



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

June 16, 2026

7:00 PM

Zoning Board of Appeals Agenda

The Zoning Board of Appeals will meet on Tuesday, June 16, 2026, at 7:00 PM, in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York.

Approval of May 19, 2026, minutes

Regular Meeting

1. ***ADJOURNED AT THE REQUEST OF THE APPLICANT*** Continue public hearing on application submitted by 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Tax Grid Nos. 30-6055-80-392032-00, 30-6055-80-399035-00, and 30-6055-80-394041, in the GB, to allow for the construction of a retaining wall that will not exceed 8 feet 5 inches in the rear yard, and Section 223-17 D., Attachment 1, to allow the construction of a four-story building with a building height of 48 feet, which requires relief from the following: a. Section 223-13 Yards; building projections, heights and accessory structures, G. Walls and Fences, 1. The yard requirements of this chapter shall not be deemed to prohibit any necessary retaining wall nor to prohibit any fence or wall, provided that the height of such fence or wall does not exceed four feet in front yards, six feet in side yards and six feet in rear yards, except that mesh garden or deer fencing shall not exceed eight feet in height. Notwithstanding the four-foot height limitation for fences and walls in front yards, the Planning Board shall have the discretion to approve a fence or wall up to six feet in height in front yards in connection with site plan approval where necessary for screening purposes, as well as Section 223-17.D., Attachment 1, to allow for a building height of 48 feet (maximum height of main building permitted: - /35 (stories/feet))
2. Public hearing on application submitted by Deborah Joyce, 42 Wesley Avenue, Tax Grid No. 30-6054-24-499921-00, in the R1-10, to allow a deck on the rear of the house, which requires relief from the following: Per 223-17 D., Attachment 1, the minimum rear yard setback is 35 feet. The deck is shown 15.7 feet from the rear property line, and the stairs project another 2.5 feet from the deck's edge, bringing it to 13.2 feet from the rear property line. The stair edge is the measurement point for determining the setback, which requires a 21.8-foot variance., and Per 223-17 D., Attachment 1, the minimum side yard setback is 15 feet. The deck is 12.9 feet from the side-yard property line, which requires a 2.1-foot variance., and Per 223-17 D., Attachment 1, the maximum percent of building coverage is 25%. The lot is 5,000 square feet, allowing 1,250 square feet of coverage. On April 18, 2006, the property received an area variance for the lot coverage of 31.48% (1,574 square feet). Your proposal would

bring the lot coverage to 34.29% (1,714.6 square feet) and requires a variance of 2.81% (140.6) square feet.

3. Public hearing on application submitted by Seth Rosenthal, 51 Falconer Street, Tax Grid No. 6054-39-335660, in the R1-5, to allow for the construction of an addition to the existing house, which requires relief from the following: Per 223-17 D., Attachment 1, the minimum side yard setback is 10 ft. The proposed addition to the home would be located 1 ft. 6 in. from the property line, requiring an 8 ft. 6 in. side-yard variance.
4. Public hearing on application submitted by Sadhna Gupta, 84 Anderson Street, Tax Grid No. 6054-31-371850, in the R1-10, where the applicant is proposing to subdivide the parcel into two (2) lots, to allow the average width of Lot A to be 81.4 feet, which requires relief from the following: Per 223-17 D., Attachment 1, the minimum lot width is 85 feet. The proposed subdivision would create a lot with an average (or mean) lot width that is 81.4 feet, requiring a 3.6-foot variance for minimum lot size area width.

City of Beacon Zoning Board of Appeals Agenda
06/16/2026

Title:

*****ADJOURNED AT THE REQUEST OF THE APPLICANT***** Continue public hearing on application submitted by 393 Fishkill Avenue, LLC and 397 Fishkill Avenue, LLC, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Tax Grid Nos. 30-6055-80-392032-00, 30-6055-80-399035-00, and 30-6055-80-394041, in the GB, to allow for the construction of a retaining wall that will not exceed 8 feet 5 inches in the rear yard, and Section 223-17 D., Attachment 1, to allow the construction of a four-story building with a building height of 48 feet, which requires relief from the following: a. Section 223-13 Yards; building projections, heights and accessory structures, G. Walls and Fences, 1. The yard requirements of this chapter shall not be deemed to prohibit any necessary retaining wall nor to prohibit any fence or wall, provided that the height of such fence or wall does not exceed four feet in front yards, six feet in side yards and six feet in rear yards, except that mesh garden or deer fencing shall not exceed eight feet in height. Notwithstanding the four-foot height limitation for fences and walls in front yards, the Planning Board shall have the discretion to approve a fence or wall up to six feet in height in front yards in connection with site plan approval where necessary for screening purposes, as well as Section 223-17.D., Attachment 1, to allow for a building height of 48 feet (maximum height of main building permitted: - /35 (stories/feet))

ATTACHMENTS

[393 & 397 Fishkill ZBA 6.16.26 Adjournment Request.pdf](#)



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

May 26, 2026

**VIA HAND DELIVERY
AND EMAIL**

Acting Chairperson
and Members of the Zoning Board of Appeals
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC
Application for Area Variance Relief – Building and Retaining Wall Height
Request for Adjournment
Property: 393 & 397 Fishkill Avenue and 7 Conklin Street, Beacon, New York
Tax IDs: 6055-80-392032, 6055-80-399035 & 6055-80-394041

Dear Acting Chairperson and Members of the Zoning Board of Appeals:

On behalf of 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC (the “Applicant”), the owners of the above-referenced Property, and in connection with of the Applicant’s request for area variance relief (the “Application”), we respectfully request that the Zoning Board of Appeals (“ZBA”) adjourn the Application and that this matter be placed on this Board’s July 21, 2026 meeting agenda for continued review.

As this Board is aware, at the May 19, 2026 ZBA meeting, this Board opened the public hearing and continued it to the June 16, 2026 meeting agenda.¹ The Applicant is currently working with its design team to address the comments from this Board at the May 19, 2026 meeting, focusing on the visual aspect of the additional story and financial assessment. While the Applicant worked diligently to have everything prepared during the short turnaround between the May meeting and the supplemental submission deadline, the Applicant needs some additional time to fully respond to these comments.

We look forward to appearing at this Board’s regular meeting on July 21, 2026 for the continued public hearing and to continue the Board’s review of the Project, at which time the Applicant will present additional visuals and information to be detailed in a forthcoming submittal.

In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you in advance for your consideration

¹ Note: As discussed during the May 19, 2026 ZBA meeting, the Planning Board at the May 12, 2026 Planning Board meeting adopted a Negative Declaration under the State Environmental Quality Review Act. A copy of this Declaration is on file with the City.



May 26, 2026
Page 2

in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "TP", with a long horizontal flourish extending to the right.

Taylor M. Palmer

cc: Bryan Murphy, City of Beacon Building Inspector
George Alissandratos, Esq., City of Beacon ZBA Attorney

City of Beacon Zoning Board of Appeals Agenda
06/16/2026

Title:

Public hearing on application submitted by Deborah Joyce, 42 Wesley Avenue, Tax Grid No. 30-6054-24-499921-00, in the R1-10, to allow a deck on the rear of the house, which requires relief from the following: Per 223-17 D., Attachment 1, the minimum rear yard setback is 35 feet. The deck is shown 15.7 feet from the rear property line, and the stairs project another 2.5 feet from the deck's edge, bringing it to 13.2 feet from the rear property line. The stair edge is the measurement point for determining the setback, which requires a 21.8-foot variance., and Per 223-17 D., Attachment 1, the minimum side yard setback is 15 feet. The deck is 12.9 feet from the side-yard property line, which requires a 2.1-foot variance., and Per 223-17 D., Attachment 1, the maximum percent of building coverage is 25%. The lot is 5,000 square feet, allowing 1,250 square feet of coverage. On April 18, 2006, the property received an area variance for the lot coverage of 31.48% (1,574 square feet). Your proposal would bring the lot coverage to 34.29% (1,714.6 square feet) and requires a variance of 2.81% (140.6) square feet.

ATTACHMENTS

[42 Wesley ZBA 6.16.26 app, survey redacted2.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEAL

OWNER: Deborah Joyce

ADDRESS: 42 Wesley Ave
Beacon, NY 12508

TELEPHONE: [REDACTED]

E-MAIL: [REDACTED]

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 42 Wesley Ave
Beacon, NY 12508 ZONING DISTRICT: R1-110

TAX MAP DESIGNATION: SECTION 6054 BLOCK 24 LOT 499921

Section of Zoning Code appealed from or Interpretation desired: (See attached denial letter)

asking for an Area variance -

21.8 ft rear setback, 21 ft side setback - 2.81 area variance request

Reason supporting request:

Plans to build deck approved by city and
permit issued. Inspector admits it was his error to
approve deck already built.

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

Date: 5/22/2010

[Signature]
Owner's Signature

Fee Schedule

AREA VARIANCE

Residential \$250.00

Commercial \$500.00

USE VARIANCE

Residential \$500.00

Commercial \$1,000.00

INTERPRETATION: \$250.00

ESCROW FEE: \$1000.00

I & I INSPECTION: \$60.00

Applicant's Signature

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Deborah Joyce

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

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

Applicant Address: 42 Wesley Ave, Beacon, NY 12508

Project Address: 42 Wesley Ave, Beacon, NY 12508

Project Tax Grid # 6054-24-499921

Type of Application Appeal ZBA

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, Deborah Joyce, 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 BT

2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon ✓

3. ALL tax payments due to the City of Beacon are current NO, see attached doc

4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon ✓

5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon _____

6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current _____

[Signature]
Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

NO

YES

Initial

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/>

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant:

Deborah Joyce

Address of Applicant:

42 Wesley Ave, Beacon, NY 12508

Telephone Contact Information:

[REDACTED]

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Deborah Joyce	42 Wesley Ave Beacon, NY 12508	[REDACTED]	3/31/15	Outclass 3/31/15

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐

YES

☒

NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☒

YES

☐

NO

I, Deborah Joyce being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print)

Deborah Joyce

(Signature)

[Signature]

50'

18'

= Existing house / Property line

= Deck Frame

20'

42 Wesley Ave
Tom Hildebrand
845 416 1328

Distance to property line

100'

17'

Existing Porch

38'

Wesley Ave.

50'

42 Wesley

Tom L. Housen (845) 416-6832

= Existing

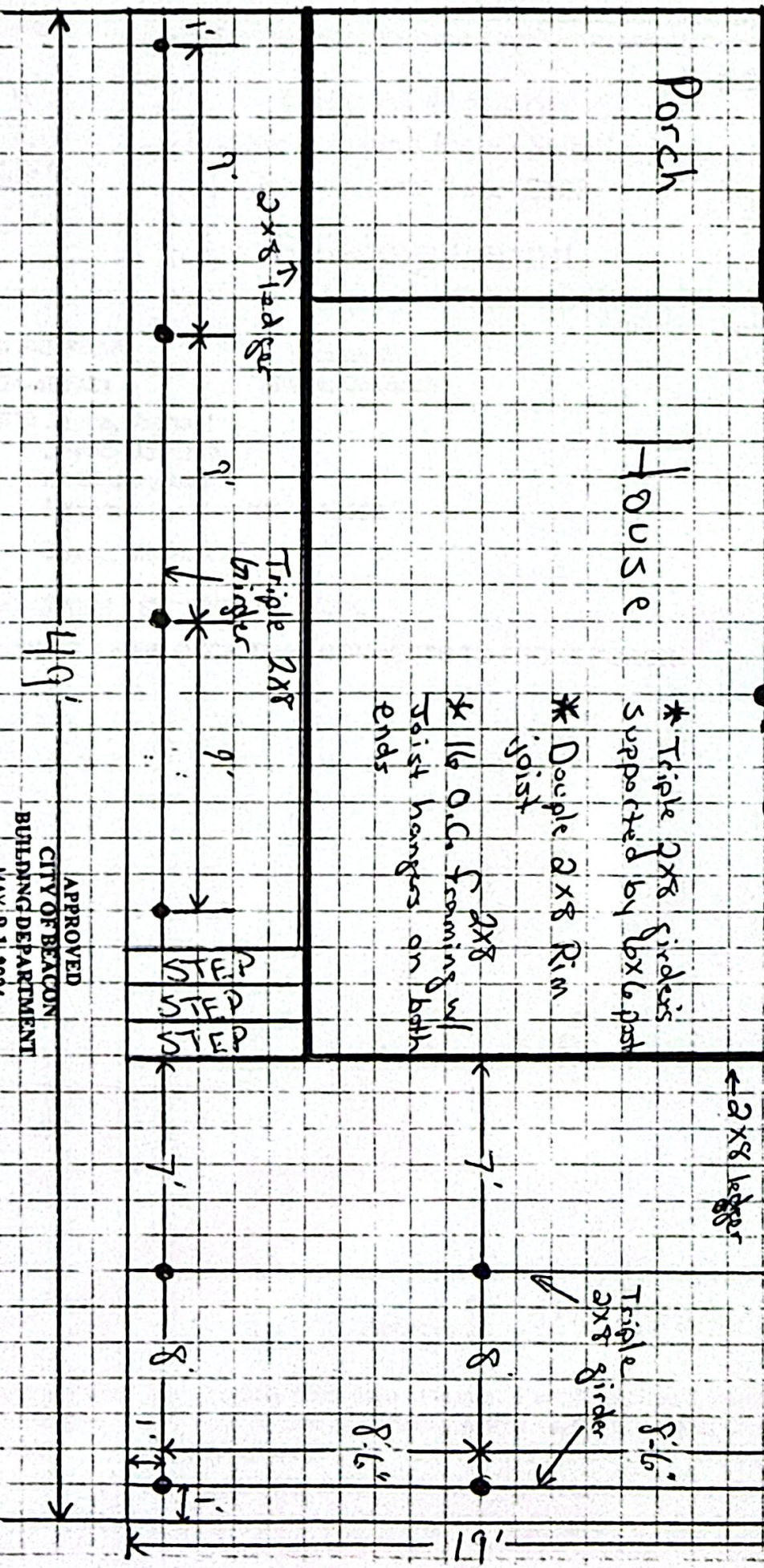
= New Deck

= 14" Sonotube

* Triple 2x8 girders supported by 6x6 post

* Double 2x8 Rim Joist

* 16 O.C. Framing w/ Joist hangers on both ends



APPROVED
CITY OF BEACON
BUILDING DEPARTMENT
MAY 21 2024

[Signature]
BUILDING INSPECTOR

This permit is granted on the express condition that all work done hereunder shall in all respects conform to the requirements of the New York State Uniform Fire Prevention and Building Code and the plans and specification submitted to the Building Department.



NO. 2024-0187

City of Beacon
One Municipal Plaza - Suite 1
Beacon, New York 12508

Building Permit

Issued Date: 5/23/2024
Expiration Date: 5/23/2026

Construction Address: 42 Wesley Ave
SBL: 6054-24-499921 Joyce, Deborah

Owner's Name Joyce, Michael
& Address Joyce, Deborah
42 Wesley Ave
Beacon NY 12508

Applicant: Joyce, Michael

Permit to Commence the Following Work:

CONSTRUCTION OF A NEW DECK THAT CONNECTS TO FRONT PORCH
304 SQ FT

Fees:

BUILD

\$200.75

Total: \$200.75

Approved

Cory Winthmann 

Work must begin within 6 (six) months from date of issue. Permit expires 2 (two) years from date of issue. Occupancy in whole or part of building without a Certificate of Occupancy is prohibited by law.

@



City of Beacon Building Department

APPLICATION FOR CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE

DATE: 4/30/24

The undersigned requests that a Certificate of Occupancy be issued pursuant to

BUILDING PERMIT _____

CHANGE IN USE _____

OWNER Deborah Joyce

APPLICANT Deborah Joyce

LOCATION 42 Wesley Ave, Beacon

SECTION 6054 BLOCK 24 LOT ~~23~~ 499921

PERMITTED USE: SINGLE-FAMILY RESIDENTIAL

- CONSTRUCTION OF A NEW DECK
THAT CONNECTS TO FRONT PORCH
- 304 sqft

[Signature]
Signature of Owner

42 Wesley Ave
Address

Beacon, NY 12508

FEE: \$50.00

APPROVED: _____
Building Inspector

DATE APPROVED: _____



City of Beacon Building Department

Application for Building Permit

Approved: _____

May 23

20

24

Disapproved: _____

20 _____

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for the construction of buildings, additions or alterations, the installation of equipment or systems, or for removal or demolition, as herein described. The applicant/owner agrees to comply with all applicable laws, ordinances and regulations. Owner/applicant agrees not to occupy or use in whole or part any building or item covered under this application until a Certificate of Occupancy or Certificate of Compliance has been issued.

(Signature of owner)

Applicant Name Deborah Joyce Phone _____Address 42 Wesley Ave, Beacon, NY 12508Location of Construction or Use 42 Wesley Ave, Beacon, NY 12508Tax Grid Number 6054-24-499921Owner Name Deborah Joyce Phone _____Address 42 Wesley Ave, Beacon, NY 12508

NATURE OF PROPOSED WORK:

☒ RESIDENTIAL☐ COMMERCIAL☐ Structure is located in a Flood Plain☐ Structure is not located in a Flood Plain

____ Construction of New Building _____ sq. ft.

____ Addition to Existing Building _____ sq. ft.

____ Repair to Existing Building _____ sq. ft.

____ Alteration _____ sq. ft.

____ Conversion - Change in Use _____ sq. ft.

____ Demolition _____ sq. ft.

____ Garage, Attached _____ sq. ft.

____ Garage, Detached _____ sq. ft.

____ Deck/Porch (enclosed, covered) _____ sq. ft.

☒ Deck/Porch (open) 304 sq. ft.

