COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
Donna Francis
J. Randall Williams
David Jensen
Chair John Gunn

February 11, 2025
7:00 PM
Planning Board Agenda

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A work session will take place at 7:00 p.m. for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but no later than 7:30 p.m.

Approval of December 10, 2024, minutes

Approval of January 14, 2025, minutes

Regular Meeting

1. Public hearing for Site Plan Approval and continue review of application for Site Plan and Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.
2. Public hearing and continue review of applications for Site Plan Approval and Subdivision Approval, Mixed-Use Commercial Use and Residential, 420-430 Fishkill Avenue, submitted by DKH Realty, LLC.
3. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
4. Review of applications for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.
5. Review of application for Amended Site Plan Approval, Addition to existing funeral home, 2 Beekman Street, submitted by Crossix LLC.
6. Review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.

Architectural Review

1. Certificate of Appropriateness â€“ 161 Main Street; Sign
2. Certificate of Appropriateness â€“ 173 Main Street; Sign
3. Certificate of Appropriateness â€“ 465 Main Street; FaÃ§ade and Sign

City of Beacon Planning Board Agenda
02/11/2025

Title:

Public hearing for Site Plan Approval and continue review of application for Site Plan and Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

ATTACHMENTS

45 Beekman PB 2.11.25 Supplemental PB Submission - Cover(6318664.2).pdf

45 Beekman PB 2.11.25 Comment Response Ltr_250128.pdf

45 Beekman PB 2.11.25 Sheet A101_Building Plans_Submission 11_250128.pdf

45 Beekman PB 2.11.25 Sheet A102_Building Plans_Submission 11_250128.pdf

45 Beekman PB 2.11.25 Sheet A103_Building Plans_Submission 11_250128.pdf

45 Beekman PB 2.11.25 Sheet A104_Site Section_Submission 11_250128.pdf

45 Beekman PB 2.11.25 Sheet A105_Site Sections 2_Submission 11_250128.pdf

45 Beekman PB 2.11.25 Sheet A106 - Elevations 1_Submission 11_250128.pdf

45 Beekman PB 2.11.25 Sheet A107 - Elevations 2-_Submission 11_250128.pdf

Lanc & Tully 45 Beekman Review 02-05-25_0001.pdf

45 Beekman PB 2.11.25 Supplemental Submission.pdf

KARC Review PB_45 Beekman_2025.02.10.pdf

45 Beekman PB 2.11.25 public comment Bummele.pdf

45 Beekman PB 2.11.25 public comment Fio Rito.pptx

CUDDY +FEDER LLP

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Fishkill, New York 12524
T 845 896 2229
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Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

January 28, 2025

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

Re: Application for Site Plan & Subdivision Approval for Proposed Mixed-Use Development
Supplemental Submission –SEQR and Site Plan Public Hearing
Property: 45 Beekman Street, High Street, & High Street Beacon, New York
Tax Parcel IDs: (5955-19-706012, 5954-26-689990 & 5954-26-781983)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Beekman Arts Center LLC and Bay Ridge Studios LLC (the "Applicants"), the owners of the above-referenced Premises, we respectfully submit this letter in furtherance of an Application for Site Plan and Subdivision Approval (the "Application"), proposing to redevelop the Premises by constructing two (2) new mixed-use buildings on the Property (the "Project").

As this Board is aware, at the January 14, 2025 meeting, the Planning Board set the Public Hearing for this matter's Site Plan Application and State Environmental Quality Review Act ("SEQR") review, which hearing is scheduled for this Board's February 11th meeting Agenda.[1] To further assist the Planning Board in its SEQR environmental review, the Applicant's January 2, 2025 submission to this Board contained a SEQR narrative that summarized how the Applicant's detailed submissions and presentations – dating back to the original November 2023 submission for the Project – fully address the environmental review factors as they relate to the instant proposal. This demonstrated that an exhaustive analysis has been undertaken relating to all potential environmental considerations and, furthermore that the state of the record supports a Determination of Significance that the instant proposal *will not* create any potentially significant adverse environmental impacts (i.e., a Negative Declaration).

[1] Note: We understand that a draft of the EAF Part II was prepared for the Board's consideration.

INDEX OF ENCLOSURES & CONCLUSION:

In support of this Application, enclosed please find five (5) copies of the following documents:

- Response to Comments Memorandum prepared by Aryeh Siegel Architect, dated January 28, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated January 14, 2025; and

- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised January 28, 2025, numbered and titled as follows (unless otherwise noted):[2]
    - Sheet 1 of 7 - Building Plans – Beekman Street (A-101).
    - Sheet 2 of 7 - Building Plans – Beekman Street (A-102).
    - Sheet 3 of 7 - Building Plans – High Street. (A-103).
    - Sheet 4 of 7 - Site Section Diagram (A-104).
    - Sheet 5 of 7 - Site Section Diagram (A-105).
    - Sheet 6 of 7 - Elevations (A-106).
    - Sheet 7 of 7 - Elevations 2 (A-107).

We look forward to appearing at the Board's February 11th meeting, at which time we respectfully request that the Board open the Public Hearing and consider authorizing the City Attorney to draft a Determination of Significance that the Project *will not* result in any potentially significant adverse environmental impacts.

In the meantime, the Applicant is currently coordinating a meeting with the City's consultants to review their latest comments specifically regarding the layout and configuration of certain pedestrian access points on the Beekman Street/U.S. Route 9D intersection. Following this meeting with City Staff, which is anticipated to take place on January 28, or January 29, 2025, we

[2] Note: We understand this Plan Set has been updated as follows the site section sheet was revised to show the latest elevations on the section along Beekman Street, as requested, and the elevation sheet was updated to show flat line drawing elevations with dimensions and notes, as requested. One sheet was added to the set for elevations, Sheet A-107, so there is one sheet for the elevations for each building.

will provide the Board with a written update and any minor plan revisions in advance of the February 11th meeting and associated public hearings.

Should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Creighton Manning Engineering, LLP
Aryeh J. Siegel Architect
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

6318664.v2

ARYEH SIEGEL
ARCHITECT

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

Re: 45 Beekman Street & High Street, Beacon, New York
Site Plan Application – Responses to Comments

January 28, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, January 14, 2025.

KARC Planning Consultant's Comment Responses:

1. **Architecture & Design** Revised architectural elevations and renderings were presented at the December 6th ARB meeting and December 10th Planning Board meeting. The Applicant has indicated that updated renderings, responsive to the comments made at both meetings, are forthcoming.
    a. Consistency Between Renderings and Site Plan: There are a number of inconsistencies between the provided renderings and the proposed site plan, such as the plaza described below and the landscaped area between the two buildings (the Grading and Landscape Plans show a depressed bioretention area whereas renderings show a mounded berm-like area that slopes down towards the road and significantly screens

    Response: Elevation line drawings have been submitted with notes and dimensions. We are coordinating the renderings and the site plan with Colliers. The renderer is working on updated renderings that show the correct grading between the buildings.

2. **Pedestrian Plaza / Tower Entrance:** The applicant has made changes to the proposed entrance plaza to relocate the proposed sculpture to the middle of the open area and add four curvilinear walkways from various points of the southeast corner of the property. Previous comments requested that the pedestrian access through the plaza be made more direct and aligned with the pedestrian crosswalks across Beekman Street and Route 9D, and that the plaza be designed and landscaped to create a cohesive public space. The four curvilinear entrance walkways achieve the opposite effect, making the pedestrian entrance more convoluted and dividing the overall plaza. To highlight the entrance and create a presence on this important corner, it is recommended that the applicant propose a layout similar to what is featured in the most recent renderings.

    Response: We are working on the landscape for the corner and will submit a revised plan for that area.

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

3. **Lighting Plan** The provided lighting plan proposes wall-mounted lights on the rear façade of the buildings, pole lights in the rear parking area, and 3.5 ft. bollards along the front pedestrian paths and landscaped areas. The applicant should clarify if any lighting is proposed on the front façade of the building(s) or within the arcade. If yes, details of these should be added to the lighting plan.

   Response: We will provide specifications for the lighting on the exterior of the building. We are also developing the detail for the lighting within the arcade.

Please refer to Collier's letter for responses to Lanc & Tully comments. Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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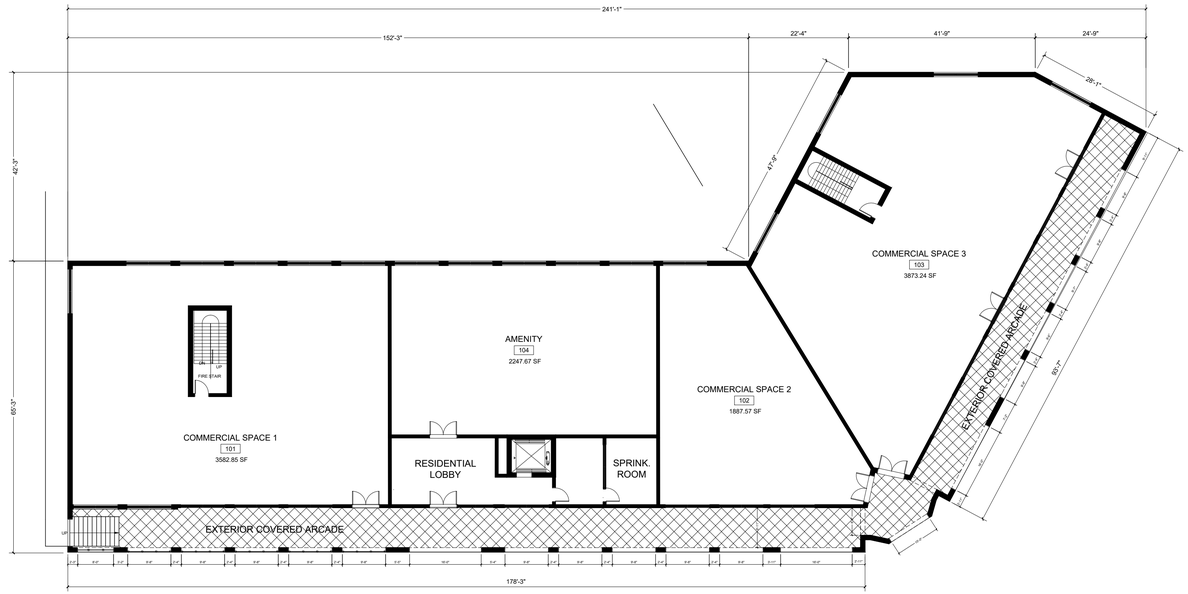
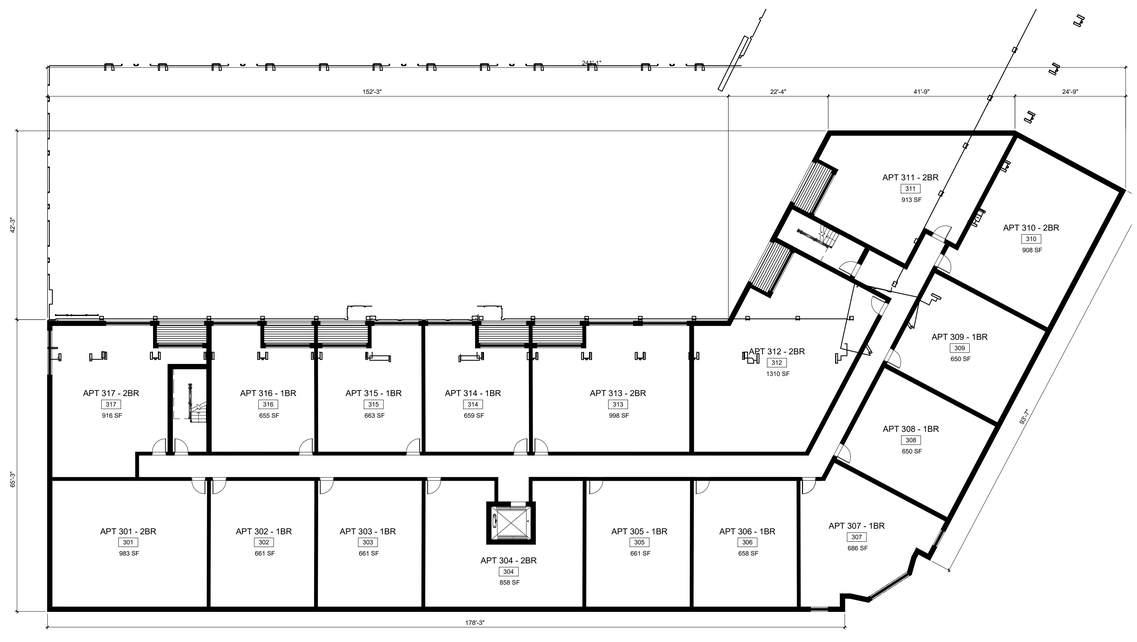
9	12/31/24	REVISED PER PLANNING BOARD COMMENTS	AJS
10	01/28/25	NO CHANGE	AJS



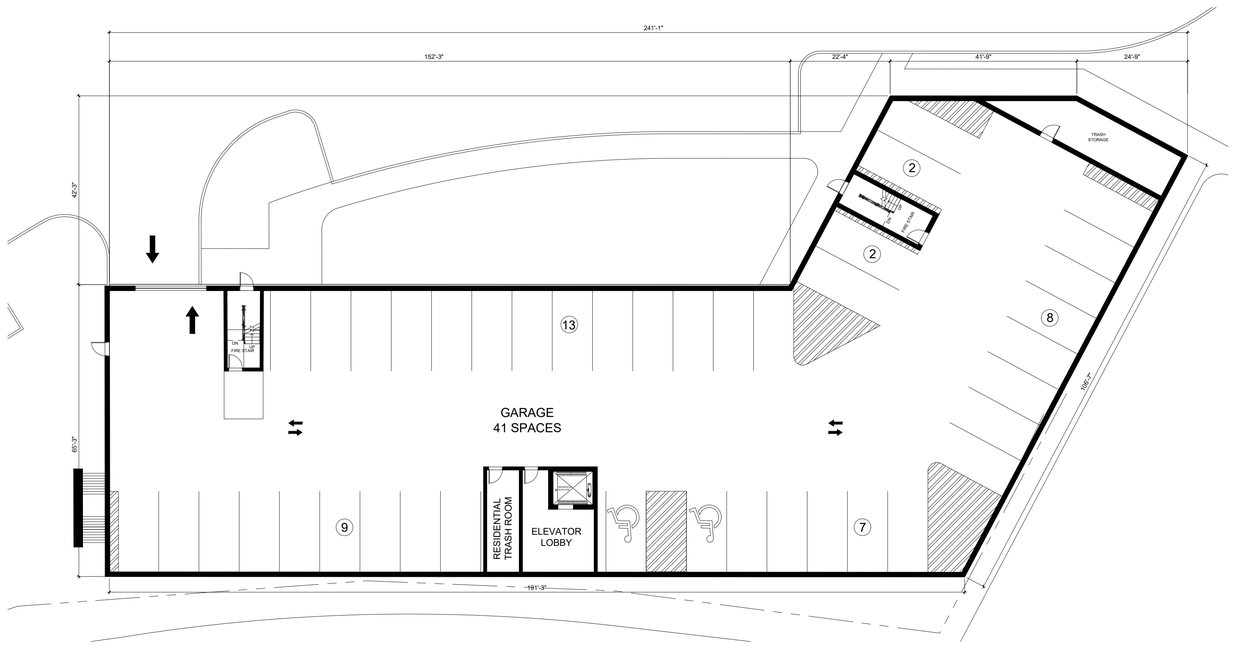
1st Floor Plan

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



2nd Floor Plan

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



Garage Plan

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

Site Plan Application

Sheet A-101 - Building Plans - Beekman Street

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

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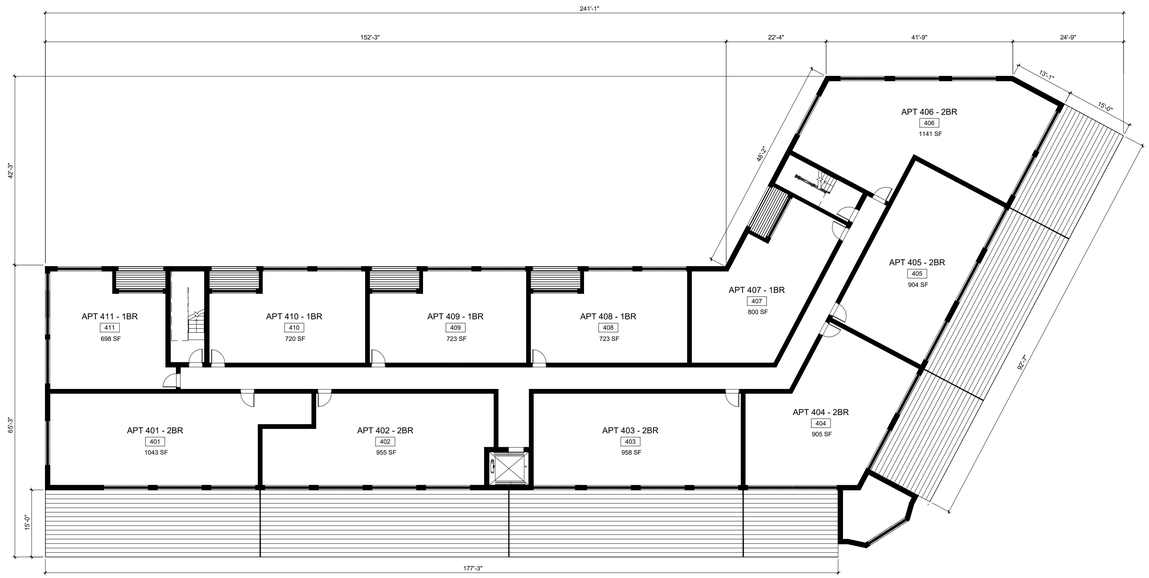

4th Floor Plan

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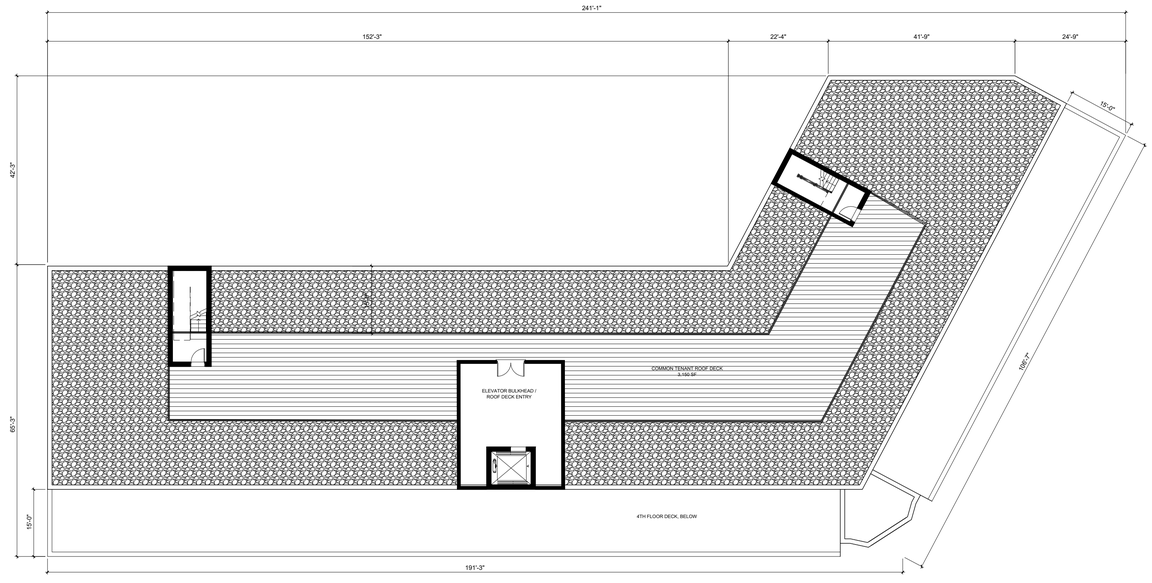

Roof Plan

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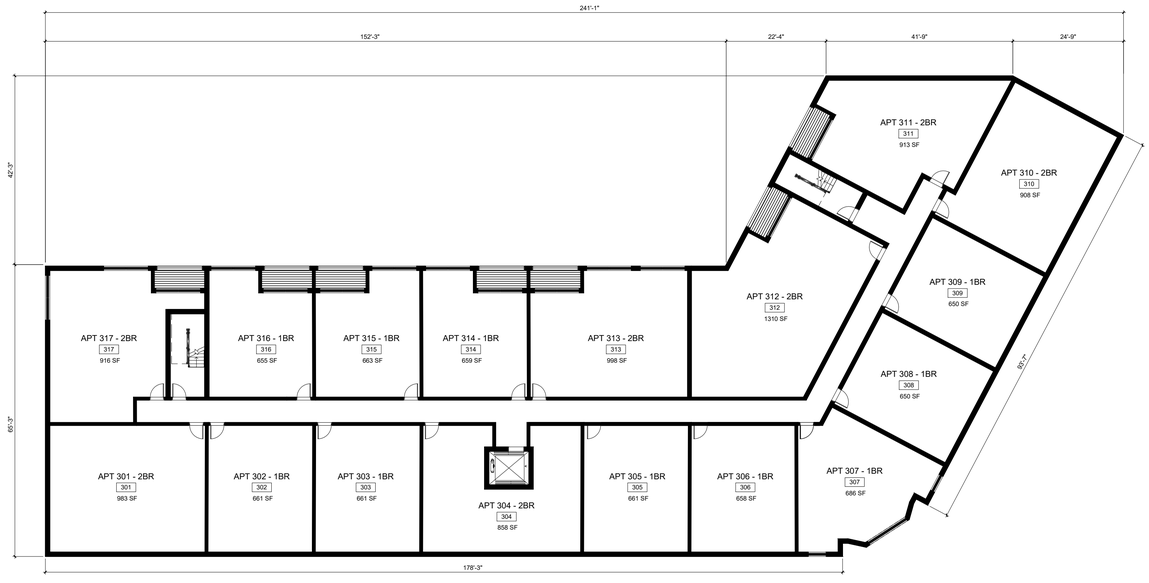

3rd Floor Plan

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

Site Plan Application

Sheet A-102 - Building Plans - Beekman Street

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
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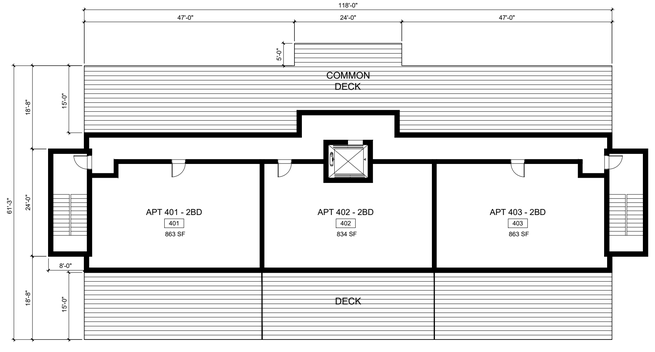

4th Floor Plan

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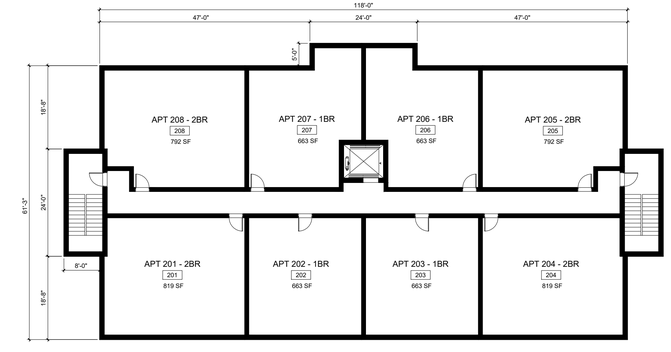

2nd Floor Plan

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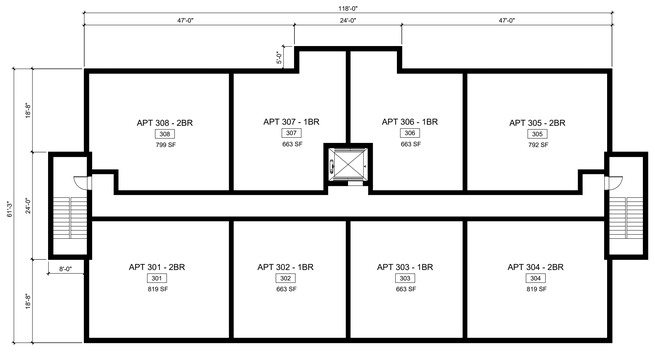
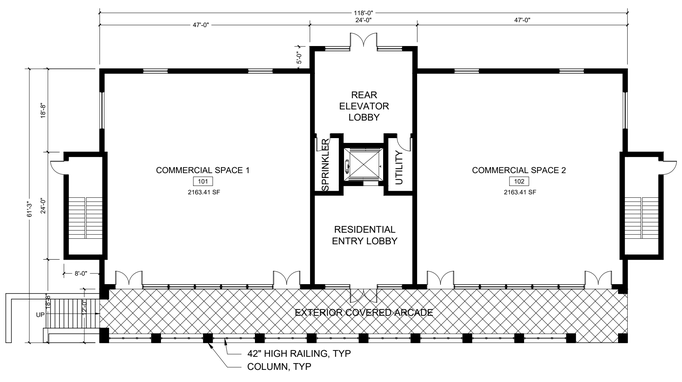


3rd Floor Plan

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



1st Floor Plan

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

Site Plan Application

Sheet A-103 - Building Plans - High Street

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Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

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555 Hudson Valley Avenue - Suite 101
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1229 Route 300 - Suite 4
Newburgh, NY 12550

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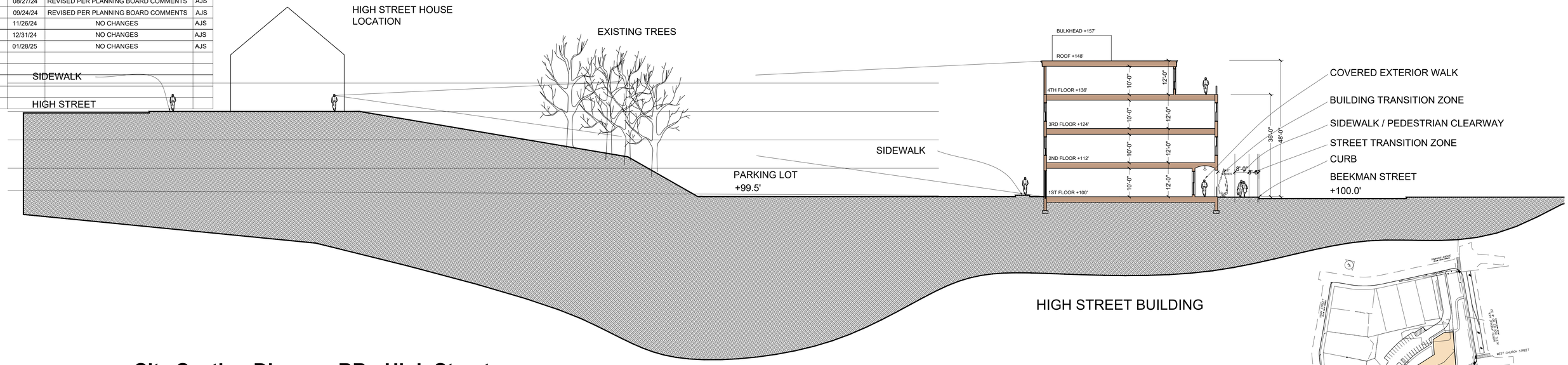
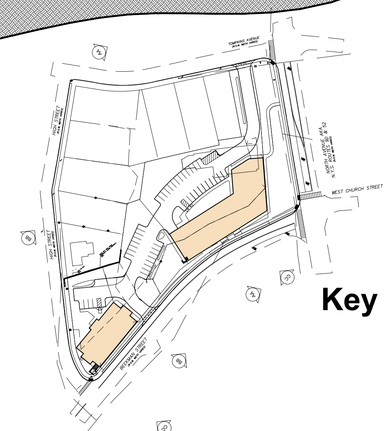
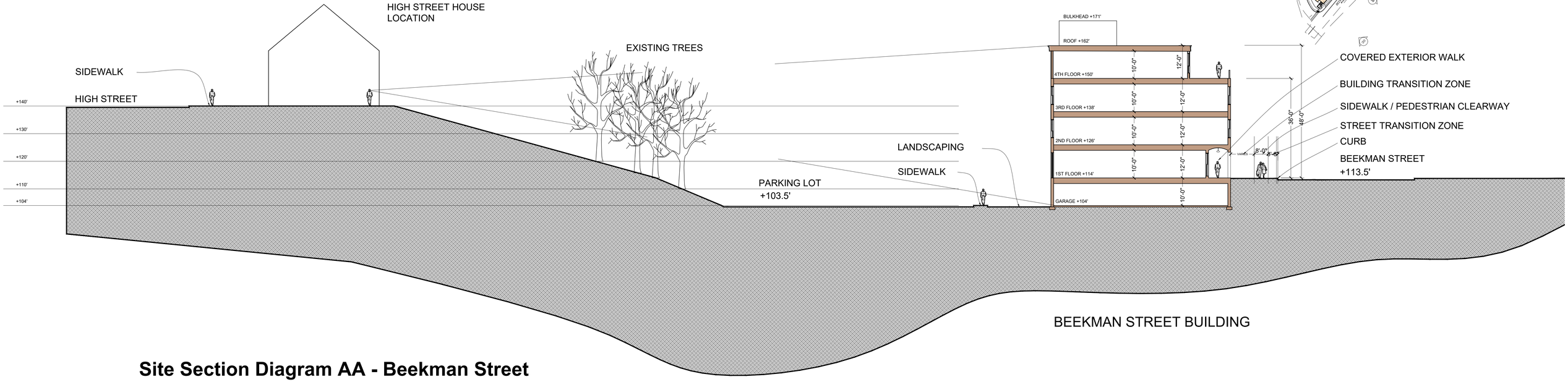


Site Section Diagram BB - High Street

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



Key Plan



Site Section Diagram AA - Beekman Street

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

Site Plan Application

Sheet A-104 - Site Section Diagram

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

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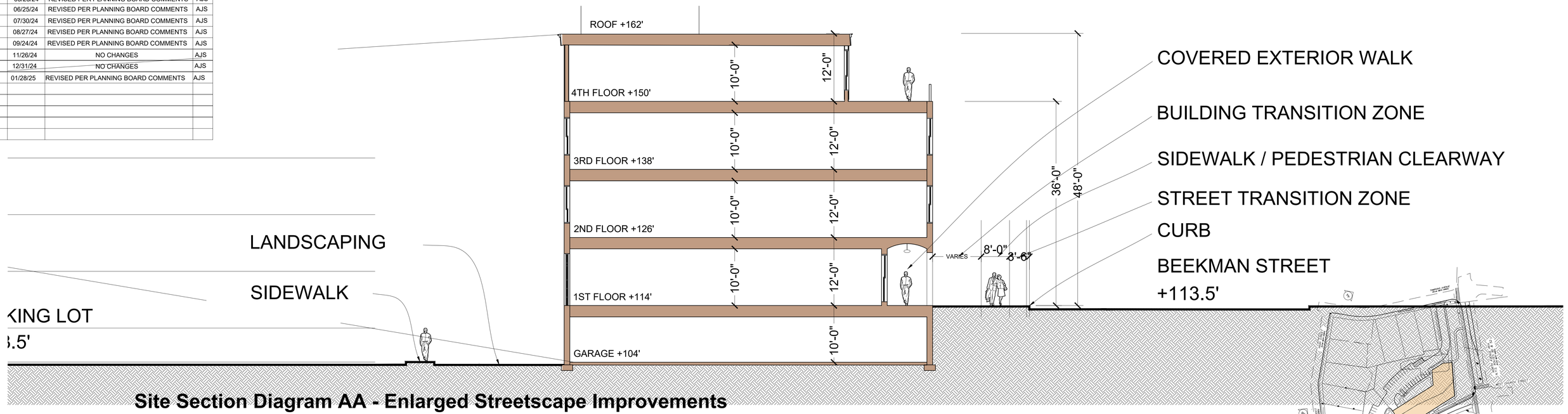
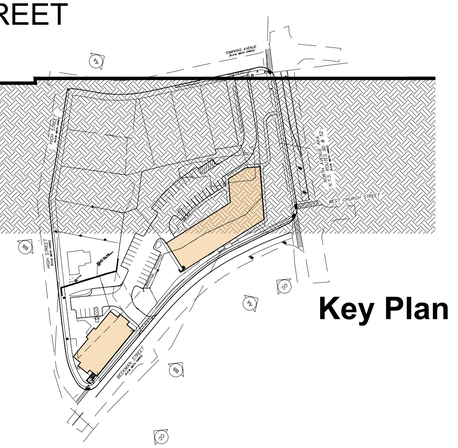
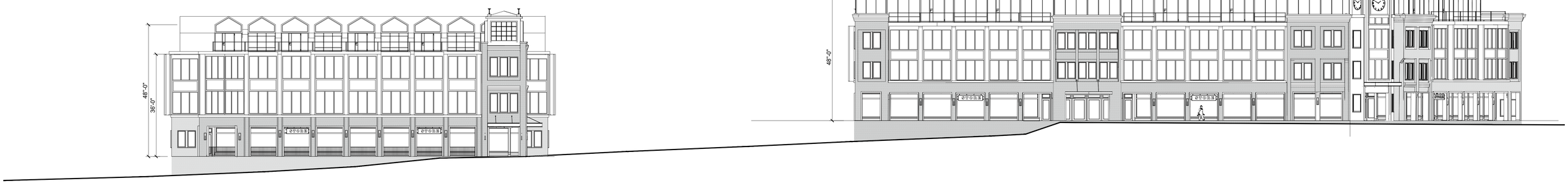


Site Section Diagram AA - Enlarged Streetscape Improvements

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





HIGH STREET BUILDING

BEEKMAN STREET BUILDING

Site Section Diagram CC - At Sidewalk Along Beekman Street

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

NOTE: THE ELEVATIONS SHOWN IN THE SITE SECTION DIAGRAM ARE SCHEMATIC, AND ARE MEANT TO SHOW THE GENERAL SCALE OF THE BUILDING IN RELATION TO THE SIDEWALK FROM BEEKMAN STREET.

Site Plan Application

Sheet A-105 - Site Section Diagram

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(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
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555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

1 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

4th FLOOR METAL PANEL & WINDOW TRIM
COLOR: LIGHT GRAY

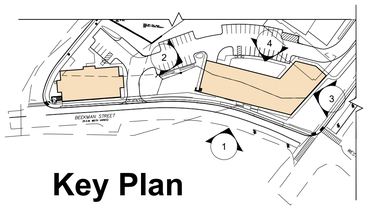
CORNICE & TRIM
COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX
W/ MORTAR COLOR 'G601'

METAL PANEL & METAL TRIM
COLOR: BENJAMIN MOORE HC-462

DOUBLE GLAZED INSULATED
CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY



Key Plan

2 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

3 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

4 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application
Sheet A-106 - Elevations 1

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

1 High Street Building - Elevation
Scale: 1/16" = 1'-0"

PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

4th FLOOR METAL PANEL & WINDOW TRIM
COLOR: LIGHT GRAY

CORNICE & TRIM
COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX
W/ MORTAR COLOR 'G601'

METAL PANEL & METAL TRIM
COLOR: BENJAMIN MOORE HC-462

DOUBLE GLAZED INSULATED
CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

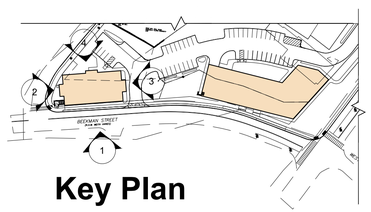
METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

2 High Street Building - Elevation
Scale: 1/16" = 1'-0"

3 High Street Building - Elevation
Scale: 1/16" = 1'-0"

4 High Street Building - Elevation
Scale: 1/16" = 1'-0"



Key Plan

Site Plan Application
Sheet A-107 - Elevations 2

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

LANC & TULLY
Engineering and Surveying, P.C.

February 5, 2025

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

RE: 45 Beekman Street
Mixed-Use Building
Tax Nos. 5955-19-706012, 5954-26-689990 & 781983
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding two mixed-use buildings to be located at 45 Beekman Street:

- Correspondence dated January 28, 2025, from Cuddy & Feder.
- Response correspondence dated January 28, 2025, from Aryeh Siegel, Architect.
- Architectural plan Sheets A-101, A-102, A-103, A-104, A-105, A-106, and A-107 titled "45 Beekman Street", with the latest revision date of January 28, 2025, consisting of floor plans, site section diagrams, and building elevations, as prepared by Aryeh Siegel, Architect.

As there were no new engineering plans or reports submitted this time around, our previous comments of our January 12, 2025, correspondence remain outstanding. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Cory Wirthmann, Building Inspector

P.O. Box 687, Goshen, New York 10924 | (845) 294-3700
www.lanctully.com

CUDDY +FEDER LLP

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

February 7, 2025

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

Re: Application for Site Plan & Subdivision Approval for Proposed Mixed-Use Development
Supplemental Submission – Photorealistic Renderings
Property: 45 Beekman Street, High Street, & High Street Beacon, New York
Tax Parcel IDs: (5955-19-706012, 5954-26-689990 & 5954-26-781983)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Beekman Arts Center LLC and Bay Ridge Studios LLC (the "Applicants"), the owners of the above-referenced Premises, we respectfully submit this letter and the reference enclosures in advance of the upcoming public hearing on the Application.

In furtherance of the Applicant's January 28, 2025 supplemental submission, and in support of this Application, enclosed please find five (5) copies of the following enclosures:

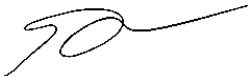
- Revised Full Environmental Assessment Form, Part I, which Form has been updated in accordance with the City Attorney's request at the January 14, 2025 Planning Board meeting;
- Revised Landscape and Dimension Plans prepared by Colliers Engineering & Design, P.C., dated January 30, 2024, last revised February 5, 2025; and
- Revised Elevations Plans (A-106 & A-107), prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised January 28, 2025.

As is more fully shown in the enclosed Plans, the Landscape, Dimension, and Elevation Plans have been updated pursuant to the Applicants' discussions with the City's consultants on January 28, 2025 regarding the layout and configuration of certain pedestrian access points on the Beekman Street/U.S. Route 9D intersection. The Plans now reflect a clearer sidewalk connection from the intersection corner to the main access of the Beekman Building. Instead of varying the proposed hardscape of this area, the Applicants are now proposing a single paver treatment in a herringbone pattern—it is worth noting, despite comments to the contrary, the Applicants have never proposed stamped asphalt for this area. The new selected pattern visually simplifies the

space and clearly distinguishes the access way to the Building, as opposed to the existing concrete sidewalk circulation.

Please incorporate the enclosed materials as part of the official record of the proceedings for this matter. Should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration.

