



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

**February 18, 2026
7:00 PM
Zoning Board of Appeals Agenda**

The Zoning Board of Appeals will meet at 7:00 p.m., in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of the December 16, 2025, minutes:

Regular Meeting

1. Public hearing on application submitted by JMARKMNG, LLC, 1064 Wolcott Avenue, Tax Grid No. 30-5954-34-641767-00, in the R1-40 and HDLO (Historic District and Landmark Overlay Zone), to allow for the adaptive reuse of two (2) existing buildings and construct an addition to the existing two-story building on the southern portion of the premises, and to redevelop the premises for use as a hotel, with associated guest amenity spaces and restaurant, which requires relief from the following: a) Section 223-17.D., Attachment 1, to allow for a 8 ft. rear yard setback (50 ft. required)

City of Beacon Zoning Board of Appeals Agenda
02/18/2026

Title:

Public hearing on application submitted by JMARKMNG, LLC, 1064 Wolcott Avenue, Tax Grid No. 30-5954-34-641767-00, in the R1-40 and HDLO (Historic District and Landmark Overlay Zone), to allow for the adaptive reuse of two (2) existing buildings and construct an addition to the existing two-story building on the southern portion of the premises, and to redevelop the premises for use as a hotel, with associated guest amenity spaces and restaurant, which requires relief from the following: a) Section 223-17.D., Attachment 1, to allow for a 8 ft. rear yard setback (50 ft. required)

ATTACHMENTS

[1064 Wolcott ZBA 2.18.26 Cover Letter 1.28.2026.pdf](#)

[1064 Wolcott ZBA 2.18.26 Exhibit A - Images of Premises and Surrounding Area.pdf](#)

[1064 Wolcott ZBA 2.18.26 Exhibit B - Application Form redacted2.pdf](#)

[1064 Wolcott ZBA 2.18.26 Exhibit C - Updated FEAF by HLD rev 3.25.25 redacted2.pdf](#)

[1064 Wolcott ZBA 2.18.26 Plans by AJS and HLD 1-27-28.pdf](#)



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Taylor M. Palmer, Esq.
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January 28, 2026

**VIA ELECTRONIC MAIL
AND HAND DELIVERY**

Hon. Jordan Haug
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Area (Setback) Variance for Adaptive Reuse of
Former Rose Hill Manor Day School for Proposed Hotel & Restaurant
Premises: 1064 Wolcott Avenue, Beacon, New York
Tax Parcel ID: 5945-34-641767

Dear Chairman Haug and Members of the Zoning Board of Appeals:

On behalf of JMARKMNG, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of the Applicant's request for area variance relief (the "Application") to the City of Beacon Zoning Board of Appeals (the "ZBA" or this "Board") pertaining to the rear yard setback distance in connection with the proposed adaptive reuse of the two (2) existing buildings on the Premises and construction of an addition to the existing two-story building on the southern portion of the Premises, to redevelop the Premises for use as a hotel to be known as The Inn on Spy Hill, with associated guest amenity spaces and an accessory restaurant (the "Project").

THE PREMISES AND THE PROPOSED PROJECT

The Premises is an approximately 1.77-acre parcel located on the east side of Wolcott Avenue, and is presently classified in the R1-40 One Family Residential ("R1-40") Zoning District and the Historic District and Landmark Overlay Zone ("HDLO"). Currently, the Premises is operated as Rose Hill Manor Day School and is improved with an existing historic three (3)-story building on the northern portion of the Premises, an existing two (2)-story building on the southern portion of the Premises, and associated paved parking areas. See **Exhibit A**.

The area surrounding the Premises is characterized by a diverse array of multi-family and single-family residential, commercial, and institutional uses, including the Riverview Funeral Home, Dia: Beacon, Prophecy Hall, and a shopping plaza containing restaurants, a liquor store, and

professional service offices, and is located approximately 0.5 miles from the Beacon Metro-North train station. See **Exhibit A** – Images of the Premises and Surrounding Area. The abutting property immediately to the east of the Premises is classified in the RD-6 Designed Residence (“RD-6”) Zoning District, and is occupied by single-family residential development.

As is more fully shown on the enclosed Site Plans, prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C. (“HLD”) dated January 28, 2025 and last revised January 27, 2026 (collectively, the “Plans”), the Applicant proposes to adaptively reuse the two (2) existing buildings on the Premises and to construct an addition (the “Addition”) to the existing two-story building on the southern portion of the Premises, for use as a 48-room hotel with associated guest amenity spaces and an accessory restaurant. The Project also includes certain site improvements, including new retaining walls, sidewalk improvements, landscaping, stormwater management practices, and modifications to the paved parking areas on the Premises. Access to the Premises will remain available from the entrance/exit driveway providing access from Wolcott Avenue to the paved parking areas on the Premises.

AREA VARIANCE RELIEF REQUESTED

Based upon our review of the City of Beacon Zoning Code and communications with City Building Inspector Bryan Murphy, it is our understanding that one (1) area variance is required for the Project. Accordingly, the Applicant respectfully requests that the ZBA grant variance relief from City of Beacon Zoning Code § 223-17(D) and 223 Attachment 1: City of Beacon Schedule of Dimensional Regulations, which require a minimum rear yard setback distance of 50 feet within the R1-40 Zoning District, where the proposed Addition is proposed to be set back by 23.8 feet from the rear yard lot line, and therefore a variance of 26.2 feet is requested.

Please be advised that the Applicant previously filed applications for Site Plan and Special Use Permit approval, which are presently under review by the Planning Board. During its January 13, 2026 meeting Agenda, the Planning Board voted to refer this Project to the ZBA for review, noting that that the proposed placement of the Addition is the result of discussions with the Planning Board seeking to maximize consistency with the existing structures on the Premises and due to the irregular shape of the lot.¹

THE FIVE FACTORS BALANCE IN FAVOR OF GRANTING THE AREA VARIANCE

New York State General City Law Section 81-b(4)(b) and City of Beacon Zoning Code Section 223-55(C)(2)(b) provide a balancing test for a zoning board to consider when determining whether to grant an area variance. Specifically, in considering the requested variance, the ZBA shall weigh

¹ **Note:** We understand a referral letter will be sent to the ZBA. In the meantime, these comments can be viewed at the following link at the 1:07:00 timestamp: https://www.youtube.com/watch?v=cDu_MLKABUc.

the benefit to the applicant if the variance is granted against the detriment to the health, safety, and welfare of the neighborhood or community by such grant.

In conducting the aforementioned balancing test, the zoning board shall consider: “(i) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (ii) whether the benefit sought by the applicant can be achieved by some method feasible to the applicant to pursue, other than an area variance; (iii) whether the requested area variance is substantial; (iv) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (v) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.” N.Y. Gen. City Law § 81-b(4)(b); *see also* City of Beacon Zoning Code § 223-55(C)(2)(b).

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.

Granting the requested area variance would neither produce an undesirable change in the character of the neighborhood, nor result in a detriment to nearby properties. Rather, the variance requested and the proposed development of the Premises is wholly consistent with the character of the neighborhood and would result in a benefit to nearby properties as well as an increase in tax ratables to the Beacon community.

The existing neighborhood character is such that there would be no adverse impact to the surrounding community by granting the variance. At present, the Premises is developed with the two (2) buildings which comprise the Rose Hill Manor Day School. The Applicant proposes to adaptively reuse these two (2) buildings, and to construct the Addition to redevelop the Premises as The Inn at Spy Hill. The proposed use of the Premises will be less intensive than the current conditions, in that the proposed use will result in a reduction in traffic during peak periods as compared to the existing nursery school use, and will produce less perceptible noise as compared to the existing conditions. Currently, the outdoor areas on the Premises are utilized for outdoor play and programming by the nursery school children. Once the Project has been implemented, is anticipated that outdoor activities on the Premises will be limited to guests’ quiet enjoyment of the proposed landscaped areas, and traveling between the buildings and the parking areas.

The Project would also provide a significant resource to the neighborhood, which is consistent with the stated goal in City’s Comprehensive Plan to “[e]ncourage a vibrant business community in harmony with existing commercial and industrial areas throughout the community. Employ all available mechanisms to meet the City’s objectives for economic development.” Specifically, the Project will further the supporting objective of “Tourism. Encourage local regional residents and tourists to visit the City, highlighting the historic, cultural and recreational opportunities of the

City.” The Premises is located only half a mile from both the Beacon Metro-North train station and the start of Beacon’s vibrant Main Street, and is even closer to important Beacon cultural and recreational resources Dia: Beacon and Long Dock Park. In addition to supporting general tourism to Beacon, it is also located near to the Riverview Funeral Home and Prophecy Hall, two significant event-focused destinations within the City that have the potential to frequently attract out-of-town guests and would benefit from the presence of a nearby hotel. The Premises is ideally situated to provide a temporary residence for tourists and visitors to the City.

It should be noted that the Planning Board recently approved an application for another hotel located approximately 0.3 mile from the Premises at 1113 Wolcott Avenue (AKA Prophecy Hall), and that the ZBA granted certain variances in connection with that project. It is respectfully submitted that the proposed Project is entirely consistent with the character of the neighborhood, particularly in light of this recent approval. In addition, the ZBA also recently granted a use variance for the property at 2 Beekman Street (now the Riverview Funeral Home), located approximately 0.1 mile from the Premises, to change an existing use variance from a restaurant into the funeral home, which uses are similarly consistent with the character of the neighborhood.

Further, the Applicant proposes certain site modifications that will enhance accessibility for the Premises and connectivity to the surrounding area. The Applicant proposes an internal sidewalk within the Premises with a stair connection to Wolcott Avenue to enhance pedestrian access, and ADA signage and accessible curbing have been incorporated within the Premises. In addition, the grading of the existing driveway and parking areas will be adjusted to conform to City of Beacon standards. The Applicant also proposes a significant landscaping plan, prepared by Debra Adamsons of Landscape Restorations, which will bring approximately five times as many trees to the Premises as currently exist, and will include areas intended to provide visual screening buffers for the adjacent parcels as well as a diverse array of plant species which serve both ornamental and functional purposes for the Premises.

Additionally, the variance requested for the proposed Addition is substantially similar to the existing conditions at the Premises itself, due to the irregularly shaped lot. The rear lot line of the Premises is irregular, with a significant indentation that makes compliance with all dimensional criteria of the R1-40 Zoning District difficult, particularly nearest to the indented corner of the lot line. In fact, the existing northern building on the Premises is located only 35.2 feet from the lot line at this indented corner, which is a preexisting nonconforming condition. The placement of the Addition has been developed in consultation with the Planning Board to maximize consistency with the existing conditions and structures on the Premises, and due to the irregular shape of the lot. This was recognized by the Planning Board at its January 13, 2026 meeting.²

² Note: See the Planning Board’s meeting discussion at the 1:07:00 timestamp:
https://www.youtube.com/watch?v=cDu_MLKABUc.

The area to the east of the Premises, abutting the rear lot line of the Premises and closest to the proposed Addition, is occupied by residential development. See **Exhibit A** – Images of the Premises and Surrounding Area. Presently, significant intervening vegetation exists between the Premises and the adjacent residential properties. The Applicant proposes retaining walls separating the existing buildings and the Addition from these properties, as well as additional landscaping, with trees and shrubs of varying heights along the eastern lot line of the Premises to provide further insulation from any potential impacts for the adjacent parcels.

Therefore, when viewed in the totality of the circumstances, it is clear that the requested variance would not cause any undesirable change to the character of the neighborhood or detrimental impact to nearby properties. Rather, the Project presents a unique opportunity to adaptively reuse the historic and existing structures on the Premises in a way which is consistent with the character of the neighborhood, which will bringing new life to the Premises and enhance economic activity and benefit the general welfare of the City.

2. Whether the benefit sought by the applicant can be achieved by some method feasible to the applicant to pursue, other than an area variance.

New York State General City Law Section 81-b(4)(b)(ii) requires the Board to consider “whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.” The range of appropriate alternatives is limited by two standards: first, the alternative must still provide the benefit sought by the applicant; and second, the alternative must be feasible for the applicant to pursue. A zoning board may not deny a variance and attempt to relegate an applicant to an alternative design that is a “profound departure” from, or substantially more costly than, the design proposed in the variance. Corporation of Presiding Bishop of Church of Jesus Christ of Latter Day Saints v. ZBA of Town/Village of Harrison, 296 A.D.2d 460 (2d Dept. 2002). See also Baker v. Brownlie, 248 A.D.2d 527 (2d Dept. 1998); Salkin, New York Zoning Law & Practice § 29:36 Administrative Relief from Zoning Regulations: Variances.

In the instant matter, the Applicant is proposing to adaptively reuse the existing buildings on the Premises and to construct the Addition, for redevelopment of the Premises as The Inn at Spy Hill. Absent a grant of the requested variance, the Applicant would be unable to achieve this objective due to the irregular shape of the existing parcel, and the existing nonconforming setback distance of the existing northern building at the Premises.

Further, it should be noted that the Project design was refined considerably in consultation with the Planning Board and its Consultants, including adjustments to the height, scale, and visual appearance of the Project. During the Planning Board’s review of the Project, which has been ongoing for approximately one year, the project layout was modified to recess the Addition from the façade of the existing buildings, which had the effects of both shifting the Addition closer to the rear property line and achieving greater compliance with the standards of approval and the

design criteria for Site Plan and Special Use Permit applications for designated historic properties within the City's HDLO. The currently proposed design, including the location of the Addition on the Premises, was developed in consultation with the Planning Board to maximize consistency with the existing site conditions, and to adequately emphasize and maintain the prominence of the existing historic structure. The Addition incorporates a balanced design which is compatible with, but differentiated from, the existing buildings on the Premises, to retain the priority of and honor the historic character of the existing historic building. Although alternative design proposals for the Project may be contemplated and may reduce the extent of variance relief requested (i.e., may result in a lesser degree of relief required from the rear yard setback requirement), such alternative design would likely result in the Applicants approaching this Board for the same or a greater number of variances as are required for the present Application, and may result in a lesser degree of compliance with the applicable design criteria and be disfavored by the Planning Board.

The Premises is located in the heart of a vibrant mixed-use community comprised of similarly and complementarily developed parcels which would benefit from the Project. The Applicant's proposed Project has been strategically designed in a manner that allows for meaningful development of the Premises, while minimizing the overall impact upon the surrounding areas, and which maintains consistency with the existing conditions at the Premises. Therefore, it is respectfully submitted that there are no feasible alternatives that the Applicant can pursue other than the requested variance.

3. Whether the requested area variance is substantial.

Upon consideration of the facts and circumstances of this Application, the requested area variance is not substantial. The substantiality of a variance cannot be judged solely by a comparison of the percentage deviation from the mandated requirements of the Zoning Code. Indeed, the overall effect of granting the relief is the appropriate inquiry. As discussed in further detail below, there would be no adverse impact to neighboring properties as a result of granting the variance.

In considering whether a variance is substantial, the Board shall examine the totality of the circumstances within an application. See Friends of Shawangunks, Inc. v. Zoning Bd. of Appeals of Town of Gardiner, 56 A.D.3d 883, 886, 867 N.Y.S.2d 238, 241 (3d Dep't 2008) (although variances were substantial the ZBA properly determined area variances will not have a substantial impact on the community); see also Schaller v. New Paltz Zoning Bd. of Appeals, 108 A.D.3d 821, 824, 968 N.Y.S.2d 702, 705 (3rd Dep't 2013) (upholding ZBA determination that an area variance was not substantial when compared to the nearby buildings). Indeed, "[s]ubstantiality cannot be judged in the abstract; rather, the totality of relevant circumstances must be evaluated in determining whether the variance sought is, in actuality, a substantial one." Lodge Hotel v. Town of Erwin Zoning Bd. of Appeals, 2007 WL 5649523 No. 94817 (Jan. 24, 2007) *1, affirmed, 43 A.D.3d 1447, 843 N.Y.S.2d 744 (4th Dep't 2007).

It is respectfully submitted that the requested setback variance is not substantial, as due to the irregular lot line of the Premises, the relief requested is substantially consistent with the existing conditions on the Premises. Further, the location of the Addition was developed during the Planning Board's year-long review of the Project to balance maximizing consistency with and maintaining the prominence of the existing structures on the Premises and retaining the Premises. It is not anticipated that the difference in the setback distances between the proposed Addition (i.e., 23.8 feet from the rear lot line) and the existing nonconforming northern building (i.e., 35.2 feet from the rear lot line) would be perceptible from the adjacent properties, particularly due to the existing intervening vegetation and proposed screening trees and landscaping to be planted along the eastern lot line of the Premises. That is, the requested variance would not have any substantial impact upon the surrounding community, and would produce conditions which are largely consistent with the existing development on the Premises.

To the extent that this Board may believe otherwise, we respectfully remind the Board that the mere fact that a variance may be deemed "substantial," or fails to meet one of the other five factors, does not preclude application of the *overall* balancing test. Church of Jesus Christ of Latter Day Saints v. ZBA of Town/Village of Harrison, 296 A.D.2d 460 (2d Dept. 2002) (determination that a request that was determined "substantial" did not excuse Zoning Board of Appeals from applying the overall balancing test).

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

It is respectfully submitted that the requested variance would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Granting the variance would simply allow the Applicant to adaptively reuse and redevelop the Premises with the Inn at Spy Hill, which hotel use is permitted in the R1-40 Zoning District and HDLO by special permit and would provide a benefit for the Beacon community as a whole and for the businesses in the vicinity of the Premises.

Further, the Project includes several components to ensure that it will not negatively impact any physical or environmental conditions in the area surrounding the Premises, including stormwater management infrastructure and retaining walls, as well as a significant landscaping plan. It should be noted that once implemented, the proposed landscaping plan will bring approximately five times as many trees to the Premises as currently exist, and will include areas intended to provide screening for the adjacent parcels, as well as a diverse array of plant species which serve both ornamental (i.e., rose and hydrangea gardens, cutting flower garden, lawn and meadows) and functional purposes (i.e., kitchen herb garden, vegetable garden, fruit trees, berry shrubs, and strawberry patches) for the use of enjoyment of hotel guests, along with areas of butterfly and bird habitats. Therefore, the requested variance would not adversely impact the environment.

It should be noted that the requested setback variance itself constitutes an action exempt from the New York State Environmental Quality Review Act (“SEQRA”), as the “granting of individual setback and lot line variances and adjustments” is a Type II Action. *See* 6 NYCRR § 617.5(c)(16). Notwithstanding, the Planning Board has declared its intent to serve as Lead Agency for the purposes of SEQRA review of the Project, inclusive of the requested area variance relief. During its January 13, 2026 meeting Agenda, the Planning Board authorized the City Attorney to draft a SEQRA Determination of Significance for the Board’s consideration at its January 2026 meeting. It is the Applicant’s understanding that the Planning Board may issue a Negative Declaration related to the Project during its meeting on February 10, 2026. For reference, we have included with this submission a copy of the Full Environmental Assessment Form (“EAF”) which was previously submitted to the Planning Board, which demonstrates that the Project would not create any significant adverse environmental impacts. *See Exhibit C – Full EAF.*

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board, but shall not necessarily preclude the granting of the area variance.

The area variance requested herein is not self-created. Rather, the Applicants are before the Board due to the irregular shape of the Premises and the preexisting nonconformity of the existing development at the Premises. As noted above, the rear lot line of the Premises contains an indented corner which makes compliance with the 50-foot rear yard setback requirement nearly impossible, particularly when attempting to achieve consistency with the two (2) existing buildings and in light of the preexisting nonconforming setback distance of the historic northern building to this same indented corner. Based upon the existing configuration of the lot and the buildings located thereon, absent the requested variance, the Applicant would be unable to construct the Addition on this lot in the proposed location, which was selected based upon the Planning Board’s recommendations to maximize consistency with the existing site conditions, and to adequately emphasize and maintain the prominence of the existing historic structure. Therefore, the variance relief requested herein is not self-created and is the result of existing conditions at the Premises and consultation with the Planning Board related to the Project.

To the extent that the Board may believe that the variance is self-created, we respectfully remind the Board that this factor does not alone justify denial of an area variance under New York State General City Law Section 81-b(4)(b)(v). *See also Daneri v. Zoning Bd. Of Appeals of Town of Southold*, 98 A.D.3d 508, 510 (2d Dep’t 2012) (self-created nature of difficulty is not preclusive of the ability to obtain an area variance).

INDEX OF ENCLOSURES AND CONCLUSION

In support of this Application, please find enclosed seven (7) sets of the instant letter with the following materials:

Exhibit A: Images of the Premises and Surrounding Area;



January 28, 2026
Page 9

Exhibit B: Zoning Board of Appeals Application for Appeal; and

Exhibit C: Full Environmental Assessment Form.

In further support of this Application, we respectfully submit seven (7) full-size sets of Site Plans, prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., last revised January 27, 2026.

For the reasons set forth above, and as will be further discussed at the public hearing on this matter, the Applicants request that the aforementioned area variance be granted to provide relief from the City of Beacon Zoning Code to allow the Applicant to proceed with the adaptive reuse and redevelopment of the Premises as The Inn at Spy Hill hotel with accessory restaurant. It is respectfully submitted that the benefit to the Applicants if the variance is granted clearly outweighs any possible detriment to the health, safety, and welfare of the neighborhood or community by such grant.