____ Above Ground Pool

____ In-Ground Pool

____ Electrical Installation

☒ Other Extension from porch to new deck

ESTIMATED COST OF CONSTRUCTION: _____

Description of Work Backyard deck added and
attached by walkway to front porch
Existing

Size of Structure (dimensions): _____ Square Footage: _____

Height: _____ Number of Stories: _____ Number of Dwelling Units: _____

No. of Bedrooms: _____ No. of Bathrooms: _____

Contractor Information

Contractor Name Tom L'Heureux

Phone: _____

Address: _____

Licensed Plumber: _____ Phone: _____

Address: _____

Licensed Electrician: _____ Phone: _____

Address: _____

Heating Contractor: _____ Phone: _____

Address: _____

Building Department use only:

Application Fee:		=	<u>\$50.00</u>
Certificate of Occupancy:	\$50.00 if applicable	=	_____
Fee: Building Permit Schedule		=	_____
TOTAL FEE		=	_____



City of Beacon Building Department

APPLICATION PROCESSING RESTRICTION LAW Affidavit of Property Owner

Property Owner:
(Applicant)

Deborah Joyce

If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

List all properties in the City of Beacon that you hold a 5% interest in.

42 Wesley Ave

Applicant Address:

42 Wesley Ave

Project Address:

42 Wesley Ave

Project Tax Grid #:

6054-24-499921

Type of Application:

BUILDING PERMIT

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

I, Deborah Joyce, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are true)

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon. ☒
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon. ☐
3. ALL tax payments due to the City of Beacon are current. ☒
4. Tax delinquencies exist on a parcel or parcels owned by me in the City of Beacon. ☐
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon. ☐
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current. ☐

[Signature]
Signature of Owner

Title if owner is corporation

Office Use Only:

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)

NO YES Initial

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Deborah Joyce
 Address of Applicant: 42 Wesley Ave, Beacon, NY 12508
 Telephone Contact Information: [REDACTED]

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Deborah Joyce	42 Wesley Ave Beacon, NY 12508	[REDACTED]	3/31/15	Ploughkeepsie 3/31/15

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon?

☐

YES

☒

NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ YES

☒ NO

I, Deborah Joyce being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Deborah Joyce

(Signature) 

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, owner-occupied residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- ☐ I am performing all the work for which the building permit was issued.
- ☐ I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- ☒ I have a homeowners insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ◆ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a CE-200 exemption form; OR
- ◆ have the general contractor, performing the work on the 1, 2, 3 or 4 family, owner-occupied residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.


(Signature of Homeowner)

4/30/24
(Date Signed)

Deborah Joye
(Homeowner's Name Printed)

Home Telephone Number [REDACTED]

Property Address that requires the building permit:

42 Wesley Ave
Beacon, NY 12508

Sworn to before me this _____ day of _____.
_____ (County Clerk or Notary Public)

Once notarized, this BP-1 form serves as an exemption for both workers' compensation and disability benefits insurance coverage.

BP-1 (12/08)

NY-WCB



**Workers'
Compensation
Board**

**Certificate of Attestation of Exemption
from New York State Workers' Compensation and/or
Disability and Paid Family Leave Benefits Insurance Coverage**

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

The applicant may use this Certificate of Attestation of Exemption ONLY to show a government entity that New York State specific workers' compensation and/or disability and paid family leave benefits insurance is not required. The applicant may NOT use this form to show another business or that business's insurance carrier that such insurance is not required. Please provide this form to the government entity from which you are requesting a permit, license or contract. This Certificate will not be accepted by government officials one year after the date printed on the form.

In the Application of (Legal Entity Name and Address): Steven Mooso 42 Wesley Ave Beacon, NY 12508 PHONE: [REDACTED] FEIN: XXXXX8505	Business Applying For: Building Permit From: City of Beacon Building Department The location of where work will be performed is 42 Wesley Ave, Beacon, NY 12508. Estimated dates necessary to complete work associated with the building permit are from May 5, 2024 to August 31, 2024. The estimated dollar amount of project is \$10,001 - \$25,000
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Workers' Compensation Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE SPECIFIC WORKERS' COMPENSATION INSURANCE COVERAGE** for the following reason:

The applicant is a homeowner serving as the general contractor for a primary/secondary owner-occupied residence. The homeowner has ONLY uncompensated friends and family working on his/her residence or is hiring individuals a total of less than 40 aggregate hours per week and has a current homeowners insurance policy that covers the property.

Disability and Paid Family Leave Benefits Exemption Statement:

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE STATUTORY DISABILITY AND PAID FAMILY LEAVE BENEFITS INSURANCE COVERAGE** for the following reason:

The applicant is a homeowner serving as the general contractor for his/her primary/secondary personal residence. The homeowner has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability and Paid Family Leave Benefits Law.)

I, Steven Mooso, am the Homeowner with the above-named legal entity. I affirm that due to my position with the above-named business I have the knowledge, information and authority to make this Certificate of Attestation of Exemption. I hereby affirm that the statements made herein are true, that I have not made any materially false statements and I make this Certificate of Attestation of Exemption under the penalties of perjury. I further affirm that I understand that any false statement, representation or concealment will subject me to felony criminal prosecution, including jail and civil liability in accordance with the Workers' Compensation Law and all other New York State laws. By submitting this Certificate of Attestation of Exemption to the government entity listed above I also hereby affirm that if circumstances change so that workers' compensation insurance and/or disability and paid family leave benefits coverage is required, the above-named legal entity will immediately acquire appropriate New York State specific workers' compensation insurance and/or disability and paid family leave benefits coverage and also immediately furnish proof of that coverage on forms approved by the Chair of the Workers' Compensation Board to the government entity listed above.

SIGN HERE	Signature: [Signature]	Date: 5/1/24
Exemption Certificate Number: 2024-033574		Received May 2, 2024 NYS Workers' Compensation Board



**City of Beacon
Building Department
One Municipal Plaza, Suite 4
Beacon, NY 12508
Phone: 845-838-5020 Fax: 845-838-5026**

*Bryan Murphy, Building Inspector
Email: bmurphy@beaconny.gov*

May 28, 2026

Michael Joyce
42 Wesley Avenue
Beacon, NY 12508

Re: 42 Wesley Avenue (SBL #6054-24-499921)

To Whom It May Concern:

Reference is made to your submission of the Certificate of Occupancy/Certificate of Compliance application regarding the deck built on the rear of the structure located at 42 Wesley Avenue, Beacon, NY 12508. The property is located in the R1-10 Zoning District (One-Family-10,000 sq ft/dwelling).

Please be advised that at this time, I must deny your application for the following reasons:

- Per §223-17, Attachment 1, the minimum rear yard setback is 35 feet. The deck is shown 15.7 feet from the rear property line, and the stairs project another 2.5 feet from the deck's edge, bringing it to 13.2 feet from the rear property line. The stair edge is the measurement point for determining the setback, which requires a 21.8-foot variance.
- Per §223-17, Attachment 1, the minimum side yard setback is 15 feet. The deck is 12.9 feet from the side-yard property line, which requires a 2.1-foot variance.
- Per §223-17, Attachment 1, the maximum percent of building coverage is 25%. The lot is 5,000 square feet, allowing 1,250 square feet of coverage. On April 18, 2006, the property received an area variance for the lot coverage of 31.48% (1,574 square feet). Your proposal would bring the lot coverage to 34.29% (1,714.6 square feet) and requires a variance of 2.81% (140.6) square feet.

You have the right to appeal this decision to the Zoning Board of Appeals. Forms for filing an appeal are available on the City of Beacon website or in the Building Department. Please contact the Zoning Board of Appeals secretary regarding the application and instructions.

Bryan Murphy
Bryan Murphy
Building Inspector/Zoning Administrator
NYS Certification #0312-0024

BM/mp

City of Beacon Zoning Board of Appeals Agenda
06/16/2026

Title:

Public hearing on application submitted by Seth Rosenthal, 51 Falconer Street, Tax Grid No. 6054-39-335660, in the R1-5, to allow for the construction of an addition to the existing house, which requires relief from the following: Per 223-17 D., Attachment 1, the minimum side yard setback is 10 ft. The proposed addition to the home would be located 1 ft. 6 in. from the property line, requiring an 8 ft. 6 in. side-yard variance.

ATTACHMENTS

[51 Falconer ZBA 6.16.26 app, narrative, survey redacted2.pdf](#)

[51 Falconer ZBA 6.16.26 PH public comment Kramer redacted2.pdf](#)

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Seth RosenthalADDRESS: 51 Falconer St., Beacon, NY, 12508TELEPHONE: [REDACTED]E-MAIL: [REDACTED]

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

PROPERTY LOCATION: 51 Falconer St.ZONING DISTRICT: R1-5TAX MAP DESIGNATION: SECTION 6054BLOCK 39 LOT 335660

Section of Zoning Code appealed from or Interpretation desired:

Variance to § 223-17 D., Attachment 1

Reason supporting request:

Adding to this side of the house is the most efficient and most cost-effective way to add useful square footage.Project would not in any way compromise the character or safety of Odell Street, which is very lightly used/populated.Supporting documents submitted herewith: Site Plan, Survey, etc. as required:Drawings, environmental assessment formDate: 5/14/26

Owner's Signature



Applicant's Signature

Fee Schedule**AREA VARIANCE**

Residential \$250.00

Commercial \$500.00

USE VARIANCE

Residential \$500.00

Commercial \$1,000.00

INTERPRETATION: \$250.00

ESCROW FEE: \$1000.00

I & I INSPECTION: \$60.00

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Seth Rosenthal

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

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

51 Falconer Street

Applicant Address: 51 Falconer Street

Project Address: 51 Falconer Street

Project Tax Grid # 6054-39-335660-0000

Type of Application side yard variance

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

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



Signature of Owner

Title if owner is corporation

Office Use Only:

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)

NO

YES

Initial

FOR OFFICE USE ONLY

Application #

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

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Seth RosenthalAddress of Applicant: 51 Falconer Street, Beacon, NY, 12508Telephone Contact Information: [REDACTED]**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES

☒ NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ YES

☒ NO

I, Seth Rosenthal being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Seth Rosenthal

(Signature) 

FOR OFFICE USE ONLY

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • <http://beaconny.gov/>

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

--	--

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☐

NO

Name	Employer	Position

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

☐ YES

☐ NO

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

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

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

☐ YES

☐ NO

Current Name	Other Names

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

Name	Address

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

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

Name	Residence or business address	Telephone number

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, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, 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) _____

(Signature) _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Seth Rosenthal			
Name of Action or Project: 51 Falconer Street Home Addition			
Project Location (describe, and attach a location map): 51 Falconer St., Beacon			
Brief Description of Proposed Action: Two-story addition to east side of house facing Odell Street. Roughly 8 feet by 11 feet adding a bedroom downstairs and extending a bedroom upstairs.			
Name of Applicant or Sponsor: Seth Rosenthal		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 51 Falconer Street			
City/PO: Beacon		State: NY	Zip Code: 12508
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:			NO ☒ YES ☐
3. a. <u>Total acreage of the site of the proposed action?</u> b. <u>Total acreage to be physically disturbed?</u> c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>			0.01 acres 0.01 acres 0.1 acres
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	☐	☐	☐
b. <u>Consistent with the adopted comprehensive plan?</u>	☐	☐	☐
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	☐	☐	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>	NO	YES
	☒	☐
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	☒	☐
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe: _____ _____		
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO	YES
	☒	☐
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Seth Rosenthal</u> Date: <u>5/14/26</u> <u>Signature</u> <u>Title:</u> _____		

Side Yard Variance Application
Seth Rosenthal
51 Falconer Street
Beacon, NY
12508

We write to request a variance to § 223-17 D., Attachment 1 of Beacon's zoning code in hopes of building a side-yard addition to our house at 51 Falconer Street. We are currently a family of three with a father who works from home, and we are expecting a second child in early October. As it stands, our house has three bedrooms – one of which is only about 88 square feet – so we need to add space for both children to grow into while maintaining a dedicated home office.

Without question, the most efficient and cost-effective way to meet these needs is to add a small bedroom on the side of the house facing Odell Street (east), which also allows us to extend the second-floor bedroom directly above it. That will leave us with upstairs bedrooms for each of our children to grow into plus the office space we need downstairs.



Area of proposed downstairs addition seen from inside. The existing bathroom seen here would be condensed so this doorway could lead to the new downstairs office.



Area of proposed upstairs addition seen from inside. This existing bedroom is already cramped by just a toddler-sized bed and dresser. Extending the bedroom from the existing exterior wall would make it large enough for a child long-term.

Upon discovering that such an addition would require a variance, we consulted with builders and architects in search of an alternative, but had to rule out other options, including renovating unfinished space and/or adding to a different face of the house. We found each of these options to be either unfeasible or prohibitively costly.

Adding to the back (south) side of our house would interfere with basement access and eat into useful backyard space. It would also lack the benefit of extending the upstairs bedroom in the same project.



Rear of house seen from outside. The area directly behind the house has critical basement access and an existing garden.

Adding to the driveway (west) side of our house would interfere with access to the side mud room door, which is the primary entrance we use.



West side of house seen from exterior. That door opens directly into our mudroom, so building around or in front of it would complicate entry. This is also the side of our house that's closest to a neighboring home.

This leaves us with just the east side of the house. We believe an addition on this side would not in any way change the character or safety of the neighborhood. Odell Street is very small, with only one address and almost zero traffic. The addition would not encroach on any nearby properties and its proposed placement has precedent in the existing house on the corner of Odell and East Main Street, which already comes close to the street without any negative effect on the neighborhood.



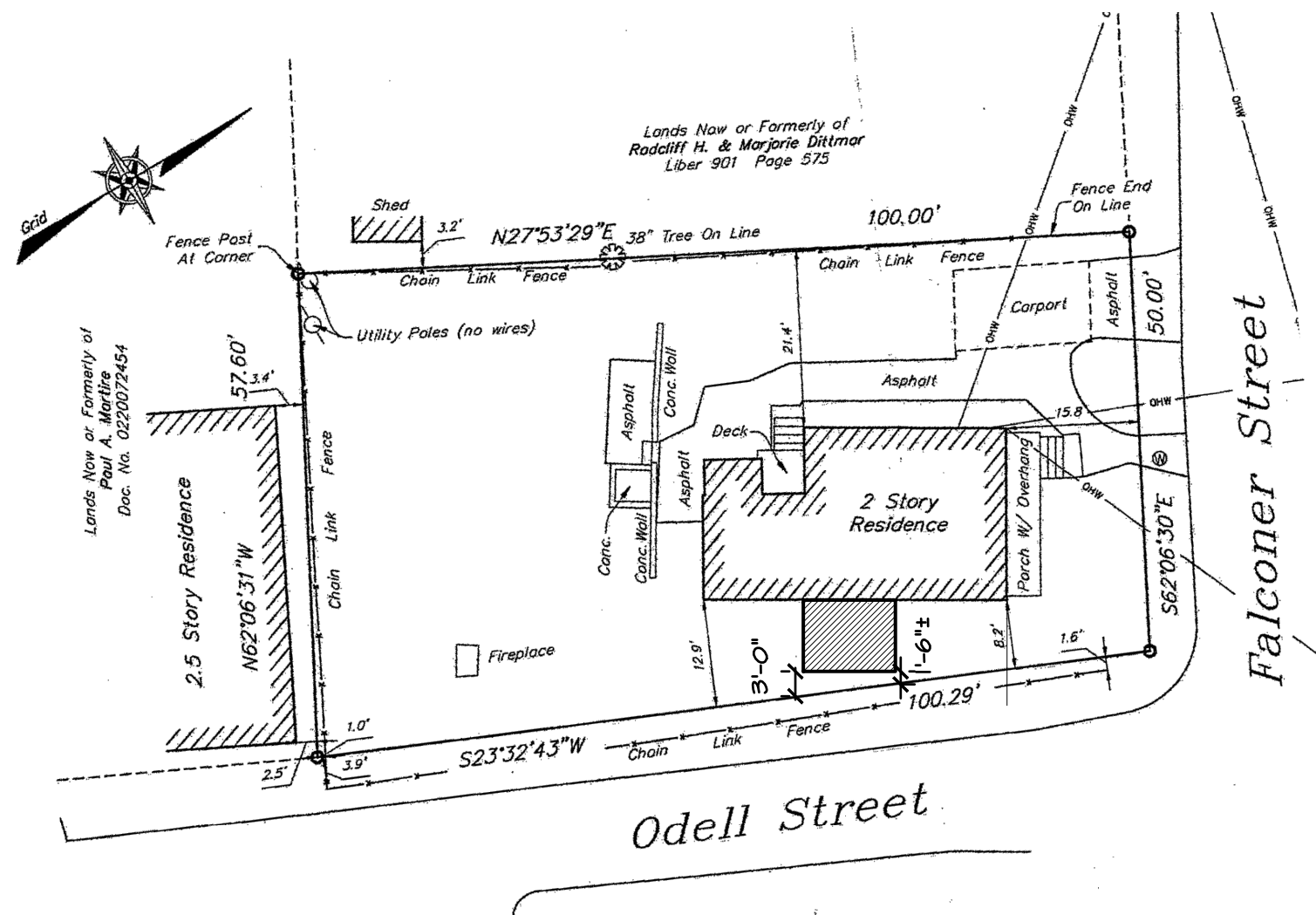
Area of proposed addition seen from outside, facing south. 7 Odell Street can be seen in the background.