Very truly yours,



Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Creighton Manning Engineering, LLP
Aryeh J. Siegel Architect
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 45 Beekman Street Mixed-Use Development - Application for Site Plan and Subdivision Approval		
Project Location (describe, and attach a general location map): 45 Beekman Street & High Street, Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): Application for Site Plan and Subdivision approval to construct two (2) 4-story mixed-use buildings with ground floor commercial space and multi-family residential units in place of the existing commercial building on the 45 Beekman parcel. The High Street parcels are vacant. The building proposed on the current 45 Beekman Street lot will include 10,566 square feet commercial space on the first floor and a total of 45 dwelling units. The building proposed on the current High Street lots will include 4,326 square feet commercial space on the first floor and a total of 19 dwelling units. These buildings will incorporate below market rate units in accordance with the City's Affordable-Workforce Housing local law. The applicant is working with NYSDOT to acquire ±0.27 acres of Beekman Street R.O.W. from the NYSDOT. This enlarges the overall project site to ±2.06 acres (from ±1.78 acres) The project will include off-street surface and garage parking facilities (91 total spaces) using existing driveway connections to Tompkins Avenue and Beekman Street. The proposal also includes water and sanitary sewer service connections to City of Beacon mains, and stormwater management features necessary to support the development.		
Name of Applicant/Sponsor/Owner: Beekman Arts Center LLC & Bay Ridge Studios LLC	Telephone: 917-468-8473 E-Mail: nidalhassen7@gmail.com	
Address: 268 Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Taylor Palmer, Esq., Cuddy & Feder LLP (Attorney for the Applicant)	Telephone: 914-761-1300 E-Mail: tpalmer@cuddyfeder.com	
Address: 445 Hamilton Avenue, Fl. 14		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board: Site Plan, Subdivision, LWRP Consistency, COA	November 2023
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	ZBA: Area Variance	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Dutchess County Planning: GML referral Dutchess County Health: Water Extension	
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC: Stormwater SPDES NYSDOT: Hwy. Work Permit, U&O & Utility Permit	
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Linkage District (L), One-Family Residential District (R1.75) and Historic District and Landmark Overlay District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department

d. What parks serve the project site?
Pete & Toshi Seeger Riverfront Park, Long Dock Park, Memorial Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed-Use; commercial (office & retail) and multi-family residential

b. a. Total acreage of the site of the proposed action? 2.06 acres
b. Total acreage to be physically disturbed? +/- 2.55 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.06 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Lot Merger
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 2.06 Maximum 2.06

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: ±18 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				64 Units
At completion of all phases				64 Units

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: ≤48 height; 66 width; and 242 length

iii. Approximate extent of building space to be heated or cooled: ±86,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 11,940 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: City of Beacon (PWS ID# 1302780)
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 11,940 gallons/day

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

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

- Name of wastewater treatment plant to be used: City of Beacon WWTP
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.43 acres (impervious surface)

_____ Square feet or 2.06 acres (parcel size)

ii. Describe types of new point sources. Drainage discharges from stormwater management facilities.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater runoff will be direct overland to on-site collection structures (drain inlets or catch basins) and conveyed via piping to on-site management facilities.

- If to surface waters, identify receiving water bodies or wetlands: N/A
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Delivery vehicles

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Power generator

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

N/A

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____ Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

The enclosed Traffic Study prepared the Applicant's traffic consultant demonstrates that the Project includes proposed mitigation measures that will prevent any adverse impacts.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☑Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): Estimate 1-2 Delivery Trucks/Day & 1 Garbage Truck/week

iii. Parking spaces: Existing 40 Proposed 91 Net increase/decrease +51

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: N/A

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Local Utility Provider

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7AM-9PM
- Saturday: 7AM-9PM
- Sunday: 7AM-9PM
- Holidays: Varies

ii. During Operations:

- Monday - Friday: 9AM-6PM
- Saturday: 9AM-6PM
- Sunday: Varies
- Holidays: Varies

In accordance with City of Beacon Noise Ordinance (CH.149)

Will vary based on commercial tenants

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

During construction: On-site generators & construction equipment during the times & duration to comply with City Noise Ordinance

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: The development proposes to remove some existing trees along Beekman Street for streetscape improvements & sidewalk connections to the project site, as well as at the rear of the site for parking areas & drive aisles.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Pole mounted & building mounted fixtures for illumination of the parking & drive aisles (20 foot max. ht.) and some bollard lighting (4 foot ht.) for some of the proposed walkways. These are all LED light sources and full cut-off style housings.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: The development proposes to remove some existing trees along Beekman Street for streetscape improvements & sidewalk connections to the project site, as well as at the rear of the site for parking areas & drive aisles.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: ±2 tons per Month (unit of time)
- Operation : ±5.8 tons per Month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycle excess or scrap construction materials.
- Operation: Recycle glass, plastics and cardboard.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Local hauling company & solid waste landfill.
- Operation: Local hauling company & solid waste landfill.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

Single and Multi-family Residential to the North & West, Commercial to the East and City of Beacon Hall & Police Department to the South.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.81	1.43	+0.62
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Existing Veg. / Landscaped Areas	1.25	0.63	-0.62

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Jenny's Group Family Daycare, Astor Head Start Center

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

Not to owner's knowledge

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00293, 314069, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

All locations off-site: V00293: Doral Hat Property, 1 West Main St.; 314069: CH-MGP, River Street; Hudson River PCB Sediments, Hudson River

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

DwB - Dutchess-Cardigan complex	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: >6.5 feet

e. Drainage status of project site soils:

☑	Well Drained:	100 % of site
☐	Moderately Well Drained:	% of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	77.5 % of site
☑	10-15%:	6.5 % of site
☑	15% or greater:	16 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical Urban Wildlife

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened):
Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat (Auto-generated by NYSDEC EAF Mapper)

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Bogardus--DeWindt House, Lower Main Street Historic District and High Street/Tompkins Avenue Historic District

iii. Brief description of attributes on which listing is based:

The site is located 0.05 miles from the Bogardus DeWindt House, 0.10 miles to Lower Main Street Dist. & adjacent to High St./Tompkins Ave. Dist.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Dennings Point (State Park), Hudson Highlands (SASS)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Dennings Point (State Park), Hudson Highlands (SASS)

iii. Distance between project and resource: 1 & 1.6 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

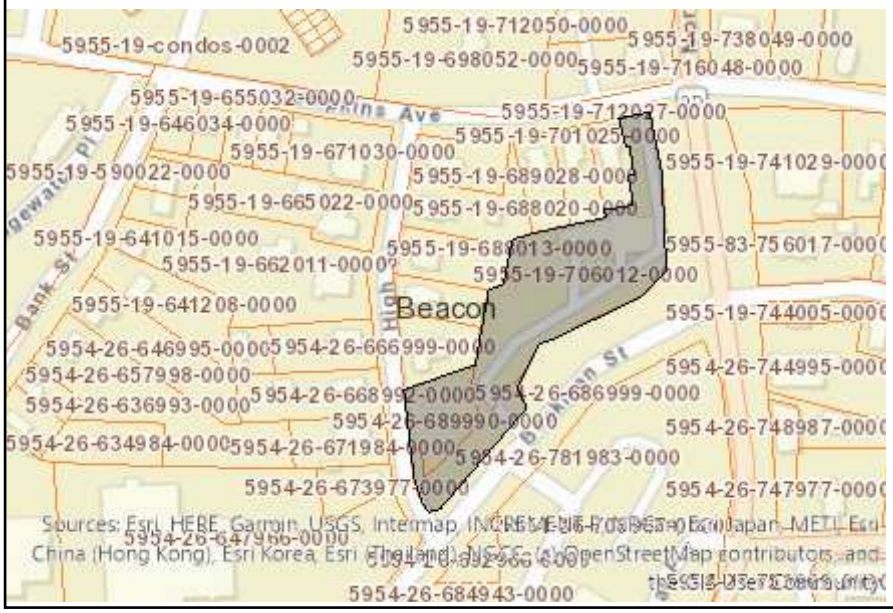
G. Verification

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

~~Applicant/Sponsor~~ Name Justin Dates, RLA,Colliers Engineering&Design Date February 4, 2025

Signature _____ Title Geographic Discipline Leader

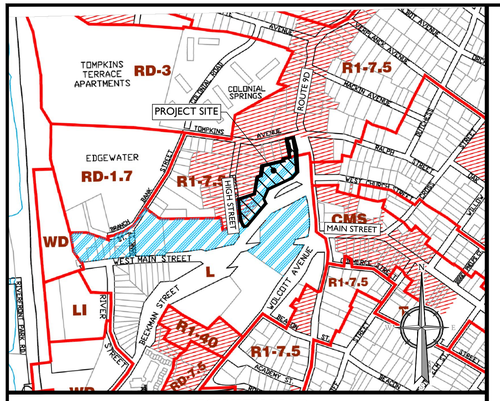
PRINT FORM



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

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

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Bogardus--DeWindt House, Lower Main Street Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



VICINITY MAP
SCALE: 1" = 500'
SOURCE: CITY OF BEACON ZONING MAP

ZONING DISTRICT:

L: (LINKAGE DISTRICT)
USE PERMITTED BY RIGHT: RETAIL
USE PERMITTED BY RIGHT: OFFICE
USE PERMITTED BY RIGHT: MULTIFAMILY DWELLING
-IF THE BUILDING FACES THE NORTH SIDE OF BEEKMAN STREET BETWEEN ROUTE 9D AND WEST MAIN STREET
-SUBJECT TO A REQUIREMENT THAT ANY DWELLING UNIT SHALL ONLY BE LOCATED ON THE UPPER STORIES OR AT LEAST 50 FEET BEHIND THE FACADE IN THE REAR PORTION OF THE GROUND FLOOR

HDLO: (HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE)

TABLE OF BULK REQUIREMENTS

L - LINKAGE DISTRICT

MINIMUM	REQUIRED	PROVIDED	REMARKS
LANDSCAPED AREA	15%	35.5%	OK
LOT AREA	N/A	N/A	OK
LOT AREA PER UNIT	N/A	N/A	OK
LOT WIDTH	N/A	N/A	OK
LOT DEPTH	75 FT.	143 FT.	OK
FRONT YARD SETBACK	0 FT.	1 FT.	OK
SIDE YARD SETBACK	0 FT.	N/A	OK
REAR YARD SETBACK	25 FT.	46.7 FT.	OK
DISTANCE BETWEEN BUILDINGS SAME LOT	N/A	N/A	OK
MAXIMUM			
BUILDING HEIGHT	4 STORIES AND 48 FT.	4 STORIES AND ≤48 FT.	OK
BUILDING COVERAGE	N/A	N/A	OK
UNITS PER BUILDING	N/A	N/A	OK
FRONT YARD SETBACK	20 FT.	19.6 FT.	OK
SIDE YARD SETBACK	30 FT.	N/A	OK

ZONING DISTRICT:

R1-7.5: (ONE FAMILY RESIDENTIAL DISTRICT (7,500 SF/DWELLING))
NO USE PROPOSED IN R1-7.5 DISTRICT

TABLE OF BULK REQUIREMENTS

R1-7.5 - ONE FAMILY RESIDENTIAL DISTRICT

MINIMUM	REQUIRED	PROVIDED	REMARKS
LANDSCAPED AREA	15%	NO STRUCTURE PROPOSED IN R1-7.5 DISTRICT	OK
LOT AREA	7,500 SF		OK
LOT AREA PER UNIT	7,500 SF		OK
LOT WIDTH	75 FT.		OK
LOT DEPTH	100 FT.		OK
FRONT YARD SETBACK	15 FT.		OK
SIDE YARD SETBACK	10 FT.		OK
REAR YARD SETBACK	25 FT.		OK
DISTANCE BETWEEN BUILDINGS SAME LOT	N/A		OK
WELL-DESIGNED AND LANDSCAPED RECREATION OR USABLE OPEN SPACE AREA IN REAR YARD	100 SF PER DWELLING UNIT		OK
MAXIMUM			
BUILDING HEIGHT	2.5 STORIES AND 35 FT.		OK
BUILDING COVERAGE	30%		OK
UNITS PER BUILDING	N/A		OK
FRONT YARD SETBACK	35 FT.		OK
SIDE YARD SETBACK	N/A		OK

PARKING REQUIREMENTS:

MAXIMUM PERMITTED:

RESIDENTIAL:
1 SPACE PER UNIT
64 DWELLING UNITS = 64 SPACES

RETAIL:
3 SPACES PER 1,000 SF OF GFA
14,892 SF OF RETAIL SPACE = 45 SPACES

TOTAL MAXIMUM PARKING PERMITTED = 109 SPACES

PROVIDED

TOTAL PARKING PROVIDED = 91 SPACES
(BASED ON SHARED PARKING ANALYSIS)

LOADING REQUIREMENTS:

REQUIRED

RETAIL:
1 SPACE FOR THE FIRST 7,500 SF OF GFA AND 1 SPACE FOR EACH ADDITIONAL 10,000 SF OF GFA OR MAJOR PORTION THEREOF, EXCEPT THAT NO BERTHS SHALL BE REQUIRED FOR BUILDINGS OF LESS THAN 5,000 SQUARE FEET OF GFA

BUILDING 1: 10,566 SF OF RETAIL SPACE = 1 LOADING SPACE
BUILDING 2: 4,326 SF OF RETAIL SPACE = 0 LOADING SPACES

PROVIDED

TOTAL LOADING SPACES PROVIDED:
EAST BLDG: = 1 LOADING SPACE
WEST BLDG: = 1 LOADING SPACE

OWNERS/APPLICANTS:

BEEKMAN ARTS CENTER LLC (TAX ID: 5955-19-706012)
268 MAIN STREET
BEACON, NY 12508

BAYRIDGE STUDIOS LLC (TAX ID: 5954-26-781983 & 5954-26-689990)
268 MAIN STREET
BEACON, NY 12508

TAX LOTS:

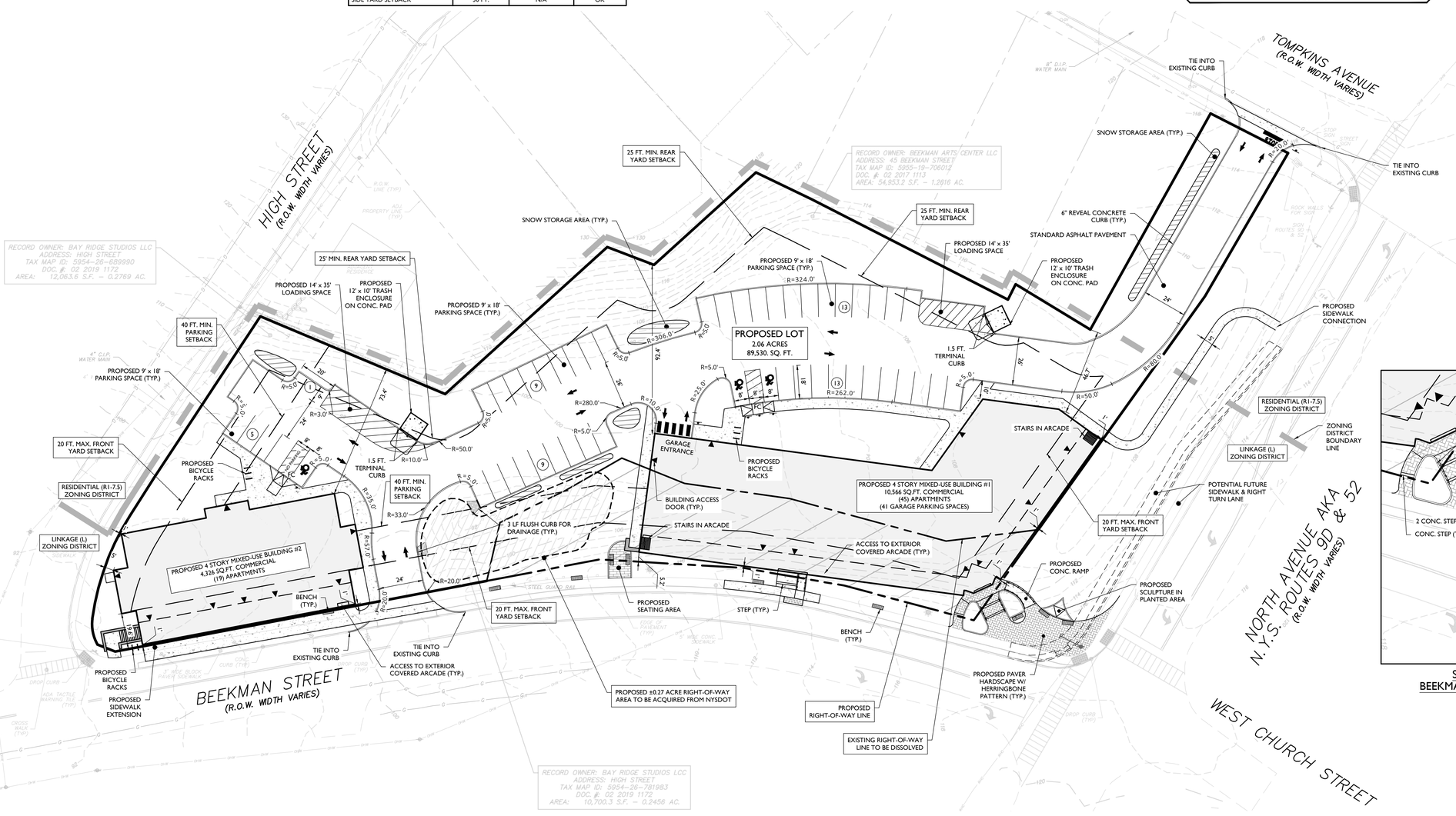
5955-19-706012
AREA = 1.26 ACRES
54,953 S.F.

5954-26-781983
AREA = 0.25 ACRES
10,700 S.F.

5954-26-689990
AREA = 0.28 ACRES
12,064 S.F.

LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	ROADWAY SIGNS	
	ZONING BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	LIGHT POLE	



SIDEWALK ENTRANCE AT
BEEKMAN STREET AND NYS ROUTE 9D

SCALE: 1" = 20'

30 0 30 60
SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2023\23010468A\Engineering\Site Plans\C-LAYT.dwg\C-04-DIMENSION PLAN By: KYLE.SHALLOW

REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
4	10/29/24	JED	REVISED PER PLANNING BOARD COMMENTS
5	11/26/24	KAS	REVISED PER PLANNING BOARD COMMENTS
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-
-	-	-	-

Colliers
Engineering & Design
www.colliersengineering.com

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Doing Business as MASER CONSULTING

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Digitally signed by Justin E. Dates
Date: 2025.02.07 12:15:48-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

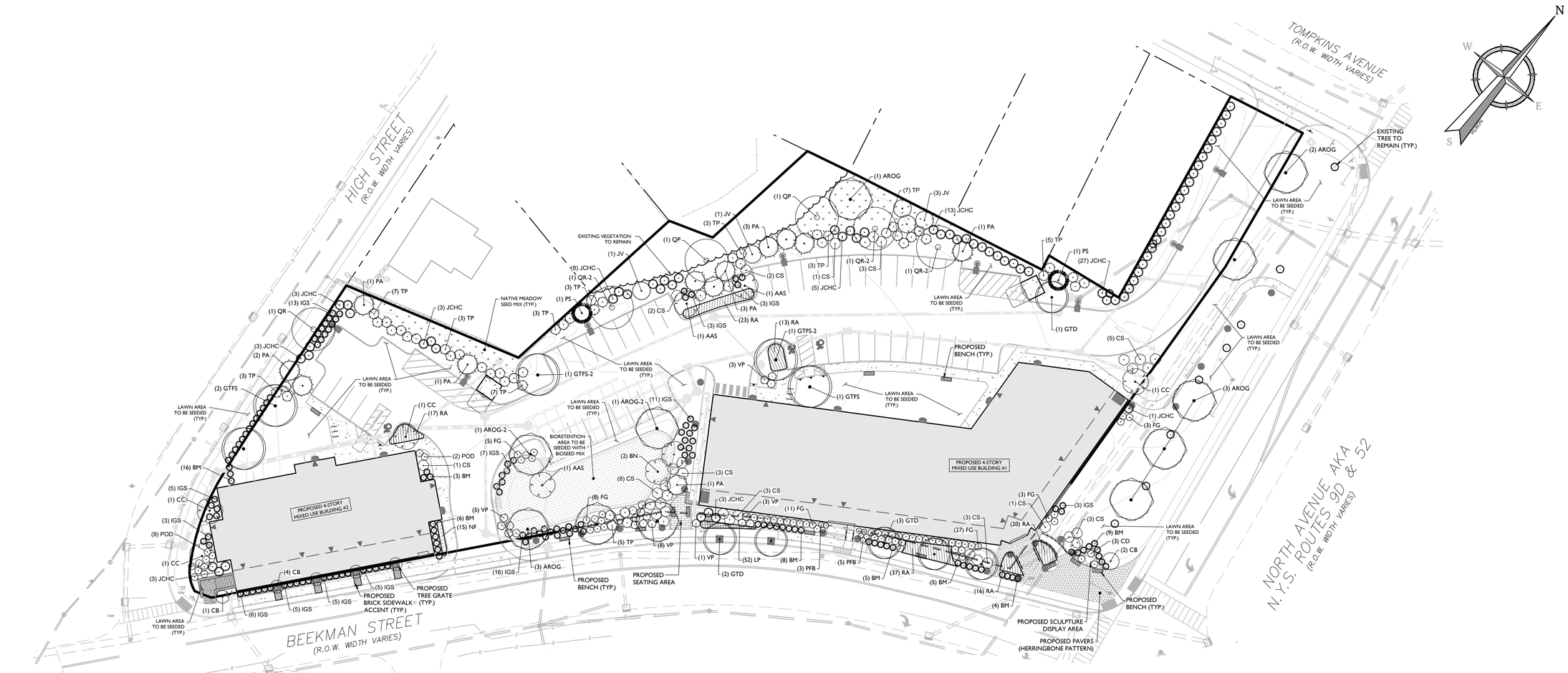
Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-LAYT		

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
04 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AROG	9	Acer rubrum 'Octobor Glory'	October Glory Red Maple	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
AROG-2	2	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTD	6	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Honeylocust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS-2	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Honeylocust	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QP	2	Quercus palustris	Pin Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR	1	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR-2	3	Quercus rubra	Red Oak	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
JV	5	Juniperus virginiana	Eastern Red Cedar	B & B	6-8` Ht.	DENSE / TYP. SPECIES HABIT
PA	12	Picea abies	Norway Spruce	B & B	6-8` Ht.	DENSE / TYP. SPECIES HABIT
PS	2	Pinus strobus	Eastern White Pine	B & B	6-8` Ht.	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
AAS	3	Amelanchier alnifolia	Serviceberry	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
BN	2	Betula nigra	River Birch	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
CB	7	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	1-3/4"-2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
CC	4	Cercis canadens	Eastern Redbud	B & B	6-7` Ht.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
CD	3	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	CONT	18" - 24" SPREAD	TYPICAL SPECIES HABIT
CS	35	Cornus sericea	Red Twig Dogwood	CONT	24" - 30"	TYPICAL SPECIES HABIT
BM	44	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	CONT	18" - 24"	TYPICAL SPECIES HABIT
FG	57	Fothergilla gardenii	Dwarf Fothergilla	CONT	18" - 24"	TYPICAL SPECIES HABIT
IGS	85	Ilex glabra `Shamrock`	Inkberry	CONT	18" - 24"	TYPICAL SPECIES HABIT
JCHC	64	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Column Juniper	CONT	6-8` Ht.	TYPICAL SPECIES HABIT
PFB	11	Potentilla fruticosa	Bush Cinquefoil	CONT	18" - 24"	TYPICAL SPECIES HABIT
POD	11	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CONT	24" - 30"	TYPICAL SPECIES HABIT
RA	126	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT	12" - 18" SPREAD	TYPICAL SPECIES HABIT, 3.5' O.C.
TP	49	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	5-6' Ht.	TYPICAL SPECIES HABIT
VP	20	Viburnum prunifolium	Blackhaw Viburnum	CONT	24" - 30"	TYPICAL SPECIES HABIT
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	
LP	52	Liriope platyphylla	Liriope Grass	SPS	18" o.c.	
NF	15	Nepeta x faassenii	Catmint	1 gal.	24" o.c.	

PLAN NOTE

1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.

PARKING AREA TREES

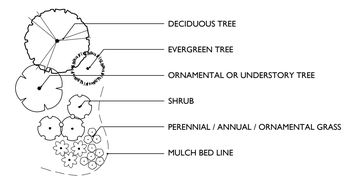
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

PROVIDED: 7 TREES (COMPLIES)

LANDSCAPE NOTES

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
4. PROPOSED LAWN AREAS AROUND BUILDINGS SHALL BE STABILIZED WITH SEED. SEED MIXTURE #1 TO BE USED ON NORTHERN & WESTERN LAWN AREAS AND SEED MIXTURE #2 TO BE USED ON SOUTHERN & EASTERN LAWN AREAS.
5. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
6. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
7. NO SUBSTITUTIONS OF PLANT MATERIALS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
8. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.

LANDSCAPE LEGEND



NOTE:
1. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

LAWN SEED MIX

NATIVE MEADOW MIX

BIORETENTION SEED MIX

30 0 30 60

SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
4	10/29/24	JED	REVISED PER PLANNING BOARD COMMENTS
5	11/26/24	KAS	REVISED PER PLANNING BOARD COMMENTS
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-
-	-	-	-

Digitally signed by Justin E. Dates
Date: 2025.02.07 12:16:29-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-LAND		

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
12 of 19

2023\23010468A\Engineering\Site Plans\C-LAND.dwg, C-12 LANDSCAPE By: KYLE SHALLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

1 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

4th FLOOR METAL PANEL & WINDOW TRIM
COLOR: LIGHT GRAY

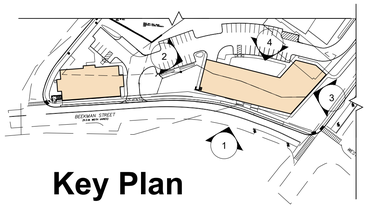
CORNICE & TRIM
COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX
W/ MORTAR COLOR 'G601'

METAL PANEL & METAL TRIM
COLOR: BENJAMIN MOORE HC-462

DOUBLE GLAZED INSULATED
CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY



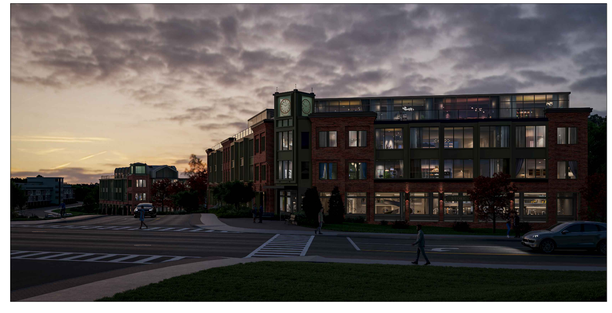
Key Plan

2 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

3 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

4 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"



Site Plan Application
Sheet A-106 - Elevations 1

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

1 High Street Building - Elevation
Scale: 1/16" = 1'-0"

PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

4th FLOOR METAL PANEL & WINDOW TRIM
COLOR: LIGHT GRAY

CORNICE & TRIM
COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 53DD MIX
W/ MORTAR COLOR 'G601'

METAL PANEL & METAL TRIM
COLOR: BENJAMIN MOORE HC-462

DOUBLE GLAZED INSULATED
CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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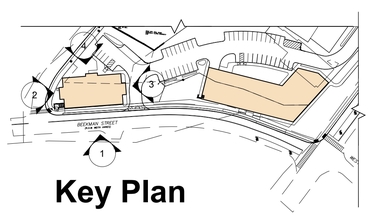
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

2 High Street Building - Elevation
Scale: 1/16" = 1'-0"

3 High Street Building - Elevation
Scale: 1/16" = 1'-0"

4 High Street Building - Elevation
Scale: 1/16" = 1'-0"



Key Plan

Site Plan Application

Sheet A-107 - Elevations 2

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 10, 2025

RE: 45 Beekman Street Site Plan, Beekman Arts Center LLC & Bay Ridge Studios LLC

I have reviewed the following materials regarding the proposed construction of two (2) new mixed-use buildings at 45 Beekman Street:

- Cover letter by Taylor M. Palmer, Cuddy + Feder LLP, dated January 28, 2025
- Responses to Comments Memo, prepared by Aryeh Siegel Architect, dated January 28, 2025
- Architectural Plan Set (7 sheets) prepared by Aryeh Siegel Architect, dated November 28, 2023, last revised January 28, 2025
- Supplemental Materials Submitted After Submission Deadline
    - Cover letter by Taylor M. Palmer, Cuddy + Feder LLP, dated February 7, 2025
    - Full EAF prepared by Justin Dates, Colliers Engineering, dated February 4, 2025
    - Dimension Plan prepared by Colliers Engineering, dated January 30, 2024, last revised February 5, 2025
    - Elevations (2 sheets) prepared by Aryeh Siegel Architect, dated November 28, 2023, last revised January 28, 2025

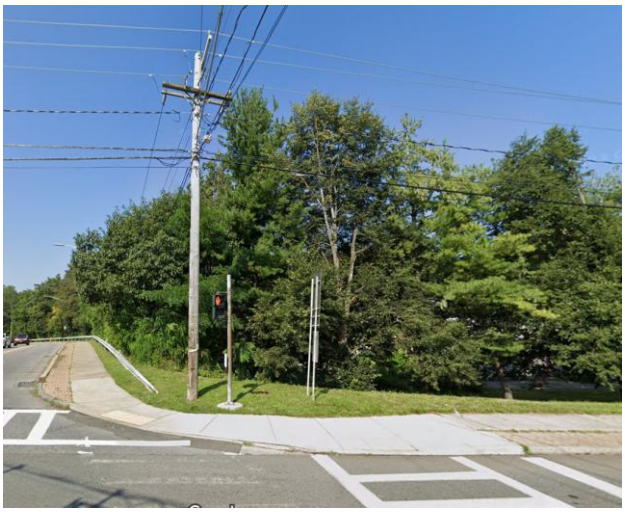
Project Description:
The proposed project includes construction of two 4-story mixed-use buildings with a total of 64 residential dwelling units, 14,892 sq. ft. commercial space, and 91 off-street parking spaces. The 2.06-acre site includes three parcels and ROW acquisition to be merged into a single lot of record. The property is located primarily within the Linkage (L) district, with only the northern driveway onto Tompkins Avenue located in the R1-7.5 Residential district, with frontages on Beekman Street, High Street, and Tompkins Avenue. Multifamily residential, retail, and office uses are permitted within this portion of the Linkage District. The project site is within the Local Waterfront Revitalization Program (LWRP) area, and immediately abuts parcels that fall within the Historic District and Landmark Overlay Zone along High Street and Thompkins Avenue.

Comments & Recommendations:

1. **Consistency Between Renderings and Site Plan:** There appear to be inconsistencies between the provided renderings and the proposed site plan, such as utility poles discussed below and the landscaped area between the two buildings (the Grading and Landscape Plans show a depressed bioretention area whereas renderings show a mounded berm-like area that slopes down towards the road and significantly screens views of the internal parking.) The applicant should revise the renderings to ensure site grades and landscaping are not significantly misrepresented, and that

internal parking and utilities visible from the public sidewalk are shown. The applicant has stated that updated renderings with correct grading are forthcoming.

2. **Pedestrian Plaza / Tower Entrance:** The applicant has made changes to the proposed plaza at the corner of Beekman Street and Route 9D to open up the plaza and create more direct pedestrian access, both visually and physically, to the main entrance of the Beekman building. Simplification of the corner access is a supportable design change. However, as discussed on a call with the applicant's consultants on 1/28, the Planning Board should be aware that a large utility pole and pedestrian signal pole are located at the apex of the plaza. The applicant was asked to investigate ways to relocate or incorporate these structures within the plaza design.



3. **Lighting Plan:** The provided lighting plan proposes wall-mounted lights on the rear façade of the buildings, pole lights in the rear parking area, and 3.5 ft. bollards along the front pedestrian paths and landscaped areas. The applicant states that specifications for the lighting of the exterior of the building, including the arcade, are forthcoming.

If you have any questions, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Cory Wirthmann, Acting Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

From: Karen Bummele
To: ajs@ajsarch.com; Mercedes Perez
Subject: 45 Beekman Development
Date: Tuesday, February 11, 2025 12:28:41 PM

Dear Maria and Aryeh,

We received the notification about the 45 Beekman development and unfortunately cannot attend the mtg tonight. This is very large development and as neighbors at 30 Beekman St, we are quite concerned about traffic and noise congestion. A few years ago, there was the proposal of the church and hotel development behind our building on the hill which also is still of concern to us and we are not sure where this stands currently. Having 2 large developments and this new one with commercial space along major intersection is not ideal.

We are also curious about Beekman Arts Center, LLC. Is there an intention to bring arts to this space? What is the connection? How will this enhance our neighborhood or quality of living? Currently, there is a lot of developing happening within Beacon and the concern is we lose the quietness of why we bought a place in Beacon and the fear that Beacon becomes too overdeveloped quickly.

We appreciate you listening and look forward to hearing back from you.

Warmly
Karen & Armin B.
30 Beekman St

45 Beekman Street & High Street
Commercial And Residential Mixed – Use Project

Robert Fio Rito
16 High Street, Beacon NY

Contents

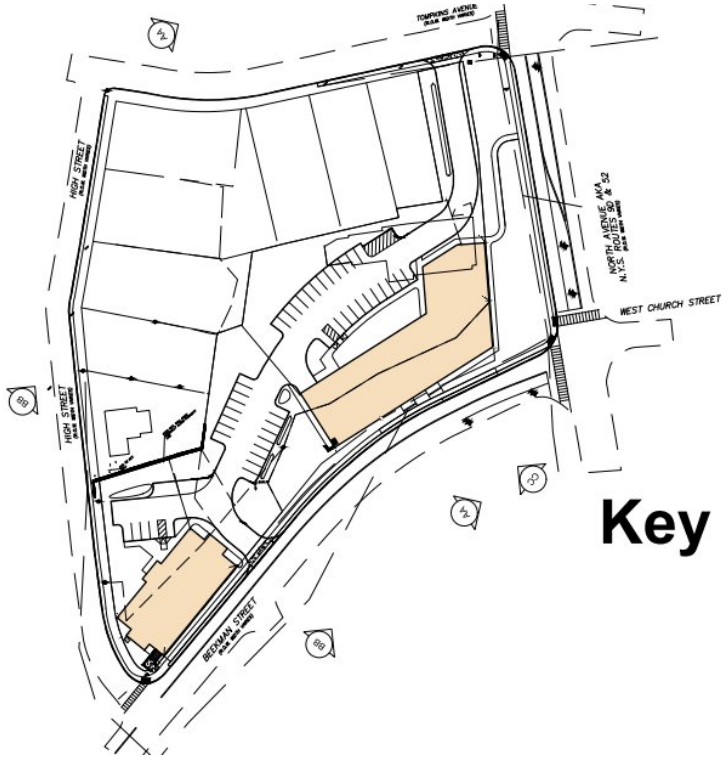
1. Introduction
2. Beekman Street & High Street - Key Site Plan
3. 16 High Street Property Map of Survey
4. High Street Elevations
5. High Street Building Project Rear Parking Lot
6. 16 High Street Retaining Wall – Details
7. 16 High Street Retaining Wall – Additional Photo
8. Suggestion – Additional Retaining Wall
9. Additional Concerns
10. Current view of Historical High Street

Introduction

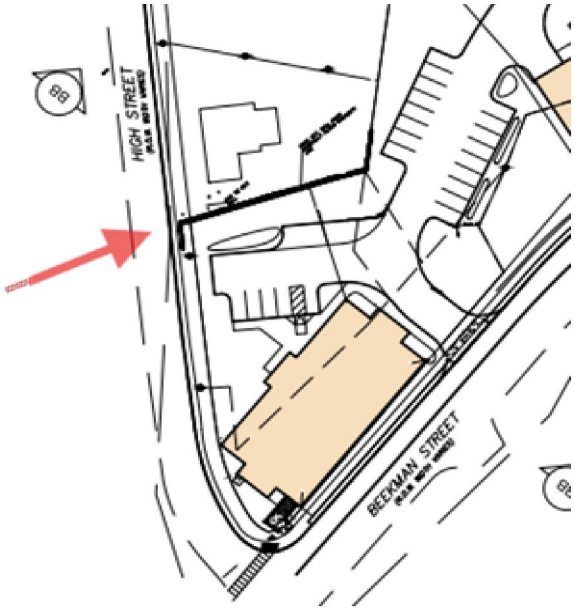
This paper highlights an existing historical Retaining Wall which represents the property line between 16 High Street and the 45 Beekman Street & High Street Commercial and Residential Mixed-Use project. The Mixed-Use project shows a parking lot behind the building which could compromise the existing Retaining Wall's structure and in turn cause significant property damage to 16 High Street (the adjoining property) due to erosion from rain water and melting snow. High Street properties are built on a hill where the Mixed-Use project sits at the bottom of this hill. This paper will highlight concerns pertaining to a needed set-back when constructing the parking lot and recommendations on how to ensure the integrity of this historical High Street Retaining Wall.

