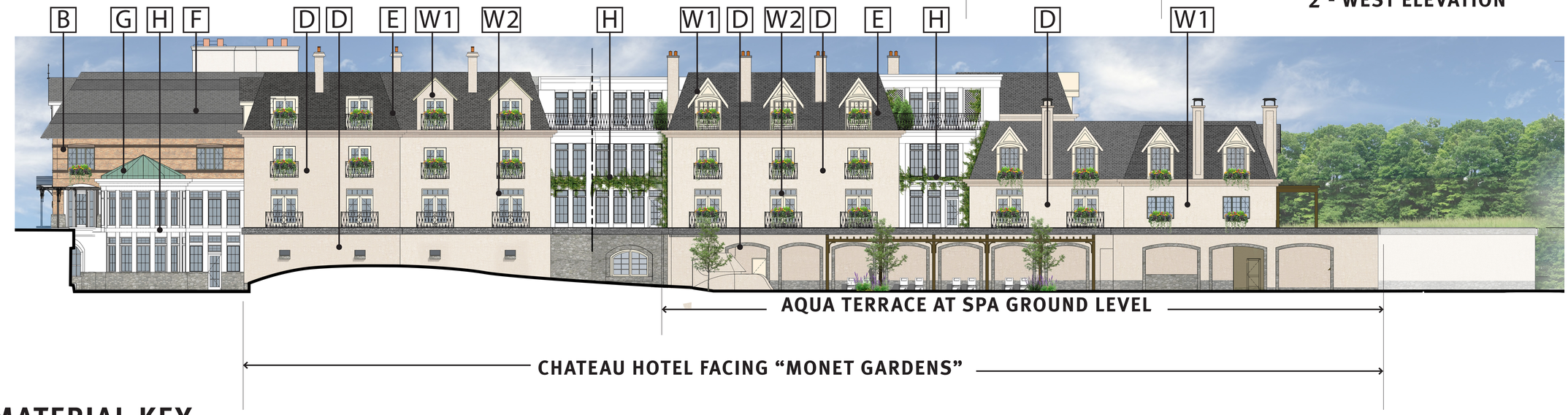
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS

1 - EAST ELEVATION

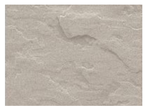
2 - WEST ELEVATION



MATERIAL KEY

A: STONE VENEER

B: FULL DIMENSION INDIVIDUALLY SET BRICK

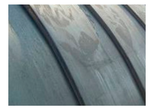


C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH 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:

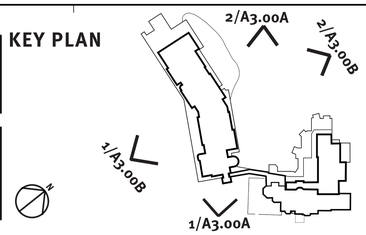
MIRBEAU BEACON

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	11/29/2022	Scale	

DRAWING NUMBER:

A3.00B

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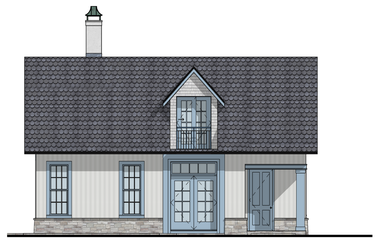
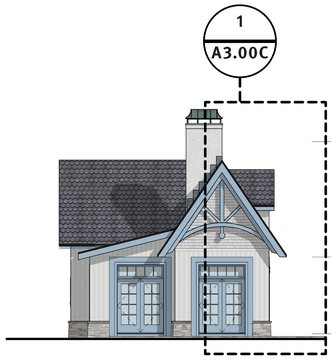
ELEVATIONS - COTTAGES

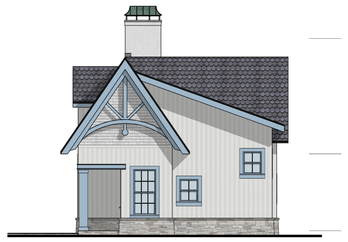


5 - ELEVATION A



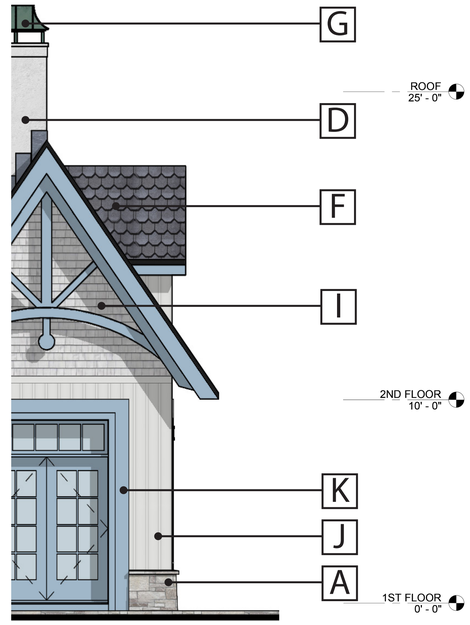
4 - ELEVATION B

3 - ELEVATION C



2 - ELEVATION D

0 2' 4' 8'



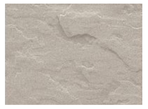
1 - ENLARGED ELEVATION

1/4" = 1' - 0"

MATERIAL KEY

A: STONE VENEER

B: FULL DIMENSION INDIVIDUALLY SET BRICK

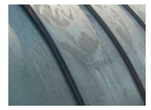


C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH FIBER CEMENT

I: WHITE SHINGLE

J: SMOOTH FIBER CEMENT BOARD AND BATTEN

K: SMOOTH 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:

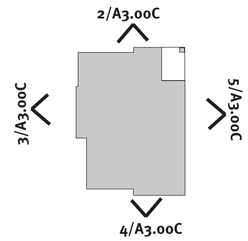
MIRBEAU BEACON

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	11/29/2022	Scale	3/32" = 1'-0"

DRAWING NUMBER:

A3.00C

PROJECT INFORMATION:

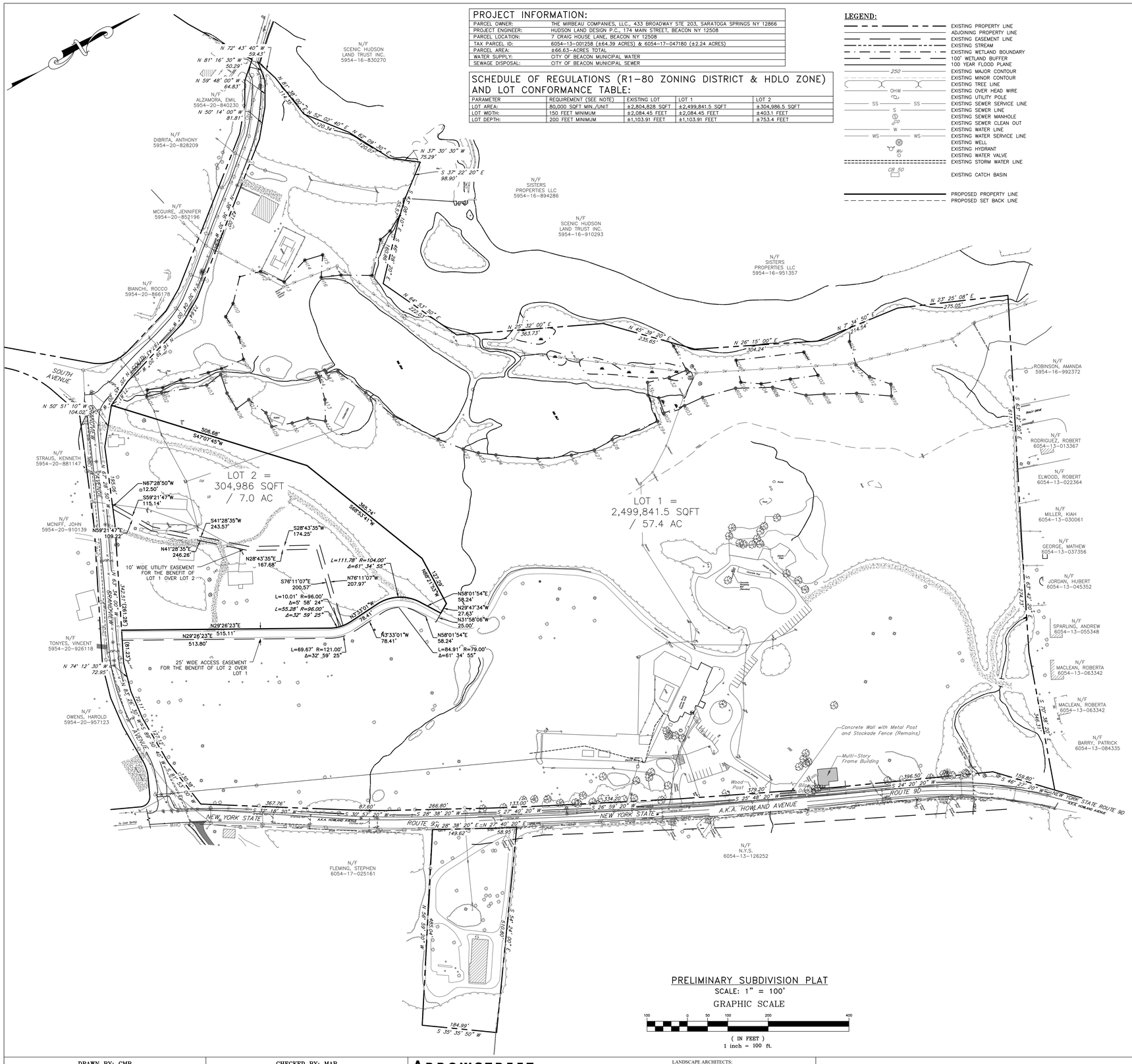
PARCEL OWNER:	THE MIRBEAU COMPANIES, LLC., 433 BROADWAY STE 203, SARATOGA SPRINGS NY 12866
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	7 CRAIG HOUSE LANE, BEACON NY 12508
TAX PARCEL ID:	6054-13-001258 (±64.39 ACRES) & 6054-17-047180 (±2.24 ACRES)
PARCEL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


N/F SCENIC HUDSON LAND TRUST INC. 5954-16-830270
N/F ALZAMORA, EMIL 5954-20-840230
N/F DIBRITA, ANTHONY 5954-20-828209
N/F MCGUIRE, JENNIFER 5954-20-852196
N/F BIANCHI, ROCCO 5954-20-866178
N/F SISTERS PROPERTIES LLC 5954-16-894286
N/F SCENIC HUDSON LAND TRUST INC. 5954-16-910293
N/F SISTERS PROPERTIES LLC 5954-16-951357
N/F ROBINSON, AMANDA 5954-16-992372
N/F RODRIGUEZ, ROBERT 6054-13-013367
N/F ELWOOD, ROBERT 6054-13-022364
N/F MILLER, KIAH 6054-13-030061
N/F GEORGE, MATHEW 6054-13-037356
N/F JORDAN, HUBERT 6054-13-045352
N/F SPARLING, ANDREW 6054-13-055348
N/F MACLEAN, ROBERTA 6054-13-063342
N/F MACLEAN, ROBERTA 6054-13-063342
N/F BARRY, PATRICK 6054-13-084335
N/F STRAUS, KENNETH 5954-20-881147
N/F MCNIFF, JOHN 5954-20-910139
N/F TONYES, VINCENT 5954-20-926118
N/F OWENS, HAROLD 5954-20-957123
N/F FLEMING, STEPHEN 6054-17-025161
N/F N.Y.S. 6054-13-126252
SOUTH AVENUE
NEW YORK STATE ROUTE 9D
A.K.A. "HOWLAND AVENUE"
LOT 2 = 304,986 SQFT / 7.0 AC
LOT 1 = 2,499,841.5 SQFT / 57.4 AC
10' WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOT 1 OVER LOT 2
25' WIDE ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 OVER LOT 1
Concrete Wall with Metal Post and Stockade Fence (Remains)
Multi-Story Frame Building
Wood Post
Bldg. Corner
Gazebo
Pool
Pool House
Tennis Court
Fence Post
Utility Pole
Guy Wire
Sign
Flag Pole
Basketball Hoop
Shed
Gate
Stone Wall
Hedge
Tree Line
Edge of Woods
Edge of Wetland
Edge of Stream
Top of Bank
Wetland Flag
Stream
Pond
Wetland
Wetland Buffer
Flood Plain
Contour
Spot Elevation
Catch Basin
Manhole
Sewer Line
Water Line
Gas Line
Overhead Wire
Underground Electric
Underground Telephone
Underground Cable TV
Fiber Optic
Drainage Flow
Culvert
Inlet
Rip Rap
Silt Fence
Limit of Disturbance
Limit of Clearing
Limit of Grading
Limit of Fill
Limit of Cut
Limit of Excavation
Limit of Paving
Limit of Curbing
Limit of Sidewalk
Limit of Landscaping
Limit of Lighting
Limit of Signage
Limit of Utilities
Limit of Drainage
Limit of Culvert
Limit of Inlet
Limit of Rip Rap
Limit of Silt Fence
Limit of Disturbance
Limit of Clearing
Limit of Grading
Limit of Fill
Limit of Cut
Limit of Excavation
Limit of Paving
Limit of Curbing
Limit of Sidewalk
Limit of Landscaping
Limit of Lighting
Limit of Signage
Limit of Utilities
Limit of Drainage
Limit of Culvert
Limit of Inlet
Limit of Rip Rap
Limit of Silt Fence
N 72° 43' 40" W 59.43'
N 81° 16' 30" W 50.29'
N 59° 48' 00" W 64.83'
N 50° 14' 00" W 81.81'
N 61° 38' 00" E 140.00'
N 35° 02' 40" E 120.34'
N 82° 39' 30" E 100.00'
N 37° 30' 30" W 75.29'
S 37° 22' 20" E 98.90'
N 64° 53' 50" E 233.91'
N 25° 32' 00" E 363.73'
N 45° 39' 20" E 235.65'
N 26° 15' 00" E 304.24'
N 7° 34' 50" E 214.54'
N 23° 25' 08" E 275.05'
N 50° 51' 10" W 104.02'
S 47° 07' 45" W 506.68'
N 67° 28' 50" W 12.50'
S 59° 21' 47" W 115.14'
S 41° 28' 35" W 243.57'
S 28° 43' 35" W 174.25'
N 59° 21' 47" E 109.22'
N 41° 28' 35" E 246.26'
N 28° 43' 35" E 167.68'
L=111.78' R=104.00' Δ=61° 34' 55"
S 76° 11' 07" E 200.57'
N 76° 11' 07" W 207.97'
L=10.01' R=96.00' Δ=5° 58' 24"
L=55.28' R=96.00' Δ=32° 59' 25"
N 29° 26' 23" E 515.11'
N 29° 26' 23" E 513.80'
N 74° 12' 30" W 72.95'
L=69.67' R=121.00' Δ=32° 59' 25"
N 63° 33' 01" W 78.41'
N 58° 01' 54" E 58.24'
L=84.91' R=79.00' Δ=61° 34' 55"
N 29° 47' 34" W 27.63'
N 31° 58' 06" W 25.00'
N 58° 01' 54" E 58.24'
N 63° 33' 01" W 78.41'
S 62° 34' 00" W 342.51' (341.28')
S 27° 26' 00" W 184.99'
S 35° 35' 50" W 184.99'
S 24° 20' 20" W 396.50'
S 24° 20' 20" W 379.20'
S 25° 48' 20" W 134.20'
S 26° 59' 20" W 133.00'
S 27° 40' 20" W 266.80'
S 28° 38' 20" W 87.60'
S 32° 18' 20" W 367.76'
S 30° 57' 20" W
S 62° 42' 20" E 141.19'
S 24° 17' 20" E 210.80'
S 24° 17' 20" E 249.31'
S 24° 46' 27" W 159.80'
N 65° 35' 40" W 149.82'
N 28° 38' 20" E 58.95'
N 27° 40' 20" E
N 26° 59' 20" E
N 25° 48' 20" E
N 24° 20' 20" E
N 24° 46' 27" E
N 24° 17' 20" W
N 24° 17' 20" W
N 62° 42' 20" W
N 28° 38' 20" E
N 32° 18' 20" E
N 30° 57' 20" E

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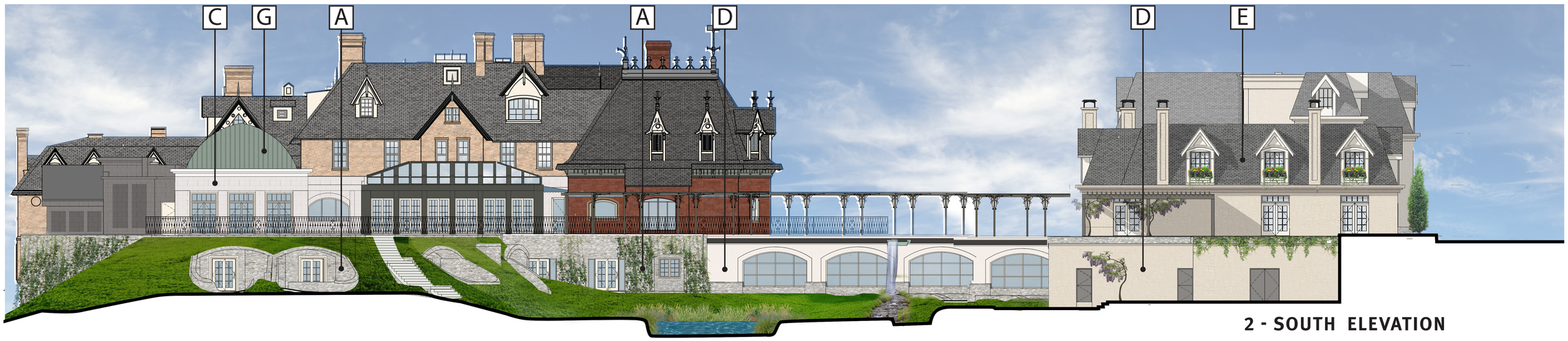
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS

1 - NORTH ELEVATION



2 - SOUTH ELEVATION

MATERIAL KEY

A: STONE VENEER

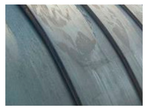
B: FULL DIMENSION INDIVIDUALLY SET BRICK

C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH FIBER CEMENT

5/19/2022 2:06:41

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:

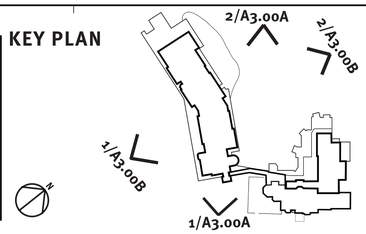
MIRBEAU BEACON

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	11/29/2022	Scale	

DRAWING NUMBER:

A3.00A

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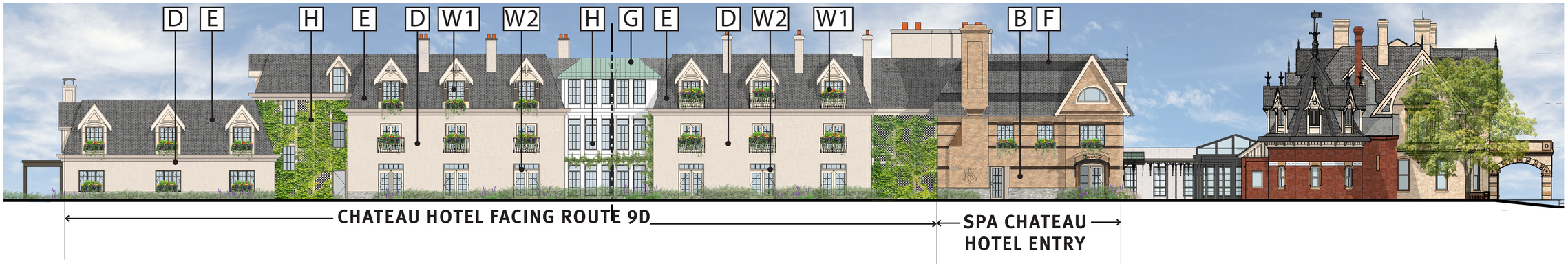
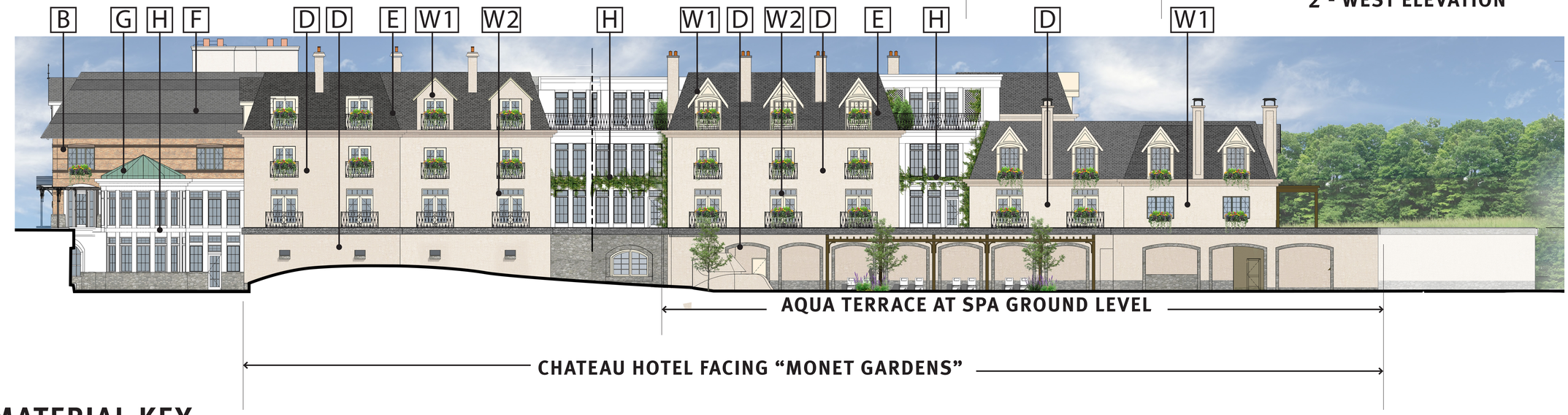
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS

1 - EAST ELEVATION



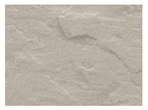
2 - WEST ELEVATION



MATERIAL KEY

A: STONE VENEER

B: FULL DIMENSION INDIVIDUALLY SET BRICK

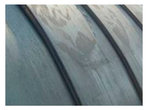


C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH FIBER CEMENT

8/25/2022 4:28:04 PM

CLIENT:

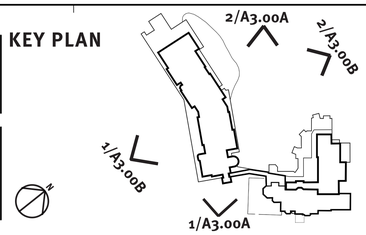
ARCHITECT:
ARROWSTREET
ARCHITECTURE & DESIGN
10 POST OFFICE SQUARE
SUITE 700N
BOSTON MA 02109
617.623.5555
arrowstreet.com

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	11/29/2022	Scale	

DRAWING NUMBER:
A3.00B

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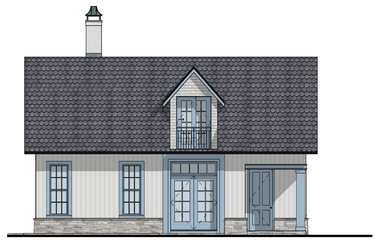
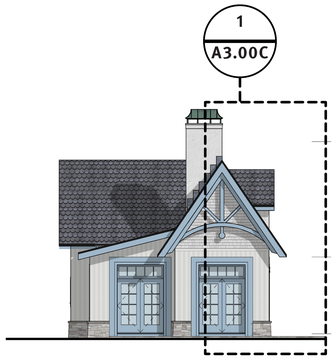
ELEVATIONS - COTTAGES

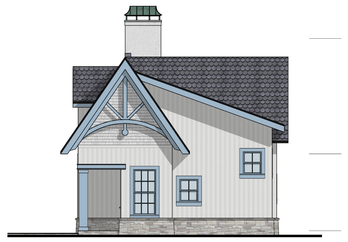


5 - ELEVATION A



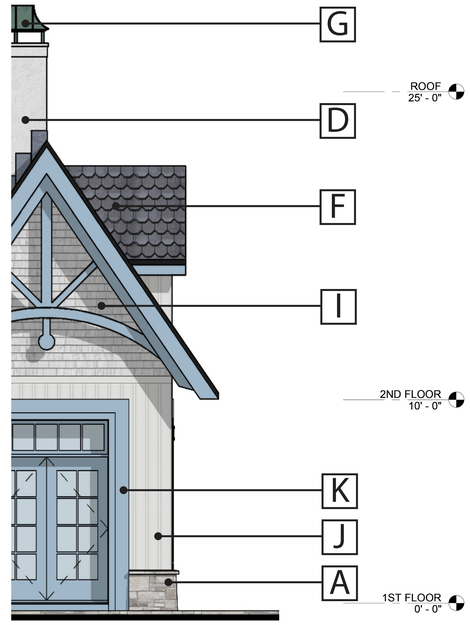
4 - ELEVATION B

3 - ELEVATION C



2 - ELEVATION D

0 2' 4' 8'



1 - ENLARGED ELEVATION

1/4" = 1' - 0"

MATERIAL KEY

A: STONE VENEER

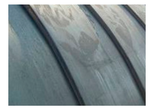
B: FULL DIMENSION INDIVIDUALLY SET BRICK

C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH FIBER CEMENT

I: WHITE SHINGLE

J: SMOOTH FIBER CEMENT BOARD AND BATTEN

K: SMOOTH FIBER CEMENT TRIM

9/25/2022 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:

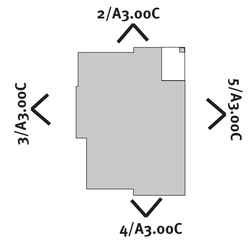
MIRBEAU BEACON

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	11/29/2022	Scale	3/32" = 1'-0"

DRAWING NUMBER:

A3.00C

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

November 29, 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) November 2, 2022 comment letter, and John Clarke Planning and Design's November 6, 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 Creighton Manning's November 8, 2022 comments under separate cover. Below is a point-by-point response to the L&T comments received.

Lanc & Tully November 2, 2022 Comment Letter

General Comments

1. Comment noted. The plans and engineer's report for water and sewer were submitted to the DCDBCH on 11/2/22 after the last submission. Correspondence to the DCDBCH is provided with this submission. An initial review meeting is scheduled for November 30, 2022 at the DCDBCH.
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. Visibility of the sidewalk and curb line were turned off in the last submission. This has been corrected on the current set of plans.

5. After discussions with the planning board, the walkway will remain a compacted gravel surface consisting of a well graded crushed stone with ¼" max. particle size and stone dust. The plans have been updated with this information.
6. The required note has been added to sheet 7 under "Water Meter notes".
7. Colliers has prepared a plan entitled "Preliminary Conceptual Roadway Improvement Plan for Mirbeau Beacon" consisting of signage, turning lane and pedestrian improvements along Howland Avenue. The plan has been added to the sheet index on sheet 1 of the plan set, as well as the architectural plans prepared by Arrowstreet.

Water and Sewer Report

1. Comment noted.

SWPPP Report

1. 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. It is noted, however, that the bioretention areas have been designed to meet the NYSDEC Stormwater regulations without infiltration. Any infiltration rates encountered will result in better performance of the bioretention areas.

Preliminary Subdivision Plat

1. Comment noted.

Site Plan Sheets

Sheet 5 of 28

1. The meter pit has been shifted further away from the road, and 5 bollards have been added to protect the chamber from vehicle traffic.

Sheet 7 of 28

1. The proposed light poles that were in conflict with proposed underground utilizes were moved to avoid the utility, or the utility has been moved.

Sheet 8 of 28

1. Proposed grading is now provided on the compacted gravel/stone dust walkway. Please see sheet 16 for an updated compacted gravel/stone dust walkway section detail.

Sheet 16 of 28

1. The Pavement Restoration Detail has been updated.

The following items submitted for review:

- Five (5) copies of a full set of revised plans;

Additional materials are being submitted by other project consultants under separate cover. We look forward to discussing this project at your December 13, 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)

APPLICATION FOR SITE PLAN & SPECIAL USE PERMIT

MIRBEAU BEACON INN & SPA

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

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

AREA MAP SCALE: 1" = 500'

SITE PLAN DRAWING INDEX:

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

REFERENCE DRAWING SET INDEX:

SHEET 1 OF 1: SUBDIVISION PLAT - PL-1 BY HUDSON LAND DESIGN
SHEET 1 OF 1: PRELIMINARY CONCEPTUAL ROADWAY IMPROVEMENT PLAN - CP-1 BY COLLIERS ENGINEERING & DESIGN
ARCHITECTURAL ELEVATION PLAN SET BY ARROWSTREET ARCHITECTURE & DESIGN
SHEET A3.00A: OVERALL ELEVATIONS
SHEET A3.00B: OVERALL ELEVATIONS
SHEET A3.00C: COTTAGE ELEVATIONS

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.