We look forward to appearing at this Board's regular meeting Agenda on February 18, 2026 to present additional information in support of the Application, at which time the Applicant respectfully requests that the Board render a decision on the Application.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer', is written over a horizontal line.

Taylor M. Palmer

cc: JMARKMNG, LLC
Bryan Murphy, City of Beacon Building Inspector
Aryeh J. Siegel, Architect
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

Exhibit A: Images of the Premises and Surrounding Area

Google Maps Aerial Image of the Premises and Surrounding Area:



Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Dutchess County Parcel Access Viewer Image: 1064 Wolcott Avenue

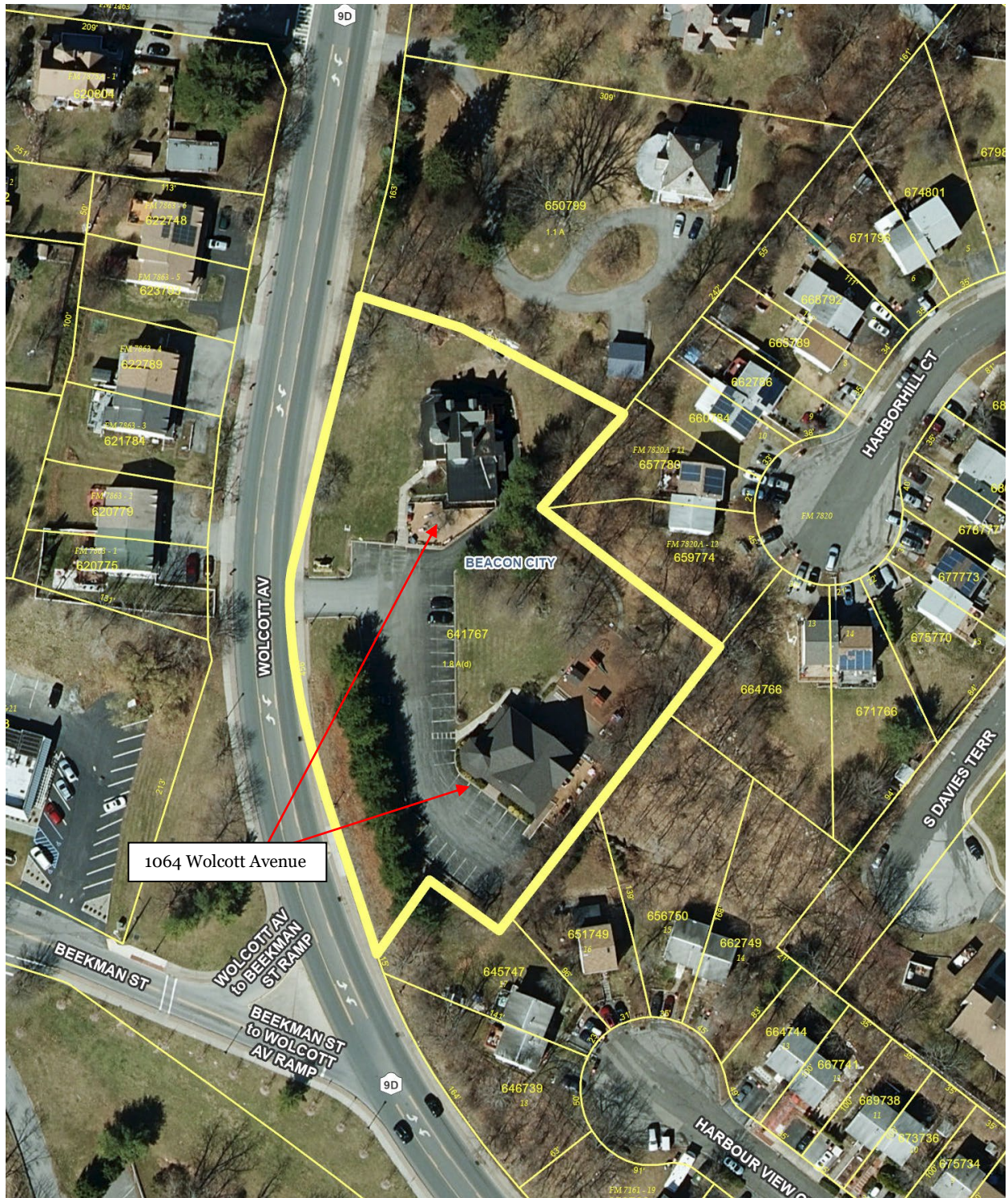
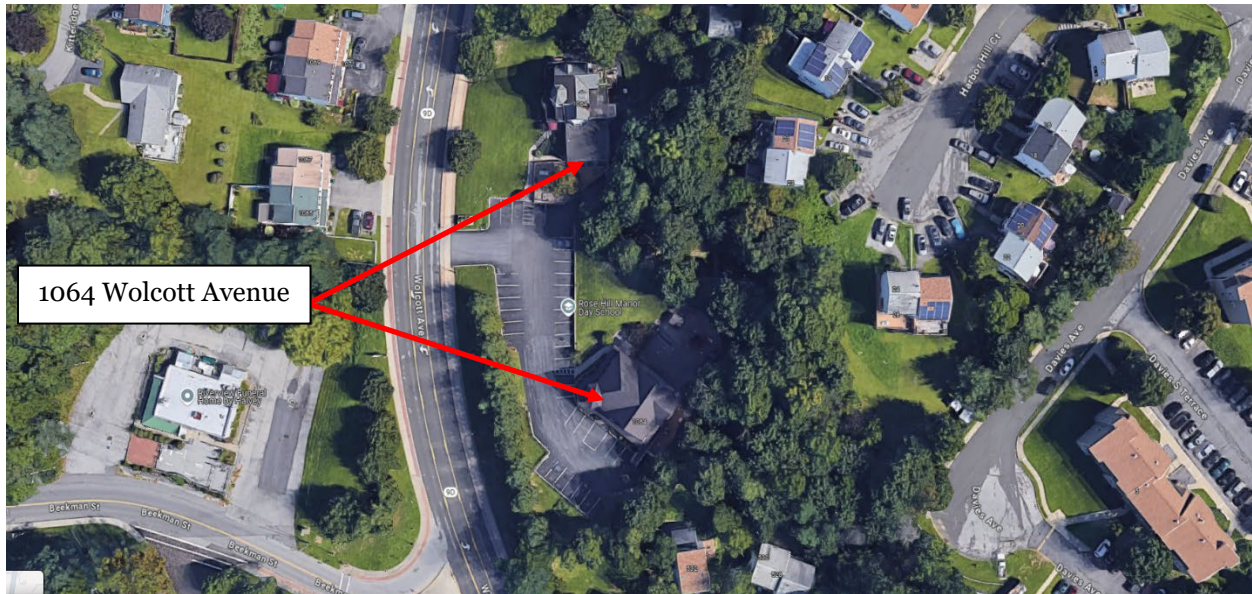


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Images of the Premises (Zoomed-in):



Google Maps Aerial Image of Premises (Zoomed-in) – Looking East into Property:



Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View Image of the Premises Looking East into Property:



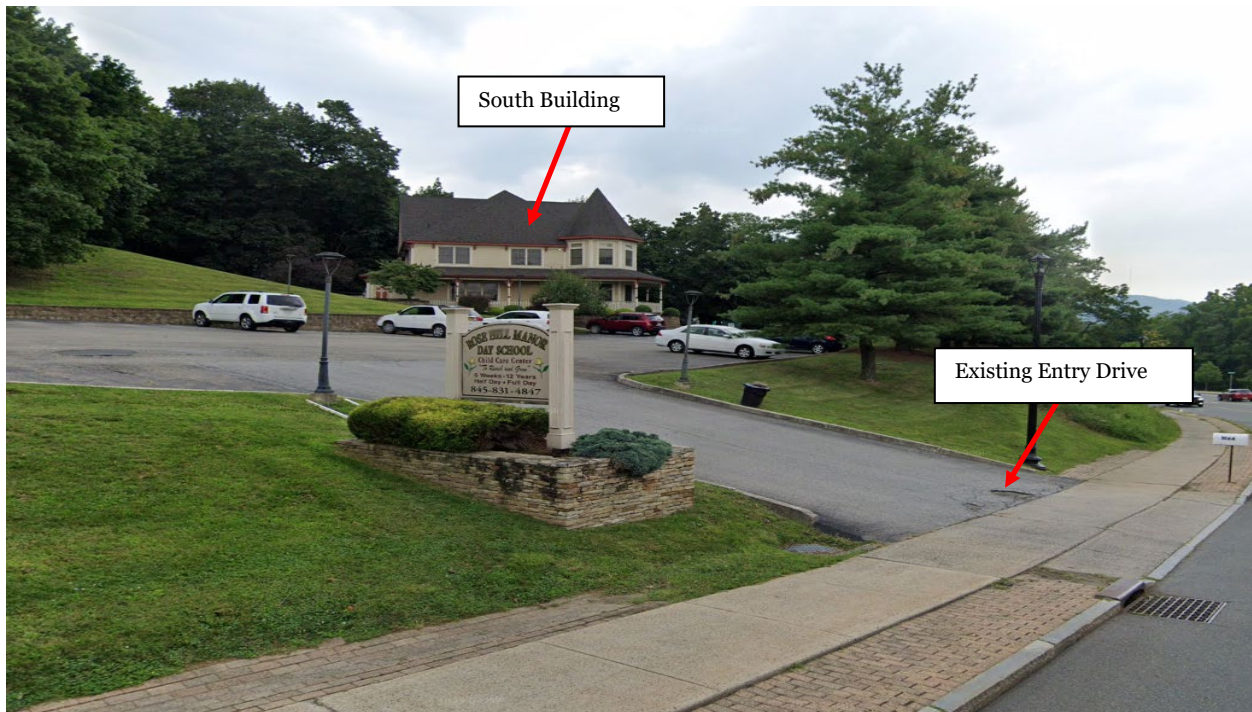
Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View Image of Premises – Easterly View of Northern Building:



North Building

Google Street View Image of Premises – Southeasterly View of Southern Building:



South Building

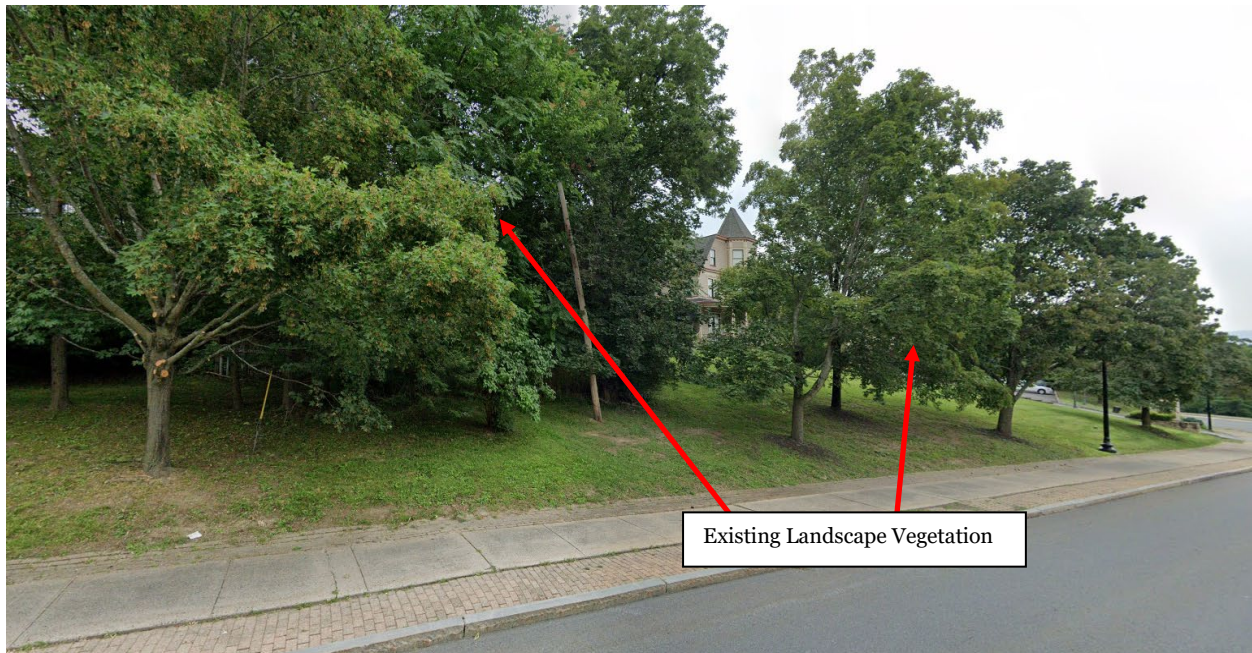
Existing Entry Drive

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View Image of the Premises – Facing Northeast Toward Premises:



Google Street View Image of the Premises – Facing South Toward Premises:



ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: JMARKMNG, LLCADDRESS: 1064 Wolcott AvenueBeacon, NY 12508TELEPHONE: [REDACTED]E-MAIL: [REDACTED]APPLICANT (if not owner): Mark defabioADDRESS: 15 Lillie laneMilton ny 12547TELEPHONE: [REDACTED]E-MAIL: [REDACTED]REPRESENTED BY: Taylor M .Palmer, Esq.,Cuddy & Feder LLPADDRESS: 445 Hamilton Ave., 14th FloorWhite Plains, NY 10601TELEPHONE: 914-761-1300E-MAIL: tpalmer@cuddyfeder.comPROPERTY LOCATION: 1064 Wolcott Avenue,
Beacon, NY 12508ZONING DISTRICT: R1-40, HDLOTAX MAP DESIGNATION: SECTION 5954BLOCK 34 LOT 641767

Section of Zoning Code appealed from or Interpretation desired:

Applicant requests relief from City of Beacon Zoning Code Section 223-17.D, Schedule of Dimensional Regulations, which requires a minimum rear yard setback of 50 feet, where a rear yard setback of 35.2 feet is existing and 23.8 feet is proposed.

Reason supporting request:

Please see attached narrative.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Please see "Index of Enclosures" in attached narrative.Date: 1/22/2026[Signature]
Owner's Signature**Fee Schedule**

AREA VARIANCE	\$ 250 \$500
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250
ESCROW FEE:	\$1000
I & I INSPECTION:	\$60

[Signature]
Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JMARKMNG, LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Mark DeFabio, 50%; Julie DeFabio, 50%

List all properties in the City of Beacon that you hold a 5% interest in:
1064 Wolcott Avenue

Applicant Address: 1064 Wolcott Avenue, Beacon, NY 12508

Project Address: 1064 Wolcott Avenue, Beacon, NY 12508

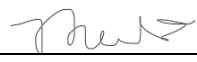
Project Tax Grid # 5954-34-641767

Type of Application Application for Area Variance Approval

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

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

- | | |
|---|------------|
| 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon | <u>✓</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>N/A</u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>✓</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>N/A</u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>N/A</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>✓</u> |


Signature of Owner
Mark DeFabio, Member

Title if owner is corporation

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

FOR OFFICE USE ONLY

Application #

CITY OF BEACON**1 Municipal Plaza, Beacon, NY****Telephone (845) 838-5000 • <http://beaconny.gov/>****ENTITY DISCLOSURE FORM**

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

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

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity JMARKMNG, LLC	Telephone Contact Information [REDACTED]
Principal Place of Business of Entity 1064 Wolcott Avenue, Beacon, NY 12508	Place and Date of incorporation Albany, NY 11/21/2013
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

☐ YES

☒ NO

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

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

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

☐ YES

☒ NO

Current Name	Other Names

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

Name	Address
JMARKMNG, LLC	1064 Wolcott Avenue, Beacon, NY 12508

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

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

SECTION J.

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

Name of the Corporation JMARKMNG, LLC	Telephone Contact Information [REDACTED]
Principal Business Address 1064 Wolcott Avenue, Beacon, NY 12508	Place and Date of Incorporation Albany, NY 11/21/2013
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

Name	Residence or business address	Telephone number
Mark DeFabio	1064 Wolcott Avenue, Beacon, NY 12508	
Julie DeFabio	1064 Wolcott Avenue, Beacon, NY 12508	

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

☐

YES

☒

NO

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

Name	Address

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

☐

YES

☒

NO

I, Mark DeFabio being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of the JMARKMNG, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Mark DeFabio

(Signature) *Mark DeFabio*

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 1064 Wolcott Avenue		
Project Location (describe, and attach a general location map): 1064 Wolcott Avenue, Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): The project consists of the redevelopment of an existing commercial site that currently has two buildings and functions as a pre-school with 2 apartments (one 1-bedroom and one 2-bedroom). The proposed development includes a change of use to a hotel with a restaurant. A building addition is proposed that connect to the existing buildings. Site improvements will consist of a reconfiguration of on-site parking, pedestrian walkways and on-site landscaping. The project also includes modifications to the existing sewer and water services to accommodate the building addition, as well as the addition of an on-site stormwater management system. The project is located within the City's R1-40 residential zoning district, the City of Beacon's Historic District and Landmark Overlay Zone and the City of Beacon's Local Waterfront Revitalization Program boundary.		
Name of Applicant/Sponsor: JMARKMNG LLC (Mark DeFabio)		Telephone: [REDACTED]
		E-Mail: [REDACTED]
Address: 1064 Wolcott Avenue		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Same as Sponsor		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Sponsor		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	City of Beacon Planning Board - Site Plan Approval and Special Use Permit	January 28, 2025
c. City, Town or Village Zoning Board of Appeals ☒ Yes ☐ No	City of Beacon Zoning Board - Rear yard variance	April, 2025
d. Other local agencies ☒ Yes ☐ No	C. of Beacon Building Department - Building Permit, Water & Sewage Connection Approval	January 28, 2025
e. County agencies ☒ Yes ☐ No	County 238 Referral	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDOT - Highway entrance modification, Utility installation	
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):

Local Waterfront Local Waterfront Revitalization Program, Rehabilitation Plan & Harbor Management Area.

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. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
<u>One Family-40,000 SQ. FT./dwelling (R1-40) Zoning District, Historic District and Landmark Overlay Zone</u>	
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? If Yes,	☐ Yes ☒ No
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?	<u>City of Beacon School District</u>
b. What police or other public protection forces serve the project site?	<u>City of Beacon Police Department</u>
c. Which fire protection and emergency medical services serve the project site?	<u>City of Beacon Fire Department</u>
d. What parks serve the project site?	<u>South Avenue Park, Scenic Hudson's Long Dock Park, Pete and Toshi Seeger Riverfront Park.</u>

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)? <u>Commercial Development - Hotel with restaurant and spa services</u>	
b. a. Total acreage of the site of the proposed action?	<u>1.767</u> acres
b. Total acreage to be physically disturbed?	<u>1.15</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>1.767</u> acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: <u>18</u> months	
ii. If Yes:	
• Total number of phases anticipated <u>1</u>	
• 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.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: +/- 35 ft height; +/- 59 ft width; and +/- 160 length	
iii. Approximate extent of building space to be heated or cooled: +/- 11,584 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: <u>Underground storage of stormwater</u>	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: <u>Stormwater runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: <u>0.024</u> million gallons; surface area: <u>0.037</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>3.5'</u> height; <u>53'</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Underground chambers</u>	

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? <u>Site preparation for building addition and parking improvements</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>5,936 cubic yards</u> • Over what duration of time? <u>12 months</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>Clean earth and rock material will be excavated and removed from the site to be disposed of locally on other sites in need of clean fill.</u>	
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: _____ 6,306 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
Existing water usage is 2,600 GPD.
Therefore the increase in demand is 3,736 GPD.
If Yes:

- Name of district or service area: City of Beacon Water District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 6,306 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: City of Beacon Wastewater Treatment Plant
- Name of district: City of Beacon Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ None _____	

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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ 0.90 acres (impervious surface) _____ Square feet or _____ 1.767 acres (parcel size) ii. Describe types of new point sources. _____ The project will create 0.29 acres of additional impervious surface. The existing stormwater collection and mgmnt system will temporarily store and treat additional runoff before it is conveyed to the City's system. 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)? _____ On-site stormwater management structures/practices that will connect to the municipality's (City of Beacon) existing underground stormwater management infrastructure (existing catch basins and stormwater pipes on Wolcott Avenue). • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☒ Yes ☐ No
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	

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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ Delivery vehicles for restaurant and hotel supplies. ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ Rock crushing may be required. iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ None.	☒ Yes ☐ No
--	---

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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	☐ Yes ☒ No ☐ Yes ☐ No
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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 <u>28</u> Proposed <u>50</u> Net increase/decrease <u>+22</u> 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? Bike lanes and public pedestrian connections currently exist in vicinity of the site. ☐ 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: _____ +/- 2,800 kWh per day ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>Local grid owned and maintained by Central Hudson Gas & Electric</u> 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00 am to 5:00 pm</u> • Saturday: <u>8:00 am to 5:00 pm</u> • Sunday: <u>9 am to 5:00 pm</u> • Holidays: <u>Emergency only</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>7:00 am to 11:00 pm</u> • Saturday: <u>7:00 am to 11:00 pm</u> • Sunday: <u>7:00 am to 11:00 pm</u> • Holidays: <u>7:00 am to 11:00 pm</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00 am to 5:00 pm</u> • Saturday: <u>8:00 am to 5:00 pm</u> • Sunday: <u>9 am to 5:00 pm</u> • Holidays: <u>Emergency only</u>	ii. During Operations: • Monday - Friday: <u>7:00 am to 11:00 pm</u> • Saturday: <u>7:00 am to 11:00 pm</u> • Sunday: <u>7:00 am to 11:00 pm</u> • Holidays: <u>7:00 am to 11:00 pm</u>
i. During Construction: • Monday - Friday: <u>7:00 am to 5:00 pm</u> • Saturday: <u>8:00 am to 5:00 pm</u> • Sunday: <u>9 am to 5:00 pm</u> • Holidays: <u>Emergency only</u>	ii. During Operations: • Monday - Friday: <u>7:00 am to 11:00 pm</u> • Saturday: <u>7:00 am to 11:00 pm</u> • Sunday: <u>7:00 am to 11:00 pm</u> • Holidays: <u>7:00 am to 11:00 pm</u>		

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: <u>Heavy construction equipment used during the construction phase of the project.</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>14' high light poles will be provided at parking areas and internal roadways, along with building mounted fixtures at buildings. All site lighting will be Dark Sky compliant.</u>	
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: _____ 3 cubic yards tons per _____ week (unit of time) • Operation : _____ 1 cubic yards tons per _____ week (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Re-use of materials wherever possible</u> _____ • Operation: <u>Recyclable materials will be disposed on in a separated refuse bin and recycled.</u> _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Open top containers will be used for disposal of construction debris to be hauled off-site to a licensed landfill.</u> _____ • Operation: <u>Enclosed trash receptacles & recycle bins provided with a contracted sanitation company.</u> _____	

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)
☐ Forest	☐ Agriculture	☐ Aquatic	☐ Rural (non-farm)
ii. If mix of uses, generally describe: _____			
b. Land uses and covertypes on the project site.			
Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.61	0.90	+0.29
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.157	0.867	-0.29
• 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: Meadows, grasslands or brushlands includes landscaped area and lawns			

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: _____
Rose Hill Manor Day School (project site), Care Jenny's Group Family Daycare, Health Quest Medical Practice

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): V00299, V00293, 314069, V00096, C314112, 546031
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____
V00299-Complete (Code: C), V00293-Complete (Code: C), 314069- No Further Action (Code: N), V00096-No Further Action (Classification Code: N), C314112-Complete (Classification Code: C), 546031-Classification Code 2. Please refer to attached copies of the sites' NYSDEC Remediation Database Reports at the end of this form.