45 Beekman Street & High Street Project

1. Project site Share Retaining Wall with 16 High St Property

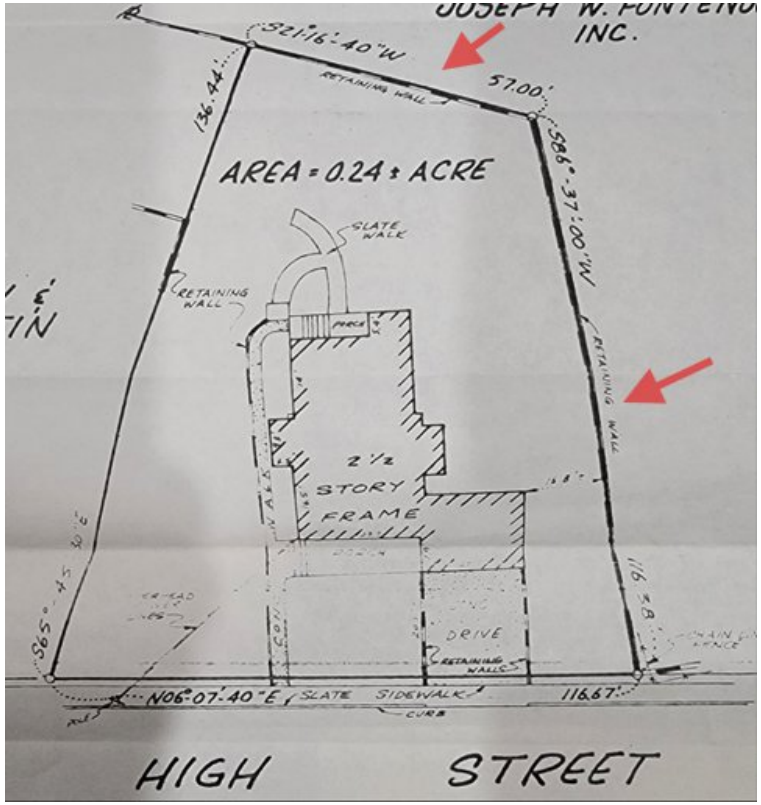


Key Plan



16 High Street Map of Survey / Retaining Wall

1. 16 High Street structure built, 1889
2. Wall age possibly 136 yr
3. 16 High Street dwelling (garage) is 16’ 8’’ from Retaining Wall
4. Shared property line, 116’ and 57’ – total 173’
5. The 57’ section has already been compromised from erosion
5. 16 High Street possible owner of Retaining Wall



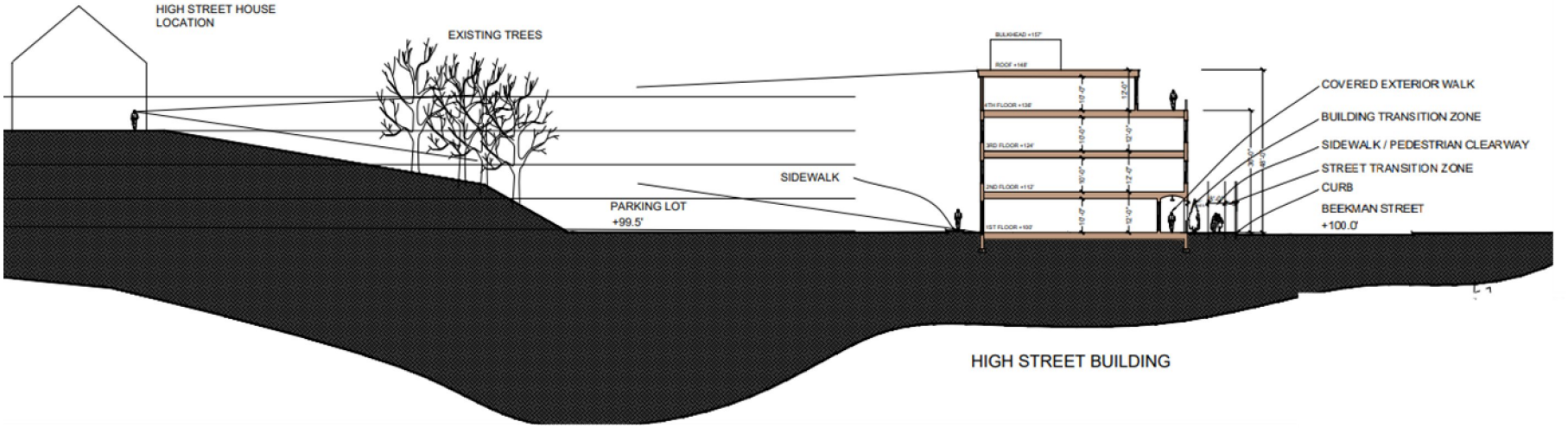
High Street Elevations

1. Beacon Topographic map shows steepness of High Street
2. High Street top – 140ft
3. 16 High Street – 120ft
4. Beekman / High Street project – 103ft
5. Water from rain and melting snow eventually flows to the proposed project site. Red indicates proposed building
6. Retaining wall is crucial to prevent erosion and maintaining structural integrity of 16 High street property

6

High Street Building Project Rear Parking Lot

1. How close will parking lot be to Retaining Wall
2. Proper set-back is needed to protect integrity of Retaining Wall



16 High Street Retaining wall

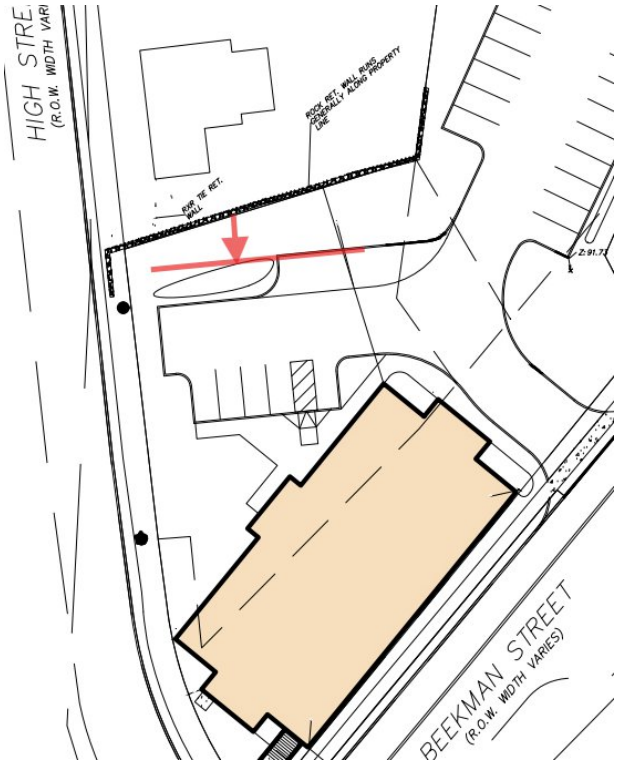
1. Slopping hill at base supports Retaining Wall
2. Overtime past owners of this lot have removed portions of hill slop to increase lot footprint
3. Integrity of wall is in question if additional hill is removed
4. Possible failure of Retaining wall, erosion will be detrimental to 16 High Street property
5. Wall is handcrafted without the use of mortar, part of High Street history

16 High Street Retaining wall

1. Hill slope supports integrity of Retaining Wall
2. Hill slope should not be reduced further for Parking lot

Suggestion - Additional Retaining Wall

1. Additional Retaining Wall to be built 20 feet from 16 High Street Retaining Wall
2. Propose New Retaining Wall to be approx. 3 feet high at end of parking lot
3. Propose New Retaining Wall backfilled with soil along with landscaping shrubs etc.



Additional Concerns

1. Approximately 25% of High Street will border and be open to, High Street Building Project
2. Existing Trees will be removed
3. Historical ambiance of High Street will be compromised
4. Excessive traffic and parking on High Street from shoppers will additionally compromise this Historic Street in Beacon

Current view of Historical High Street

1. View from Town Hall

City of Beacon Planning Board Agenda
02/11/2025

Title:

Public hearing and continue review of applications for Site Plan Approval and Subdivision Approval, Mixed-Use Commercial Use and Residential, 420-430 Fishkill Avenue, submitted by DKH Realty, LLC.

ATTACHMENTS

420 Fishkill PB 2.11.25 Supplemental Submission - Cover Ltr.pdf

420 Fishkill PB 2.11.25 Exhibit A - Response to Comments Memo by HLD 1.28.25.pdf

420 FIshkill PB 2.11.25 Exhibit B - Illustrated Plant List and Planting Schedule by Debra Adamsons.pdf

420 Fishkill PB 2.11.25 Exhibit C - Ltrs of Support and_or No Objection from neighbors - map identifying parcels owned by neighbors.pdf

420 Fishkill PB 2.11.25 Attachment 1 - Floor Plans and Renderings by Studio Architecture 10.29.24 rev 1.24.25.pdf

420 FIshkill PB 2.11.25 Attachment 2 - Site Redevelopment Plans and Lot Line Removal Plat by HLD rev 1.28.25.pdf

420 Fishkill PB 2.11.25 Attachment 3 - Landscaping Plan 1.17.25 by Debra Adamsons.pdf

Lanc & Tully 420-430 Fishkill Ave Review 02-05-25.pdf

KARC Review PB_420 Fishkill Ave_2025.02.10.pdf

420 Fishkill PB 2.11.25 public comment CAC.pdf

420 Fishkill PB 2.11.25 public comment Waagner.pdf

420 Fishkill PB 2.11.25 public comment Stoddart.pdf

420 Fishkill PB 2.11.25 public comment Pomarico.pdf

420 Fishkill PB 2.11.25 public comment Azzano.pdf

420 Fishkill PB 2.11.25 public comment Soto.pdf

420 FIshkill PB 2.11.25 public comment Bruce.pdf

420 FIshkill PB 2.11.25 ltrs in Support Submission(6335477.1).pdf

420 Fishkill PB 2.11.25 public comment Ortiz.pdf

420 Fishkill PB 2.11.25 public comment Martinez.pdf

420 Fishkill PB 2.11.25 public comment Maher.pdf

420 Fishkill PB 2.11.25 public comment Merrill.pdf

420 Fishkill PB 2.11.25 public comment Farina.pdf

420 Fishkill PB 2.11.25 public comment Manglass.pdf

420 FIshkill PB 2.11.25 public comment Mart.pdf

CUDDY +FEDER LLP

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Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

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

January 28, 2025

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

Re: Application for Subdivision Approval (Lot Merger) & Site Plan Approval
Supplemental Submission
Premises: 420-430 Fishkill Avenue, Beacon, New York
Tax Parcel IDs: 6055-80-443076, 450087, and 455098

Dear Chairman Gunn and Members of the Planning Board:

On behalf of DKH Realty, LLC (the "Applicant"), the owners of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the Application for Subdivision Approval (Lot Merger) and Site Plan Approval (the "Application") for the proposed adaptive reuse Project on the Premises.

SITE PLAN REFINEMENTS AND RESPONSES TO CONSULTANT COMMENTS:

The enclosed Floor Plans and Renderings prepared by the Applicant's architect, Studio Architecture, DPC, together with the enclosed Site Redevelopment Plans, Lot Line Removal Plat (collectively, the "Plans") and a response to comments memorandum dated January 28, 2025, prepared by Hudson Land Design ("HLD") Professional Engineering, P.C., have been prepared in response to comments provided by this Board and contained in the comment memoranda prepared by the City's Planning and Engineering Consultants. *See* **Exhibit A** and enclosed Plans.

In addition, a more detailed Landscaping Plan prepared by Debra Adamsons has been provided to further address comments received on this Application. An illustrated list of plant species to be installed at the Premises and a planting schedule of the materials identified within the Landscaping Plan is enclosed herewith as **Exhibit B**.

As is more fully detailed on the Plans, the Project has been further refined in response to the Board's comments to enhance the pedestrian experience along Fishkill Avenue and internal to the Premises. For instance, two (2) solar flashing LED blinker signs are proposed to be installed at

the intersection of Townsend Street and Fishkill Avenue to supplement the previously proposed painted pedestrian crosswalk to promote pedestrian safety at this intersection. In addition, a proposed easement area has been provided to accommodate access to the proposed walking path between Fishkill Avenue and the future rail trail/Fishkill Creek Greenway & Heritage trail connection.

The refined Plans now include the following additional updates:

- Redesignation of the previously proposed entrance-only driveway at the southern portion of the Premises as a "Deliveries Only" driveway; incorporation of a loading zone adjacent to this driveway along the southern border of the Premises, and installation of stamped concrete pavers within the driveway and the loading zone;

- Relocation of the proposed tenant-only parking spaces to the northern portion of the main parking lot, adjacent to a proposed pedestrian crosswalk connecting the tenant-only parking spaces to the building;

- Reduction of the total number of proposed parking spaces from 35 to 33 spaces;

- Addition of evergreen and deciduous trees, shrubs, and grasses to the Premises, including at the northerly, southerly, and westerly (along the Fishkill Avenue frontage) boundaries of the Premises; along the front of the building; and in landscaped islands within the parking lot, as further illustrated in the updated Landscape Plan submitted herewith;

- Replacement of the previously proposed decorative clock feature with a large glass window at the stair parapet to define the entryway to the residential portion of the building and complement the red brick elements along the building façade; and

- Incorporation of grading and utility details for this project.

Further, enclosed herewith as **Exhibit C** please find several Letters of Support and/or Letters of No Objection from abutting/nearby property and business owners along the Fishkill Avenue corridor.[1] For reference, a map depicting the parcels owned by the signatories to each of the enclosed letters is also included in this Exhibit.

[1] The Applicant anticipates receiving additional Letters in Support and/or Letters of No Objection from other property and business owners along the Fishkill Avenue corridor, which will be provided in advance of the February 11, 2025 Planning Board meeting.

It is respectfully submitted that this submission illustrates the Applicant's ongoing commitment to the future of the Fishkill Avenue corridor and the Premises, and further that the Applicant has carefully responded to all comments offered by the City and its consultants regarding the Project. These efforts reveal a clear intention by the Applicant to give the Premises new life and create a new opportunity for mixed-use redevelopment within the Fishkill Avenue corridor, which has been acknowledged and supported by neighboring property and business owners.

INDEX OF ENCLOSURES:

In support of this Application, enclosed please find five (5) copies of the following documents:

Exhibit A: Response to Comments Memorandum prepared by HLD, dated January 28, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated January 12, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated January 14, 2024; and

Exhibit B: Illustrated Plant List and Planting Schedule prepared by Debra Adamsons, providing additional detail to the Landscaping Plan submitted herewith; and

Exhibit C: Letters of Support and/or Letters of No Objection from neighbors to the Premises, along with a map identifying the parcels owned by the signatories to the letters.

In further support of this Application, we respectfully submit find five (5) full-size sets of the revised Floor Plans and Renderings, prepared by Studio Architecture, DPC, dated October 29, 2024, last revised January 24, 2025; five (5) full-size sets of the revised Site Redevelopment plans and Lot Line Removal Plat prepared by HLD, dated October 29, 2024, last revised January 28, 2025; and five (5) full size sets of the Landscaping Plan, dated January 17, 2025, prepared by Debra Adamsons.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on February 11, 2025 for the Public Hearing on this Application. 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 us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bruce Flower, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Kenneth Wersted, P.E., Creighton Manning Engineering, LLP
Hudson Land Design Professional Engineering, P.C.
Studio Architecture, DPC
Colliers Engineering & Design, P.C.
DKH Realty, LLC
Jessica Zalin, Esq.

6314345.v3

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

January 28, 2025

John Gunn, Chairman and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re: Coffee House with Accessory Drive Through
Application for Subdivision and Site Plan Approvals
420-430 Fishkill Avenue, City of Beacon, New York
Tax Parcels: 6055-80-443076; -450087; -455098 (±1.095 acres total)

Dear Chairman Gunn and Members of the Planning Board:

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

- Five (5) copies of the Civil Site Plan Set (Sheets 1 through 9 of 9)
- Five (5) copies of the Preliminary Plat (Sheet 1 of 1)

The documents have been prepared and/or updated in response to comments from the Planning Board and from the City's consultants for the Planning Board's continued review and consideration of the Application. The following are point-by-point responses to each comment contained within the letters prepared by the City's consultants:

Lanc & Tully Review Letter, Dated January 12, 2025:

Lot Line Removal Plat:

1. A survey description will be provided at the appropriate time as the project nears final approvals. With exception of showing an easement for the rail trail access, the Plat is unchanged from the November 2024 submittal.
2. An easement for access to the rail trail through the subject property has been shown on the Plat (and also on the Site Plan set).

General Comments:

1. A cost estimate will be prepared with a future submittal once the layout has been generally accepted by the Planning Board.
2. The plan currently shows a potential future path for trail access. Any easement will be shown once the layout is generally accepted by the Planning Board and will be reviewed by the City attorney.

3. A formal landscaping plan has been developed by Debra Adamsons based upon feedback received from the Planning Board and its consultants, which is included with this submittal.
4. An ADA compliant drop ramp detail has been provided on Sheet CD-1.

Existing Conditions and Removals Plan (Sheet 2 of 8):

1. Preliminary grading has been provided. The primary concern is meeting ADA compliant pedestrian ways through the site and compliant parking. There will be areas, based on the proposed grades, where there will be full pavement removal and rebuild, milling and adding pavement, and adding asphalt pavement above existing. Since the topographic survey relies on interpolation of points, we can only estimate those areas. As such, we have added notation specific to the goal of meeting the proposed grades shown on the plans (refer to General Construction Note 9 on Sheet GU-1).

Site Plan (Sheet 3 of 8):

1. A One-Way sign has been added to the drive-thru lane opposite the connection to the parking area closest to the building.
2. A Stop Sign has been added to the connection from the parking area closest to the building near the drive-thru lane.

Grading and Utility Plan (Sheet 4 of 8):

1. The proposal has been amended to show individual sewer laterals from each space combining to a 6" header sewer service lateral with a new connection to the sanitary sewer main in Fishkill Avenue.
2. We have reached out to the Building Department to schedule a meeting to discuss the grease interceptor. We have not been able to schedule the meeting. It is noted that the Dunkin' prototype includes a surface mounted interior grease trap, which is what is being proposed. A note to that effect has been placed on sheet GU-1 (refer to Utility Note 3).
3. Proposed grading has been provided.
4. The project architect has noted a 4" water service. The call-out has been updated.
5. Rooftop drainage is being re-directed into the proposed drainage system (refer to Utility Note 4 on Sheet GU-1). The 6" PVC downspout discharge is proposed to be eliminated.
6. A call-out for replacing the existing sidewalk ramp at the Crosswalk near Townsend Street has been added.
7. ADA compliant ramps are shown on the connections to the rail trail walkway path.

KARC Planning Consultants, Inc. Review Letter, Dated January 14, 2025:

1. Tenant parking has been relocated to the north near the crosswalk through the parking areas. The owner does not intend to build apartments that will not be leased. We fully expect that the housing demand in the area, the proximity of the project to the City and the interstate, and the location of the project to the future rail trail and existing greenway connections will yield full tenancy.
2. The loading zone has been shown in the same location as earlier layout iterations, with a delivery only entrance on the south side.
3. The south entrance has been designated as deliveries only.
4. At this time, EV Charging Stations are not being proposed.
5. A fourth bench has been added, close to the laundromat. However, we believe that the window on the south side does not permit viewing of the machines, regardless of the location of the bench.
6. With regard to the lighting plan:

a. Based on the site usage, and the potential need for lighting at any time, there are no proposed hours for the lighting.

b. The existing light poles are to be removed. All light poles shown on the lighting plan are proposed new.

c. We are proposing all exterior lighting be 3000 Kelvin color temperature. A column has been added to the Luminaire Schedule.

d. The color rendering index has been added to the Luminaire Schedule.

e. The word "full" has been added to Lighting Note 1.

7. A formal landscaping plan has been developed by Debra Adamsons based upon feedback received from the Planning Board and its consultants, which is included with this submittal.

8. Per the Board discussion, and at the suggestion of the project traffic consultant, a solar flashing LED blinker sign has been proposed at the Fishkill Avenue crosswalk.

We look forward to continuing our discussions regarding this Application at your January 14, 2025 Planning Board meeting. Should you have any questions, please feel free to contact me on my direct line 845-766-8955.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: DKH Realty, LLC, Owner & Applicant (via email)
Taylor M. Palmer, Esq., Cuddy & Feder LLP, Counsel to Applicant (via email)
Chris Raffaelli, Studio Architecture, DPC, Applicant's Architect (via email)
Richard D'Andrea, P.E., PTOE, Colliers Engineering and Design, Traffic Consultant (via email)
Michael A. Bodendorf, P.E. (HLD file)

Eco Lawn

COMMON NAME
Eco Grass

TYPE
Grass

IMAGE

Packera aurea

COMMON NAME
Golden Ragwort

TYPE
Herbaceous

IMAGE

Juniperus virginiana

COMMON NAME
Eastern Red Cedar

TYPE
Tree

IMAGE

Hypericum prolificum

COMMON NAME
St. John's Wort

TYPE
Shrub

IMAGE

Ilex Glabra

COMMON NAME
Inkberry

TYPE
Shrub

IMAGE

Magnolia virginiana

COMMON NAME
Sweetbay Magnolia

TYPE
Tree

IMAGE

Juniperus horizontalis

COMMON NAME
Creeping Juniper

TYPE
Shrub

IMAGE

Nyssa sylvatica

COMMON NAME
Blackgum

TYPE
Tree

IMAGE

Betula populifolia

COMMON NAME
Grey Birch

TYPE
Tree

IMAGE

St. John's Wort as Hedge

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quantity	LOCATION	NOTES
T-Bp	Tree	Betula populifolia	Grey Birch	6-7'			Multi stem
T-Jv	Tree	Juniperus virginiana(Evergreen)	Juniper	5-6'			
T-Mv	Tree	Magnolia virginiana	Sweetbay Magnolia	2.5"			
T-Ns	Tree	Nyssa sylvatica	Black Gum	2.5"			
S-Hp	Shrub	Hypericum prolicum	St John's Wort	2 gal			
S-Ig	Shrub	Ilex glabra(Evergreen)	Inkberry	3 gal			
S-Jh	Shrub	Juniperus horizontalis(Evergreen)	Creeping Juniper	1 gal			
H-Pa	Herb	Packera aurea	Golden Groundsel	Plugs			
G-Eg	Grass	Eco Grass	Eco lawn	Seed		Green Space	

TOWNSEND ST
FM 1243
356148
361140
365134
370130
383130
387138
391143
397149
HOA
377121
FM 10853-2
331123
8.6 A(s)
DESOTO AV
MEAD AV
FISHKILL AV
BEACON CITY
Fishkill Ave
Fishkill Ave
420 Fishkill Ave
502133
2.3 A(c)
SPENCER LN
FRONT ST
516113
360075
365070
370065
375060
FM 8133
CONKLIN ST
328043
11.9 A(s)
384022
353011
FM 11142 - 1
370015
1.9 A(s)
DALLIS RD
LIBERTY ST
WILCOX ST
WILSON ST

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 1-22-25

Honorable John Gunn
and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 420-430 Fishkill Avenue, Beacon, NY (the "Premises"), which is classified in the General Business ("GB") Zoning District.

This letter will serve to confirm that I (we) have had a chance to review the application of DKH Realty, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Subdivision Approval (Lot Merger) and Site Plan Approval to merge three (3) lots and adaptively reuse the existing building on the Premises for a proposed mixed-use development including a Dunkin' coffee house with accessory drive through, additional first floor commercial space, and three (3) second floor residential units (the "Project").

I (we) have reviewed the application materials and/or have walked the property and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Subdivision Approval (Lot Merger) and Site Plan Approval.

Very truly yours,

Edes Chalet Margaets Laundromat
Name

434 - Fishkill Ave
Address

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: 2/22/25

Honorable John Gunn
and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 420-430 Fishkill Avenue, Beacon, NY (the "Premises"), which is classified in the General Business ("GB") Zoning District.

This letter will serve to confirm that I (we) have had a chance to review the application of DKH Realty, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Subdivision Approval (Lot Merger) and Site Plan Approval to merge three (3) lots and adaptively reuse the existing building on the Premises for a proposed mixed-use development including a Dunkin' coffee house with accessory drive through, additional first floor commercial space, and three (3) second floor residential units (the "Project").

I (we) have reviewed the application materials and/or have walked the property and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Subdivision Approval (Lot Merger) and Site Plan Approval.

Very truly yours,

Gary Bariglt

Name

440 Fishkill Ave

Address

C&F: 3499502.1
6310513.v1

LETTERIO & HAUG, LLP

LETTER OF NO OBJECTION

DATE: 1/23/2025

Honorable John Gunn
and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

We are the abutting or neighborhood property owner(s) to 420-430 Fishkill Avenue, Beacon, NY (the "Premises"), which is classified in the General Business ("GB") Zoning District.

We have had a chance to review the application of DKH Realty, LLC to the Planning Board of the City of Beacon, requesting Subdivision Approval (Lot Merger) and Site Plan Approval to merge three (3) lots and adaptively reuse the existing building on the Premises for a proposed mixed-use development including a Dunkin' coffee house with accessory drive through, additional first floor commercial space, and three (3) second floor residential units. This letter will serve to confirm that wehave no objection to the issuance of the approvals as described above.

Very truly yours,

Very truly yours,

LETTERIO & HAUG, LLP
Attorneys at Law

JORDAN HAUG, ESQ.

LETTER OF NO OBJECTION

DATE: January 22, 2025

Honorable John Gunn
and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

We are the abutting property tenant to 420-430 Fishkill Avenue, Beacon, NY (the "Premises"), which is classified in the General Business ("GB") Zoning District.

We have had a chance to review the application of DKH Realty, LLC to the Planning Board of the City of Beacon, requesting Subdivision Approval (Lot Merger) and Site Plan Approval to merge three (3) lots and adaptively reuse the existing building on the Premises for a proposed mixed-use development including a Dunkin' coffee house with accessory drive through, additional first floor commercial space, and three (3) second floor residential units. This letter will serve to confirm that we have no objection to the issuance of the approvals as described above.

Very truly yours,

Chris Santone
Name Carvana, LLC

410 Fishkill Ave Beacon, NY 12508
Address

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STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.266.8930

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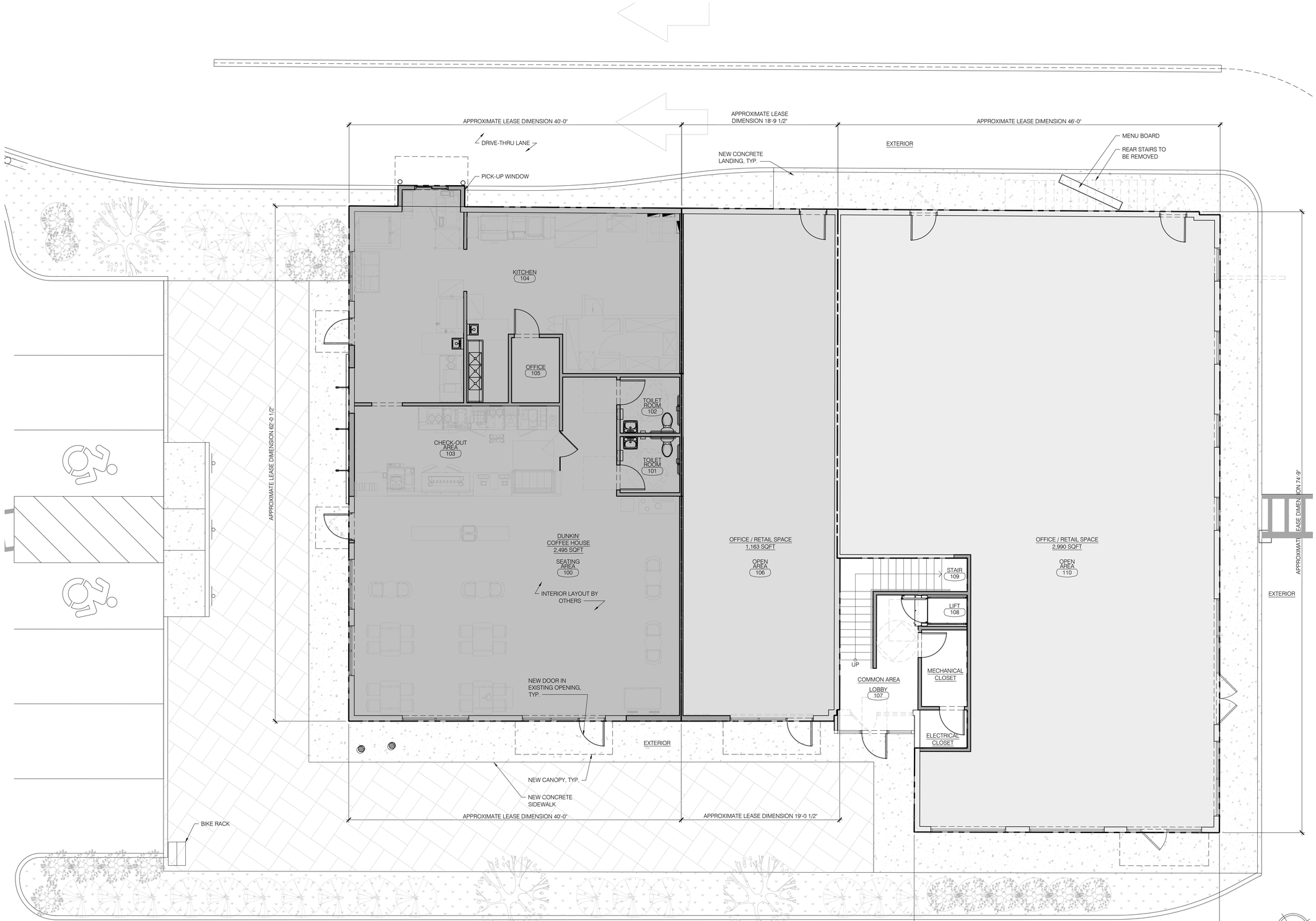
DRAWING RELEASE:

- 2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-11-12 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-11-26 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-12-10 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-12-30 ISSUED FOR PLANNING BOARD SUBMISSION
- 2025-01-24 ISSUED FOR PLANNING BOARD SUBMISSION



FLOOR PLAN

SCALE: 3/16" = 1'-0"

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	01/24/2025
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

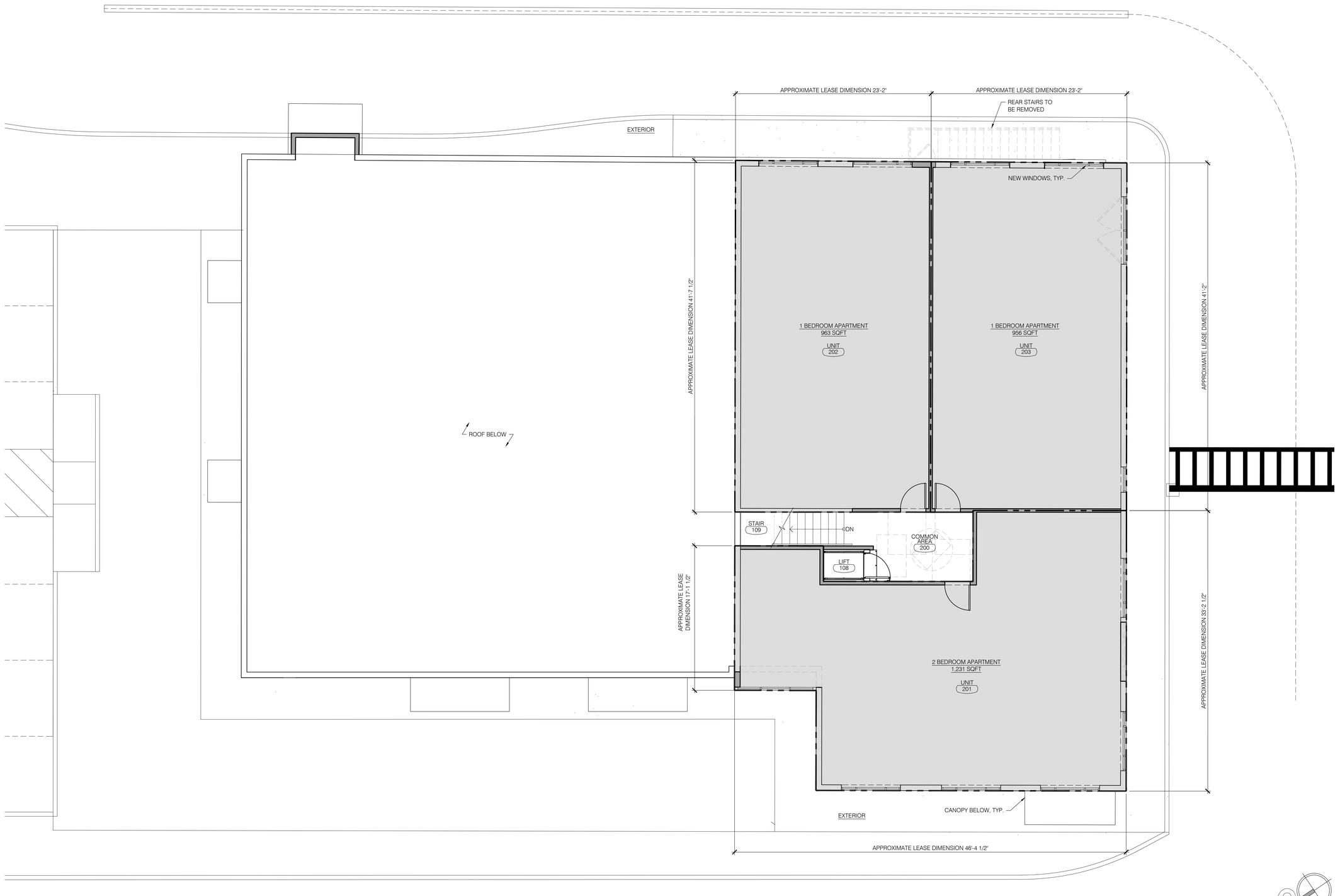
FLOOR PLAN

LAYOUT 5.2

A110

SCHEMATIC DESIGN

Y:\2024\24042\02 Schematic Design\24042.01\Layout 5\active - Layout 5.2\24042.01 - A110.dwg, A110, 1/24/2025 1:47:22 PM, dianaj, ARCH full bleed D (24.00 x 36.00 Inches)



FLOOR PLAN

SCALE: 3/16" = 1'-0"

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- 2024-12-30 ISSUED FOR PLANNING BOARD SUBMISSION
- 2025-01-24 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	01/24/2025
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

SECOND FLOOR PLAN

LAYOUT 5.2

A120

SCHEMATIC DESIGN

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PROPOSED RENDERING

SCALE: NTS

EXISTING CONDITIONS

SCALE: NTS

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2024-12-30 ISSUED FOR PLANNING BOARD SUBMISSION
2025-01-24 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	01/24/2025
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

RENDERING

LAYOUT 5.2

R001

SCHEMATIC DESIGN

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PROPOSED RENDERING

SCALE: NTS

EXISTING CONDITIONS

SCALE: NTS

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DRAWING RELEASE:

- 2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-11-12 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-11-26 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-12-10 ISSUED FOR PLANNING BOARD SUBMISSION
- 2024-12-30 ISSUED FOR PLANNING BOARD SUBMISSION
- 2025-01-24 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	01/24/2025
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

RENDERING

LAYOUT 5.2

R002

SCHEMATIC DESIGN

Y:\2024\24042\02 Schematic Design\24042.01\Layout 5\active - Layout 5.2\24042.01 - R002.dwg, R002, 1/24/2025 2:04:04 PM, dlang, ARCH full bleed D (24.00 x 36.00 Inches)

PROPOSED RENDERING

SCALE: NTS

EXISTING CONDITIONS

SCALE: NTS

studio
ARCHITECTURE

STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.266.8930

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DRAWING RELEASE:

2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION
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2024-12-30 ISSUED FOR PLANNING BOARD SUBMISSION
2025-01-24 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	01/24/2025
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

RENDERING

LAYOUT 5.2

R003

SCHEMATIC DESIGN

Y:\2024\24042\02 Schematic Design\24042.01\Layout 5\active - Layout 5.2\24042.01 - R003.dwg, R003, 1/24/2025 1:58:06 PM, dlang, ARCH full bleed D (24.00 x 36.00 Inches)

420 FISHKILL AVE
SITE REDEVELOPMENT

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6055-80-443078 (±0.304 AC), 450087 (±0.396 AC), & 455098 (±0.395 AC)
TOTAL LOT AREA: ±1.095 ACRES
ZONING DISTRICT: GB (GENERAL BUSINESS)

SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS WITHIN 200':

PARCEL: OWNER & ADDRESS
1. AUDREY HENDERSON LT, 22 MEAD AVE, BEACON NY 12508
2. AARON YERKS, 26 MEAD AVE, BEACON NY 12508
3. BRENT STAPLETON, 30 MEAD AVE, BEACON NY 12508
4. PETER NETTLETON, 34 MEAD AVE, BEACON NY 12508
5. JOSEPH POWERS, 40 MEAD AVE, BEACON NY 12508
6. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
7. JAMVIR BEACON INC, 425 FISHKILL AVE, BEACON NY 12508
8. BRYAN SACHS II, 8 TOWNSEND STREET, BEACON NY 12508
9. STUART WETHERBEE, 66 MEAD AVE, BEACON NY 12508
10. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
11. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
12. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
13. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
14. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
15. MARENE MANAGEMENT GROUP INC, PO BOX 462, HOPEWELL JUNCTION NY 12533
16. MARENE MANAGEMENT GROUP INC, PO BOX 462, HOPEWELL JUNCTION NY 12533
17. DENNIS MORONEY, 10 MACKIN AVE, BEACON NY 12508
18. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
19. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
20. BEACON COMMERCIAL REALTY PROP, 25 DIANA RIDGE ROAD, HIGHLAND NY 12528
21. FPGU INC, 6 SCHNABL CT, WAPPINGERS FALLS NY 12590
22. TGS ASSOCIATES INC, 7509 NORTH BROADWAY, RED HOOK NY 12571
23. METROPOLITAN TRANSPORTATION, 2 BROADWAY, NEW YORK NY 10004
24. LANDGROVE REALTY INC, 29 LYDIA DRIVE, BEACON NY 12508

PROPERTY OWNER:
DKH REALTY, LLC
PO BOX 859
GOSHEN, NY 10924
PH: 845-291-1998

APPLICANT:
DKH REALTY, LLC
PO BOX 859
GOSHEN, NY 10924
PH: 845-291-1998

APPLICANT'S CONSENT:
THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY,LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: SITE PLAN (SP-1)
SHEET 4: GRADING & UTILITY PLAN (GU-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (EC-1)
SHEET 6: LIGHTING PLAN (LT-1)
SHEET 7: CONSTRUCTION DETAILS (CD-1)
SHEET 8: CONSTRUCTION DETAILS (CD-2)
SHEET 9: CONSTRUCTION DETAILS (CD-3)

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

PROJECT SURVEYOR:
CV ASSOCIATES NY, PE, LS, PC
148 ROUTE 17M SUITE 2
HARRIMAN, NY 10926
PH: 845-774-1075

PROJECT ARCHITECT:
STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD ROAD SUITE 209
WHITE PLAINS, NY 10607
PH: 914-266-8903

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB				
2	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
3	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

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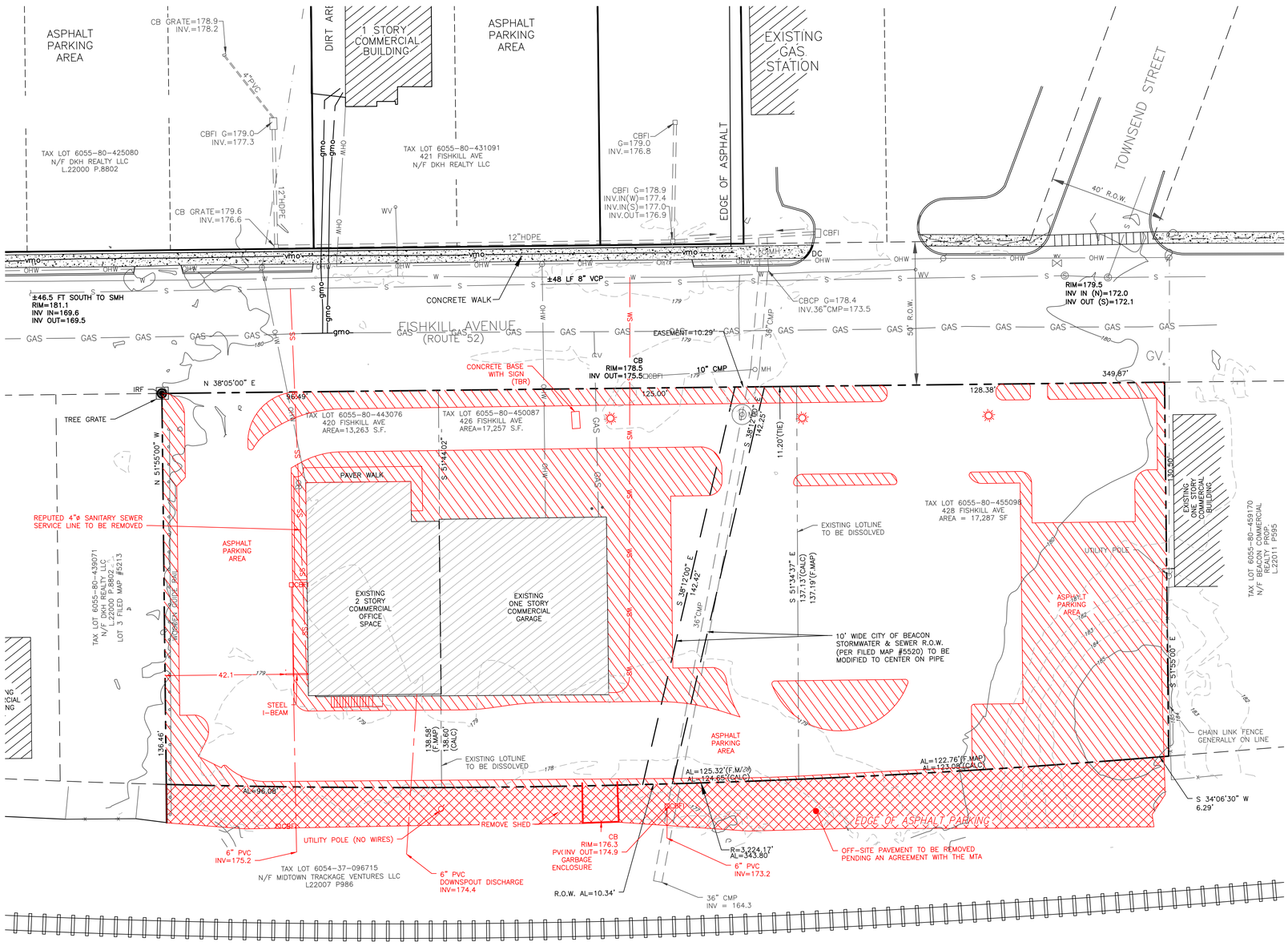
STATE OF NEW YORK DANIEL G. KOSTER 082716 LICENSED PROFESSIONAL ENGINEER
SEAL

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

COVER SHEET
420 FISHKILL AVE
420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #: 2024:013
DATE: 10/29/24
SCALE: AS SHOWN
TITLE: CV-1
SHEET: 1 OF 9

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



LEGEND:

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

NORTH

SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

PARAMETER	REQUIREMENT
LOT AREA:	N/A
LOT AREA PER UNIT:	1,500 SQFT MINIMUM
LOT WIDTH:	N/A
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	15 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT MAX.
MAX. BUILDING COVERAGE:	N/A
MAX. UNITS/BUILDING:	N/A

SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO SURVEY ENTITLED "LANDS OF DKH REALTY LLC" DATED APRIL 3, 2024 AND PREPARED BY CV ASSOCIATES NY, P.E. L.S., P.C..
2. EXISTING TOPOGRAPHY TAKEN FROM RECENT AERIAL PHOTOGRAPHY FLOWN IN OCTOBER 2024.