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	7	11/29/22	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				

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

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809
- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BERLANDI 084455 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

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

N/F SCENIC HUDSON LAND TRUST INC. 5954-16-830270
N/F SISTERS PROPERTIES LLC 5954-16-894286
N/F SCENIC HUDSON LAND TRUST INC. 5954-16-910293
N/F SISTERS PROPERTIES LLC 5954-16-951357
N/F BIANCHI, ROCCO 5954-20-866178
N/F ROBINSON, AMANDA 5954-16-992372
N/F RODRIGUEZ, ROBERT 6054-13-013367
N/F ELWOOD, ROBERT 6054-13-022364
N/F MILLER, KIAH 6054-13-030061
N/F GEORGE, MATHEW 6054-13-037356
N/F JORDAN, HUBERT 6054-13-045352
N/F SPARLING, ANDREW 6054-13-055348
N/F MACLEAN, ROBERTA 6054-13-063342
N/F MACLEAN, ROBERTA 6054-13-063342
N/F BARRY, PATRICK 6054-13-084335
N/F STRAUS, KENNETH 59
N/F MCNIFF, JOHN 5954-20-910139
N/F TONYES, VINCENT 5954-20-926118
N/F OWENS, HAROLD 5954-20-957123
N/F FLEMING, STEPHEN 6054-17-025161
N/F N.Y.S. 6054-13-126252
DIBRITI 5954-
SOUTH AVENUE
BROADVIEW AVENUE
NEW YORK STATE ROUTE 9D
NEW YORK STATE ROUTE 9D A.K.A. HOWLAND AVENUE
FISHKILL CREEK
FUTURE PHASE ON-SITE UTILITY POLES AND OVERHEAD WIRES TO BE REMOVED (TYP)
EXISTING SANITARY SERVICE LATERAL SHALL BE CUT AUST OUTSIDE THE MANHOLE AND PLUGGED
EXISTING SUMP PUMP WITHIN MANSION SHALL BE DISCONNECTED FROM THE INTERIOR SANITARY SEWER PLUMBING AND RE-DIRECTED TO THE ONSITE DRAINAGE SYSTEM
TREE TO BE REMOVED (TYP)
EXISTING 1970'S ERA CAFETERIA WING TO BE REMOVED FROM MANSION BUILDING
EXISTING PAVED AREA TO BE REMOVED AND RECYCLED TO BE RE-USED ON SITE (TYP)
EXISTING UNDERGROUND UTILITIES TO BE REMOVED (TYP)
ALL EXISTING ON-SITE UTILITY POLES AND OVERHEAD WIRES TO BE REMOVED (TYP)
EXISTING HOSPITAL WING TO BE DEMOLISHED
N.Y.S. DOT PERMANENT EASEMENT
N.Y.S. DOT PERMANENT EASEMENT
N.Y.S. DOT PERMANENT EASEMENT
Concrete Wall with Metal Post and Stockade Fence (Remains)
Multi-Story Frame Building
Wood Post
Telephone Manhole
Manhole Rim=195.2' (No Sewer or Drainage)
Sewer Manhole 273 Rim=46.6' Inv.A=25.1' Inv.C=25.1' PVC Drop 7.1 To Top
Manhole Rim=18.8' Inaccessible Inverts per As-Built MORA, EMIL 2013 Plat-Converted -20-840230 Rim=18.8' Manhole -90' W Inv.A=12.9' =25.6' Inv.B=13.0' = 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=24.9' Inverts per As-Built 2013 Plat-Converted Rim=34.5' Inv.A=25.0' Inv.B=25.0'
Manhole Rim=21.0' Inaccessible Inverts per As-Built 2013 Plat-Converted Rim=21.1' Inv.A=14.5' Inv.B=14.6'
Drop Inlet Rim=98.7' Inv.A=94.9'
15" CMP End Buried 24 in Debris Inv.A=92.8'
Drop Inlet Rim=107.8'
Drop Inlet Rim=114.3' Inv.A=11.5'
Drop Inlet Rim=114.1' Inv.A=108.6'
Drop Inlet Rim=114.5' Inv.A=108.6' Inv.B=109.7' Inv.C=110.5' Inv.D=110.1'
Drop Inlet Rim=133.0' Inv.A=127.3' Inv.B=129.2' Inv.C=128.7'
Drop Inlet Rim=133.2' Inv.A=130.0'
Drop Inlet Rim=151.7' Inv.A=144.3' Inv.B=148.0' Inv.C=145.0'
Drop Inlet Rim=151.6' Inv.A=148.2'
Drop Inlet Rim=173.3' Inv.A=169.5' Inv.B=170.4'
Drop Inlet Rim=173.3' Inv.A=168.4' Inv.B=166.7'
Drop Inlet Rim=195.6' Inv.A=192.5'
Catch Basin Rim=196.7' Inv.A=192.3' Inv.B=192.3'
Catch Basin Rim=188.3' Inv.A=184.5'
Catch Basin Rim=188.3' Inv.A=184.7'
Catch Basin Rim=188.3' Inv.A=183.4' Inv.C=184.2'
Catch Basin Rim=191.1' Inv.A=186.3' Inv.B=187.3'
Drop Inlet Rim=187.5' Inv.A=182.6' Inv.B=182.9'
Drop Inlet Rim=184.9' Inv.A=179.1' Inv.B=179.5' Inv.C=179.8'
Catch Basin Rim=185.8' Inv.A=181.8'
Catch Basin Rim=192.0' Inv.A=187.4' Inv.B=187.8'
Drop Inlet Rim=191.2' Inv.A=185.8' Inv.B=186.0' Inv.C=187.4'
Manhole Rim=193.1' Inv.A=189.0'
Drop Inlet Rim=185.7' Inv.A=181.6' Inv.B=181.6'
Catch Basin Rim=185.8' Inv.A=181.7'
Drop Inlet Rim=185.2' Filled
Drop Inlet Rim=187.3' Filled
Drop Inlet Rim=184.7' Inv.A=178.2' Inv.B=178.8' Inv.C=180.1'
Catch Basin Rim=185.8' Inv.A=181.4' Inv.C=181.5'
Catch Basin Rim=185.8' Inv.A=180.7'
Drop Inlet Rim=192.2' Inv.A=187.5' Inv.B=187.6'
Catch Basin Rim=192.1' Inv.A=188.8'
Drop Inlet Rim=189.7' Inv.A=184.4' Inv.B=184.4' Inv.C=185.9'
Catch Basin Rim=190.5' Inv.A=186.8' Inv.B=191.0' Inv.A=186.6'
Catch Basin Rim=190.6' Inv.A=186.6' Inv.B=186.7'
Catch Basin Rim=185.8' Inv.A=181.6' Inv.B=181.9'
Drop Inlet Rim=185.7' Inv.A=182.4'
Drop Inlet Rim=184.6' Inv.A=180.2' Inv.B=180.2' Inv.C=181.0'
Drop Inlet Rim=183.5' Inv.A=179.3' Inv.B=179.4'
Drop Inlet Rim=179.2' Inv.A=175.4' Inv.B=176.0'
Drop Inlet Rim=176.8' Inv.A=172.5' Inv.B=173.1' Inv.C=173.8'
Drop Inlet Rim=174.7' Inv.A=170.3' Inv.B=170.6'
Drop Inlet Rim=177.9' Inv.A=174.3' Inv.B=174.3'
Catch Basin Rim=178.2' Inv.A=174.9'
Drop Inlet Rim=167.6' Inv.A=167.6' Inv.B=168.5' Inv.C=168.1'
12"Clay Pipe Invert=127.2'
12"Clay Pipe Invert=133.0'
24"X3" Oval RCP Invert=178.1'
N 72° 43' 40" W 59.43'
N 81° 16' 30" W 50.29'
N 48° 00" W 64.98'
N 81° 16' 30" W 81.81'
N 50° 32' 40" E 100.14'
N 52° 09' 30" E 20.00'
N 37° 30' 30" W 75.29'
S 37° 22' 20" E 98.90'
N 64° 53' 50" E 220.01'
N 25° 32' 00" E 363.73'
N 45° 29' 20" E 235.85'
N 26° 15' 00" E 304.24'
N 7° 34' 50" E 214.54'
N 23° 25' 08" E 275.05'
S 24° 20' 20" W 196.50'
S 46° 22' 20" W 158.80'
S 25° 48' 20" W 379.20'
S 26° 59' 20" W 133.00'
S 33° 20' 20" W 87.60'
S 27° 40' 20" W 367.76'
S 28° 38' 20" W 266.80'
S 32° 37' 20" W 149.62'
S 27° 40' 20" E 58.95'
N 50° 51' 10" W 104.02'
N 28° 38' 20" E 184.99'
S 35° 35' 50" W
N 61° 52' 05" W 151.11'
N 60° 05' 01" W 194.61'
N 60° 05' 01" W 194.61'
N 60° 05' 01" W 194.61

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. UTILITY AREAS	
SPA (21 ROOMS/6,125 SQFT)	1 SPACE/200 SQFT OF GROSS	31 SPACES
	FLR. AREA EXCL. UTILITY AREAS	
EMPLOYEES (80 AT ANY ONE TIME)	1 SPACE/EMPLOYEE	80 SPACES

TOTAL REQUIRED: 233 SPACES
TOTAL PROVIDED: 248 SPACES

PARKING NOTES:
1. PARKING FOR THE COTTAGES IS PROPOSED TO BE PROVIDED AT A RATE OF 2 SPACES PER COTTAGE.
2. DUE TO SHIFT OVERLAP, THERE COULD BE UP TO 80 EMPLOYEES ONSITE AT ANY ONE TIME TO SERVICE THE HOTEL, RESTAURANT AND SPA AS WELL AS OTHER PORTIONS OF THE PROJECT.
3. SPA SQUARE FOOTAGE INCLUDES ALL PUBLICLY AVAILABLE SPA SPACE. BACK–OF–HOUSE OR SUPPORT SPACE HAS BEEN EXCLUDED FROM THIS CALCULATION.
4. THE FUTURE TIORANDA RECREATION AREA PROVIDES AN ADDITIONAL 38 PARKING SPACES.
5. 7 ADA PARKING SPACES ARE PROVIDED.

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.

GENERAL NOTES:

1. THE DR. BENNET COTTAGE, SOUTH GATE HOUSE AND TIORANDA SCHOOL SHALL HAVE THEIR EXTERIORS SECURED AND STABILIZED TO PROTECT THEM FOR FUTURE USES IN SUBSEQUENT PHASES.

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
EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEAN OUT
WS EXISTING WATER LINE
EXISTING WATER SERVICE LINE
EXISTING WELL
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING STORM WATER LINE
CB 50 EXISTING CATCH BASIN

PROPOSED PROPERTY LINE
PROPOSED SET BACK LINE
250 PROPOSED MAJOR CONTOUR
252 PROPOSED MINOR CONTOUR
PROPOSED EASEMENT
PROPOSED TREE LINE
S PROPOSED SEWER LINE
SS PROPOSED SEWER SERVICE LINE
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEAN OUT
PROPOSED SDS LATERAL
PROPOSED SDS SOLID LINE
ST PROPOSED STORM WATER LINE
RL PROPOSED ROOF LEADER LINE
PROPOSED ROOF LEADER
W PROPOSED WATER LINE
WS PROPOSED WATER SERVICE LINE
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED WATER VALVE

OVERALL MASTER PLAN

SCALE: 1" = 100'

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

SIGNED THIS _____ DAY OF _____ 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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2	6/28/22	PER PLANNING BOARD COMMENTS	CMB				
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4	8/30/22	PER PLANNING BOARD COMMENTS	CMB				
5	9/27/22	PER PLANNING BOARD COMMENTS	CMB				
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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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F: 845-440-6637

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.

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SIGNED THIS _____ DAY OF _____, 20_____, BY

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_____ SECRETARY

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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
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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

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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

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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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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SITE PLAN – SOUTH

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	SP-3
SHEET:	5 OF 28

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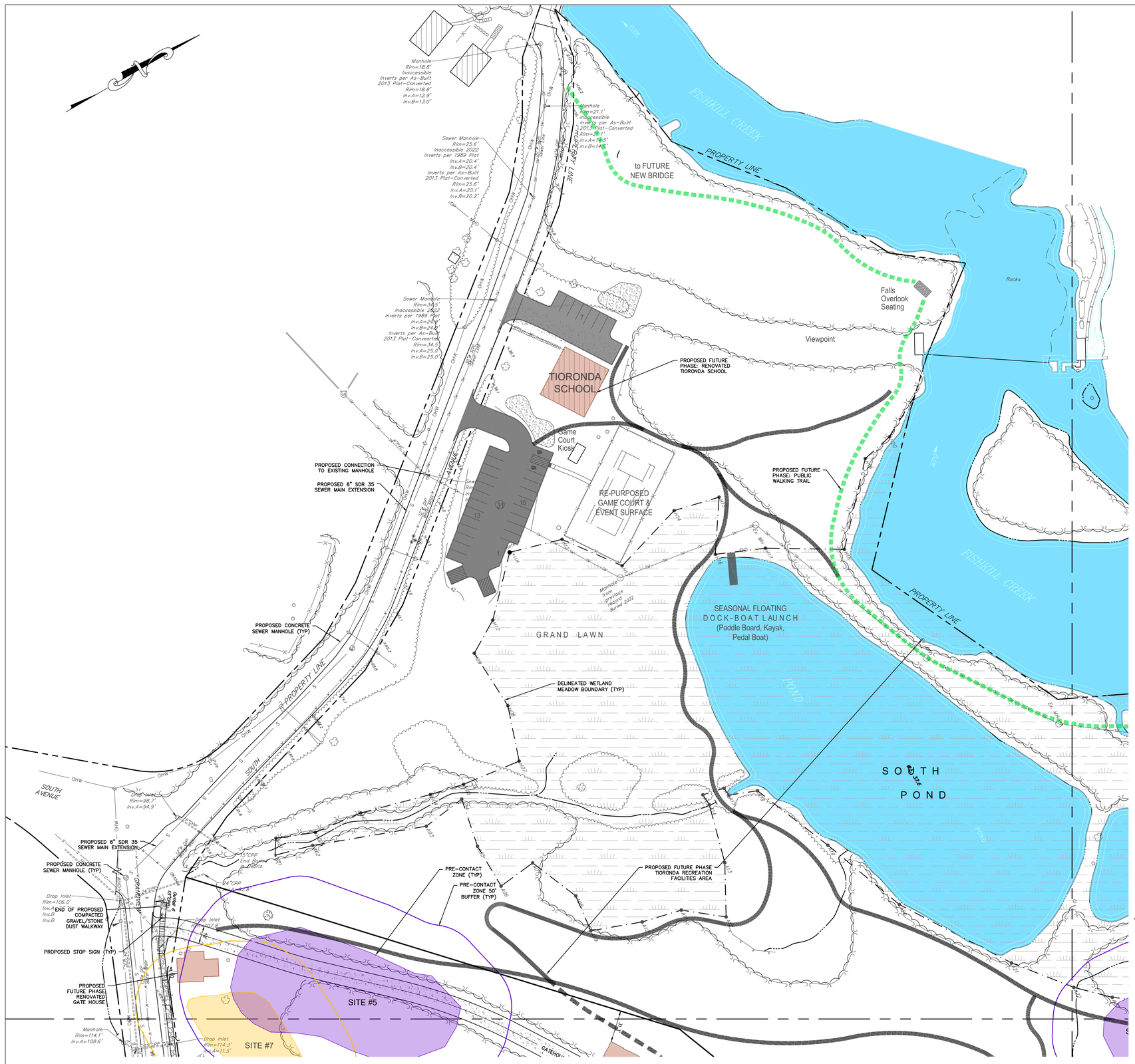

LEGEND:

- 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
- WV 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
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- 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

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.

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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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	7	11/29/22	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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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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F: 845-440-6637

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'

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

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–CB3 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 IN = 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 = 172.82 SUMP = 168.90 CB20–CB19 INV IN = 169.80 CB19A–CB19 INV IN = 168.02 CB19–CB18 INV OUT = 167.90
CB19A	RIM = 171.80 SUMP = 167.70 CB19A–CB19 INV OUT = 168.70
CB20	RIM = 177.83 SUMP = 173.56 CB21–CB20 INV IN = 174.66 CB20–CB19 INV OUT = 174.56
CB21	RIM = 180.87 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

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	111 LF	15" ø CORR HDPE	8.45%
CB19A–CB19	42 LF	15" ø CORR HDPE	1.64%
CB20–CB19	187 LF	15" ø CORR HDPE	2.54%
CB21–CB20	186 LF	15" ø CORR HDPE	1.34%

LEGEND:

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- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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.

WATER METER NOTES:

1. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR ADVANCED METERING INFRASTRUCTURE (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 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.

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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DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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- Land Planning

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GRADING & UTILITY PLAN – NORTH

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-1
SHEET:	7 OF 28

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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:

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- 100' WETLAND BUFFER
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- 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
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRADING & UTILITY 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

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_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
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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

GRADING & UTILITY PLAN – SOUTH

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-2
SHEET:	8 OF 28

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

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX. SMH	RIM = 46.26 SMH1–EX. SMH INV IN = 39.00
SMH 1	RIM = 68.93 SMH2–SMH1 INV IN = 63.60 SMH1–EX. SMH INV OUT = 63.50
SMH2	RIM = 105.57 SMH3–SMH2 INV IN = 94.50 SMH2–SMH1 INV OUT = 94.50
SMH3	RIM = 121.00 SMH4–SMH3 INV IN = 112.40 SMH3–SMH2 INV OUT = 110.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH1–EX. SMH	185 LF	8 inch PVC	13.27%
SMH2–SMH1	316 LF	8 inch PVC	9.78%
SMH3–SMH2	232 LF	8 inch PVC	6.69%

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- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 100 YEAR FLOOD PLANE
- 250 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- 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
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- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

GRADING & UTILITY PLAN – SOUTH WEST

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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GRADING & UTILITY PLAN – SOUTHWEST

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	GU-3
SHEET:	9 OF 28

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
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- PROPOSED ROOF LEADER
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- WS — WS — PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD — PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION 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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EROSION & SEDIMENT CONTROL 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:	ESC-1
SHEET:	10 OF 28

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EROSION & SEDIMENT CONTROL PLAN – SOUTH

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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SHEET:	11 OF 28

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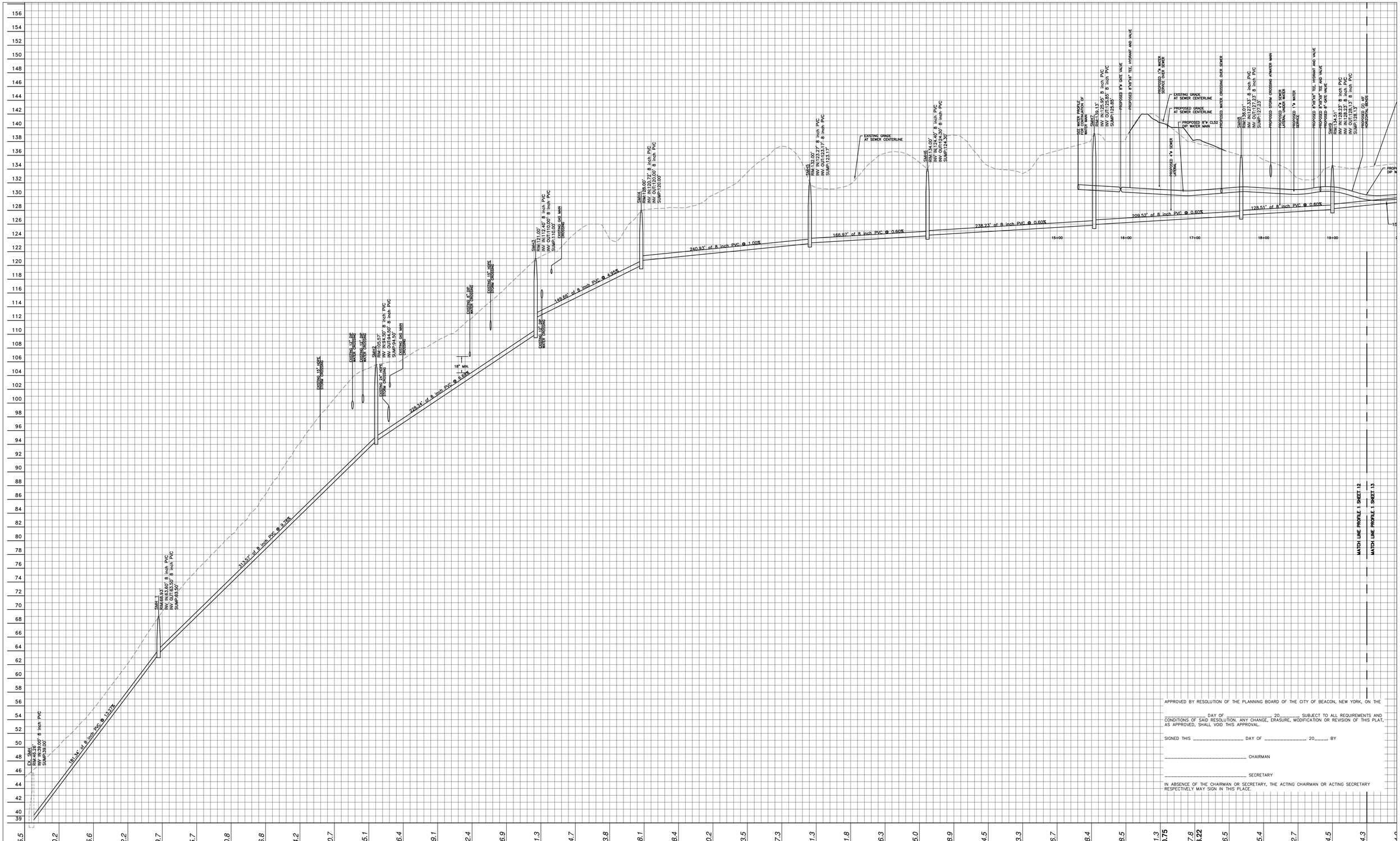

SEWER PROFILE 1 EX SMH TO SMH 10

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

DISTANCE ALONG BASELINE (FT)

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PROFILES 1

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-1
SHEET:	12 OF 28

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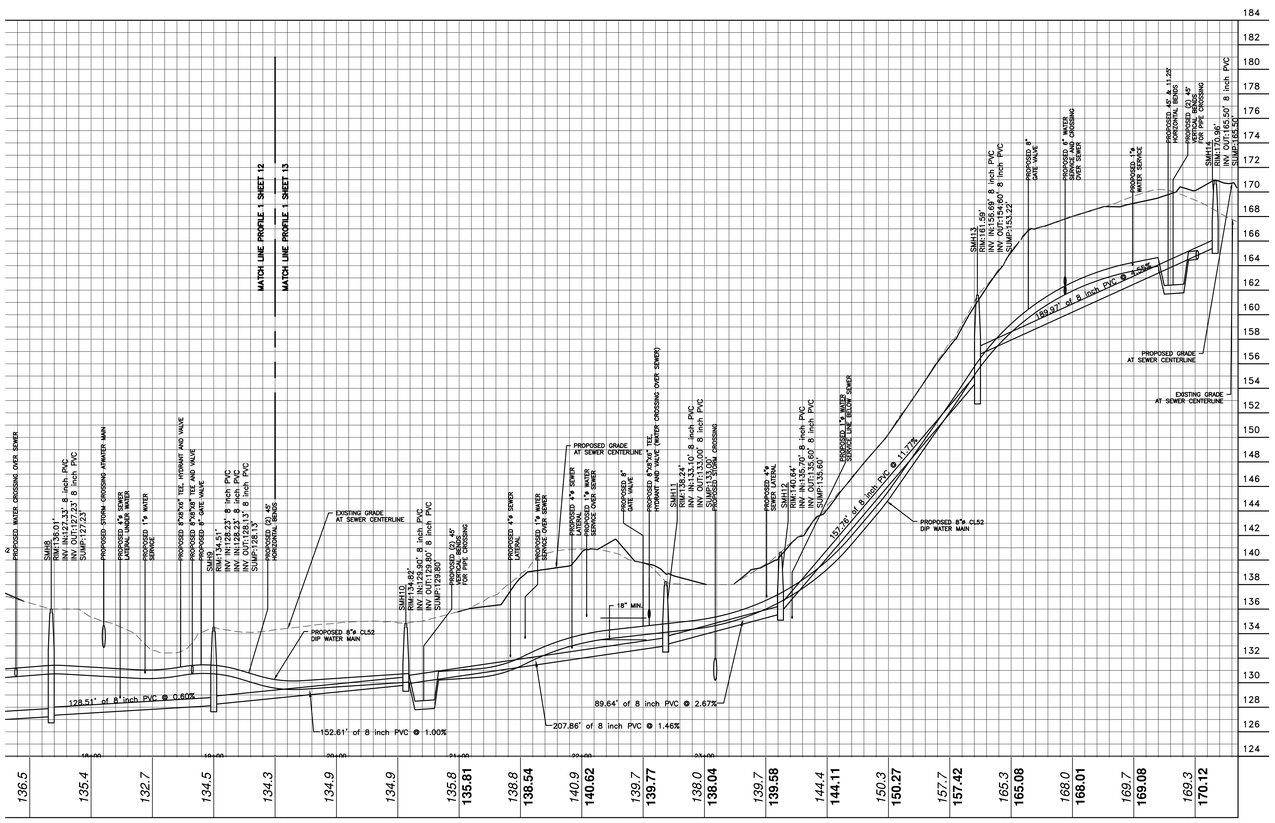
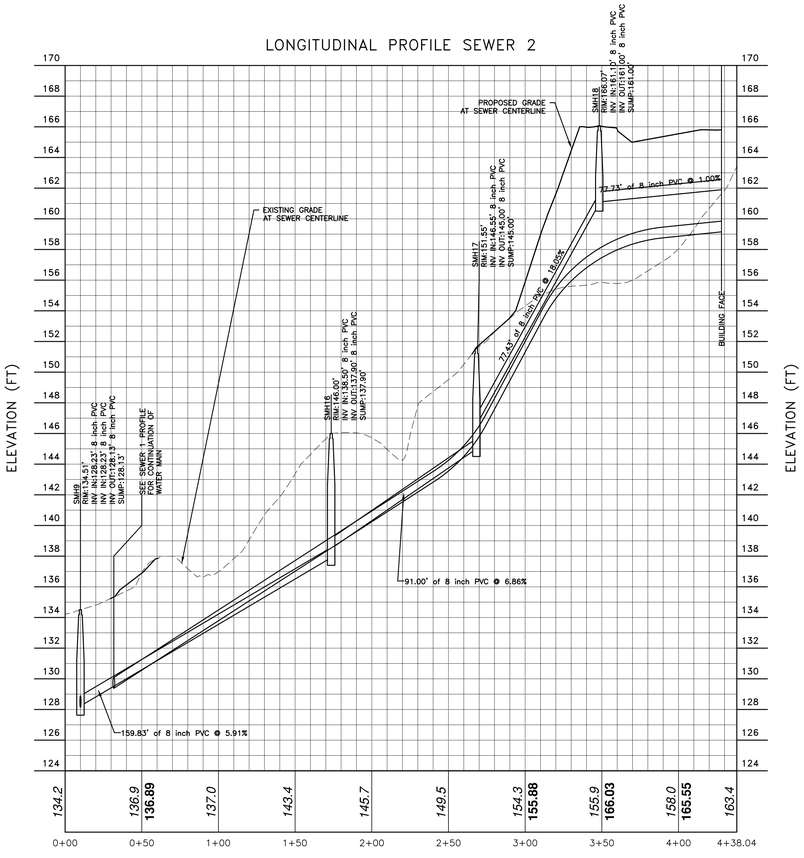


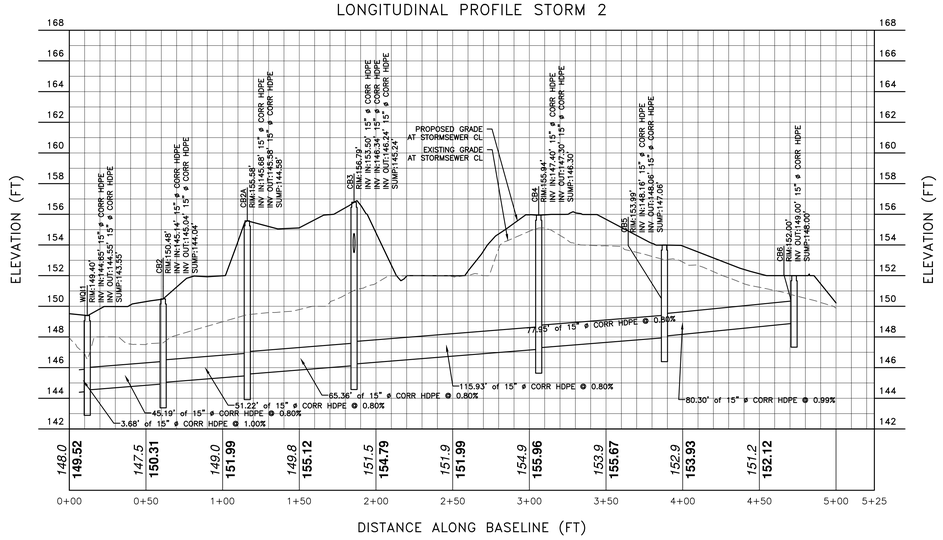
SEWER 1 PROFILE SMH 10 TO SMH 15

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



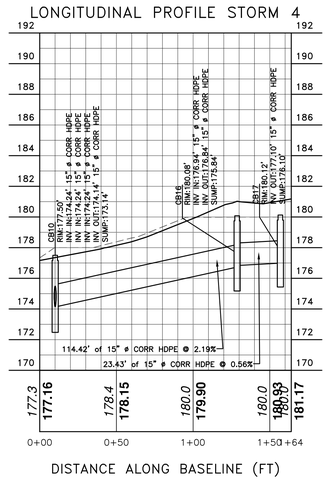
SEWER 2 PROFILE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/25/22	ADDED SHEET	CMB	7	11/29/22	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				