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? _____ 2.5 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:	
Dutchess-Cardigan complex (DwB)	99.7 %
Hudson and Vergennes soils (HvD)	0.3 %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ 6.67 feet	
e. Drainage status of project site soils: ☒ Well Drained: _____ 99.7 % of site	
☒ Moderately Well Drained: _____ 0.3 % of site	
☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 25 % of site	
☒ 10-15%: _____ 19 % of site	
☒ 15% or greater: _____ 56 % 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>i</i> or <i>ii</i> , 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: Principal Aquifer _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Raccoon _____</td> <td style="width: 50%;">Squirrel _____</td> </tr> <tr> <td>White Tail Deer _____</td> <td>Skunks _____</td> </tr> <tr> <td>Groundhog _____</td> <td></td> </tr> </table>		Raccoon _____	Squirrel _____	White Tail Deer _____	Skunks _____	Groundhog _____	
Raccoon _____	Squirrel _____						
White Tail Deer _____	Skunks _____						
Groundhog _____							
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): _____ Brackish Subtidal Aquatic Bed ii. Source(s) of description or evaluation: <u>EAF Mapper</u> iii. Extent of community/habitat: • Currently: _____ 596.57 acres • Following completion of project as proposed: _____ 596.57 acres • Gain or loss (indicate + or -): _____ 0 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): _____ Minute Duckweed, Atlantic Sturgeon, Shortnose Sturgeon							
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: _____ Estuary Beggar Ticks							
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? <u>1.772 acres</u> ii. Source(s) of soil rating(s): <u>Farmland Classification of site soils from USDA NRCS Web Soil Survey</u>							
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: <u>National Biscuit Company Carton-Making and Printing Plant</u> iii. Brief description of attributes on which listing is based: _____	
Listed site is DIA	
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 five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Hudson Highlands HH-26</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State and National Registers of Historic Places</u> 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

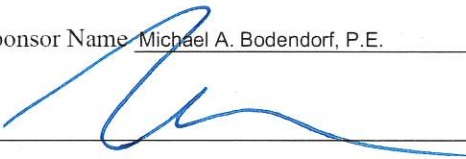
Attach any additional information which may be needed to clarify your project.

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.

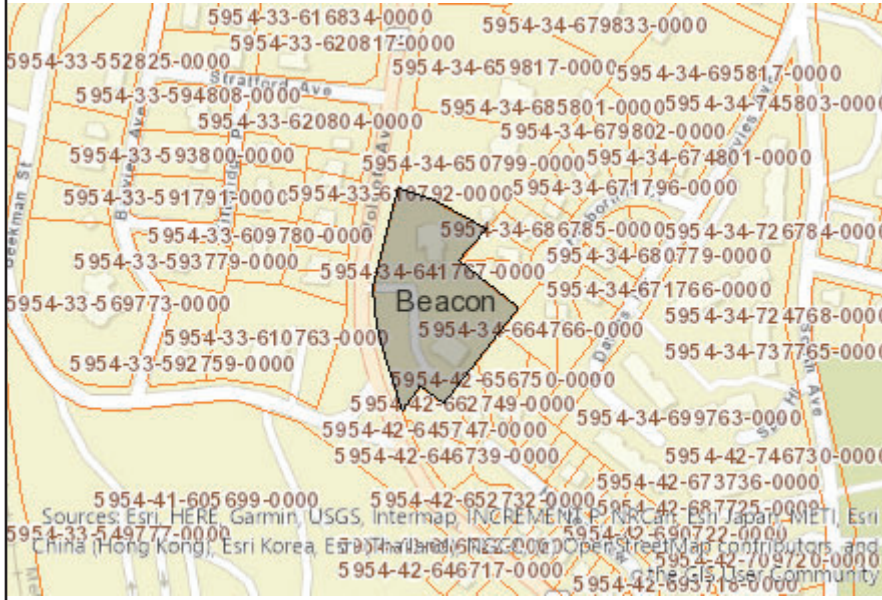
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael A. Bodendorf, P.E. Date 1/28/2025; Last Revised 3/24/2025

Signature  Title Engineer for Applicant

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00299, V00293, 314069, V00096, C314112, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes

E.2.n.i [Natural Communities - Name]	Brackish Subtidal Aquatic Bed
E.2.n.i [Natural Communities - Acres]	596.57
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Minute Duckweed, Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Estuary Beggar Ticks
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	National Biscuit Company Carton-Making and Printing Plant
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Dia Center for the Arts

Site Code: V00299

Program: Voluntary Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 3 Beekman Street

City:Beacon Zip: 12508-

County:Dutchess

Latitude: 41.44914206

Longitude: -73.97981732

Site Type:

Estimated Size: 27.63 Acres

Institutional And Engineering Controls

Control Type:

Deed Restriction

Control Elements:

Ground Water Use Restriction

Cover System

Landuse Restriction

Site Management Plan

Site Owner(s) and Operator(s)

Current On-Site Operator: Dia Center for the Arts, Inc.

Stated Operator(s) Address: Dia Center for the Arts, Inc.
Beacon,NY 12508

Site Document Repository

Name: City of Beacon

Address: Beacon City Hall

One Municipal Plaza Beacon, NY 12508

Name: Howland Public Library

Address: 313 Main Street

Beacon, NY 12508

Site Description

Location: The DIA Center for the Arts is located at 3 Beekman Street in the City of Beacon, Dutchess County. The site abuts the Metro North rail line on the east bank of the Hudson River, and is about 1/4 mile south of the Beacon Train Station. **Site Features:** The site is relatively flat and contains the large art museum. The site rises steeply on the eastern boundary. The site is bounded to the west by the Metro North Railroad tracks and a park; bounded to the north by Beekman Street and the Metro North Train Station, and bounded to the east for commercial and residential housing and the south by a vacant lot. **Zoning/ Uses:** The site is zoned commercial/light industrial. The surrounding properties are commercial establishments, a transportation corridor (Metro North Railroad) and recreational parkland along the Hudson River. **Past Use of the Site:** The Dia Art Museum was the location of the former Nabisco and Federal Paperboard facility which operated from 1929 to 1990. The former cardboard box plant reportedly disposed of paint sludge wastes and incinerator ash in the southern portion of the site just outside the facility. **Operable Units:** The site is divided into two operable units. OU-1 is a 20.5 acre property that is the location of the main museum property which contains the large museum building, parking area and green space. OU 2 is a 7 acre vacant parcel south of the present art museum. OU2 is a low-lying undeveloped parcel. In OU1 under an area of road surface, there is a capped area which contains paint sludge residue. In OU 2, the remediation program cleared all soil-type material (including any waste sludge) off the bedrock surface. Clean back fill which met residential soil cleanup objectives was placed in the excavated areas to a depth of two feet. The Dia Center for the Arts site has been remediated and is in site management. The Final Engineering Report was approved in summer of 2011 and the release letter was issued in September 2011. **Site Geology and Hydrology:** Groundwater flows west toward the Hudson River and site surface water also drains west to the River. Groundwater and surface water are not impacted and meet guidance levels.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Hazardous Substances

Site Environmental Assessment

Nature and Extent of contamination: The Dia Center for the Arts site has been remediated and is in site management. OU 1 was remediated in 2002, and OU 2 was remediated in 2008. In OU1 a small area of soil contamination containing petroleum and metals contamination (from ink and ink wastes)

was capped under a road ramp south of the building. There is no residual contamination in OU-2. A Site Management Plan and Institutional Controls are in place. Groundwater and surface water are not impacted and meet groundwater guidance values. Special Resources: There are no impacts to ecological or special resources at the site. The site drainage flows west to the Hudson River (a distance of 400 feet from the site).

Site Health Assessment

Measures are in place to address residual contamination. Therefore, contact with site-related contaminants is not expected.

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Doral Hat Property

Site Code: V00293

Program: Voluntary Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 1 West Main Street

City:Beacon Zip: 12508

County:Dutchess

Latitude: 41.50621157

Longitude: -73.98240676

Site Type:

Estimated Size: 3.11 Acres

Site Owner(s) and Operator(s)

Site Description

Site Location: The CHGE Beacon Manufactured Gas Plant (MGP) Doral Hat property is located in a suburban area in the City of Beacon, Dutchess County, N.Y. The site is approximately 4 acres in size, and is bounded by West Main St. to the north, River St. to the east, an open field owned by the Metropolitan Transportation Authority (MTA) to the south and by Railroad Drive and the Beacon Railroad station to the west. **Site Features:** The main site features include: an approximately 32,000 square foot building surrounded by a grass covered area in the southern portion of the property and an asphalt paved parking lot in the northern half. **Current Zoning/Uses:** The site is currently used for storage and office space and is zoned commercial. The surrounding parcels are commercial and residential. The nearest residential area is comprised of townhouses located approximately 100 feet to

the east on River St. Past Uses of the Site: The 1 Main Street site is adjacent to a former MGP located on River Street, which operated from 1871 to approximately 1946. Operable Units (OU) The site was divided into 2 Operable Units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 1 (OU1) consists of the MGP site itself, which has since been redeveloped for residential use. It appears that all contaminated soils were removed prior to redevelopment. No significant amounts of MGP contamination were found to remain at the former MGP site, and it was determined that no further action was required. A release letter for the Beacon MGP was issued under the VCA on January 31, 2002. Operable Unit 2 (OU2) consists of the property across the street from the MGP, known as the Dorel Hat property. The majority of MGP contaminated soil on OU2 was removed during an IRM conducted in 2007. On September 12, 2007 the Dorel Hat property was transferred to the MTA. On July 15, 2011 the MTA filed a Deed Restriction by which it is required to comply with the Department approved Site Management Plan. Site Geology/Hydrogeology: The site is underlain by unconsolidated sand and silt deposits to a depth of approximately 8 feet. Below these, a 4 foot thick clay layer lies above the slate bedrock. Groundwater on the site flows toward the Hudson River, to the west.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

coal tar
other

Site Environmental Assessment

Remediation of accessible contaminated soil at this site has been completed. The primary contaminant is coal tar which contains PAHs and BTEX compounds. The majority of coal tar contaminated soil was removed during an IRM conducted in 2007. Due to the presence of the Dorel Hat building, a force sewer Main and a gas line on the site, some of the coal tar contaminated soil was not removed and remains in the subsurface under the building and to the east of the building. The coal tar is located at a depth of approximately 5 to 10 feet below the ground surface. Levels of sub-slab soil vapor beneath the building exceed DOH guidance values for indoor air. A sub-slab depressurization vapor mitigation system was installed to prevent sub-slab vapor from entering the building. Groundwater on the site exceeds Groundwater Quality Standards for VOCs, SVOC's, Metals and Pesticides. The area is supplied by a public water supply.

Site Health Assessment

Measures are in place to control the potential for coming in contact with sub-surface soil and groundwater contamination remaining at the site. People are not drinking the contaminated groundwater because the site is served by a public water supply that is not affected by this contamination. Volatile organic compounds in groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings is referred to as soil vapor intrusion. A sub slab depressurization system (systems that ventilate/remove the air beneath the building) has been installed in the on-site building to prevent the indoor air quality from being affected by the contamination in soil vapor beneath the building. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: CH - MGP - Beacon Street

Site Code: 314069

Program: State Superfund Program

Classification: N *

EPA ID Number:

Location

DEC Region: 3

Address: River Street

City:Beacon Zip: 12508

County:Dutchess

Latitude: 41.5062354

Longitude: -73.98241136

Site Type:

Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF BEACON

Current Owner(s) Address: 1 MUNICIPAL PLAZA, SUITE 1
BEACON,NY, 12508

Current Owner Name: GARY BLUM

Current Owner(s) Address: 418 RIVER STREET
BEACON,NY, 12508

Current Owner Name: Gurmukh Singh

Current Owner(s) Address: 428 RIVER STREET
BEACON,NY, 12508

Current Owner Name: Hassan Toy

Current Owner(s) Address: 422 RIVER STREET
BEACON,NY, 12508

Current Owner Name: JOSEPH HARNEY

Current Owner(s) Address: 416 RIVER STREET
BEACON,NY, 12508

Current Owner Name: Jeffrey L. Boetign

Current Owner(s) Address: 424 RIVER STREET
BEACON,NY, 12508

Current Owner Name: Jeffrey Staten

Current Owner(s) Address: 420 RIVER STREET
BEACON,NY, 12508

Current Owner Name: Joseph Stezel

Current Owner(s) Address: 430 RIVER STREET
BEACON,NY, 12508

Current Owner Name: Robert Harrington

Current Owner(s) Address: 426 RIVER STREET
BEACON,NY, 12508

Current On-Site Operator: 7-11

Stated Operator(s) Address:
,NY

Current On-Site Operator: CENTRAL HUDSON GAS & ELECTRIC CORP.

Stated Operator(s) Address: 284 SOUTH AVENUE
POUGHKEEPSIE,NY 126014874

Current On-Site Operator: Central Hudson Gas & Electric Corp.

Stated Operator(s) Address: 284 South Avenue
Poughkeepsie,NY 12601

Site Description

See V00293

Site Environmental Assessment

See V00293. The actual site of the MGP has been redeveloped, and no trace of the original plant or surrounding soils remains. A neighboring property across the street (Dorel Hat) was found to have been impacted by tar which had migrated from the MGP site, and was remediated under V00293.

*** Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

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Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Ferry Road Waterfront Site

Site Code: V00096

Program: Voluntary Cleanup Program

Classification: N *

EPA ID Number:

Location

DEC Region: 3

Address: West End of Ferry Street

City: Beacon Zip: 12508

County: Dutchess

Latitude: 41.504367438

Longitude: -73.986838475

Site Type:

Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

This site is a former multiple oil storage facility. This site along with Site #V00444 (Beacon Salvage) have been combined into Long Dock Beacon BCP Site. See site # C314112 for further information.

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

The Ferry Road Site is a former MOSF. Petroleum contamination has been noted in the subsurface.

* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: [E-mail Us](#)

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at

[DECInfoLocator](#)

Administrative Information

Site Name: Long Dock Beacon

Site Code: C314112

Program: Brownfield Cleanup Program

Classification: C

EPA ID Number:

Location

DEC Region: 3

Address: 8 and 23 Long Dock Beacon Road

City: Beacon Zip: 12508-

County: Dutchess

Latitude: 41.50436724

Longitude: -73.98681499

Site Type:

Estimated Size: 6.44 Acres

Institutional And Engineering Controls

Control Type:

[Environmental Easement](#)

Control Elements:

Monitoring Plan

Site Management Plan

IC/EC Plan

Ground Water Use Restriction

Landuse Restriction

Cover System

Soil Management Plan

Site Owner(s) and Operator(s)

Current Owner Name: The Scenic Hudson Land Trust, Inc.

Current Owner(s) Address: One Civic Center Plaza, Suite 200
Poughkeepsie, NY, 12601

Site Document Repository

Name: Beacon City Hall

Address: Municipal Plaza, Lower Level
One Municipal Plaza Beacon, NY 12508

Name: Howland Public Library

Address: 313 Main Street
Beacon, NY 12508

Name: The Beacon Institute

Address: 199 Main Street
Beacon, NY 12508

Site Description

Location: The Long Dock Beacon Site is located on a peninsula adjacent to the Hudson River on Long Dock Road in the City of Beacon, Dutchess County, New York. The site is bordered by the Hudson River to the west, Red Flynn Drive to the east, land owned by Scenic Hudson to the south and the Hudson River and the Metro North Railroad station to the north. **Site Features:** A rehabilitated red barn which serves as an art gallery and a parking area are located in the northeast corner of the site. The remainder of the site is a passive recreational park. **Current Zoning/Use:** The site is zoned for commercial/recreational use. A portion of the site is currently a park which extends from the site to the south. The surrounding area has a combination of residential, commercial, and light industrial land uses. **Past Use of the Site:** Prior uses of the site included a salvage yard, which operated on the northeastern portion of the site from approximately 1962 to 1983 and a Major Oil Storage Facility (MOSF), which operated on the southern portion of the site from approximately 1936 to 1994. In addition unregulated filling of the site may have also led to site contamination. The site is comprised of two former Voluntary Cleanup Program (VCP) sites, the Beacon Salvage site (V00444) and the Garret Storm site (V00096). **Site Geology and Hydrogeology:** Shallow subsurface soils at the site generally consist of historic fill material consisting of sand, gravel, coal, ash, wood, and brick fragments. Fill is underlain by silt and clay at a depth of 5-10 feet in the northern portion of the site. A dense clay layer is generally present beneath the site at depths of 10 feet on the northern portion of the site and 15-17 feet on the southern portion of the site. Overburden soils extend several hundred feet beneath the site. Overburden groundwater is present at depths of 0 to 5 feet beneath the ground surface. The overall direction of groundwater flow is tidally influenced (to the east at high tide, to the southwest at low tide).

Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

[Project Completion Dates](#)

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

arsenic

benzo(a)pyrene

lead

polychlorinated biphenyls (PCB)

Site Environmental Assessment

Remediation at the site is complete. Prior to remediation, the primary contaminants of concern were polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and metals in soil and volatile organic compounds (VOCs) and semi-volatile-organic compounds (SVOCs) in groundwater. Remedial actions have successfully achieved soil cleanup objectives for restricted-residential use on the eastern portion of the site and commercial use on the western portion of the site. Residual contamination in soil, groundwater, and the potential for contamination in soil vapor is being managed under a Site Management Plan. The site was redeveloped in 2017 as a park.

Site Health Assessment

Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site.