Odell Street in its entirety, facing south.

We loved our house when we bought it in early 2021, but we did not fully anticipate that we'd have two children in this house, nor that at least one of us would be working from home

long-term. We've entertained every potential approach to accommodate these life changes, leaving us with one option that clearly stands above the rest for practical and financial purposes. Though it cannot happen without a variance, we believe the benefits of this addition, the relative unfeasibility of alternatives, and the minimal effect it would have on the neighborhood justify that variance.



6 SITE PLAN

SCALE: 1" = 20'-0"



DRAWINGS ARE FOR ZONING AND PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION
SETH ROSENTHAL AND JILL TEITSWORTH
51 FALCONER STREET
BEACON, NEW YORK

TAX ID SECTION 6054 BLOCK 39 LOT 335660

SIZE 5380 SF, .124 ACRES

ZONE RI-5

PROJECT

ADDITION TO TEITSWORTH ROSENTHAL RESIDENCE

LOCATION

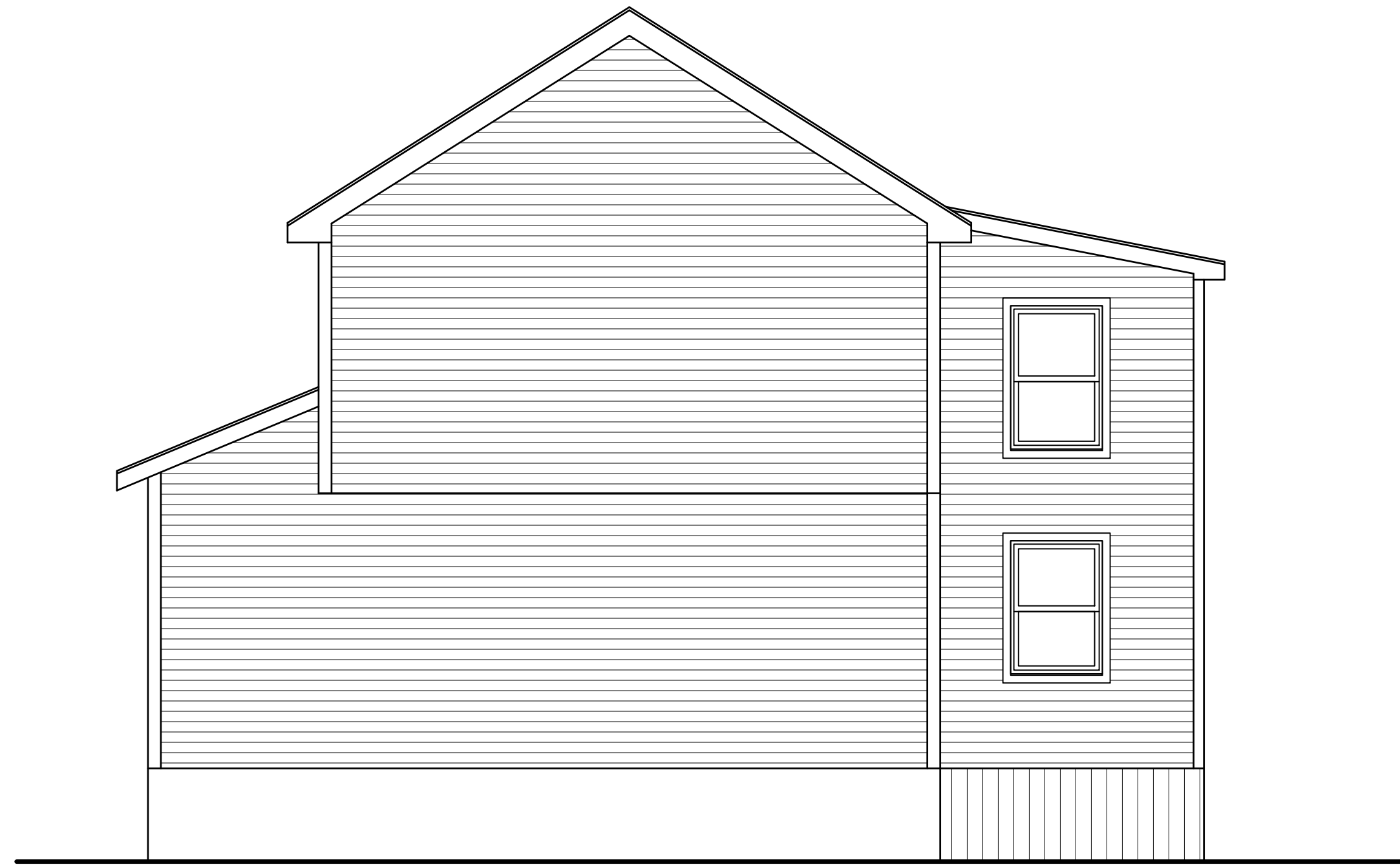
51 FALCONER STREET
CITY OF BEACON, NEW YORK

D. FREEMAN ARCHITECT

26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5354
email david@dfarcht.com
www.dfarcht.com

DATE

APRIL 1, 2026



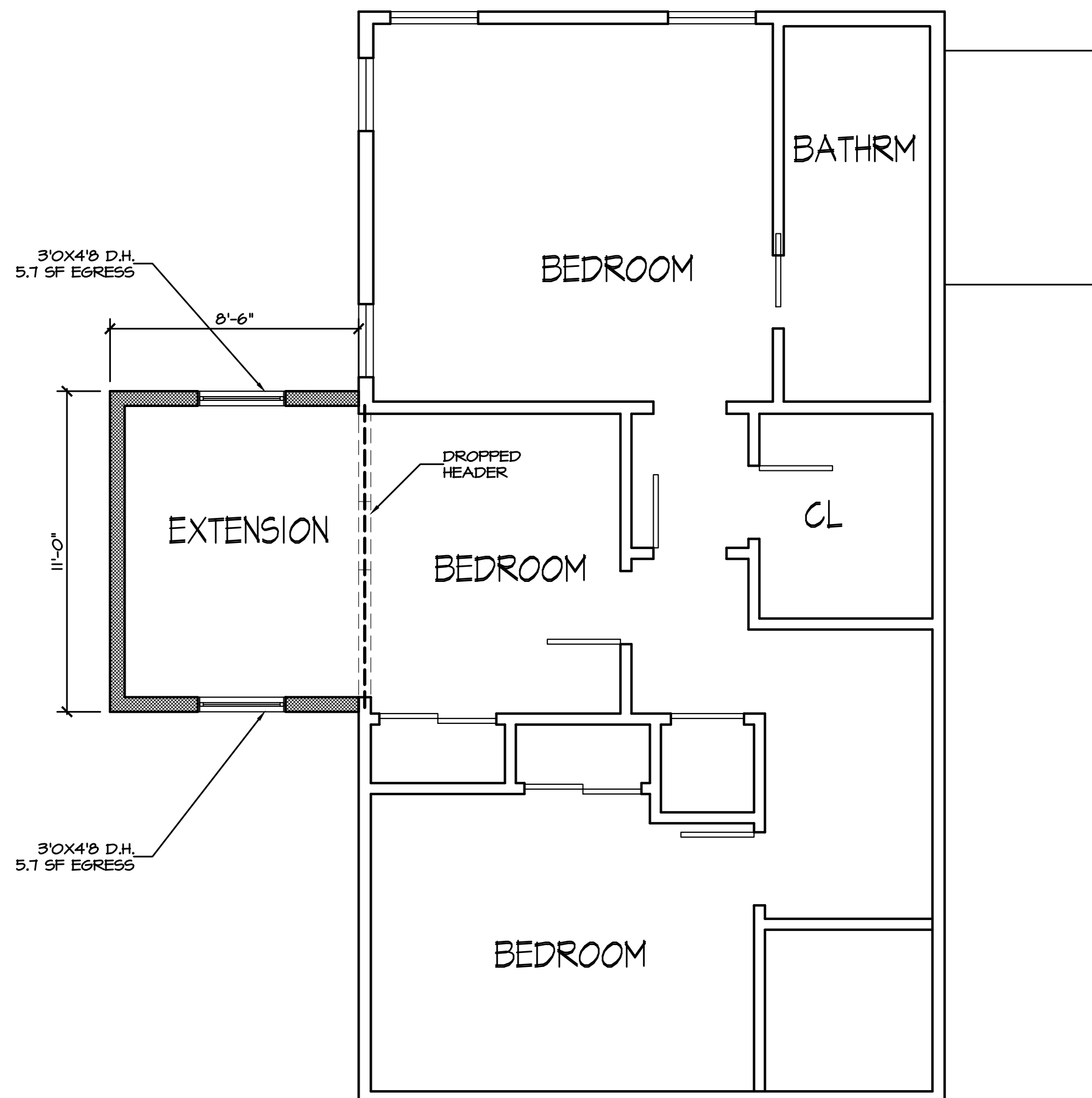
① REAR ELEVATION
SCALE: 1/4" = 1'-0"



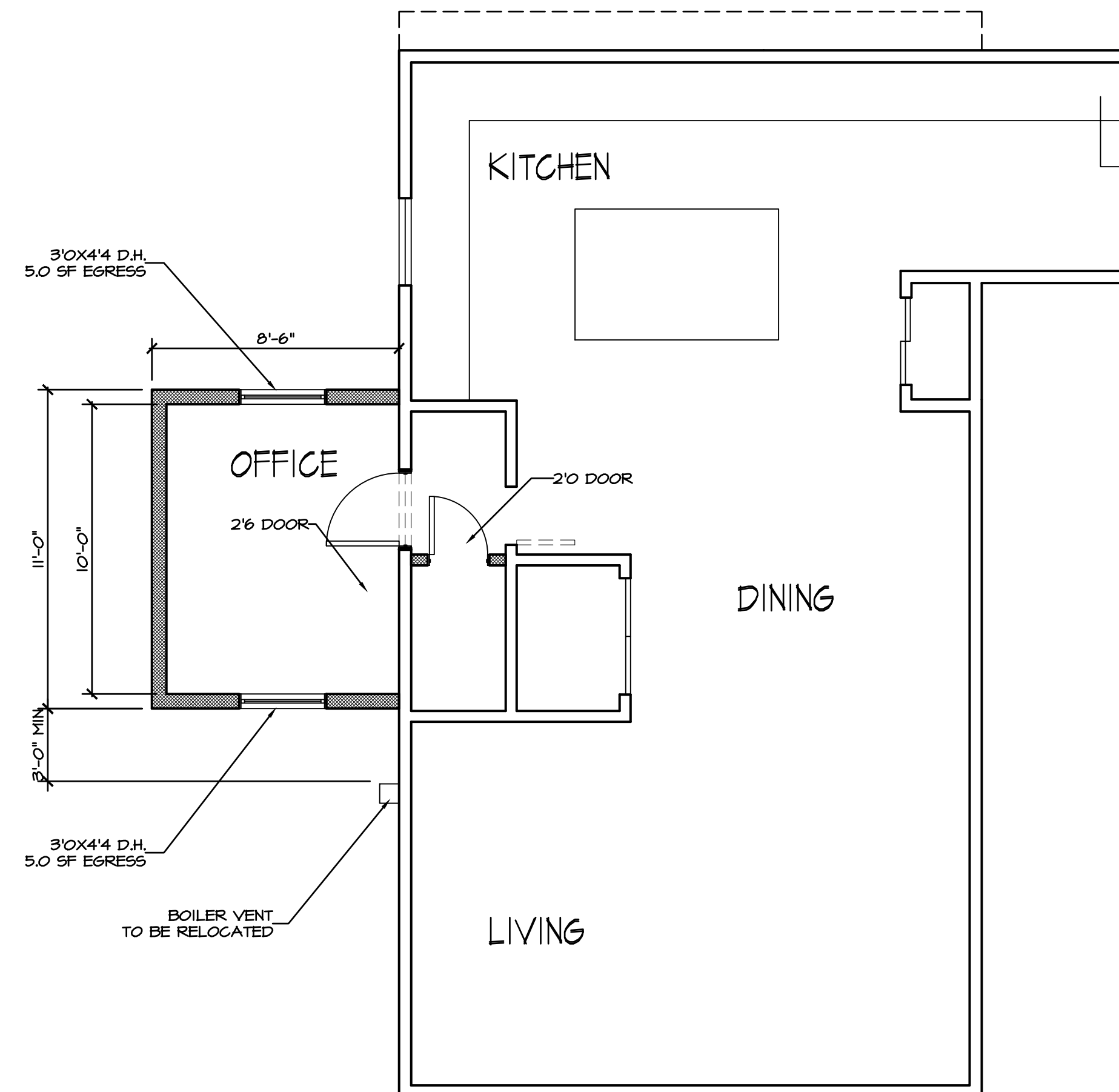
② SIDE ELEVATION
SCALE: 1/4" = 1'-0"



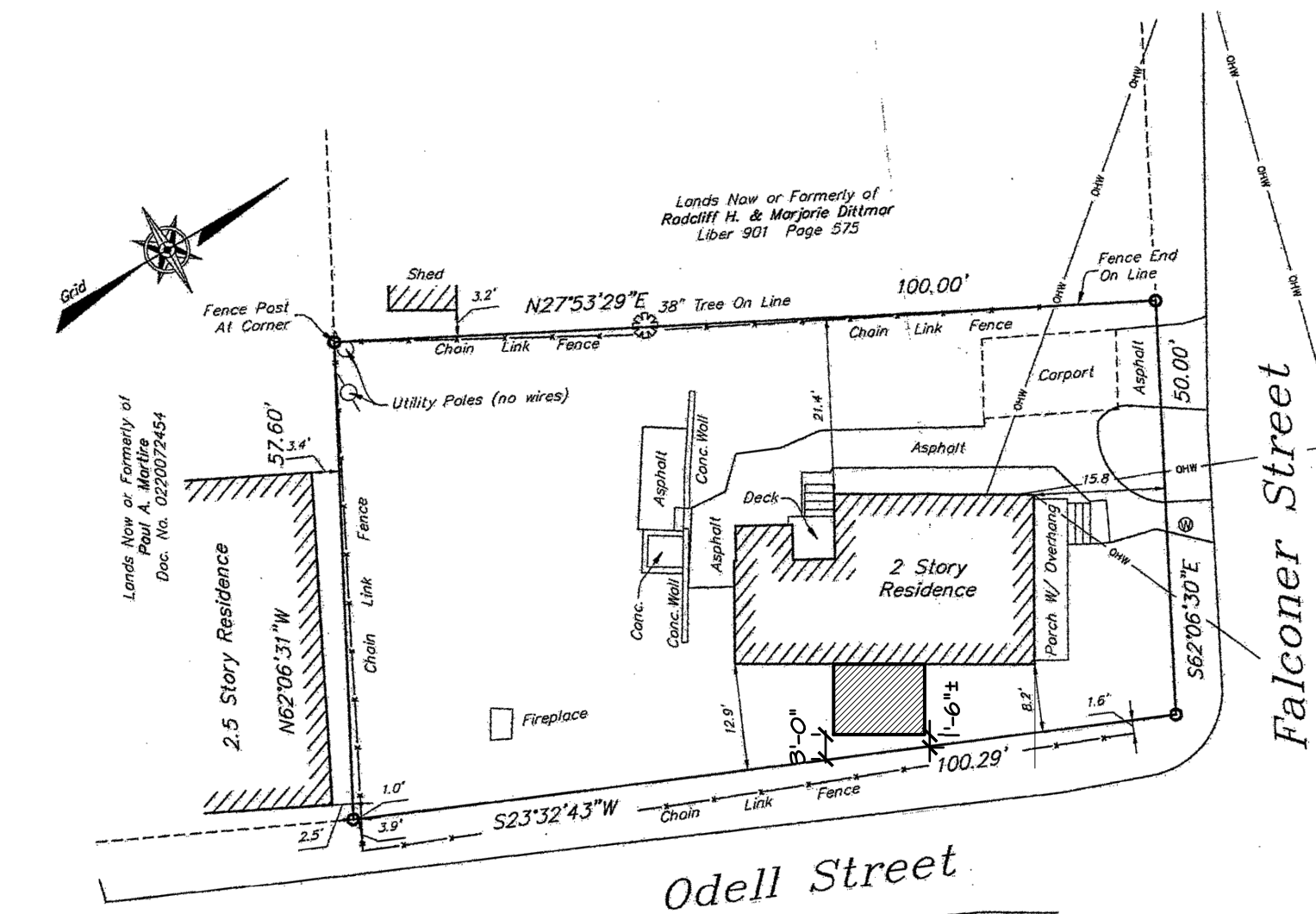
③ FRONT ELEVATION
SCALE: 1/4" = 1'-0"



④ SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



⑤ FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



⑥ SITE PLAN
SCALE: 1" = 20'-0"



DRAWINGS ARE FOR ZONING AND PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION
SETH ROSENTHAL AND JILL TEITSWORTH
51 FALCONER STREET
BEACON, NEW YORK

TAX ID SECTION 6054 BLOCK 39 LOT 335660

SITE 5380 SF, .124 ACRES

ZONE RI-5

REQUIRED SIDE YARD 10' FEET
PROPOSED SIDE YARD 1'-6" FRONT, 3'-0" REAR

PROJECT
**ADDITION TO
TEITSWORTH
ROSENTHAL
RESIDENCE**
LOCATION
51 FALCONER STREET
CITY OF BEACON, NEW YORK

**D. FREEMAN
ARCHITECT**
26 SHELTON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5354
email: david@dfarcht.com
www.dfarcht.com

DATE
APRIL 1, 2026

SK4.1

From: T Kra
To: Mercedes Perez
Subject: Allow for Construction at 51 Falconer Street
Date: Monday, June 15, 2026 7:39:02 PM

Dear Members of the Zoning Board of Appeals,

I am writing to express my support of the construction of an addition to the existing house, located at 51 Falconer Street, Beacon, New York 12508. The homeowners of 51 Falconer Street maintain a beautiful home and yard and are excellent neighbors who are quiet, kind, and respectful. I believe the proposed addition is a reasonable improvement that will enhance the functionality and value of their property while remaining consistent with the character of our neighborhood.