ARROWSTREET
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STATE OF NEW YORK MICHAEL A. BOCCHINO 094466 LICENSED PROFESSIONAL ENGINEER
SEAL

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

PROFILES 2

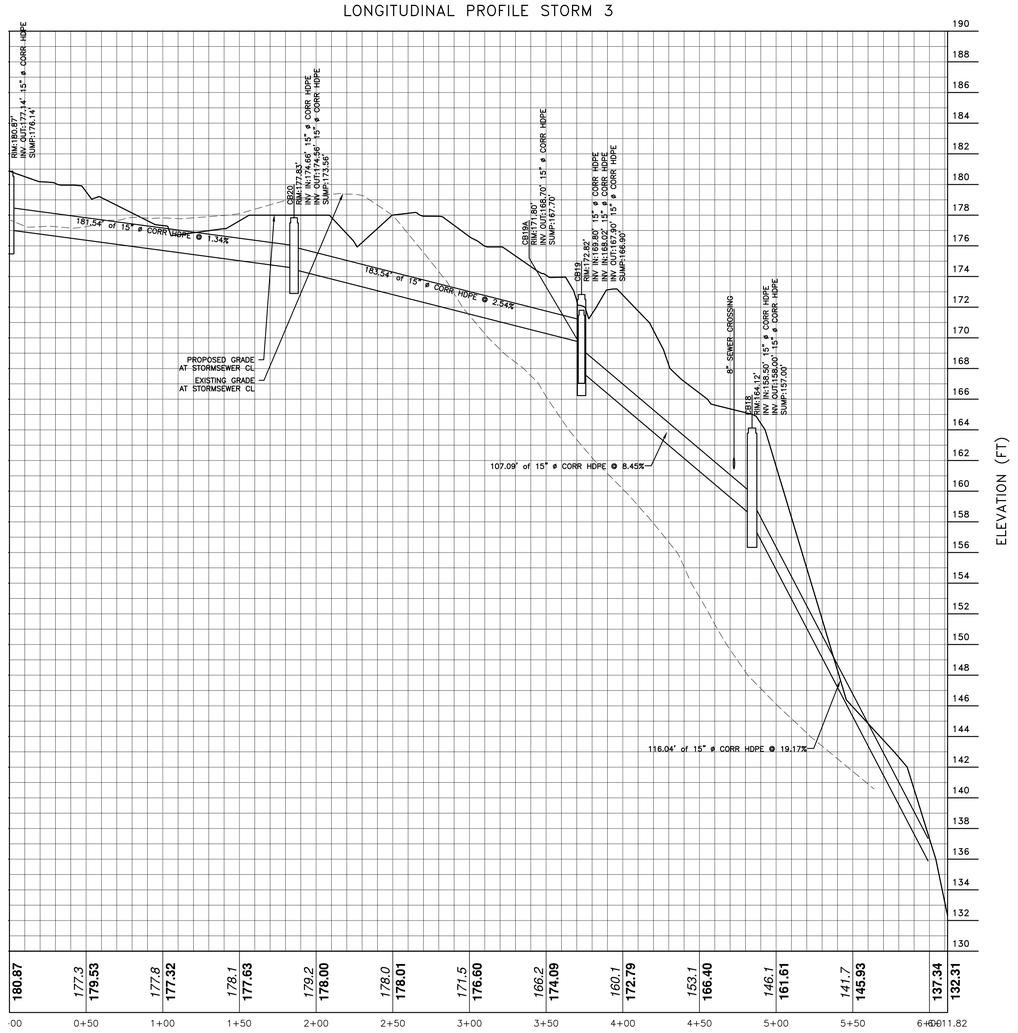
MIRBEAU BEACON

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

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

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

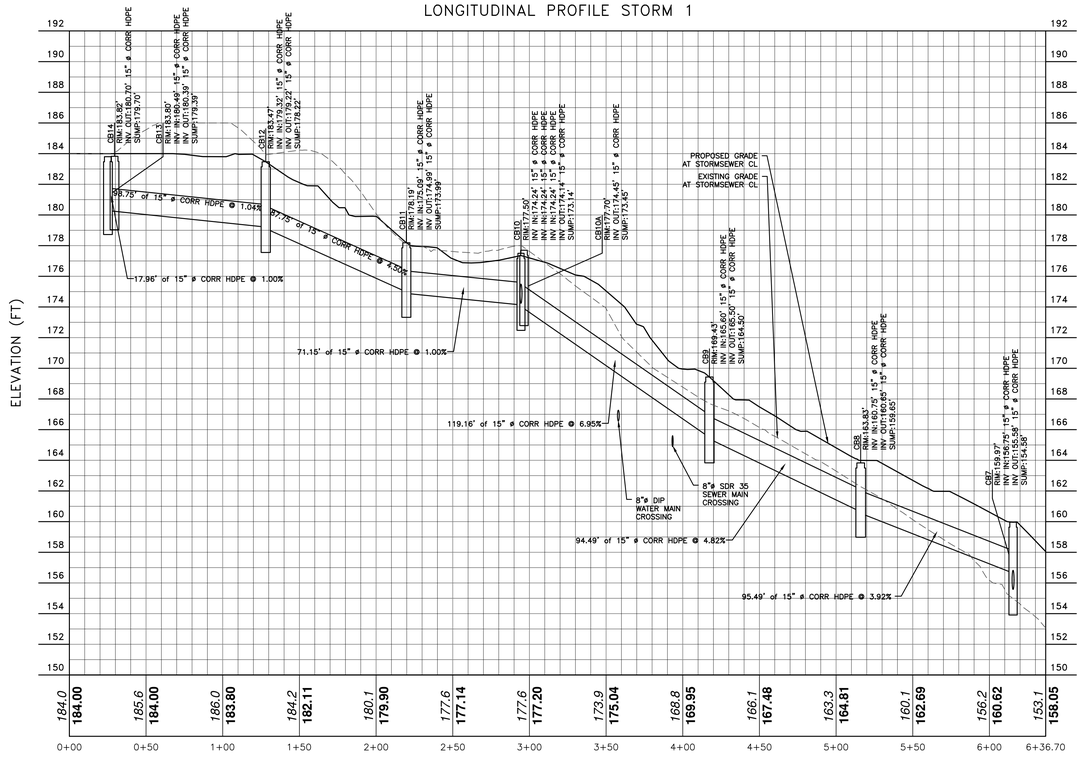
LONGITUDINAL PROFILE STORM 3



DISTANCE ALONG BASELINE (FT)

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

LONGITUDINAL PROFILE STORM 1



DISTANCE ALONG BASELINE (FT)

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

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_____ SECRETARY

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DRAWN BY: CMB

CHECKED BY: MAB

REVISIONS:

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
7	11/29/22	PER PLANNING BOARD COMMENTS	CMB

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10 POST OFFICE SQUARE
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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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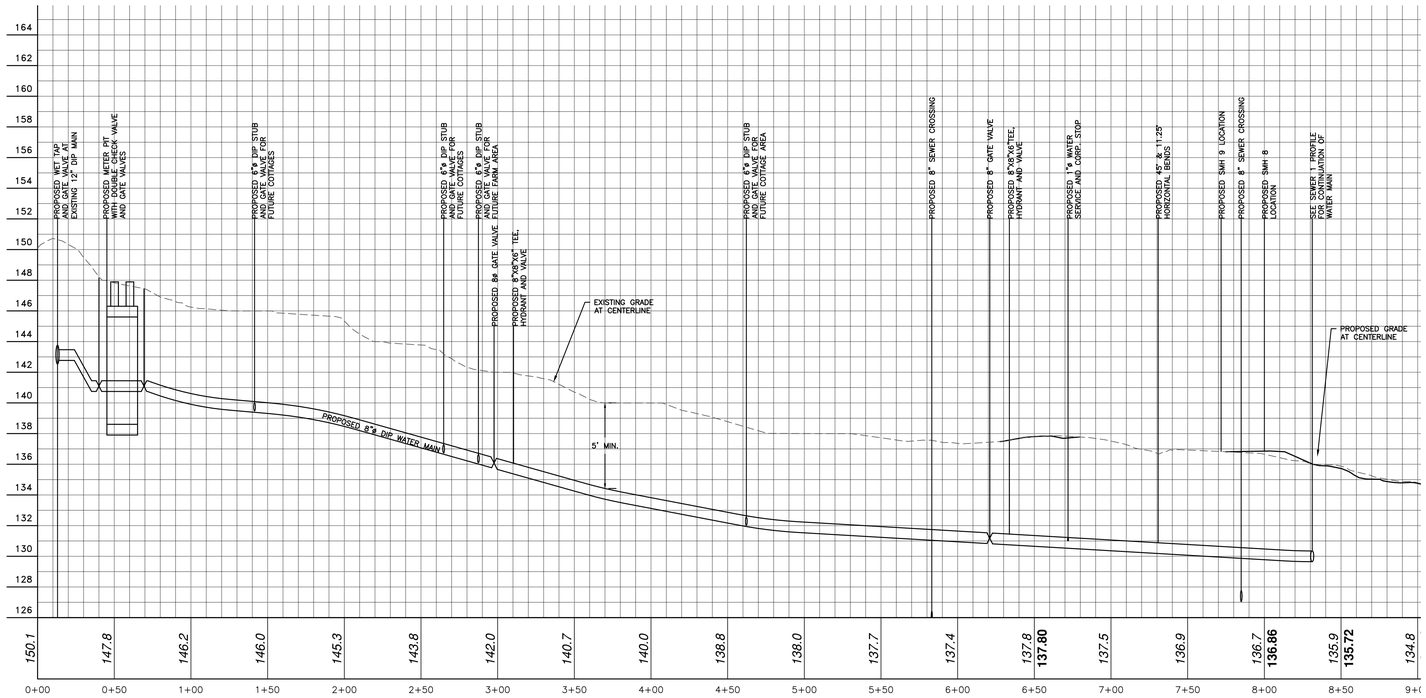
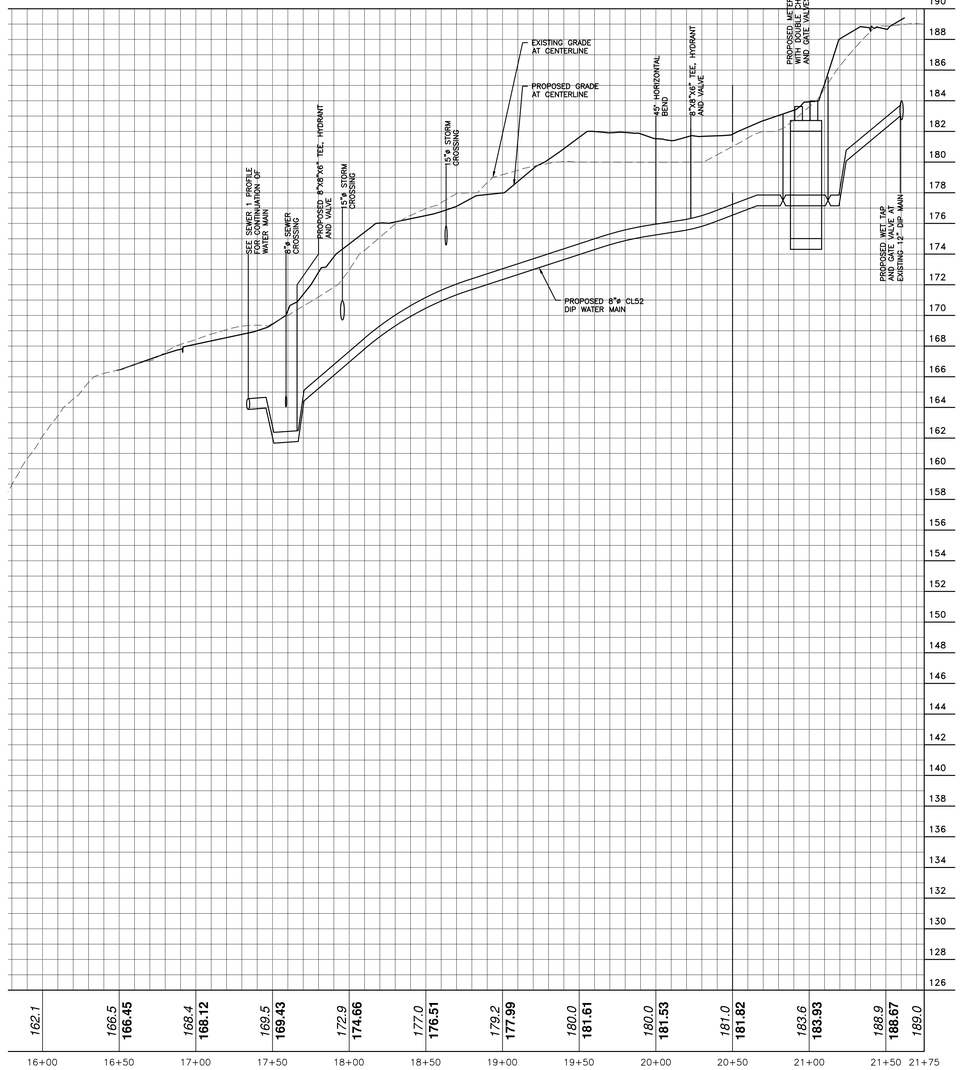


WATER PROFILE STA 0+00 TO STA 8+50
SCALE: 1" = 40' H
1" = 4' V



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

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_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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PROFILES 4

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	AS SHOWN
TITLE:	PR-4
SHEET:	15 OF 28

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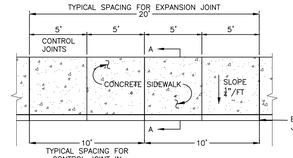
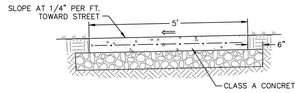
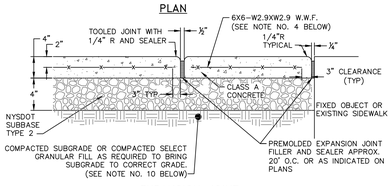


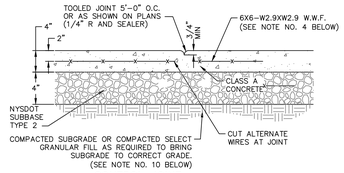


SECTION A–A

PLAN



EXPANSION JOINT

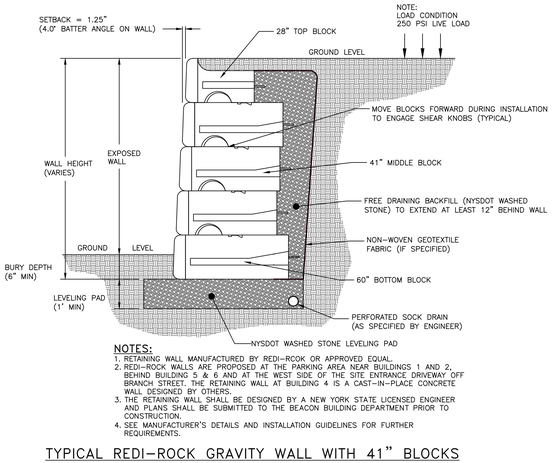


CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED 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.

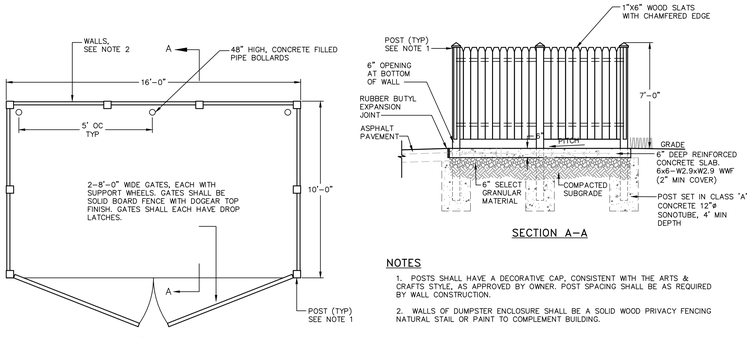
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:

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

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



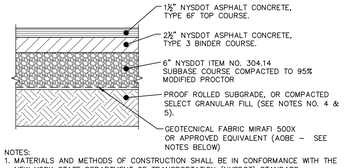
PLAN

SECTION A–A

NOTES

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

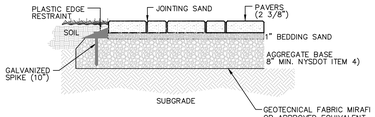
TRASH ENCLOSURE DETAILS
NOT TO SCALE



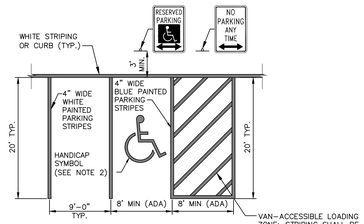
NOTES:

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

PAVEMENT SECTION DETAIL
NOT TO SCALE



CONCRETE PAVER DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING

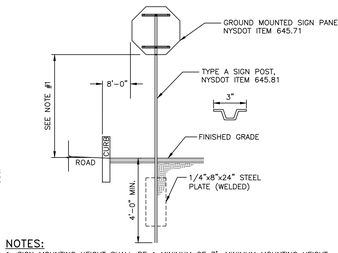
HANDICAP PARKING STRIPING

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

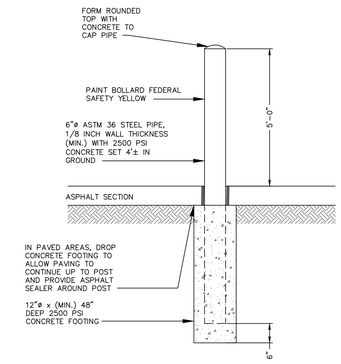
TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT



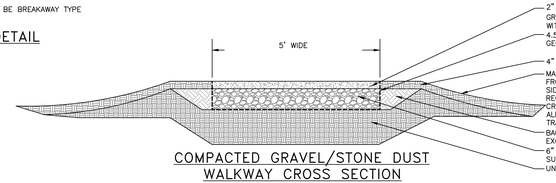
NOTES:

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.

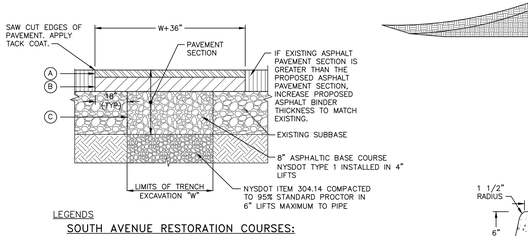
SINGLE POST SIGN DETAIL
NOT TO SCALE



CONCRETE BOLLARD DETAIL
NOT TO SCALE



COMPACTED GRAVEL/STONE DUST WALKWAY CROSS SECTION
NOT TO SCALE



LEGENDS

SOUTH AVENUE RESTORATION COURSES:

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

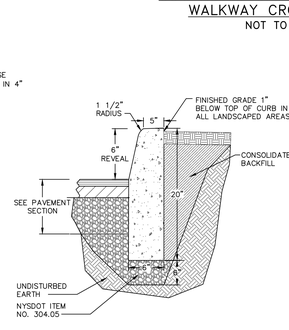
HOWLAND AVENUE RESTORATION COURSES:

- (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 TYPE 1 (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



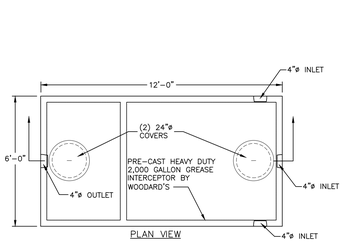
ABUTTING GRASS OR LANDSCAPE

ABUTTING SIDEWALK

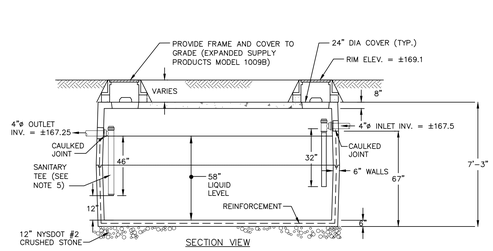
NOTES:

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

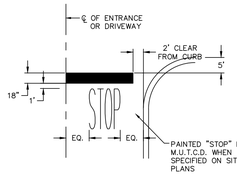


SECTION VIEW

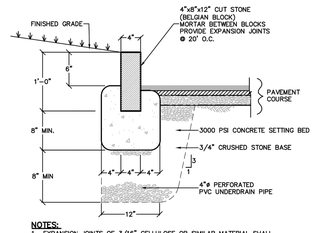
NOTES:

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



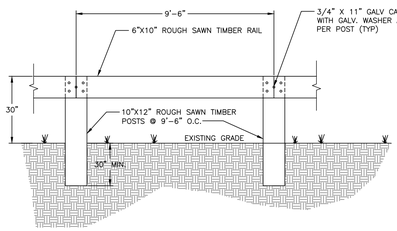
STOP BAR DETAIL
NOT TO SCALE



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.

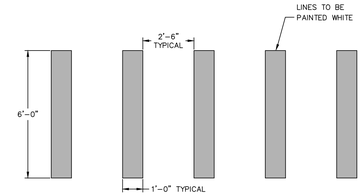
BELGIAN BLOCK CURB DETAIL
N.T.S.



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:

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
7	11/29/22	PER PLANNING BOARD COMMENTS	CMB

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STATE OF NEW YORK — MICHAEL K. REDDICK — 084459 — LICENSED PROFESSIONAL ENGINEER
SEAL

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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F: 845–440–6637

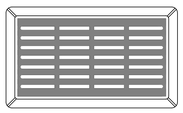
CONSTRUCTION DETAILS

MIRBEAU BEACON

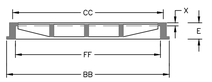
7 CRAIG HOUSE LANE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–13–001258

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

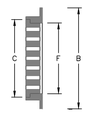
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

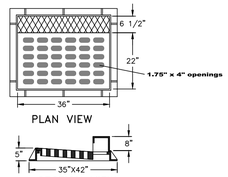
DIMENSION TABLE:

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

NOTES:

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

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



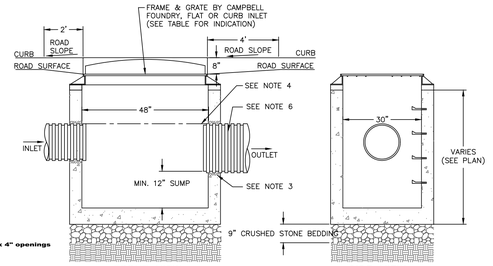
PLAN VIEW

SECTION VIEW

NOTES:

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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

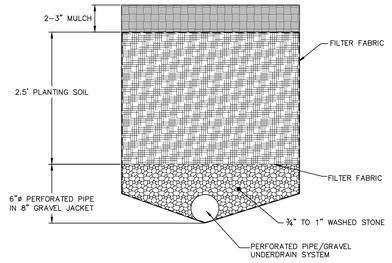


FRONT VIEW SIDE VIEW

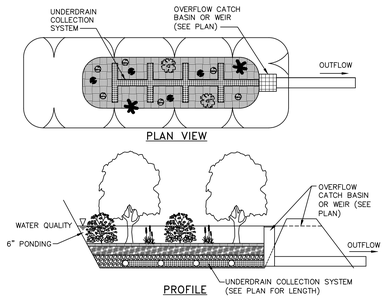
NOTES:

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

CATCH BASIN DETAIL
NOT TO SCALE



TYPICAL SECTION

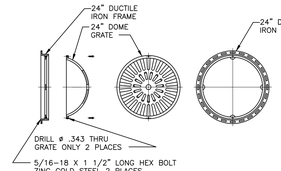


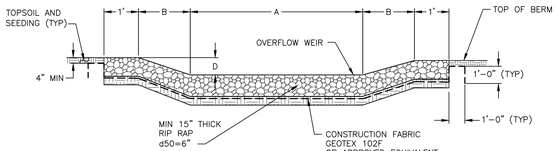
PROFILE

NOTES:

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

TYPICAL BIORETENTION DETAIL
NOT TO SCALE

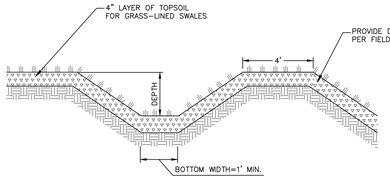




NOTES:

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

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

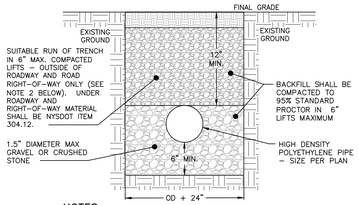


SECTION VIEW

NOTES:

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

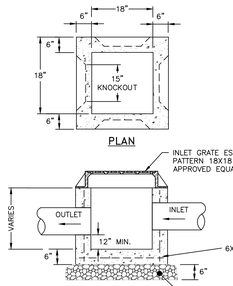
TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

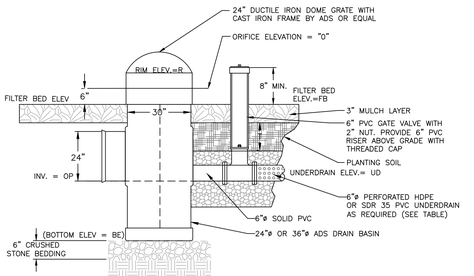
STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

PRE–CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



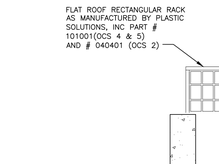
NOTES:

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

ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

OUTLET CONTROL STRUCTURE DATA

BIO ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"I" (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



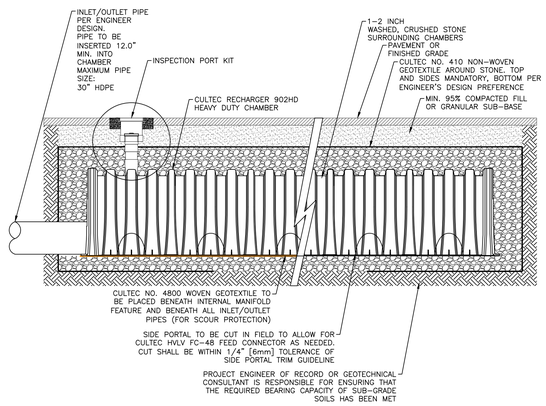
OUTLET CONTROL STRUCTURE DATA

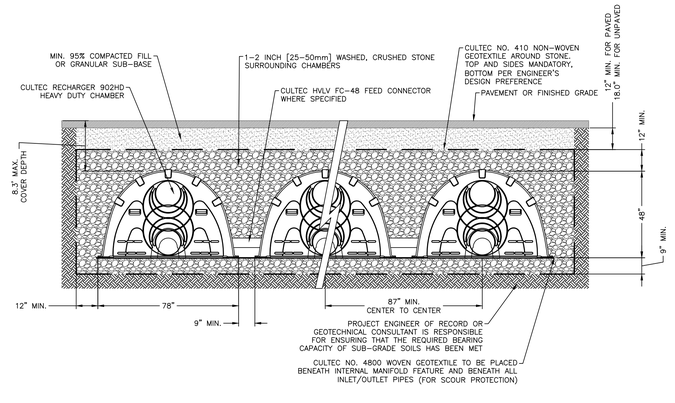
BIORETNTION AREA	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"UD" (FT)	MIN. UG LENGTH	"LF" (FT)	# OF HIGH FLOW INLETS	"HF" (FT)	"I" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)
A	42"X42" I.D.	2	N/A	0	136.5	0	N/A	137.1	18	133.5

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	7	11/29/22	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				
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6	10/25/22	PER PLANNING BOARD COMMENTS	CMB				

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HUDSON LAND DESIGN

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

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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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–2
SHEET:	17 OF 28

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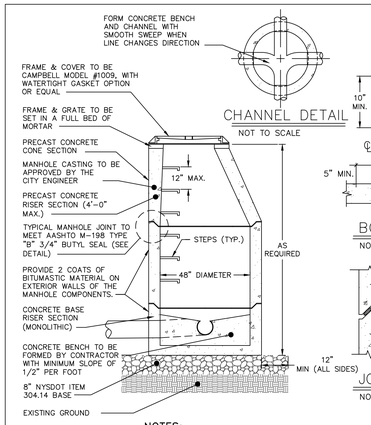
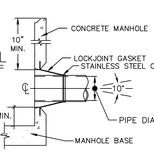
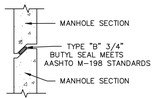


CHANNEL DETAIL
NOT TO SCALE



BOOT DETAIL
NOT TO SCALE

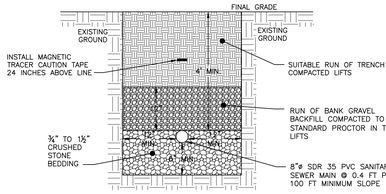


JOINT DETAIL
NOT TO SCALE

NOTES:

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

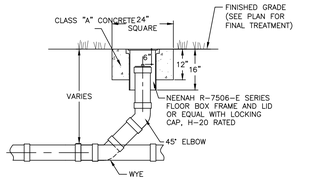
PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



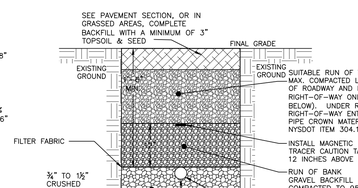
NOTES:

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

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



NOTES:

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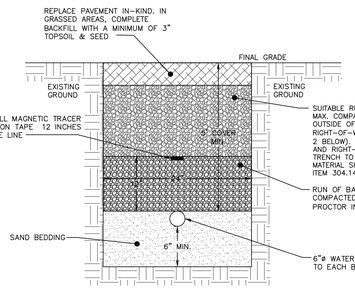
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.50.