For more Information: [E-mail Us](#)

[Refine This Search](#)



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

Site-related documents are available for review through the DECInfo Locator on line at [DECInfoLocator](#)

Administrative Information

Site Name: Hudson River PCB Sediments

Site Code: 546031

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 5

Address: Hudson River, Hudson Falls-NYC Battery

City: Zip: 12180

County: Saratoga

Latitude: 43.286475666

Longitude: -73.595363441

Site Type:

Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: New York State

Current Owner(s) Address:

,ZZ,

Current Owner Name: STATE OF NEW YORK

Current Owner(s) Address:

,ZZ,

Owner(s) during disposal: STATE OF NEW YORK

Current On-Site Operator: NYS Department of Transportation

Stated Operator(s) Address: State Campus - Building 5

Albany, NY 12233

Site Document Repository

Name: US Epa

Address: 187 Wolf road
colonie, NY

Hazardous Waste Disposal Period

From: 1946 **To:** present

Site Description

Site Location: This National Priorities List site includes the nearly 200-mile stretch of the Hudson River that extends from Hudson Falls in Washington County to the Battery in New York City. The river is part of the Champlain Canal between Fort Edward and Waterford. EPA is the lead agency for the investigation and cleanup of the site. **Site Features:** The site includes the main stem of the Hudson River, as well as the associated flood plains, river banks, riverine fringing wetlands, and backwater areas. **Current zoning / uses:** The river is currently used for recreation, transportation, and as a source of water for drinking and other purposes. The river floodplain areas include all types of land uses, from passive / recreational to residential to commercial / industrial. **Historical uses:** The General Electric Company (GE) discharged PCBs into the river from two capacitor manufacturing plants located in Hudson Falls and Fort Edward starting sometime in 1946. Previous investigations identified 40 areas or 'hot spots' in the upper Hudson that had sediments contaminated with greater than 50 ppm of PCBs. Also included in the definition of this site are five Remnant Deposits or river sediment areas that were exposed when the level of the river was lowered when the Fort Edward Dam was removed in 1973. EPA issued a Record of Decision (ROD) for this National Priorities List site on September 25, 1984 which included: in-place containment of the Remnant Deposits; evaluation of downstream domestic water quality at Waterford, New York; and interim "No Action" as to the PCB-contaminated river sediment. The 1984 ROD indicated that both the No Action decision for the river sediments and the containment remedy for the Remnant Deposits might be reexamined by EPA in the future. The containment remedy for the Remnant Deposits was performed by GE under a 1990 Consent Decree with EPA. In addition, in 1990, NYSDEC completed the evaluation of downstream domestic water quality at Waterford, New York, which concluded that PCB concentrations were below analytical detection limits after treatment and met standards applicable to public water supplies. In December 1989, EPA announced its decision to initiate a detailed Reassessment Remedial Investigation/Feasibility Study (RI/FS) of the September 1984 decision concerning the PCB contaminated Hudson River sediments. The Reassessment culminated with EPA's issuance of a second ROD for the site in February 2002 which included the dredging of an estimated 2.65 million cubic yards of PCB contaminated sediments from the Upper Hudson River (between Fort Edward and Troy), which was estimated in the ROD to contain about 66,300 kilograms of total PCBs (approximately 65% of the total PCB mass estimated to be present within the Upper Hudson River). The ROD also identified further evaluation of PCB contamination in the flood plains concurrent with the design phase of the project. EPA issued a series of Orders to GE for performance of the engineering design for the project. Phase 1 dredging commenced in May 2009, and was completed in October 2009. After completion of Phase 1, EPA reviewed the environmental monitoring and operational data to determine the changes to the project standards and to project design specifications for Phase 2. The changes to the project for Phase 2 were provided to GE in December 2010. GE, in

accordance with the Consent Decree for the site, opted to implement Phase 2 of the remedy on 12/31/10. Construction work for Phase 2 of the remedial project started in 2011, and was completed in 2016. Dredging was completed in fall 2015; habitat reconstruction was completed in 2016. Facility decommissioning was performed in 2016. Operable Units: The site was divided into five operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately in investigation, eliminate or mitigate release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 1 (OU1) consists of the capping of the remnant deposits. OU 2 consists of the dredging of the Upper Hudson River. OU 3 consists of the removal of soils on Rogers Island. OU 4 consists of the Upper Hudson River Floodplains Investigation (EPA tracks as OU4). OU 5 consists of the Lower Hudson River Sediments (from the Federal Dam in Troy to the Battery in New York City). For more information on the Hudson River Fish advisory, copy and paste this link into a web browser:

https://www.health.ny.gov/environmental/outdoors/fish/hudson_river/advisory_outreach_project/

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

cadmium

lead

PCB aroclor 1016

PCB aroclor 1242

PCB aroclor 1254

polychlorinated biphenyls (PCB)

Site Environmental Assessment

Nature and extent of contamination: Contaminants: The primary constituent of concern is PCBs, discharged from two GE capacitor plants in Hudson Falls and Fort Edward. The upstream extent of contamination is the portion of the river immediately above the Bakers Falls Dam at the GE Hudson Falls plant site. The downstream extent of contamination is the Atlantic Ocean. The commercial mixtures of PCBs discharged from the two GE plant sites changed over time; initially aroclor 1254, changing to aroclor 1242 and then to aroclor 1016. Contaminant Concentrations: PCBs have been found in excess of standards, criteria and guidance concentrations (SCGs) in sediments, surface water, biota, air, and soils at the Hudson River PCBs site. The primary sources at the plant sites have been almost completely abated through remedial work at the plant sites; as a result, the primary source of PCB to the surface water and biota of the river are the remaining contaminated sediments in the river south of the plant sites. Prior to remediation of the Upper Hudson River from 2009 to 2016, PCB concentrations in sediment range from non-detect to greater than one percent PCB (> 10,000 parts per million). In surface water typically concentrations range from 2 nanograms per liter (ng/l or parts per trillion) to 100 ng/l, except at times of high flow when scour-driven remobilization of

contaminated sediments can cause much higher concentrations in excess of 1 microgram per liter (1 ug/l or part per billion). Floodplains - Investigations are underway to determine the extent of floodplain impacts. To date, PCB concentrations in excess of 500 milligrams per kilogram (mg/kg or part per million) have been found in limited areas. Those areas have been addressed over the past 15 years with various interim remedies (soil covers). The nature and extent of floodplain soil contamination has not yet been established. Remedial investigations are currently underway. Lower Hudson River - The Lower Hudson River portion of the NPL site (from the Federal Dam in Troy to the Battery in New York City) has not been fully investigated to date. Preliminary sampling of sediment started in 2023 under an order between EPA and GE. Annual fish monitoring for PCBs occurs in certain locations in the lower Hudson. Significant threat: PCB contamination in the Hudson River sediments continue to pose a significant threat to human health and/or the environment. Concentrations in PCBs in biota directly attributable to the waste disposal at the site have led the Department of Health to recommend that human consumption of biota be limited over a substantial portion of the Hudson River between Hudson Falls and the Battery in New York City. In the upper Hudson, the fishery is catch and release only, and the NYSDOH advisory is to eat none. To see the fish consumption advisories, go to: <https://www.health.ny.gov/publications/2794.pdf> and https://www.health.ny.gov/environmental/outdoors/fish/hudson_river/advisory_outreach_project/ The disposal of PCB into the Hudson River has also led to significant environmental damage as defined in 6 NYCRR Part 375. This site has been included in the Federal National Priorities List (NPL).

Site Health Assessment

Consumption of fish is the major potential route of human exposure to PCBs from this site. Because of site impacts, most fish from the Hudson River downstream of Hudson Falls have elevated PCB levels. Fishing is restricted to catch and release, with a "eat none" advisory for fish consumption, from Hudson Falls to Troy. In addition, there are advisories ("eat none" or "eat no more than 1 meal per month") on consumption of several fish species caught from the Hudson River below the Troy Dam to New York Harbor. People may come into contact with contaminants present in the shallow river sediments while entering or exiting the river during recreational activities, and may also come into contact with contaminants present in floodplain soils. This direct contact route of exposure is present primarily in the upper Hudson between Hudson Falls and Troy. GE under USEPA and State oversight has taken actions at several properties along the Hudson River to address PCB contaminated floodplain soils between Hudson Falls and Troy. These actions vary from deploying signs to installing various covers and are intended to reduce exposures to PCBs in floodplain soils until a permanent remedy is developed. Additionally, a remedial investigation to address floodplain soils in the Upper Hudson River Floodplain under USEPA and State oversight is now underway.

For more Information: [E-mail Us](#)

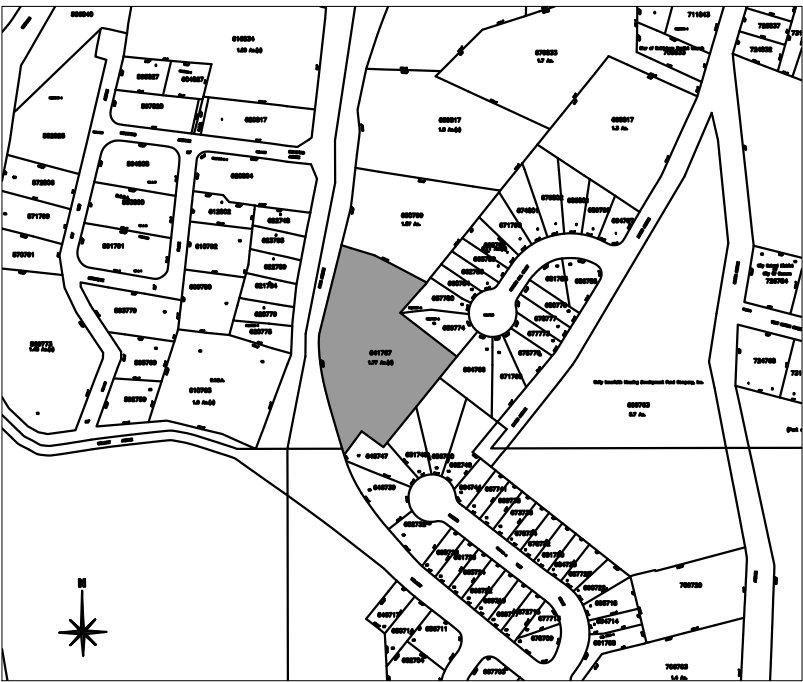
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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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8	0127/26	REVISED PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

Zoning District	Minimum 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 Footprint	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear						
R1-40																		
Proposed Addition and Existing buildings	40,000 sf	77,101.2 sf	150'	385', varies	150'	154', varies	35'	25'	50'				NA	2.5 stories / 35'		15%	10,808 sf	14%
Proposed Addition										94' varies	65.1' varies	23.8' *			2.5 stories / 35'		5,780 sf	7.4%
Existing Buildings										59.6'	41.8', 30.3'	35.2'			No Change		2,515 sf, 2,315 sf	6.5%

Notes: * Requires a rear yard setback relief of 26.2'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-34-641767
Lot Area:	1.77 Acres
Building Footprint:	10,510 square feet (Proposed Addition + Existing Buildings on Site)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Daycare
Proposed Use:	Hotel, Restaurant

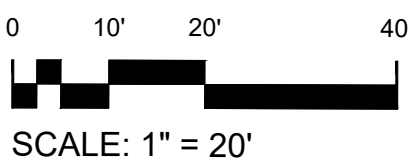
Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Lodging		
0.5 space per guest room (minimum)	48 Guest Rooms	24 parking spaces minimum
1.5 space per guest room (maximum)		72 parking spaces maximum
Commercial (Restaurant)		
3 spaces per 1,000 sf GFA (minimum)	1,220 gsf	3 parking spaces minimum
5 spaces per 1,000 sf GFA (maximum)		5 parking spaces maximum
Total Required		27 parking spaces minimum 77 parking spaces maximum
Total Provided		39 parking spaces See Notes Below

- Notes:
- 39 parking spaces are provided on site. Note that the Applicant is proposing to use valet parking as needed to increase the off-street parking capacity. Additionally, the Applicant is in negotiations with a nearby property owner for an agreement to allow additional parking on that property.
 - The maximum seating capacity for the Restaurant is 49.
 - Note that the maximum occupancy is only expected to occur Friday and Saturday evenings from 6pm to 8pm, and Sunday brunch from 10am to 2pm.
 - Hours of Operation:
 - The Restaurant shall operate between 8am and 10pm Sunday through Thursday & Friday/Saturday between 7am and 10:00pm, 7 days a week, 365 days a year.
 - The Hotel shall operate 24 hours per day, 7 days a week, 365 days a year.
 - The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.
 - A zoning variance is required to allow a portion of the proposed addition in the rear yard setback. A portion of the existing North building is within the rear yard setback. This is an existing condition and is grandfathered in.

Index of Drawings

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Sheet 8 of 14	Grading & Utility Plan (GU-1)
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Sheet 11 of 14	Truck Turning Plan (TR-1)
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Sheet 14 of 14	Construction Details (CD-3)



Site Plan

Scale: 1" = 20'

THE SITE PLAN AND EXISTING CONDITIONS PLAN ARE BASED ON INFORMATION FROM THE SURVEY PREPARED BY JONATHAN N. MILLEN, LLS, COMPLETED ON MAY 26, 2023

WOLCOTT AVE

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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
P.O. Box 301
Beacon, New York 12508

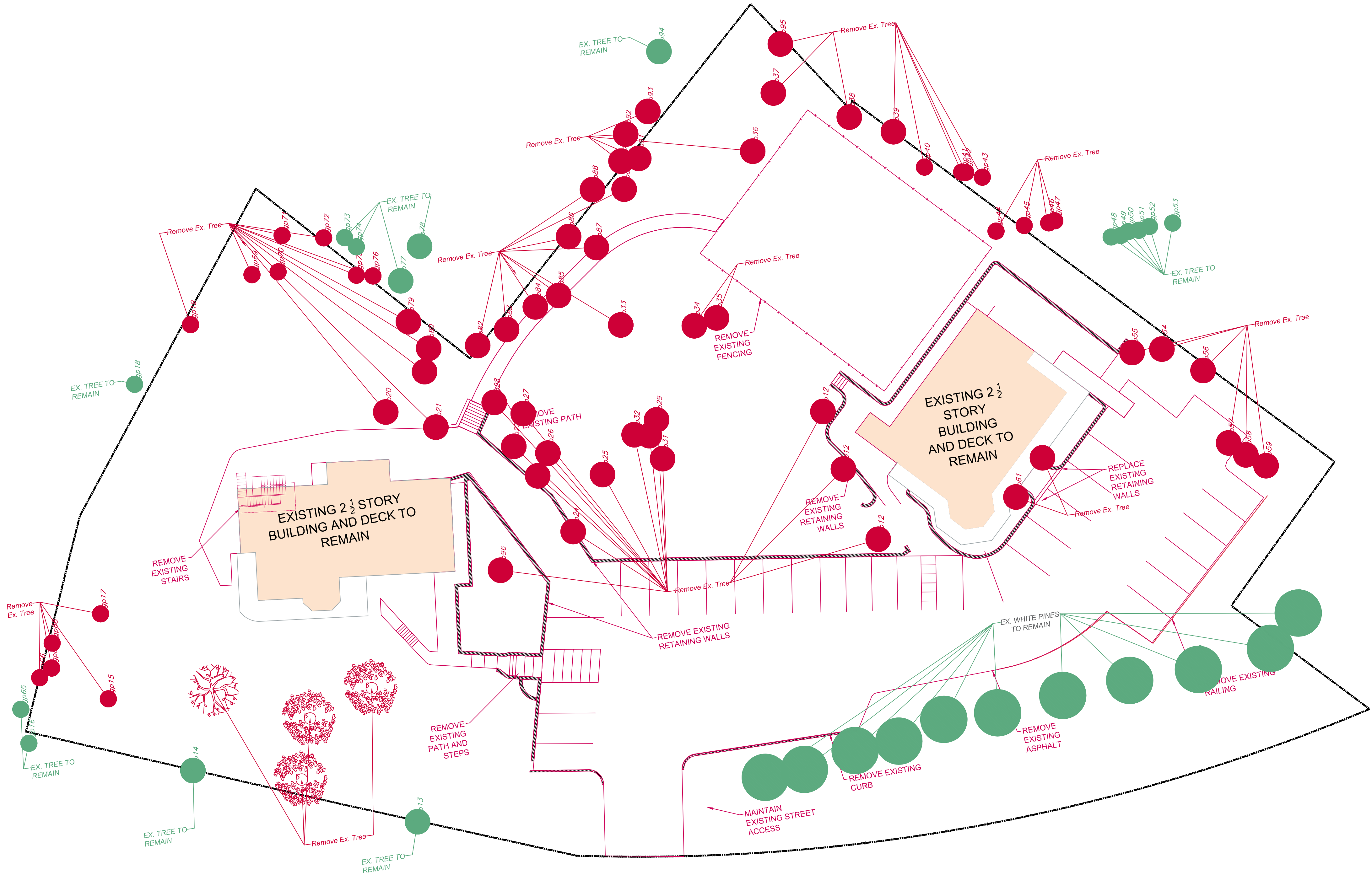
Sheet 1 of 14 - Site Plan

The Inn on Spy Hill

1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025

Special Use Permit Application

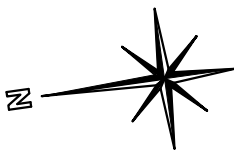
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Existing Conditions & Demolition Plan

Scale: 1" = 20'

THE SITE PLAN AND EXISTING CONDITIONS PLAN ARE BASED ON INFORMATION FROM THE SURVEY PREPARED BY JONATHAN N. MILLEN, LLS, COMPLETED ON MAY 26, 2023



Special Use Permit Application

Sheet 2 of 14 - Existing Conditions and Demolition Plan

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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
P.O. Box 301
Beacon, New York 12508

The Inn on Spy Hill
1064 Wolcott Ave
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Scale: 1" = 20'
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Botanical Name	Common Name	Size	Planting Time	Trees/Shrubs Height at Maturity	Spacing	Quantity
Dryopteris intermedia	Evergreen Woodfern	Plug	Spring/Fall	2'		
Polystichum acrostichoides	Christmas Fern	Plug	Spring/Fall	2'		
Thelypteris noveboracensis	New York Fern	Plug	Spring/Fall	2'		
Eco Seed	Eco Lawn	Seed	Anytime	2'		
Aquilegia canadensis	Wild Columbine	Plug	Spring	2-3'		
Asarum canadense	American Ginger	Plug	Spring/Fall	12"		
Fragaria virginiana	Wild Strawberry	Plug	Spring	2'		66
Geranium maculatum	Wild Geranium	Plug	Spring	2'		
Zizia aurea	Heath Aster	Pint	Spring/Fall	2'		
Native Short Meadow Mix	Custom Short Meadow Mix	Seed	Anytime			
Phlox stolonifera	Creeping Phlox	Plug	Spring/Fall	2-3'		
Symphytotrichum erocoides	Heath Aster	Quart	Spring/Fall	2-3'		1804
Viola canadensis	Canadian Violet	Pint	Spring	6"		
Zizia aurea	Golden Alexander	Plug	Spring/Fall	12-25'	5-8'	
Amelanchier canadensis	Serviceberry	4'	Spring/Fall	15-25'		1
Chionanthus virginicus	White Fringe Tree	7-8'	Spring	15-25'		
Hammamelis vernalis	Vernal Witch-hazel	4'	Spring/Fall	5-8'	3-5'	
Hammamelis virginiana	Witch-Hazel	4'	Spring/Fall	5-10'	6-8'	
Hydrangea arborescens	Smooth Hydrangea	3'	Spring/Fall	4-7'	3-5'	
Hydrangea quercifolia	Oakleaf Hydrangea	3'	Spring/Fall	4-7'	4-7'	33
Hypericum kalmianum	St Johns Wort	Gal	Spring/Fall	3-4'	2-4'	
Ilex glabra	Inkberry+D8	Gal	Spring/Fall	3-6'	4-6'	165
Ilex verticillata	Winterberry	5 Gal	Spring/Fall	4-7'	5'	0
Juniperus horizontalis	Creeping Juniper	1 gal	Spring/Fall	5-8"	18"	243
Myrica pensylvanica	Bayberry	3 Gal	Spring/Fall	8'	3-4'	
Physocarpus opulifolia	Ninebark	5 Gal	Spring/Fall	8'	6-10'	
Quercus illicifolia	Shrub oak	tbd	Spring/Fall	20'	15-20'	
Rhododendron calendulaceum	Flame azalea	5 Gal	Spring/Fall	4-7'	4-6'	
Rhododendron maximum	Rosebay Rhody	7 Gal	Spring/Fall	5-12'	5-8'	
Rosa caroliniana	Rose	3 Gal	Spring/Fall	2-5'	2-3'	48
Rosa virginiana	Rose	3 Gal	Spring/Fall	2-5'	2-3'	
Rhus aromatica	Aromatic Sumac 'Lo-Gro'	3 Gal	Spring/Fall	2-4'	3'	0
Ribes americanum	American Currant	Quart	Spring/Fall	1-2'	1-2'	
Rubus odorata and edibles	Raspberry	3 Gal	Spring/Fall	2-5'	2-3'	
Vaccinium angustifolium	Low Blueberry	1 Gal	Spring/Fall	6-12"	2'	18
Acer rubrum	Red Maple	2"	Spring/Fall	40-60'	12-20'	
Betula populifolia	Grey Birch	5-6'	Spring/Fall	15-30'	8-12'	9
Cercis canadensis	Redbud	2"	Spring	18-25'	10-15'	
Cornus florida	Dogwood	8-10'	Spring	18-25'	15'	
Crataegus viridis	Hawthorn	5-6'	Spring/Fall	15-25'	12'	2
Juniperus virginiana	Juniper	5-6'	Spring/Fall	30-45'	12-18'	
Magnolia virginiana	Magnolia	7-8'	Spring	20-25'	15'	3
Pinus strobus	White Pine	6-7'	Spring/Fall	20-25'	15'	4
Prunus americana	American Plum	tbd	Spring	20'	10'	
Prunus communis	Suckle Pear	tbd	Spring	10-15'	10'	
Prunus pensylvanica	Pin Cherry	tbd	Spring	20-40'	12'	
Prunus persica	Peach	tbd	Spring	12-18'	10'	
Prunus rubra	Red Oak	4"	Spring/Fall	20-25'	25'	1
Thuja occidentalis 'Nigra'	Arborvitae 'Nigra'	7-8'	Spring/Fall	40-55'	5-6'	40
Campsis radicans	Trumpet Creeper	Gal	Spring	30-40'	3'	
Clematis virginiana	Virgins Bower	Gal	Spring	20'	2-3'	
Decumaria barbara	Climbing Hydrangea	Gal	Spring	30'	5'	
Gelsimium sempervirens	Carolina Jasmine	Gal	Spring	20'	2'	25
Lonicera sempervirens	American Honeysuckle	Gal	Spring	20'	2-3'	
Parthenocissus quinquefolia	Virginia Creeper	Gal	Spring/Fall	50'	2-5'	
Wisteria frutescens	American Wisteria	Gal	Spring	30'	2-4'	

PLANTING & LANDSCAPE NOTES

- Contractors shall enter and exit site through pre-approved routes only.
- No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
- If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
- No plants will be accepted that display mechanical injury, disease or specie irregularities.
- Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
- All plants must be labeled when delivered to site.
- Areas to be planted shall be marked and labeled by designer.
- All plant locations and orientations in the field require approval from designer and owner prior to installation.
- 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.
- All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
- All trees shall be ball and burlap unless otherwise specified on Plant List.
- Each new tree hole tree shall be twice the width of the rootball.
- Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
- Plant all plants so top of rootball is slightly above surrounding soil (small and large plants)
- No planting shall be done in muddy, rainy or frozen conditions.
- All plants calling for 'Overflowing' in the notes shall not be accepted by designer if plants are thin.
- 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.
- 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.
- If site conditions conflict with intended design, contractor shall alert Owner and designer.
- No substitutions are to be made without the written or verbal consent of landscape designer and owner.
- Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
- Water thoroughly after planting each plant. Water schedule to be determined.
- Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
- Keep planting areas weed-free until plant is established.
- 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.
- Perennial/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.
- Bermed areas shall be built with designer directing construction.
- Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
- All plants require regular watering for the first two seasons in order to succeed.