SURVEY NOTES:

1. EXISTING BUILDINGS SHOWN ON SUBJECT PARCELS ARE IN GOOD EXTERIOR CONDITION.
2. ASPHALT PARKING AREA ON 415, 420, 426 & 428 FISHKILL AVENUE IS SUBSTANTIALLY OVER THE PROPERTY LINE.
3. OVERHEAD WIRES ARE CONNECTED TO THE BUILDINGS ON 420 AND 421 FISHKILL AVENUE.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
6. EXISTING 36" CORRUGATED METAL DRAINAGE PIPE APPEARS TO BE PARTIALLY OUTSIDE OF THE 10' WIDE RIGHT-OF-WAY.
7. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
8. THESE PARCELS ARE IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP "CITY OF BEACON – 36027c0464E, EFFECTIVE DATE 5/2/2012.
9. NO WETLANDS EXISTING ON ANY OF THE PARCELS BASED ON AVAILABLE ONLINE DATA AND VISUAL INSPECTION.

LOT CONSOLIDATION & EASEMENT NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES, CONCURRENT WITH A SITE PLAN APPLICATION BEFORE THE CITY OF BEACON PLANNING BOARD.
2. THE EXISTING DRAINAGE EASEMENT IS TO BE MODIFIED TO FULLY CONTAIN THE EXISTING STORM INFRASTRUCTURE.

DEMOLITION NOTES:

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

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB
2	12/31/24	PER PLANNING BOARD COMMENTS	CMB
3	1/28/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

EXISTING CONDITIONS & REMOVALS PLAN

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 9

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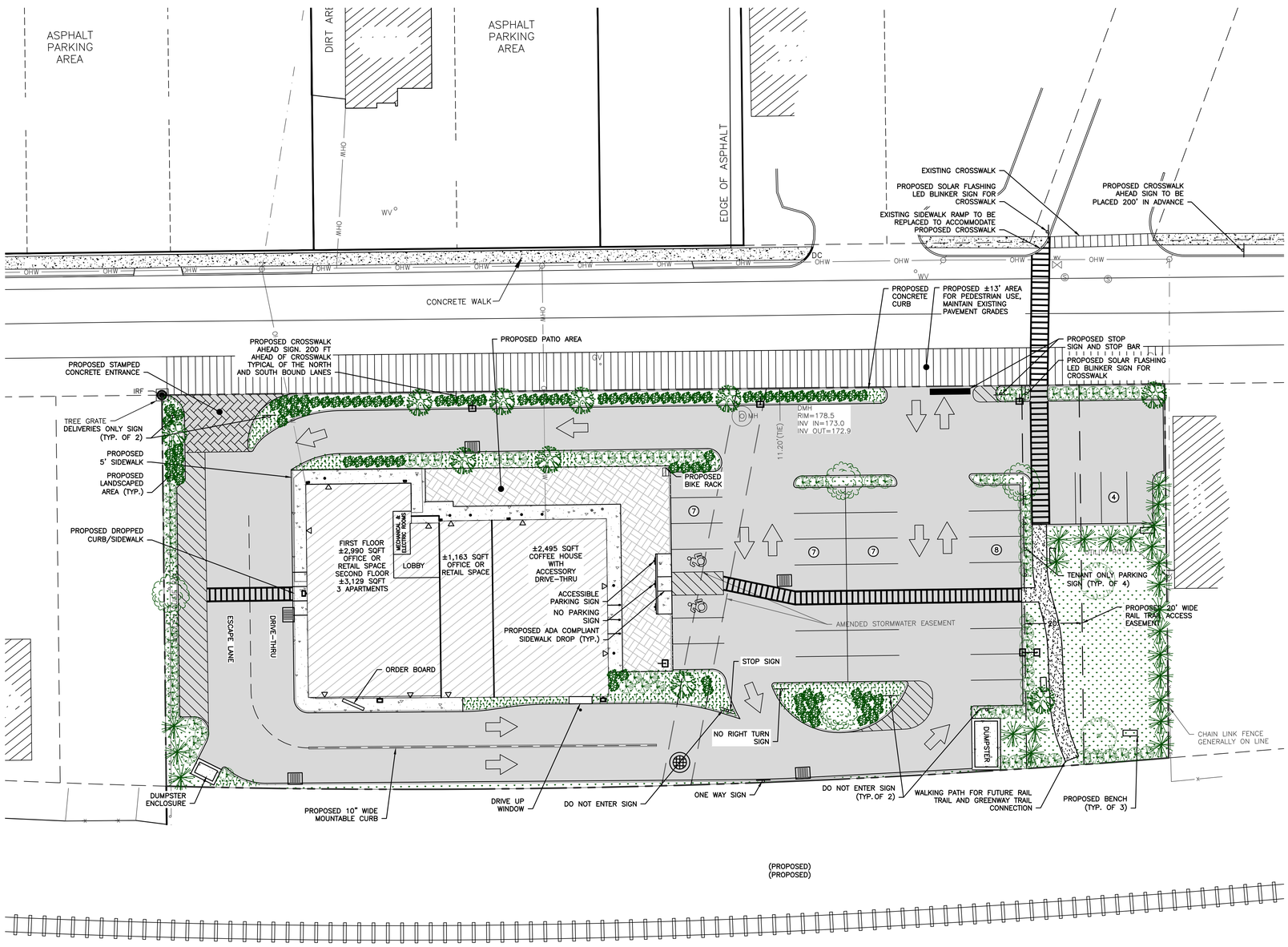

NORTH

LEGEND:

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

SCHEDULE OF REGULATIONS (GB ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A (2)	±47,807 SQFT	±47,807 SQFT
LOT AREA PER UNIT: (2)	1,500 SQFT MIN. / 31 UNITS	0 UNITS	±15,936 SQFT / 3 UNITS
LOT WIDTH:	N/A	±221.5 FEET	±221.5 FEET
LOT DEPTH:	100 FEET MINIMUM	±130.5 FEET	±130.5 FEET
YARD SETBACKS:			
FRONT YARD:	15 FEET MINIMUM	±31.7 FEET	±31.7 FEET
SIDE YARD:	20 FEET MINIMUM	±42.1 FEET	±42.1 FEET
REAR YARD:	25 FEET MINIMUM	±31.6 FEET	±31.6 FEET
MAX. BUILDING HEIGHT:	35 FT MAX.	±27.7 FEET	±32.9 FEET

NOTE:
1. THE EXISTING AND PROVIDED MEASUREMENTS CONSIDERS THE REDEVELOPMENT ON THE COMBINED SINGLE PARCEL.
2. PER RESIDENTIAL UNIT.

PARKING NOTES:

1. REFER TO TRAFFIC IMPACT STUDY PREPARED BY COLLIERS ENGINEER AND DESIGN, DATED NOVEMBER 26, 2024 FOR PARKING CALCULATIONS AND SITE DISTANCE MEASUREMENTS.
2. PROVIDED PARKING:
   a. 33 PARKING SPACES, INCLUDING 2 ADA ACCESSIBLE PARKING SPACES PROVIDED.

SITE PLAN NOTES:

1. THE PROJECT PROPOSES AN ADAPTIVE REUSE OF EXISTING AUTOMOBILE DEALERSHIP LOCATED ON THE SUBJECT PROPERTY, WITH NO INCREASE TO THE BUILDING SIZE. THE BUILDING WILL PROVIDE A ±2,495 SQUARE FOOT COFFEE HOUSE, ±4,153 SQUARE FEET OF OFFICE/RETAIL SPACE, AND THREE RESIDENTIAL APARTMENT UNITS ON THE SECOND FLOOR.
2. THERE ARE NO WETLANDS OR FLOODPLAINS ASSOCIATED WITH THE PROJECT SITE.
3. TOTAL SITE IMPERVIOUS COVERAGE REDUCED FROM 100% TO 80%.
4. THE APPLICANT WILL BE REQUIRED TO OBTAIN A HIGHWAY WORK PERMIT FROM THE CITY OF BEACON FOR WORK WITHIN THE FISHKILL AVENUE RIGHT-OF-WAY.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE EXISTING BUILDING AND SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES VIA EXISTING WATER AND SANITARY SEWER SERVICE LINES.
4. STREET CLOSURE FOR DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FISHKILL AVENUE SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
6. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED. AN INFLOW & INFILTRATION (I&I) STUDY WAS CONDUCTED FOR THE PROJECT, WITH NO ILLICIT CONNECTIONS FOUND.
7. A ROAD OPENING PERMIT SHALL BE OBTAINED FROM THE CITY OF BEACON.

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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2	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
3	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

DRAFT

STATE OF NEW YORK DANIEL G. KOERNER 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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

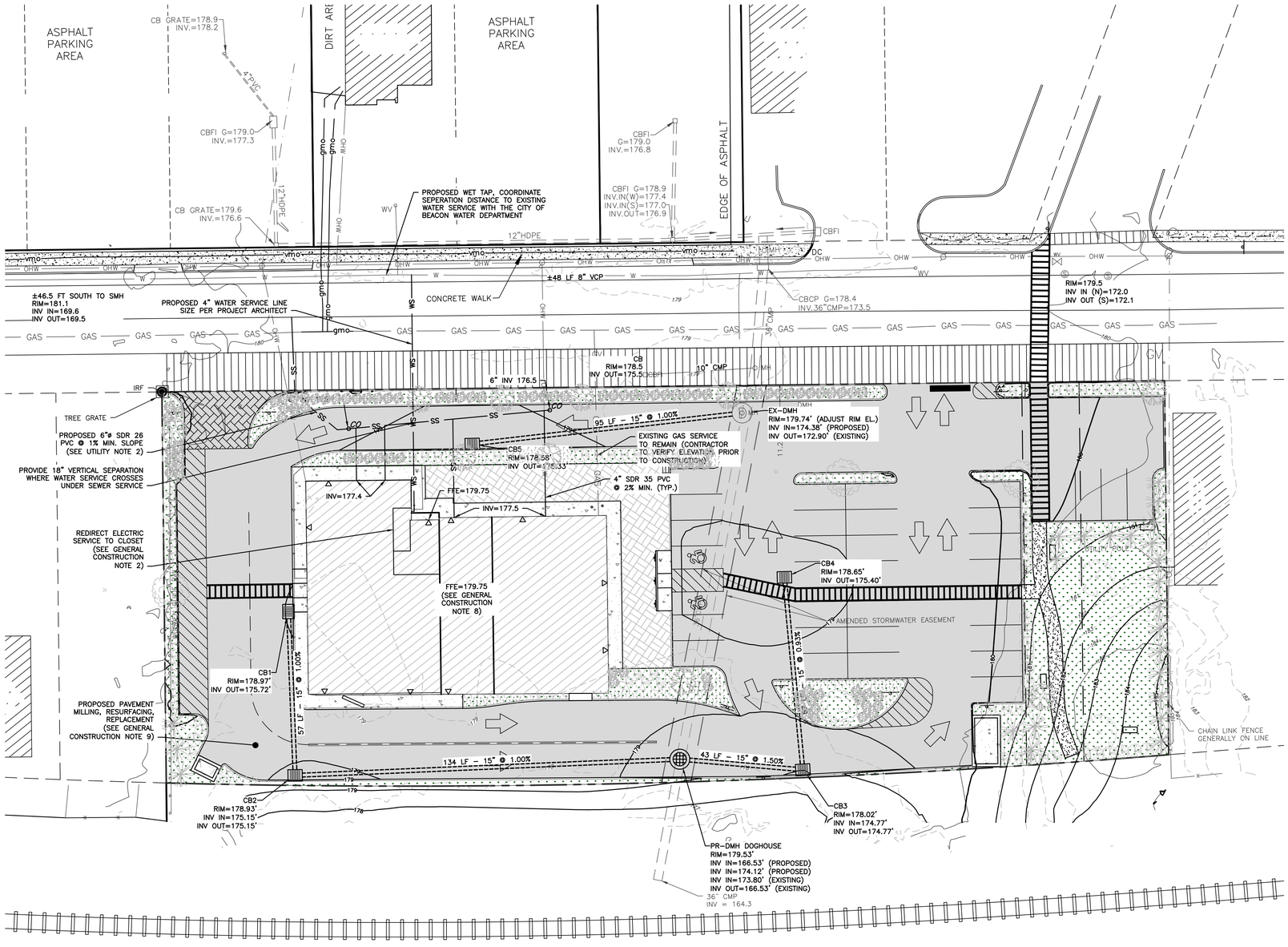
SITE PLAN

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	3 OF 9

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING LIGHT 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
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- PROPOSED SDS SOLID LINE
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- 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

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. CONTRACTOR TO VERIFY EXISTING SEWER SERVICE LATERAL LOCATION. EXISTING SANITARY SERVICE LINE TO BE REMOVED. INSTALL NEW 6" SANITARY SEWER SERVICE LINE IN SAME TRENCH.
3. INTERNAL GREASE TRAP PER DUNKIN' STANDARDS TO BE INSTALLED.
4. ROOFTOP DRAINAGE IS TO BE RE-DIRECTED TO THE PROPOSED STORMWATER CONVEYANCE SYSTEM.
5. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
8. THE PROPOSED FIRST FLOOR ELEVATION (FFE) BASED ON ONSITE BENCHMARK. CONTRACTOR TO VERIFY FLOOR ELEVATION PRIOR TO CONSTRUCTION, IN COORDINATION WITH THE PROJECT ARCHITECT.
9. EXISTING PAVEMENT TO BE MILLED, RESURFACED, OR REPLACED AS NOTED BELOW:
   - RESURFACE IN AREAS WHERE DIFFERENCE BETWEEN EXISTING PAVEMENT GRADE AND PROPOSED PAVEMENT GRADE IS GREATER THAN 1-1/2 INCHES.
   - MILL EXISTING PAVEMENT IN AREAS WHERE DIFFERENCE BETWEEN EXISTING PAVEMENT GRADE AND PROPOSED GRADE IS LESS THAN 1-1/2 INCHES.
   - REPLACEMENT PAVEMENT IN AREAS WHERE DIFFERENCE BETWEEN EXISTING PAVEMENT GRADE AND PROPOSED GRADE IS MORE THAN 1-1/2 INCHES.

ADA CONSTRUCTION NOTES:

1. ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 1.1. PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.2. CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
   - 1.3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
   - 1.4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP. WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
   - 1.5. DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
2. WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
3. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB				
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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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STATE OF NEW YORK DANIEL G. KOENIG 083716 LICENSED PROFESSIONAL ENGINEER
SEAL

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

GRADING & UTILITY PLAN

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
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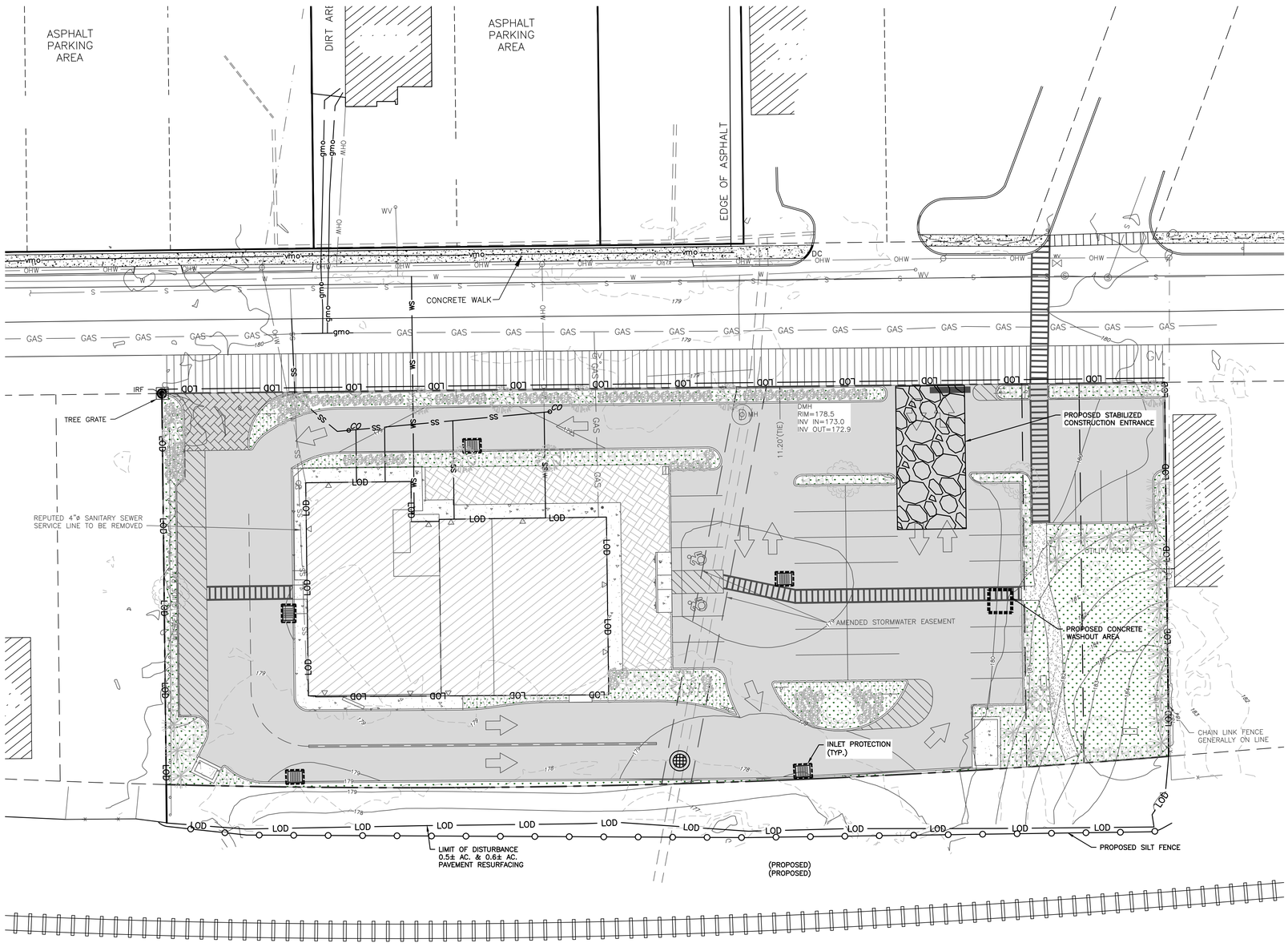

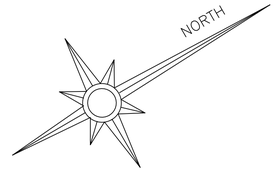

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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

APPLICANT'S CONSENT:

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DKH REALTY, LLC DATE

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REVISIONS:				REVISIONS:			
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3	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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SEAL

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

EROSION & SEDIMENT CONTROL PLAN

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

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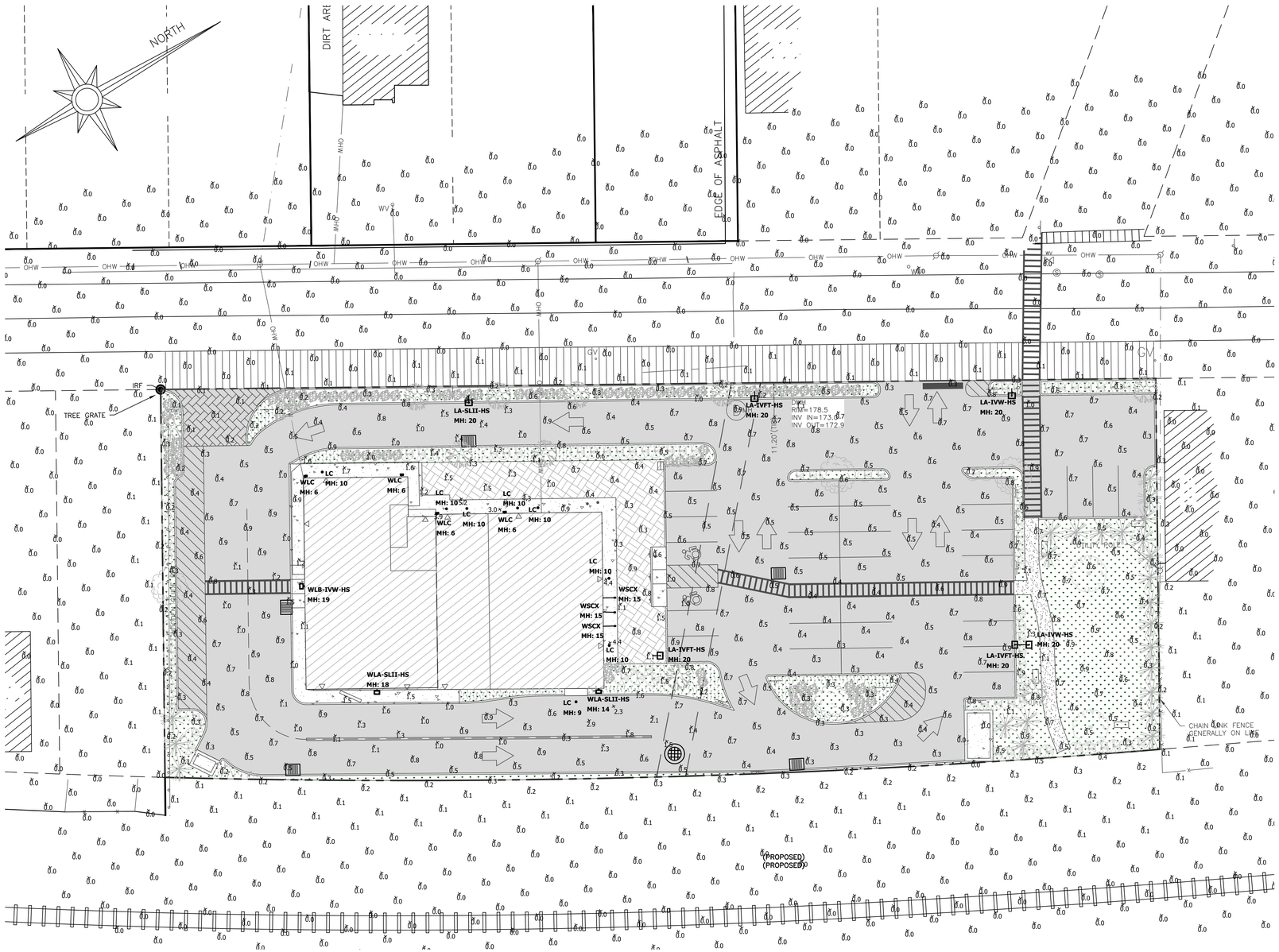

LIGHTING NOTES:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH FULL CUTOFF SHIELDS AS NOTED.
2. ILLUMINATION IN FOOT-CANDLES, ONLY CONSIDERS PROPOSED LIGHTING.
3. EXISTING LIGHTING LEVELS ALONG FISHKILL AVENUE NOT MODELED.
4. LIGHTING DESIGN FROM QUALITY LIGHTING SYSTEMS, INC., 7489 HENRY CLAY BOULEVARD, LIVERPOOL, NY 13088, CONTACT ROGER W GARCIA: 315-453-9277 EXT 306.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
420-430 Fishkill Ave_Planar	Illuminance	Fc	0.25	5.2	0.0	N.A.	N.A.
Coffee Shop Parking	Illuminance	Fc	0.60	1.1	0.3	2.00	3.67
Drive Thru Lane	Illuminance	Fc	0.90	2.9	0.3	3.00	9.67
Tenant Parking	Illuminance	Fc	0.44	0.6	0.3	1.47	2.00

PROPOSED LIGHT "LA-"
NOT TO SCALE

PROPOSED LIGHT "WLA-" & "WLB-"
NOT TO SCALE

PROPOSED LIGHT "WSCX"
NOT TO SCALE

PROPOSED LIGHT "LC"
NOT TO SCALE

PROPOSED LIGHT "WLC"
NOT TO SCALE

Luminaire Schedule															
Symbol	Qty	Label	Arrangement	Lum Lumens	Arrgmt Lum Lumens	Lum Watts	Arrgmt Watts	Total Watts	LLD	LDD	BF	LLF	BUG Rating	CRI	TEMPATURE	Description
	3	LA-IVFT-HS	Single	3444	3444	44	44	132	0.950	0.950	1.000	0.903	B1-U0-G1	CRI: 80	3000K	GPC-SA1B-830-U-T4FT-HSS
	2	LA-IVW-HS	Single	3514	3514	44	44	88	0.950	0.950	1.000	0.903	B0-U0-G1	CRI: 80	3000K	GPC-SA1B-830-U-T4W-HSS
	1	LA-SLII-HS	Single	4017	4017	44	44	44	0.950	0.950	1.000	0.903	B1-U0-G1	CRI: 80	3000K	GPC-SA1B-830-U-SL2-HSS
	8	LC	Single	644	644	6	6	48	0.950	0.950	1.000	0.903	B1-U0-G0	CRI: 80	3000K	HC405D010-HM40525830-41WDW
	2	WLA-SLII-HS	Single	3276	3276	34	34	68	0.950	0.950	1.000	0.903	B1-U0-G1	CRI: 80	3000K	GWC-SA1A-830-U-SL2-HSS
	1	WLB-IVW-HS	Single	4351	4351	58	58	58	0.950	0.950	1.000	0.903	B1-U0-G2	CRI: 80	3000K	GWC-SA1C-830-U-T4W-HSS
	4	WLC	Single	729	729	22.15	22.15	88.6	1.000	1.000	1.000	1.000	B1-U3-G1	CRI: 80	3000K	TESS-30
	3	WSCX	Single	515	515	6.3	6.3	18.9	0.950	0.950	1.000	0.903	B1-U2-G0	CRI: 90	3000K	SGNL-L-S-60-3

APPLICANT'S CONSENT:

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GRAPHIC SCALE
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Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL G. KOENIG 087716 LICENSED PROFESSIONAL ENGINEER
SEAL

HUDSON LAND DESIGN
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PROFESSIONAL ENGINEERING P.C.
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LIGHTING PLAN

420 FISHKILL AVE

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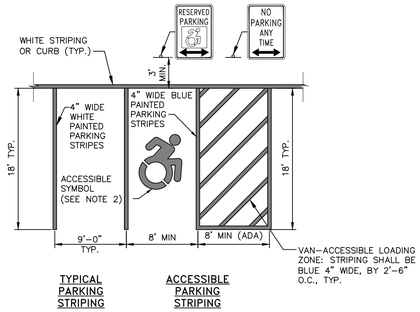


TYPICAL PARKING STRIPING

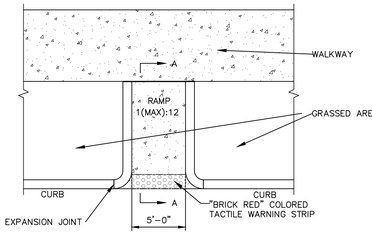
ACCESSIBLE PARKING STRIPING

NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

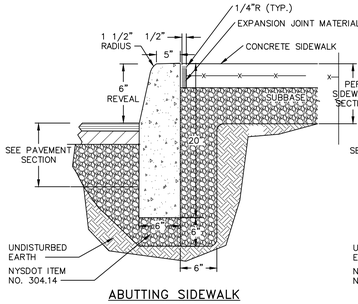
NOTES:
1. BICYCLE RACK TO BE PARK IT 6 MANUFACTURED BY SWAGMAN OR EQUAL.

BICYCLE RACK DETAIL
NOT TO SCALE

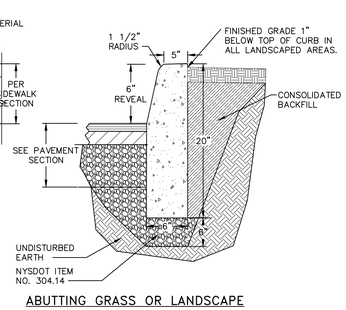


NOTES:
1. ALL WORK SHALL CONFORM WITH THE LATEST NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.

RETURNED CURB RAMP DETAIL
NOT TO SCALE



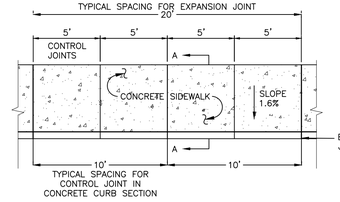
ABUTTING SIDEWALK



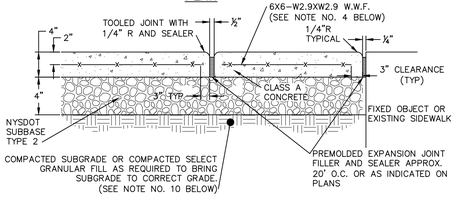
ABUTTING GRASS OR LANDSCAPE

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

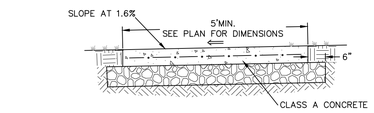
CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



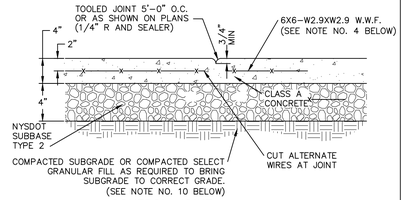
PLAN



EXPANSION JOINT



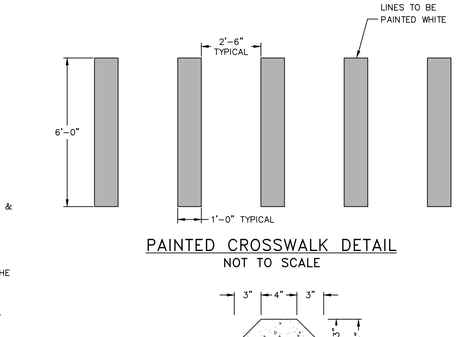
SECTION A–A



CONTROL JOINT

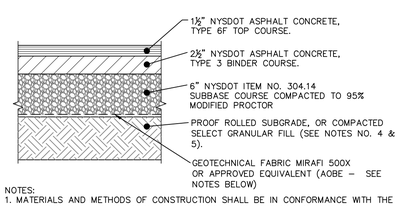
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.

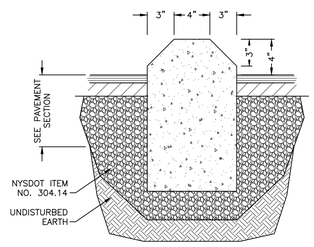
TYPICAL SIGN DETAIL
NOT TO SCALE



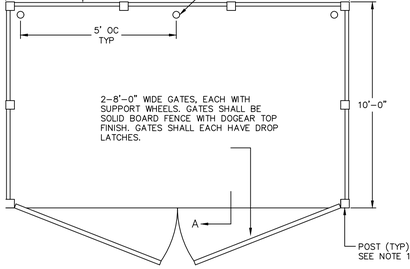
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER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

PAVEMENT SECTION DETAIL
NOT TO SCALE

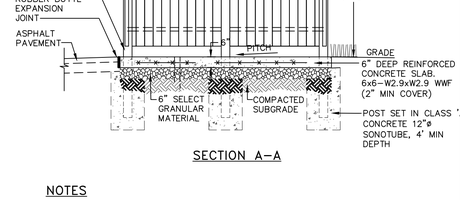
PAINTED CROSSWALK DETAIL
NOT TO SCALE



MOUNTABLE CURB DETAIL
NOT TO SCALE



PLAN



SECTION A–A

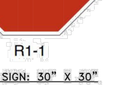
NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIN OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE

STOP SIGN: 30" X 30"

ONE WAY: 24" X 30"

PEDESTRIAN CROSSING: 30" X 30"
* COLOR TO BE FLUORESCENT YELLOW–GREEN

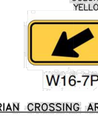


PEDESTRIAN CROSSING AHEAD: 24" X 12"
* COLOR TO BE FLUORESCENT YELLOW–GREEN

PEDESTRIAN CROSSING ARROW: 21" X 15"
* COLOR TO BE FLUORESCENT YELLOW–GREEN

DO NOT ENTER: 30" X 30"

NO RIGHT TURN: 30" X 30"

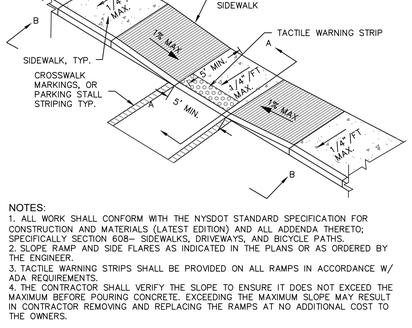


ADA PARKING: 30" X 30"

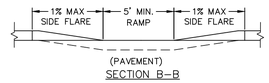
NO PARKING ANYTIME: 12" X 18"

SIGN SCHEDULE
NOT TO SCALE

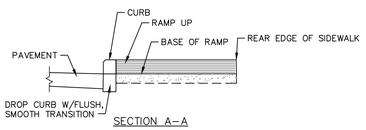
SOLAR FLASHING LED BLINKER SIGN DETAIL
NOT TO SCALE



NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS (LATEST EDITION) AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE W/ ADA REQUIREMENTS.
4. THE CONTRACTOR SHALL VERIFY THE SLOPE TO ENSURE IT DOES NOT EXCEED THE MAXIMUM BEFORE POURING CONCRETE. EXCEEDING THE MAXIMUM SLOPE MAY RESULT IN CONTRACTOR REMOVING AND REPLACING THE RAMPS AT NO ADDITIONAL COST TO THE OWNERS.



SECTION B–B



SECTION A–A

ACCESSIBLE PEDESTRIAN RAMP DROP CURB DETAIL
NOT TO SCALE

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY, LLC DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB				
2	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
3	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK DANIEL G. KOEPPEL 232715 LICENSED PROFESSIONAL ENGINEER

SEAL

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

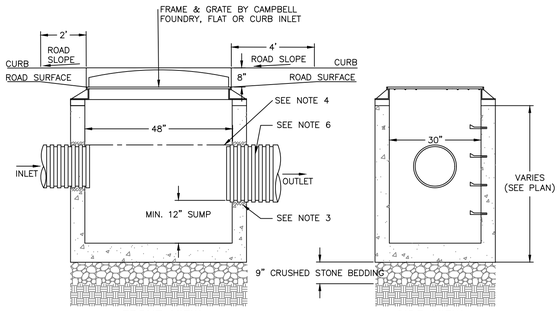
CONSTRUCTION DETAILS

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–80–443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 9

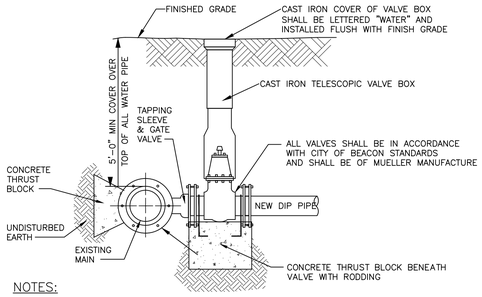
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

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

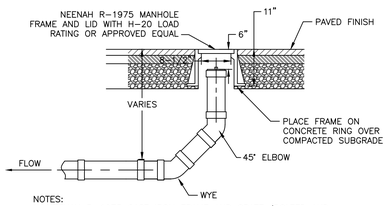
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

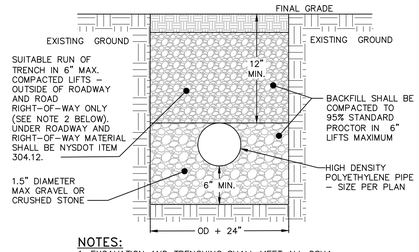
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2631 RESPECTIVELY.
4. ALL VALVE BOXES LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

TAPPING SLEEVE DETAIL
NOT TO SCALE



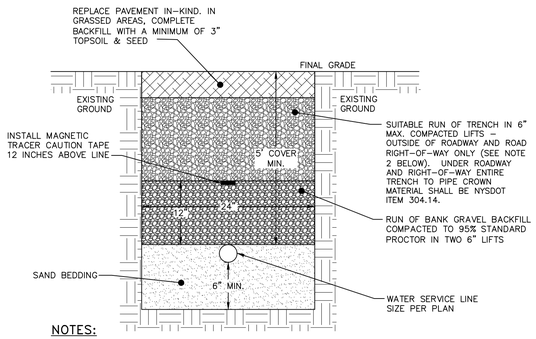
NOTES:
1. NEENAH R-1975 CAST IRON FRAME AND GRATE (BOLTED AND GASKETED) TO BE INSTALLED ON COMPACTED SUBGRADE.

CLEANOUT IN PAVEMENT DETAIL
NOT TO SCALE



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

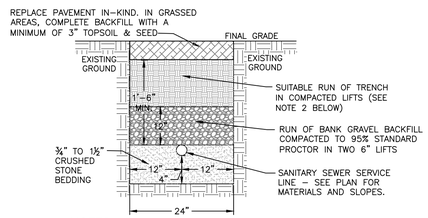
STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

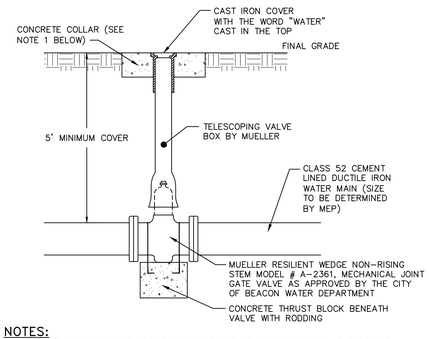
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



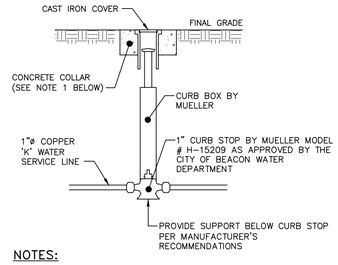
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. ALL VALVE BOXES LOCATED IN THE CITY RIGHT-OF-WAY SHALL BE DOMESTICALLY MADE.