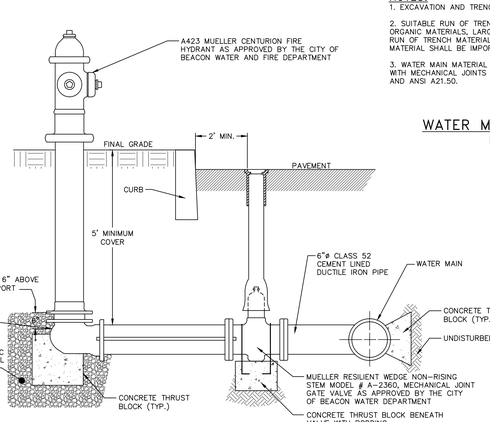
WATER MAIN TRENCH DETAIL
NOT TO SCALE



NOTES:

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

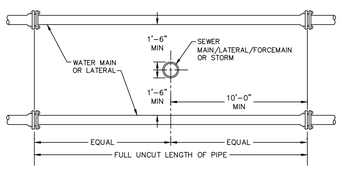
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



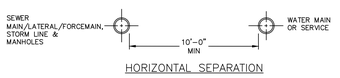
NOTES:

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

HYDRANT DETAIL
NOT TO SCALE



VERTICAL SEPARATION

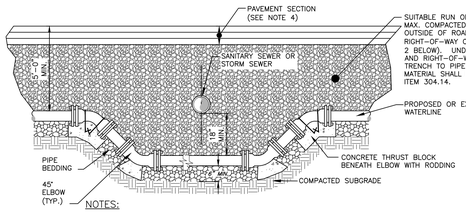


HORIZONTAL SEPARATION

NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

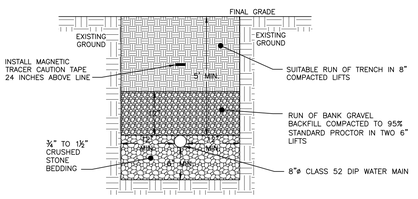
1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL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

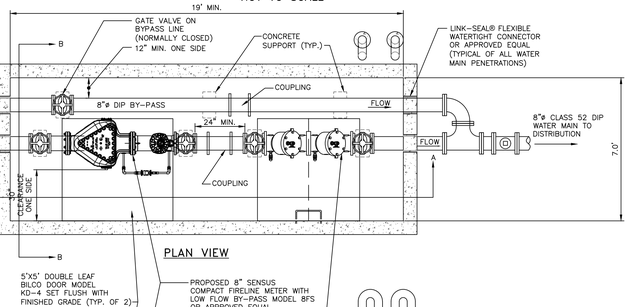
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

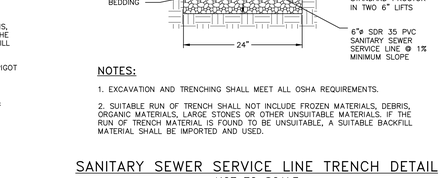
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



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

METER PIT DETAIL
SCALE: 1"=±3'



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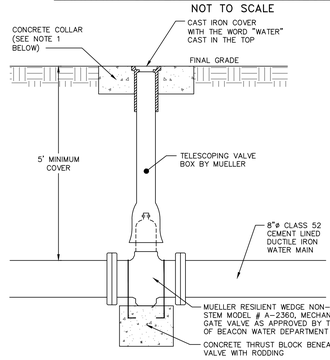
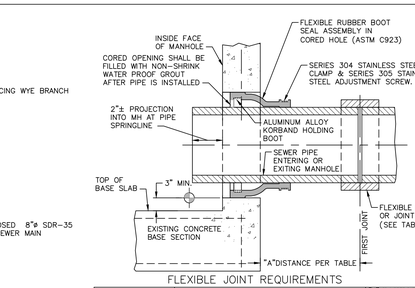
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



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



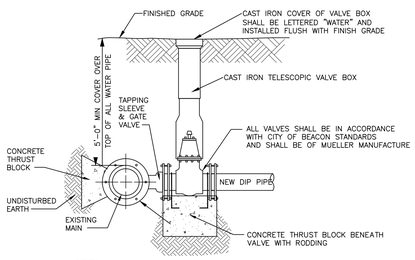
FLEXIBLE JOINT REQUIREMENTS

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



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3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

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

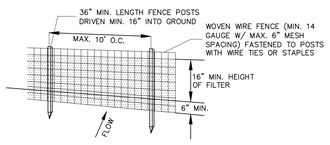
GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW:
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. 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:

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

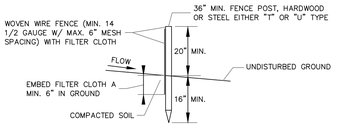
WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)

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 PLAT



PERSPECTIVE VIEW

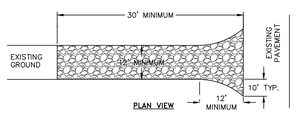


SECTION VIEW

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.

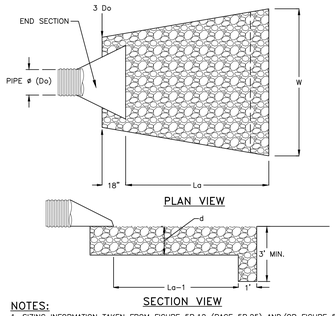
SILT FENCE DETAIL
NOT TO SCALE



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

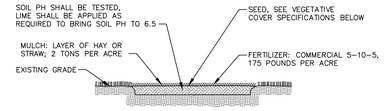


SECTION VIEW

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:

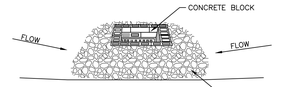
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

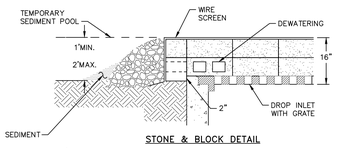
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

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.

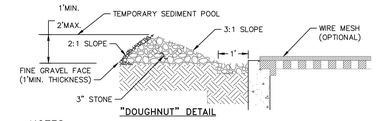
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

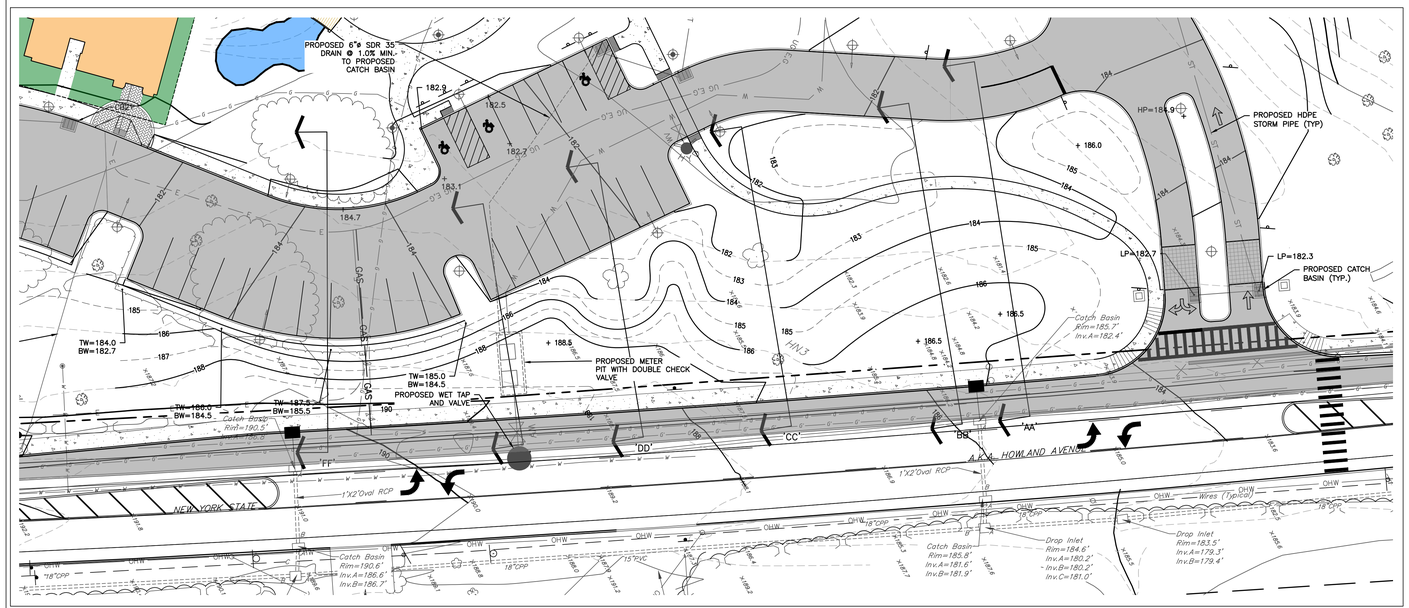


"DOUGHNUT" DETAIL

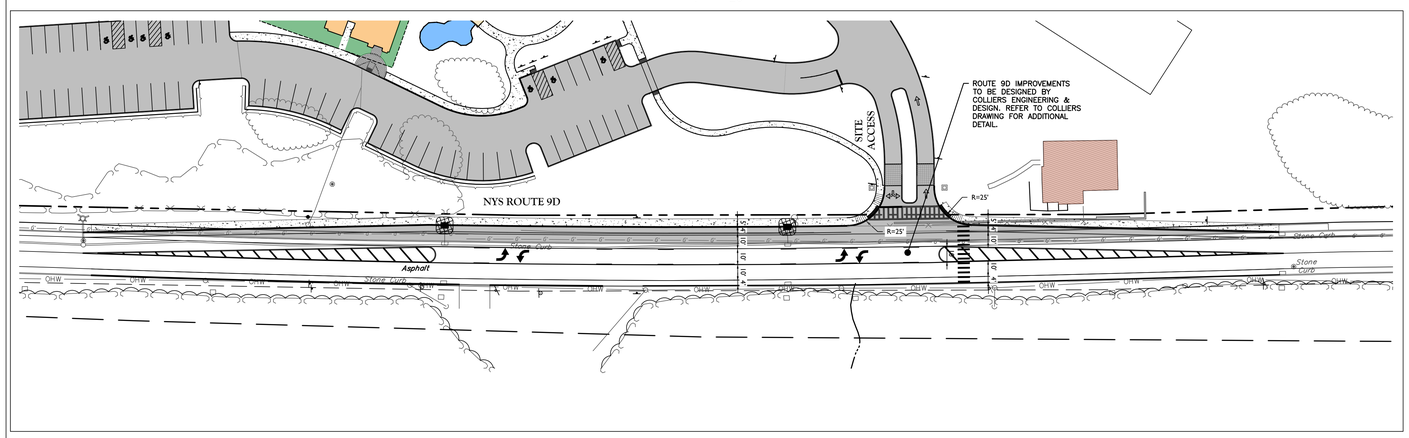
NOTES:

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

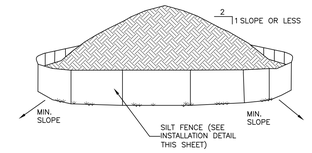
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



GRADING & UTILITY PLAN INSET
1" = 20'



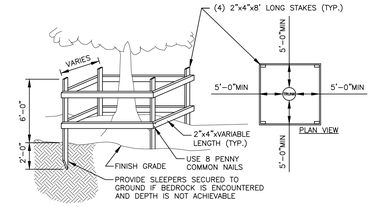
NYS DOT ENTRANCE DETAIL
1" = 40'



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.

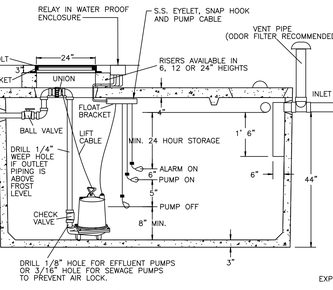
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



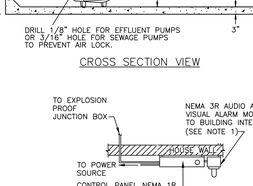
NOTES:

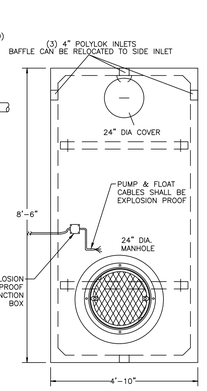
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



CROSS SECTION VIEW





PLAN VIEW

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB — CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/25/22	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
7	11/29/22	PER PLANNING BOARD COMMENTS	CMB

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LANDSCAPE ARCHITECTS:
LRC GROUP
85 Civic Center Plaza, Suite 204, Poughkeepsie NY 12601, Tel: 845.243.2880
160 West Street, Suite E, Cromwell, CT 06416, Tel: 860.635.2877
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HUDSON LAND DESIGN

STATE OF NEW YORK MICHAEL A. BOCCHIERI 084484 LICENSED PROFESSIONAL ENGINEER
SEAL

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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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–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

DRAWN BY: CMB	CHECKED BY: MAB

REVISIONS:

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
6	11/29/22	UPDATED PLOT	HT

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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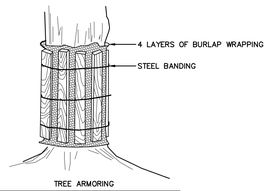
TREE REMOVAL & PROTECTION PLAN – NORTH

MIRBEAU BEACON

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

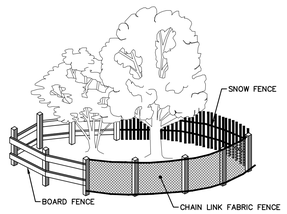
JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	TP-2
SHEET:	20 OF 28

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



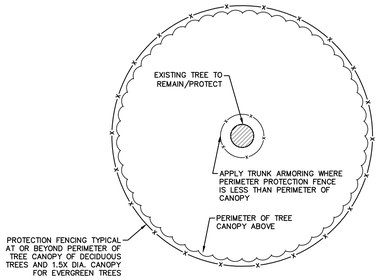
TREE ARMORING

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 0 290
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				
6	11/29/22	UPDATED PLOT	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

LEGEND:

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

SEEDING LEGEND:

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

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET 38 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES, SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORRHIZA INOCULANT – "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
   - 1 PART PEAT MOSS
   - 1 PART MANURE (WEED FREE)
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
10. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
11. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
12. SEED MIX A:
    "LOW-MOW SEED MIX" – BLEND OF 3-5 CREEPING RED FESCUES.
    SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
13. SEED MIX B:
    "FUZZ & BUZZ MIX-PREMIUM" – ERNMX-147 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.
    SEEDING RATE: 42 LBS PER ACRE
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
14. SEED MIX C:
    "RAIN GARDEN GRASS MIX" – ERNMX-180-1 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.
    SEEDING RATE: 15 LBS PER ACRE
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
15. SEED MIX D:
    "CONTRACTOR'S LAKEVIEW CONSERVATION MIX" – ERNMX-116-A5 BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.
    SEEDING RATE: 75-150 LBS PER ACRE (3LBS PER 1,000 S.F.)
    SEEDING DATE: AUGUST 15-OCTOBER 1 AND APRIL 15-JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
16. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

GRAPHIC SCALE
00 00 0 00
SCALE IN FEET

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

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NO.	DATE	DESCRIPTION	BY
1	5/25/22	PER PLANNING BOARD COMMENTS	HT
2	7/26/22	SITE PLAN REVISIONS	HT
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5	10/25/22	SITE PLAN/LANDSCAPE REVISIONS	HT
6	11/29/22	UPDATED BACKGROUND PLOT	HT

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NO.	DATE	DESCRIPTION	BY

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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PLANTING PLAN – OVERALL NORTH

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LL-2
SHEET:	22 OF 28

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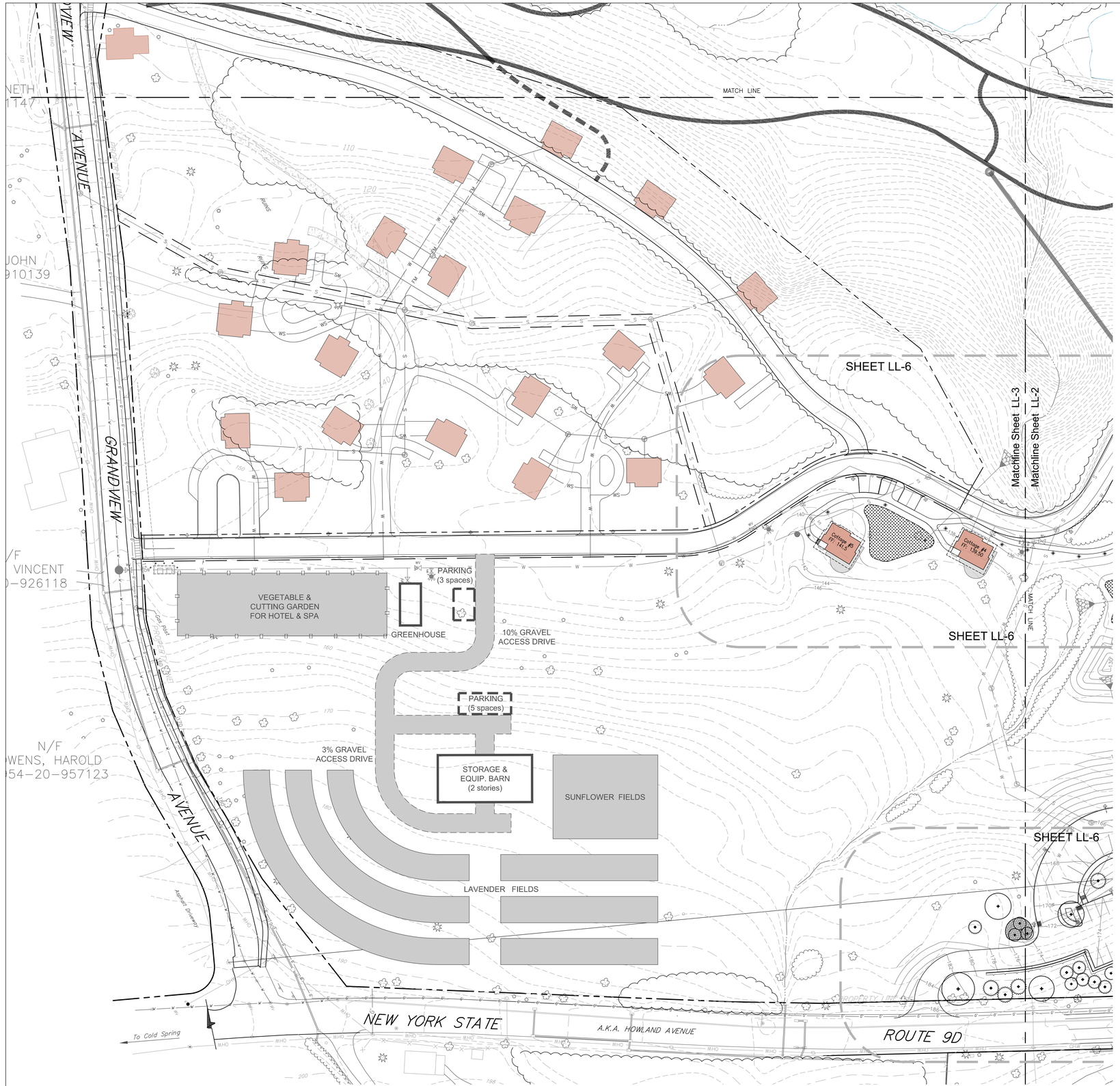

PLANT LIST:

	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
SPECIMEN & SHADE TREES:	APT	6	ACER PLATANOIDES x TRUNCATUM 'C.S.'	CRIMSON SUNSET MAPLE	B&B	2.5–3" cal.	35'h 25'w	Purple leaf tolerates HOT sun
	ARK	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.

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

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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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LOW-MOW GRASS SEED MIX TO LIMITS OF DISTURBANCE

RAIN GARDEN GRASS SEED MIX

CATTAILS, SEDGES AND FERNS AROUND POND EDGE

LOWER POND

OBSERVATION DECK

UPPER POND

WATER LILY & LOTUS THROUGHOUT POND EDGE

STREAM WITH RAPIDS TO POND

FOOT BRIDGE

MONET BRIDGE

ORNAMENTAL METAL PERGOLA

STAIR FROM ROOF TERRACE

PERENNIALS & ORNAMENTAL GRASSES TYP.

LOW ORNAMENTAL GRASSES OR SUCCLENT BEDS TYP.

GROTTO ROOM PATIO TYP.

ROOF TERRACE (PAVED)

AQUA TERRACE

RAISED PLANTERS BETWEEN ROOFTOP BALCONIES (TYP.)

STREAM TO POND

WATERFALL FEATURE

STILL POND

FOOTBRIDGE

SARGENT WEEPING HEMLOCK (Existing)

RENOVATED PATIO

ROOFTOP BALCONIES TYP.

GROUNDCOVER AND PERENNIALS TYP.

SEEDED LAWN (LOW-MOW)

ORNAMENTAL GRASSES (TYP.)

SODDED LAWN

GROUNDCOVER AND PERENNIALS TYP.

PERENNIAL & ANNUAL BED

ORNAMENTAL FOUNTAIN

PERENNIALS GRASSES AND ANNUALS IN ISLAND

PERENNIALS & ORNAMENTAL GRASSES TYP.

GROUNDCOVER & PERENNIALS TYP.

PERENNIALS & ORN. GRASSES TYP.

EXISTING YELLOW BUCKEYE TREE:
1. AIRSPADE AT RELOCATED CURB LINE TO ASSESS ROOT CONDITIONS AND CONSULT WITH ARBORIST FOR POTENTIAL ROOT PRUNING.
2. USE "DU STRUCTURAL SOILS" UNDER ADJACENT RELOCATED SIDEWALK (FILL CONDITION) FOR BASE MATERIAL.

PERENNIALS AND ANNUAL BED

GROUNDCOVERS & PERENNIALS

SEEDED LAWN

Concrete Sidewalk

Asphalt

GRAPHIC SCALE
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SCALE IN FEET

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

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3	8/30/22	SITE PLAN REVISIONS	CH
4	9/27/22	SITE PLAN/LANDSCAPE REVISIONS	HT
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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

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

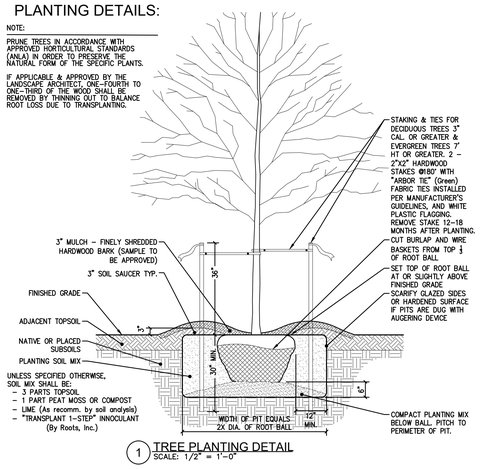
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

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.

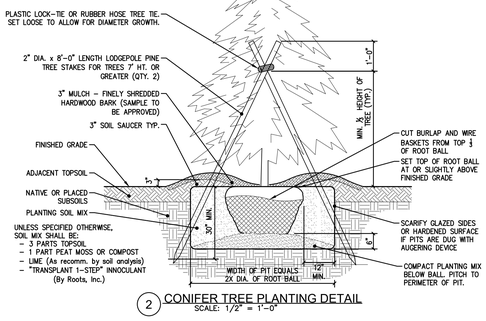


1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

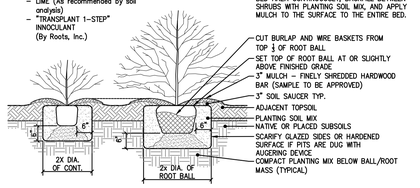
NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

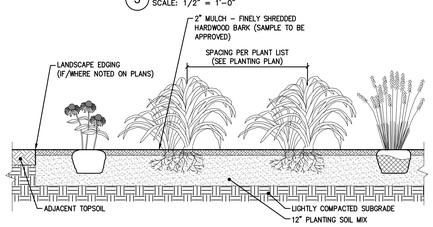
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



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



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

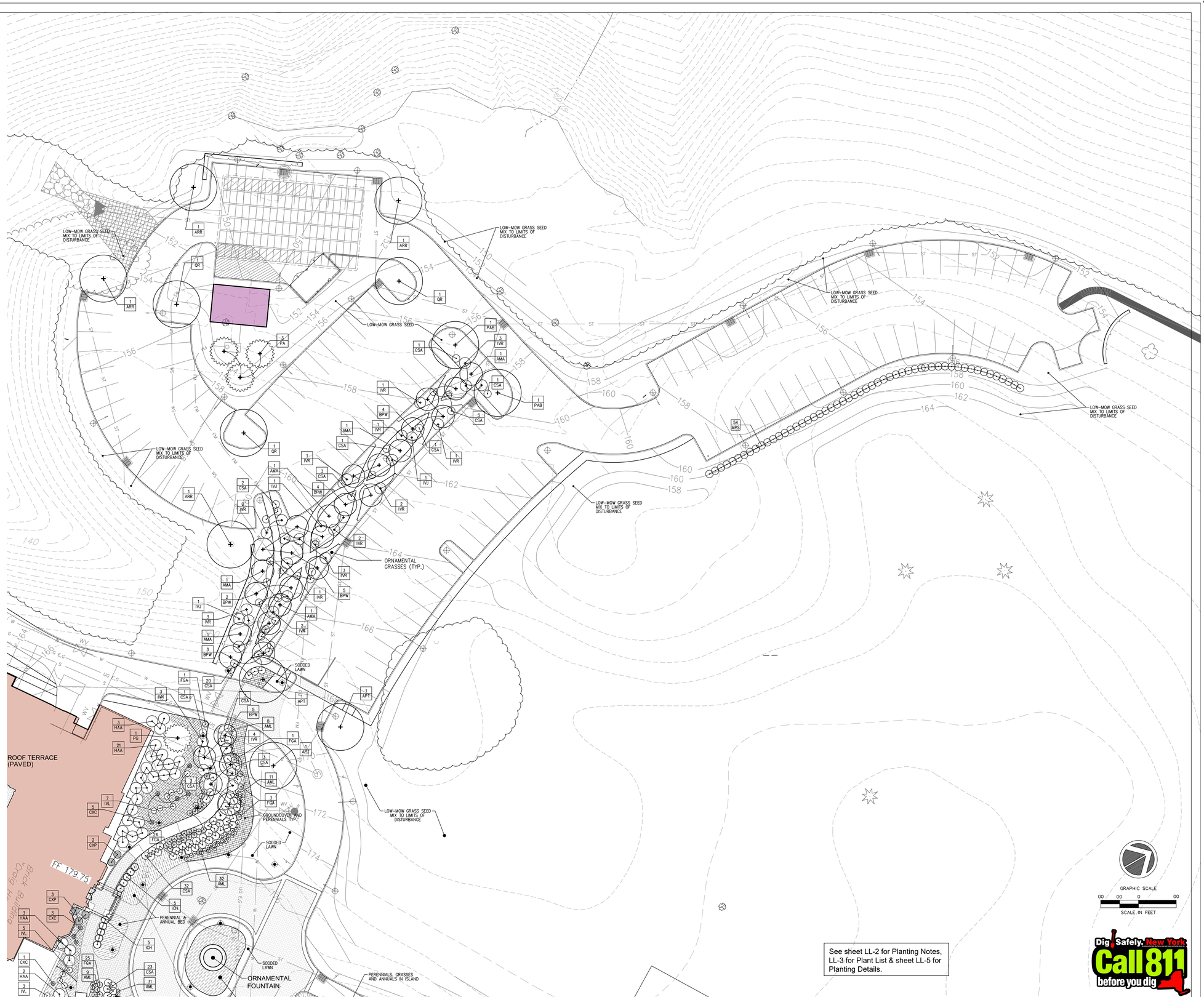


SECTION THROUGH PERENNIAL BED

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.