Landscape Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 3 of 14 - Landscape Plan

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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
P.O. Box 301
Beacon, New York 12508

The Inn on Spy Hill
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January 31, 2025



Coreopsis tinctoria
Common Name
Golden Tickseed
Type
Annual
Attachment



Bouteloua curtipendula
Common Name
Sideoats Grama
Type
Grass
Attachment



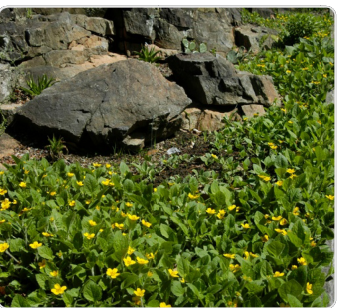
Bouteloua gracilis
Common Name
Blue Grama
Type
Grass
Attachment



Sporobolus heterolepis
Common Name
Prairie Dropseed
Type
Grass
Attachment



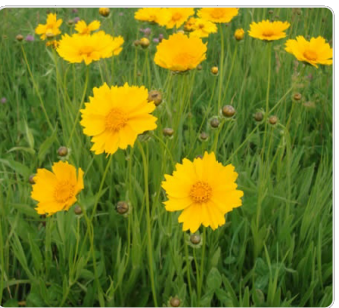
Boltonia asteroides
Common Name
False Aster
Type
Herbaceous
Attachment



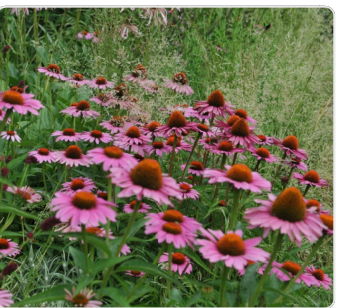
Crysgonum virginianum
Common Name
Green and Gold
Type
Herbaceous
Attachment



Aster divaricatus
Common Name
White Wood Aster
Type
Herbaceous
Attachment



Coreopsis lanceolata
Common Name
Tickseed
Type
Herbaceous
Attachment



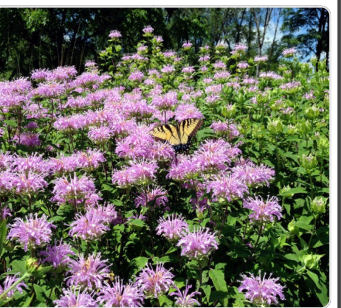
Echinacea purpurea sp.
Common Name
Purple Coneflower
Type
Herbaceous
Attachment



Liatris spicata
Common Name
Blazing Star
Type
Herbaceous
Attachment



Monarda didyma
Common Name
Beebalm
Type
Herbaceous
Attachment



Monarda fistulosa
Common Name
Beebalm
Type
Herbaceous
Attachment



Porteranthus trifoliatus
Common Name
Indian Physic
Type
Herbaceous
Attachment



Solidago tenuifolia
Common Name
Grass leaved Goldenrod
Type
Herbaceous
Attachment



Syrhinchium angustifolium
Common Name
Blue Eyed Grass
Type
Herbaceous
Attachment



Carex appalachica
Common Name
Appalachian Sedge
Type
Grass
Attachment



Carex pennsylvanica
Common Name
Pennsylvania Sedge
Type
Grass
Attachment



Schizachyrium scoparium
Common Name
Little Blue Stem
Type
Grass
Attachment



Allium cernuum
Common Name
Nodding Onion
Type
Herbaceous
Attachment



Aquilegia canadensis
Common Name
Columbine
Type
Herbaceous
Attachment



Asclepias tuberosa
Common Name
Butterfly Weed
Type
Herbaceous
Attachment



Fragaria virginiana
Common Name
Wild strawberry
Type
Herbaceous
Attachment



Geranium maculatum
Common Name
Wild Geranium
Type
Herbaceous
Attachment



Helianthus angustifolius sp.
Common Name
Narrow Leaved Sunflower
Type
Herbaceous
Attachment



Monarda punctata
Common Name
Dotted Beebalm
Type
Herbaceous
Attachment



Penstemon hirsutus
Common Name
Hairy Beardstongue
Type
Herbaceous
Attachment



Phlox stolonifera
Common Name
Creeping Phlox
Type
Herbaceous
Attachment



Tradescantia virginiana
Common Name
Spider Wort
Type
Herbaceous
Attachment



Verbena canadensis 'Homestead'
Common Name
Rose Vervain
Type
Herbaceous
Attachment



Vernonia lettermanii 'Iron Horse'
Common Name
Narrowleafed Ironweed
Type
Herbaceous
Attachment



Vernonia noveboracensis
Common Name
New York Iron Weed
Type
Herbaceous
Attachment



Veronicastrum virginicum
Common Name
Culver's Root
Type
Herbaceous
Attachment



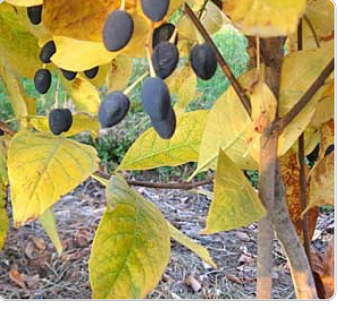
Viola pedata
Common Name
Birdfoot Violet
Type
Herbaceous
Attachment



Carpinus caroliniana
Common Name
Ironwood
Type
Tree
Attachment



Cercis canadensis
Common Name
Eastern Redbud
Type
Tree
Attachment



Chionanthus virginicus
Common Name
Fringe Tree
Type
Tree
Attachment



Prunus americana
Common Name
American Plum
Type
Tree
Attachment



Prunus pensylvanica
Common Name
Wild Red Cherry
Type
Tree
Attachment



Prunus serotina
Common Name
Black Cherry
Type
Tree
Attachment



Lonicera sempervirens
Common Name
Trumpet Honeysuckle
Type
Vine
Attachment



Parthenocissus quinquefolia
Common Name
Virginia Creeper
Type
Vine
Attachment



Wisteria frutescens
Common Name
American Wisteria
Type
Vine
Attachment



Fothergilla gardenia
Common Name
Dwarf Fothergilla
Type
Shrub
Attachment



Gaylussacia baccata
Common Name
Black Huckleberry
Type
Shrub
Attachment



Hamamelis vernalis
Common Name
Ozark Witch-hazel
Type
Shrub
Attachment



Zizia aurea
Common Name
Golden Alexander
Type
Herbaceous
Attachment



Acer rubrum
Common Name
Red Maple
Type
Tree
Attachment



Betula populifolia
Common Name
Grey Birch
Type
Tree
Attachment



Cornus florida
Common Name
Flowering Dogwood
Type
Tree
Attachment



Juniperus virginiana
Common Name
Juniper
Type
Tree
Attachment



Magnolia virginiana
Common Name
Sweetbay Magnolia
Type
Tree
Attachment



Quercus rubra
Common Name
Northern Red Oak
Type
Tree
Attachment



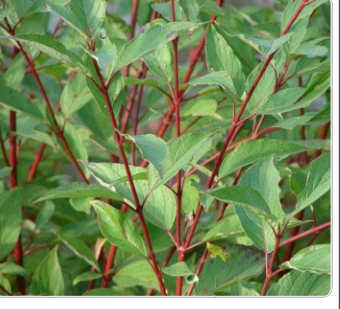
Clematis virginiana
Common Name
Woodbine
Type
Vine
Attachment



Decumaria barbara
Common Name
Climbing Hydrangea
Type
Vine
Attachment



Comptonia peregrina
Common Name
Sweet Fern
Type
Shrub
Attachment



Cornus sericea
Common Name
Red-twig Dogwood
Type
Shrub
Attachment



Dierilla lonicera
Common Name
Bush Honeysuckle
Type
Shrub
Attachment



Hamamelis virginiana
Common Name
American Witch-hazel
Type
Shrub
Attachment



Hydrangea quercifolia
Common Name
Oakleaf Hydrangea
Type
Shrub
Attachment



Hypericum prolificum
Common Name
St. John's Wort
Type
Shrub
Attachment



Ilex glabra
Common Name
Inkberry
Type
Shrub
Attachment



Ilex verticillata 'Sparkleberry'
Common Name
Winterberry 'Sparkleberry'
Type
Shrub
Attachment



Juniper communis
Common Name
Common Juniper
Type
Shrub
Attachment



Rhododendron calendulaceum
Common Name
Flame Azalea
Type
Shrub
Attachment



Rhus aromatica
Common Name
Fragrant Sumac
Type
Shrub
Attachment



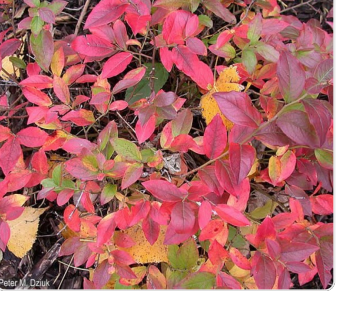
Rosa carolina
Common Name
Carolina Rose
Type
Shrub
Attachment



Rubus occidentalis
Common Name
Black Raspberry
Type
Shrub
Attachment



Rubus odoratus
Common Name
Flowering raspberry
Type
Shrub
Attachment



Vaccinium angustifolium
Common Name
Lowbush Blueberry
Type
Shrub
Attachment



Polypodium virginianum
Common Name
Rock Polypody
Type
Fern
Attachment



Polystichum acrostichoides
Common Name
Christmas fern
Type
Fern
Attachment



Dryopteris intermedia
Common Name
Intermediate Wood Fern
Type
Fern
Attachment



Symphyotrichum ericoides
Common Name
Heath Aster
Type
Herbaceous
Attachment



Kalmia latifolia
Common Name
Mountain-laurel
Type
Shrub
Attachment



Myrica pensylvanica
Common Name
Northern Bayberry
Type
Shrub
Attachment



Physocarpus opulifolius
Common Name
Common Ninebark
Type
Shrub
Attachment



Rosa virginiana
Common Name
Virginia Rose
Type
Shrub
Attachment



Rubus allegheniensis
Common Name
Allegheny Blackberry
Type
Shrub
Attachment



Rubus idaeus
Common Name
American Raspberry
Type
Shrub
Attachment



Vaccinium corymbosum
Common Name
Highbush Blueberry
Type
Shrub
Attachment



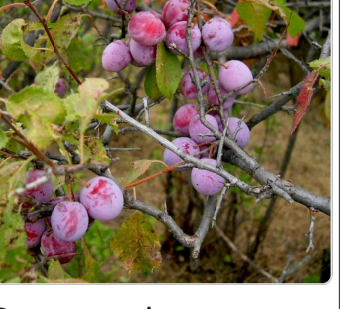
Viburnum dentatum
Common Name
Arrowwood Viburnum
Type
Shrub
Attachment



Viburnum lentago
Common Name
Nannyberry
Type
Shrub
Attachment



Prunus americana
Common Name
American Plum
Type
Tree
Attachment



Prunus americana
Common Name
American Plum
Type
Tree
Attachment



Thuja occidentalis 'Nigra'
Common Name
Arborvitae Nigra
Type
Tree
Attachment

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 17 - Illustrated Plant List

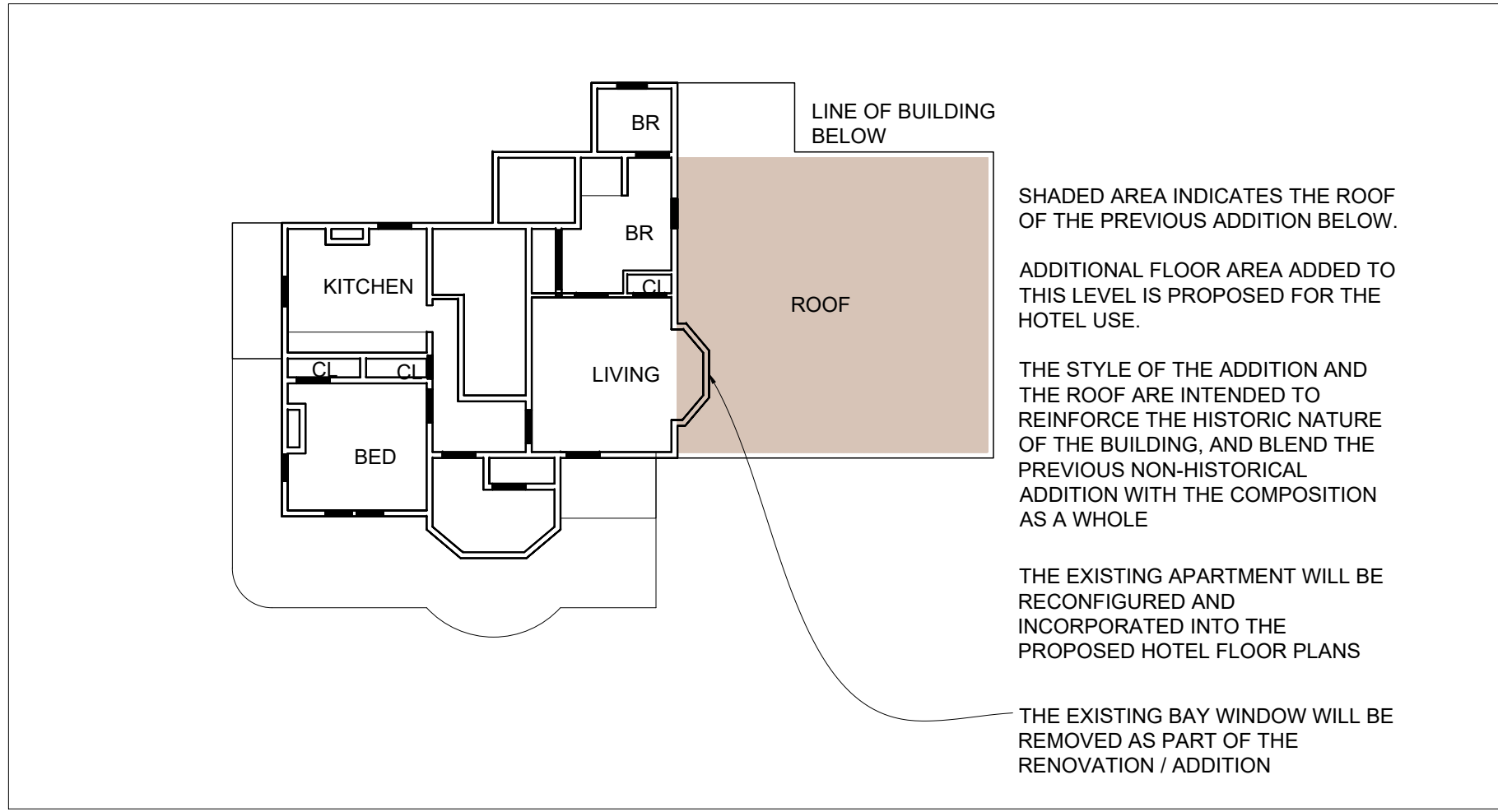
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

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

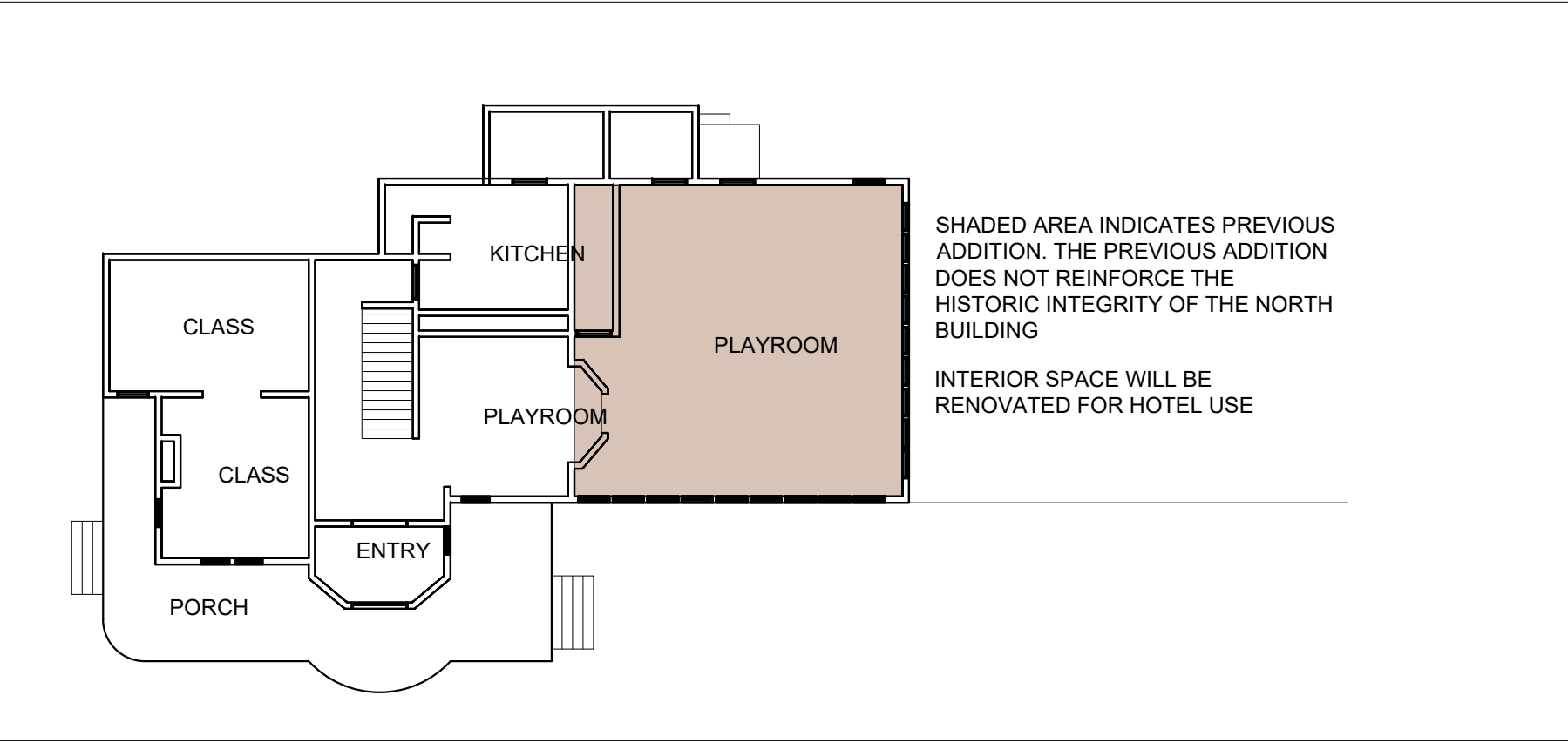
Landscape Designer:
Landscape Restorations
P.O. Box 301
Beacon, New York 12508

The Inn on Spy Hill
1064 Wolcott Ave
Beacon, New York
Scale: 1" = 20'
January 31, 2025