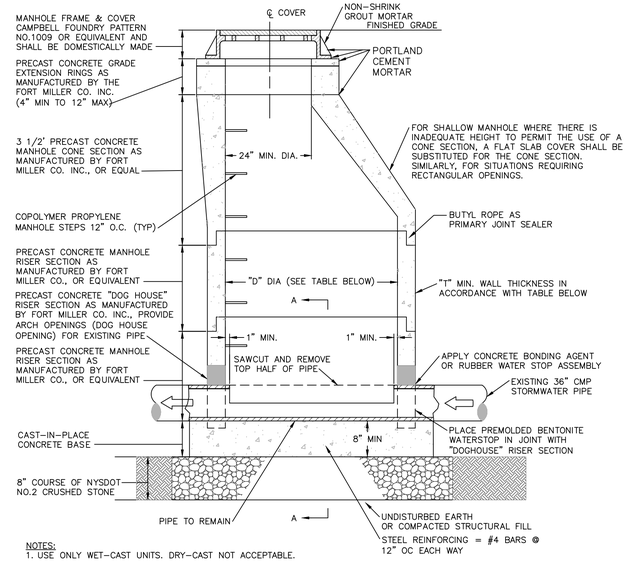
GATE VALVE DETAIL
NOT TO SCALE



NOTES:

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

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

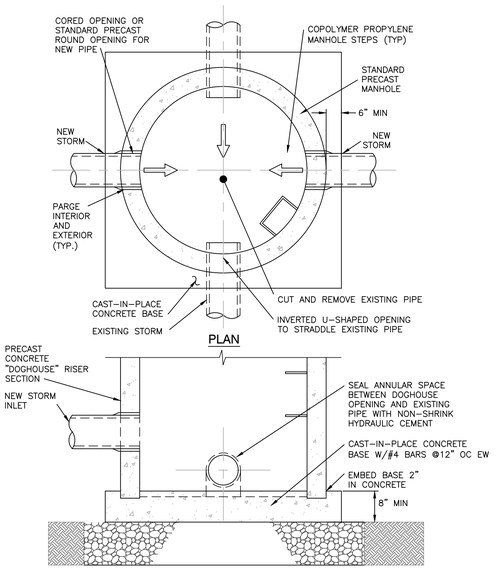


NOTES:
1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

OUTLET PIPE SIZE	"D" DIA MIN	"T" WALL THICKNESS MIN
8" THRU 24"	4'-0"	5"
36"	5'-0"	6"

PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL
NOT TO SCALE



DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB				
2	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
3	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK DANIEL G. ROBERTS 082716 LICENSED PROFESSIONAL ENGINEER

SEAL

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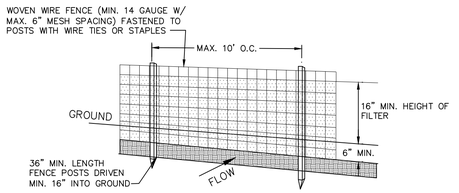
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

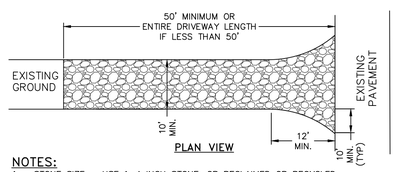
JOB #:	2024:013
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	8 OF 9

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



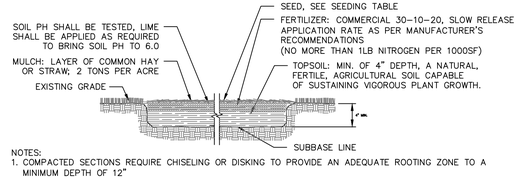
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1. STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

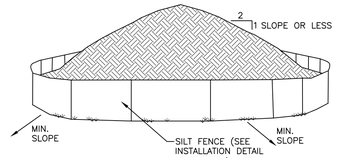


NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 600 POUNDS PER ACRE 5-5-10 OR EQUIVALENT.
3. PERMANENT SEEDINGS MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. LATE JUNE THROUGH EARLY AUGUST IS NOT OPTIMAL SEEDING PERIOD AS PORTIONS OF THE SEEDING MAY FAIL DUE TO DROUGHT AND HEAT. THESE AREAS MAY NEED RESEEDING IN LATE SUMMER/FALL OR THE FOLLOWING SPRING.
4. WATERING MAY BE ESSENTIAL TO ESTABLISH A NEW SEEDING WHEN A DROUGHT CONDITION OCCURS SHORTLY AFTER A NEW SEEDING EMERGES. DO NOT EXCEED THE APPLICATION RATE FOR THE SEED OR SUBSOIL.
5. SEEDING OPTION A FOR A SUNNY SITE TO BE USED, UNLESS OTHERWISE NOTED.

SEEDING TABLE

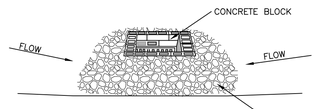
TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE 20% PERENNIAL RYE GRASS 15% FINE FESCUE 175 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220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

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

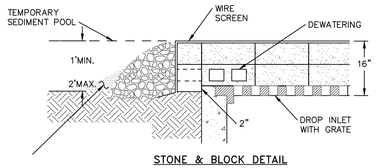


NOTES:
1. 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

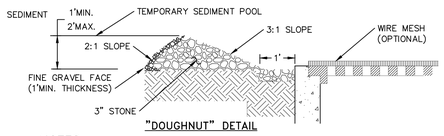
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



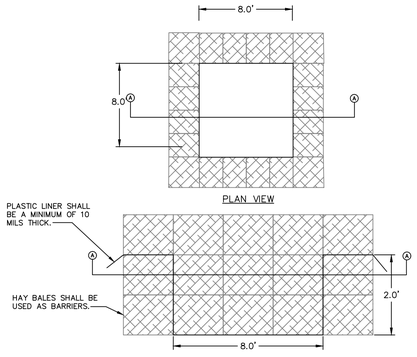
STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

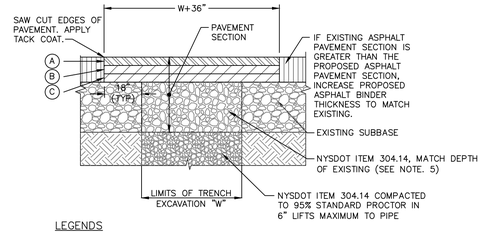
NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



LEGENDS

FISHKILL AVENUE RESTORATION COURSES:

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
(B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
(C) 8" ASPHALTIC BASE COURSE- NYSDOT TYPE 1 (4" LIFTS)

NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.14 FOR FISHKILL AVENUE RESTORATION.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY, LLC DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB				
2	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
3	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

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

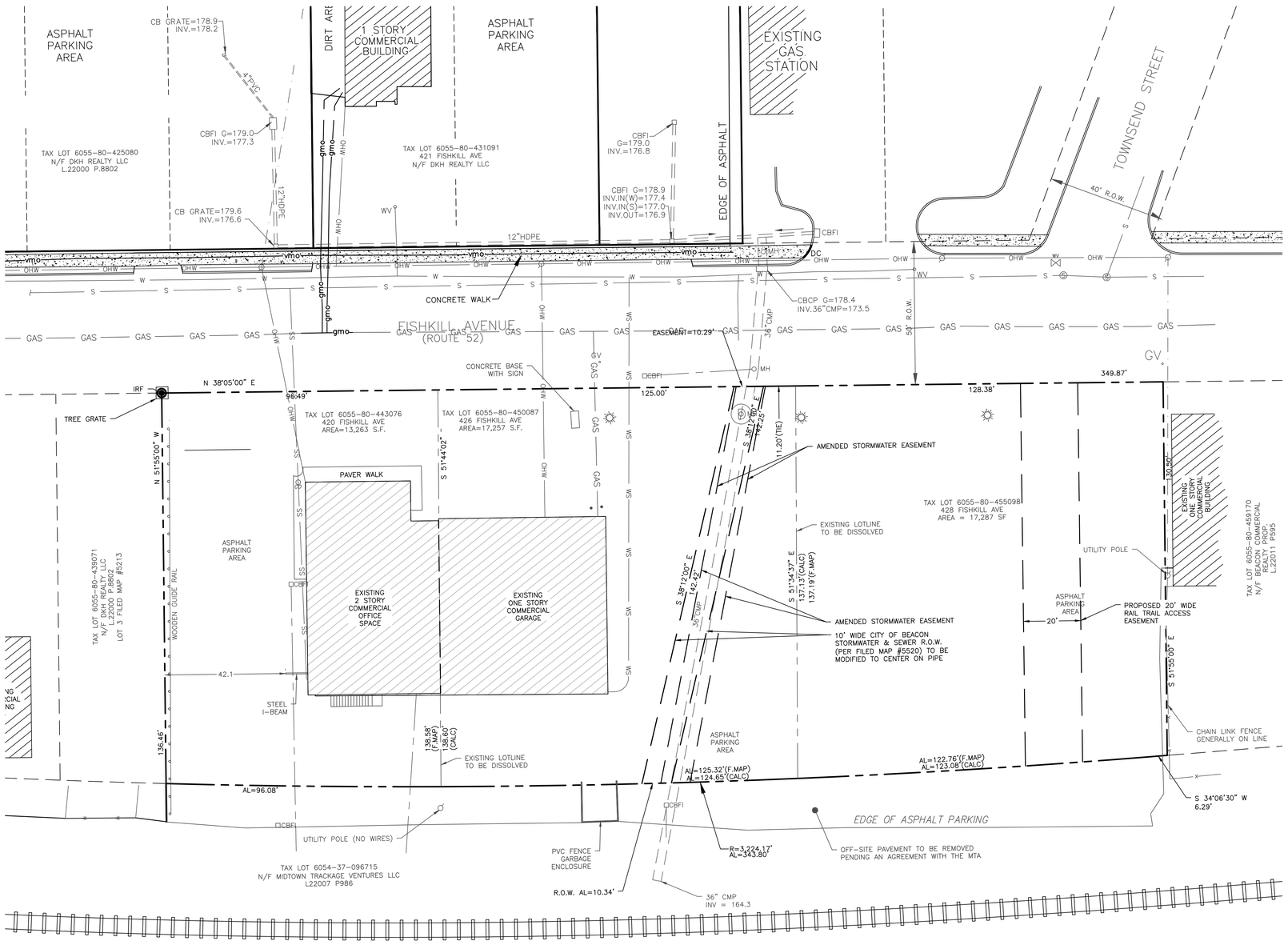
CONSTRUCTION DETAILS

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	9 OF 9

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



LEGEND:

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

SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

PARAMETER	REQUIREMENT
LOT AREA:	N/A
LOT AREA PER UNIT:	1,500 SQFT MINIMUM
LOT WIDTH:	N/A
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	15 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT MAX.
MAX. BUILDING COVERAGE:	N/A
MAX. UNITS/BUILDING:	N/A

PROJECT INFORMATION:

PARCEL OWNER:	DKH REALTY, LLC PO BOX 859 GOSHEN, NY 10924
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT SURVEYOR:	CV ASSOCIATES NY, 148 RT 17M STE 2, HARRIMAN NY 10926
PROJECT ARCHITECT:	STUDIO ARCHITECTURE, DPC, 297 KNOLLWOOD RD STE 209 WHITE PLAINS NY 10607
PARCEL LOCATION:	420 FISHKILL AVE, BEACON NY 12508
TAX PARCEL ID:	6055-80-443078 (0.304 AC) & 450087 (0.396 AC) & 455098 (0.395 AC)
PARCEL AREA:	±1.095-ACRES TOTAL
WATER SUPPLY:	MUNICIPAL – CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL – CITY OF BEACON

SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO SURVEY ENTITLED "LANDS OF DKH REALTY LLC" DATED APRIL 3, 2024 AND PREPARED BY CV ASSOCIATES NY, P.E. L.S., P.C..
2. EXISTING TOPOGRAPHY TAKEN FROM RECENT AERIAL PHOTOGRAPHY FLOWN IN OCTOBER 2024.

SURVEY NOTES:

1. EXISTING BUILDINGS SHOWN ON SUBJECT PARCELS ARE IN GOOD EXTERIOR CONDITION.
2. ASPHALT PARKING AREA ON 415, 420, 426 & 428 FISHKILL AVENUE IS SUBSTANTIALLY OVER THE PROPERTY LINE.
3. OVERHEAD WIRES ARE CONNECTED TO THE BUILDINGS ON 420 AND 421 FISHKILL AVENUE.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
6. EXISTING 36" CORRUGATED METAL DRAINAGE PIPE APPEARS TO BE PARTIALLY OUTSIDE OF THE 10' WIDE RIGHT-OF-WAY.
7. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
8. THESE PARCELS ARE IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP "CITY OF BEACON – 36027c0464E, EFFECTIVE DATE 5/2/2012.
9. NO WETLANDS EXISTING ON ANY OF THE PARCELS BASED ON AVAILABLE ONLINE DATA AND VISUAL INSPECTION.

LOT CONSOLIDATION & EASEMENT NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES, CONCURRENT WITH A SITE PLAN APPLICATION BEFORE THE CITY OF BEACON PLANNING BOARD.
2. THE EXISTING DRAINAGE EASEMENT IS TO BE MODIFIED TO FULLY CONTAIN THE EXISTING STORM INFRASTRUCTURE.

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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.

_____ _____
DKH REALTY, LLC DATE

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 3, 2024.

BY: _____
DARREN J. STRIDIRON, P.L.S.
148 ROUTE 17M SUITE 2
HARRIMAN, NY 10926

PLS#050487

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/24	PER PLANNING BOARD COMMENTS	CMB				
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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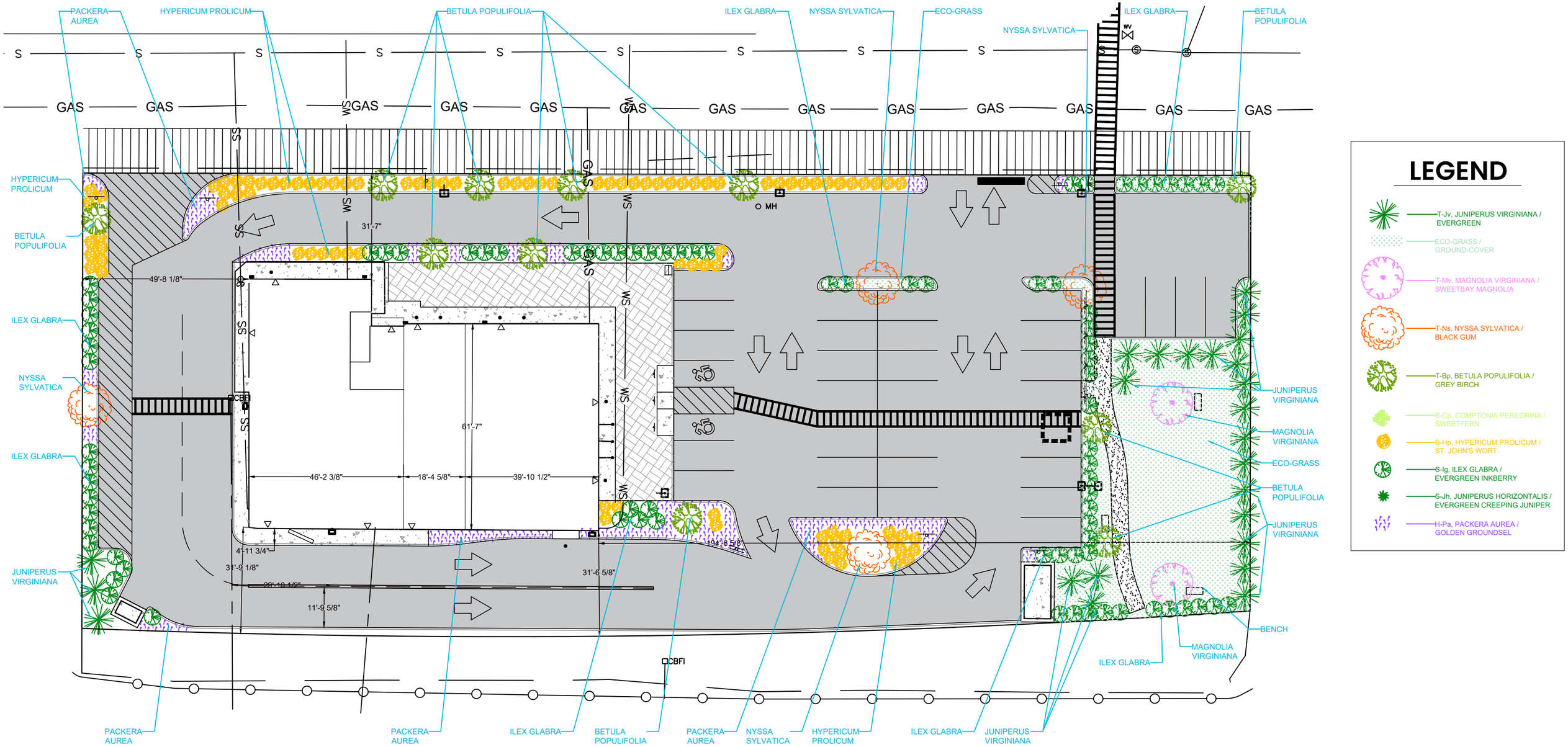
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

LOTLINE REMOVAL PLAT
REVISION TO FILED MAP 5520
420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #: 2024:013
DATE: 10/29/24
SCALE: 1" = 20'
TITLE: PT-1
SHEET: 1 OF 1

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



LEGEND

- T-Jv, JUNIPERUS VIRGINIANA / EVERGREEN
- ECO-GRASS / GROUND-COVER
- T-Mv, MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA
- T-Ns, NYSSA SYLVATICA / BLACK GUM
- T-Bp, BETULA POPULIFOLIA / GREY BIRCH
- S-Cp, COMPTONIA PEREGRINA / SWEETFERN
- S-Hp, HYPERICUM PROLICUM / ST. JOHN'S WORT
- S-Ig, ILEX GLABRA / EVERGREEN INKBERRY
- S-Jh, JUNIPERUS HORIZONTALIS / EVERGREEN CREEPING JUNIPER
- H-Pa, PACKERA AUREA / GOLDEN GROUNDSEL

420 FISHKILL AVE. CITY OF BEACON. NEW YORK.

JANUARY 17, 2025

LANDSCAPE RESTORATIONS

LANC & TULLY
Engineering and Surveying, P.C.

February 5, 2025

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

RE: 420-430 Fishkill Ave.
Tax Nos. 6055-80-443076, 450087, & 455098
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed lot-merger and site plan to be located at 420-430 Fishkill Avenue:

- Correspondence dated January 28, 2025, from Cuddy & Feder, LLP.
- Response correspondence dated January 28, 2025, from Hudson land Design.
- 11 ½" x 17" landscape plan titled "420 Fishkill Ave." dated January 17, 2025, as prepared by Landscape Restorations.
- Architectural plans titled "Healey Renovation – 420 Fishkill Ave", with the latest revision date of January 24, 2025, and consisting of 5 sheets reflecting floor plans and renderings, as prepared by Studio Architecture, DPC.
- Plan titled "Lot Line Removal Plat – Revision to Filed Map 5520 – 420 Fishkill Ave", with the latest revision date of January 28, 2025, as prepared by Hudson Land Design.
- Plan set titled "420 Fishkill Ave – Site Re-Development", consisting of sheets 1 of 9 through 9 of 9 with the latest revision date of January 28, 2025, as prepared by Hudson Land Design.

The proposed project is the reuse of the existing building located at the project site for a mixed-use development which will include a Dunkin' coffee house with a drive through, commercial space, and 3 residential units. The project site consists of 3 different tax parcels which will be merged as a single parcel as part of the project. The proposed project is located in the GB (General Business) Zone, with the 3 parcels combined having a total area of ±1.095 acres. It should be noted that a coffee house, retail space, and multifamily dwellings are permitted uses within the GB Zone.

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

Lot Line Removal Plat:

1. As previously requested, the existing City easement for stormwater and sewer has been shifted to center the easement over the existing storm water pipe. The applicant shall submit a description for the revised easement for review. ***Applicant's consultant notes that this will be provided in the future.***

2. Although the proposed plat shows the location of a 20-foot-wide easement for the rail trail access, the plat shall be updated to provide the metes and bounds around the proposed easement. A description of this easement shall also be provided in the future.

General Comments:

1. The project engineer shall prepare a construction cost estimate for the proposed work within the right-of-way and submit it to the City Engineer for review. The cost estimate will be the basis for the performance bond that will need to be provided for the proposed work within the City's road right-of-way. ***Applicant's engineer notes that this will be submitted with a future submittal once the layout has generally been accepted.***

2. The landscape plan developed by Landscape Restorations shall be incorporated into the overall plan set for the project. The landscape plan shall also include the planting schedule on it as included in Exhibit "B" of the submission package and shall be updated to reflect the quantity of each plant to tree, shrub, etc. to be provided.

Site Plan (Sheet 3 of 9):

1. The landscaping on the plan should be moved to the background or lightened, as it is covering or masking text, signs, etc.

Grading & Utility Plan (Sheet 4 of 8):

1. The grading in the easterly corner should be revised to reflect the grading of the trail area.

2. As previously requested, spot elevations shall be provided along the curbed islands and around the site to ensure proper grading of the site.

3. The landscaping on the plan is masking or covering text and label on the plan. The landscaping should be moved to the back or removed so that all text and labels are legible.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Cory Wirthmann, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 10, 2025

RE: 420-430 Fishkill Avenue Application for Subdivision & Site Plan, DKH Realty, LLC

I have reviewed the following materials regarding the proposed lot merger and re-use of the building located at 420-430 Fishkill Avenue:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated January 28, 2025
- Floor Plans and Renderings, prepared by Studio Architecture, DPC, dated October 29, 2024, last revised January 24, 2025
- Site Redevelopment Plans and Lot Line Removal Plat, prepared by Hudson Land Design, last revised January 28, 2025
- Landscaping Plan, prepared by Debra Adamsons, dated January 17, 2025
- Exhibit A: Responses to Comments Memo by Hudson Land Design, dated January 28, 2025
- Exhibit B: Illustrated Plant List and Planting Schedule by Debra Adamsons
- Exhibit C: Letters of Support and/or Letters of No Objection from neighbors of the Premises

Project Description:

The applicant is proposing to merge three (3) lots that compromise 420-430 Fishkill Ave and adaptively reuse the existing building on the premises, which was formerly used as a Healy Ford car dealership. The proposed mixed-use development will include a Dunkin' Donuts coffee house with accessory drive through, additional first floor commercial space, three (3) residential units on the second floor, and thirty-three (33) accessory parking spaces. The property is in the GB Zoning District where restaurant or coffee house, multifamily, office, and retail are permitted uses.

Comments & Recommendations:

1. **Lighting Plan:** The applicant has indicated that hours for lighting are not proposed. As the project proposes both residential and commercial uses onsite, it is recommended that the board request site lighting to be dimmed or reduced outside of the commercial hours of operation to ensure lower lighting levels that are appropriate for a residential environment in the evening hours.

All other comments have been addressed at this time.

If you have any questions or need additional information, please feel free to contact me.

KARC
PLANNING CONSULTANTS, INC.

Natalie Quinn
Beacon Planning Consultant

Cc: Cory Wirthmann, Acting Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

To: Mayor Lee Kyriacou, City Council Members, Planning Board
From: Beacon Conservation Advisory Committee Date: January 31, 2025
RE: Opposition to Proposed Drive-Through at 420-430 Fishkill Avenue

The Conservation Advisory Committee (CAC) strongly opposes the proposed drive-through facility at 420-430 Fishkill Avenue. This proposal comes at a critical juncture as our community is actively engaged in reimagining this former car dealership area through a citizen committee process. The proposed drive-through would effectively pre-empt this community-driven planning effort and potentially undermine the emerging vision for a walkable, mixed-use district that better serves our community's future needs.

The CAC strongly supports the recommendation by the FACC to prohibit the drive-through use at this location. Our opposition is based on the following concerns about both site-specific and general impacts:

1. Significant Safety and Traffic Hazards:

- Federal Highway Administration research shows that each additional driveway or access point increases pedestrian-vehicle conflict potential by 11-15%[1]
    - The absence of a dedicated turn lane on Fishkill Avenue presents serious safety concerns:
        - Department of Transportation data indicates that left turns without dedicated turn lanes increase crash risk by 28-48%[2]
        - This risk applies to both vehicles attempting to turn left into the drive-through from southbound lanes and those turning left from the facility
    - Queue spillback from drive-throughs onto public streets may increases rear-end collision risk
    - These risks will be amplified by:
        - The applicant's projected customer volume
        - Increased pedestrian and bicycle traffic when the Rail Trail and Greenway Trail are complete
        - Future higher-density buildout in the FA zone

2. Fundamental Conflict with Climate Action Goals:
    - This car-centric development actively promotes automobile dependence at a time when our community is striving to reduce vehicle miles traveled
    - Transportation currently accounts for nearly one-third of greenhouse gas (GHG) emissions in New York State
    - The proposal directly contradicts Beacon's established environmental commitments, including:
        - Local Law No. 1 of 2023 (the “Law”) “All- Electric Building Local Law”
        - Resolution 118 of 2020 Authorization of the Creation of a Climate Action Plan

- The development conflicts with New York State's Climate Act, which explicitly mandates the adoption of non-vehicular, mobility-oriented strategies for GHG mitigation

3. Public Health and Environmental Impacts:
    - The applicant's plan accommodates 12 idling vehicles. According to Department of Energy data, this would generate upwards of 50 pounds of CO2 per hour of operation
    - The EPA has documented that air pollution levels from vehicular sources remain elevated up to 500-1000 feet from the source[3], which is particularly concerning given this site's proximity to residential areas and future mixed-use development
    - Multiple peer-reviewed studies have demonstrated significant health risks from vehicle emissions:
        - Research published in Environmental Health Perspectives found that children living within 75 meters of high-traffic areas show 29% higher rates of asthma development[4]
        - Studies of children living near high-traffic areas show significantly increased risk of asthma and respiratory conditions[5]
        - A comprehensive review confirmed that increased exposure to traffic-related air pollution significantly raises children's risk of developing asthma and other respiratory conditions[6]
    - These documented health impacts have led numerous municipalities nationwide to enact drive-through bans as a public health measure[7]
    - Proposed queue of 12 idling vehicles would create a concentrated source of air pollution in our community

4. Gateway Development and Environmental Design Opportunities:
    - The 2017 Comprehensive Plan emphasizes creating welcoming, transit-oriented gateways that reflect Beacon's community character
    - While the Plan's primary focus is on the waterfront/train station area, its principles for gateway development should inform planning throughout Beacon's major corridors
    - This former car dealership site represents a unique opportunity to:
        - Welcome visitors with design that reflects Beacon's commitment to walkable, sustainable development
        - Reduce existing impervious surface coverage through thoughtful site design and green space integration
        - Improve stormwater management in an area that drains to Fishkill Creek, approximately 300 feet downhill
        - Create aesthetic and environmental buffers between development and Fishkill Creek
    - The drive-through proposal would:
        - Present an automobile-centric first impression that contradicts Beacon's planning vision
        - Perpetuate excessive impervious surface coverage by requiring both standard parking and extensive queue lanes
        - Miss an opportunity to extend our successful walkable community framework to this gateway area
        - Fail to capitalize on the site's potential to create positive land use synergies with the Rail Trail and surrounding neighborhood development

5. Economic and Community Development Impacts:
    - The proposed drive-through would significantly undermine the community's vision for a walkable, mixed-use district
    - Comparative studies demonstrate significant economic disadvantages of drive-through developments:
        - Research from Brainerd, MN found that people-oriented development generates 41% higher property value than drive-through establishments occupying the same square footage[8]
        - This reduced property valuation directly impacts city tax revenues, limiting funds available for essential city services
    - The development would:
        - Reduce the potential for higher-value, mixed-use development that could better serve our community's housing and small business needs
        - Likely discourage pedestrian-oriented businesses from locating in adjacent properties, creating a dampening effect on overall district property values
        - Fail to capitalize on the economic development potential created by the Rail Trail connection
    - Given the ongoing community visioning process for this area, approving a low-value drive-through use would represent a significant opportunity cost for both tax revenue and broader economic development goals

Given these significant concerns, the CAC respectfully recommends that the City Council:

1. Take immediate steps to prohibit drive-through uses at 420-430 Fishkill Avenue
2. Consider a broader prohibition on new drive-through facilities within city limits to support our community's climate and development goals.

Respectfully submitted,

Sergei Krasikov Chair, Conservation Advisory Committee

References:

[1] Federal Highway Administration, Access Management in the Vicinity of Intersections, 2010: https://safety.fhwa.dot.gov/intersection/other_topics/fhwasa10002/

[2] Department of Transportation. Federal Highway Administration. Office of Safety: https://rosap.ntl.bts.gov/view/dot/66807

[3] U.S. Department of Energy, Idling Report: https://afdc.energy.gov/files/u/publication/idling_personal_vehicles.pdf

[4] EPA Best Practices for Reducing Near-Road Pollution Exposure at Schools: https://19january2017snapshot.epa.gov/sites/production/files/2015-10/documents/ochp_2015_near_road_pollution_booklet_v16_508.pdf

[7] McConnell R, et al. Traffic, susceptibility, and childhood asthma. Environmental Health Perspectives. 2006;114(5):766-72. https://ehp.niehs.nih.gov/doi/10.1289/ehp.8594

[5] Kim JJ, et al. Traffic-related air pollution near busy roads: the East Bay Children's Respiratory Health Study. American Journal of Respiratory and Critical Care Medicine. 2004;170(5):520-6. https://www.atsjournals.org/doi/full/10.1164/rccm.200403-281OC

[6] Bowatte G, et al. The influence of childhood traffic-related air pollution exposure on asthma, allergy and sensitization: a systematic review and a meta-analysis of birth cohort studies. Allergy. 2015;70(3):245-56.https://pubmed.ncbi.nlm.nih.gov/26404518/

[7] World Economic Forum, Cities are banning drive-throughs to help fight climate change: https://www.weforum.org/stories/2019/10/fast-food-cities-ban-drive-throughs-restaurants-climate-change-air-pollution/

[8]The Cost of Auto Orientation
https://www.strongtowns.org/journal/2017/1/29/the-cost-of-auto-orientation-rerun

From: Alaina Waagner
To: Mercedes Perez
Subject: Dunkin" Proposal on Fishkill Avenue
Date: Monday, February 10, 2025 1:59:29 PM

Dear Planning Board,

My name is Alaina Waagner, and my husband and I are soon-to-be residents of the new Rieger development on Townsend St off of Fishkill Avenue -- we're looking forward to moving to Beacon in April! We have been excitedly following the conversation and developments about the potential rezoning of Fishkill Avenue to prioritize walkable and bikeable infrastructure and mixed-use development -- but were simultaneously disappointed to hear about the proposal for a drive-thru Dunkin.

We'd love to see the town and planning board prioritize development that puts local and smaller businesses first. The installation of a new drive-thru fast food business is directly counter to these goals, and would be an unfortunate first step in the town's goals of cultivating a more vibrant, small-business centric part of the community on Fishkill Avenue.

While we can't make it to the meeting to address our opposition in person because of work conflicts, please consider this a plea to vote no on the proposal.

Thank you for your time,
Alaina Waagner
49 Townsend St
Beacon, NY 12508

From: Kyra Stoddart
To: Mercedes Perez
Subject: Comments for Planning Board Re: Dunkin Drive Through
Date: Monday, February 10, 2025 2:18:55 PM

Hello!

I would just like to share my comments about the proposed Dunkin' Donuts drive through on Route 52 in Fishkill. Could you pass this along to the planning board head of their meeting tomorrow?

I'd like to strongly oppose the proposed Dunkin' Donuts drive-through on Route 52 in Beacon. I hope you will take action to stop it from happening.

I was excited to hear about the redevelopment of Fishkill Ave/Route 52, especially with the car dealerships leaving, as this presents a great opportunity to create a mixed-use area centered around people.

Building a drive-through fast food establishment would be a step backward for this vision. It encourages car-centric habits, contradicting the goals of enhancing walkability, reducing emissions, and fostering a neighborhood where people can safely engage. A drive-through doesn't align with the vision of a connected, vibrant space prioritizing pedestrians, cyclists, and local businesses. Instead, we should focus on attracting establishments that promote community engagement and sustainable practices. We should build for a Beacon of the future — not the past.

Thank you for your time.

Kyra Stoddart
125 Spring Valley St
Beacon, NY 12508
646-872-3067

From: Patricialee Pomarico
To: Mercedes Perez
Subject: DUNKIN DONUTS
Date: Monday, February 10, 2025 3:29:32 PM

Good afternoon,

I am all for a Dunkin Donuts in Beacon. It would be nice to have a local Dunkin Donuts again. Since the last Dunkin Donuts closed for whatever reason, I have to travel 10 minutes to go to the one in fishkill or the one on 9D. Why travel if you have one down the road from you. To be honest I have never been to the other coffee shops in Beacon. I hope that this is given a good amount of thought from the Board and hopefully will get a yes vote and not a No vote.

Sincerely,

Patti Pomarico

From: Amy Azzano
To: Mercedes Perez
Subject: Dunkin in Beacon
Date: Monday, February 10, 2025 4:10:31 PM

Hello,

I vote Yes! on the proposal in Beacon. The proposed location is a great spot.

Since this is in walking distance from the park and middle/high schools please ensure the side walks are safe.

Thank you,
Amy Azzano
14 park lane 12508

From: Ashley Soto
To: Mercedes Perez
Subject: Proposal
Date: Monday, February 10, 2025 5:53:52 PM

Hello , I live in beacon and in fact my family goes back all the way to the 1800s first female to birth children here in beacon , I just want to say that I am in agreeance a yes from our family and totally would like a drive through Dunkin here in town . I used to work at the old one near the new location and we needed a drive though this place would not only help the area but bring jobs for the high school students (I have 2), I just had a baby so it's difficult for me to go in and need this drive though . I can't drink local coffee shops due to stomach issues and really go about every day to fishkill . So I really hope this goes through and thank you for your time .
Ashley Soto

Sent from my iPhone

From: Kathy
To: Mercedes Perez
Subject: Re: Ddonuts
Date: Monday, February 10, 2025 5:54:22 PM

Kathy Bruce
21 Overlook Ave
Beacon NY
Sent from my iPhone

> On Feb 10, 2025, at 2:00 PM, Mercedes Perez <mperez@beaconny.gov> wrote:
>
> Hi Kathy.
>
> Your comment has been received. Please provide your full name and address for the record.
>
> Thank you.
>
> Mercedes Perez
> Municipal Secretary
> Building Department
> P: 845-838-5002
>
> City of Beacon
> One Municipal Plaza, Suite 4
> Beacon, NY 12508
>
> Building Department: https://beaconny.gov/index.php/departments/building-department/
> Planning Board: https://beaconny.gov/index.php/government/boards-committees/planning-board/
> Zoning Board: https://beaconny.gov/index.php/government/boards-committees/zoning-board/
>
> -----Original Message-----
> From: Kathy <bkathy12@gmail.com>
> Sent: Monday, February 10, 2025 1:37 PM
> To: Mercedes Perez <mperez@beaconny.gov>
> Subject: Ddonuts
>
> I am for it!
> Sent from my iPhone

CUDDY +FEDER LLP

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T 845 896 2229
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cuddyfeder.com

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

February 10, 2025

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

Re: Application for Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Coffee House with Accessory Drive Through
Supplemental Submission
Premises: 420-430 Fishkill Avenue, Beacon, New York
Tax Parcel IDs: 6055-80-443076, 450087, and 455098

Dear Chairman Gunn and Members of the Planning Board:

On behalf of DKH Realty, LLC (the "Applicant"), the owners of the above-referenced Premises, and in furtherance of the Application for Subdivision Approval (Lot Merger) and Site Plan Approval (the "Application") for the proposed adaptive reuse Project on the Premises, enclosed please find two (2) additional Letters in Support and/or Letters of No Objection from abutting/nearby property and business owners along the Fishkill Avenue corridor and residents of Beacon. For reference, a map depicting the parcels within the Fishkill Avenue corridor owned by the signatories to the enclosed and previously submitted letters is also enclosed herewith.

We look forward to appearing at this Board's regular meeting on February 11, 2025 for the Public Hearing on this Application. 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 us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Cory Wirthmann, City of Beacon Acting Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.

Kenneth Wersted, P.E., Creighton Manning Engineering, LLP
Hudson Land Design Professional Engineering, P.C.
Studio Architecture, DPC
Colliers Engineering & Design, P.C.
DKH Realty, LLC
Jessica Zalin, Esq.

LETTER OF NO OBJECTION

DATE: 1/29/25

Honorable John Gunn
and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

Soka Gakkai International – USA are tenants of 409 Fishkill Ave, Beacon, NY and neighbors to the property 420-430 Fishkill Avenue, Beacon, NY (the "Premises"), which is classified in the General Business ("GB") Zoning District.

We have had a chance to review the application of DKH Realty, LLC to the Planning Board of the City of Beacon, requesting Subdivision Approval (Lot Merger) and Site Plan Approval to merge three (3) lots and adaptively reuse the existing building on the Premises for a proposed mixed-use development including a Dunkin' coffee house with accessory drive through, additional first floor commercial space, and three (3) second floor residential units. This letter will serve to confirm that we have no objection to the issuance of the approvals as described above.

Very truly yours,

Soka Gakkai International - USA

Cliff Sawyer, Vice President

606 Wilshire Blvd, Santa Monica, CA 90401

LETTER IN SUPPORT AND APPROVAL RECOMMENDATION

DATE: Feb 3 2025

Honorable John Gunn
and Members of the City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Dear Chairman Gunn and Members of the Planning Board:

I am (we are) the abutting or neighborhood property owner(s) to 420-430 Fishkill Avenue, Beacon, NY (the "Premises"), which is classified in the General Business ("GB") Zoning District.

This letter will serve to confirm that I (we) have had a chance to review the application of DKH Realty, LLC (the "Applicant") to the Planning Board of the City of Beacon, requesting Subdivision Approval (Lot Merger) and Site Plan Approval to merge three (3) lots and adaptively reuse the existing building on the Premises for a proposed mixed-use development including a Dunkin' coffee house with accessory drive through, additional first floor commercial space, and three (3) second floor residential units (the "Project").

I (we) have reviewed the application materials and/or have walked the property and have become familiar with the Project. This shall confirm that I (we) have no objection to the approval of the Project as described above. Further, the Project will have no adverse impact on the neighborhood. Indeed, I (we) feel the Applicant's request is in keeping with the character of the neighborhood.

I (we) therefore recommend that the Planning Board approve the Applicant's application for Subdivision Approval (Lot Merger) and Site Plan Approval.

Very truly yours,

Amanda Carchitta

Name

11 Hudson View Dr Beacon NY, 12508

Address

TOWNSEND ST
FM 1243
356148
361140
365134
370130
383130
HOA
377121
387138
391143
397149
FM 10853-2
331123
8.6 A(s)
DESOTO AV
MEAD AV
FISHKILL AV
BEACON CITY
Fishkill Ave
Fishkill Ave
420 Fishkill Ave
CONKLIN ST
FM 8138
360075
365070
370065
375060
328043
11.9 A(s)
384022
FM 11142 - 1
353011
370015
1.9 A(s)
DALLIS DR
502133
2.3 A(c)
SPENCER LN
FRONT ST
516113
LIBERTY ST
WILCOX ST
WILSON ST

From: Jennifer Ortiz
To: Mercedes Perez
Subject: Idea
Date: Tuesday, February 11, 2025 5:26:19 AM

Hello my name is Jennifer Ortiz

I hope you're doing well. I wanted to share a thought regarding the development of businesses in Beacon. I don't believe we need another Dunkin' Donuts in the area. Instead, what would truly benefit our community is a space where small, local family-owned businesses can affordably rent space to sell their products.

There are so many talented small business owners in Beacon who advertise online but cannot afford the high rent of a brick-and-mortar store. A shared retail space—perhaps something like a "Beacon Outlet Mall"—would provide an opportunity for these businesses to grow while also attracting more visitors to shop locally.

I appreciate your time and consideration of this idea. I'd love to hear your thoughts on whether something like this could be a possibility for our community.

Best regards,
Jennifer Ortiz

From: Carl Martinez
To: Mercedes Perez
Subject: Opposition to Proposed Dunkin Donuts in Beacon
Date: Tuesday, February 11, 2025 6:10:20 AM

Dear Council,

I am writing to express my opposition to the approval of a Dunkin Donuts in Beacon, NY. Our city has cultivated a unique charm, with its vibrant local businesses, diverse small cafes, and thriving arts scene. A corporate chain like Dunkin would undermine the character that makes Beacon so special, drawing business away from the independent coffee shops and eateries that contribute to our community's identity. We should continue to support local entrepreneurs rather than allow a national franchise to dilute the authenticity of our city.