Thank you,
Trace Kramer
54 Falconer Street
Beacon, NY 12508

City of Beacon Zoning Board of Appeals Agenda
06/16/2026

Title:

Public hearing on application submitted by Sadhna Gupta, 84 Anderson Street, Tax Grid No. 6054-31-371850, in the R1-10, where the applicant is proposing to subdivide the parcel into two (2) lots, to allow the average width of Lot A to be 81.4 feet, which requires relief from the following: Per 223-17 D., Attachment 1, the minimum lot width is 85 feet. The proposed subdivision would create a lot with an average (or mean) lot width that is 81.4 feet, requiring a 3.6-foot variance for minimum lot size area width.

ATTACHMENTS

[84 Anderson ZBA 6.16.26_Cover Letter_2026-0527.pdf](#)

[84 Anderson ZBA 6.16.26 Application \(Executed\) redacted2.pdf](#)

[84 Anderson ZBA 6.16.26 subdivision plans.pdf](#)



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

May 27, 2026

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

Re: 84 Anderson Street Subdivision
Sadhna Gupta (Owner and Applicant)
84 Anderson Street
Tax Parcel ID: 6054-31-371850 (± 0.53 acres) & 6054-31-358838 (± 0.34 acres)
City of Beacon, NY

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

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) is pleased to submit the following documents in support of the Project:

- Seven (7) copies of the City of Beacon Zoning Board of Appeals Application
- One (1) application fee of \$250 (Applicant check #4458)
- One (1) escrow of \$1,000 (Applicant check #4459)
- Seven (7) copies of the Subdivision Plan Set (Sheets 1 through 7 of 7)

This is an active project before the Planning Board for consideration of a 2-lot subdivision approval. At its meeting of May 12, 2026, the Planning Board circulated with intent to act as lead agency for an unlisted action, and referred the project to the Zoning Board of Appeals (ZBA) for an area variance for proposed Lot A of the subdivision. It is noted, if the Planning Board becomes lead agency, that they will have to make a determination of SEQR prior to the ZBA acting on the requested area variance application. On May 19, 2026, the ZBA did not object to the Planning Board acting as lead agency, and it is expected that the Planning Board will deem itself lead agency at its June 2026 meeting.

Project Narrative:

The proposed project site is located at 84 Anderson Street and consists of 0.53 acres located in the R1-10 residential zoning district, in the City of Beacon, NY. The existing property currently contains a single-family dwelling, a detached garage and has driveway access and frontage on Anderson Street.

The Applicant wishes to subdivide the lot into two (2) residential building lots. The existing structures on site, including the single-family dwelling, garage, and driveway will be razed/removed and a new single-family dwelling will be built on each of the new building lots.

The existing parent lot is bound by Anderson Street on its southwestern property boundary and has no frontage with any other streets along its other boundaries. Proposed Lots A & B will each have their own independent driveway to provide access from Anderson Street.

Lot A is deficient in lot width calculation; therefore, the owner/applicant has control of the recently approved 74 Anderson Street subdivision, and is proposing to transfer land from Lot 1 of that subdivision (parcel 6054-31-358838: ± 0.34 acres) to reduce the lot width deficiency on Lot A of the currently proposed subdivision. An area variance is sought for that slight deficiency.

Required Permits:

In order for proposed single-family dwelling lots to commence to a point where a building permit application can be submitted to the City of Beacon Building Department, the applicant will need to obtain the following permits:

1. Subdivision and Lotline Realignment Approval from the City of Beacon Planning Board
 - a. The applicant is seeking to subdivide the parent parcel into two single-family building lots, including a lotline realignment with parcel 358838 to reduce the area variance associated with proposed Lot A.
2. Area Variance from the City of Beacon Zoning Board of Appeals (ZBA)
 - a. Per §223-17 “Schedule of Dimensional Regulations”, the minimum lot width in the R1-10 Zone is 85 feet. It is noted that lot width is defined by City Code §223-63 “Definitions” as: *The mean horizontal distance between the side lot lines, measured at right angles to the lot depth.*
 - i. Proposed Lot A has been configured to provide an average (or mean) lot width of 81.4 feet, or 3.6 feet deficient per the zoning requirement.

New York State City Law Balancing Test:

The standards for an area variance are governed by New York State General City Law §81-b. This law requires a balancing test inclusive of five (5) specific sets of criteria. The responses to each of the five criteria show that the project does not pose a detriment to the health, safety and welfare of the neighborhood or community. As such, the area variance should be granted. The balancing test criteria are as follows, and the responses are underlined:

1. The Board shall consider 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.
 - a. The project will not create an undesirable change to the neighborhood. Along this section of Anderson Street, there are three parcels developed with single-family homes that have deficient lot width, two of which are directly to the east of the proposed subdivision. It is noted that all other zoning requirements (setbacks, lot coverage, etc.) are being met on proposed Lot A. It is further noted that the existing building on the lot is in a state of disrepair, with the property being maintained in a limited fashion. The project will result in a new single-family home on a maintained lot.
2. The Board shall 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.

- a. Absent issuance of an area variance, there are no other methods for this applicant to achieve the goal of constructing a residence on Lot A. The subject parcel is approximately 160 feet wide at its front line, with an average lot width of approximately 158.5. The average width required to provide two zoning compliant lots would be 170 feet.
3. The Board shall consider whether the requested area variance is substantial.
 - a. In order to subdivide the parent parcel into two building lots, and assuming one was fully compliant for lot width, the lot width of the deficient lot would be 73.5 feet, or deficient 11.5 feet. The applicant owns the adjacent Lot 1 of Filed Map 12891, with intention to build a single-family home. However, the applicant has delayed construction of the new home and is proposing a lotline realignment, taking additional land from Lot 1 to a point where it meets the minimum average lot width (which coincides with the new lotline at the intersection of an existing sanitary sewer easement with the right-of-way of Anderson Street). The incorporation of this additional land further reduces the requested relief from approximately 11.5 feet to 3.6 feet on Lot A. Both Lot 1 and Lot B are fully zoning compliant, and only Lot A is slightly deficient in Lot Width only. The requested relief represents 4.2% of the required lot width and is not substantial.
4. The Board shall consider whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
 - a. The site is served by central water and sewer, of which there is capacity. Stormwater runoff will be directed toward the street, where it will be conveyed toward appropriate outfalls. There are no anticipated adverse effects as a result of the creation of the additional building lot. It is further noted that the New York State Department of Environmental Conservation, in accordance with 6NYCRR Part 617.5, deems construction of single-family homes and area variances (specifically subsections C11 and C16) as ministerial (or Type 2) actions, or *actions (that) have been determined not to have a significant impact on the environment*. While it is acknowledged that the overall application is classified as Unlisted due to the subdivision component, the underlying ministerial classification for the construction of a single-family home is noteworthy. The project will not create any adverse environmental impacts.
5. The Board shall consider 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.
 - a. Proposed Lot A is indeed self-created. The parent parcel is approximately 23,000 square feet in lot area, more than two times the minimum lot area in the zoning district. Absent one geometric requirement, being the lot width, the parent parcel could support the two building lots. Although self-created, as noted above, the applicant has sacrificed this building season in order to incorporate Lot 1 from the recently filed map 12891, in order to minimize, to the maximum extent practicable, the requested relief. It is noted that NYS General City Law states that any self-created difficulty shall not necessarily preclude the granting of an area variance. The ZBA is in full power to grant this requested relief.

Mr. Jordan Haug, Chairman & Members of the Zoning Board of Appeals
May 27, 2026
Page 4 of 4

We look forward to discussing this Application at your June 2026 meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.
Principal

cc: Sadhna Gupta, Owner and Applicant (via email)
HLD file

ZONING BOARD OF APPEALS

City of Beacon, New York

APPLICATION FOR APPEALOWNER: Sadhna GuptaADDRESS: 17 Weston RoadWestport, CT 06880TELEPHONE: [REDACTED]E-MAIL: [REDACTED]

APPLICANT (if not owner): _____

ADDRESS: _____

TELEPHONE: _____

E-MAIL: _____

REPRESENTED BY: Hudson Land Design
Daniel G. Koehler, P.E.ADDRESS: 174 Main StreetBeacon, NY 12508TELEPHONE: (845) 440-6926E-MAIL: DKoehler@HudsonLandDesign.comPROPERTY LOCATION: 84 Anderson Street
Beacon, NY 12508ZONING DISTRICT: R1-10TAX MAP DESIGNATION: SECTION 6054BLOCK 31 LOT 371850

Section of Zoning Code appealed from or Interpretation desired:

The applicant is proposing a 2-lot subdivision of the subject property. Proposed Lot A is seeking an area variance for the lot width, where 85 feet is required, and 81.4 feet is provided, seeking relief of 3.6'.

Reason supporting request:

Refer to attached project narrative.

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

Subdivision plan setDate: 5/27/2026Sadhna Gupta

Owner's Signature

Sadhna Gupta

Applicant's Signature

Fee Schedule

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

Affidavit of Property Owner

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

66 Spring Valley Street (Tax ID#: 6054-38-141679); Unnumbered (vacant) parcel on west side of Monell Avenue (Tax ID#: 5955-04-580136); 74 Anderson Street (Since Subdivided in Filed Map # 12891, filed w/ the DC Clerk's Office on 3/11/2026).

Type of Application Residential Subdivision - with area variance for proposed Lot A

I, Sadhna Gupta, 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>X</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u> </u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>X</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u> </u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u> </u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>X</u> |

Signature of Owner

Title if owner is corporation

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

FOR OFFICE USE ONLY

Application #

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

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Sadhna GuptaAddress of Applicant: 17 Weston Road, Westport, CT 06880Telephone Contact Information: [REDACTED]**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Suchira Gupta and Sadhna Gupta	17 Weston Road, Westport, CT 06880	[REDACTED]	1/23/2025- Sale of Property	1/28/2026- Recorded with the Dutchess County Clerk's Office (Document # 50343).

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ YES ☒ NO

I, Sadhna Gupta being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Sadhna Gupta

(Signature) Sadhna Gupta

84 ANDERSON STREET

RESIDENTIAL SUBDIVISION

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:

TAX ID: 6054-31-371850 & PORTION OF 6054-31-358838
PARCEL 371850 LOT AREA: ±0.526 ACRES
ZONING DISTRICT: R1-10



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS WITHIN 200'	
PARCEL:	OWNER & ADDRESS
1.	SADHNA GUPTA, 17 WESTON ROAD, WESTPORT CT 06880
2.	CITY OF BEACON SCHOOL DISTRICT, 10 EDUCATION DRIVE, BEACON NY 12508
3.	ANN MCGOWAN, 335 EAST 86TH STREET 5A, NEW YORK NY 10028
4.	ANDREY NETBOY, 85 ANDERSON STREET, BEACON NY 12508
5.	PHILOMENA KIERNAN, 80 OVERLOOK AVENUE, BEACON NY 12508
6.	TRACY DROSS, 72 OVERLOOK AVENUE, BEACON NY 12508
7.	CHARLES DEL BENE JR, 54 OVERLOOK AVENUE, BEACON NY 12508
8.	GREGORY MARTIN WHITE, 65 ANDERSON STREET, BEACON NY 12508
9.	CRAIG HEITZMAN, 30 TILLOT STREET, BEACON NY 12508
10.	THOMAS CERCHIARA, 10 TILLOT STREET, BEACON NY 12508
11.	WILLIAM TOBAR, 48 ANDERSON STREET, CORNWALL ON THE HUDSON NY 12520
12.	CHRISTOPHER WOLFE, 52 ANDERSON STREET, BEACON NY 12508
13.	ANA JOANES, 60 ANDERSON STREET, BEACON NY 12508

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926

OWNER/APPLICANT:
SADHNA GUPTA
17 WESTON ROAD
WESTPORT CT 06880

PROJECT SURVEYOR:
RAPPA & BURNETT
LAND SURVEYORS, P.C.
6 CIRCLE DRIVE
WALDEN NY 12586
PH: 845-802-3687

DRAWING INDEX:

- SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: PRELIMINARY SUBDIVISION PLAT (PL-1)
SHEET 4: SUBDIVISION PLAN (SP-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)
SHEET 7: CONSTRUCTION DETAILS (CD-2)

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, ADOPTED OCTOBER, 1996 AND REVISED THROUGH JULY 18, 1997

DCDBCH STANDARD NOTE:

FOR PERMISSION TO FILE
THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE XI OF THE DUTCHESS COUNTY SANITARY CODE. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK				JOB #:	2026:009	
REVISIONS:				REVISIONS:					DATE: 4/28/2026	
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY		SCALE: AS SHOWN	
1	5/26/26	PER PLANNING BOARD COMMENTS	CMB						TITLE: CV-1	
								SHEET: 1 OF 7		





SEAL



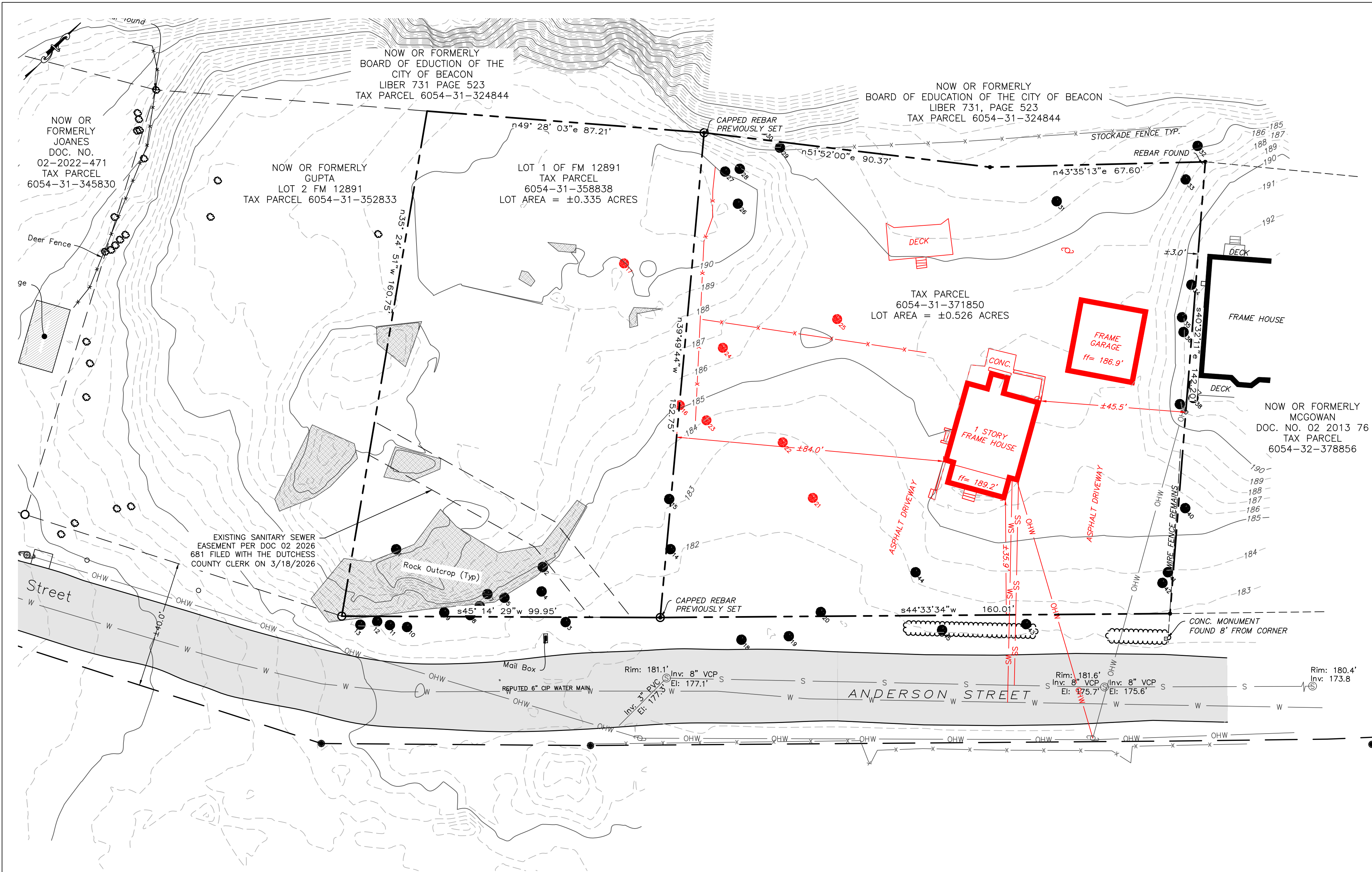
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

COVER SHEET

84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850



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 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
	TO BE REMOVED

PROJECT INFORMATION:	
PARCEL OWNER:	SADHNA GUPTA, 17 WESTON ROAD, WESTPORT CT 06880
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	84 & 74 ANDERSON STREET, BEACON NY 12508
TAX PARCEL ID:	6054-31-371850 (±0.526 AC) & 6054-31-358838 (±0.335 AC)
PARCEL AREA:	±0.861-ACRE TOTAL
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

- MAP REFERENCES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED OF 84 ANDERSON STREET" PREPARED BY RAPPA AND BURNETT LAND SURVEYORS, P.C., DATED MARCH 16, 2026.
 - LOT 1 OF FILED MAP 12891 PER MAP FILED AT DUTCHESS COUNTY CLERK'S OFFICE ON 3/11/2026 "74 ANDERSON STREET SUBDIVISION" PREPARED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.