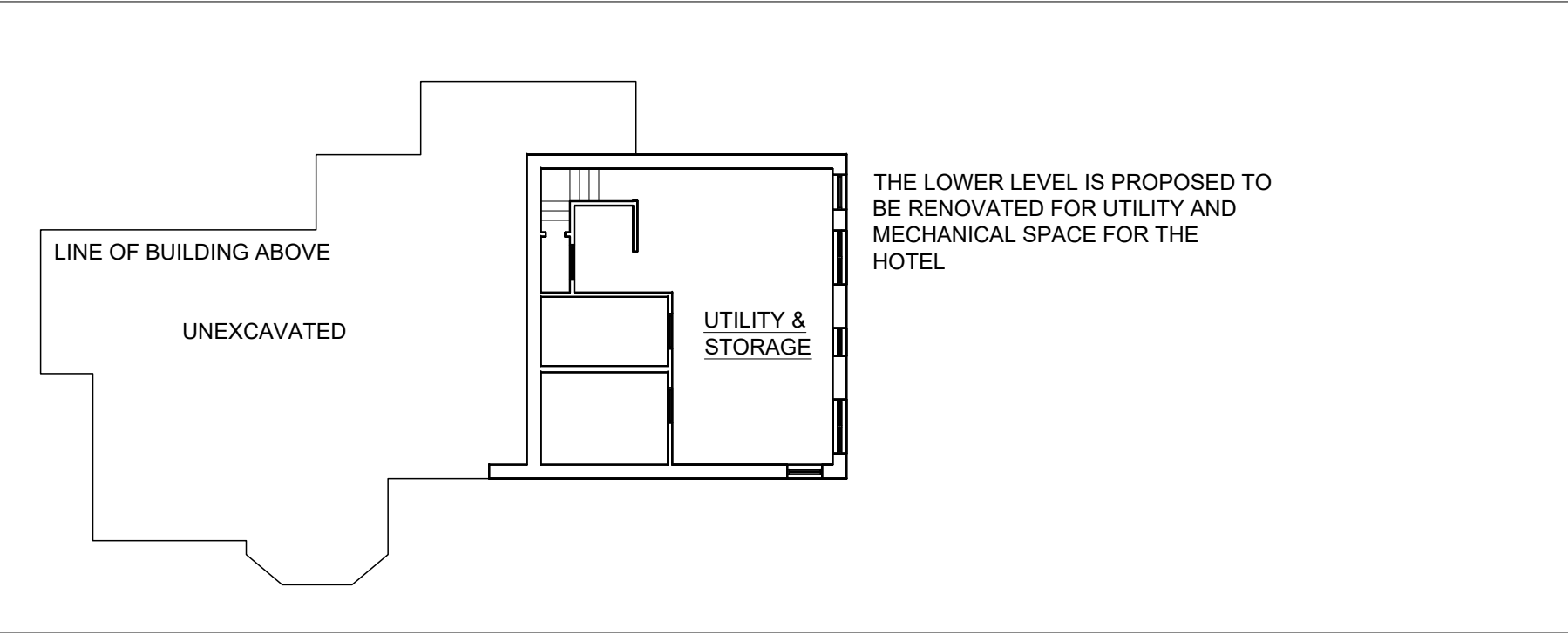
Existing 3rd Floor Plan - North Building

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



Existing 2nd Floor Plan - North Building

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



Existing 1st Floor Plan - North Building

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

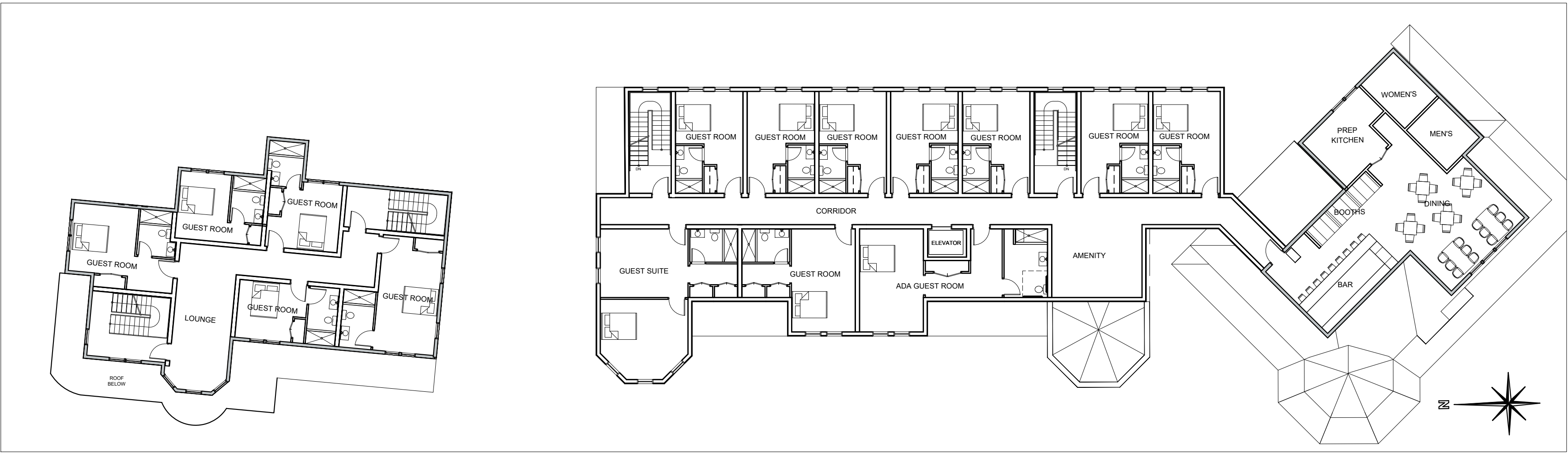
NORTH BUILDING NOTES:

1. THE PROPOSED AREA OF THE 3RD FLOOR IS EXPANDED BY 785 SF. THIS IS THE EXTENT OF ADDITIONAL HABITABLE AREA IN THE NORTH BUILDING
2. THE EXISTING APARTMENT IN THE ATTIC LEVEL OF THE NORTH BUILDING IS BEING ELIMINATED AND REPLACED BY ATTIC STORAGE SPACE ONLY
3. THERE IS NO HABITABLE SPACE ON THE ATTIC LEVEL OF THE PROPOSED BUILDING
4. THE ATTIC OF THE NORTH BUILDING IS BEING EXPANDED ABOVE THE 3RD FLOOR ADDITION TO FIT WITH THE DESIGN OF THE EXISTING BUILDING

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

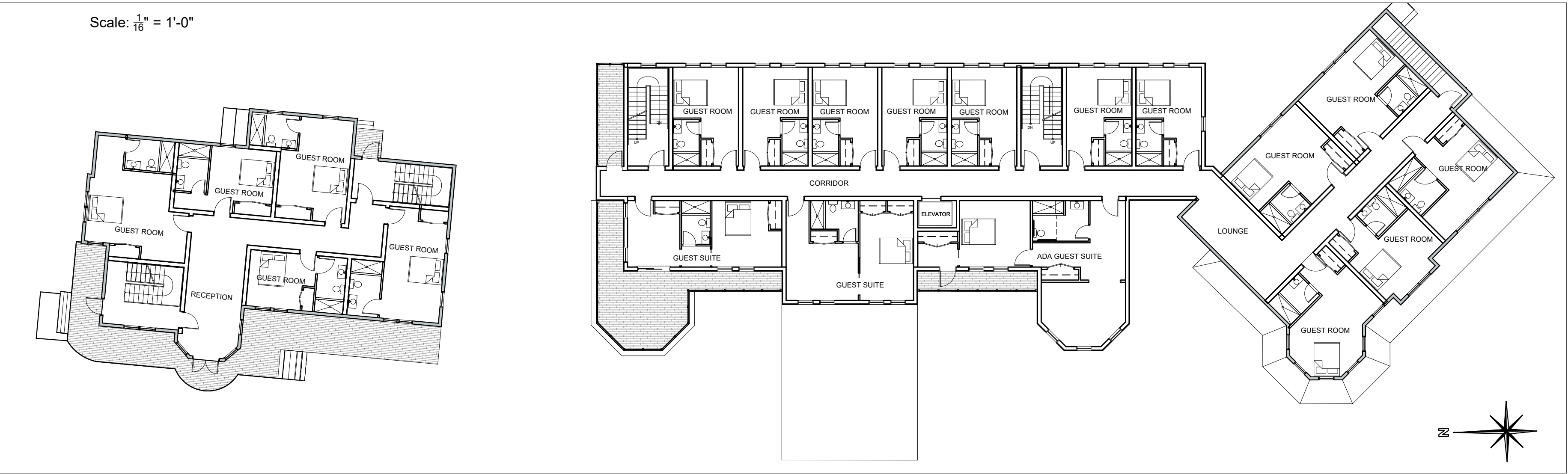


Existing Conditions Photos
North Building



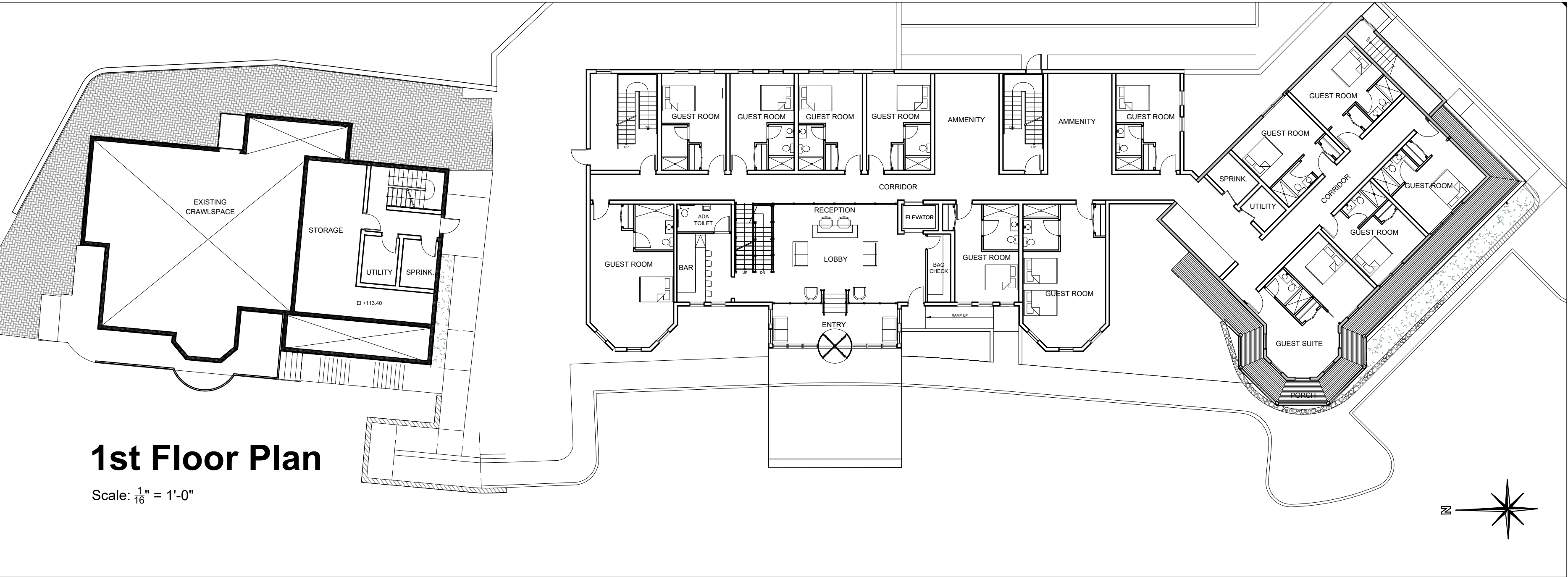
3rd Floor Plan

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



2nd Floor Plan

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



1st Floor Plan

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

Special Use Permit Application

Sheet 6 of 17 - Building Plans

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS

PROPOSED COLORS AND MATERIALS FOR ADDITION & EXISTING BUILDINGS

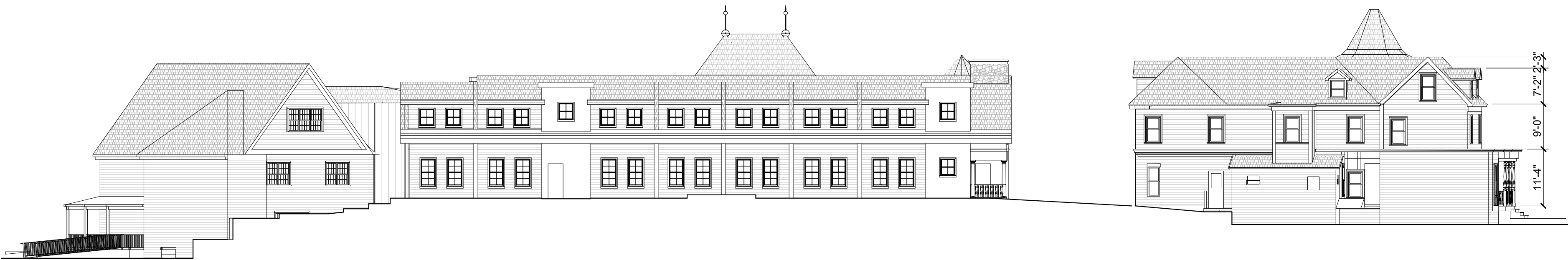
HORIZONTAL LAP SIDING:
BENJAMIN MOORE - DEEP RIVER (1582)

BOARD & BATTEN SIDING:
BENJAMIN MOORE - SMOKED OYSTER (2109-40)

TRIM:
BENJAMIN MOORE - BLACKTOP (2135-10)



ELEVATION



ELEVATION



ELEVATION



ELEVATION

Special Use Permit Application

Sheet 7 of 17 - Building Elevations

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 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
P.O. Box 301
Beacon, New York 12508

The Inn on Spy Hill
1064 Wolcott Ave
Beacon, New York
Scale: 1/16" = 1'-0"
January 31, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	NO CHANGE	AJS



VIEW 4



VIEW 2



VIEW 3



VIEW 1

Special Use Permit Application

Sheet 8 of 17 - Renderings

The Inn on Spy Hill

Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

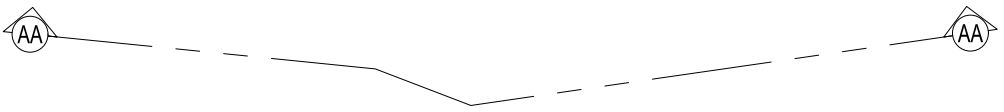
Architect:
Aryeh Siegel Architect
84 Mason Circle
Beacon, New York 12508

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

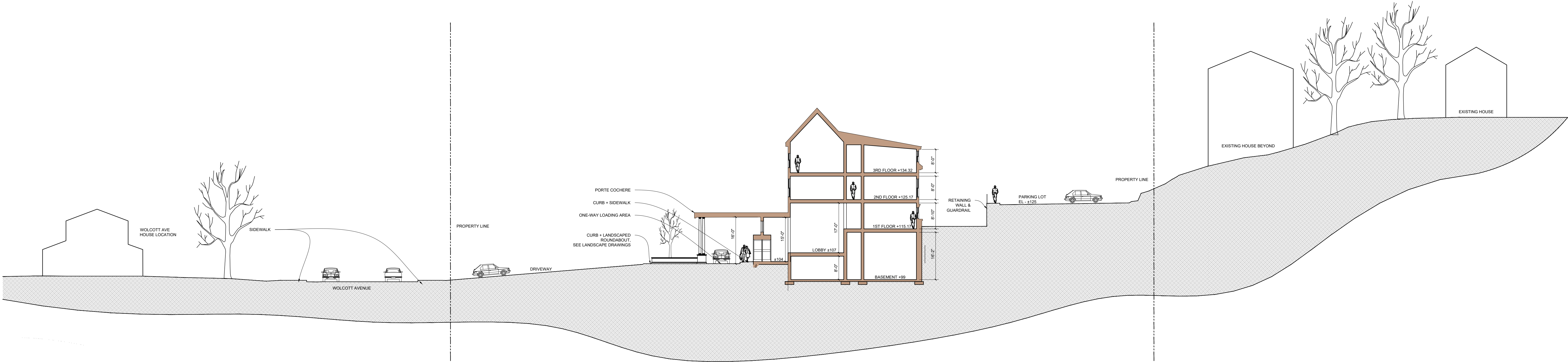
Landscape Designer:
Landscape Restorations
P.O. Box 301
Beacon, New York 12508

1064 Wolcott Ave
Beacon, New York
Scale: NTS
January 31, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS
5	10/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
6	11/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
7	12/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
8	01/27/26	REVISED PER PLANNING BOARD COMMENTS	AJS



Key Plan



SECTION AT PROPOSED ADDITION

Site Section Diagram AA

Scale: 1/16" = 1'-0"

Special Use Permit Application

Sheet 9 of 17 - Site Section Diagram

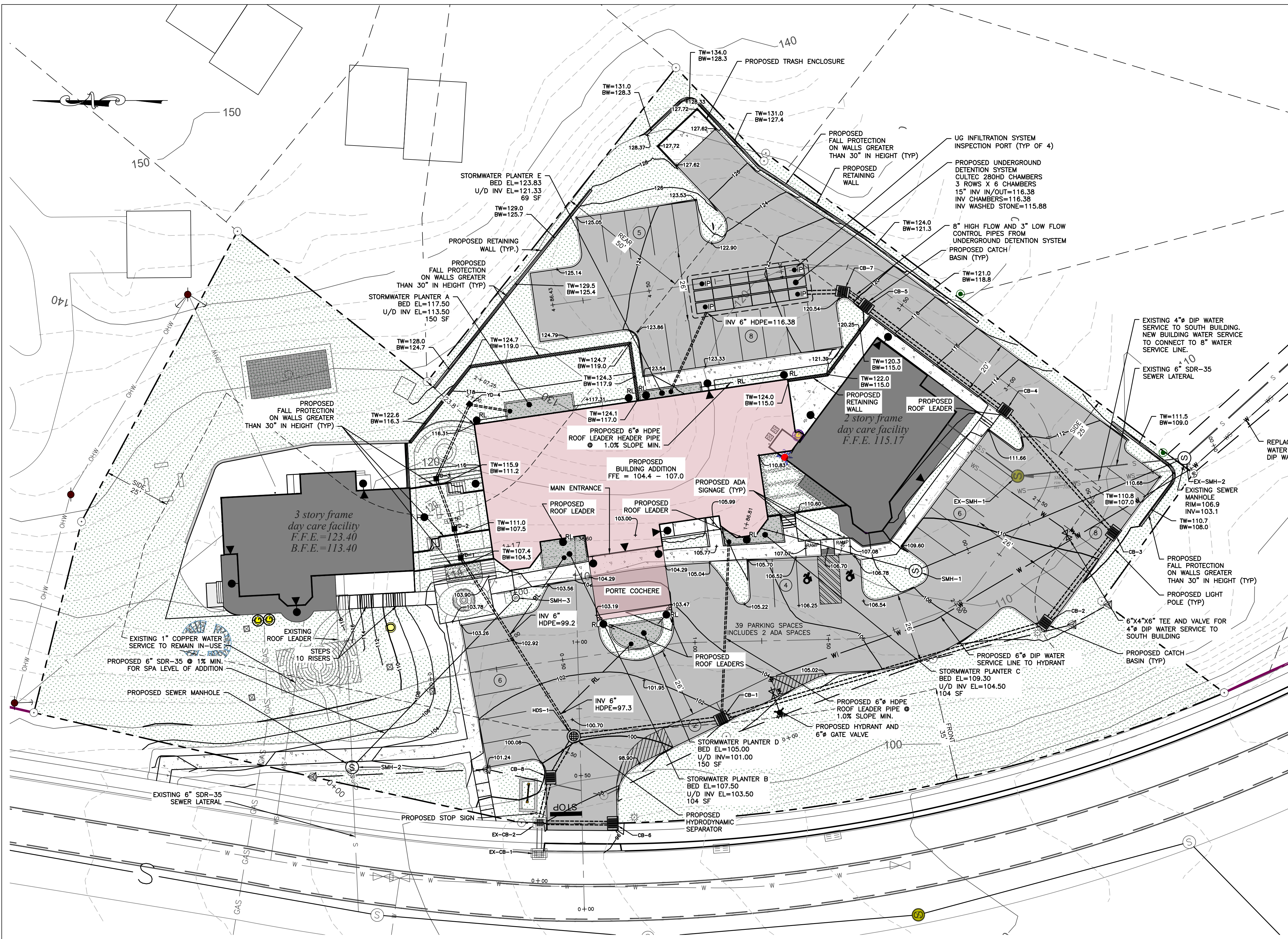
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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
P.O. Box 301
Beacon, New York 12508

The Inn on Spy Hill
1064 Wolcott Ave
Beacon, New York
Scale: 1/16" = 1'-0"
November 21, 2025



LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STREAM
---	EXISTING WETLAND BOUNDARY
---	100' WETLAND BUFFER
---	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 SHUT OFF VALVE
---	EXISTING WATER VALVE
---	EXISTING STORM WATER LINE
---	EXISTING ROOF LEADER
---	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