Dig Safely. New York. Call 811 before you dig

DRAWN BY: HT/CH/DW	CHECKED BY: HT

REVISIONS:

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	CH
4	9/27/22	SITE PLAN/LANDSCAPE REVISIONS	HT
5	10/25/22	SITE PLAN/LANDSCAPE REVISIONS	HT
6	11/29/22	UPDATED BACKGROUND PLOT	HT

REVISIONS:

NO.	DATE	DESCRIPTION	BY

ARROWSTREET
ARCHITECTURE & DESIGN
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BOSTON MA 02109
617.623.5555
arrowstreet.com

Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
LRC GROUP
- Landscape Architecture
- Civil Engineering
- Environmental Services
- Land Surveying
- Land Planning

85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.
LRC Proj. No. 21-2809

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F: 845-440-6637

SEAL

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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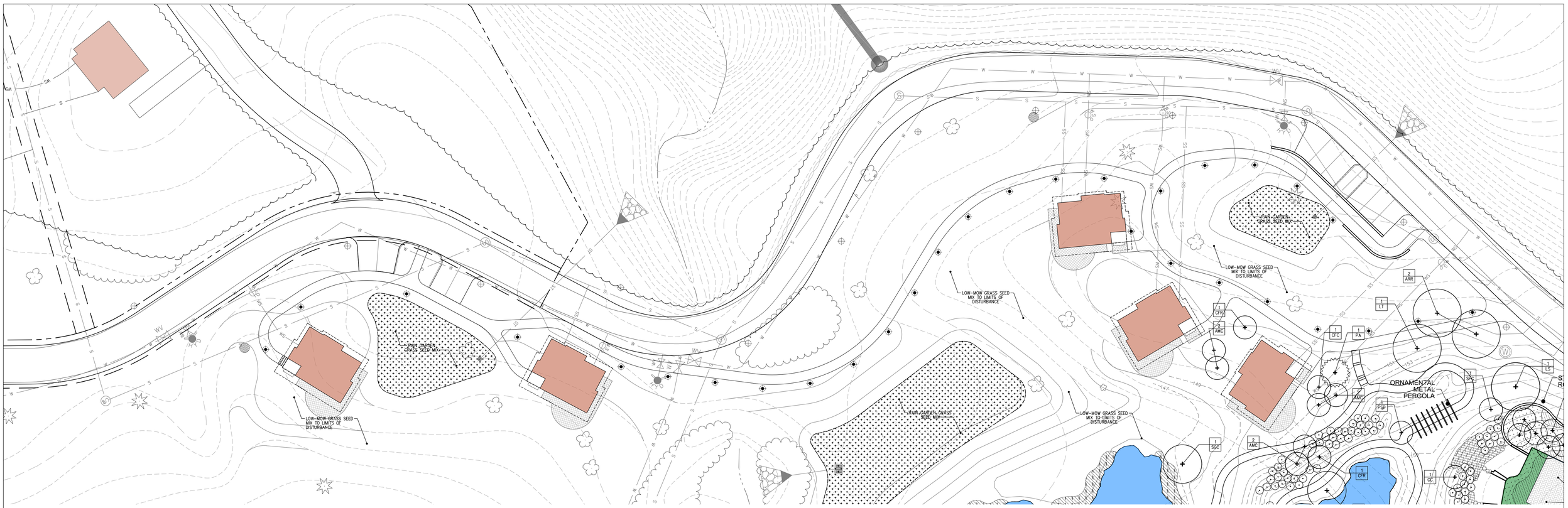

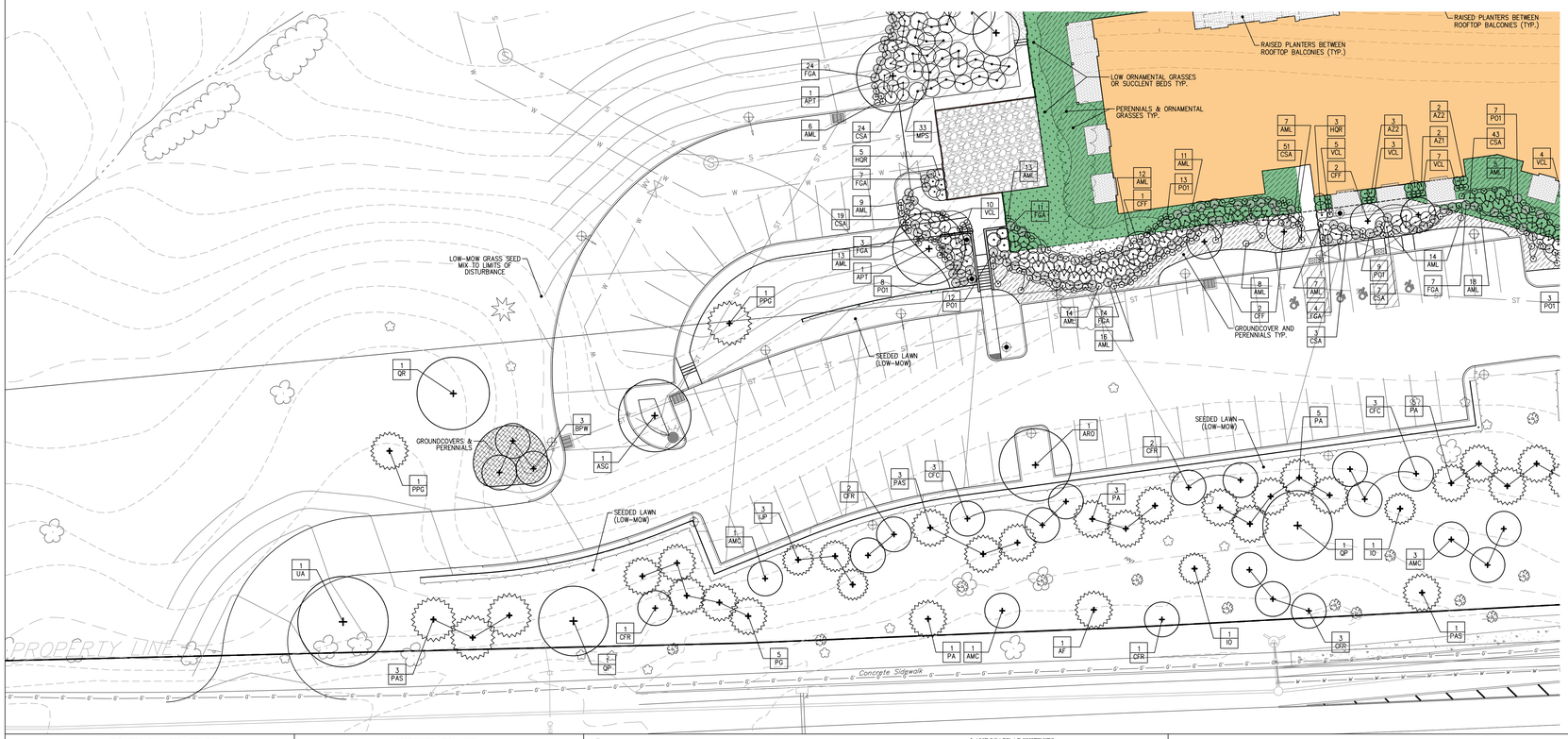

See sheet LL-2 for Planting Notes, LL-3 for Plant List & sheet LL-5 for Planting Details.

GRAPHIC SCALE
00 00 0 00
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 – REPLOT	HT				
4	9/27/22	SITE PLAN/LANDSCAPE REVISIONS	HT				
5	10/25/22	SITE PLAN/LANDSCAPE REVISIONS	HT				
6	11/29/22	UPDATED BACKGROUND PLOT	HT				

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F: 845-440-6637

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
DATE:	3/29/2022
SCALE:	1" = 20'
TITLE:	LL-6
SHEET:	26 OF 28

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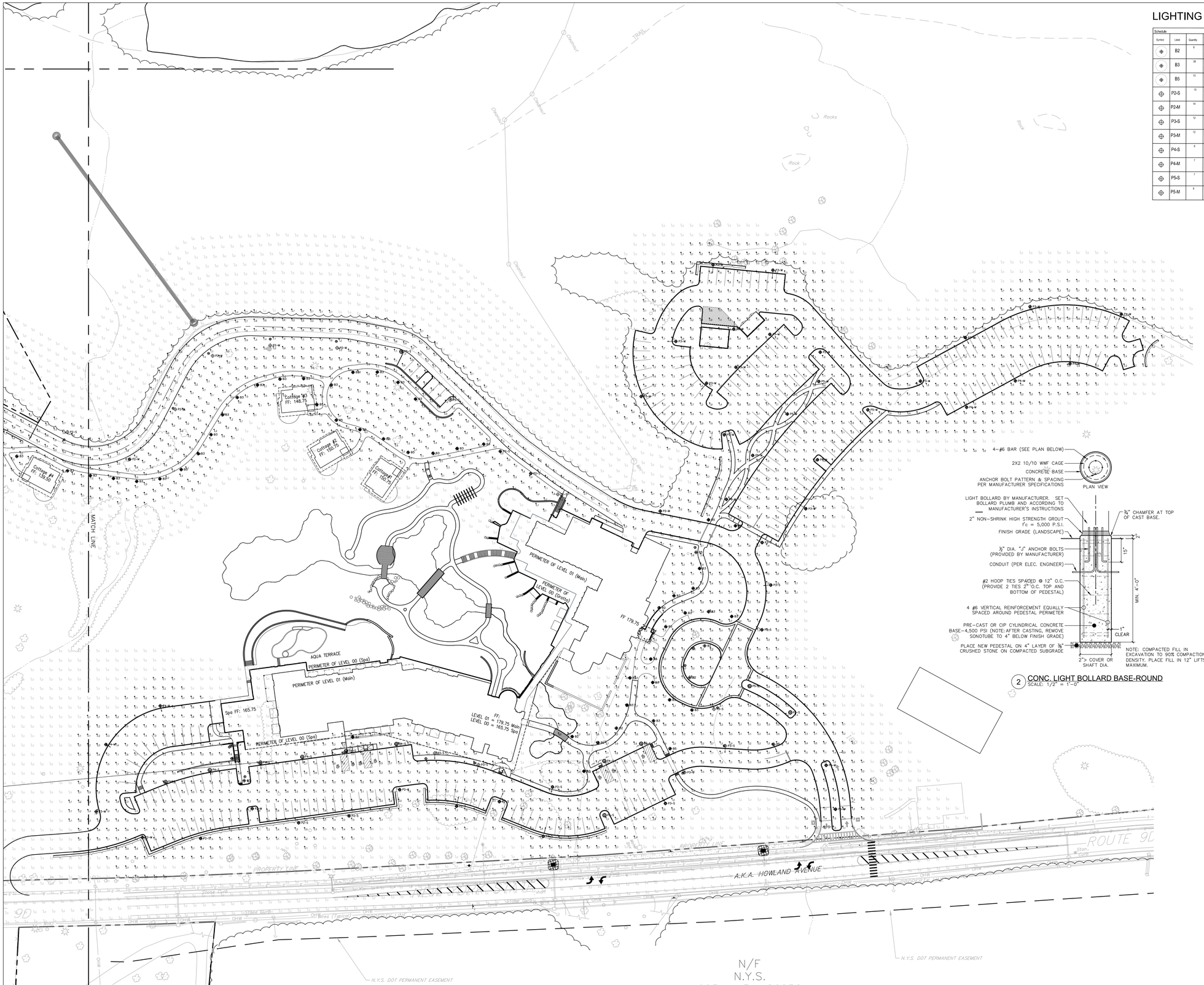


LIGHTING SCHEDULE:

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	LLDF Loss 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/10 - PROS/10-2030.ies	0.9	1782	25.1	
⊕	P2-M	14	ARCHITECTURAL AREA LIGHTING	PROV/3-ML-295-3K7-2	PROVIDENCE MEDIUM 2 - TYPE 2	LED 3000K	PD/16 - PROV/3-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/10-2030.ies	0.9	1830	25.1	
⊕	P3-M	12	ARCHITECTURAL AREA LIGHTING	PROV/3-ML-295-3K7-3	PROVIDENCE MEDIUM 2 - TYPE 3	LED 3000K	PS/16 - PROV/3-ML-295-3K7-3.ies	0.9	3489	34.1	
⊕	P4-S	8	ARCHITECTURAL AREA LIGHTING	PROS/14W-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 4 WIDE	LED 3000K	P4-10 - PROS/14W-2030.ies	0.9	1783	25.1	
⊕	P4-M	7	ARCHITECTURAL AREA LIGHTING	PROV/3-ML-295-3K7-4W	PROVIDENCE MEDIUM 2 - TYPE 4 WIDE	LED 3000K	P4W-16 - PROV/3-ML-295-3K7-4W.ies	0.9	3498	34.1	
⊕	P5-S	7	ARCHITECTURAL AREA LIGHTING	PROS/15-2030	PROVIDENCE SMALL WITH CLEAR FLAT GLASS LENS - TYPE 5	LED 3000K	P5-10 - PROS/15-2030.ies	0.9	1735	25.1	
⊕	P5-M	9	ARCHITECTURAL AREA LIGHTING	PROV/3-ML-295-3K7-5G	PROVIDENCE MEDIUM 2 2 - TYPE 5	LED 3000K	PG/16 - PROV/3-ML-295-3K7-5G.ies	0.9	3816	34.1	

KEY TO LIGHT FIXTURES:

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

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

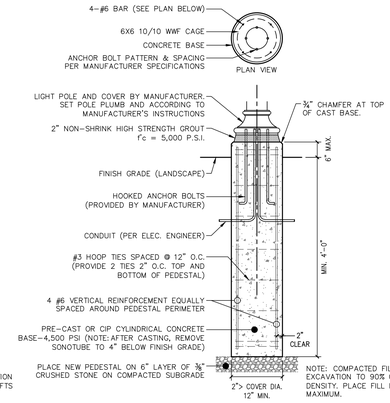
B2, B3 & B5

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

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

See sheet LP-3 for Fixture Specification Order Sheets.

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				
6	11/29/22	UPDATED BACKGROUND PLOT	HT				

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SEAL

SITE LIGHTING PLAN - NORTH

MIRBEAU BEACON

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

JOB #:	2021:051
DATE:	3/29/2022
SCALE:	1" = 40'
TITLE:	LP-2
SHEET:	27 OF 28

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LIGHT FIXTURE SPEC SHEETS:

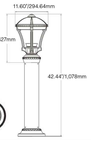
"B" - BOLLARD FIXTURE:

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

FEATURES

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

SPECIFICATIONS



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

BOTTOM VIEW

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, 42 watts*
3040	*4000K CCT, 42 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*
DGC	*Dark Sky Cap*
PFC	*Brass Painted Finial*
BPS	*Brass Painted Struts*
LDL	*Lightly Diffused Lens*

6. MOUNTING

FL	*Fluted Shaft 6" 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	5000K CCT Efficacy (Lm/W)	5000K CCT BUG Rating B	U	G	4000K CCT Delivered Lumens	4000K CCT Efficacy (Lm/W)	4000K CCT BUG Rating B	U	G	3000K CCT Delivered Lumens	3000K CCT Efficacy (Lm/W)	3000K CCT BUG Rating B	U	G	Average System Watts
				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	3353	75	1	0	1	3362	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	2383	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

1 | 1

"P" - MEDIUM POST TOP FIXTURE:

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

(P2-16, P3-16, P4W-16, P5Q-16)

DATE: 5-11-22 | LOCATION: BEACON, NY
TYPE: 2,3,4,5Q | PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROV2 ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 16' ABOVE GRADE.

PROVIDENCE®

RELATED PRODUCTS

PROL2 | PROL2-LK | PROS | PROB

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

3000K Warmer CCTs only | Non-Continuous Specifications

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI Lumen	3000K 70CRI Bug Rating B	U	G	3000K 70CRI Efficacy (Lm/W)	4000K 70CRI Lumen	4000K 70CRI Bug Rating B	U	G	4000K 70CRI Efficacy (Lm/W)	5000K 70CRI Lumen	5000K 70CRI Bug Rating B	U	G	5000K 70CRI Efficacy (Lm/W)
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
			Clear	5W	3529	2	0	1	103.5	3670	2	0	1	107.6	3826	2	0	1	112.2
				1-CL	3242	1	0	1	95.0	3373	1	0	1	98.8	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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HUBBELL Lighting

architectural area lighting

PROV2
ARCHITECTURAL AREA/SITE

DATE: 5-11-22 | LOCATION: BEACON, NY
TYPE: 2,3,4,5Q | PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

ORDERING GUIDE

Example: PROV2-36L-325-3K7-4W-BL-SLA1-DF-HS-AD5-UNV

CATALOG #

HOUSING

PROV2

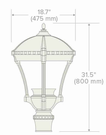
Housing	LED Quantity	Lumen output	CCT CRI	Distribution	Finish
PROV2 Providence Medium 2.0	36L 36 LED	295 450mA Microcore Equivalent	AM3 [1] Amber 595nm Peak	1 Type I	BLS Black Gloss Smooth
		325 325mA, 4500 Lumens	3K7 3000K 70 CRI	2 Type II	BLT Black Matte Textured
		510 510mA, 6500 Lumens	4K7 4000K 70 CRI	3 Type III	DBS Dark Bronze Gloss Smooth
		525 700mA Microcore Equivalent	5K7 5000K 70 CRI	4W Type IV Wide	DBT Dark Bronze Matte Textured
		615 615mA, 7500 Lumens	Contact factory for options listed below	5Q Type V Square	GTT Graphite Matte Textured
			27K8 2700K, 80 CRI	5W Type V Wide	LGS Light Grey Gloss Smooth
			80 or 90 CRI for standard color temperatures		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	Optional Lens	Options	Mounting Options	Voltage
Pole Mount	CL Clear Lens	HS [3,4] House Side Shield	AD5 Adaptor-5" OD Pole	UNV 120-277V
STND_UNV [4] Standard Mount	DL [4] Diffused Lens	PFN Brass Colored Finish	PCA-C Photocontrol Adapter Contemporary	
PT23 2 3/8" tenon		SPK Cast Spikes	EFA-C Egress Adapter Contemporary	
PT3 3" tenon		BPS Brass Colored Struts		
PT4 4" tenon		SF Single Fuse (120, 277)		
Arm Mount		DF Double Fuse (208, 240)		
SLA1 4" pole or tenon				
SLABU-4 4" pole or tenon				
SLABU-5 4" pole or tenon				
TRASU-4 4" pole or tenon				
TRAMU-4 4" pole or tenon				
TRASU-5 5" pole or tenon				
TRAMU-5 5" pole or tenon				
TRABU-5 5" pole or tenon				
TRASS-5 5" pole or tenon				
TRAS6-5 5" pole or tenon				
Wall Mount				
WMAS5 Wall Mount				
WMA56 Wall Mount				
Pier Mount				
PM1 Pier Mount 1				
PM2 Pier Mount 2				
PM3 Pier Mount 3				

BRASS SPIKES & BRASS FINIALS.

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:

architectural area lighting

PROS
ARCHITECTURAL AREA/SITE

(P3-10, P4-10, P5-10)

DATE: 5-11-22 | LOCATION: BEACON, NY
TYPE: 3,4,5Q | PROJECT: MIRBEAU SPA AT HOWLAND ESTATE
CATALOG #:

PROS ON 4" FLUTED ALUM. POLES W/ LENS HEIGHT OF 10' ABOVE GRADE.

PROVIDENCE®

FEATURES

- Reliable, uniform, glare free illumination
- Types II, III, IV and V distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits

3000K and warmer CCTs only

DIMENSIONS

RELATED PRODUCTS

PROL2 | PROV2

ORDERING GUIDE

Example: PROS-Y3-3030-BLS-BPS-WMA59D

CATALOG #

HOUSING

PROS

Housing	Distribution	Lumen Package	Finish	Options	Mounting
PROS Providence Small LED	Y2 Type II	2030 3000K CCT 25 watts	BLS Black Gloss Smooth	FS1 Fusing	Standard Mount
	Y3 Type III	2040 4000K CCT 25 watts	BLT Black Matte Textured	PFN Brass Painted Finial	Slips over a .975mm pole or may choose one
	Y4 Type IV	2050 5000K CCT 25 watts	DBS Dark Bronze Gloss Smooth	SPK Brass Painted Spike	Wall Mount
	Y5 Type V	3030 3000K CCT 43 watts	DBT Dark Bronze Matte Textured	BPS Brass Painted Struts	WMA59D Mount down
		3040 4000K CCT 43 watts	GTT Graphite Matte Textured	LDL Lightly diffused lens	WMA59U Mount up
		3050 5000K CCT 43 watts	LGS Light Gray Gloss Smooth	AD4 Adapter used only with standard AAL arms and post top mount fixtures to slip over a 4"OD/nm O.D. pole	Pole Mount/Side Mounts
			LGT Light Gray Matte Textured		TRA59D Mount down
			PSS Platinum Silver Gloss Smooth		TRA59U Mount up
			VGT Verde Green Matte Textured		
			WHS White Gloss Smooth		
			WHT White Matte Textured		
			Color Options		
			CC Custom Color [1]		

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	3000K 70CRI Bug Rating B	U	G	3000K 70CRI Efficacy (Lm/W)	4000K 70CRI Lumen	4000K 70CRI Bug Rating B	U	G	4000K 70CRI Efficacy (Lm/W)	5000K 70CRI Lumen	5000K 70CRI Bug Rating B	U	G	5000K 70CRI Efficacy (Lm/W)
25	2000	Clear Lens (Standard)	Type 2	1702	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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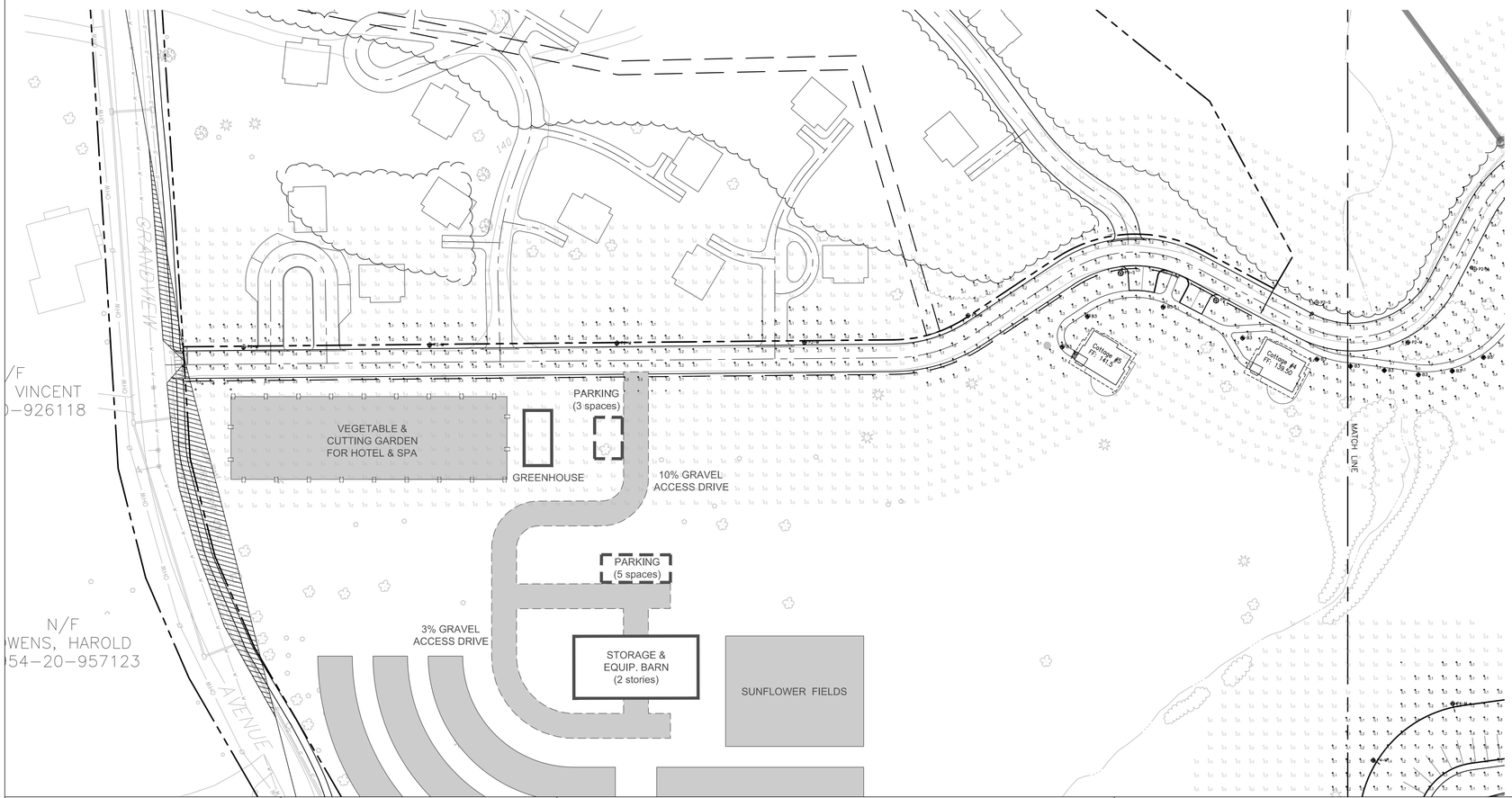

POST TOP FIXTURES POLE:

DB1 – Decorative Pole | TYPE POST TOP FIXTURES (P1, P2, P3, P4 and P5)

4" ROUND (RD) & FLUTED (FL) DECORATIVE BASE

Note: Adjust pole heights on site to set lenses at heights per plan (10' & 16')

1. BASE	2. POLE	3. OAH	4. COLOR	5. OPTIONS/ACCESSORIES

DB1

MAXIMUM ALLOWABLE EPA (MPH)

1. BASE	2. POLE	3. OAH	SHAFT	WT.	85	90	100	110	120	130	140	150
DB1	4R10-12S	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	4R12-12S	12' (3.7m)	4" RD x .125"	48	15.3	13.4	10.5	8.3	6.7	5.6	4.7	4.0
DB1	4R14-12S	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	4R16-12S	16' (4.9m)	4" RD x .125"	55	10.0	8.6	6.4	4.8	3.6	2.9	2.4	2.0
DB1	4R10-226	10' (3.1m)	4" RD x .226"	65	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.

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
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 (Rotatablephotocellhousing.Thehousingslipsover a4"x100mmodpole,alfixturesbowerthe4"x100mmO.D.tenon. Includesaninternalhwistlockreceptacle,andanaccesscoverwith integralfemaindstainlesssteelthen.Add(s)7.125mmtotheoverall heightofthepole/fixturesassembly.Previewdonotheloadsideandline side for easy installation. Photocell by others.)
PCR (Lowprofilehwistlockphotocellreceptaclewithcapttpole captop.Secureststhetopofthepolewiththreestainlesssteelset screws. Photocell by others.)
PLT (PaintHanger.For4"OD.poles.Specifylocationonpole)
RBC (Catalunaluminumreceptacle/housing,integrallywelded to thepole.Includesall NEC approvedcleanwatherproofcover. Doesnot include a receptacle or internal wiring.)

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.