- SURVEY NOTES:**
- COPYRIGHT RAPPA & BURNETT LAND SURVEYORS, P.C. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
 - UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 - ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
 - CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
 - THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
 - THE LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
 - SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
 - SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS, AND AGREEMENTS OF RECORD IF ANY.
 - SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
 - BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING REAL-TIME KINEMATIC GPS OBSERVATIONS.
 - CONTOUR INTERVAL IS ONE FOOT AND IS REFERENCED TO NAVD88. THE TOPOGRAPHY SHOWN HEREON IS DERIVED FROM UAV PHOTOGAMMETRY UTILIZING BASE-ROVER GPS WITH AN ON-SITE BASE AND 10 INDEPENDENT CHECK POINTS. CHECK POINTS HAVE THE FOLLOWING ACCURACY: HRMS 0.093' (NORTHING), 0.089' (EASTING), VRMS 0.137' (ELEVATION).
 - PARCEL AREA NOTED HEREON DERIVED FROM BOTH MEASURED AND RECORD EVIDENCE.
 - BEARINGS AND DISTANCES SHOWN HEREON ARE FOR COMPUTATIONAL PURPOSES ONLY.

- DEMOLITION NOTES:**
- PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
 - CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING.
 - DISPOSAL AND STORAGE OF DEBRIS.
 - PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
 - MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
 - PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
 - LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
 - DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
 - PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
 - CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSSES.
 - MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
 - CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
 - ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
 - FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
 - MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
 - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
 - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
 - USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
 - REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
 - CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
 - PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

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

- TREE PROTECTION NOTES:**
- THE CONTRACTOR SHALL PROVIDE TREE PROTECTION ON THE TREES TO BE SAVED DURING CONSTRUCTION. REFER TO DETAIL ON SHEET CD-2.
 - IF THE NOTED TREES CANNOT BE SAVED, A NEW TREE SHALL BE PLANTED ON THE PARCEL.

EXISTING TREE & REMOVAL SCHEDULE:			
1. 6" MAPLE	16. 24" BLACK WALNUT	TBR 31. 24" MAPLE	
2. 10" QUAD MAPLE	17. 24" OAK	TBR 32. 18" MAPLE	
3. 21" BLACK WALNUT	18. 21" BLACK WALNUT	33. 21" MAPLE	
4. 10" FIR	19. 18" BLACK WALNUT	34. 13" MAPLE	
5. 9" FIR	20. 24" BLACK WALNUT	35. 17" BLACK WALNUT	
6. 10" DEAD FIR	21. 22" BLACK WALNUT	TBR 36. 22" OAK	
7. 10" MAPLE	22. 15" RED MAPLE	TBR 37. 25" TWIN MAPLE	
8. 8" DEAD FIR	23. 16" BLACK WALNUT	TBR 38. 12" MAPLE	
9. 6" FIR	24. 30" MAPLE	TBR 39. 12" MAPLE	
10. 10" MAPLE	25. 28" BLACK WALNUT	TBR 40. 10" CEDAR	
11. 7" FIR	26. 8" MAPLE	41. 7" MAPLE	
12. 14" OAK	27. 22" MAPLE	42. 6" TWIN MAPLE	
13. 8" FIR	28. 26" MAPLE	43. 8" MAPLE	
14. 24" BLACK WALNUT	29. 10" MAPLE	44. 18" MAPLE	
15. 21" BLACK WALNUT	30. 7" MAPLE	45. 8" MAPLE	

NOTES:
1. TREE LOCATIONS, SIZES AND IDENTIFICATION BY HUDSON LAND DESIGN PERSONNEL. TREES ON LOT 1 WERE LOCATED ON MARCH 18, 2025. TREES ON LOTS A & B WERE LOCATED ON APRIL 27, 2026.
2. TBR = TO BE REMOVED

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

SADHNA GUPTA _____ DATE _____

I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, ADOPTED OCTOBER, 1996 AND REVISED THROUGH JULY 18, 1997.

BY: JOSEPH RAPPA JR., L.S. _____ N.Y. State Lic. no. 051206

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

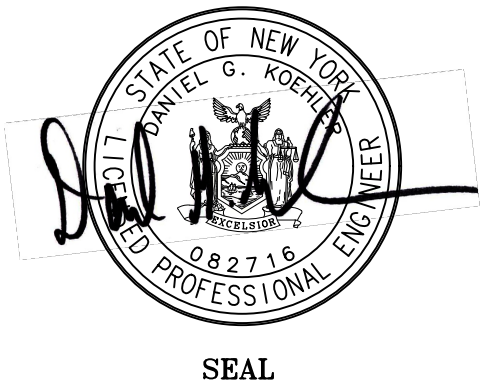
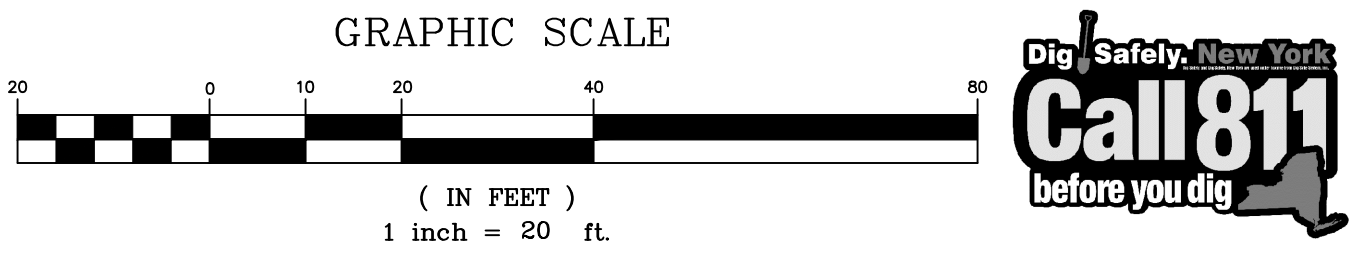
SIGNED THIS _____ DAY OF _____, 20____, BY _____

_____ CHAIRMAN

_____ SECRETARY

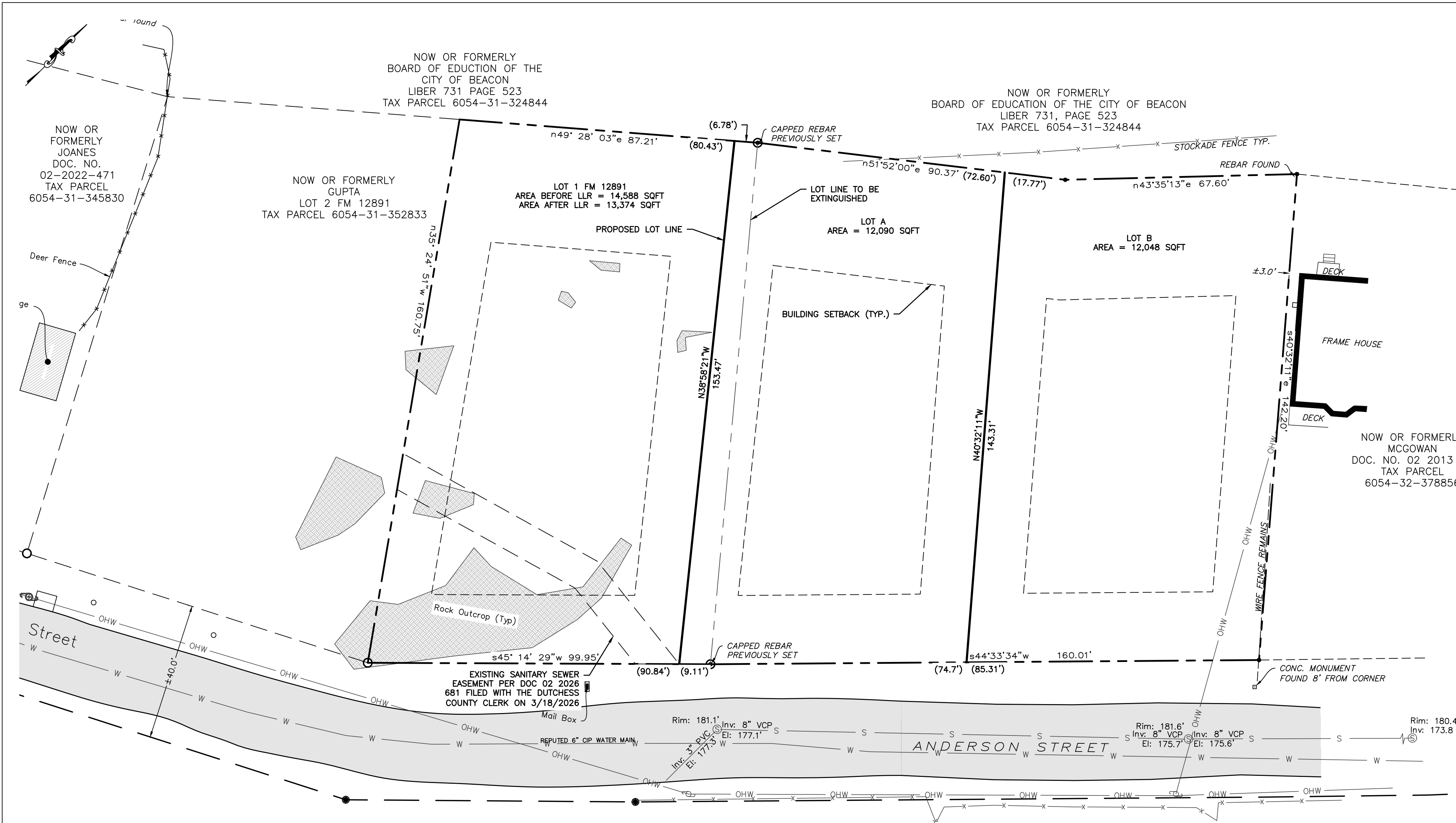
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/26/26	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

EXISTING CONDITIONS & REMOVALS PLAN		JOB #: 2026-009
84 ANDERSON STREET SUBDIVISION		DATE: 4/28/2026
REVISION TO FILED MAP 12891		SCALE: 1" = 20'
84 ANDERSON STREET CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6054-31-371850		TITLE: XC-1
		SHEET: 2 OF 7



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

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT
LOT AREA:	10,000 SQFT MIN./UNIT
LOT WIDTH:	85 FEET MINIMUM
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	20 FEET
SIDE YARD:	15 FEET
REAR YARD:	35 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT., 2.5 STORIES
MAX. BUILDING COVERAGE:	25% MAX.

MAP REFERENCE:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED OF 84 ANDERSON STREET" PREPARED BY RAPPA AND BURNETT LAND SURVEYORS, P.C., DATED MARCH 16, 2026.

2. LOT 1 OF FILED MAP 12891 PER MAP FILED AT DUTCHESS COUNTY CLERK'S OFFICE ON 3/11/2026 "74 ANDERSON STREET SUBDIVISION" PREPARED BY HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C.

TOTAL PARCEL AREA:
±37,505 S.F. OR ±0.861 ACRE

TAX MAP REFERENCE:
CITY OF BEACON 130200-6054-31-371850
CITY OF BEACON 130200-6054-31-358838

HORIZONTAL DATUM:
NAD 83-NY EAST

VERTICAL DATUM:
NAVD 88

FLOOD BOUNDARY:
SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:
NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

ENCROACHMENT NOTE:
THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

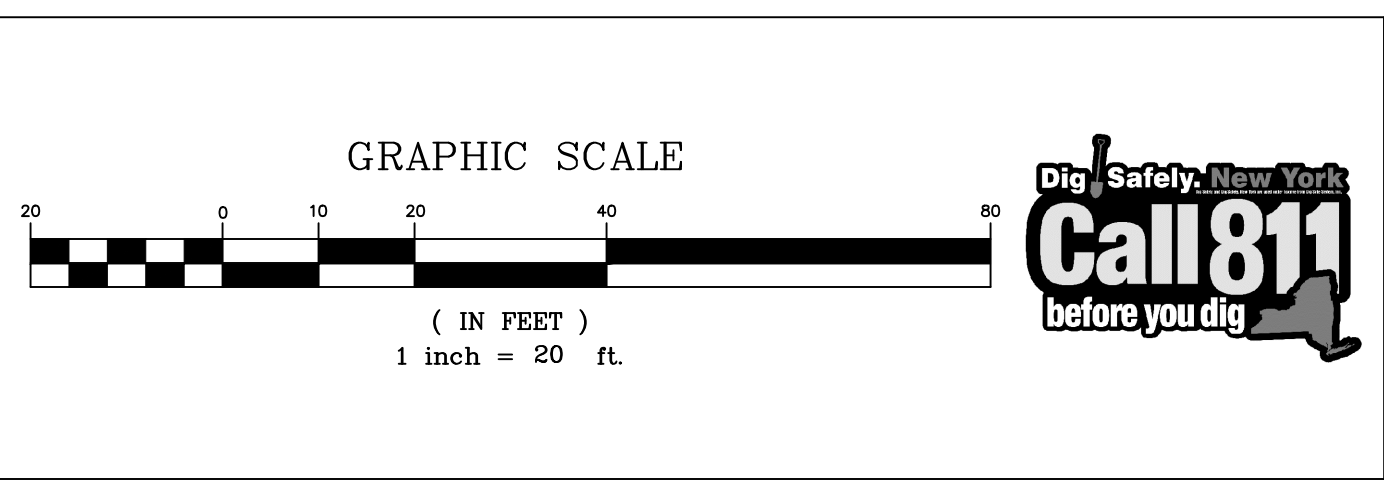
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

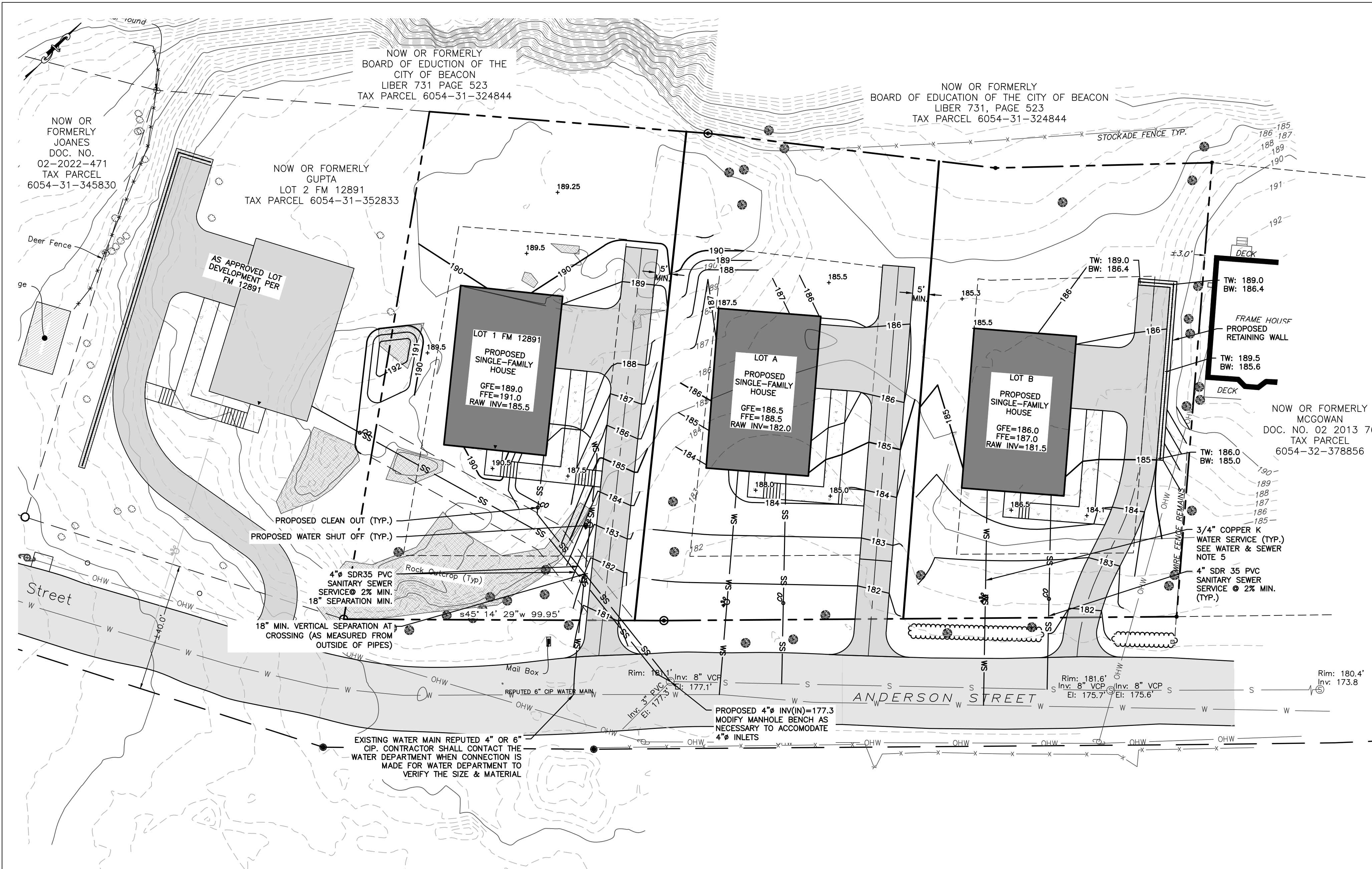
I HEREBY DECLARE THIS MAP TO BE PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, ADOPTED OCTOBER, 1996 AND REVISED THROUGH JULY 18, 1997
BY: JOSEPH RAPPA JR., L.S. N.Y. State Lic. no. 051206