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB-1	RIM = 104.46 SUMP = 100.50 CB2-CB1 INV IN = 101.60 PBC-CB1 INV OUT = 102.25 CB1-HDS1 INV OUT = 101.50
CB-2	RIM = 108.53 SUMP = 103.67 CB3-CB2 INV IN = 104.77 CB2-CB1 INV OUT = 104.67
CB-3	RIM = 110.29 SUMP = 104.20 CB4-CB3 INV IN = 105.30 CB3-CB2 INV OUT = 105.20
CB-4	RIM = 112.90 SUMP = 104.50 CB5-CB4 INV IN = 109.00 CB4-CB3 INV OUT = 106.00
CB-5	RIM = 120.52 SUMP = 115.07 CB7-CB5 HIGH FLOW INV IN = 118.31 CB7-CB5 LOW FLOW INV IN = 118.29 CB5-CB4 INV OUT = 116.07
CB-6	RIM = 96.71 SUMP = 92.85 CB8-EXCB2 INV OUT = 93.85
CB-7	RIM = 120.51 SUMP = 115.38 UG-CB7 INV IN = 116.38 CB7-CB5 HIGH FLOW INV OUT = 118.38 CB7-CB5 LOW FLOW INV OUT = 116.38
CB-8	RIM = 99.35 SUMP = 93.33 HDS1-CB8 INV IN = 96.30 CB8-EXCB2 INV OUT = 96.20
EX-CB-1	RIM = 96.89 SUMP = 91.58 EXCB2-EXCB1 INV IN = 92.56
EX-CB-2	RIM = 97.43 SUMP = 92.08 CB6-EXCB2 INV IN = 93.58 CB8-EXCB2 INV IN = 93.64 EXCB2-EXCB1 INV OUT = 93.08
HDS-1	RIM = 100.20 SUMP = 93.00 CB1-HDS1 INV IN = 96.71 YD1-HDS1 INV IN = 96.71 HDS1-CB8 INV OUT = 96.61
YD-1	RIM = 107.42 SUMP = 99.85 YD2-YD1 INV IN = 103.10 YD1-HDS1 INV OUT = 100.85
YD-2	RIM = 111.02 SUMP = 102.99 YD3-YD2 INV IN = 106.09 YD2-YD1 INV OUT = 103.99
YD-3	RIM = 115.91 SUMP = 106.69 YD4-YD3 INV IN = 111.67 YD3-YD2 INV OUT = 107.69
YD-4	RIM = 117.49 SUMP = 112.24 YD4-YD3 INV OUT = 113.24

SANITARY SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
EX-SMH-1	RIM = 112.37 EX BLDG LAT N INV IN = 107.84 EXSMH1-EXSMH2 INV OUT = 106.19
EX-SMH-2	RIM = 107.55 EXSMH1-EXSMH2 INV IN = 103.31 SMH1-EXSMH2 INV IN = 103.20 EXSMH2-EXSMH1 INV OUT = 103.10
EX-SMH-3	RIM = 105.38 EXSMH2-EXSMH1 INV IN = 100.38
SMH-1	RIM = 109.25 BLDG LAT S INV IN = 104.39 SMH1-EXSMH2 INV OUT = 104.29
SMH-2	RIM = 105.00 SMH3-SMH2 INV IN = 100.02
SMH-3	RIM = 103.32 BLDG LAT N INV IN = 101.00 SMH3-SMH2 INV OUT = 100.90

SANITARY SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
BLDG LAT N	11 LF	6 inch PVC Pipe	1.82%
BLDG LAT S	60 LF	6 inch PVC Pipe	1.00%
EXSMH2-EXSMH1	141 LF	6 inch PVC Pipe	1.93%
SMH1-EXSMH2	109 LF	6 inch PVC Pipe	1.00%
SMH3-SMH2	88 LF	6 inch PVC Pipe	1.00%

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE	UPSTREAM INV	DOWNSTREAM INV
CB1-HDS1	56 LF	15" CORR HDPE	8.59%	101.50	96.71
CB2-CB1	126 LF	15" CORR HDPE	2.43%	104.67	101.60
CB3-CB2	42 LF	15" CORR HDPE	1.02%	105.20	104.77
CB4-CB3	61 LF	15" CORR HDPE	1.14%	106.00	105.30
CB5-CB4	65 LF	15" CORR HDPE	10.87%	116.07	109.00
CB6-EXCB2	27 LF	15" CORR HDPE	1.00%	93.85	93.58
CB7-CB5 HIGH FLOW	7 LF	8" CORR HDPE	1.03%	118.38	118.31
CB7-CB5 LOW FLOW	8 LF	3.0 inch PVC Pipe	1.08%	116.38	116.29
CB8-EXCB2	17 LF	15" CORR HDPE	14.71%	96.20	93.64
EXCB2-EXCB1	12 LF	18" RCP	4.41%	93.08	92.56
HDS1-CB8	18 LF	15" CORR HDPE	1.75%	96.61	96.30
PBA-YD4	15 LF	8" CORR HDPE	2.00%	113.60	113.30
PBC-CB1	66 LF	8" CORR HDPE	1.14%	103.00	102.25
PBE-UG	32 LF	6" CORR HDPE	15.25%	121.33	116.38
UG-CB7	13 LF	15" CORR HDPE	0.00%	116.38	116.38
YD1-HDS1	79 LF	8" CORR HDPE	5.23%	100.85	96.71
YD2-YD1	11 LF	8" CORR HDPE	8.00%	103.99	103.10
YD3-YD2	20 LF	8" CORR HDPE	8.00%	107.69	106.09
YD4-YD3	31 LF	8" CORR HDPE	5.17%	113.24	111.67

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.

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.

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY PER "TITLE/BOUNDARY SURVEY OF THE LANDS OF MARK DEFABIO" DATED 6/4/23 AND "TOPOGRAPHIC SURVEY OF THE LANDS OF MARK DEFABIO" DATED 6/4/23 AS PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING.

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 NEW BUILDING SHALL BE PROVIDED WITH A FIRE SUPPRESSION SPRINKLING SYSTEM.

WATER AND SEWER SERVICE NOTES:

1. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, OR REPLACEMENT OF WATER AND SEWER SERVICE LINES TO HARBOR VIEW COURT.

GENERAL CONSTRUCTION NOTES:

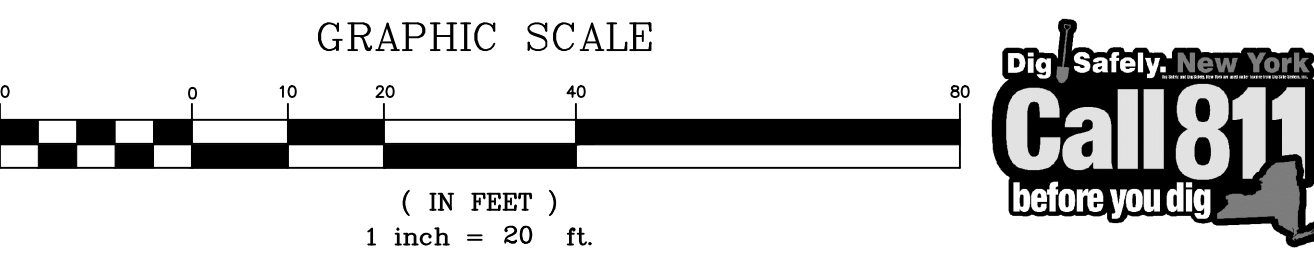
1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPO @ 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).

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
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4	10/28/25	PER PLANNING BOARD COMMENTS	CMB				
5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				



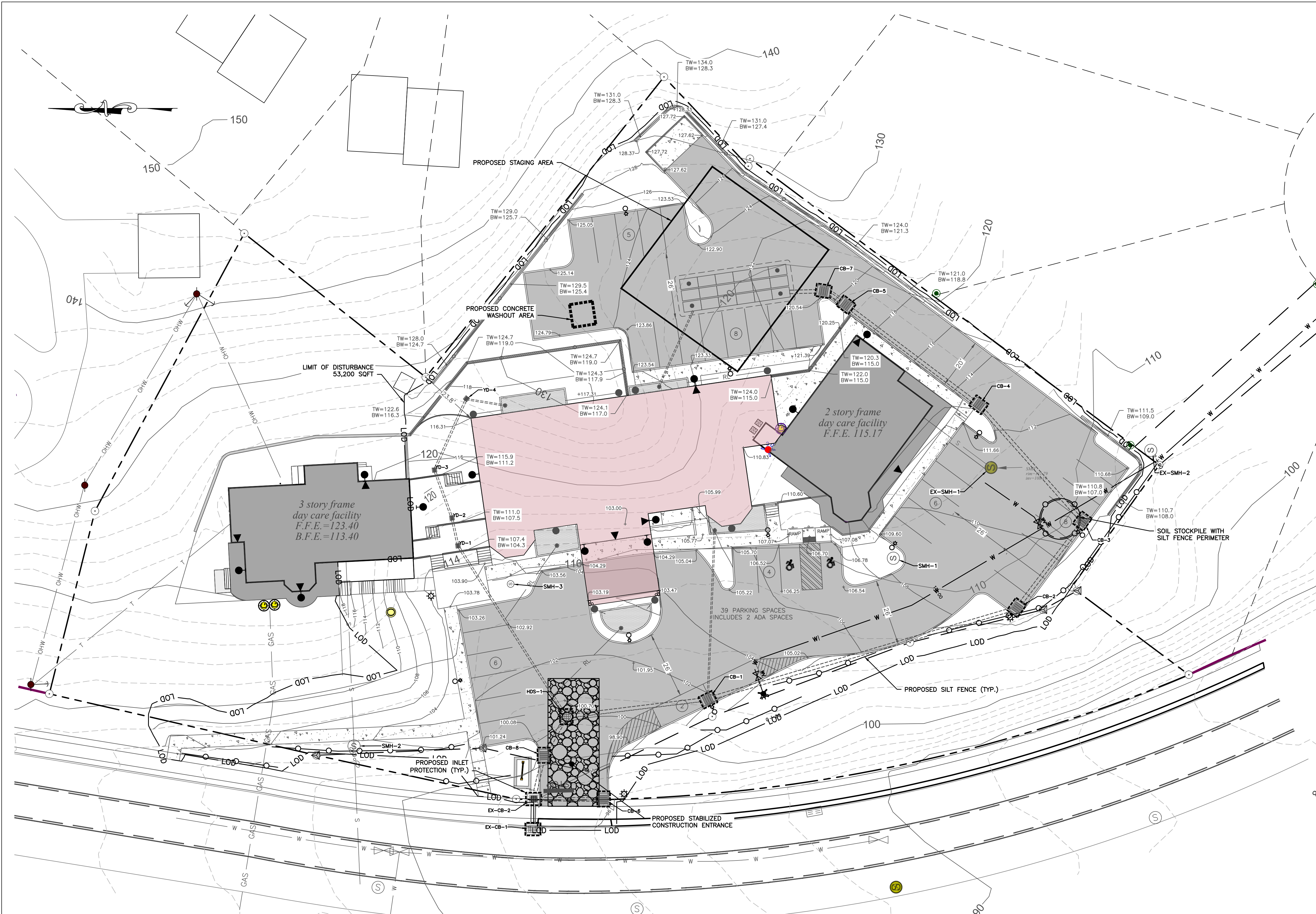
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

GRADING & UTILITY PLAN

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #: 2022-030
DATE: 1/28/25
SCALE: 1" = 20'
TITLE: GU-1
SHEET: 10 OF 17



LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STREAM
---	EXISTING WETLAND BOUNDARY
---	100' WETLAND BUFFER
---	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 SHUT OFF VALVE
---	EXISTING WATER VALVE
---	EXISTING STORM WATER LINE
---	EXISTING ROOF LEADER
---	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
---	PROPOSED SILT FENCE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CATCH BASIN INLET PROTECTION
---	PROPOSED CONSTRUCTION ENTRANCE

- EROSION AND SEDIMENT CONTROL NOTES:**
- 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.
 - 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.
 - ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - ANY PILE OF POTENTIALLY EROSION 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.
 - PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAILS SHEET.
 - AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTRIBUTED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
 - 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.
 - THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
 - THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
 - 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.
 - 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.
 - 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.
 - 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.
 - THE ROAD AND SIDEWALK AT THE CONSTRUCTION ENTRANCE OF THE PROJECT SHALL BE SWEEPED DAILY OF ALL SEDIMENT AND DEBRIS.
 - A STORMWATER PRE CONSTRUCTION MEETING SHALL BE CONDUCTED AT THE SITE PRIOR TO ANY WORK OCCURRING AT THE SITE IN ACCORDANCE WITH GENERAL PERMIT GP-0-24-001, MUNICIPAL SEPARATE STORM SYSTEMS (MS4s).

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.

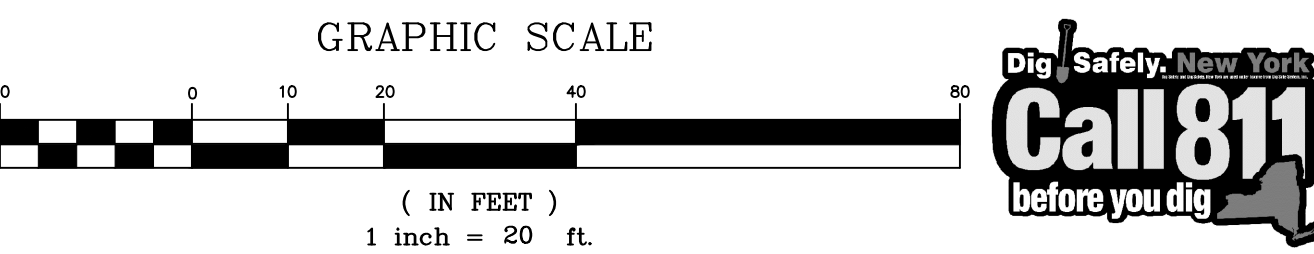
SIGNED THIS _____ DAY OF _____, 20____, BY _____

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	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	PER PLANNING BOARD COMMENTS	CMB
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6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				



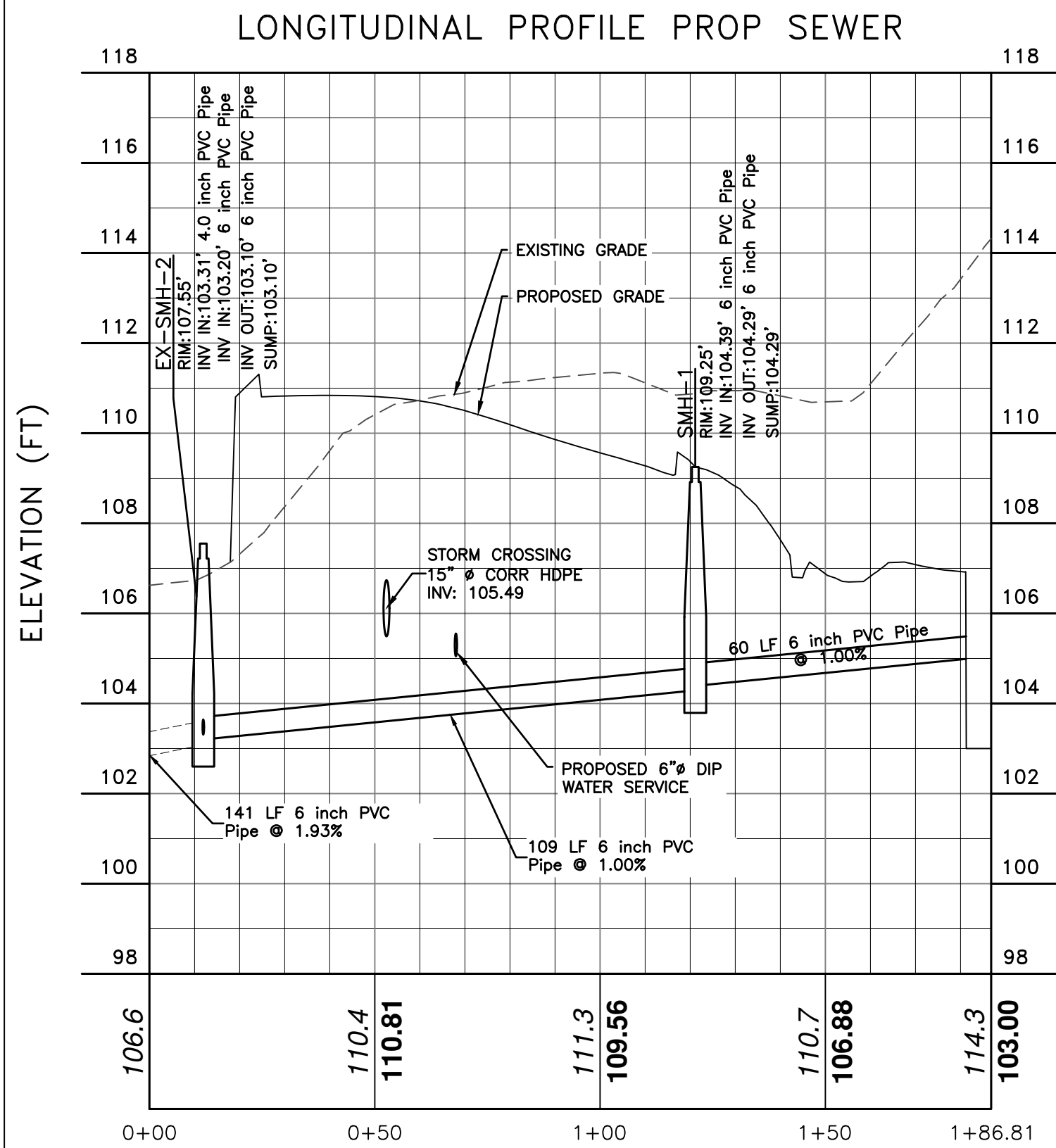
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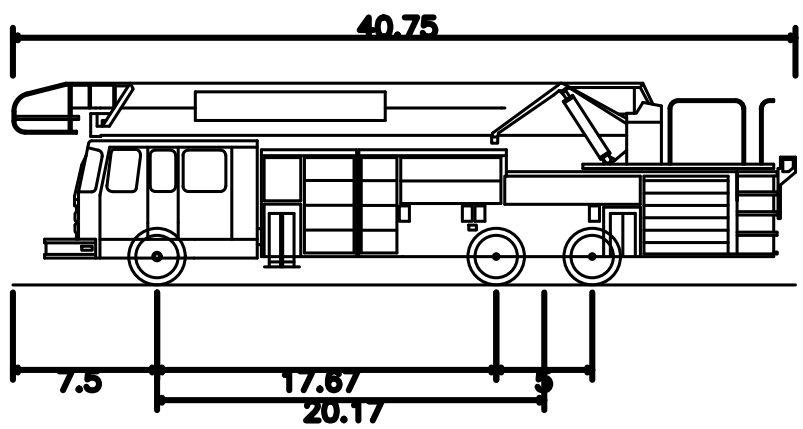
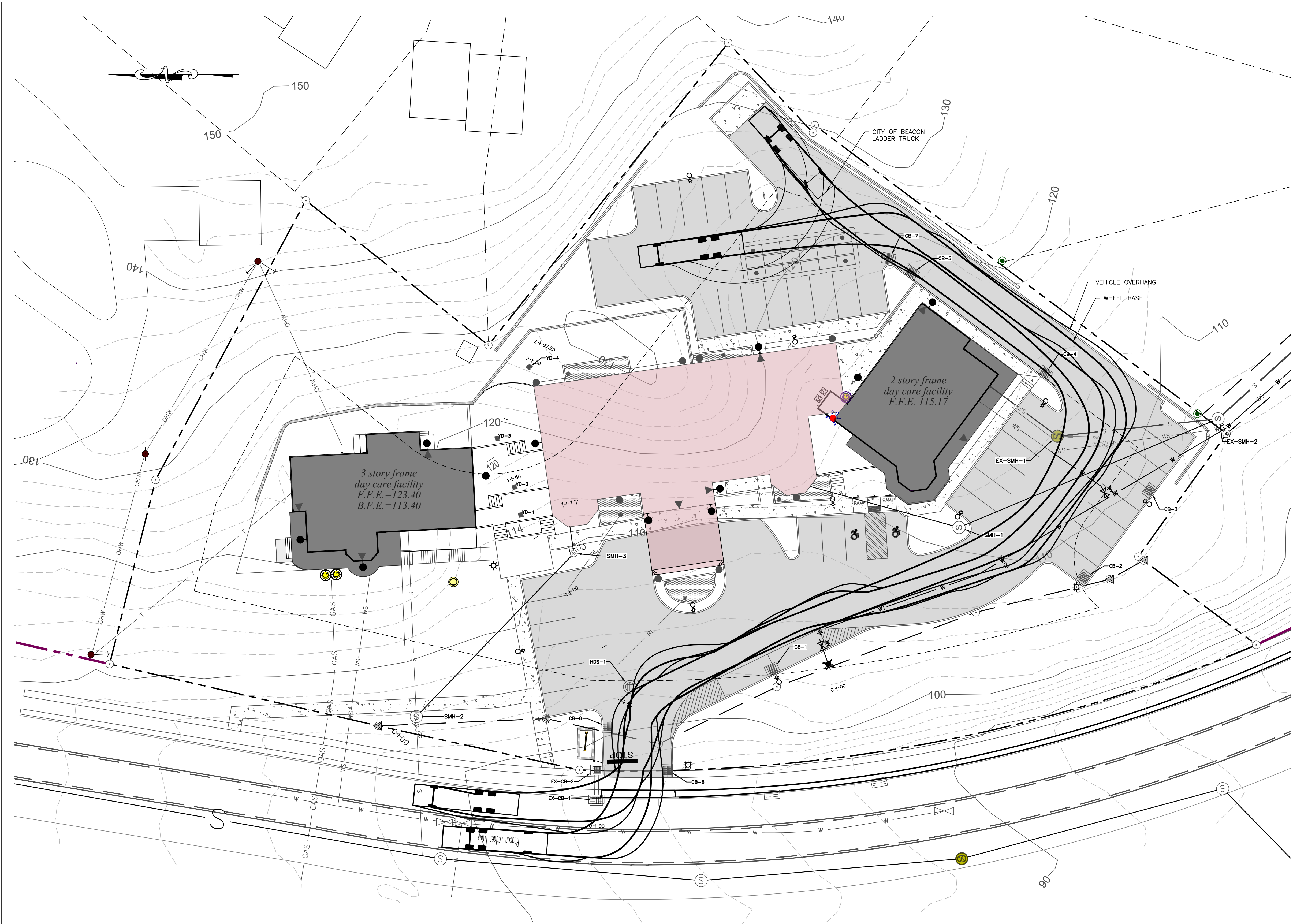
EROSION & SEDIMENT CONTROL PLAN

THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #: 2022-030
DATE: 1/28/25
SCALE: 1" = 20'
TITLE: ESC-1
SHEET: 11 OF 17





Beacon Ladder Truck
Overall Length 40.75ft
Overall Width 8.33ft
Overall Body Height 10.50ft
Min Body Ground Clearance 0.93ft
Track Width 8.41ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 34.83ft

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.