JOB
TYPE
NOTES

1 | 1

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
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DIMENSIONS

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				
5	11/29/22	UPDATED BACKGROUND PLOT	HT				

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617.623.5555
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Mirbeau INN & SPA

LANDSCAPE ARCHITECTS:
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85 Civic Center Plaza, Suite 204
Poughkeepsie NY 12601
Tel: 845.243.2880
160 West Street, Suite E
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Tel: 860.635.2877
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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

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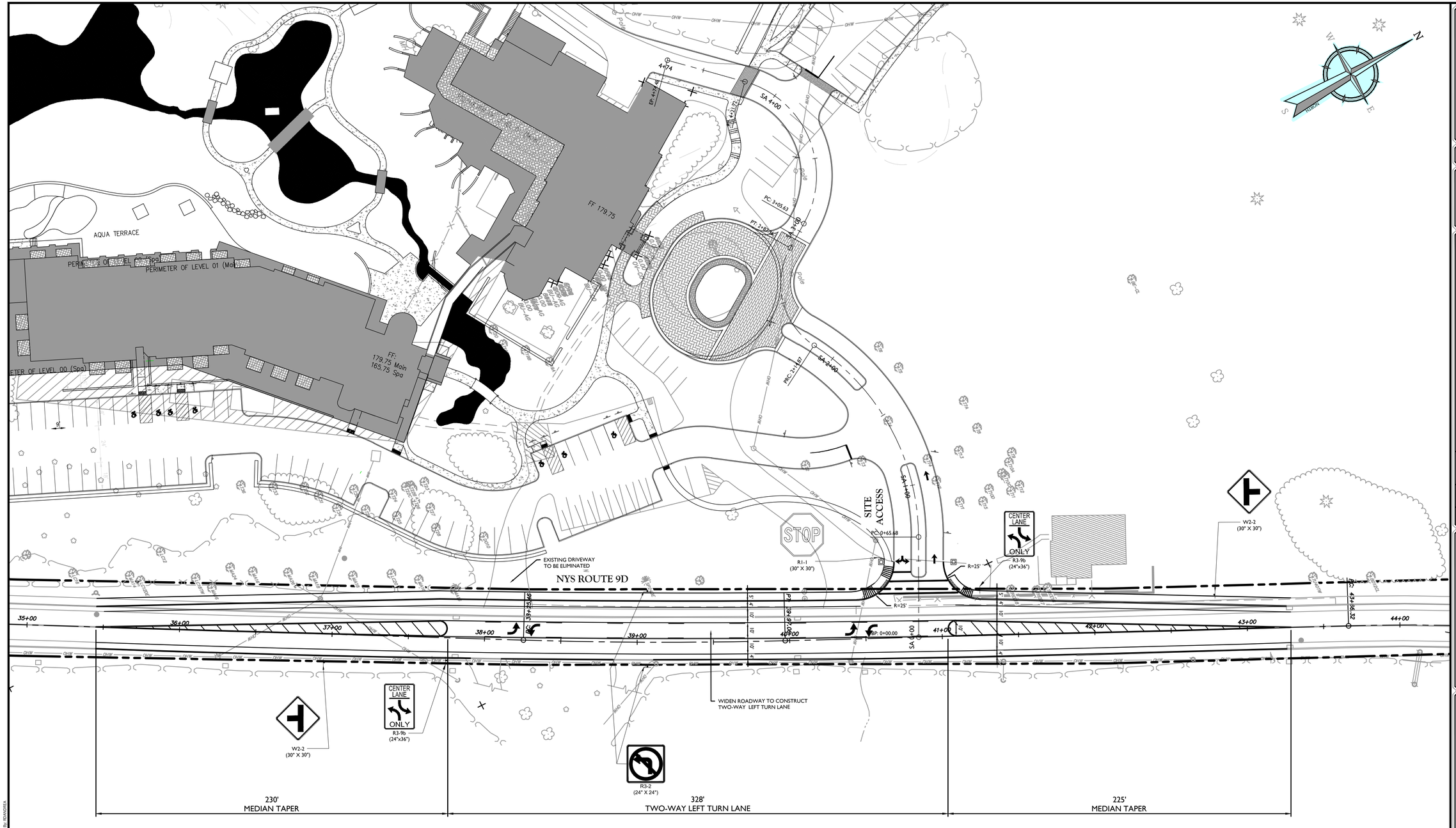

SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION
1	9/14/22	JPM	ADDED POSSIBLE CROSSWALK LOCATIONS
2	10/24/22	JPM	ADDED SOUTHBOUND LEFT TURN LANE
3	11/11/22	RGD	ADDED TWO WAY LEFT TURN LANE STRIPING & SIGNING

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N.Y. C.O.A #: 0017609

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
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/22	J.F.M.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
21007271A	R-CNPT-WDNG-WEST-ALT

SHEET TITLE:
LEFT TURN LANE CONCEPT PLAN

SHEET NUMBER:
CP-1

2021\21007271A\Transportation\Concept\Concept Plans\Relocated Site Access\R-CNPT-WDNG-WEST-ALT.dwg R-CNPT-ALT By: RDANDREA

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FILED MAY 26, 2022

CURRENT ENTRY VIEW

NEW ENTRY VIEW

NOTE:
Elevation at driveway entrance to match RT. 9D = 183
Elevation at Mansion exterior ground under portico = 178.6

5/17/2022 4:17:48 PM

CLIENT:
Mirbeau INN & SPA

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

CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
PROPERTY ENTRY VIEW RENDERING

11/29/22

DRAWING NUMBER:
A 0.01

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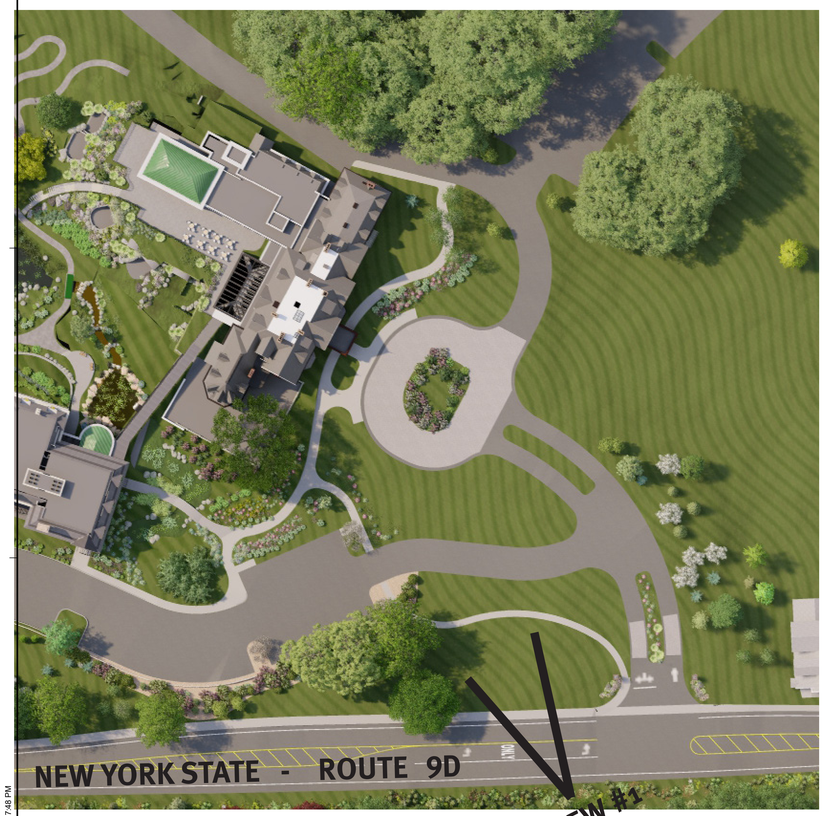
#1: PRIMARY VIEW SHED

CURRENT VIEW
SOUTH OF FORMER CURB CUT



NEW VIEW #1

NOTE:
Elevation at “View #1” = 185
Elevation at Mansion exterior ground under portico = 178.6

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CLIENT:
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ARCHITECT:
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ARCHITECTURE & DESIGN
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CONSULTANT:

PROJECT INFORMATION:
MIRBEAU BEACON
7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
SPECIAL USE PERMIT APPLICATION

REVISIONS:

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PRIMARY VIEW SHED RENDERING

11/29/22

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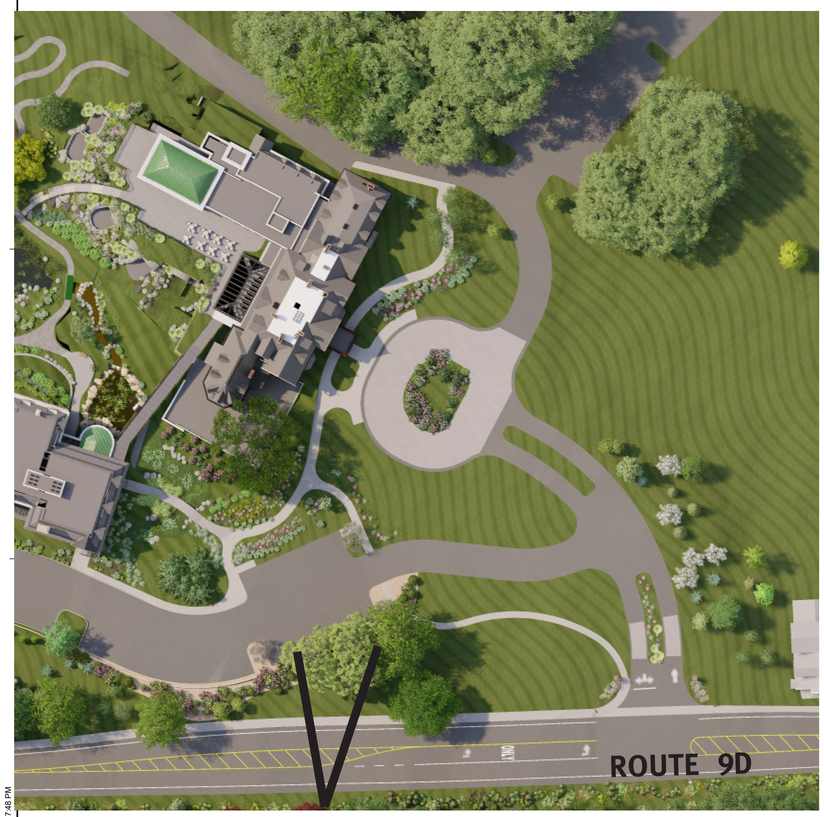
#2: SECONDARY VIEW SHED

CURRENT VIEW
PERPENDICULAR TO MANSION



VIEW #2

NEW VIEW #2

NOTE:
Elevation at “View #2” = 189
Elevation at Mansion exterior ground under portico = 178.6

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ARCHITECTURE & DESIGN
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CONSULTANT:

PROJECT INFORMATION:
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7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:
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REVISIONS:

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DRAWING TITLE:
SECONDARY VIEW SHED RENDERING

11/29/22

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MANSION REAR PORCH VIEW

NOTE:
Mansion rear porch FF elevation: 179.75
Cottage #1 + #2 FF elevation: 150.25; Roof peak elevation: 175.
Cottage #3 FF elevation: 148.25
Cottage #4 FF elevation: 139.50
Cottage #5 FF elevation: 141.5
Cottage #4 is 600’ away from Mansion rear porch.

CURRENT VIEW

NEW VIEW

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CLIENT:

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CONSULTANT:

PROJECT INFORMATION:

MIRBEAU BEACON

7 CRAIG HOUSE LANE
BEACON, NY 12508

ISSUANCE:

SPECIAL USE PERMIT APPLICATION

REVISIONS:

No.	Date	Description

DRAWING TITLE:
MANSION PORCH VIEW RENDERING

11/29/22

DRAWING NUMBER:
A 0.04

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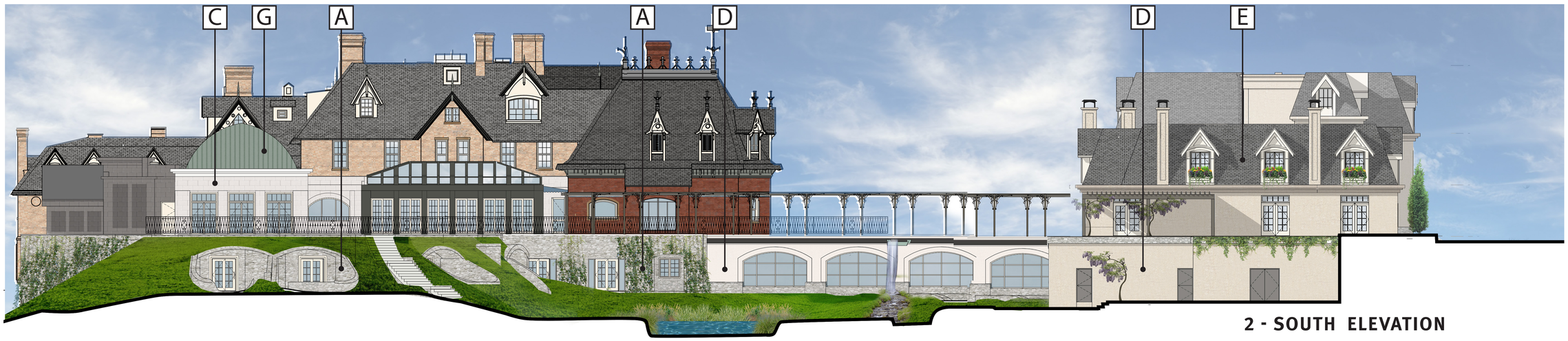
ELEVATIONS

1 - NORTH ELEVATION



2 - SOUTH ELEVATION

MATERIAL KEY

A: STONE VENEER

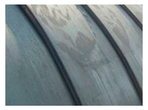
B: FULL DIMENSION INDIVIDUALLY SET BRICK

C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH 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:

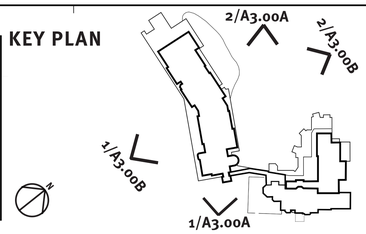
MIRBEAU BEACON

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	11/29/2022	Scale	

DRAWING NUMBER:

A3.00A

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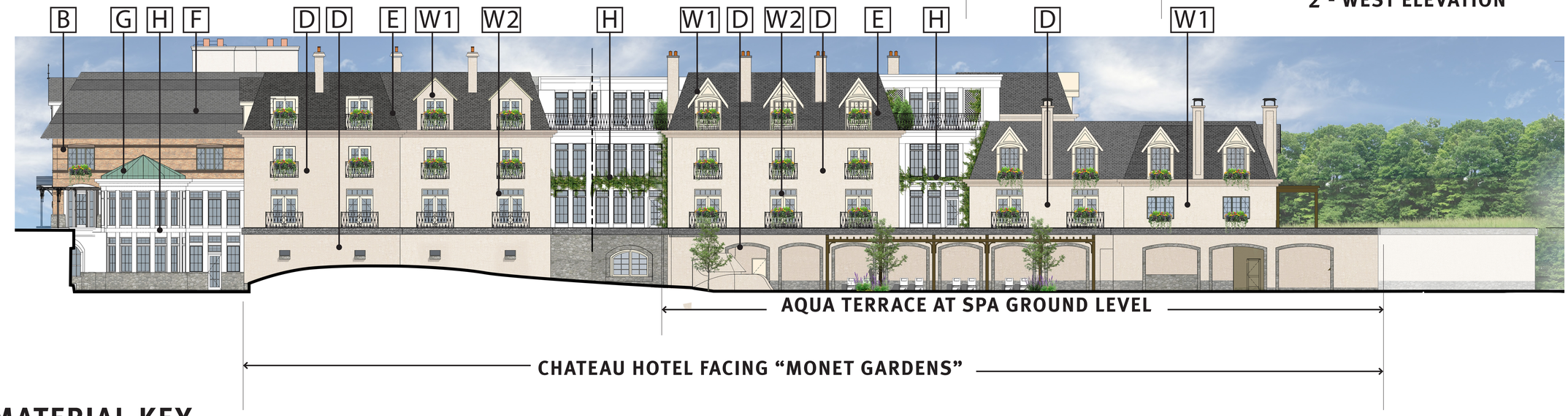
FILED MAY 25, 2022 FOR ARB / SEPTEMBER 27, 2022 FOR SITE PLAN REVIEW

ELEVATIONS

1 - EAST ELEVATION

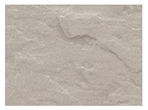
2 - WEST ELEVATION



MATERIAL KEY

A: STONE VENEER

B: FULL DIMENSION INDIVIDUALLY SET BRICK

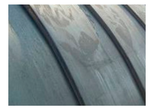


C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH 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:

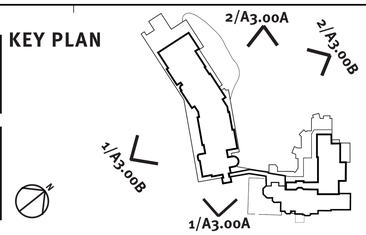
MIRBEAU BEACON

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	11/29/2022	Scale	

DRAWING NUMBER:

A3.00B

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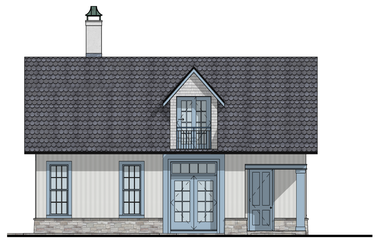
ELEVATIONS - COTTAGES



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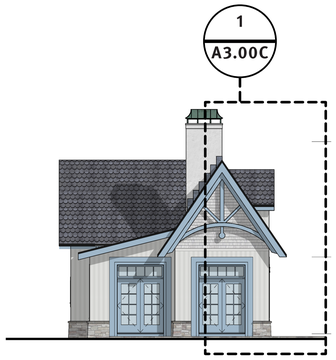
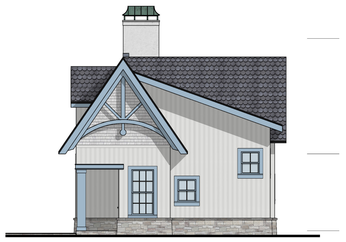


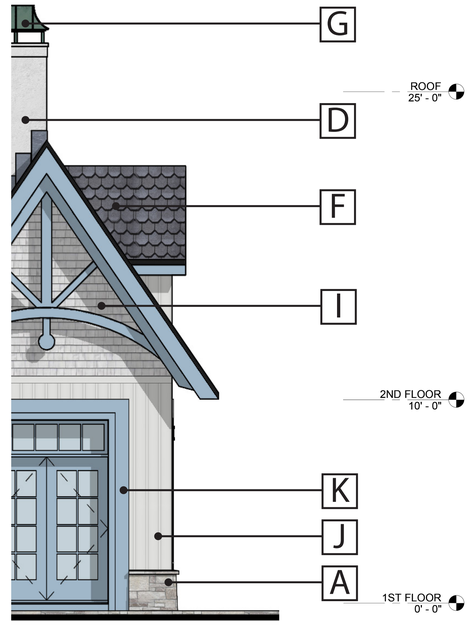
4 - ELEVATION B

3 - ELEVATION C



2 - ELEVATION D

0 2' 4' 8'



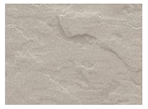
1 - ENLARGED ELEVATION

1/4" = 1' - 0"

MATERIAL KEY

A: STONE VENEER

B: FULL DIMENSION INDIVIDUALLY SET BRICK

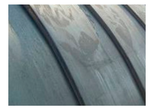


C: TEXTURED FIBER CEMENT

D: STUCCO

E: SYNTHETIC SLATE

F: ARCHITECTURAL SHINGLE



G: METAL ROOFING

H: SMOOTH FIBER CEMENT

I: WHITE SHINGLE

J: SMOOTH FIBER CEMENT BOARD AND BATTEN

K: SMOOTH FIBER CEMENT TRIM

9/25/2022 4:28:04 PM

CLIENT:

Mirbeau INN & SPA

ARCHITECT:

ARROWSTREET
ARCHITECTURE & DESIGN

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CONSULTANT:

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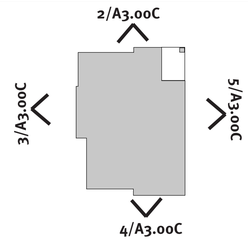
ISSUANCE:

SPECIAL USE PERMIT APPLICATION

KEY PLAN



REVISIONS:

No.	Date	Description

DRAWING TITLE:

COTTAGE ELEVATIONS

Project No.	21047	Drawn By	Author
Date	11/29/2022	Scale	3/32" = 1'-0"

DRAWING NUMBER:

A3.00C

LANC & TULLY
Engineering and Surveying, P.C.

December 8, 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 November 29, 2022.
- Correspondence from Hudson Land Design dated November 29, 2022.
- Copy of correspondence from Hudson Land Design to Dutchess County Department of Health, dated November 2, 2022.
- 10-sheet plan set titled "Mirbeau Beacon", dated November 29, 2022, as prepared by Arrow Street Architecture & Design, and consisting of view renderings and building elevations.
- Plan titled "Preliminary Subdivision Plat – Mirbeau Beacon", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.
- Plan titled "Preliminary Conceptual Roadway Improvement Plan for Mirbeau Beacon", with the latest revision date of November 11, 2022, as prepared by Colliers Engineering & Design.
- Plan set titled "Mirbeau Beacon Inn & Spa", with the latest revision date of November 29, 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 Howland 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 applicant has submitted the proposed plans and reports to the Dutchess County Department of Health for their review and approval for the proposed private water system, private sewer collection system and City sewer collection expansion. The

applicant should provide the Planning Board with an update as to the status of the review and approval by DCDOH.

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.

SWPPP Report:

1. A final copy of the full stormwater pollution prevention plan (SWPPP) should be submitted for final review.

Site Plan Sheets

Sheet 8 of 28:

1. The proposed sewer main between sewer manholes SMH-2 and SMH-3 is shown to have less than 10-foot horizontal separation from the existing water main within Grandview Avenue. As it appears that the proposed utility is being benched in comparison to the existing water main, the profile on Sheet 12 should be updated to show the location, depth wise, of the existing 12" water main in relationship to the proposed sewer main.

2. The profile on Sheet 12 notes a 6" water line crossing to be located approximately 95 feet below proposed sewer manhole SMH-3, but this 6" crossing does not appear on Sheet 8. The plan shall be updated to show where this 6" water line exists, and where it runs to. Based upon aerial mapping and Google Earth, it appears this 6" crossing is for a fire hydrant connection, which should clearly be shown and called out on the plan.

Sheet 16 of 28:

1. Pavement Restoration Detail for South Avenue shall be revised to reflect That Course "C" will be 3 ½" thick course of asphaltic base course NYSDOT Type 1. It should be noted that this pavement restoration section would also be for the work within Grandview Avenue.

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: December 9, 2022
Re: **Mirbeau Inn & Spa, 7 Craig House Lane Special Permit, Site Plan, and Subdivision Plan**

I have reviewed November 29, 2022 response letters from The Mirbeau Companies and Hudson Land Design, 7-sheet views and building elevation renderings by Arrowstreet, dated November 29, 2002, November 11, 2022 Roadway Improvement Plan by Collins Engineering & Design, November 29, 2002 Preliminary Subdivision Plat, and a 28-sheet Site Plan and Special Permit set by Arrowstreet, LRC Group, and Hudson Land Design, dated November 29, 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.

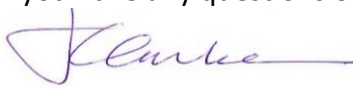
Comments and Recommendations

1. 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.

2. The submitted elevations should include all the cottage designs that were shown to 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
Ed Kellogg, Project Representative
Michael Bodendorf, P.E., Project Engineer

December 12, 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 #8 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 December 13, 2022 meeting. Below, please find our most recent comments for consideration by the Board.

1. CM has reviewed the left-turn lane concept prepared by Colliers Engineering and Design, dated November 11, 2022. The proposed two-way left-turn lane design should allow for left-turns to be conducted at the northerly driveway. Colliers should discuss why the left-turn prohibition is being proposed.

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 8.docx

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT APPROVALS, SPECIAL PERMIT AND SITE PLAN APPROVALS FOR MIRBEAU INN & SPA (7 CRAIG HOUSE LANE)

Parcel ID 6054-13-001258

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals, Special Permit and Site Plan Approval from Mirbeau of Beacon LLC (the "Applicant"), 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 and associated site improvements, and to subdivide 6.5 acres from the parent parcel for a future phase of development which may include additional rental cottages, farming operations, recreational uses and the restoration of the former school and southern gatehouse, on a 64.39 acre property located at 7 Craig House Lane and designated on the Tax Map of the City of Beacon as Parcel ID 6054-13-001258 (the "Property") located in the R1-80 Zoning District and the Historic District Landmark and Overlay ("HDLO") District (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 the following commercial use in the HDLO District pursuant to City of Beacon Code §222-24.7: "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views"; 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 is shown on the drawing, entitled, "Preliminary Subdivision Plat Mirbeau Beacon," dated March 29, 2022, last revised November 29, 2022, prepared by Hudson Land Design Professional Engineering, P.C.; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Application for Site Plan & Special Use Permit, Mirbeau Beacon Inn & Spa" Sheets 1-28, last revised November 29, 2022, as prepared by Hudson Land Design Professional Engineering, P.C., with Architectural Drawings, Viewshed Renderings and Elevations, Sheets A0.01, A0.02, A0.03, A0.04, A3.00A, A3.00B and A3.00C, dated November 29, 2022, prepared by Arrowstreet

Architecture and a Roadway Improvement Plan, prepared by Colliers Engineering & Design, dated November 29, 2022; and

WHEREAS, the Planning Board reviewed the application at meetings held on April 12, 2022, June 14, 2022, July 12, 2022, August 9, 2022, September 13, 2022, October 12, 2022, November 9, 2022 and December 13, 2022; and

WHEREAS, the Architectural Review Subcommittee reviewed the application at meetings held on July 22, 2022, September 16, 2022 and October 28, 2022, and 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 July 12, 2022 and continued the hearing to August 9, 2022, September 13, 2022 and October 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 a Type I Action, the Planning Board adopted a Negative Declaration on October 12, 2022; and

WHEREAS, the SEQRA Negative Declaration was submitted to the NYSDEC Environmental Notice Bulletin for publication and distributed pursuant to the requirements of 6 NYCRR 617.12; 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 continued to November 9, 2022; and

WHEREAS, the public hearing was closed on November 9, 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, 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 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. Parking areas are of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out so as to achieve maximum safety, and the proposed use will not cause unreasonable traffic congestion or create a traffic hazard.

5. Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer and other infrastructure requirements.

6. The use will comply with other regulations in the Code and will be compatible with the recommendations of the City's Comprehensive Plan and Local Waterfront Revitalization Program.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to Sections 223-24.7.D of the City of Beacon Code, that:

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

2. The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

3. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

4. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants a Certificate of Appropriateness for the Project.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit Approval for the Project.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval for the Property located and known as 7 Craig House Lane, 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 December 8, 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 December 9, 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. All required 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.

7. The Applicant shall post a performance guaranty with the City of Beacon for any and all 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 December 8, 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 December 9, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

4. The comments contained in the City Traffic Consultant's letter to the Planning Board dated December 12, 2022, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Consultant.

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.

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

1. 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.

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

3. 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.

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

5. As used herein, the term "Applicant" shall include Mirbeau of Beacon LLC, and its successors and assigns.

6. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.

7. The approvals granted by this resolution do not supersede the authority of any other entity.

8. 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.

9. 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.

10. 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: December 13, 2022
Beacon, New York

_____ _____, 2022
J. Randall Williams, Acting 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 EXCUSED

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
12/13/2022

Title:

Continue review of application for Site Plan Approval and Subdivision (lot merger) Approval, Mixed-Use Commercial and Residential, 393 Fishkill Ave, 397 Fishkill Ave, and 7 Conklin Street, submitted by 397 Fishkill Ave LLC

ATTACHMENTS

11-29-22 393 397 Fishkill Avenue - Supplemental Planning Board Submission with Exhibits A-C and Site Plans attached(5477851.1).pdf

Planners Comments PB 393 Fishkill Av 12.9.22.pdf

Engineers comments 397 Fishkill Ave review 12-08-22.pdf

Traffic Comments 393-397 Fishkill Ave_Rev 1.pdf

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Taylor M. Palmer, Esq.
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November 29, 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 the 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").

As the Planning Board is aware, at the Board's November 9th meeting, the Board announced its intent to serve as Lead Agency overseeing the environmental review of the Project. For the Board's consideration in connection with its continuing environmental review and for the record of proceedings, enclosed please find a copy of the Full Environmental Assessment Form ("EAF") for the Project, which is annexed hereto as **Exhibit A**.[2]

THE PROPOSED MIXED-USE DEVELOPMENT – ADDITIONAL SITE PLAN REFINEMENTS:

As this Board is aware, the Applicant is proposing to construct a zoning-compliant mixed-use building and associated off-street parking on the Premises. The proposed new building program

[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.

[2] Note: The Applicant submitted electronic copies of the Full EAF to this Board's Planning Board Secretary on November 16, 2022 in order to facilitate the Board's Lead Agency Circulation. We understand that the notice of intent to serve as the SEQR Lead Agency was circulated by the City on November 18, 2022.

includes a three (3)-story mixed-use development comprising twelve (12) apartments and approximately 3,500 square feet of commercial space. 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.[3] 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.

As is more fully detailed on the enclosed updated Site Plan Set and will be discussed that the Board's December 13th meeting Agenda, the Applicant made the following refinements to the building program:

1) The parking area was reconfigured in the rear parking area to account for a refuse container in the northwest corner of the parking lot. Notably, this change maintains the Applicant's proposed 34 off-street parking spaces;
2) A snow storage area is now proposed in the northwest corner of the property behind the refuse area;
3) Catch basins and pipes that discharge to the existing system connected to the Premises have been incorporated;
4) The proposed benches within the front green space area were relocated closer to the picnic tables on the southwestern corner of the site fronting on Fishkill Avenue;[4]
5) The site grading has been added to the Site Plan Set; and
6) ADA accessibility (parking and access) has been identified on the Site Plan Set.

RESPONSES TO COMMENTS MEMORANDA:

In addition to the foregoing updates to the Site Plan Set, the Applicant respectfully submits the following memoranda prepared by its consultants providing annotated responses to the applicable comments noted in in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated November 2, 2022 (the "Engineering Comments Memorandum") and the

[3] Note: 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.

[4] Note: The Applicant has retained a Landscape Consultant, Landscape Restorations, and intends to provide a more detailed landscape plan, in addition to a lighting plan and building elevations in a future submission.

City's Planning Consultant, John Clarke Planning and Design, dated November 6, 2022 (the "Planning Comments Memorandum").

- Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated November 29, 2022, (the "Architect Response to Comments Memorandum"). *See* **Exhibit B** – Architect Response to Comments Memorandum; and
- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated November 29, 2022 (the "HLD Response to Comments Memorandum"). *See* **Exhibit C** – HLD Response to Comments Memorandum.

INDEX OF ENCLOSURES:[5]

In support of this Application, please find five (5) copies of the following documents:

Exhibit A: Full Environmental Assessment Form;

Exhibit B: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect dated November 29, 2022, providing responses to the Planning Comments Memorandum; and

Exhibit C: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. dated November 29, 2022, providing responses to the Engineering Comments Memoranda.

In further support of this Application, we respectfully submit the updated Site Plans Set entitled "Site Plan Application", prepared by Hudson Land Design Professional Engineering, P.C. and Aryeh Siegel, Architect, dated October 21, 2022, last revised November 29, 2022 numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 7 – Site Plan;
- Sheet 2 of 7 – Building Plans & Views;
- Sheet 3 of 7 – Existing Conditions and Demolition Plan (XC.1);

[5] Note: The Applicant's project engineer is drafting an I&I study and report and pre versus post stormwater analysis to be included in a forthcoming submission. In the meantime, the project engineer is presently coordinating a site visit to 7 Conklin to locate all water, sewer and gas connections for all three existing buildings and locate general rock outcrop areas. The Applicant will also submit a subdivision plat demonstrating the three (3) lot merger in a future submission.

- Sheet 4 of 7 – Grading & Utility Plan (GU-1);[6]
- Sheet 5 of 7 – Erosion & Sediment Control Plan (ESC-1)
- Sheet 6 of 7 – Construction Details (CD-1); and
- Sheet 7 of 7 – Construction Details (CD-2);

The Applicant looks forward to continuing its review of the Project with the Board at the December 13th meeting for the Site Plan and Subdivision Application. If the Board sees fit, the Applicant respectfully requests that the Planning Board consider scheduling the SEQR public hearing for the Board's January 10, 2022 meeting Agenda.

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
Hudson Land Design Professional Engineering, P.C.
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

[6] Note: The Project's proposed utilities are shown on Conklin Street to avoid conflict with the capital improvement project.