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/26/26	PER PLANNING BOARD COMMENTS	CMB				



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PROFESSIONAL ENGINEERING P.C.
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PH: 845-440-6926

PRELIMINARY SUBDIVISION PLAT	JOB #: 2026:009
84 ANDERSON STREET SUBDIVISION	DATE: 4/28/2026
REVISION TO FILED MAP 12891	SCALE: 1" = 20'
84 ANDERSON STREET CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6054-31-371850	TITLE: PL-1
	SHEET: 3 OF 7



SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:				
PARAMETER	REQUIREMENT	LOT 1	LOT A	LOT B
LOT AREA:	10,000 SQFT MIN./UNIT	±13,374 SQFT	±12,090 SQFT	±12,049 SQFT
LOT WIDTH:	85 FEET MINIMUM	±85.0 FEET	±81.4 FEET*	±85.0 FEET
LOT DEPTH:	100 FEET MINIMUM	±153.5 FEET	±143.3 FEET	±142.2 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	20 FEET	51.4 FEET	44.8 FEET	38.0 FEET
SIDE YARD:	15 FEET	18.7 FEET	15.8 FEET	15.0 FEET
REAR YARD:	35 FEET MINIMUM	53.0 FEET	52.5 FEET	50.5 FEET
MAX. BUILDING HEIGHT:	35 FT., 2.5 STORIES	±35.35 FEET	±35 FEET	±35 FEET
MAX. BUILDING COVERAGE:	25% MAX.	±12.0%	±13.2%	±13.2%
*REQUIRES AREA VARIANCE WHERE THE LOT WIDTH IS 81.4 FEET, AND 85 FEET IS REQUIRED, REQUIRING RELIEF OF 3.6 FEET.				

LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STREAM
---	EXISTING WETLAND BOUNDARY
---	100' WETLAND BUFFER
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
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---	EXISTING OVER HEAD WIRE
---	EXISTING UTILITY POLE
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---	EXISTING SEWER LINE
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---	EXISTING SEWER CLEAN OUT
---	EXISTING WATER LINE
---	EXISTING WATER SERVICE LINE
---	EXISTING WELL
---	EXISTING HYDRANT
---	EXISTING WATER SHUT OFF VALVE
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---	PROPOSED WELL
---	PROPOSED HYDRANT
---	PROPOSED WATER SHUT OFF VALVE
---	PROPOSED WATER VALVE

WATER & SEWER NOTES:

- ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
- THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
- NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
- THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.
- VERIFY PRESSURE WITH CITY OF BEACON WATER DEPARTMENT PRIOR TO CONSTRUCTION. INCREASE SERVICE LINE SIZE IF NEEDED TO MAINTAIN MINIMUM PRESSURE WITHIN THE STRUCTURE.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
- WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE RESPONDED IN COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
- THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER. PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.

SITE SPECIFIC NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
- THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
- THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
- THE WATER SERVICE LINE TO EACH LOT SHALL BE 3/4" K-COPPER.
- THE SEWER SERVICE LINES EACH LOT SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/8" PER FOOT SHALL BE MAINTAINED).
- A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
- SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCORDABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
- THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. IN CASES WHERE INTERSECTION SIGHT DISTANCE IS DEFICIENT, A MINIMUM STOPPING SIGHT DISTANCE OF 200 FEET IS REQUIRED. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

LOT 1: INTERSECTION SIGHT DISTANCE RIGHT = ±200 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±285 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±480 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±240 FEET

LOT A: INTERSECTION SIGHT DISTANCE RIGHT = ±225 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±425 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±395 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±325 FEET

LOT B: INTERSECTION SIGHT DISTANCE RIGHT = ±290 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±360 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±330 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±380 FEET
- BEDROCK SHALL BE REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

INFILTRATION AND INFLOW MITIGATION NOTES:

- AT AN INSPECTION PERFORMED ON APRIL 20, 2026, HUDSON LAND DESIGN OBSERVED NO ILLICIT STORMWATER OR SUMP PUMP CONNECTIONS TO THE CITY OF BEACON'S SANITARY SEWER COLLECTION SYSTEM.

RETAINING WALL NOTES:

- THE DESIGN OF THE RETAINING WALL SHALL BE COMPLETED BY A NYS LICENSED ENGINEER, AND SUBMITTED TO THE CITY OF BEACON FOR REVIEW.
- TOP WALL AND BOTTOM WALL ELEVATIONS SHOWN. BOTTOM WALL REPRESENTS THE FINAL GRADE AT EXPOSED FACE OF WALL.
- RETAINING WALL SHALL INCLUDE FALL PROTECTION.

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

CHAIRMAN

SECRETARY

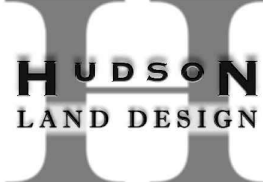
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OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

SADHNA GUPTA

DATE

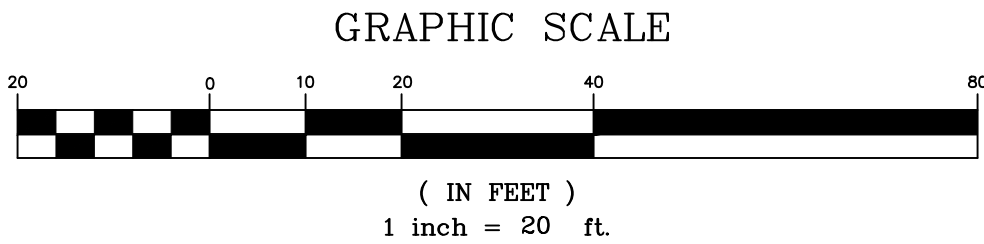


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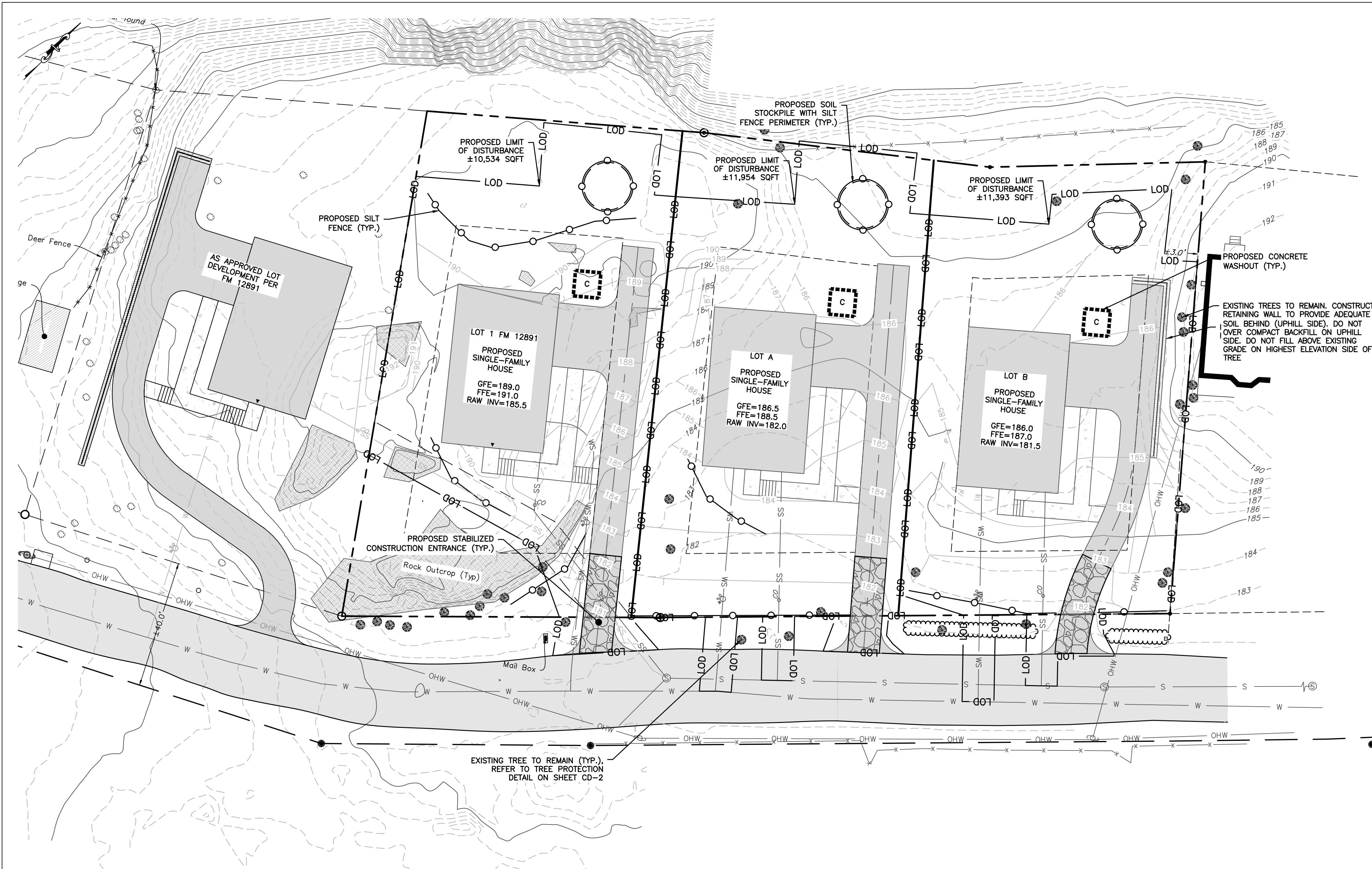


SEAL

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/26/26	PER PLANNING BOARD COMMENTS	CMB				



JOB #:	2026-009
DATE:	4/28/2026
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	4 OF 7



LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STREAM
---	EXISTING WETLAND BOUNDARY
---	100' WETLAND BUFFER
---	EXISTING MAJOR CONTOUR
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---	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 SEEDER AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
 - AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
 - 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. 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.
 - 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.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

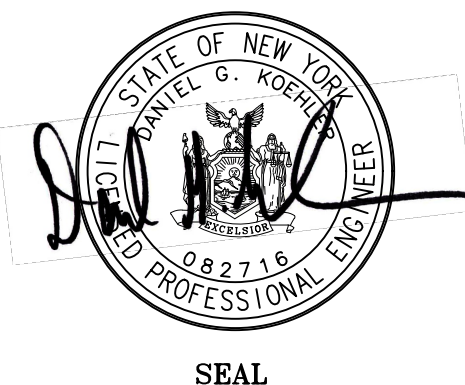
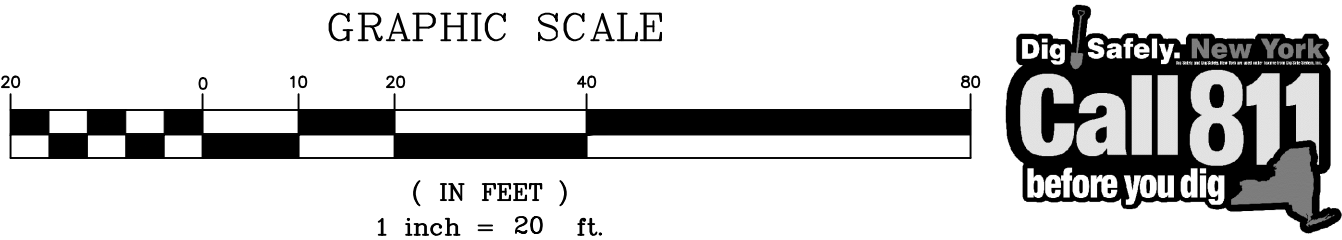
DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS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

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

SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

OWNER'S CONSENT:
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.
SADHNA GUPTA _____ DATE _____

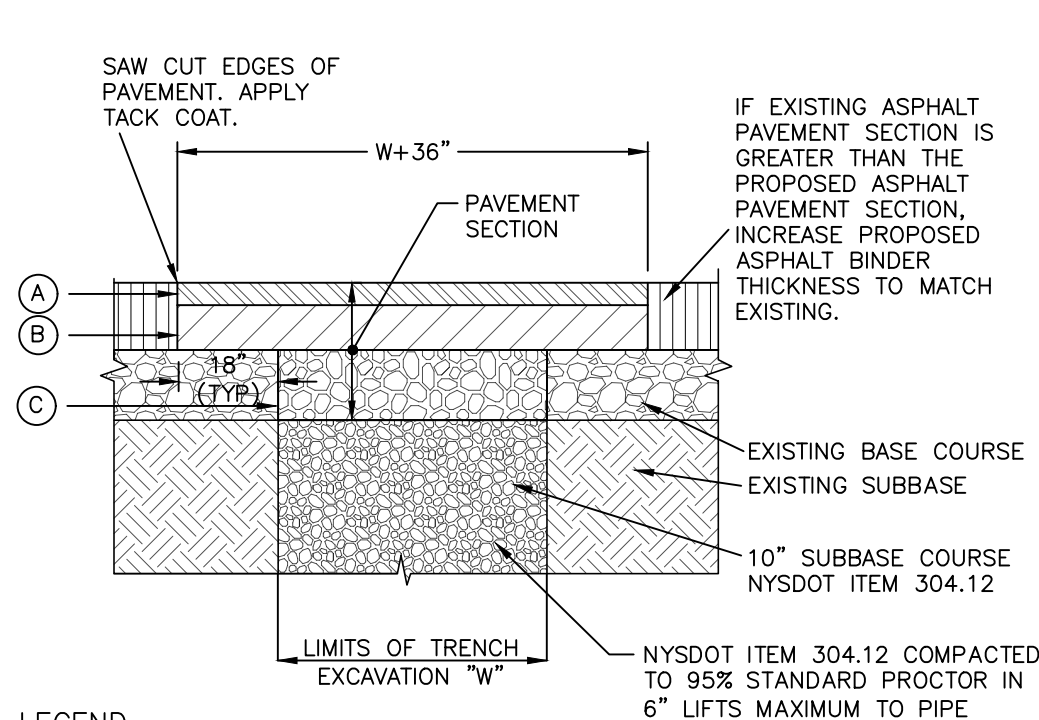
DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/26/26	PER PLANNING BOARD COMMENTS	CMB				



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

EROSION & SEDIMENT CONTROL PLAN
84 ANDERSON STREET SUBDIVISION
REVISION TO FILED MAP 12891
84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

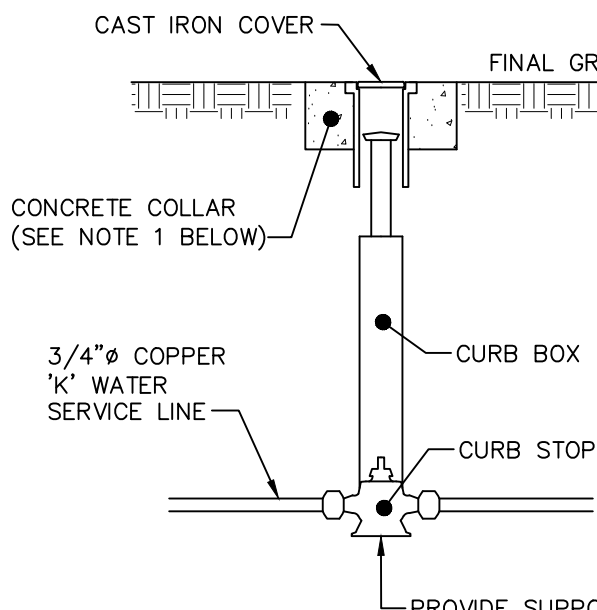
JOB #:	2026-009
DATE:	4/28/2026
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7