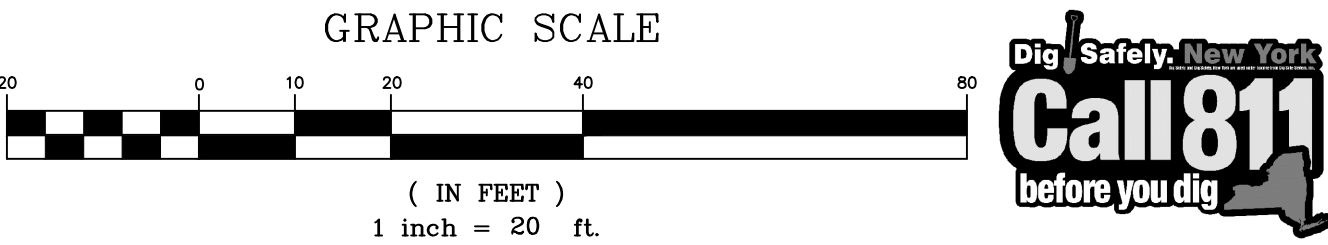
SIGNED THIS _____ DAY OF _____, 20____, BY _____

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	3/25/25	PER PLANNING BOARD COMMENTS	CMB	7	1/27/26	PER PLANNING BOARD COMMENTS	CMB
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5	11/25/25	PER PLANNING BOARD COMMENTS	CMB				
6	12/30/25	PER PLANNING BOARD COMMENTS	CMB				



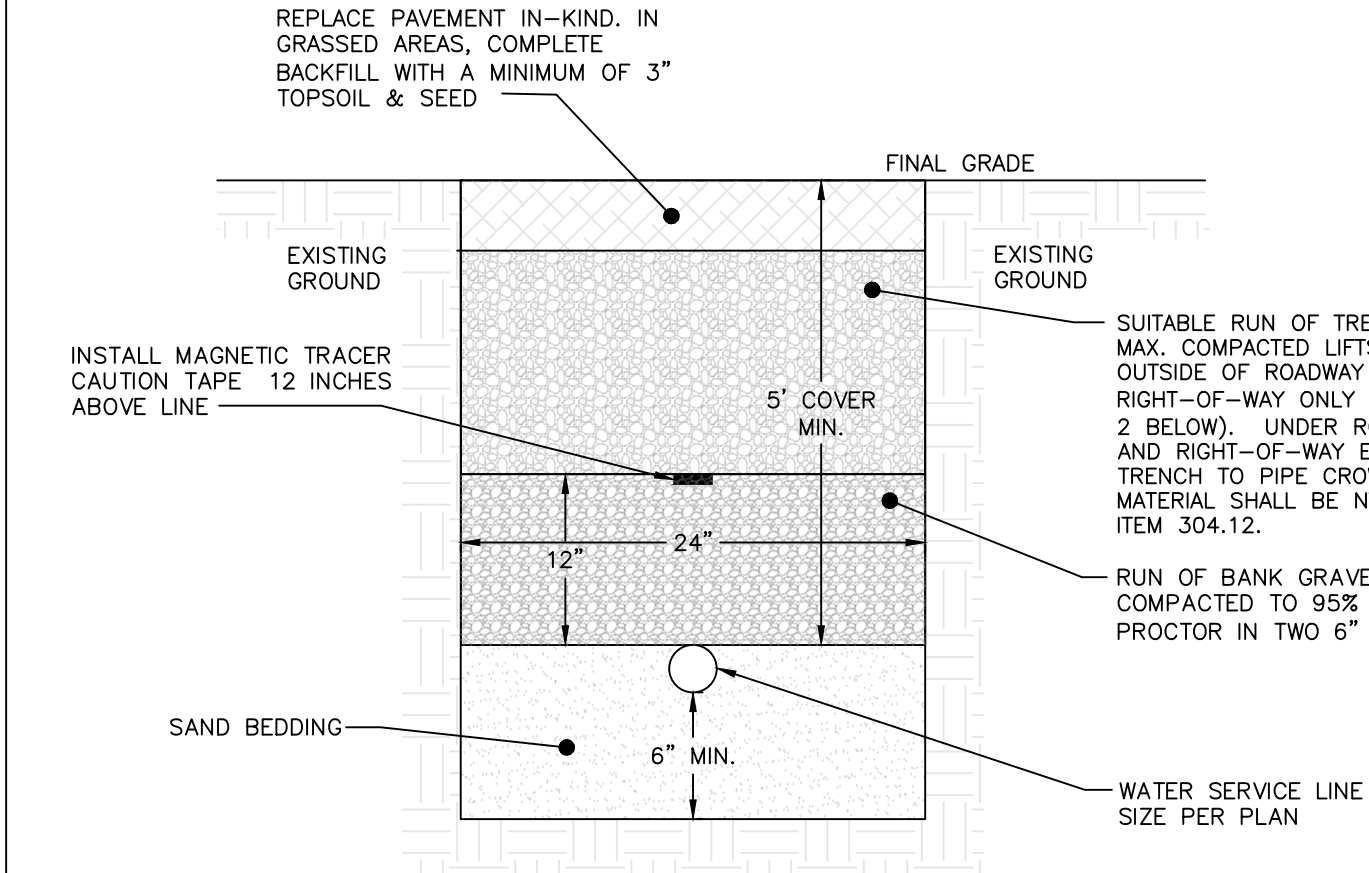
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LAND DESIGN

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

TRUCK TURNING PLAN
THE INN ON SPY HILL

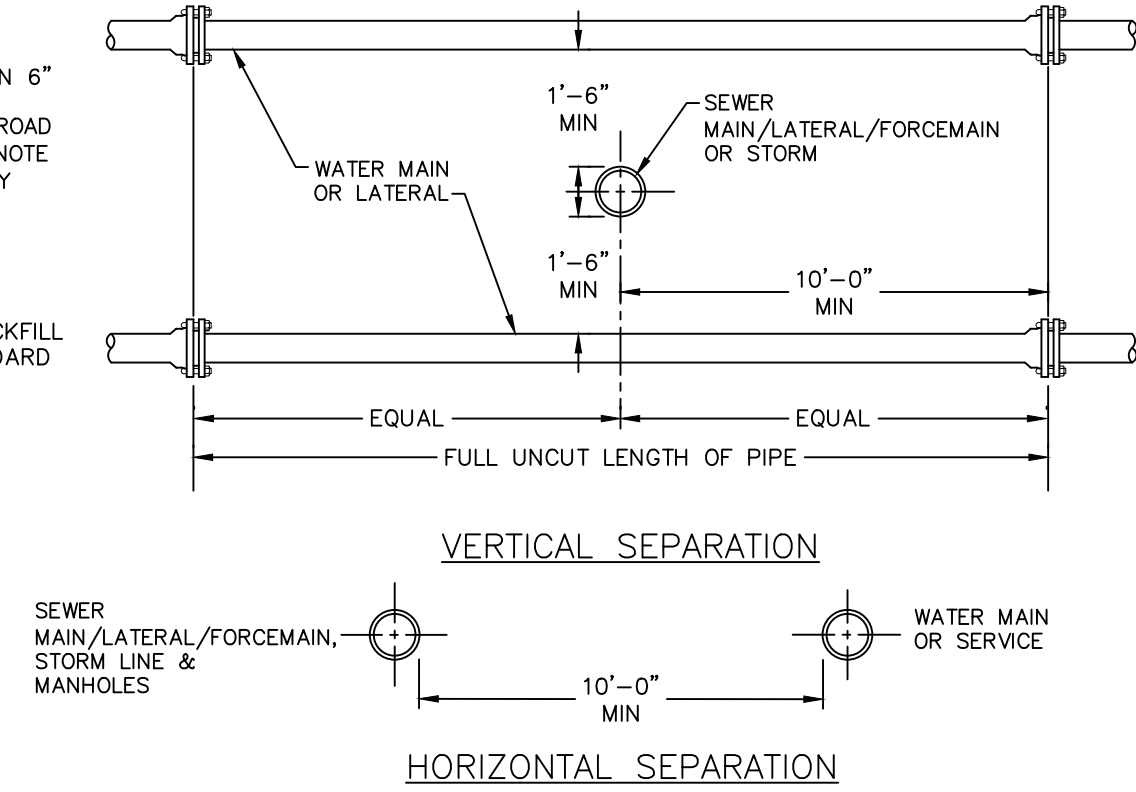
1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #: 2022:030
DATE: 1/28/25
SCALE: 1" = 20'
TITLE: TR-1
SHEET: 13 OF 17



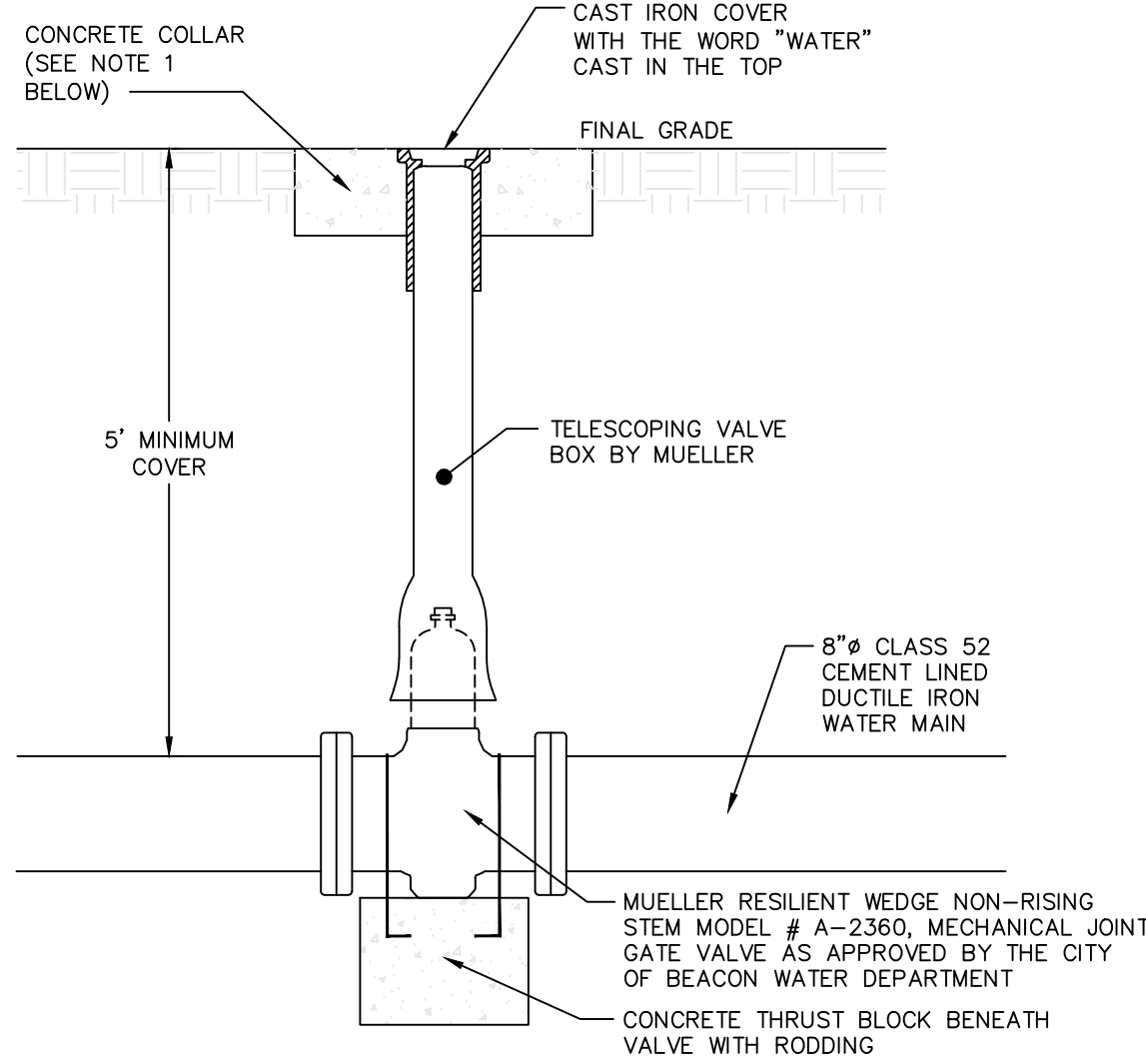
- NOTES:**
- EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 - SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ELONGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL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



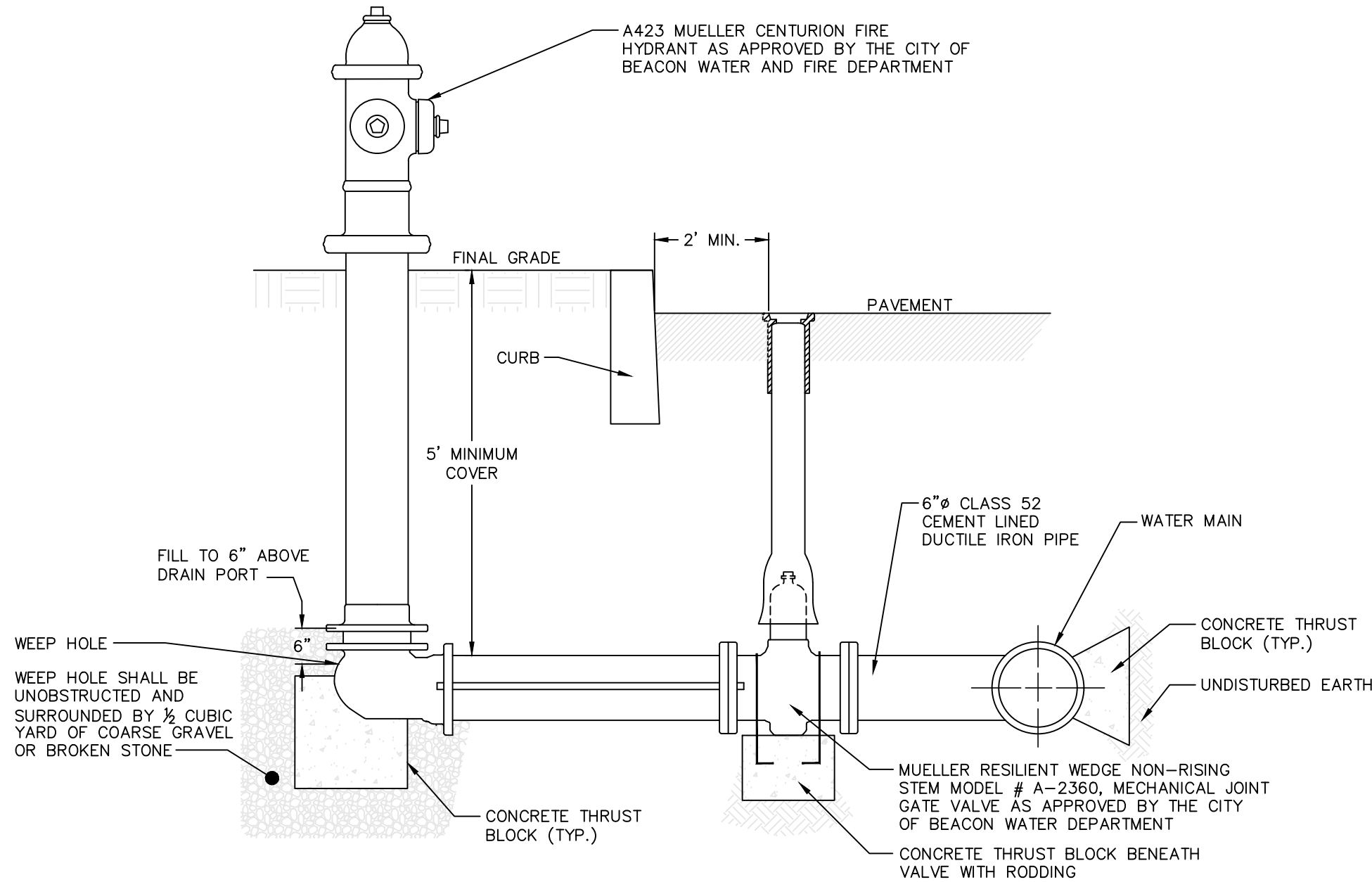
- NOTE:**
- NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



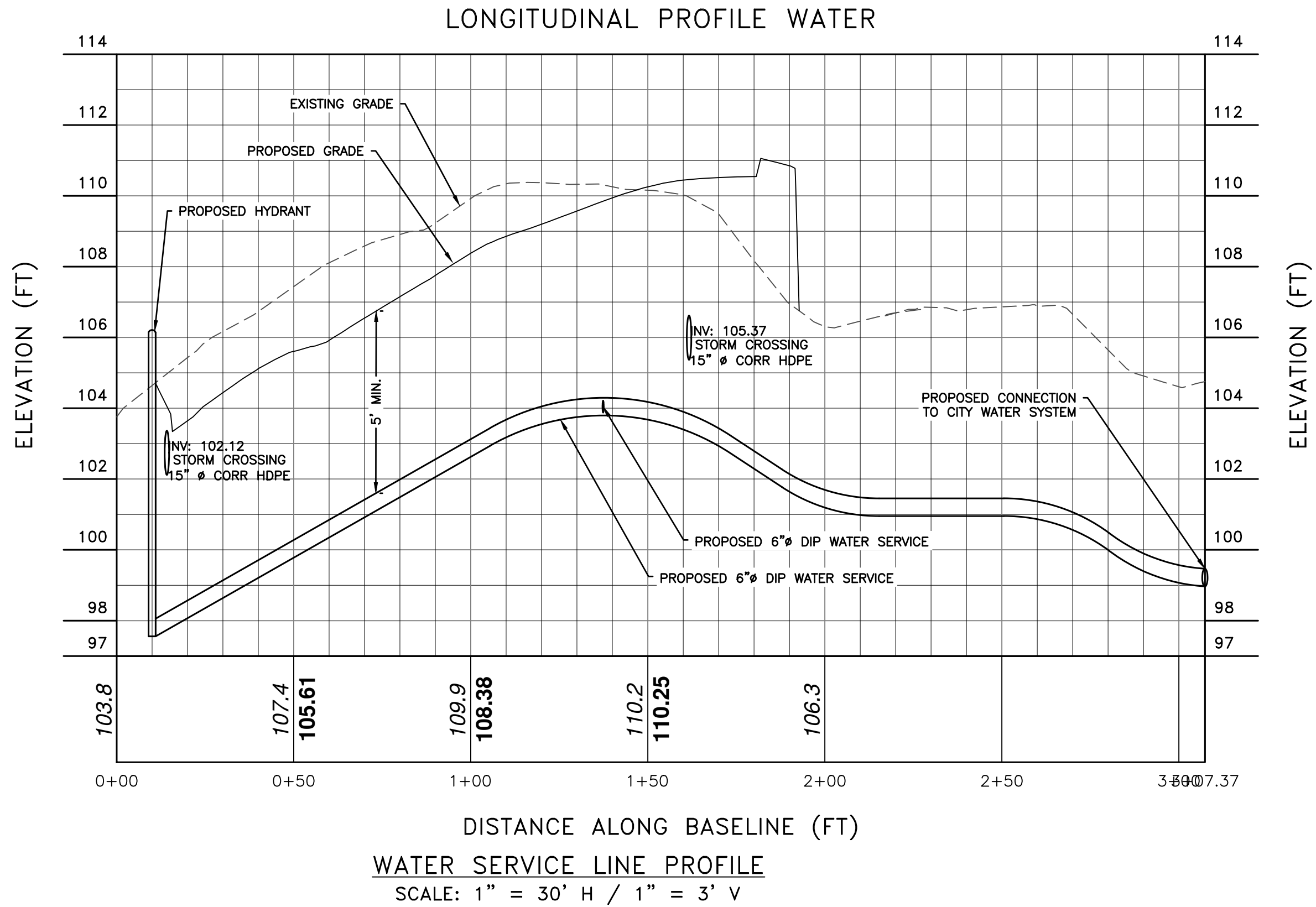
- NOTES:**
- CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL SHALL EXTEND 6" MIN. BEYOND THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



- NOTES:**
- THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
 - 1/2" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.

HYDRANT 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	12/30/25	ADDED SHEET	CMB				
2	1/27/26	PER PLANNING BOARD COMMENTS	CMB				



SEAL



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

CONSTRUCTION DETAILS
THE INN ON SPY HILL

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #: 2022:030
DATE: 1/28/25
SCALE: AS SHOWN
TITLE: CD-4
SHEET: 17 OF 17