Exhibit A

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 397 Fishkill Avenue, LLC – Application for Site Plan & Lot Line Adjustment Approval		
Project Location (describe, and attach a general location map): 397 Fishkill Avenue, 393 Fishkill Avenue and 7 Conklin Street, Beacon NY, 12508		
Brief Description of Proposed Action (include purpose or need): 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/Sponsor: 397 Fishkill Avenue, LLC & 393 Fishkill Avenue, LLC	Telephone: 845-765-8881 E-Mail: Jhaug@letteriohaug.com	
Address: 397 & 393 Fishkill Avenue		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Taylor Palmer, Esq., Cuddy & Feder LLP (Attorney for the Applicant)	Telephone: 914-761-1300 E-Mail: tpalmer@cuddyfeder.com	
Address: 445 Hamilton Avenue, Fl. 14		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): 7 Conklin Street LLC (Owner: 7 Conklin Street; Contract Vendee: 397 Fishkill Avenue, LLC)	Telephone: 843-422-7717 E-Mail:	
Address: 105 Sedgman Court		
City/PO: Cary	State: NC	Zip Code: 27511

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Lotline Adjustment (Subdivision) Site Plan	October 2022
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Building Department – Building Permit	March 2023
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
GB - General Business

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
Beacon City Police, NY State Police, Dutchess County Sherriff

c. Which fire protection and emergency medical services serve the project site?
Beacon Fire Department

d. What parks serve the project site?
Several City of Beacon Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial on lowest floor, Residential on upper floors

b. a. Total acreage of the site of the proposed action? 0.62 acres
b. Total acreage to be physically disturbed? +/-0.60 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.62 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 600%; 85.5% Units: resi units; commercial s.f.

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Merge three lots into one
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 0.62 Maximum 0.62

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				12 total units
At completion of all phases				12 total units

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: <35' height; +/-55' width; and +/-175' length

iii. Approximate extent of building space to be heated or cooled: 16,737 (gross) square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 1,770* gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Beacon
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:
N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 1,770* gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Beacon City Wastewater Treatment Plant
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

* 12 bedrooms @ 110 gpd/br plus assumed 30 employees @ 15 gpd/employee

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None proposed

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

None

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

None

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Furnaces for heating of building

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

65,000 kWh (Assumes annual 14.5 kWh per square foot)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local Grid including suppliers such as Central Hudson Gas and Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7 AM to 5 PM
- Saturday: 9 AM to 5 PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8 AM to 5 PM (commercial)**
- Saturday: 24/7 **
- Sunday: 24/7 **
- Holidays: 24/7 **

** 24 hours per day, 7 days per week for residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction Vehicles and Activities (during construction), 7 AM to 5 PM weekdays, 9 AM to 5 PM Saturdays

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: Landscaped screening is proposed pursuant to the Applicant's landscaping plan.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking area lighting, building mounted lighting at entrances

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 5 tons per month (unit of time)
- Operation : 2 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling of useful materials
- Operation: Recycling - paper, plastic, metals

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Roll-off dumpster
- Operation: Solid waste and recycling containers

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Residential multi-family

ii. If mix of uses, generally describe:

mixed-uses consistent with the GB District

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.32	0.45	+0.13
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Grassed Areas	0.30	0.17	-0.13

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Wingate at Beacon; Hedgewood Home for Adults

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ~2*** feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3 %

c. Predominant soil type(s) present on project site:

NwC	48 %
Ud	40 %
Ur	12 %

d. What is the average depth to the water table on the project site? Average: >6.5*** feet

e. Drainage status of project site soils:
- ☑ Well Drained: 100 % of site
- ☐ Moderately Well Drained: _____ % of site
- ☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 79 % of site
- ☑ 10-15%: 13 % of site
- ☑ 15% or greater: 8 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

*** Per USGS Soils Mapping Information

m. Identify the predominant wildlife species that occupy or use the project site:
Squirrels
Local birds
Raccoons

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened): _____
Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: HH-26 Hudson Highlands State Park; HH-27 Dutchess Junction

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Scenic Areas of Statewide Significance

iii. Distance between project and resource: +/-1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

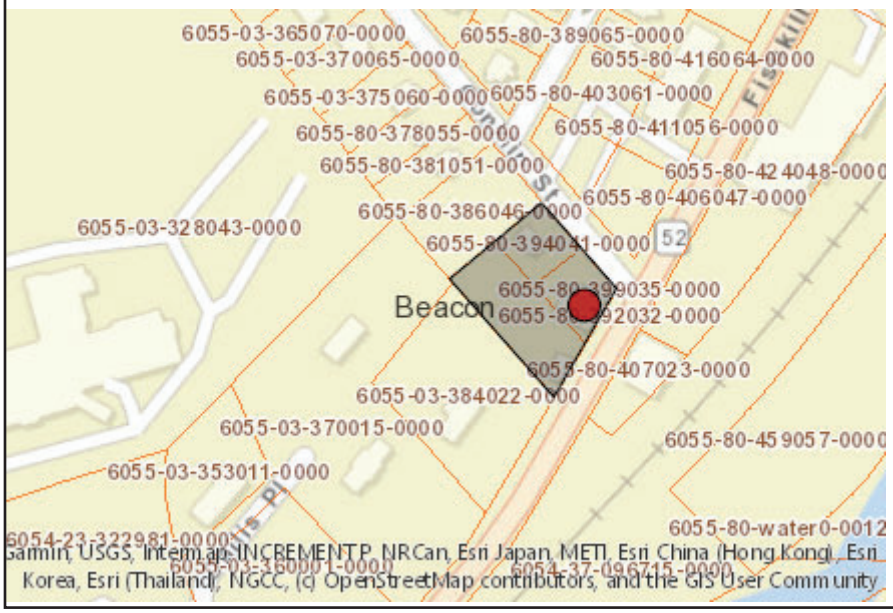
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Daniel G. Koehler, P.E., Hudson Land Design Date 11/16/2022

Signature _____ Title Project 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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Exhibit B

ARYEH SIEGEL
ARCHITECT

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

Re: 397 Fishkill Avenue, Beacon, New York
Site Plan Application – Responses to Comments

November 29, 2022

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated November 6, 2022. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated November 2, 2022.

John Clarke Planning and Design Comment Responses:

1. The Zoning Regulations Table has been updated to show the average distance between the front and rear lot lines.

2. The Zoning Summary has been updated to show the combined lot area. The Summary has also been revised to show that the property is not in the Parking Overlay District.

3. An aerial photo has been added to Sheet 1 to show the surrounding residential context.

4. Comment acknowledged. A fence to shield the parking from adjoining neighbors will be reviewed and considered.

5. Comment acknowledged. The Applicant has retained a Landscape Designer to provide a landscape plan and specifications. More information on the building elevations will be included in future submissions.

Please refer to Hudson Land Design's letter for responses to additional engineering comments.
Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

Exhibit C

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

November 29, 2022

Chairman John Gunn & Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Application for Lot Line Adjustment (Subdivision/Lot Merger) & Site Plan Approval
Proposed Mixed-Use Commercial & Residential Building
393 & 397 Fishkill Avenue & 7 Conklin Street
Tax Parcels: 6055-80-392032, 6055-80-399035 & 6055-80-394041, ±0.62 acre total
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 November 6, 2022 comment letter, and Lanc & Tully's November 2, 2022 comment letter. Responses to public comments is also provided in this letter. The Project Architect, Aryeh Siegel, has responded to the John Clarke memo. Below is a point-by-point response to the Lanc & Tully comment letter.

Lanc & Tully November 2, 2022 Comment Letter

General Comments

1. Comment noted. The existing conditions plan shows the road and sidewalk per the survey, and the plan sheets show the revised configuration that was scaled from the WSP plan set. Our proposed utilities are shown on Conklin Street to avoid conflict with that capital improvement project.
2. Comment noted. An I&I study and report is forthcoming. As the property at 7 Conklin Street is still under control of the current owner, we have not been afforded access to the building to locate existing utility connections or perform the I&I study.
3. A full EAF was provided in a supplemental submittal to the Planning Board on November 16, 2022, as submitted by Cuddy + Feder LLP on behalf of the applicant.
4. Comment noted. A pre versus post stormwater analysis will be provided in a future submittal. The project surveyor has been unable to measure inverts and pipe sizes for the existing storm infrastructure. The plan shows a concept layout of catch basins and piping that we anticipate being able to convey stormwater to the system along Fishkill Avenue.
5. The refuse location and a detail are provided on the plans.

6. We have confirmed that the grading shown provides ADA compliant accessibility. A larger detail with spot elevations will be provided in future submittals.
7. The site plan shows a freestanding sign location, subject to minor revision to avoid conflict with the proposed stormwater conveyance system.
8. So noted. Please advise if the City wishes for this office to reach out to Emergency Services, or if this is done by the City.
9. A snow storage area is provided on the grading and utility plan (Sheet GU-1).
10. The proposal calls for twelve 1-bedroom units. This is noted in the parking calculation on the architect's Site Plan (Sheet 1).
11. The total lot area is provided on the architect's Site Plan (Sheet 1).
12. As noted in the response to comment 2, we have not been able to access the building at 7 Conklin Street to date. At that site visit, we will attempt to locate all water, sewer and gas connections for all three existing buildings, locate general rock outcrop areas. Existing water mains are shown per the filed map referenced on the plans; however, those plans do not indicate the water main size. Drainage structures have been surveyed; however, pipe sizes and inverts were not obtained by the surveyor due to sediment in the basins. We have taken the surveyed rim elevations, and translated pipe sizes and inverts based on the WSP Fishkill Avenue Improvement Plans for the time being until the basins are cleared and inverts can be measured. The other items noted have been shown based on our understanding.
13. Now that a grading plan has been established, we are able to determine cuts/fills and will provide exploratory soil testing to determine approximate rock elevations. Note that a retaining wall is currently shown along the northeast corner, with approximately 8 feet exposure at its highest point.
14. The water meter note has been added to the site specific notes on the grading and utility plan (Sheet GU-1).
15. So noted. A subdivision plat is forthcoming.
16. The plan set has been expanded to include additional information/sheets.

We look forward to continuing the review process with the planning Board. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: 397 Fishkill Avenue LLC & 393 Fishkill Avenue LLC, Applicant (via email)
Aryeh Siegel, Project Architect (via email)
Cuddy + Feder LLP, Project Attorney (via email)
Michael A. Bodendorf, P.E. (HLD file)

Site Plans

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/22	REVISED PER PLANNING BOARD COMMENTS	AJS

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	Required Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
GB	15'	20'	25'	15'	21.5'	76'	100'	181.83'	35'	35'	1,500 sf per unit	12 units	0.62 acres	N/A	15,948 sf

A 2,000 square foot landscaped recreation area is provided.

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.

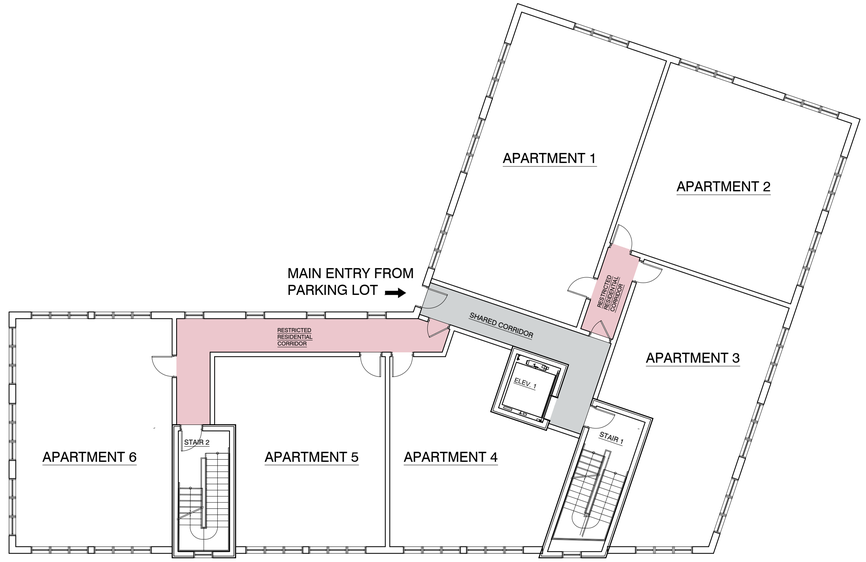
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

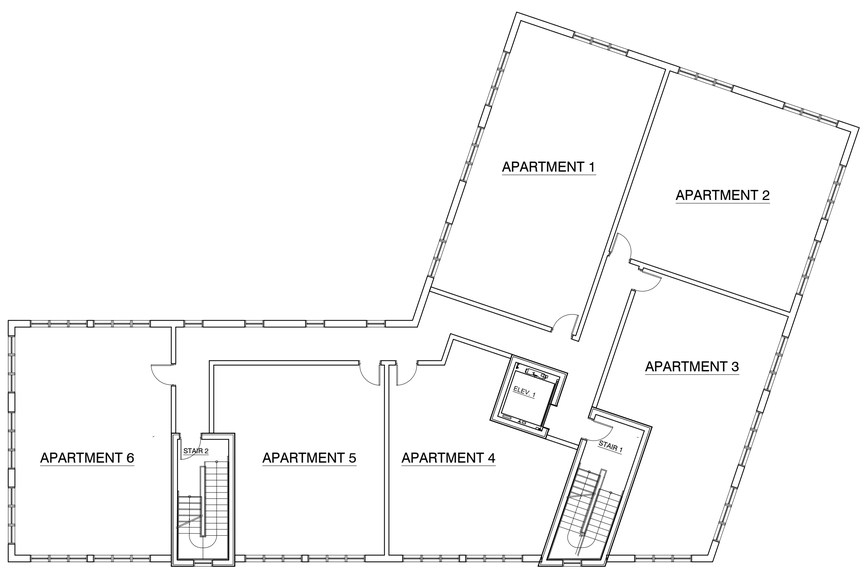
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

View From Fishkill Avenue



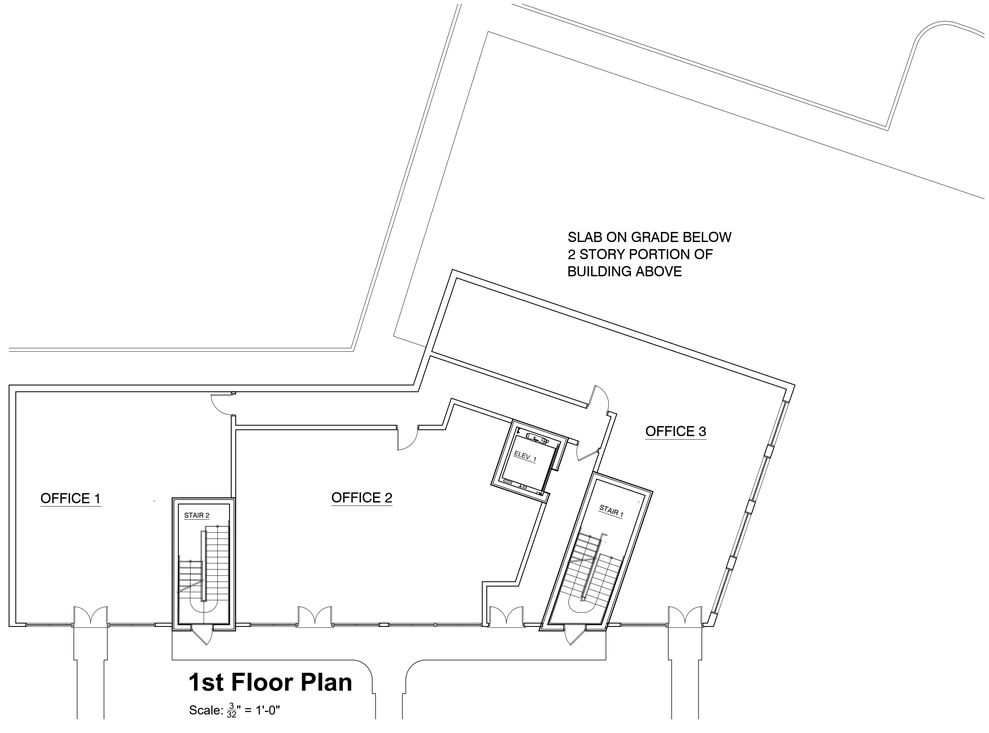
2nd Floor Plan

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
1	11/29/22	NO CHANGE	AJS

Site Plan Application

Sheet 2 of 7 - Building Plans

Owner:
Jordan Haug
397 Fishkill Avenue
Beacon, NY 12508

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

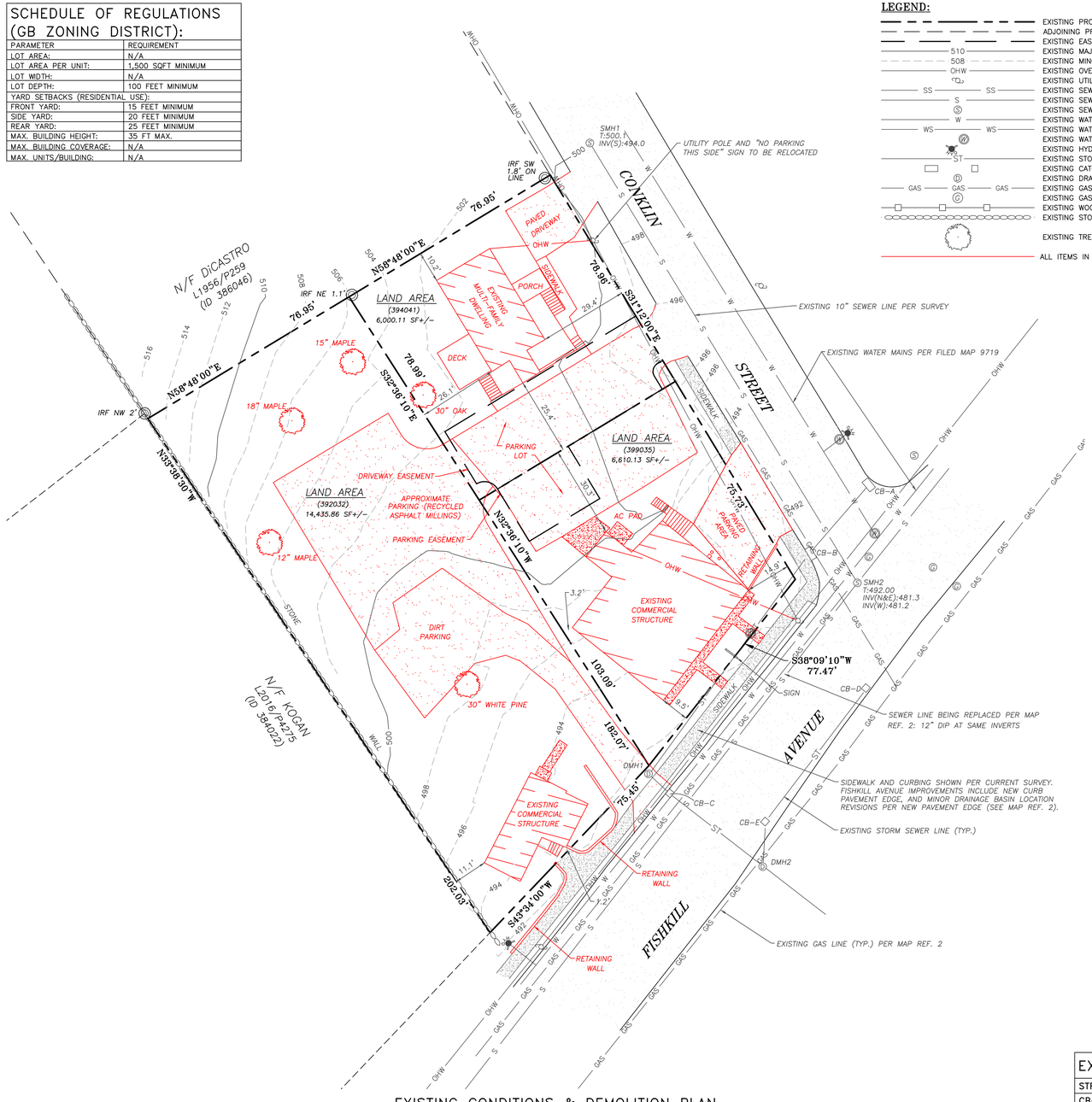
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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



EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

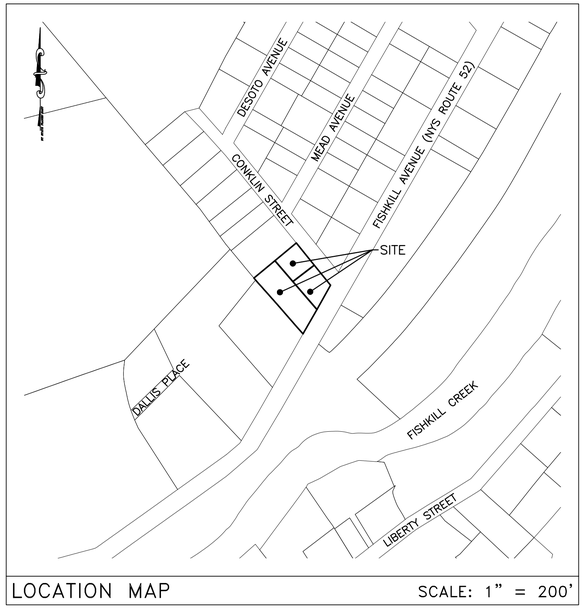
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 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 & 393 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 AND UPDATED IN NOVEMBER 2022 TO PROVIDE SANITARY SEWER INVERT ELEVATIONS.
2. SANITARY SEWER RIM AND INVERT ELEVATIONS AND DRAINAGE STRUCTURE RIM ELEVATIONS PROVIDED BY MAP REFERENCE 1. 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 THE WSP 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.

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION	INV (N)*	INV (E)*	INV (S)*	INV (W)*
CB-A	491.9	12": 489.90	---	12": 489.84	---
CB-B	491.3	12": 488.71	---	18": 488.32	---
CB-C	491.1	18": 487.33	---	18": 487.42	---
CB-D	491.6	---	---	12": 490.25	---
CB-E	491.3	12": 489.66	---	12": 489.79	---
DMH1	491.5	12": 487.53	12": 487.37	---	---
DMH2	491.1	UNKNOWN	UNKNOWN	---	UNKNOWN

* PER MAP REFERENCE #2 – SURVEYOR UNABLE TO VERIFY IN FIELD DUE TO EXCESSIVE SEDIMENT BUILD-UP

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	PER PLANNING BOARD COMMENTS	CMB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
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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:	3 OF 7

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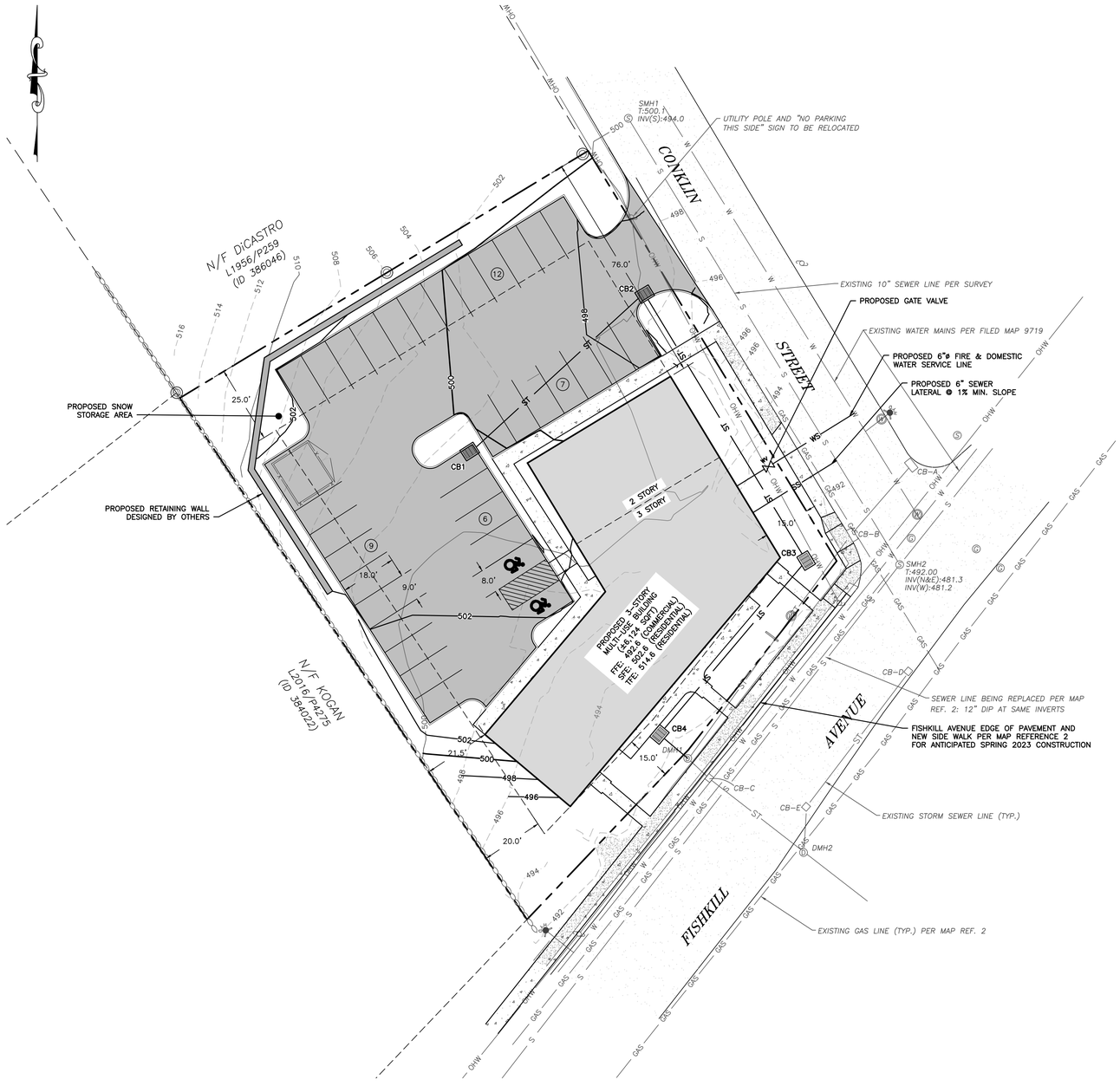

GRADING & UTILITY PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING HYDRANT
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING WOODEN FENCE
- EXISTING STONE WALL

- 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 GATE VALVE

EXISTING DRAINAGE TABLE:

STRUCTURE	RIM ELEVATION	INV (N)*	INV (E)*	INV (S)*	INV (W)*
CB-A	491.9	12": 489.90	---	12": 489.84	---
CB-B	491.3	12": 488.71	---	18": 488.32	---
CB-C	491.1	18": 487.33	---	18": 487.42	---
CB-D	491.6	---	---	12": 490.25	---
CB-E	491.3	12": 489.66	---	12": 489.79	---
DMH1	491.5	12": 487.53	12": 487.37	---	---
DMH2	491.1	UNKNOWN	UNKNOWN	---	UNKNOWN

* PER MAP REFERENCE #2 – SURVEYOR UNABLE TO VERIFY IN FIELD DUE TO EXCESSIVE SEDIMENT BUILD-UP

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED BUILDING AND ADDITION SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE AND METER FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE NEW WATER SERVICE LINE TO THE NEW BUILDING SHALL BE 6"ø DIP, SUBJECT TO THE MEP ENGINEER'S CALCULATIONS AND VERIFICATION.
6. THE SEWER SERVICE LINE SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1% SHALL BE MAINTAINED).
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET AND CROSS STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. ALL SUMP PUMPS SHALL DISCHARGE TO DAYLIGHT, OR TO THE CITY OF BEACON DRAINAGE SYSTEM. SUMP PUMPS ARE NOT PERMITTED TO DISCHARGE TO THE CITY OF BEACON SANITARY SEWER SYSTEM.
10. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) 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.

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   - 1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				

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GRADING & UTILITY PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

JOB #:	2022:015
DATE:	7/7/2022
SCALE:	1" = 20'
TITLE:	GU-1
SHEET:	4 OF 7

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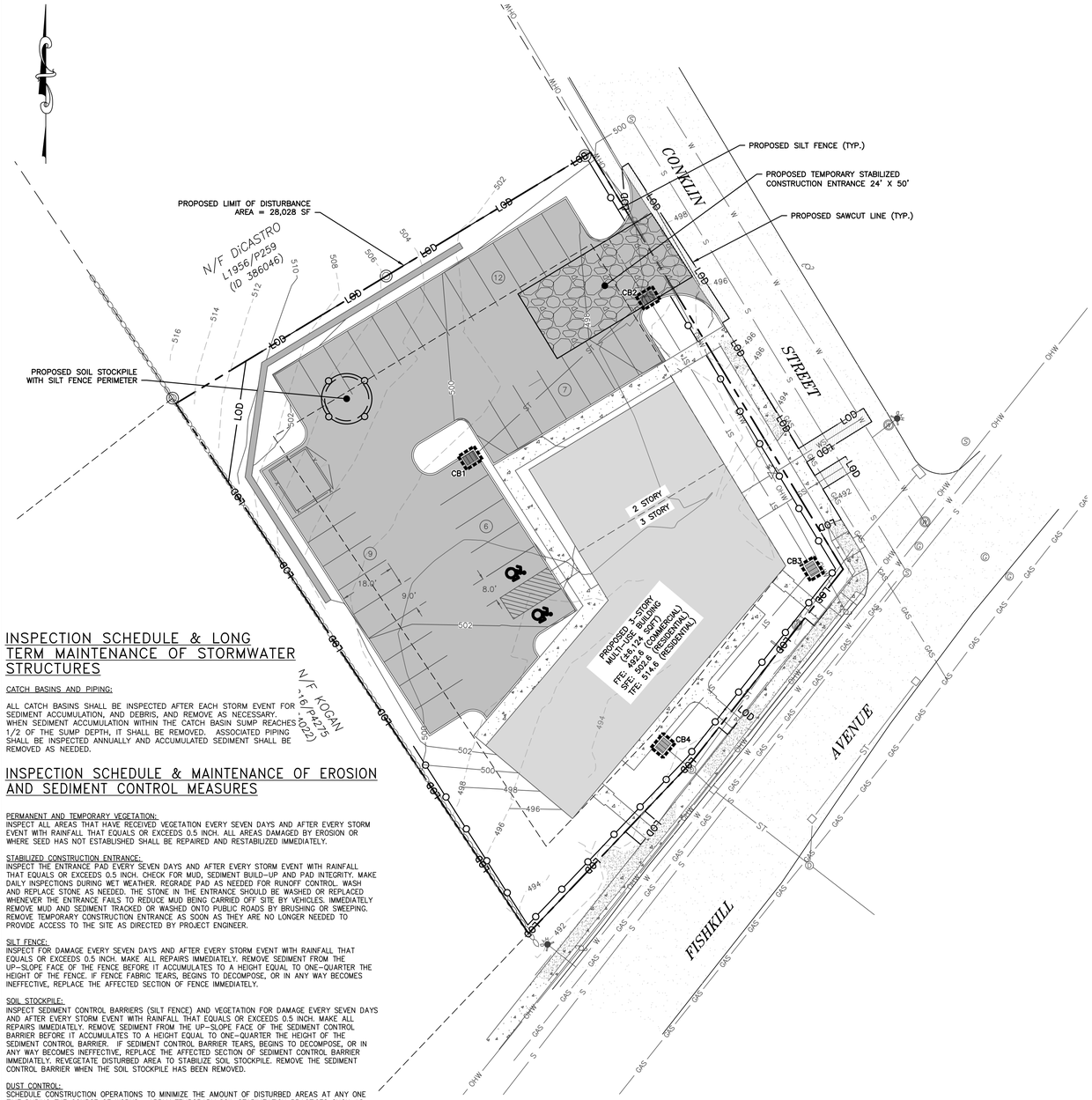


EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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.