- LEGEND**
- (A) 1.5" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE F1
 - (B) 3.0" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE F9
 - (C) 3.0" ASPHALT BASE COURSE- NYSDOT TYPE F9

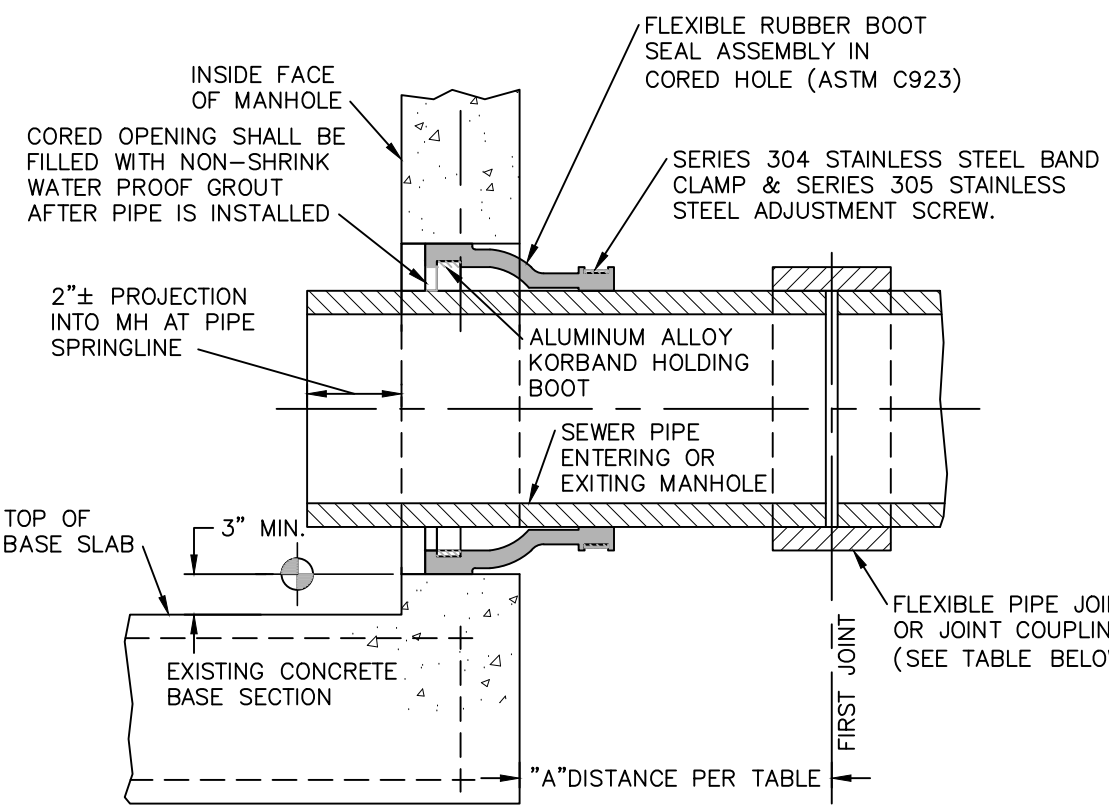
- NOTES:**
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
 2. FURNISH, PLACE, AND COMPACT SUBBASE.
 3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
 4. FURNISH AND PLACE ASPHALT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

PAVEMENT RESTORATION DETAIL NOT TO SCALE



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

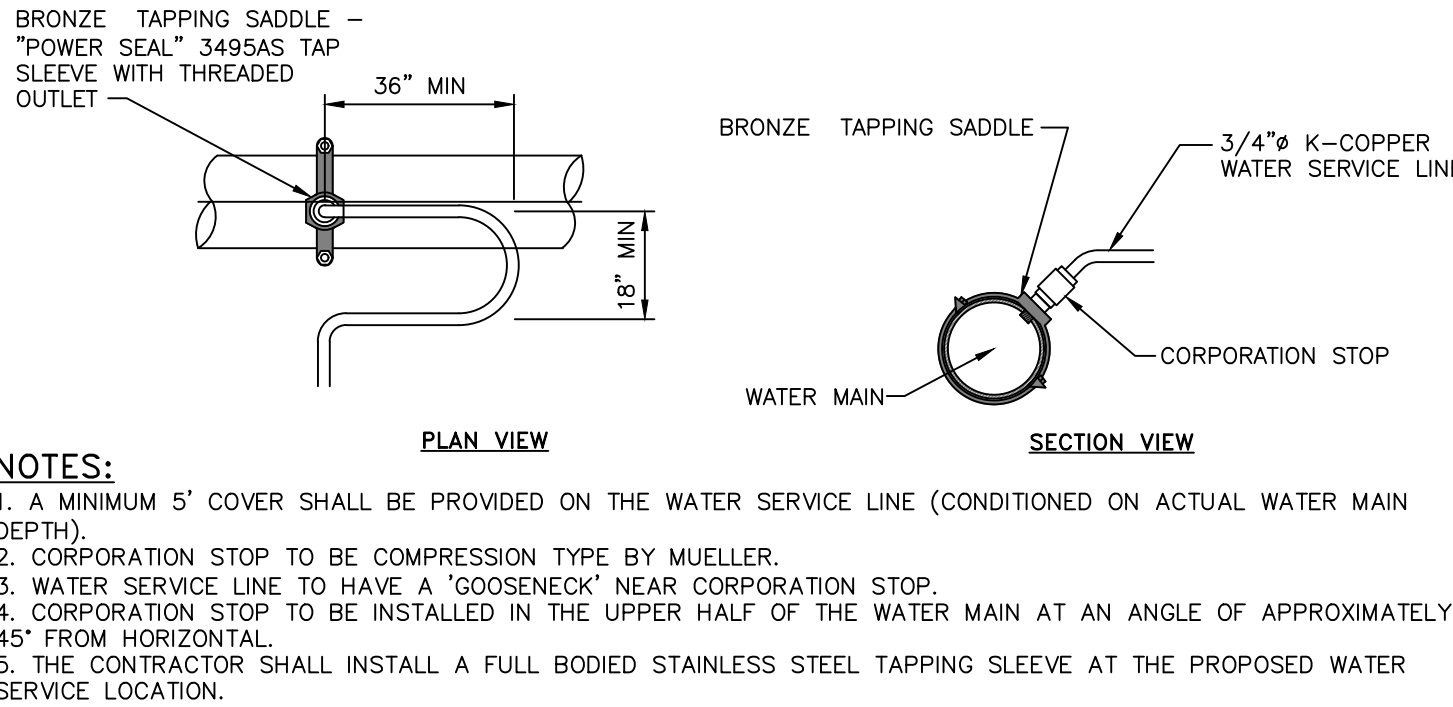
WATER SHUT-OFF VALVE DETAIL NOT TO SCALE



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

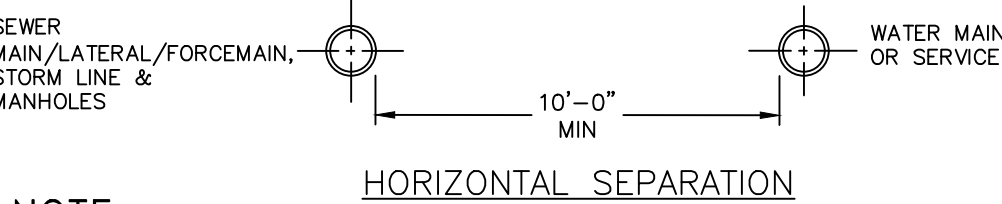
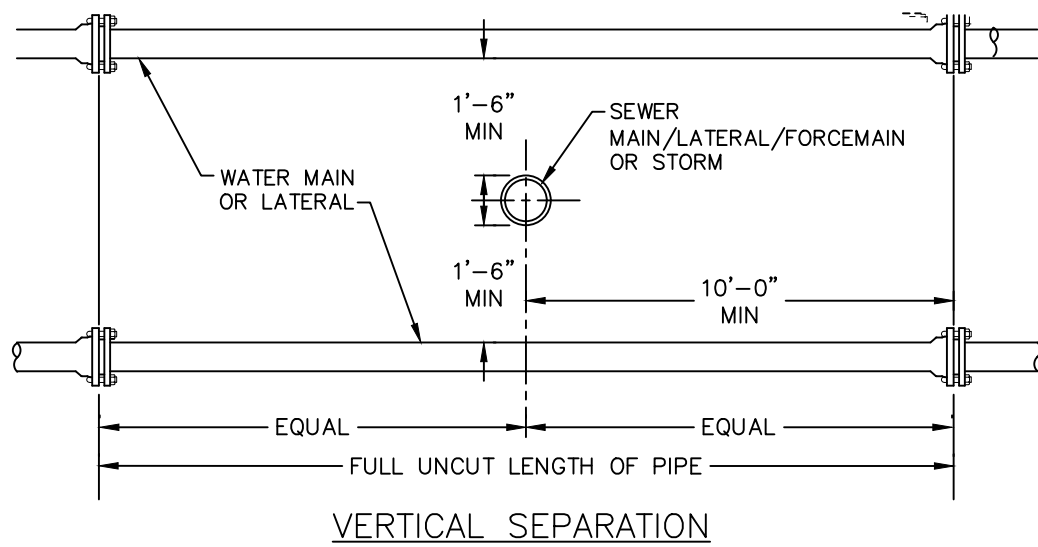
NOTE:
REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND INSERTED BOOT DETAIL NOT TO SCALE



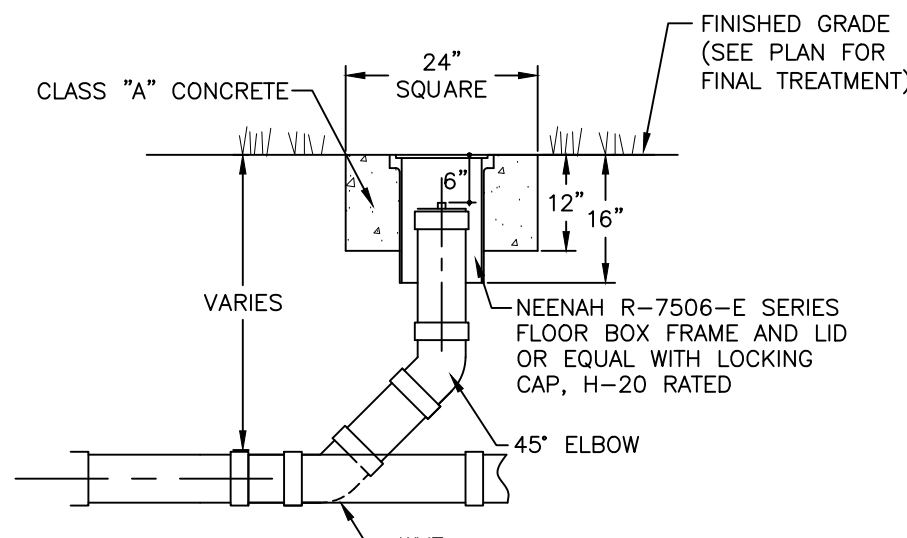
- NOTES:**
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
 2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
 4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
 5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL NOT TO SCALE

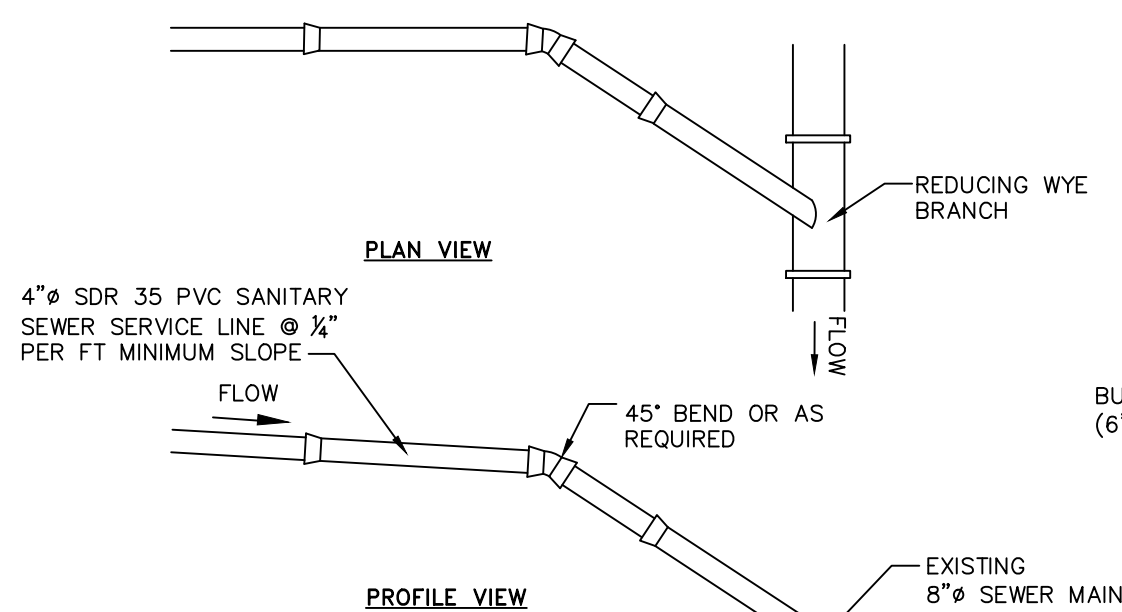


- NOTE:**
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL NOT TO SCALE

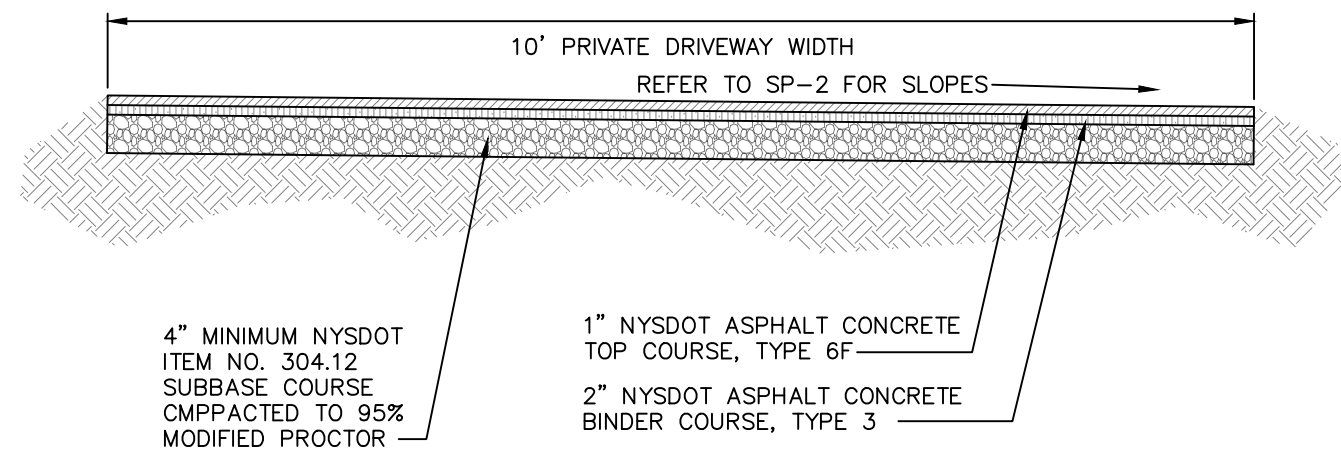


CLEANOUT DETAIL NOT TO SCALE

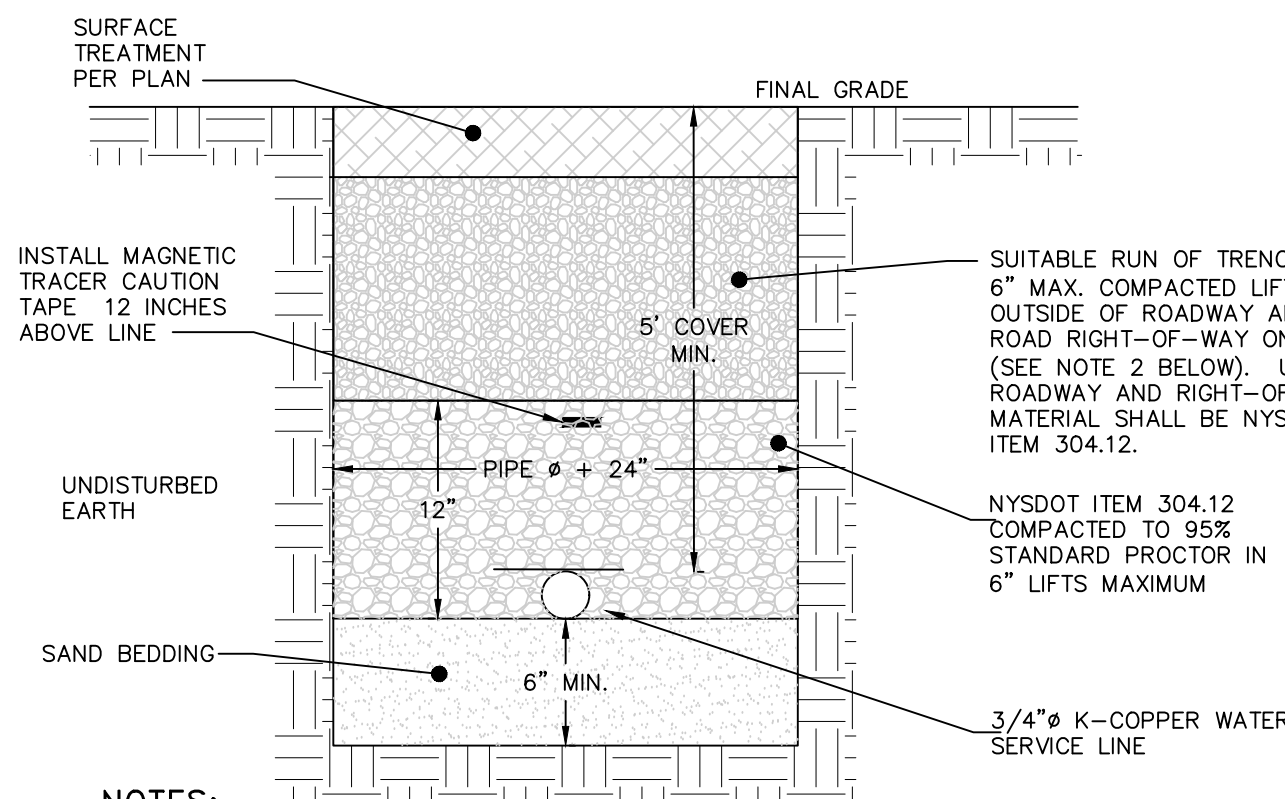


- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
 3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE - MODEL #H154/E.