I urge you to reconsider this proposal and prioritize the preservation of Beacon's unique culture and economy.

Best,

Carl Martinez

224 Fishkill Ave

From: Monicagmaher
To: Mercedes Perez
Subject: Dunkin drive through proposal
Date: Monday, February 10, 2025 5:07:38 PM

I am 100% in favor of a DD with a drive-thru in Beacon. Unfortunately I cannot attend the meeting but wanted to register my view. I believe it would be another source of employment for our youth and convenient for many of our residents and visitors. Since it is not proposed for Main St it would not add to the parking crunch, either. Many of our residents may be older and/or handicapped as well making the drive thru a good option for them. Those that are looking for a sit-down leisurely place for a cup of coffee etc have lots of places to choose from. Those on a busy schedule would be happy to have the Dunkin drive thru option so they could still support businesses in our area however it is most convenient for them.

Thank you for taking my comments into consideration, and please thank the planning board. Council and staff once again for the hard work that they do on behalf of our residents!

Sincerely,
Monica G Maher
21 Beacon St

Sent from the all new AOL app for iOS

From: Stacie Merrill
To: Mercedes Perez
Subject: Support for a Dunkin' on Route 52
Date: Tuesday, February 11, 2025 11:34:52 AM

To Members of the City Planning Board,

I was encouraged to share my opinion regarding the proposed Rt 52 Dunkin' location after a discussion in the Beacon, NY Facebook group. By the way, I believe all city officials should be following that group—it provides a valuable cross-section of community perspectives, especially from residents who may not be as familiar with the formal process of contacting city officials.

I believe Route 52 is an ideal location for Dunkin Donuts'. It wouldn't compete with Trax, which serves a completely different demographic, and it's not on Main Street. If the Dunkin' branding is a concern, there are design solutions that could help it blend into the local aesthetic.

Dunkin' may not be considered "cool" by some of Beacon's newer residents, but it would be an appropriate, helpful, and practical addition to our community. Beacon's middle and high school students need affordable places to gather or grab a drink and snack. Since there is no real functioning Rec Center in our city, the only options they can realistically afford on Main Street are the gas station and Rite Aid. Dunkin' would provide an accessible, budget-friendly space for them while also creating job opportunities. Dunkin' locations are often locally owned or franchised by local individuals or groups—so even with the brand name, it still functions as a local business.

Beyond that, Dunkin' wouldn't compete with Trax, which serves a completely different demographic, and it's not on Main Street. If the Dunkin' branding is a concern, there are design solutions that could help it blend into the local aesthetic. Dunkin' would fill a void-offering inexpensive coffee, breakfast, and donuts with the convenience of a drive-thru. With early morning hours (opening at 5 or 6 AM), it would also serve commuters and early risers. Since Route 52 isn't Main Street, it avoids the issue of chain businesses disrupting the character of downtown (and traffic) while still addressing a community need.

I'm struggling to find a reason why this *wouldn't* be approved. If the alternative is yet another overpriced, uninspired housing development then this proposal is by far the least disruptive and most practical use of the space through the Beacon Rt 52 corridor.

Thank you for your time and consideration.

Best regards,
Stacie Merrill
Beacon Resident

From: Ana Maria Farina
To: Mercedes Perez
Subject: DUNKIN' proposal
Date: Tuesday, February 11, 2025 12:37:34 PM

Dear Mrs. Perez,

As a resident of Beacon, NY, I would like to vote NO for the DUNKIN' proposal. I would come to the meeting tonight, but I have 2 babies and no childcare.

I don't think the area needs a DUNKIN, there are plenty around there. We do need more communal areas, a grocery shop that won't rip us off (a Trader Joe's would be a dream), affordable housing, etc. We do not need more strip malls and chain stores.

Yall should be focused on improving the awful buildings our kids go to school in that look like prisons, overheated in the summer. Or to offer a full universal Pre-K program, starting at 3 years old like MANY other towns in the hudson valley do.

I don't understand why there's so much focus on selling Beacon out to developers. Our community is broken and in need. No housing, no affordable groceries, terribly rated schools. So many folks are moving out or doing homeschool, and being replaced by rich folks that couldn't care less since their kids go to private school. With the amount of taxes we pay especially for education it is wild that this is happening.

Thank you for reading.

Ana

From: Joe Manglass
To: Mercedes Perez
Subject: DUNKIN' Proposal
Date: Tuesday, February 11, 2025 1:03:15 PM

I'm just writing to express that I am in favor of Dunkin Donuts coming to Beacon. YES for the Dunkin' proposal.

Joe Manglass
147 North Elm Street
Beacon

From: michal mart
To: Mercedes Perez
Cc: Beacon City Council
Subject: Support for the New Dunkin' Project
Date: Tuesday, February 11, 2025 3:55:07 PM

Dear Mrs. Perez,

I am writing to express my support for the proposed Dunkin' project in Beacon. I want to begin by acknowledging and appreciating our local businesses—Trax, Bank Square, Big Mouth, and Glazed Over Donuts, among others—for the vital role they play in our community. These businesses not only serve as gathering places but also actively support local sports teams and provide jobs for our youth. I personally will definitely continue to patronize them, as I am sure many residents and visitors will do. However, I recognize that many residents in our community are excited about this project, and I believe their perspective deserves consideration.

As someone who lives very close to the proposed site, I understand both the concerns and the benefits of this project. Based on community discussions, particularly on Facebook, there is great support for this project for several key reasons:

- **Convenience and Affordability** – Many residents miss the old Dunkin' and appreciate the affordability and accessibility it provides compared to other local coffee shops. The addition of a drive-thru would make it even more convenient for commuters and busy families.

- **Job Creation** – The new location would generate job opportunities for both young adults and seniors in our community, something that many people see as a significant benefit.

- **Economic Development** – Some residents believe that welcoming well-known brands like Dunkin' can contribute to economic growth by revitalizing existing buildings and increasing local revenue.

- **Filling a Void** – While there are local coffee options, Dunkin' meets a different need by offering inexpensive, early-morning coffee and breakfast choices that cater to a broad customer base.

- **Personal Preference** – A simple but valid point: many people genuinely enjoy Dunkin' coffee and products and would like to have a local option available again.

- **The Need for a Drive-Thru** – Several residents feel that the lack of a drive-thru contributed to the closure of the previous Dunkin' location and that this feature would ensure the new location's success by meeting the needs of those who prefer or require quick, in-car service.

It is evident from online discussions that there is significant community support for this project, with numerous residents voicing their enthusiasm. I hope the Planning Board will take this into account when reviewing the proposal.

Thank you for your time and consideration.

Best regards,
Michal Mart
Ward 3
Beacon

Facebook Thread

City of Beacon Planning Board Agenda
02/11/2025

Title:

Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.

ATTACHMENTS

291 Main PB 2.11.25 Architect Response Letter_2025-0128.pdf

291 Main PB 2.11.25 HLD Response Letter_2025-0128.pdf

291 Main PB 2.11.25 EAF_2025-0128.pdf

291 Main PB 2.11.25 Sewer Pipe Calculations_2025-0128.pdf

291 Main PB 2.11.25 Site Plan_Submission 3_250128.pdf

Lanc & Tully 291 Main Street Review 02-05-25.pdf

KARC Review PB_291 Main Street_2025.02.10.pdf

ARYEH SIEGEL
ARCHITECT

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

Re: 291 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

January 28, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated January 9, 2025; and Lanc & Tully's Engineering Memorandum dated January 12, 2025.

KARC Planning Consultant's Comment Responses:

1. Clerical Corrections:
    a. EAF project description states that 4 residential apartments are proposed rather than the revised proposal for 3 units.

        Response: The EAF has been corrected

    b. Floor plan labels have been corrected
    c. The bulk zoning table has been corrected

2. **Mechanical equipment** shall be concealed from public view by approved architectural or landscaping elements. Where is the mechanical equipment for the new addition proposed to be located?

    Response: Mechanical equipment will be screened from view. The equipment will be located on the flat roof of the 3 story building section, with appropriate screening materials.

3. **Snow Storage:** The proposed location for snow storge is shown on sheet 6 of 8 and appears to encompass a landscaped area of approximately 20ft by 4ft. Will this space be sufficient for snow from all paved areas on site or is it planned for snow to be removed from the site? As one of the few landscaped areas on the site, the forthcoming landscaping plan should indicate plantings that can withstand snow and salt.

    Response: The snow storage area is noted on the site plan. A note has been added indicating that the Owner will have snow removed as required from the snow storage area if it accumulates past the ability to store it on the property.

4. **Landscaping Plan:** Plantings details should be provided for the proposed landscaped areas. Per Section 223-41.18(E)(12), the Planning Board will review the details to ensure that the proposed landscaped areas enhance the streetscape, provide a landscaped rear yard or courtyard, and are found to be

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Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

consistent with the intent of the CMS district. The applicant should also provide dimensions of landscaped areas and calculations demonstrating that the minimum requirement of 10% is met.

Response: A landscaping plan has been added to the set and submitted. Note that we are proposing shade tolerant plantings in areas where there may not be full sunlight.

5. **Parking Standards:** No minimum number of off-street parking spaces are required within the CMS district due to the proximity of this district to municipal parking areas, public transportation, and pedestrian-oriented streetscapes. A parking maximum of 17 spaces is applied to the proposed project based on the calculation of 1 space per dwelling unit and 3 spaces per every 1,000 GFA of commercial space [588 SF of proposed retail + 3,650 SF of existing office]. A total of 4 parking spaces are currently proposed on site, one of which will be a dedicated ADA space. The project narrative states that "the existing Telephone Building provides parking spaces for two of the existing commercial tenants, and the Applicant states that parking has not been an issue since he has owned the building. The two tenants use those parking spaces Monday to Friday between 9am and 5pm." More information should be provided regarding the number of spaces currently provided onsite and the typical number of vehicles parking onsite from the existing two tenants.

    a. The project narrative clarifies that public parking is available at the DMV Building, Henry Street, and the Rite Aid. Additional information regarding utilization and availability of parking at these lots should be described by the applicant and added to the record.

    Response: The Applicant is researching the utilization and availability of parking in the identified public lots

    b. Are any demand reduction strategies proposed outside of the potential addition of bike parking?

    Response: The Applicant has not reviewed other demand reduction strategies apart from the staggered use of parking spaces between residential tenants and commercial uses.

    c. The Board may request that a comparable analysis of similar uses and properties in the area be provided.

    Response: Comment acknowledged.

1. **Elevations and Design Standards:** Elevations with dimensions and material callouts will be required to complete review of the project. The applicant will need to justify the revised building design in relation to the criteria in 134-7 and the CMS design standards in 223-41.18.J. When appropriate, the building design should be referred to the Architectural Review Subcommittee. Points of consideration should include:

    a. The code requires that new construction shall build in the historic context and demonstrate aspects of inspiration from or similarities to adjacent HDLO structures. The code is clear that "Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features." The applicant has stated that the revised façade offers a modern interpretation of elements and proportions of the existing building. Specific examples and references to context, scale, materials, roof and cornice forms, windows, fixtures, etc. should be provided to support this statement.

Response: The building is designed with a 2-story section along Main Street to reduce the impact of the proposed addition on the existing building. This keeps the existing cornice completely intact. The building connects to the existing building with a stepped back glass connection to reduce the apparent visual connection. The façade of the addition reflects elements and proportions of the existing building while offering a modern interpretation. Window sizes, brick and stone detailing, and site lines of the existing Telephone building are in line with similar elements on the proposed addition.

Lanc & Tully Comment Responses:

General Comments:

1. A landscape plan and lighting plan shall be prepared for the project and made part of the overall site.

   Response: A Landscape and Lighting Plan has been submitted.

Site Plan (Sheet 1 of 8):

1. The bulk zoning table, parking requirements and notes for the project shall be provided on the plan.

   Response: The Bulk Zoning table and Zoning Summary has been provided.

2. The dark hatching on the plan is making it hard to read to discern the text located within the hatching. The text should be moved to the front and/or masked, and the hatching lightened. It should be further noted that there are several areas where various text notes are located over top of one another. This shall be revised so that all text is legible and not overlapping.

   Response: Corrections have been made to improve legibility

3. Given the tight constraints of the site, there does not appear to be any areas on the site for snow storage. Notes shall be added to the plans with regards to snow removal and a time frame as to the removal of snow from the site.

   Response: The snow storage area is noted on the site plan. A note has been added indicating that the Owner will have snow removed as required from the snow storage area if it accumulates past the ability to store it on the property.

Existing Conditions & Demolition Plan (Sheet 2 of 8):

1. Although the plan is titled as "Existing Conditions & Demolition Plan", the plan does not appear to be showing any demolition work to occur. The plan should be revised to reflect all demolition work proposed on and adjacent to the site, or the title of the plan should be revised to "Existing Conditions Plan" only.

   Response: The plan title has been corrected to exclude reference to demolition.

Please refer to Hudson Land Design's letter for additional responses to Lanc & Tully comments. Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

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

January 28, 2025

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

Re: 291 Main Street Residential Site Plan
Telephone Building Beacon, LLC (Applicant)
291 Main Street
Tax Parcel: 5954-36-893875 (±0.143 acre)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Site Plan Set in response to Lanc & Tully's January 12, 2025 comment letter, and KARC's January 9, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully January 12, 2025 Comment Letter

General Comments:

1. Comment noted. A landscape plan has been prepared and is shown on a new sheet 7 of the revised plan set. Details and notes have also been added to this sheet. A lighting plan has been prepared by Aryeh Siegel.

Site Plan (Sheet 1 of 8)

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

2. Aryeh Seigel has responded to this comment under separate cover.

3. Aryeh Seigel has responded to this comment under separate cover. A snow storage and removal note has also been added to sheet 6.

Existing Conditions Plan (Sheet 1 of 8)

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

Grading & Utility Plan (Sheet 6 of 8)

1. The 8" stormwater line is now shown on the plans.

2. The water service to the new building has been shifted to the rear of the Telephone building and will connect directly to the new building.

3. There is a sewer cleanout on the existing sewer line just inside the building wall. Therefore, there is no need for an exterior sewer cleanout

4. The required note has been added to this plan.

5. The sewer line was camera inspected approximately 5 years ago by the building owner, and was found to be in excellent condition. Calculations have been prepared demonstrating that the existing 4" sewer line is more than adequate to handle peak flows from both buildings. The calculations have been conservatively prepared considering the possibility of the second floor offices in the existing building being converted to a residential apartment in the future which result in higher flows than an office. The calculations demonstrate that the exiting pipe is only at 9% capacity during peak flows. The calculations are included with this submission for review.

6. A catch basin has been added to the storm line in the vicinity of the driveway entrance to intercept roof leader runoff and runoff generated from the parking area.

KARC January 9, 2025 Comment Memorandum

1. Clerical Corrections:
   a. The EAF has been revised and included with this submission.
   b. Aryeh Seigel has responded to this comment under separate cover.
   c. Aryeh Seigel has responded to this comment under separate cover.
2. Aryeh Seigel has responded to this comment under separate cover.
3. The area is sufficient for small snow storms; however, for larger snow storms, a note has been added to the plan that requires snow removal when the snow storage area is at capacity. A mixture of Little Bluestem and Switchgrass are proposed within this planting bed which are salt tolerant and can be cut in the late fall. Therefore, snow storage will not damage the native grasses.
4. A landscaping plan has been prepared for the project. Shade tolerant plantings have been selected for the inner courtyard and beneath the new building canopy. Due to site constraints, apportion of the existing sidewalk on the east side of the Telephone Building will be removed to allow for landscaping leaving 5 feet remaining width of the sidewalk. The proposed landscaped area encompasses 10.1% of the parcel area. All available areas have been landscaped.
5. Aryeh Seigel has responded to this comment under separate cover.

6. Aryeh Seigel has responded to this comment under separate cover.

The following materials are submitted in support of the project:

- Updated Site Plan Set
- Updated EAF

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Telephone Building Beacon, LLC (via email)
Aryeh Seigel, AIA
Daniel G. Koehler, P.E. (HLD file)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
291 Main Street Addition

Project Location (describe, and attach a location map):
291 Main Street Beacon, NY 12508

Brief Description of Proposed Action:
A proposed 2 and 3-story addition to the existing 2-story building located on the subject parcel. The building addition will consist of +/- 550 sqft of retail on the first floor and 3 residential apartments on the second and third floors. The rear parking lot will be re-striped to accommodate the building addition. Utilities will be connected to existing and proposed utilities within the existing building.

Name of Applicant or Sponsor:	Telephone: 646-836-8470
Telephone Building Beacon LLC (Shady Twal)	E-Mail: shady.twal@gmail.com

Address:
291 Main Street

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon - Site Plan Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 0.14 acres
   b. Total acreage to be physically disturbed? 0.09 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The proposed action will meet energy code requirements. _____	☐	☑
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
According to the CRIS website, the subject parcel and adjacent parcels are within the buffer zone of archaeologically sensitive areas. A token has been set up with CRIS.	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

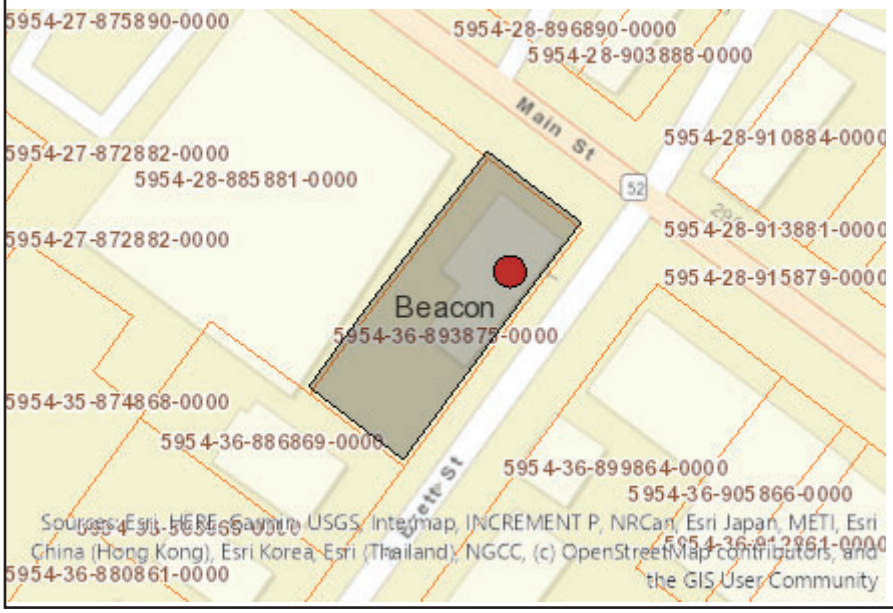
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat Note: No trees will be removed as part of the project.	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: A search of the DEC remedial database revealed no records on the subject parcel or adjacent parcel.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Michael A. Bodendorf, PE Date: 1/28/2025

Signature: Title: Engineer for Applicant

PRINT FORM



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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Job:	Project: 291 Main Street	Job No.:	2024:024
Description:	Anticipated Water Usage/Wastewater Generation Rates	Sheet:	1 of 1
Prepared By:	MAB	Date:	1/22/2025
Reviewed By:	DGK	Rev. Date:	

Anticipated Water Usage/ Wastewater Generation Rates

Unit Type	No. of Units	*Flow Rate per Unit or Bedroom (gpd)	Daily Wastewater Generation (gpd)	**Peak Wastewater Generation (gpd)	***Peak Wastewater Generation (gpm)	Peak Wastewater Generation (cfs)
Residential Studio	1	110	110	440	0.61	0.001
Residential 1 Bedroom	1	110	110	440	0.61	0.001
Residential 2 Bedrooms	4	110	880	3,520	4.89	0.011
Office Employees	15	12	180	720	1.00	0.002
Total	**21**	**- - -**	**1,280**	**5,120**	**7.1**	**0.016**

* As per Design Standards for Wastewater Treatment works 2014, hydraulic loading may be reduced by 20% in installation serviced by water saving fixtures with the exeption of residential bedrooms which is broken down into 110 gpd for post 1994 plumbing fixtures, 130 gpd for pre 1994 fixtures, and 150 gpd for pre 1980 fixtures.

** A peaking factor of 4 has been used for each flow

Job:	Project: 291 Main Street	Job No.:	2024:034
Description:	Sewer Design for Open Channel Flow for Floor 4" Sewer Pipe	Sheet:	1 of 1
Prepared By:	MAB	Date:	1/22/2025
Reviewed By:	DGK	Rev. Date:	1/22/2025

SEWER DESIGN FOR OPEN CHANNEL FLOW

Existing 4" CIP Sewer Pipe

Calculated Peak Flow 7.10 gpm = 0.0158 cfs

Gravity Pipe Line:

Diameter: *4* inch 0.3333 feet
Area: 12.57 square inch 0.0873 square feet

Manning's n coeff. *0.0180* dimensionless
Note: 0.013 for vitrified sewer pipe and Recommended Value from 10 State's - Sec. 33.41 Design of Sewers
Use 0.018 for existing cast iron pipe.
Pipe's Slope *2.00* % pitch 0.0200 ft/ft

Full Flowing Conditions:
Wetted Perimeter: 12.57 inch 1.05 feet
Hydraulic Radius: 1 inch 0.08 feet
Note: At Full Flow Conditon, Hydraulic Radius for a Round Pipe is rH = 1/4 D_{full}

Depth, Full (D): 4 inch 0.3333 feet

Using Manning's Equation: AT FULL FLOW CONDITION, with n = 0.013

Flow, Full (Q): *0.1944* cfs *Flow Full > Design Flow?* **ok**
87.2 gpm
Using Continuity Equation: velocity = Q/Area from Fluid Conservation Laws

Velocity, Full (V): *2.2274* fps

Determine Pipe Flow Depth at Peak FLow:

Flow, Max. Hourly: 7.10 gpm = 0.0158 cfs

q_{Peak}, Design Peak Flow: 7.10 gpm = 0.0158 cfs

$q_{Peak\text{-}design}/Q_{full}$ ***0.0815 cfs/cfs*** Plot Line on Chart
Percent Capacity: 8.15 ***%***

Use Partial Elements Chart for Full Flow Conditions for d/D_{full}, v/V_{full}, and q/Q_{full}

d/D_{full} = 0.08 From Partial Element Chart
depth, d = ***0.0267 feet =*** **0.32 inch**

v/V_{full} = 0.62 From Partial Element Chart
velocity, v = ***1.3810 fps***

Note:
From 1988 DEC Design Standards for Wastewater Treatment Works for Commercial/Institutional Facilities:
1) min. on-site 6" collector sewer at min. slope of 1/8" per ft. (1.0%),
2) on-site 4" collector sewer allowed at min. slope of 1/4" per ft. (2.0%) with full flow min. velocities of 2.0 fps.

Note: From 10 State Standards: Self Cleansing Velocity = 2.0 fps

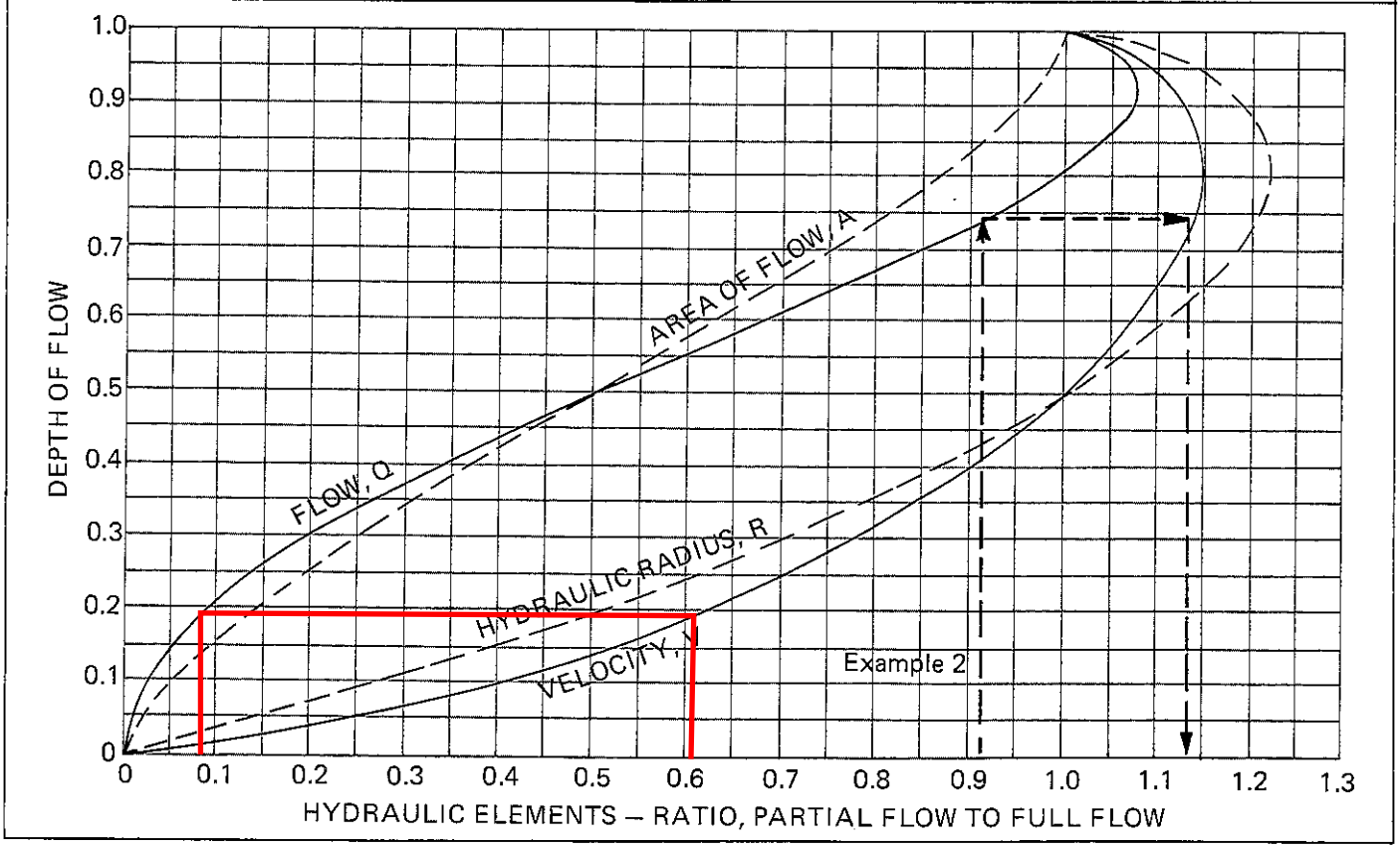
TABLE I: Values of $S_o^{1/2}$ in Manning's Formula.

S	.—0	.—1	.—2	.—3	.—4	.—5	.—6	.—7	.—8	.—9
.000	.00000	.01000	.01414	.01732	.02000	.02236	.02449	.02646	.02828	.03000
.001	.03162	.03317	.03464	.03606	.03742	.03873	.04000	.04123	.04243	.04359
.002	.04472	.04583	.04690	.04796	.04899	.05000	.05099	.05196	.05292	.05385
.003	.05477	.05568	.05657	.05745	.05831	.05916	.06000	.06083	.06164	.06245
.004	.06325	.06403	.06481	.06557	.06633	.06708	.06782	.06856	.06928	.07000
.005	.07071	.07141	.07211	.07280	.07348	.07416	.07483	.07550	.07616	.07681
.006	.07746	.07810	.07874	.07937	.08000	.08062	.08124	.08185	.08246	.08307
.007	.08367	.08426	.08485	.08544	.08602	.08660	.08718	.08775	.08832	.08888
.008	.08944	.09000	.09055	.09110	.09165	.09220	.09274	.09327	.09381	.09434
.009	.09487	.09539	.09592	.09644	.09695	.09747	.09798	.09849	.09899	.09950
.010	.10000	.10050	.10100	.10149	.10198	.10247	.10296	.10344	.10392	.10440
.01	.1000	.1049	.1095	.1140	.1183	.1225	.1265	.1304	.1342	.1378
.02	.1414	.1449	.1483	.1517	.1549	.1581	.1612	.1643	.1673	.1703
.03	.1732	.1761	.1789	.1817	.1844	.1871	.1897	.1924	.1949	.1975
.04	.2000	.2025	.2049	.2074	.2098	.2121	.2145	.2168	.2191	.2214
.05	.2236	.2258	.2280	.2302	.2324	.2345	.2366	.2387	.2408	.2429
.06	.2449	.2470	.2490	.2510	.2530	.2550	.2569	.2588	.2608	.2627
.07	.2646	.2665	.2683	.2702	.2720	.2739	.2757	.2775	.2793	.2811
.08	.2828	.2846	.2864	.2881	.2898	.2915	.2933	.2950	.2966	.2983
.09	.3000	.3017	.3033	.3050	.3066	.3082	.3098	.3114	.3130	.3146
.10	.3162	.3178	.3194	.3209	.3225	.3240	.3256	.3271	.3286	.3302

TABLE II: Full Flow Coefficient Values Circular Concrete Pipe.

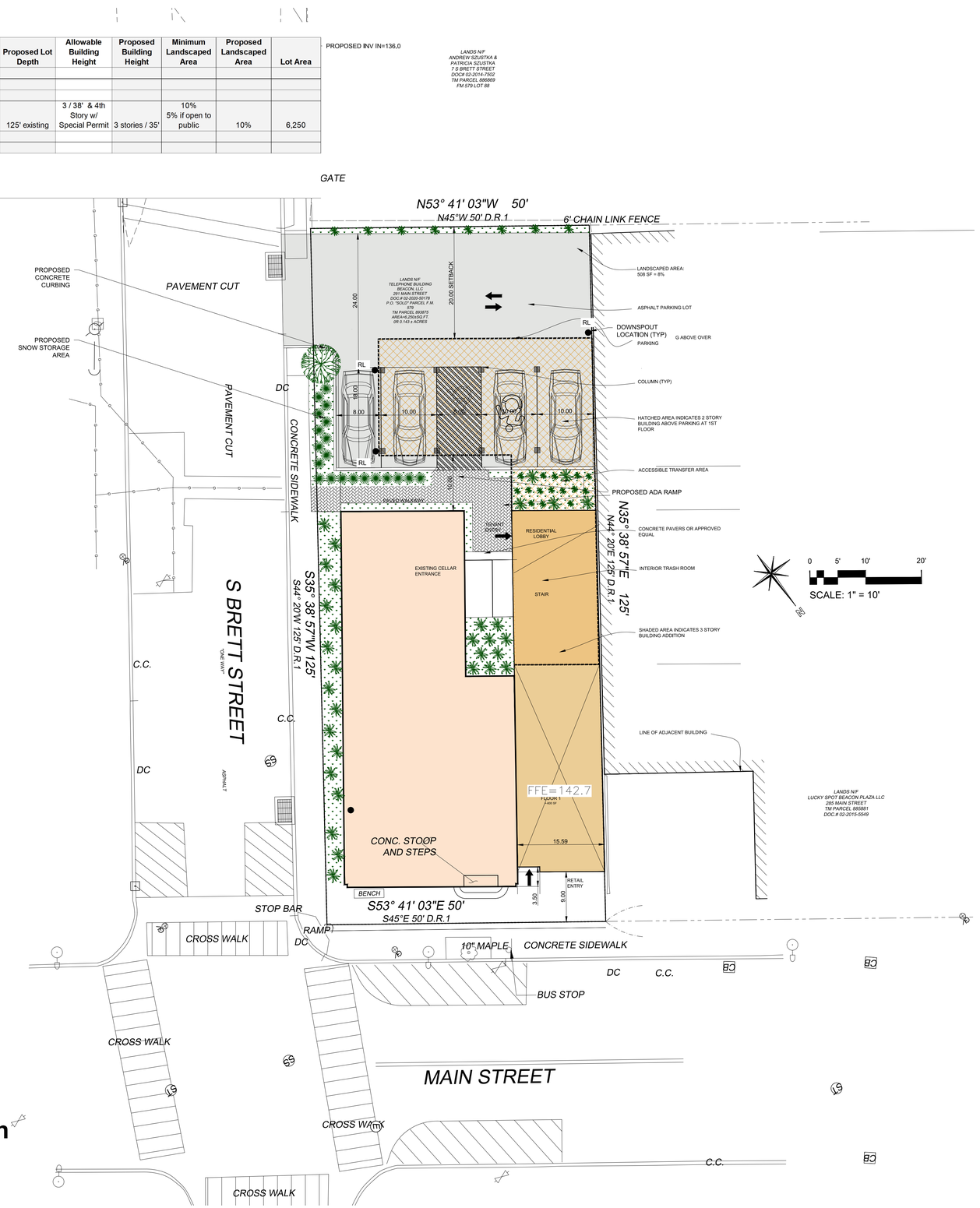
D Pipe Diameter (inches)	A Area (Square Feet)	R Hydraulic Radius (Feet)	Value of $C_1 = \frac{1.486}{n} \times A \times R^{2/3}$			
			n=0.010	n=0.011	n=0.012	n=0.013
8	0.349	0.167	15.8	14.3	13.1	12.1
10	0.545	0.208	28.4	25.8	23.6	21.8
12	0.785	0.250	46.4	42.1	38.6	35.7
15	1.227	0.312	84.1	76.5	70.1	64.7
18	1.767	0.375	137	124	114	105
21	2.405	0.437	206	187	172	158
24	3.142	0.500	294	267	245	226
27	3.976	0.562	402	366	335	310
30	4.909	0.625	533	485	444	410
33	5.940	0.688	686	624	574	530
36	7.069	0.750	867	788	722	666
42	9.621	0.875	1308	1189	1090	1006
48	12.566	1.000	1867	1698	1556	1436
54	15.904	1.125	2557	2325	2131	1967
60	19.635	1.250	3385	3077	2821	2604
66	23.758	1.375	4364	3967	3636	3357
72	28.274	1.500	5504	5004	4587	4234
78	33.183	1.625	6815	6195	5679	5242
84	38.485	1.750	8304	7549	6920	6388
90	44.170	1.875	9985	9078	8321	7681
96	50.266	2.000	11850	10780	9878	9119
102	56.745	2.125	13940	12670	11620	10720
108	63.617	2.250	16230	14760	13530	12490
114	70.882	2.375	18750	17040	15620	14420
120	78.540	2.500	21500	19540	17920	16540
126	86.590	2.625	24480	22260	20400	18830
132	95.033	2.750	27720	25200	23100	21330
138	103.870	2.875	31210	28370	26010	24010
144	113.100	3.000	34960	31780	29130	26890

FIGURE 1: Relative Velocity and Flow in Circular Pipe for Any Depth of Flow.



Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Proposed	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
CMS	0'-10'	0'	20'	9'	0'	20'	100%	100%	75'	125' existing	3 / 38' & 4th Story w/ Special Permit	3 stories / 35'	10% 5% if open to public	10%	6,250



Site Plan

Scale: 1" = 10'

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	0.143 Acres (6,250 sf)
Building Footprint:	1,926 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed-Use: Retail / Office / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 space per dwelling unit (minimum)	3 dwelling units	3 parking spaces maximum
Commercial		
3 spaces per 1,000 sf GFA (minimum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**4 parking spaces** See Notes Below

Notes:

1. Parking for the residential use is provided on site. See Note 2 below for shared parking since there are both commercial and residential uses on the property. There is no other space for parking on the site.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. Two or more uses on same lot. Where two or more different uses occur on a single lot, the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces needed for each use individually, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.
4. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
5. Retail hours of operation: Monday through Sunday 7am – 11pm

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_____ CHAIRMAN

_____ SECRETARY

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2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Existing Conditions Plan
Sheet 3 of 8	Floor Plans
Sheet 4 of 8	Building Elevations & Renderings
Sheet 5 of 8	Grading & Utility Plan
Sheet 6 of 8	Erosion and Sediment Control Plan
Sheet 7 of 8	Landscape & Lighting Plan
Sheet 8 of 8	Construction Details

Site Plan Application

Sheet 1 of 8 - Site Plan

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

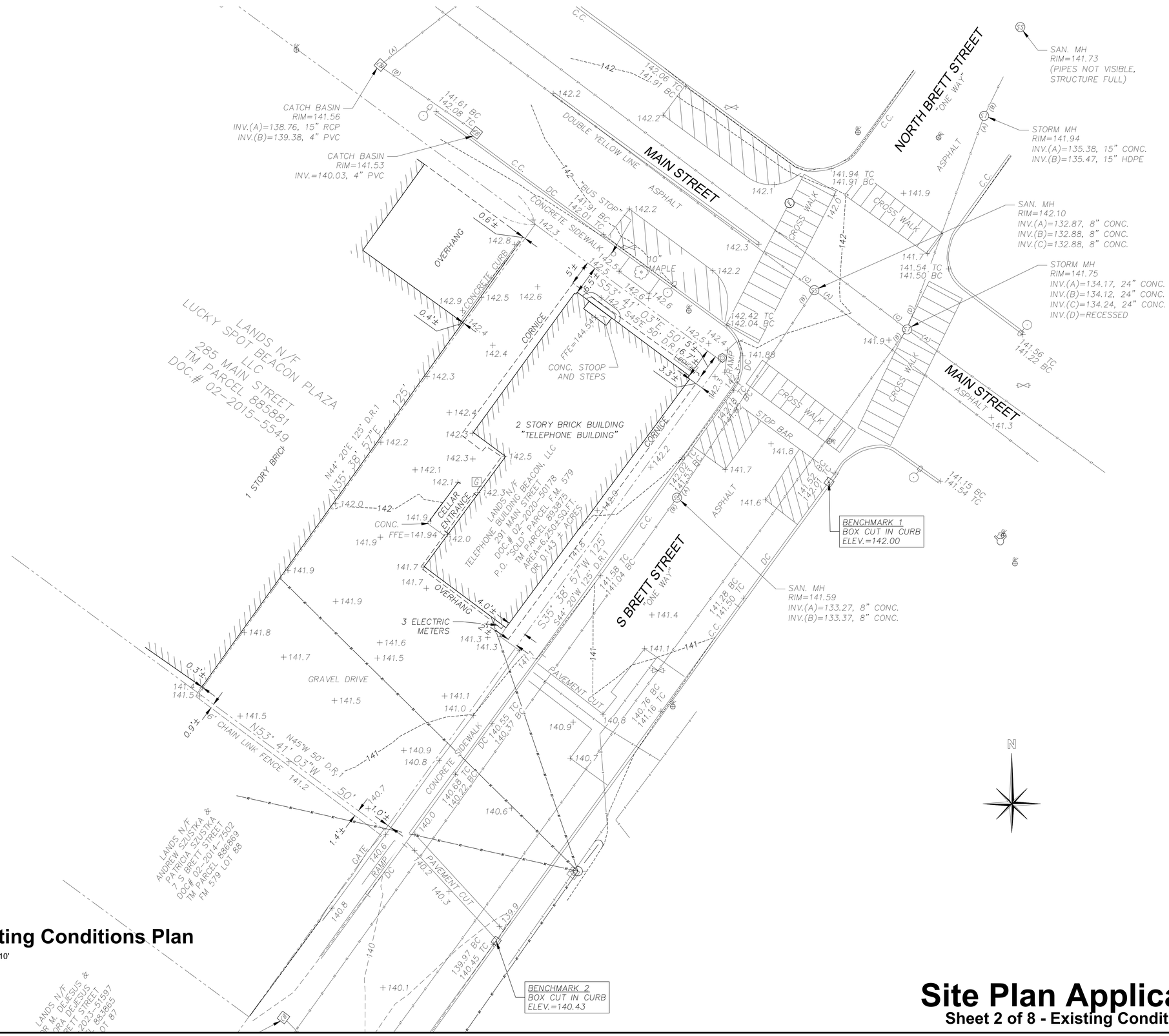
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024



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Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

Site / Civil Engineer:
Hudson Land Design
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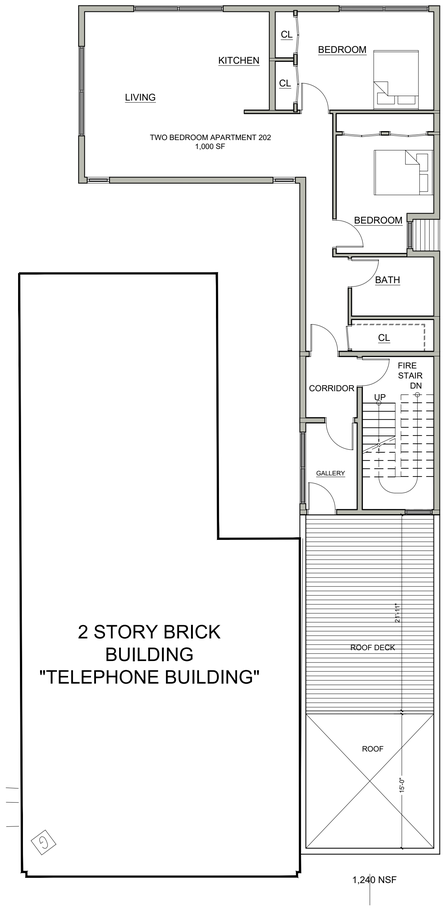
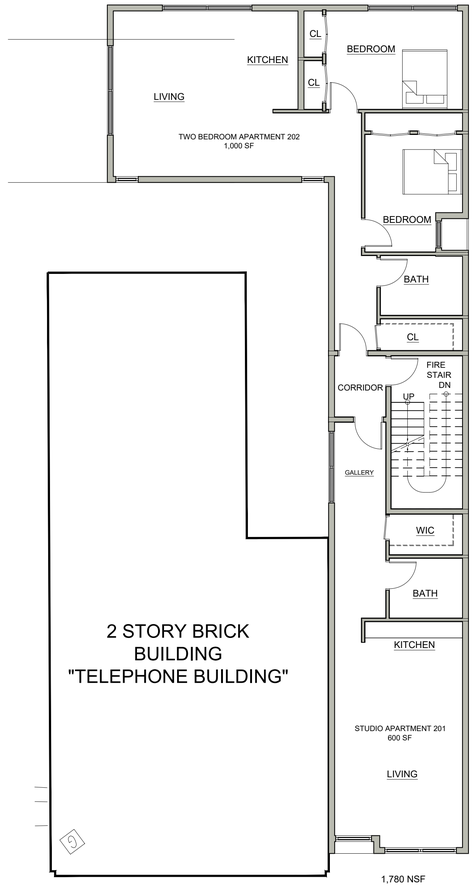


WINDOW WELL OR BALCONY



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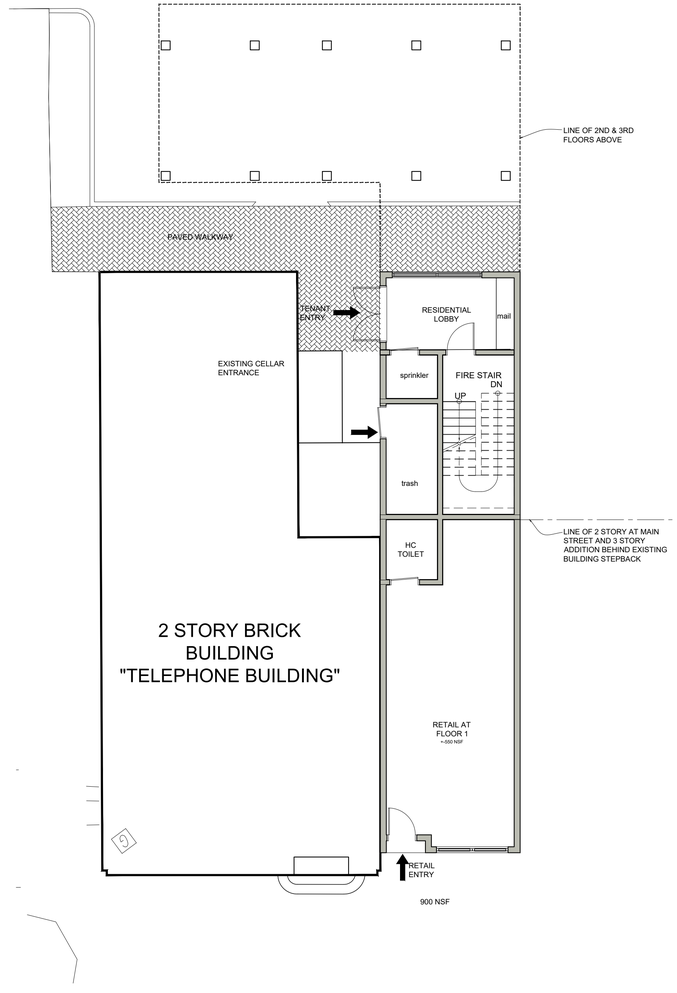

3 3rd Floor Plan
1/8" = 1'-0"

2 2nd Floor Plan
1/8" = 1'-0"

1 1st Floor Plan
1/8" = 1'-0"

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Site Plan Application

Sheet 3 of 8 - Floor Plans

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

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

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

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View 2: South Brett Street

Scale: NTS

View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

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

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: As Noted
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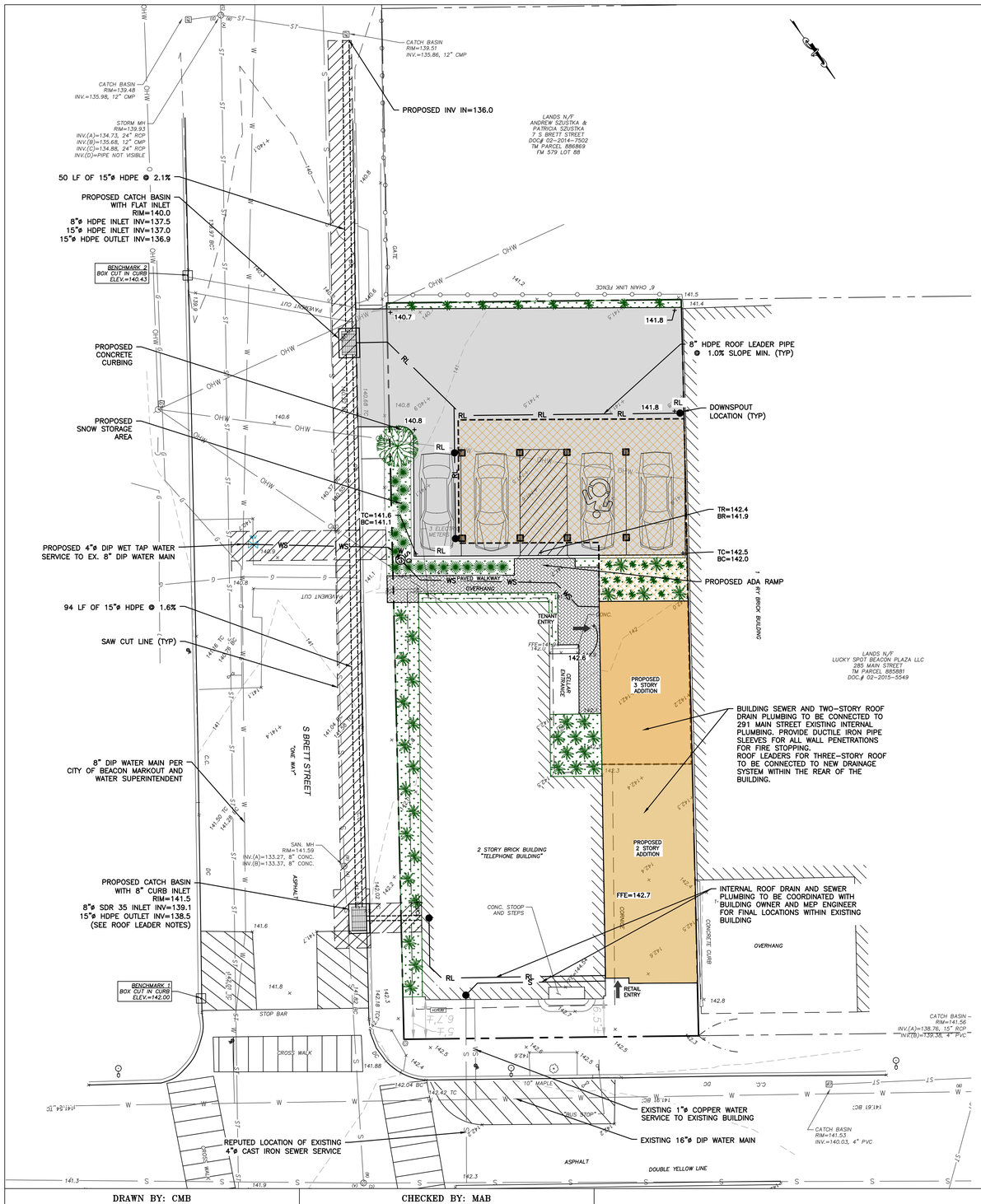

LEGEND:

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- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
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- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN SOUTH BRETT STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED BUILDING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. STREET CLOSURE FOR SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON CD-1.

GENERAL CONSTRUCTION NOTES:

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

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

ROOF LEADER NOTES:

1. AN INFLOW AND INFILTRATION INVESTIGATION REVEALED THAT THE ROOF DRAINS IN THE EXISTING BUILDING ARE CONNECTED TO THE SANITARY SEWER SYSTEM. THE ROOF DRAIN PIPES SHALL BE DISCONNECTED FROM THE SANITARY SEWER WITHIN THE BUILDING AND DISCHARGED TO THE CITY DRAINAGE SYSTEM SEPARATELY.

2. A SEPARATE 6" SCH 40 PVC PIPE SHALL BE CONNECTED TO THE ROOF DRAINS IN THE ATTIC SPACE AND DIRECTED DOWN THROUGH THE EXISTING PIPE CHASE WITHIN THE BUILDING TO THE BASEMENT. THE PIPE WILL THEN BE DIRECTED THROUGH THE EAST WALL OF THE BUILDING AND CONNECTED TO THE CURB-O-LET OUTSIDE THE BUILDING.

3. THE ROOF DRAINS FROM THE NEW BUILDING ADDITION SHALL BE CONNECTED TO THE NEW ROOF LEADER PIPE WITHIN THE EXISTING BUILDING.

4. THERE ARE NO CATCH BASINS IN THE VICINITY OF THE BUILDING. THEREFORE, A CURB-O-LET IS PROPOSED TO DISCHARGE ROOF RUNOFF TO THE GUTTER LINE OF SOUTH BRETT ST., THE ROAD GRADE SLOPES TOWARD THE SOUTH. THERE IS A CATCH BASIN LOCATED APPROXIMATELY 45 FEET SOUTH OF THE PARCEL ON THE WEST SIDE OF SOUTH BRETT ST.

SNOW REMOVAL NOTE:

SNOW SHALL BE REMOVED FROM THE SITE WHEN THE SNOW STORAGE AREA SHOWN ON THIS PLAN IS AT CAPACITY. ONSITE SNOW STORAGE SHALL NOT IMPEDE THE FUNCTIONALITY OF THE PARKING AREA OR PEDESTRIAN WALKWAYS.

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK · MICHAEL A. BODENDORF · 084465 · LICENSED PROFESSIONAL ENGINEER

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

GRADING & UTILITY PLAN

291 MAIN STREET-TELPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 8

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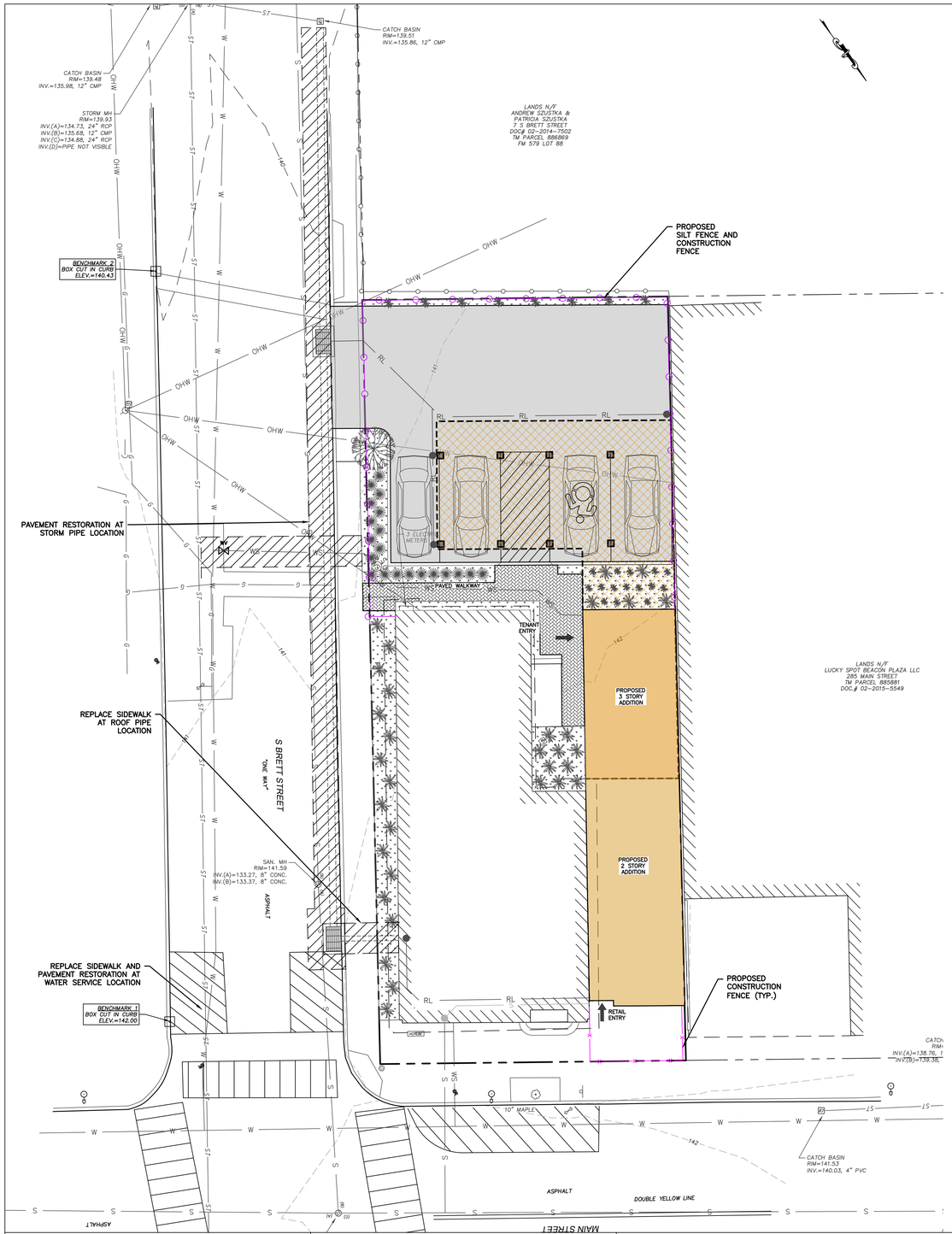

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
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- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE APPROVED SITE PLAN DETAIL SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

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.

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.

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.

CATCH BASINS:

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

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EROSION & SEDIMENT CONTROL PLAN

291 MAIN STREET-TELPHONE BUILDING

291 MAIN STREET
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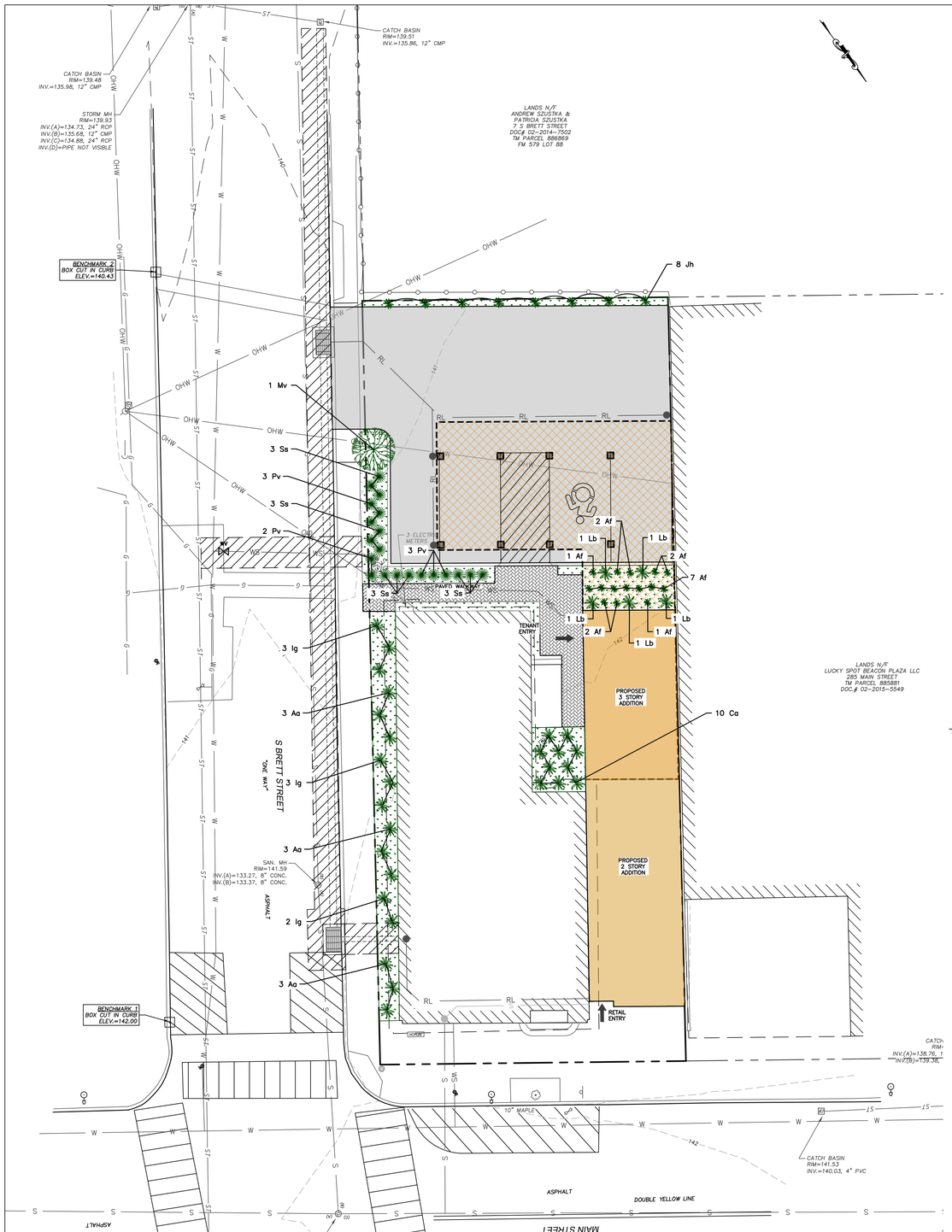

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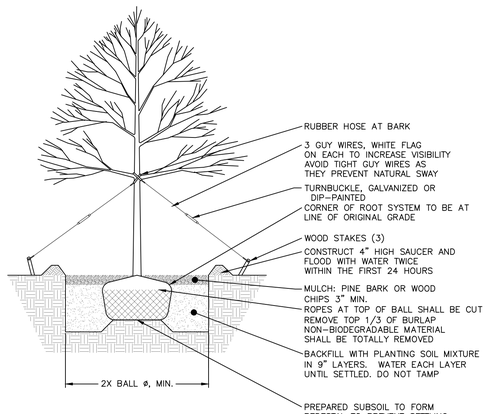
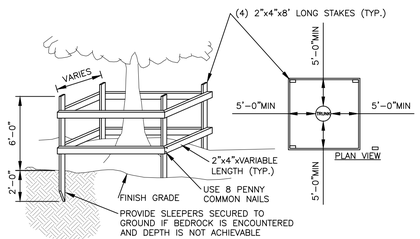
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



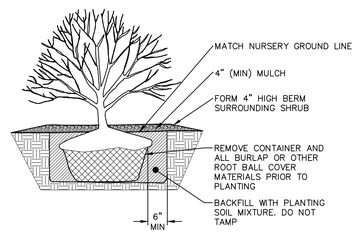
NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE



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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Mv	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3 INCH (DBH)	AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	3 GALLON	6 FT
Aa	9	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GALLON	5 FT
Ca	10	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	3 GALLON	3 FT
Lb	5	LINDERA BENZOIN	SPICEBUSH	3 GALLON	6 FT
Pv	8	PANICUM VIRGATUM	SWITCHGRASS	3 GALLON	2 FT
Ss	12	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	3 GALLON	1 FT
Ig	8	ILEX GLABRA	INKBERRY	3 GALLON	3 FT

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
8. ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SITE.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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SEAL

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

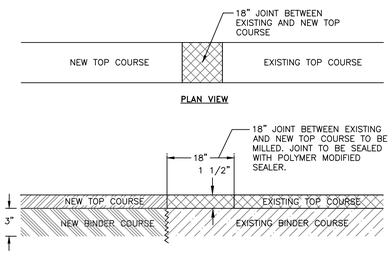
LANDSCAPING PLAN

291 MAIN STREET–TELPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 8

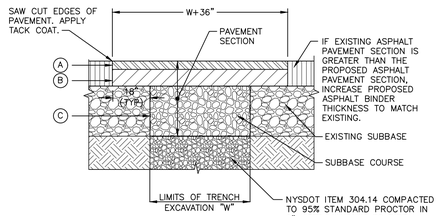
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



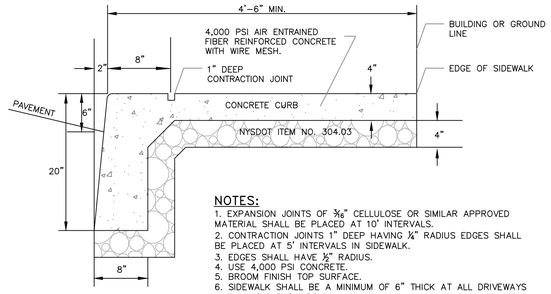
LEGEND

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

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

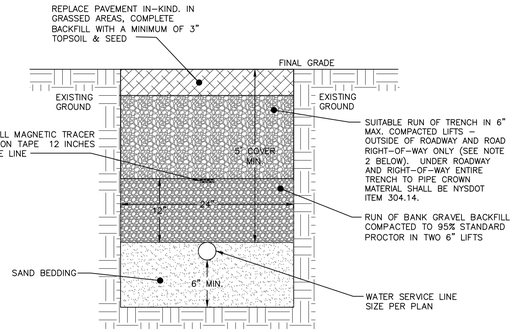
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

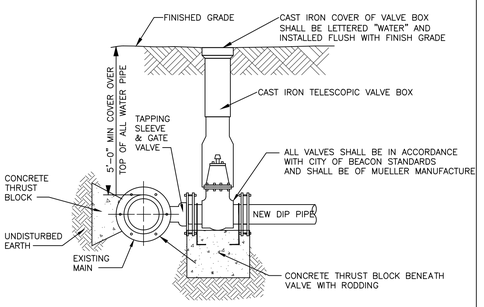
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTES:

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

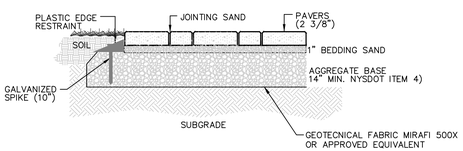
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

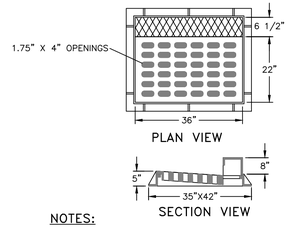
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H–615, AND T–2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

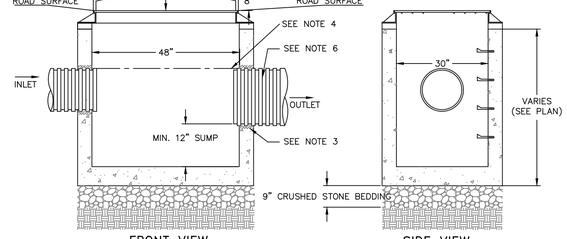
CONCRETE PAVER DETAIL
NOT TO SCALE



NOTES:

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

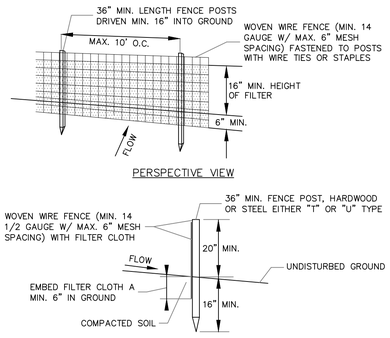
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

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

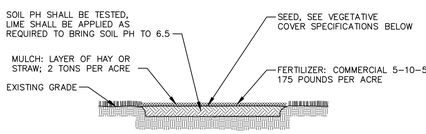
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

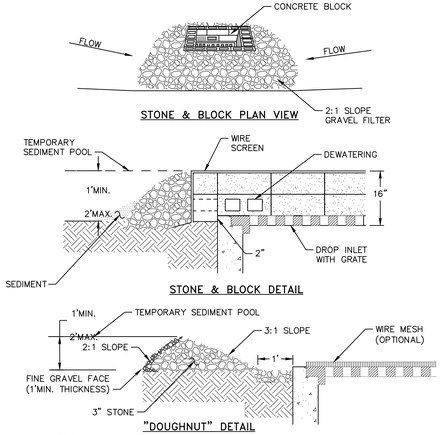
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

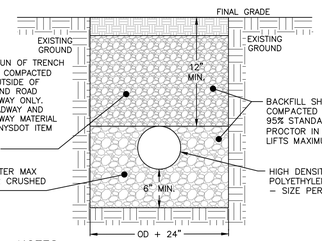
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB				

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

CONSTRUCTION DETAILS

291 MAIN STREET–TELPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–36–893875

JOB #:	2024:034
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	8 OF 8

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

LANC & TULLY
Engineering and Surveying, P.C.

February 5, 2025

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

RE: 291 Main Street
Tax No. 5954-36-893875
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed mixed-use commercial and residential space at 291 Main Street:

- Response correspondence from Aryeh Siegel, Architect, dated January 28, 2025.
- Response correspondence from Hudson Land Design, dated January 28, 2025.
- Revised Short Environmental Assessment Form dated January 28, 2025
- Anticipated Water/Wastewater Generation Table for project, dated January 22, 2025, as prepared by Hudson Land Design.
- Plan set titled "291 Main Street – Telephone Building", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings, with the latest revision date of January 28, 2025:
  - Sheet 1 of 8 – Site Plan
  - Sheet 2 of 8 – Existing Conditions Plan
  - Sheet 3 of 8 – Floor Plans
  - Sheet 4 of 8 – Building Elevations & Views
  - Sheet 5 of 8 – Grading & Utility Plan
  - Sheet 6 of 8 – Erosion & Sediment Control Plan
  - Sheet 7 of 8 – Landscape & Lighting Plan
  - Sheet 8 of 8 – Construction Details

The proposed project entails the construction of a 2 and 3-story addition to the existing building located at 291 Main Street, on a 0.143-acre parcel in the Central Main Street (CMS) Zone and the Historic District and Landmark Overlay Zone. The first floor consists of 550± square feet of commercial space, whereas the second and third floors will consist of 3 residential apartments.

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

General Comments:

1. A construction cost estimate shall be prepared for all work proposed within the City's road right-of-way and submitted for review.

2. A lighting plan shall be prepared for the project and made part of the overall site.

3. The "Index of Drawings" on Sheet 1 of 8 lists Sheet 7 as the Landscape & Lighting Plan, but Sheet 7 itself is titled Landscape Plan and does not show any lighting. The title in the index shall be corrected for this sheet.

Site Plan (Sheet 1 of 8):

1. Required signage shall be provided for the Accessible Parking stall and access aisle.

2. The snow removal noted on Sheet 5 of 8 shall also be provided on Sheet 1 of 8.

Grading & Utility Plan (Sheet 5 of 8):

1. The water shut off on the proposed water line at the rear of the building should be moved out of the snow storage area into the sidewalk area so that it is easily accessible during winter months if the snow storage area is piled with snow.

Landscape Plan (Sheet 7 of 8):

1. Note 1 of the "Tree Planting Detail" states that "Proposed trees to be arborvitae. Refer to Sheet 2 plans for locations". We believe this note is in error and should be removed from the detail.

Construction Details (Sheet 8 of 8):

1. The monolithic curb and sidewalk detail shall be revised to reflect a minimum width of 5 feet and shall note a maximum cross-slope of 1.5%.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Cory Wirthmann, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 10, 2025

RE: 291 Main Street Application for Site Plan Approval, Telephone Building Beacon LLC c/o Aryeh Siegel Architect

---

I have reviewed the following materials regarding the proposed development at 291 Main Street:

- Updated SEAF completed by Michael A Bodendorf, PE, dated January 28, 2025
- Comment response letter by Hudson Land Design, dated January 28, 2025
- Comment response letter by Aryeh Siegel, dated January 28, 2025
- Anticipated Water Usage / Wastewater Generation Rates prepared by Hudson Land Design, dated January 22, 2025
- Site Plan Set (8 Sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised January 28, 2025.

Project Description:

The applicant is proposing a 3-story addition adjacent to the existing 2-story building located at 291 Main Street. The addition will consist of 550 square feet of retail on the ground floor with 3 residential apartments on the second and third floors. The project is located within the CMS district and Historic District and Landmark Overlay Zone (HDLO).

Comments & Recommendations:

1. **Mechanical equipment** shall be concealed from public view by approved architectural or landscaping elements. The applicant has stated that the equipment will be located on the flat roof of the 3-story building section, with appropriate screening materials. A note should be added to the plans and a detail of the screening material provided.

2. **Landscaping Plan:** Per Section 223-41.18(E)(12), the Planning Board should review the landscaping details provided on Sheet 7 to ensure that the proposed landscaped areas enhance the streetscape, provide a landscaped rear yard or courtyard, and meet the minimum requirement of 10%. Contrary to what is shown in the "View 2" rendering on Sheet 4, based on the site plan it appears that one of the proposed parking spaces will be outside of the covered and partially enclosed parking. It is recommended that additional landscaping with varied heights be planted along S Brett Street to further screen the proposed parking.

3. **Parking Standards:** No minimum number of off-street parking spaces are required within the CMS district due to the proximity of this district to municipal parking areas, public transportation, and pedestrian-oriented streetscapes. A parking maximum of 17 spaces is applied to the proposed project based on the calculation of 1 space per dwelling unit and 3 spaces per every 1,000 GFA of commercial space [588 SF of proposed retail + 3,650 SF of existing office]. A total of 4 parking spaces are currently proposed on site, one of which will be a dedicated ADA space.
    a. The project narrative states that "the existing Telephone Building provides parking spaces for two of the existing commercial tenants, and the Applicant states that parking has not been an issue since he has owned the building. The two tenants use those parking spaces Monday to Friday between 9am and 5pm." More information should be provided regarding the number of spaces currently provided onsite and the typical number of vehicles parking onsite from the existing two tenants.
    b. The project narrative clarifies that public parking is available at the DMV Building, Henry Street, and the Rite Aid. The applicant has stated they are conducting research regarding utilization and availability of parking at these lots.

4. **Elevations and Design Standards:** Elevations with dimensions and material callouts will be required. The Board should consider the provided justification for the building design in relation to the criteria in 134-7 and the CMS design standards in 223-41.18.J. If appropriate, the building design may be referred to the Architectural Review Subcommittee.

If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Cory Wirthmann, Acting Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
02/11/2025

Title:

Review of applications for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.

ATTACHMENTS

1113 Wolcott PB 2.11.25 Architect cvr ltr 1.28.25.pdf

1113 Wolcott PB 2.11.25 Project narrative_01_28_25.pdf

1113 Wolcott PB 2.11.25__Traffic Parking Mgmt_1_27_25.pdf

1113 Wolcott PB 2.11.25 Sheet 1_Site Plan_Submission 2_RESTAURANT_250128.pdf

1113 Wolcott PB 2.11.25 Sheet 5_Floor Plans_Hotel_Submission 2_RESTAURANT_250128.pdf

Lanc & Tully 1113 Wolcott Ave Review 02-05-25.pdf

KARC Review PB_1113 Wolcott Ave_2025.02.10.pdf

1113 Wolcott BF ltr re off site parking area 1.2.25.pdf

Creighton Manning 2.11.25 1113 Wolcott Avenue_Rev 14.pdf

ARYEH SIEGEL
ARCHITECT

Received:
JAN 28 2025
City of Beacon
Building/Planning/Zoning

Mercedes Perez
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 1113 Wolcott Avenue - Prophecy
Special Use Permit Amendment Application

January 28, 2025

Dear Mercedes,

This submission proposes a reduction in the size of the hotel and the associated number of guest rooms. There are now a total of 16 guest rooms instead of the previously approved 30 guest rooms.

Additional parking spaces are created with this change. There are now 39 parking spaces proposed.

The Applicant wants to present this concept to the Planning Board to get feedback before we update the rest of the drawings to reflect this reduction in the hotel scope, and respond to the City Planner and City Engineer comment letters received previously.

Please find enclosed:

- (5) sets of plans, Sheet 1 and Sheet 5 dated January 28, 2025
- (5) copies of the updated Traffic Management Plan dated January 27, 2025
- (5) copies of the updated Project Narrative dated January 27, 2025
- Electronic files to be emailed under separate cover

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

Sincerely,

Aryeh Siegel

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

Aryeh Siegel
Aryeh Siegel, Architect

January 27, 2025

Prophecy Hall
1113 Wolcott Ave

Mr. John Gunn, Chairperson City of Beacon Planning Board City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508
1113 Wolcott Avenue – Prophecy Theater LLC
City of Beacon, Dutchess County, New York

Dear Mr. Gunn & Planning Board Members,

We are writing to present a newly designed plan for the project on 1113 Wolcott Ave. which will decrease overall intensity of use and provide more onsite parking. The project will downsize the hotel component in the existing parsonage by eliminating 14 out of the 30 previously approved guest rooms. A stand-alone fine dining restaurant with a maximum occupancy of 150 will be located in the existing adjacent church on the same property.

The unique location of the project provides an ideal opportunity for the adaptable reuse of a large historic property to serve a pedestrian friendly market.

39 onsite parking spaces will be shared between the restaurant and hotel. The 39 spaces are in the upper range of 25 (min)-52(max) for combined parking allowance for the proposed use.

Dining facilities in the church building will serve brunch and dinner to members of the public as well as breakfast and snacks for hotel guests to be served in the hotel building next door. The dining facilities can operate seven (7) days a week in support of the hotel operations and the general public with a maximum capacity of 150 seats. The dining facility can operate Sunday – Thursday 7AM – 9PM and Friday/Saturday 7AM – 10:30 PM. It is also anticipated that the restaurant may hold a limited number of wedding or other similar private events.

Probable business hours for the restaurant are likely to be:
Wed - Thurs, 4pm - 10pm. Fri 1pm-10pm, Sat 11AM - 10PM, Sun 11AM - 9PM

The Project anticipates having 1-4 employees on-site to service the hotel including front desk staff, housekeeping staff and a maintenance staff. The restaurant will typically have an additional 10 employees.

The project is currently approved for a 150-capacity conference center/theater/event space with a bar/café/restaurant as an accessory to a 30-room hotel with 33 onsite parking spaces. The current occupancy of the church building remains at 336. This amended proposal is a substantial decrease in the intensity of use from the already approved project and provides an updated, more self-contained parking model.

Traffic & Parking Management Plan

August 8, 2023

Revised January 27, 2025

1113 Wolcott Avenue

City of Beacon
Dutchess County, New York

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Introduction and Background

The 1113 Wolcott Avenue Project ("the Project") is a proposed redevelopment of the property located at 1113 Wolcott Avenue (NYS Route 9D) in the City of Beacon, Dutchess County, New York. The Project previously proposed to redevelop the former rectory building and church, which was most recently occupied by the Reformed Church of Beacon, with a 30-room hotel contained in an expanded rectory building along with accessory conference center and dining facility (café/restaurant/bar) uses within the church building. Modifications to the Project are now proposed that will reduce the hotel to 16 rooms and change the conference center into a fine dining restaurant. In addition, as previously planned, the existing cemetery located behind (west of) the church and rectory building will be consistently maintained and is proposed to be further restored after development of the hotel and restaurant.

Under the Modified Project proposal, the hotel and restaurant will operate 365 days per year. Dining facilities in the church building will serve brunch and dinner to members of the public as well as breakfast and snacks for hotel guests, to be served in the hotel building next door. The dining facilities are expected to operate seven (7) days a week in support of the hotel operations and general public with a maximum capacity of 150 seats The dining facility may operate Sunday–Thursday 7AM – 9PM and Friday/Saturday 7AM – 10:30 PM.

The Project had previously proposed to hold up to 150 person events within the conference center that could include various cultural, educational, or professional programs, including weddings, conferences, art exhibitions, performances, lectures, seminars, retreats, youth activities, and workshops. The modified project proposes to hold a limited number of weddings or similar type private events within the restaurant, but at a much lower frequency than the events that were previously proposed.

Access to the Project is proposed via an existing access connection from Wolcott Avenue that will provide access to the main parking area as an entry only driveway. A second, exit only driveway is also proposed at the northern property line of the Site, which will be a reestablishment of the existing driveway in this location. A total of 39 off-street parking spaces, inclusive of four (2) ADA accessible parking spaces, will be provided primarily for use by both hotel guests and restaurant patrons. The site is considered code compliant with this level of provided parking spaces. The existing Site is also provided a third driveway connection to Wolcott Avenue south of the existing church building. This existing southern driveway is proposed to be eliminated as part of the Project.

It is anticipated that the Project will have a peak parking demand of approximately 75 parking spaces. In order to meet this parking demand, the Applicant proposes to utilize both the onsite parking and nearby public parking as discussed further herein.

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

On-Site Parking and Circulation

The Project site will provide a total of 39 parking spaces. These spaces will be used for parking by both Hotel guests and restaurant patrons. However, during peak times, typically expected to occur on Friday and Saturday evenings parking demand may exceed the number of available parking spaces on the site. As indicated previously, the Main (southerly) access driveway will be a one-way entry only driveway with the northerly driveway a one-way exit only driveway.

ADA Accessible Parking

The Project site will provide a total of four (2) ADA accessible parking spaces included within the 39 on-site parking spaces. These ADA parking spaces will be available for use by hotel and restaurant guests.

Off-Site Parking

Off-Site Parking Locations

While the Project proposes to provide 39 off-street parking spaces, nearby public parking is readily available to accommodate any overflow. The closest public parking in the area includes the below listed locations in order of proximity to the Project:

- **Tomkins Firehouse Parking Lot** – 52 Parking Spaces
- **City of Beacon Municipal Plaza (City Hall) Parking Lots** – 76 Parking Spaces
- **Beekman Street Metro North on-street parking between Railroad Drive and Wolcott Avenue** - 70± on-street metered parking spaces
  This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.
- **Cross Lot** – 18 Parking Spaces (24 Hour Free Parking – City Lot)
- **Cliff Lot** – 19 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Center Lot** – 92 Parking Spaces (24 Hour Free Parking – City Lot)
- **Beacon Metro North Train Station Parking lots metered parking spaces** *This parking is operated by LAZ parking, parking can be paid electronically via LAZgo Parking App.*

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

Exhibit No. 2 – Off-Site Parking Locations

The Tomkins Firehouse and City of Beacon Municipal Plaza parking lots are within 500 and 1,000 ft. respectively of the Project Site making these the most accessible public parking for the Project. Access to the Beekman Street on-street metered parking spaces will be provided via the existing public connections between Wolcott Avenue and Beekman Street. These pathways will also provide access to parking available at the Beacon Metro north station, however these metered spaces are more remote, in excess of 2,000 ft. from the Project site, and less likely to be utilized. The Cross Street lot, Cliff Lot and Beacon Center Lot are more remote parking locations located within 1,500 – 1,900 ft. from the Project site.