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. REVEGETAIE 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.

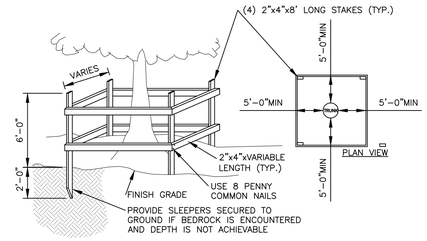
DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

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

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

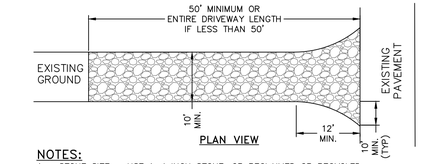
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED GATE VALVE
- LOD PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



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

TEMPORARY TREE PROTECTION DETAIL

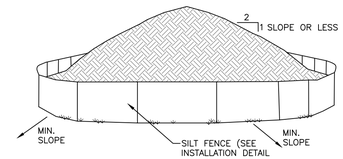
NOT TO SCALE



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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

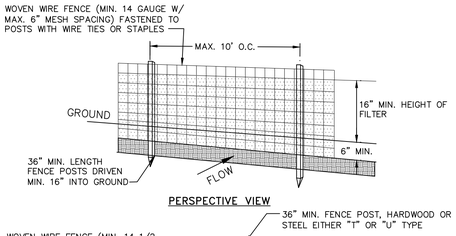
NOT TO SCALE

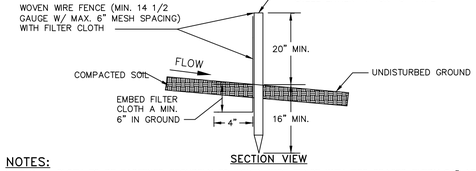


NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE

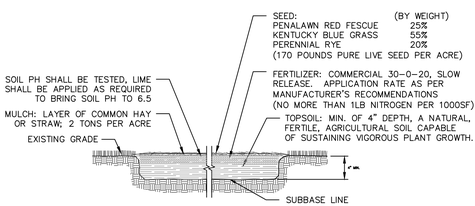




NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

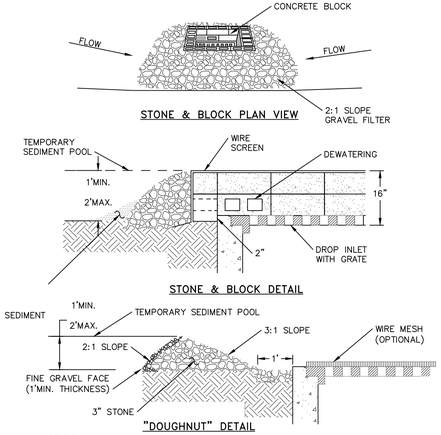
SILT FENCE DETAIL

NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE



NOTES:
1. 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: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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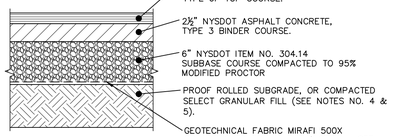
EROSION & SEDIMENT CONTROL PLAN

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-392032 & 399035

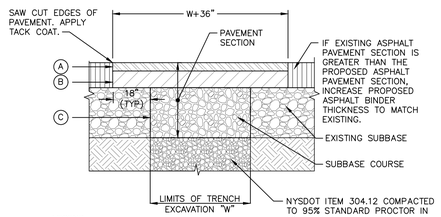
JOB #:	2022:015
DATE:	7/7/2022
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7

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



NOTES:
1. 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.

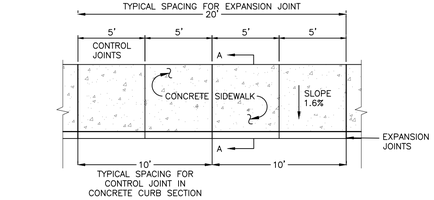
PAVEMENT SECTION DETAIL
NOT TO SCALE

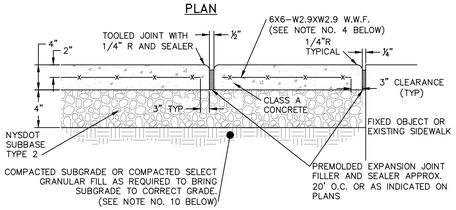


LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.12

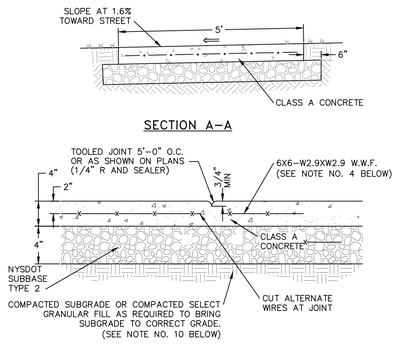
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE





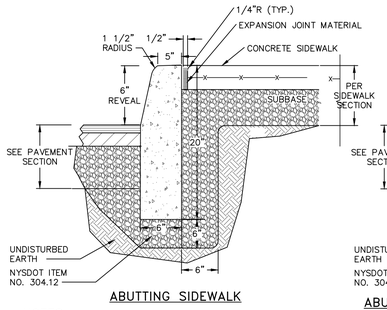
EXPANSION JOINT



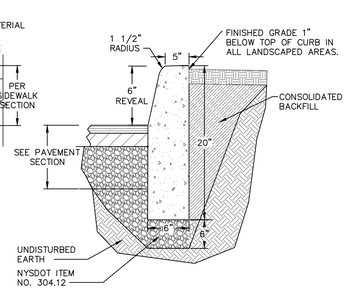
CONTROL JOINT

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 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



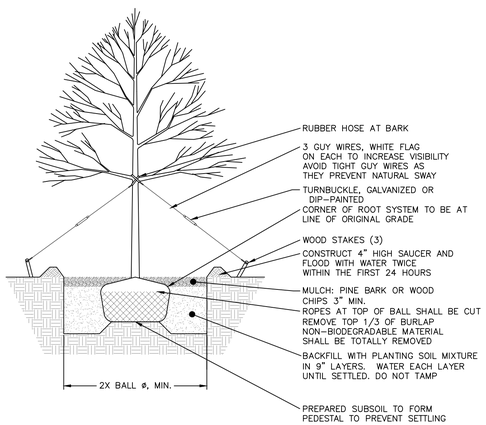
ABUTTING SIDEWALK



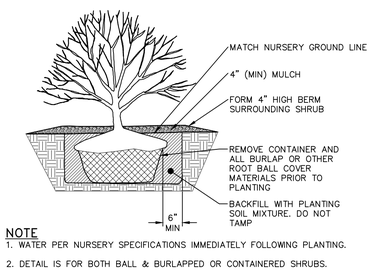
ABUTTING GRASS OR LANDSCAPE

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.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

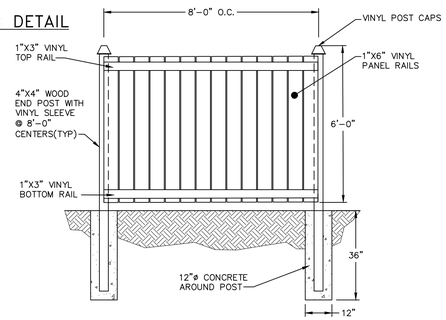


TREE PLANTING DETAIL
NOT TO SCALE

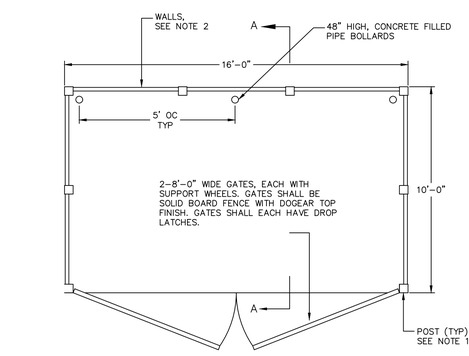


NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

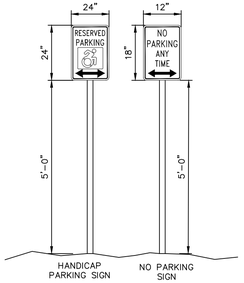
SHRUB PLANTING DETAIL
NOT TO SCALE



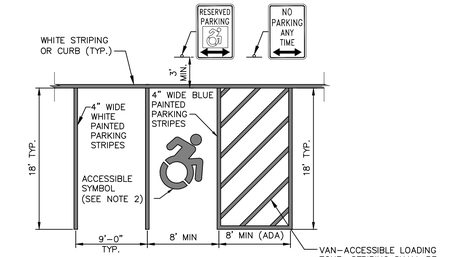
VINYL STOCKADE FENCE DETAIL
NOT TO SCALE



PLAN



SIGN DETAILS
NOT TO SCALE

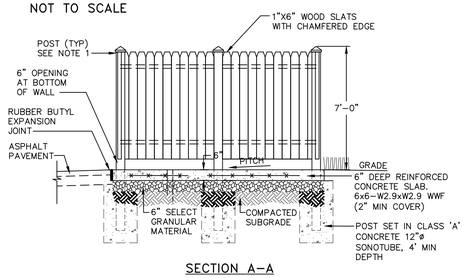


TYPICAL PARKING STRIPING

ACCESSIBLE PARKING STRIPING

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

PARKING AND STRIPING DETAIL
NOT TO SCALE



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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				

SEAL

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

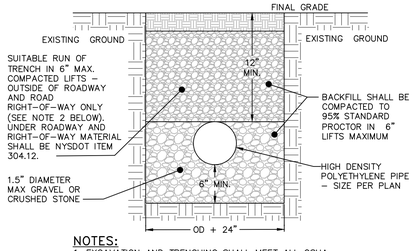
CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

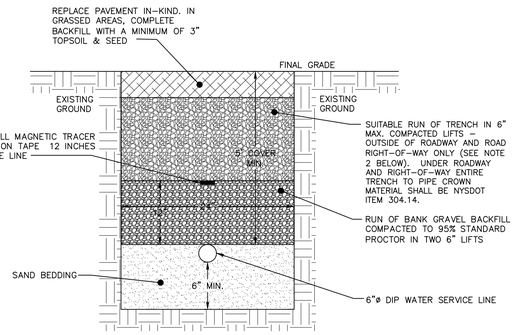
JOB #: 2022:015
DATE: 7/7/2022
SCALE: AS SHOWN
TITLE: CD–1
SHEET: 6 OF 7

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



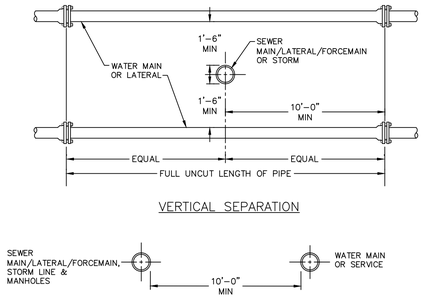
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM 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. SPLIT FIRE SERVICE AND POTABLE WATER INTERIOR OF THE BUILDING AND PROVIDE ALL NECESSARY BACKFLOW PREVENTION DEVICES PER CITY OF BEACON REQUIREMENTS.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

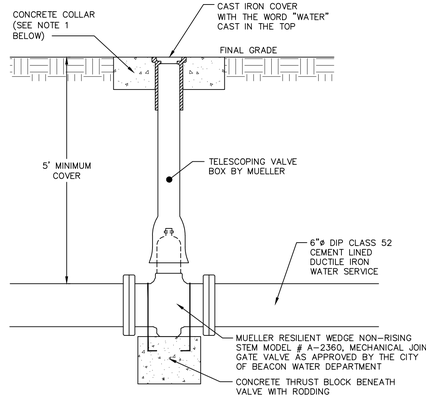


VERTICAL SEPARATION

HORIZONTAL SEPARATION

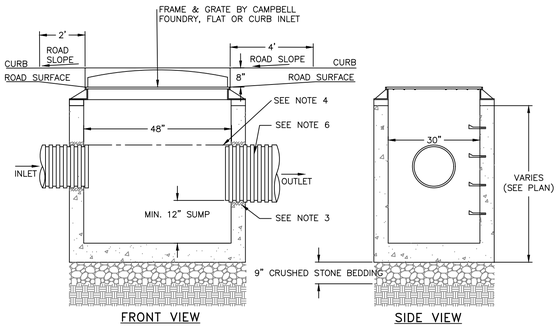
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

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.

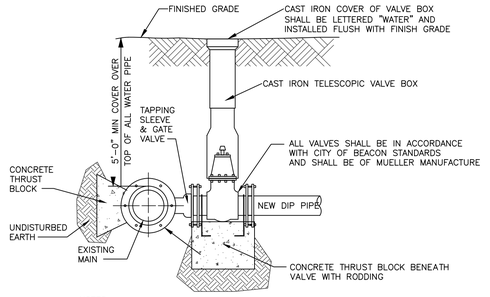
GATE VALVE DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

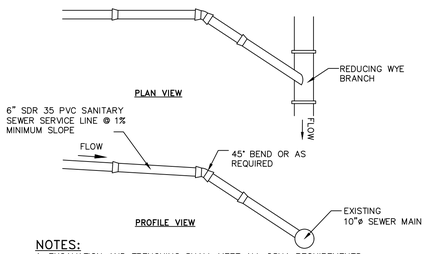
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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



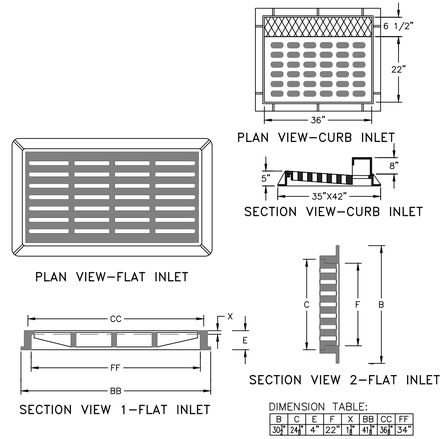
NOTES:
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE 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.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 6" PREDCO HUB TAP SADDLE.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



DIMENSION TABLE:

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

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

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/29/22	SHEET ADDED	CMB				

SEAL

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

CONSTRUCTION DETAILS

397 FISHKILL AVE

397 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–392032 & 399035

JOB #: 2022:015
DATE: 7/7/2022
SCALE: AS SHOWN
TITLE: CD–2
SHEET: 7 OF 7

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: December 9, 2022
Re: **393-397 Fishkill Avenue and 7 Conklin Street Site Plan and Subdivision**

I have reviewed the November 29, 2022 cover letter from Cuddy+Feder, November 29, 2022 response letters from Aryeh Siegel and Hudson Land design, November 16, 2022 Full EAF Part 1, and a 7-sheet Site Plan set, dated November 29, 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 combined 0.62 acres will be merged through the subdivision approval process.

Comments and Recommendations

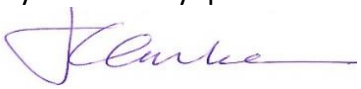
1. The Board and applicant should consider the need for fencing to shield the parking lot from adjoining neighbors.

2. Future submissions should include a preliminary subdivision plat, landscaping plan with species and planting sizes provided, lighting plan confirming compliance with all the provisions in Section 223-14B, and building elevations with major dimensions, materials, and colors noted.

3. The proposed layout has 15-foot front yard setbacks along both Fishkill Avenue and Conklin Street. The Zoning Code has provisions that provide for two front yard setbacks on corner lots in all residential districts, the Central Main Street district, and the Linkage district, but it is not clear that it permitted in the GB district. I have asked the Building Inspector to look at the issue and decide whether one of the frontages may require a side yard setback.

4. It would be difficult to back out of the southernmost parking space. The trash enclosure could be moved a few feet toward the rear, shifting the row of parking spaces to allow more room for backing out of this space.

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

LANC & TULLY
Engineering and Surveying, P.C.

December 8, 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 397 Fishkill Avenue Site Plan and Subdivision:

- Cover letter dated November 29, 2022, from Cuddy & Feder, LLP.
- Response correspondence dated November 29, 2022, from Aryeh Siegel, Architect.
- Response correspondence dated November 29, 2022, from Hudson Land Design.
- Full Environmental Assessment Form dated November 16, 2022.
- Plan set titled "397 Fishkill Avenue" consisting of the following plans:
  - Sheet 1 of 7 titled "Site Plan", dated October 21, 2022, as prepared by Aryeh Siegel, Architect.
  - Sheet 2 of 7 titled "Building Plans", dated October 21, 2022, as prepared by Aryeh Siegel, Architect.
  - Sheet 3 of 7 titled "Existing Conditions & Demolition Plan", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.
  - Sheet 4 of 7 titled "Grading & Utility Plan", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.
  - Sheet 5 of 7 titled "Erosion & Sediment Control Plan", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.
  - Sheet 6 of 7 titled "Construction Details", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.
  - Sheet 7 of 7 titled "Construction Details", with the latest revision date of November 29, 2022, as prepared by Hudson Land Design.

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:

SEQRA Comments:

1. The response to question D.1.c. should be checked, as two percentages were provided for the response. Identify what each percentage is for that is stated. It should be further noted that the number of units and square footage of commercial should be provided in the 2nd response.

General Comments:

2. 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. ***Applicant has acknowledged this and is proposing all utilities to service the project from Conklin Street.***

3. 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. ***Applicant notes that this is forth coming with a future submission.***

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. ***Applicant notes that this is forth coming with a future submission.***

5. The plans should be submitted to Emergency Services for any input or concerns they may have so that they can be addressed as the project progresses. The applicant should coordinate with the City of Beacon Building Department for submission and review by Emergency Services.

6. 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. ***Applicant notes that as a grading plan has been established, they will prepare a cuts/fills analysis and will provide exploratory soil testing to determine approximate rock elevations.*** The results of the exploratory soil testing shall be provided on the plans.

7. A subdivision plat should be submitted for the merging of the 3 existing parcels. ***Applicant notes that this is forth coming and will be part of a future submission.***

8. As the development of the project progresses, the plan set shall be updated to include additional building elevations, a landscape plan and a lighting plan.

9. An ADA accessible ramp construction detail shall be provided on the plans for the proposed ramp from the parking area.

10. A construction detail shall be added to the plans for the proposed retaining wall to allow for review of the type of wall to be used, as there is concern as to the proximity of the wall to the property lines and the ability to construct the wall without entering onto or disturbing the adjacent parcels. Furthermore, notes shall also be included with the retaining wall detail to stating the following:
    a) The wall design shall be prepared by a NYS licensed engineer, and the design shall be submitted to the City of Beacon Building Department for review.
    b) Upon completion of construction of the retaining wall, the design engineer shall provide certification to the City of Beacon Building Department that the wall was constructed in accordance with the approved design plans.

Sheet 1 of 7 – Site Plan:

1. The plan shall be updated to show the retaining wall proposed along the westerly and northerly side of the parcel as shown on Sheet 4 (Grading & Utility Plan).

2. The proposed free-standing sign shown at the corner of Fishkill Avenue and Conklin Street conflicts with the proposed drainage structure. The sign should be relocated to avoid this conflict.

3. Note No. 2 on the plan shall be expanded upon to note that the free-standing sign shall be submitted to the Beacon Building Department for approval and permitting.

4. The proposed preliminary landscaping shown on the plan shall be coordinated with the proposed retaining wall and snow storage area as depicted on Sheet 4.

Sheet 2 of 7 – Building Plan:

1. The 1st floor plan should be revised to show the mechanical room for the building. As the building will more than likely require a fire sprinkler system, the mechanical room shall be appropriately sized for the backflow prevention valve and fire sprinkler assembly.

Sheet 3 of 7 – Existing Conditions & Demolition:

1. There is an existing free-standing sign shown in front of the commercial building at the intersection of Fishkill Avenue and Conklin Street. The plan should note the disposition of this sign.

2. The 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. The applicant's consultant should contact the City of Beacon Water and Sewer Department to inquire as to the size and material of the water and sewer mains within Fishkill Avenue and Conklin Street.

3. Note 2 under "Utility Abandonment Notes" shall be updated to state that any water service to be abandoned shall be at the corporation valve by closing of the corporation valve, disconnection of the existing service line to the corporation valve and capping of the corporation valve.

4. The "Utility Abandonment Notes" shall be updated to include a note stating that the existing utilities that service the existing buildings from Fishkill Avenue shall be abandoned prior to the reconstruction of Fishkill Avenue in 2023.

5. As there are several trees proposed to be cleared from the site, a note shall be added to the plans stating cutting of the trees can only occur during the November 1st to March 31st time frame.

Sheet 4 of 7 – Grading & Utility:

1. The 6" sewer lateral slope shall be increased to a minimum slope of 2% to comply with building sewer requirements per page C-2 of the 2014 NYS Design Standards for Intermediate Sized Wastewater Treatment Systems.

2. The plan shall include the Lowest Sewerable Elevation (LSE) for the building.

3. On Conklin Street, the plan notes that a street sign and utility pole are to be relocated. The location as to where the utility and street sign are to be relocated shall be provided on the plan.

4. The proposed retaining wall shall be provided with top and bottom of wall elevations at the start and end of the wall, all changes in direction locations, and at all steps proposed within the wall.

5. The plan shall note the installation of a wet tap and valve at the proposed 6" service line connection to the existing water main within Conklin Street. The plan shall also not the size and material of the existing water main within Conklin Street. As a wet tap valve will be installed at the existing water main, the gate valve shown behind the sidewalk can be removed, unless the applicant desires to have two (2) valves on the service line.

6. Provide rim elevations and pipe invert elevations for the proposed stormwater catch basins.

7. Provide the pipe sizes, pipe material and pipe slopes for the proposed stormwater piping on site.

8. Any sidewalk proposed to be installed along Conklin Street shall be monolithic curb and sidewalk. A construction detail for monolithic curb and sidewalk shall be added to the plans.

Sheet 6 of 7 – Construction Details:

1. The "Pavement Restoration Detail" shall be revised to note the asphalt binder course having a minimum compacted thickness of 3 ½".

2. A pavement restoration detail shall be provided for any excavation work that may be required for abandonment of utilities within Fishkill Avenue. This detail shall include pavement thickness equal to 12" comprised of two (2) 4" lifts of Type 1 asphalt base course, 2 ½" Type 3 asphalt binder course, and 1 ½" Type 6 asphalt top course.

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

December 9, 2022

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

RE: Site Plan and Traffic Study Review #1 for **Proposed Mixed-Use Commercial/Residential Development,** 393 & 397 Fishkill Avenue and 7 Conklin Street, City of Beacon, Dutchess County, New York; CM Project No. 121-295

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has reviewed the documents listed below in connection with the proposed mixed-use commercial/residential development, which consist of the construction of a three-story building with 3,500 square feet commercial space on the first level and 12 residential apartment units on the second and third levels at 397 Fishkill Avenue. The commercial space has a potential to have a mix of office and retail space. CM reviewed the following documents:

- Site Plan prepared by Hudson Land Design Professional Engineering P.C., dated November 29, 2022
- Traffic Study prepared by Colliers Engineering & Design, dated October 24, 2022

The subject site is comprised of three lots that is presently occupied by two (2) small commercial buildings at 393 and 397 Fishkill Avenue and a single-family residence at 7 Conklin Street. These structures will be removed as part of the development. The site will provide 34 off-street parking spaces inclusive of two ADA-accessible spaces. Site access will be provided via the existing driveways on Conklin Street. We offer the following comments:

Site Plan

1. Please confirm that the NYSDOT is completing all work within the NYSDOT right-of-way, such as the sidewalk and curb improvements as part of the NYSDOT STIP PIN 875370. If the applicant is intending to do any work within the NYSDOT right-of-way, they will need to obtain a Highway Work Permit (PERM33-COM).
2. CM notes that the proposed development requires utility work within the travel way of Conklin Avenue.
3. Please confirm any existing-to-remain or proposed landscaping along the site's frontages do no obstruct drivers' sight lines at the site driveway or Conklin Avenue/Fishkill Avenue intersection.

Traffic Impact & Parking Study

1. CM agrees with the ITE land use codes (LUCs) referenced by Colliers in developing the trip generation of the propose development. The LUCs include 220 "Multifamily Housing (Low-Rise), 710 "General Office Building", and 822 "Strip Retail Plaza". Based on these LUCs the development is expected to generate six (6) trips during the weekday AM peak hour, 13 trips during the weekday PM peak hour, and seven (7) trips during the Saturday midday peak hour.
2. CM agrees with the value shown on Figures 14 and 15 for arrival and departure distributions.
3. The traffic forecasts account for other developments in proximity to the site as well as background growth along the roadway network.
4. CM acknowledges the intersection of Fishkill Avenue/Conklin Street will operate at an acceptable level of service in the No-Build conditions and will continue to do so in the Build conditions.

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 issues 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\393-397 Fishkill Avenue - 7 Conklin Street\393-397 Fishkill Ave_Rev 1.docx

City of Beacon Planning Board Agenda
12/13/2022

Title:

Consider request for one 90-day extension of Subdivision and Site Plan Approval, "Beacon Views Townhouses" 37 units, Conklin Street, submitted by Beacon Views, LLC

ATTACHMENTS

2022-11-9 Benedetto to Bates DEC Letter.pdf

Beacon Views Conklin Street Extension Request.pdf

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

November 9, 2022

James Bates
633 Route 211 East, Suite 4, Box 4
Middletown, NY 10941
Via Email

RE: Joint Application for Permit # 3-1302-00074/00001
Beacon Views Townhouses
Town of Beacon, Dutchess County
Blanket Water Quality Certification

Dear James Bates:

The New York State Department of Environmental Conservation (DEC) has reviewed your submission received September 14, 2022, regarding the above-refenced project. According to the information provided, the project involves the construction of 37 townhouse units, associated utilities, roads, stormwater infrastructure, landscaping and other appurtenances. This action will create approximately 0.27 acres of disturbance to federally regulated wetlands. The submitted information identifies that this project qualifies for authorization under U.S. Army Corps of Engineers (USACE) Section 404 Nationwide Permit (NWP) 29, Residential Developments.

The DEC has reviewed the submitted information and determined that this project is eligible for coverage under the Blanket Section 401 Water Quality Certification that DEC has issued for NWP 29. Therefore, an individual WQC permit from the DEC is not required and your application has been withdrawn from further processing. An Article 182, Incidental Take permit will not be required as long as all tree clearing takes place from October 31st to March 31st.

This determination does not relieve you of any requirements under any other applicable laws which may exist. You are advised to contact all appropriate Federal, State, and/or local agencies for any approvals that may be required.

Please contact this office if project plans change to the extent that it does not meet the conditions for coverage under the Blanket WQC or, if the USACE determines that this project is ineligible for coverage under NWP 29. The project

must comply with all required general conditions of the Blanket WQC, which can be found on the DEC website at:

https://www.dec.ny.gov/docs/permits_ej_operations_pdf/wqcnwp2018.pdf

For additional information regarding NYSDEC Environmental Permits, please see the following link:

https://www.dec.ny.gov/permits/6081.html

Sincerely,

Frank Benedetto

Frank J. Benedetto
Environmental Analyst I
Frank.benedetto@dec.ny.gov

CC: Sarah Pawliczak; NYSDEC
Beacon View, LLC
Brian Orzel; USACE

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

November 28, 2022

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

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

Dear Chairman Gunn and Members of the Board:

Per the July 12, 2022 resolution for the Preliminary & Final Subdivision & Site Plan Approval for the above referenced project, the applicant would request an extension of the approval ahead of the January expiration. The applicant continues to work on the conditions of approval. There has been no change in the condition of the site, and there has been no change to the site plans or subdivision plat.

Please place the matter on the agenda for the Planning Board's December 13, 2022 meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

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

JJC/adt

Enclosures (all email only)

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

Insite File No. 19131.100