SANITARY SEWER SERVICE CONNECTION DETAIL NOT TO SCALE

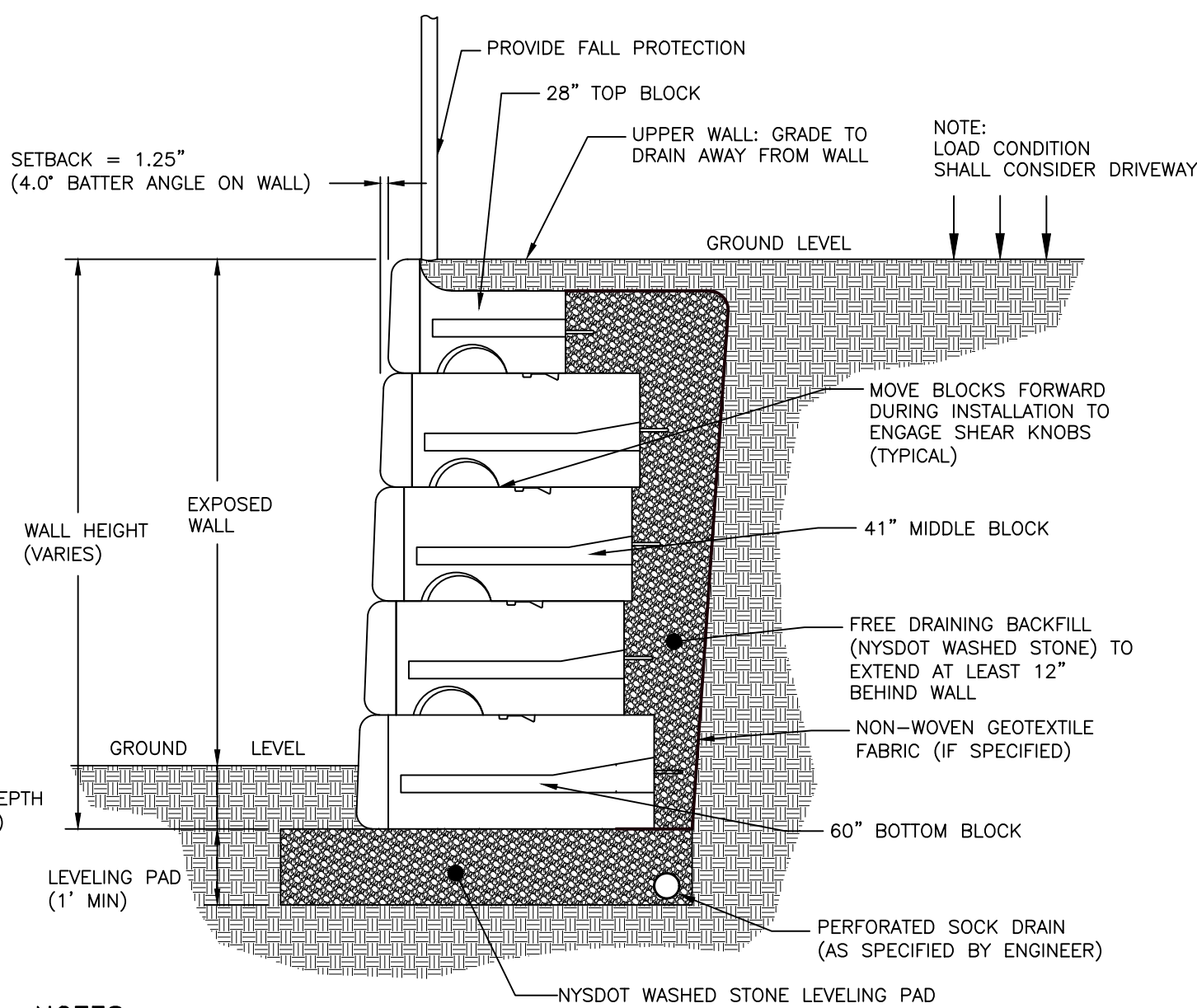


PAVED DRIVEWAY SECTION DETAIL NOT TO SCALE



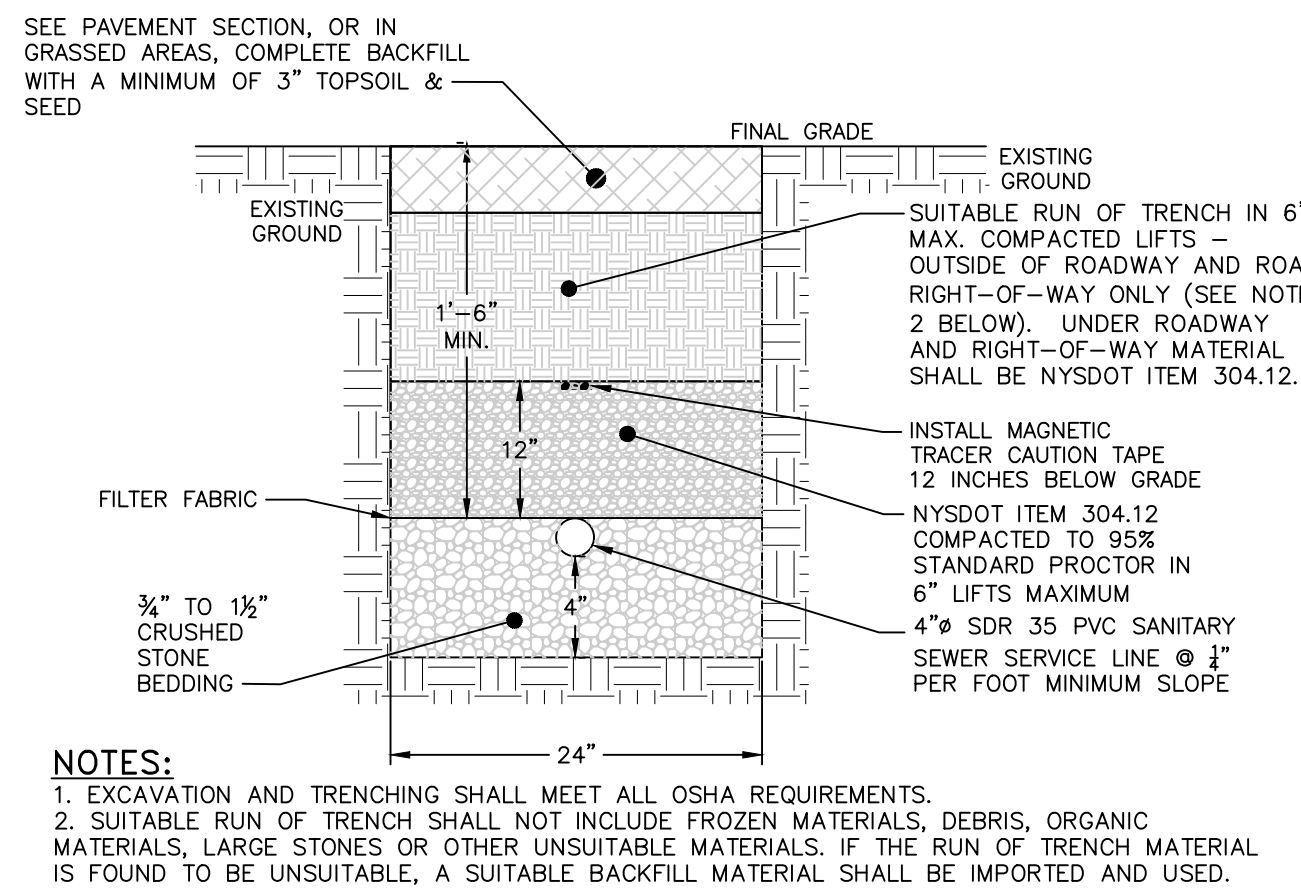
- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
 3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
 4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

WATER SERVICE LINE TRENCH DETAIL NOT TO SCALE



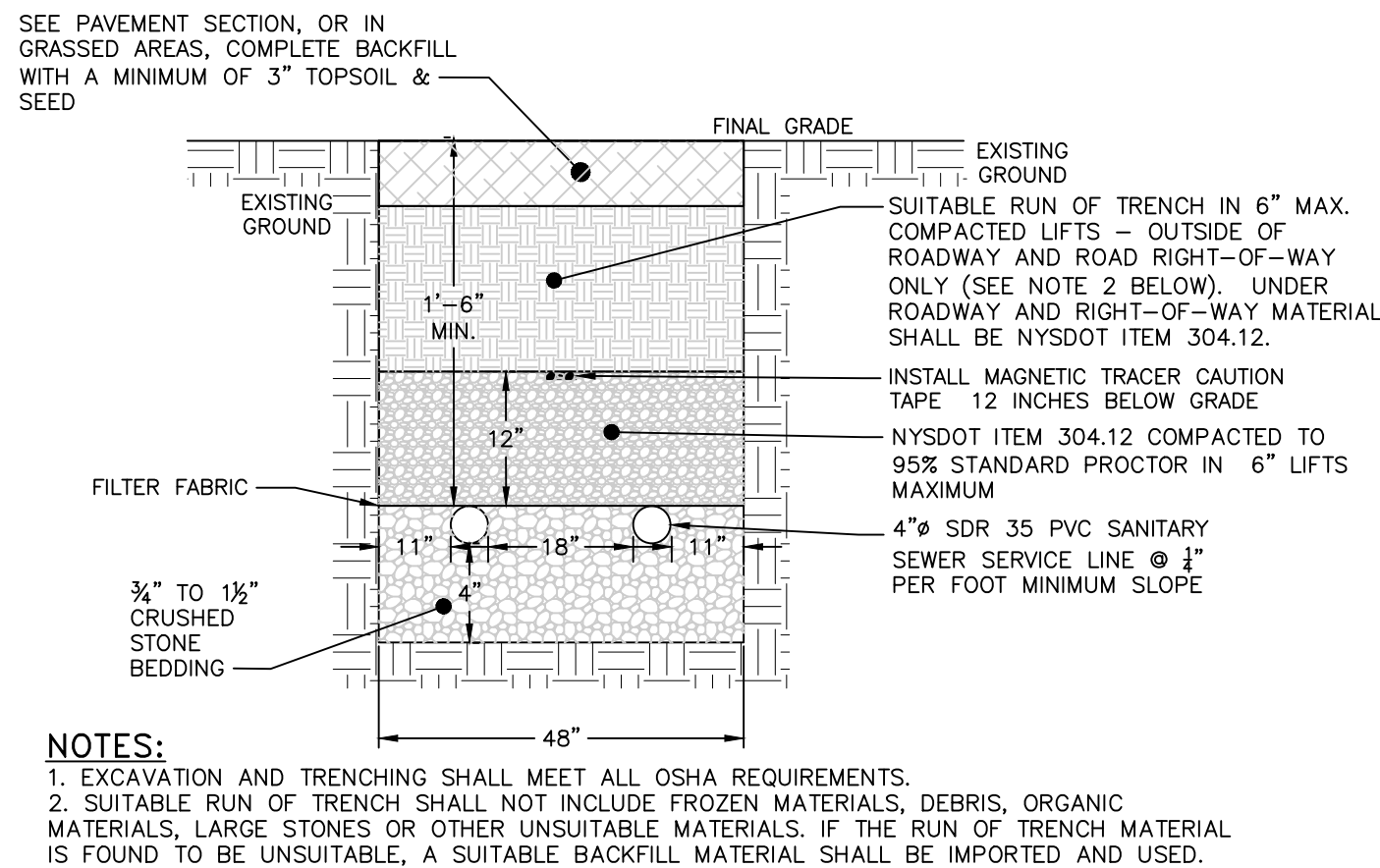
- NOTES:**
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
 2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
 3. RETAINING WALL AND FALL PROTECTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
 4. A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK SHALL CERTIFY TO THE CITY OF BEACON BUILDING DEPARTMENT THAT THE WALL WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED.

TYPICAL REDI-ROCK GRAVITY WALL NOT TO SCALE



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

SANITARY SEWER SERVICE LINE TRENCH DETAIL NOT TO SCALE



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

SANITARY SEWER SERVICE LINE TRENCH (TWO LINES) DETAIL NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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OWNER'S CONSENT:

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SADHNA GUPTA

DATE



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



SEAL

CONSTRUCTION DETAILS

84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #: 2026-009

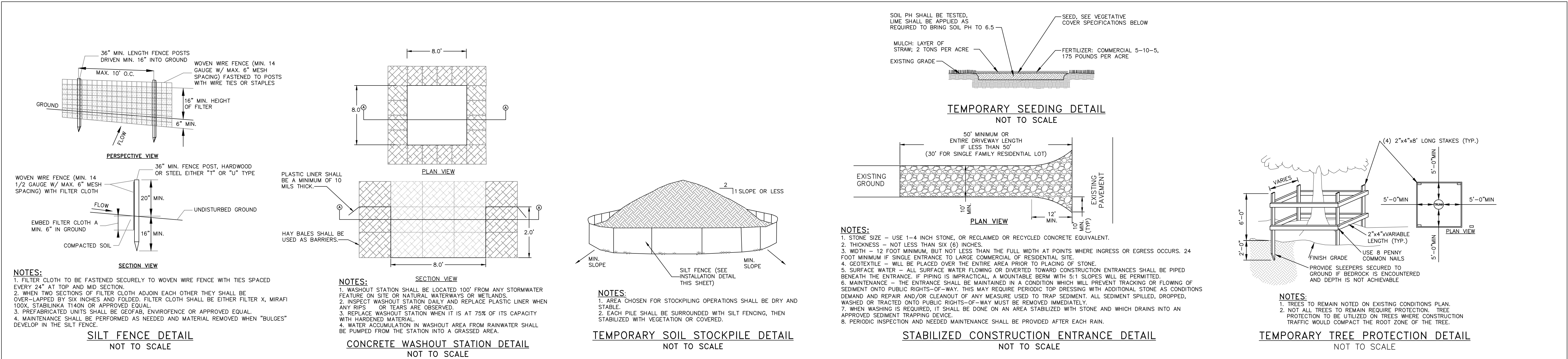
DATE: 4/28/2026

SCALE: AS SHOWN

TITLE: CD-1

SHEET: 6 OF 7

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



SEEDING TABLE				
TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE	65% FINE FESCUE	65% FINE FESCUE	70% CREEPING RED FESCUE
	20% PERENNIAL RYE GRASS	15% PERENNIAL RYE GRASS	15% PERENNIAL RYE GRASS	30% BLEND OF SHADE-TOLERANT HARD FESCUE
OPTION B	15% FINE FESCUE	20% CREEPING FESCUE	20% CREEPING FESCUE	130 POUNDS PER ACRE
	175 LBS PER ACRE	220 LBS PER ACRE	220 LBS PER ACRE	
OPTION C	100% CREEPING RED FESCUE	100% CREEPING RED FESCUE	80% BLEND OF SHADE-TOLERANT CEREAL RYE	100% CHEWINGS FESCUE
	200 LBS PER ACRE	200 LBS PER ACRE	20% PERENNIAL RYE	200 LBS PER ACRE
			175 LBS PER ACRE	
			100% CREEPING RED FESCUE	
			200 LBS PER ACRE	

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

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SADHNA GUPTA _____ DATE _____

DRAWN BY: CMB

CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	5/26/26	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 846-440-6926

CONSTRUCTION DETAILS

84 ANDERSON STREET SUBDIVISION

REVISION TO FILED MAP 12891

84 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-371850

JOB #: 2026:009

DATE: 4/28/2026

SCALE: AS SHOWN

TITLE: CD-2

SHEET: 7 OF 7

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