In total there are approximately 250 total parking spaces within 2,000 ft. walking distance of the Project site, which can be utilized to accommodate the parking needs of the Project under peak conditions. Each of the identified areas of public parking were observed during the anticipated peak periods to determine the parking availability in the area. These observations indicated that there is sufficient public parking within the Tomkins Lot, the Municipal Plaza Lot and along Beekman Street to accommodate the parking needs of the project during peak times.

Employee Parking

The Project anticipates having 1-4 employees on-site to service the hotel including front desk staff, housekeeping staff and a maintenance staff employee who will provide maintenance to the hotel and restaurant. The restaurant will typically have an additional 10 employees including restaurant staff. Parking for these employees will largely be accommodated by off-site public parking during peak times.

Shuttles

The limited weddings that may occur at the restaurant may allow for the use of shuttle buses for attendees arriving from other locations. The use of shuttles will be strongly encouraged by the Project owners. Information on available area shuttle bus companies will be provided to wedding coordinators at the start of the planning process to assist in this effort. The use of shuttles for attendees arriving from other consolidated locations will reduce the overall parking needs during weddings.

Pedestrian and Bicycle Access

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

Pedestrians arriving from the Beacon Train Station or utilizing parking along Beekman Street would also be provided several opportunities to access the Project site. There are existing public pedestrian pathway connections between Beekman Street and Wolcott Avenue through Ferry Street and the West End Lofts development as well as through the Municipal Plaza that could be utilized. Exhibit No. 3 below provides a map of the existing and future pedestrian accommodations in the vicinity of the Project.

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

Exhibit No. 3 – Existing Pedestrian Pathways

Emergency Vehicle Access

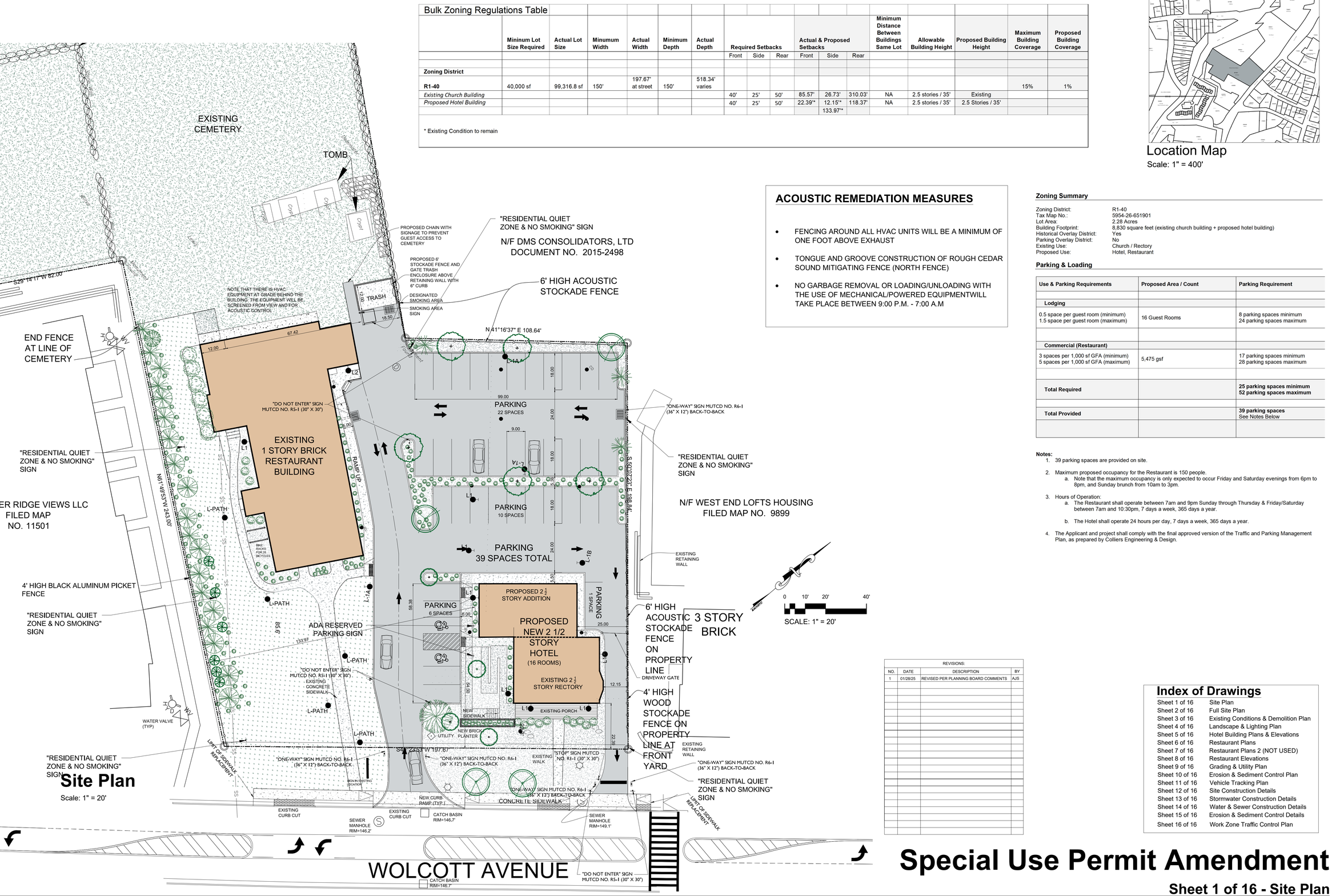
In the event of an emergency at the Site, on-site personnel will be responsible to ensure the site parking area and driveway are clear of all vehicles that are not in a designated parking space, to ensure adequate access to the Site for emergency vehicles.

Ongoing Monitoring and Coordination

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

Bulk Zoning Regulations Table																	
	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-40	40,000 sf	99,316.8 sf	150'	197.67' at street	150'	518.34' varies										15%	1%
Existing Church Building							40'	25'	50'	85.57'	26.73'	310.03'	NA	2.5 stories / 35'	Existing		
Proposed Hotel Building							40'	25'	50'	22.39'*	12.15'*	118.37'	NA	2.5 stories / 35'	2.5 Stories / 35'		
											133.97'*						

* Existing Condition to remain



Site Plan

Scale: 1" = 20'

Location Map

Scale: 1" = 400'

ACOUSTIC REMEDIATION MEASURES

- FENCING AROUND ALL HVAC UNITS WILL BE A MINIMUM OF ONE FOOT ABOVE EXHAUST
- TONGUE AND GROOVE CONSTRUCTION OF ROUGH CEDAR SOUND MITIGATING FENCE (NORTH FENCE)
- NO GARBAGE REMOVAL OR LOADING/UNLOADING WITH THE USE OF MECHANICAL/POWERED EQUIPMENTWILL TAKE PLACE BETWEEN 9:00 P.M. - 7:00 A.M

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-26-651901
Lot Area:	2.28 Acres
Building Footprint:	8,830 square feet (existing church building + proposed hotel building)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Church / Rectory
Proposed Use:	Hotel, Restaurant

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Lodging		
0.5 space per guest room (minimum) 1.5 space per guest room (maximum)	16 Guest Rooms	8 parking spaces minimum 24 parking spaces maximum
Commercial (Restaurant)		
3 spaces per 1,000 sf GFA (minimum) 5 spaces per 1,000 sf GFA (maximum)	5,475 gsf	17 parking spaces minimum 28 parking spaces maximum
Total Required		**25 parking spaces minimum** **52 parking spaces maximum**
Total Provided		**39 parking spaces** See Notes Below

Notes:

1. 39 parking spaces are provided on site.
2. Maximum proposed occupancy for the Restaurant is 150 people.
   a. Note that the maximum occupancy is only expected to occur Friday and Saturday evenings from 6pm to 8pm, and Sunday brunch from 10am to 3pm.
3. Hours of Operation:
   a. The Restaurant shall operate between 7am and 9pm Sunday through Thursday & Friday/Saturday between 7am and 10:30pm, 7 days a week, 365 days a year.
   b. The Hotel shall operate 24 hours per day, 7 days a week, 365 days a year.
4. The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 16	Site Plan
Sheet 2 of 16	Full Site Plan
Sheet 3 of 16	Existing Conditions & Demolition Plan
Sheet 4 of 16	Landscape & Lighting Plan
Sheet 5 of 16	Hotel Building Plans & Elevations
Sheet 6 of 16	Restaurant Plans
Sheet 7 of 16	Restaurant Plans 2 (NOT USED)
Sheet 8 of 16	Restaurant Elevations
Sheet 9 of 16	Grading & Utility Plan
Sheet 10 of 16	Erosion & Sediment Control Plan
Sheet 11 of 16	Vehicle Tracking Plan
Sheet 12 of 16	Site Construction Details
Sheet 13 of 16	Stormwater Construction Details
Sheet 14 of 16	Water & Sewer Construction Details
Sheet 15 of 16	Erosion & Sediment Control Details
Sheet 16 of 16	Work Zone Traffic Control Plan

Special Use Permit Amendment

Sheet 1 of 16 - Site Plan

1113 Wolcott Avenue

Beacon, New York
Scale: 1" = 20'
October 29, 2024

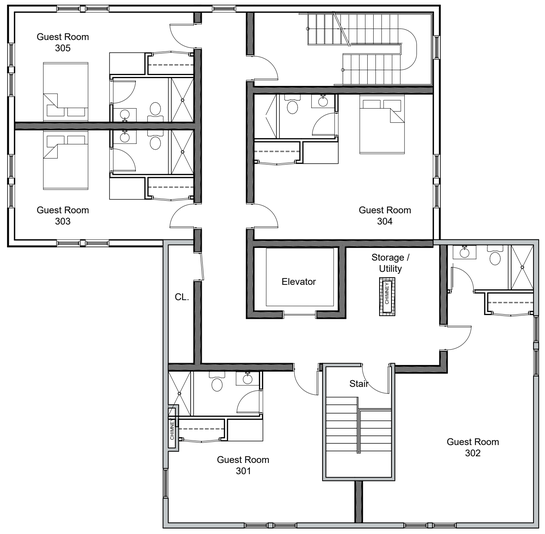
Owner:
Prophecy Theater, LLC
36 South Brett Street
Beacon, NY 12508

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

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

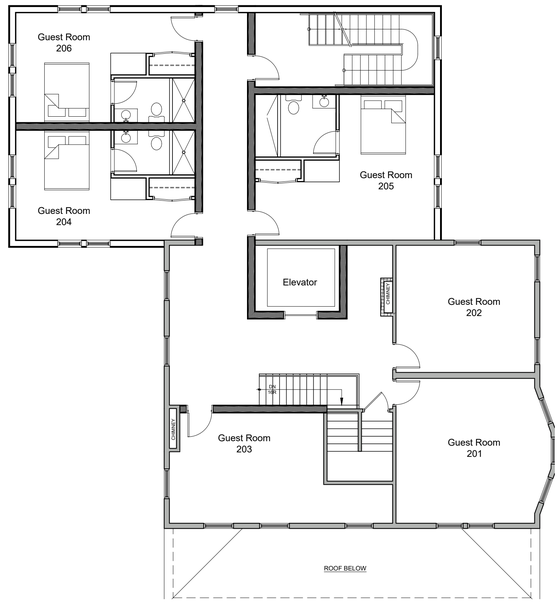
Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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



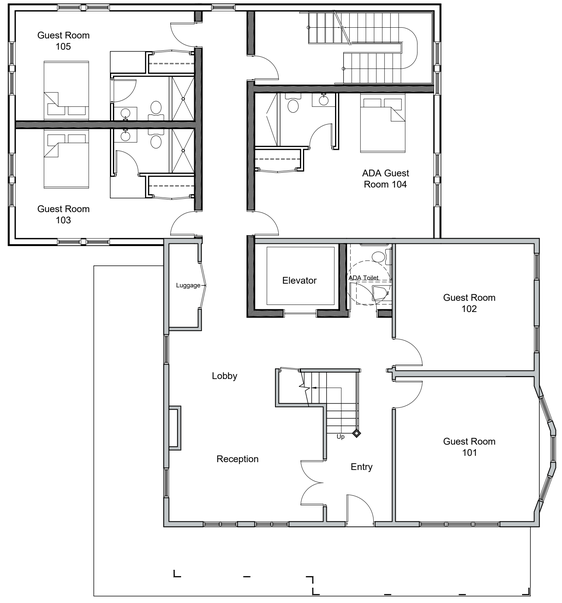
3rd Floor Plan: Hotel

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



2nd Floor Plan: Hotel

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



1st Floor Plan: Hotel

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Amendment

Sheet 5 of 16 - Hotel Plans & Elevations

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

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

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

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

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

1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
October 29, 2024

LANC & TULLY
Engineering and Surveying, P.C.

February 5, 2025

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

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

Dear Mr. Gunn:

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

- Correspondence dated January 28, 2025, from Aryeh Siegel, Architect.
- Project narrative dated January 27, 2025.
- Traffic & Parking Management Plan, with the latest revision date of January 27, 2025, as prepared by Colliers Engineering & Design.
- Plans titled "Special Use Permit Amendment - 1113 Wolcott Avenue", with the latest revision date of January 28, 2025, consisting of the following sheets as prepared by Aryeh Siegel, Architect and Hudson Land Design:
  - Sheet 1 of 16 – Site Plan
  - Sheet 5 of 16 – Hotel Plans & Elevations

The proposed project is located on Wolcott Avenue in the R1-40 Zone and Historic District & Landmark Overlay District (HDLO). The existing 2.28± acre parcel contains a church (Reformed Dutch Church of Fishkill Landing), parsonage building and a cemetery. The previously approved project proposed converting the church into a conference center with dining facilities, and to construct a 30-room hotel on the parcel, along with providing 33 on site spaces for parking as related to the hotel, with 4 of the spaces being ADA compliant. Currently, the applicant is looking to amend the previously approved project to provide for a 150-seat restaurant in the church, the elimination of the conference center, and reducing the hotel portion of the project down to 16 rooms total. Other changes that are proposed from the previously approved project are the removal of the rear deck, removal of steps and walking path out to Beekman Street and an increase in the parking area to allow for 39 parking stalls.

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

General Comments:

1. Based upon the notes provided on Sheet 1 of 16, it appears that the applicant is no longer employing some of the required noise mitigation as listed in the previous approval resolution. Will the restaurant at any time have live entertainment, such as during weddings? If so, how does the applicant propose to limit noise emanating from the restaurant so as not to impact the neighbors if certain mitigation is not to be installed, such as the acoustical glass inserts?

2. The previous resolution approval included a condition for the cemetery restoration and maintenance work. The applicant shall confirm that this work is still proposed. If it is not, the applicant shall clearly state why this work is no longer proposed.

3. Although the intended use of the church is changing, we would recommend that the required post monitoring of traffic and parking management by the applicant's traffic engineer still be a condition of any revised approval resolution.

4. The full plan set shall be revised to reflect the proposed site plan as currently presented. This would include updating the grading and utility plan, erosion and sediment control plan, landscaping plan, etc. A full revised plan set should be submitted for the project.

5. As the site layout is changing an updated drainage analysis shall be provided for the project, along with the proposed stormwater facility on site being revised as necessary based upon the analysis.

6. The plan set shall include Sheet 16 of 16 as part of the plan set. This sheet shall be submitted with future submissions.

7. The "ADA Accessible Parking" section on Page 4 of the "Traffic & Parking Management Plan" document shall be corrected to state, "a total of two (2) ADA accessible…", as it currently states "a total of four (2) ADA accessible…".

8. The number of parking spaces available in the Tomkins Firehouse Parking Lot on Page 4 of the "Traffic & Parking Management Plan" should be verified, as there are a number of spaces that are dedicated to the fire department personnel.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Cory Wirthmann, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 10, 2025

RE: 1113 Wolcott Ave Site Plan/Special Use Permit Amendment, Prophecy Theater, LLC

I have reviewed the following materials regarding the proposed site plan amendment for the project located at 1113 Wolcott Ave:

- Cover letter by Aryeh Siegel Architect, dated January 28, 2025
- Project Narrative, no author, dated January 27, 2025
- Hotel Plans & Elevations (Sheet 5 of 16; 1 page total) by Aryeh Siegel, Architect, dated January 28, 2025
- Site Plan Sheet (Sheet 1 of 16; 1 page total) by Hudson Land Design, last revised January 28, 2025
- Traffic & Parking Management Plan by Colliers Engineering & Design, dated August 8, 2023, revised January 27, 2025

Project Description:

The applicant is proposing modifications to a previously approved project located at 1113 Wolcott Avenue. The proposed project is in the R1-40 zoning district and Historic District & Landmark Overlay District (HDLO). The existing 2.28-acre site contains a church, parsonage building, and a cemetery. The previous approval consisted of a 30-room hotel contained in the expanded rectory building along with an accessory conference center and dining facility within the renovated church building. Under the previous proposal the conference center was permitted to hold events of up to 150 attendees with certain restrictions on days and hours of events. The applicant is seeking to amend the previously approved project to provide a 150-seat restaurant (4,575 sq. ft.) within the church building, eliminate the previously approved conference center, reduce the proposed hotel guest rooms from 30 to 16 rooms, and increase the proposed parking to 39 spaces on-site.

Comments & Recommendations:

1. **Complete Site Plan Set**: Sheets 2 through 16 of the site plan set will need to be updated to align with the modified site plan proposal.

2. **Proposed Use:** Certain commercial uses may be permitted by Special Permit in the HDLO under Section 223-24.7, as an incentive for the preservation of historic structures. Among the listed uses are “sit-down restaurants not to exceed a seating capacity of 50.” The Planning Board may allow a larger number of seats when it determines that such larger number is warranted by one

or more of the following: building size, building configuration, the nature of the proposed preservation, and/or the historic nature and context of the building(s) and the need for preservation and/or adaptive reuse. The Planning Board should discuss which of the above apply to the proposed 150-seat restaurant.

3. **Parking Demand:** The Zoning Code requires that the project provide a minimum of 25 parking spaces up to a maximum of 52 parking spaces. A total of 39 parking spaces are proposed on-site, including 2 ADA accessible parking spaces. The applicant has therefore decreased the demand for parking via a reduction in hotel units and increased supply of parking onsite. While the revised demand calculations and Traffic & Parking Management Plan will be reviewed by the Board's Traffic Consultant, but we offer the following comment for consideration:

    a. It is anticipated that the project will have a peek parking demand of approximately 75 spaces and off-site public parking has been identified as the means for accommodating the excess 36 spaces. The applicant states that "each of the identified areas of public parking were observed during the anticipated peak periods to determine the parking availability in the area." A record of these observations should be provided to the Board for review.

4. **SEQRA EAF:** The applicant will need to complete a revised Part 1 EAF to reflect the proposed changes to the project.

If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Cory Wirthmann, Acting Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

CITY OF BEACON
New York
Building Department

Bruce Flower
Building Inspector

845-838-5020
Email: bflower@beaconny.gov

January 2, 2025

Aryeh Siegel
Aryeh Siegel Architect
84 Mason Circle
Beacon, NY 12508

Mr. Siegel,

This letter is to follow from a question raised at the December 11, 2024 Planning Board meeting regarding the proposed parking on a separate lot in the R-1-7.5 Zone. The section of the Code of the City of Beacon which addresses the location of off-street parking is listed below.

223-26 Off-street parking, loading and vehicular access.

B. Location, use, design, construction and maintenance.

(1) Location. Except as provided elsewhere under the City Code, any approved off-street parking area or structure shall be provided on the same lot or premises with such structure or land use; unless such off-street parking spaces for structures or land uses on two or more adjoining lots may be provided in a single common facility on one or more of said lots, provided that an easement or deed restriction(s), in a form approved by the Corporation Counsel, assuring the continued operation of said parking facility during the life of the structure or the land use the parking is designed to serve, is filed on the land records prior to approval of the plans for said parking facility.

The site plan application in front of the board is located at 1113 Wolcott Avenue, and is owned by Prophecy Theater LLC. The proposed use of a parking lot located at 21 South Avenue and is owned by Gavin Hecker which is approximately 400 feet away from the project site and has a single family located on the property. The 2 properties are not adjoining so they do not meet the requirements of the section above.

Additionally, the temporary parking lot which was created on the old basketball court at 21 South Avenue was approved by the court during the litigation with church on South Avenue. The parking lot was considered a "government facility" when constructed which is permitted in all districts, but was also created for the use of the church which is adjoining this property. Since the city no longer leases this portion of the property, the parking lot is no longer considered a government facility and the litigation regarding the church has been resolved with the opening of

the municipal parking lot next to the firehouse. The creation of an accessory parking area in a residential zone is not a permitted use as per 223-17 C of the Code of the City of Beacon.

If you have any questions, feel free to contact me.

Sincerely,

Bruce Flower

February 11, 2025

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

RE: Site Plan, Traffic and Parking Study Review #14 for 1113 Wolcott Avenue, City of Beacon, Dutchess County, New York; CM Project No. 121-295/124-008.04

Dear Chairperson Gunn:

Creighton Manning Engineering, LLP (CM) reviewed the documents contained in the City of Beacon Planning Board Agenda Packet for the February 11, 2025 meeting and offer the following comments:

1. The hotel use has been reduced from 30 rooms to 16 rooms. The restaurant use remains at 150 seats. The hotel building footprint was reduced to add a row of parking. There is a net increase of 6 spaces (33 to 39).
2. The project meets the minimum parking required per zoning – 25 spaces. The maximum allowed parking is 52 spaces based on the revised programming. In addition to the on-street lots, the applicant proposes to use the former basketball court behind 21 South Ave and the Firehouse municipal lot for overflow parking. These lots are only a 2 min walk to the project site. Between these three locations, we believe adequate parking will be provided.
3. The applicant has provided an overview of parking and access to the site. Shuttles are recommended for any wedding or private events. For weddings, we anticipate the hotel will be room blocked and reserved for guests. There are two other hotels within a 5 minute walk of the project, helping accommodate guests and reducing the parking demand at the site. Alternatively, the Firehouse and City hall municipal lots should be promoted for overflow parking.
4. As the site plan is refined, signing will be necessary to direct drivers to the exit and notify the traffic flows on site.
5. Will the hotel and restaurant be managed by different entities? A “PARKING FULL” a-frame sign may be needed at busy periods to reduce car circulation through a full parking lot.

If you have any questions about the above comments, please do not hesitate to contact our office at 518-689-1834 or kwersted@cmellp.com.

Respectfully,
Creighton Manning Engineering, LLP

Kenneth Wersted, PE, PTOE
Associate

N:\Projects\2024\124-008 Beacon - 2024 Traffic Reviews\Working\4- 1113 Wolcott\1113 Wolcott Avenue_Rev 14.docx

City of Beacon Planning Board Agenda
02/11/2025

Title:

Review of application for Amended Site Plan Approval, Addition to existing funeral home, 2 Beekman Street, submitted by Crossix LLC.

ATTACHMENTS

2 Beekman PB 2.11.25 cvr ltr 1.28.25.pdf

2 Beekman PB 2.11.25_Site Plan.pdf

2 Beekman PB 2.11.25_Signed Application.pdf

Lanc & Tully 2 Beekman St - Riverview Funeral 02-05-25 Review_0001.pdf

KARC Review PB_2 Beekman St_2025.02.10.pdf

ARYEH SIEGEL
ARCHITECT

Mercedes Perez
Planning Board Secretary
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 2 Beekman Street – Halvey Funeral Home Addition
Site Plan Amendment Application

January 28, 2025

Dear Mercedes,

Please find enclosed:

- (5) sets of plans dated January 28, 2025
- Application paperwork
- Checks for fee and escrow
- Electronic files to be emailed under separate cover

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- OHW — OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

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.

Bulk Zoning Regulations Table

	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-10	10,000 sf	48,014 sf	85'	226' at street	100'	196' varies	20'	15'	35'	36.0' Existing	70.4' & 92.2' Existing	103.2' Existing & 100.3' Proposed	NA	2.5 stories / 35'	Existing	25%	8%

Materials / Symbols

- Ornamental Grass
- Concrete
- Asphalt Paving
- Brick Pavers
- River Rock

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	09/07/2017	REVISED PER CITY ENGINEER COMMENTS	AJS
2	09/27/2017	REVISED PER CITY ENGINEER COMMENTS	AJS
3	2017	SITE PLAN APPROVAL	AJS
4	01/28/2025	SITE PLAN AMENDMENT APPLICATION	AJS

Index of Drawings

Sheet 1 of 1 Site Plan

Zoning Summary

Zoning District:	R1-10 (One Family)
Tax Map No.:	30-5954-33-610763-00
Lot Area:	48,014 sf
Building Footprint:	3,687 sf (3,472 existing + 215 sf proposed addition)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	A-3 Assembly (Funeral Home)
Proposed Use:	A-3 Assembly (Funeral Home)

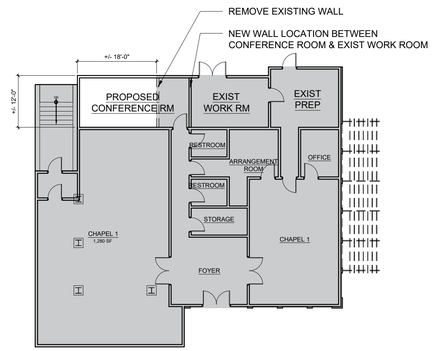
Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial (Funeral Home)		
3 spaces per 1,000 sf GFA (minimum) 5 spaces per 1,000 sf GFA (maximum)	3,687 gsf	12 parking spaces minimum 19 parking spaces maximum
Total Provided		**46 parking spaces** See Notes Below

Notes:

1. The City of Beacon Zoning Board of Appeals has granted Variance # 2017-17, dated May 16, 2017, to allow a Funeral Home use.
2. The City of Beacon Planning Board granted site plan approval in 2017. This amendment to the site plan is for a proposed 12'x18' addition to the existing building.
3. 46 existing parking spaces are provided on site.

Location Map
Not to Scale



1st Floor Plan

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

FILED MAP REFERENCE

Map entitled "Highway Boundary Plan - Beacon Arterial" S.H. #85-1prepared by Dennis E. Walden and dated July 13, 2000 and on file with the N.Y.S.D.O.T.

Map entitled "Subdivision Plat Prepared for Mark Defabio" prepared by Dennis E. Walden and filed in the Dutchess County Clerks office on December 30, 1986 as Map No. 7863

DATE OF SURVEY

Field Completion: June 5, 2017
TEC Land Surveying
15c Toironda Ave.
Beacon, New York 12508

Site Plan

Scale: 1" = 20'

Site Plan Amendment Application

Sheet 1 of 1 - Site Plan

Owner:
Riverview Funeral Home by Halvey
2 Beekman Street
Beacon, New York 12508

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

Surveyor:
TEC Land Surveying
15c Tioronda Ave.
Beacon, New York 12508
Tel: (845) 445-6590

Riverview Funeral Home - 2 Beekman Street
Beacon, New York
Scale: As Noted
January 28, 2025

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Crossix LLC

Address: P.O. Box 6886

Beacon, NY 12508

Signature: SIGN HERE

Date: January 28, 2025

Phone:

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle

Beacon, NY 12508

Phone: 845-838-2490

Fax:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 2 Beekman Street

Tax Map Designation: Section 5954 Block 33 Lot(s) 610763

Land Area: 48,014 sf (1.1 Ac) Zoning District(s) R1-10 (One Family)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed use commercial / residential

Gross Non-Residential Floor Space: Existing 3,472 sf Proposed 215 sf

TOTAL: 3,687 sf

Dwelling Units (by type): Existing 0 Proposed 0

TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

FOR OFFICE USE ONLY
Application #

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: Crossix LLC

Address of Applicant: PO Box 686 Beacon

Telephone Contact Information: 845 831 0254

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.
Crossix LLC	PO Box 686	845-831-0254	2017 Purchase	County
[illegible]	street	same	Recorded	[illegible]

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 ?

☐ No ☐

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

(Print) Joseph Guarneri

(Signature) _____ member

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f. $750
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

** if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Crossix LLC

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

Joseph Guarneri

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

6 8 10 12 14 School St

Applicant Address: Po Box 686 Beacon

Project Address: 2 Beekman Street, Beacon, NY 12508

Project Tax Grid #5954-33-610763

Type of Application Site Plan Amendment

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

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

SIGN HERE

Signature of Owner

manager

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.)	X		MP
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		✓	KLM
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		✓	KLM

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 2 Beekman Street Addition

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☑	☐
LEGAL DATA		
Name and address of the owner of record.	☑	☐
Name and address of the applicant (if other than the owner).	☐	☑
Name and address of person, firm or organization preparing the plan.	☑	☐
Date, north arrow, and written and graphic scale.	☑	☐
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☐	☑
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☐	☑
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☐	☑
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	☑	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☑	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☑	☐
Sufficient description or information to define precisely the boundaries of the property.	☑	☐
The owners of all adjoining lands as shown on the latest tax records.	☑	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☑	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the	☐	☑

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.	☑	☐
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	☑	☐
Any proposed division of buildings into units of separate occupancy.	☐	☑
The location, direction, power, and time of use for any proposed outdoor lighting.	☐	☑
The location and plans for any outdoor signs.	☑	☐
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	☑	☐
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	☐	☑
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	☐	☑
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	☐	☑
Any contemplated public improvements on or adjoining the property.	☐	☑
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	☐	☑
Elevations of all proposed principal or accessory structures.	☐	☑
Any proposed fences or retaining walls.	☐	☑
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	☑	☐
Erosion and sedimentation control measures.	☐	☑
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	☑	☐
An indication of proposed hours of operation.	☐	☑
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	☐	☐

For all items marked "NO" above, please explain below why the required information has not been provided:

This project is a 215 square foot addition to an existing building. Items marked no are not applicable to this project.

Applicant/Sponsor Name:

Signature: SIGN HERE

Date:

174

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
Name of Entity: Crossix LLC	Telephone Contact Information: 845 831 0254
Principal Place of Business of Entity: P.O Box 681 Beacon	Place and Date of incorporation: NY 2003
Method of Incorporation: NYS	Official place where the documents and papers of incorporation were filed: Dutchess County

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
Joseph Guerra	50 Simmons Ln Becket	8458310254	owner

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.
CROSSIX	PO Box 686 Becket	8458310254	Purchase 2017	Berkshire 2017 County

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
Crossfit LLC	845 831 0254
Principal Business Address	**Place and Date of Incorporation**
P.O Box 686 Beacon	2013 NYS
Method of Incorporation	**Official place where the documents and papers of incorporation were filed**
LLC	Dutchess County

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

Name	**Residence or business address**	**Telephone number**
Joseph Gurski	Beacon	845 831 0254

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, Joseph Guarneri 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) Joseph Guarneri

(Signature) _____

LANC & TULLY
Engineering and Surveying, P.C.

February 5, 2025

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

RE: 2 Beekman Street
Riverview Funeral Home
Site Plan Amendment
Tax No. 5954-33-610763
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed 216 square foot expansion on the backside of the Riverview Funeral Home located at 2 Beekman Street:

- Correspondence dated January 28, 2025, from Aryeh Siegel, Architect.
- Application of Site Plan Approval and other application documents.
- Plan titled "Site Plan Amendment Application – Riverview Funeral Home – 2 Beekman Street", dated January 28, 2025, as prepared by Aryeh Siegel, Architect.

Based upon our review of the submitted documents and plan, we have no engineering comments at this time. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Cory Wirthmann, Building Inspector

P.O. Box 687, Goshen, New York 10924 | (845) 294-3700
www.lanctully.com

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 10, 2025

RE: 2 Beekman Street Site Plan Amendment, Crossix LLC

I have reviewed the following materials regarding the proposed site plan amendment for the project located at 2 Beekman Street:

- Cover letter by Aryeh Siegel Architect, dated January 28, 2025
- Site Plan Application, prepared by Crossix, LLC, dated January 28, 2025
- Site Plan Sheet by Aryeh Siegel, Architect, dated January 28, 2025

Project Description:

The applicant is proposing a 216 square foot addition to the Riverview Funeral Home located at 2 Beekman Street. The proposed project is in the R1-10 zoning district. The existing 1.1-acre site contains a 3,472 square foot funeral home. The existing funeral home was granted a use variance by the ZBA on May 16, 2017. The applicant is proposing a site plan amendment to the previous approval granted by the Planning Board on August 8, 2017.

Comments & Recommendations:

The proposed site plan amendment is acceptable from a planning perspective. We have no comments at this time. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Cory Wirthmann, Acting Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
02/11/2025

Title:

Review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.

ATTACHMENTS

1064 Wolcott PB 2.11.25 Submission Cover Letter.pdf

1064 Wolcott PB 2.11.25 Attachment 1 - Stormwater Pollution Prevention Plan by HLD.pdf

1064 Wolcott PB 2.11.25 Attachment 2 Plans HLD 1.28.25.pdf

1064 Wolcott PB 2.11.25 Attachment 3 Plans by Aryeh Siegel.pdf

1064 Wolcott PB 2.11.25 Exhibit A - Images of Premises and Surrounding Area.pdf

1064 Wolcott PB 2.11.25 Exhibit B - Special Use Permit app.pdf

1064 Wolcott PB 2.11.25 Exhibit C - Site Plan Approval app.pdf

1064 Wolcott PB 2.11.25 Exhibit D - Traffic and Parking Evaluation by Colliers 1.28.25.pdf

1064 Wolcott PB 2.11.25 Exhibit E - Full Environmental Assessment Form.pdf

1064 Wolcott PB 2.11.25 Exhibit F - Coastal Assessment Form & Local Waterfront Revitalization Plan Consistency Statement.pdf

1064 Wolcott PB 2.11.25 Exhibit G - Water and Sewer Report by HLD 1.28.25.pdf

Lanc & Tully 1064 Wolcott Ave 02-06-25 Review.pdf

KARC Review PB_1064 Wolcott Ave_2025.02.11.pdf

CUDDY +FEDER LLP

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cuddyfeder.com

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

January 28, 2025

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

Re: Application for Site Plan & Special Use Permit Approvals for Adaptive Reuse of Former Rose Hill Manor Day School for a Proposed Hotel with Accessory Restaurant
Premises: 1064 Wolcott Avenue, Beacon, New York
Tax Parcel ID: 5945-34-641767

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Mark DiFabio (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Site Plan and Special Use Permit Approvals (the "Application"), proposing to adaptively reuse the existing buildings that comprise the Rose Hill Manor Day School and redevelop the Premises with a three (3)-story hotel with associated guest amenity spaces and an accessory restaurant (the "Project").

THE PREMISES AND THE PROPOSED PROJECT:

The Premises is presently classified in the R1-40 One Family Residential ("R1-40") Zoning District and the Historic District and Landmark Overlay Zone ("HDLO"), and abuts property in the RD-6 Designed Residence ("RD-6") Zoning District. The surrounding area includes a mix of multi-family and single-family residential, commercial, and institutional uses, including the Riverview Funeral Home, Dia: Beacon, a shopping plaza containing restaurants, a liquor store, and professional service offices, and is located approximately 0.5 mile from the Beacon Metro-North train station. *See* **Exhibit A** – Images of the Premises and Surrounding Area. Currently, the Premises is operated as Rose Hill Manor Day School and is improved by the existing historic three (3)-story building on the northern portion of the Premises, together with the existing two (2)-story building on the southern portion of the Premises, and associated paved parking areas. *See* **Exhibit A**.

As is more fully shown on the enclosed Site Plans, prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C. ("HLD") dated January 28, 2025 (collectively, the "Plans"), the Applicant proposes to adaptively reuse the two (2) buildings on the Premises and to construct an addition linking the two (2) buildings for use as a hotel with associated guest amenity spaces and a 56-seat accessory restaurant.[1] The hotel will comprise 32,569 square feet, and will include 41 guest rooms across three floors. In addition, a lobby and reception area will be located on the first floor of the hotel, a workspace/reading room and conference space will be located on the second floor, the hotel restaurant will be located on the third floor, and a gym and spa will be located at the basement level. All amenity facilities will be available for use by guests of the hotel. The accessory restaurant will also be open to members of the public during certain hours.

The Applicant also proposes certain site improvements, including new retaining walls, concrete sidewalks, landscaping, and modifications to the paved parking areas on the Premises. Access to the Premises will remain available from one (1) entrance/exit driveway providing access from Wolcott Avenue to the paved parking areas on the central portion of the Premises.

Proposed Hotel Operations

The hotel is proposed to be available 24 hours a day, 365 days per year, and will be staffed during all open hours. The hotel lobby, reception area, workspace/reading room, conference space, gym, and spa will be available for exclusive use by guests of the hotel. Hours of operation for the spa will be limited to Tuesday through Sunday, 10:00 AM to 5:00 PM.

The accessory restaurant is proposed to operate seven (7) days a week, and will offer breakfast service for hotel guests only every morning along with dinner service for both hotel guests and members of the public every night. In addition, brunch service will be available for both hotel guests and members of the public on Saturday and Sunday. The restaurant is proposed to be open to the public from 5:00 PM to 10:00 PM on Monday through Thursday, 5:00 PM to 11:00 PM on Friday, 11:00 AM to 11:00 PM on Saturday, and 11:00 AM to 10:00 PM on Sunday.

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[1] Note: The City of Beacon Zoning Code Section 223-63 defines "hotel" as: "[a] building, or portion thereof, containing rooms occupied primarily by transient guests, who are lodged with or without meals, and in which there may be provided such services as are accessory and incidental to the use thereof as a temporary residence, such as dining, recreational facilities, public rooms and meeting rooms, and gift shops. The term "hotel" shall not include bed-and-breakfast establishment, boardinghouse, rooming house, short-term rental or single-room-occupancy building for the purposes of this chapter." Pursuant to Zoning Code Section 223-14.1, and as confirmed during the pre-application meeting with the Building Inspector, City Engineer, and City Planner conducted on October 21, 2024, accessory uses to a hotel may include dining facilities, recreational facilities, spa facilities, and conference center facilities, among other amenities.

It is anticipated that corporate meetings and cultural, educational, or professional programs may be held at the hotel. Attendees of such meetings and programs would be able to use the hotel restaurant and reserve the workspace and/or and conference room for shared or exclusive use during their stay. It is also anticipated that the restaurant would be available for wedding rehearsal dinners, baby showers, birthdays and similar planned functions; it is not anticipated that any larger-scale events (i.e., weddings, bar/bat mitzvah parties) would be held at the hotel.

Traffic and Parking Analysis

As described in further detail in the Traffic and Parking Evaluation, prepared by Colliers Engineering & Design, dated January 28, 2025 (the "Traffic Letter" or "Traffic Study"), the Project is not anticipated to cause any significant impacts in the overall operation of traffic in the vicinity of the Premises. In fact, when compared to the existing use of the Premises as a day care facility, the Project is estimated to result in a decrease in traffic during weekday morning and evening peak hours. Further, no modifications to the existing site access points are proposed; as noted above, access to the Premises will remain available from one (1) existing entrance/exit driveway providing access from Wolcott Avenue to the paved parking areas on the central portion of the Premises. The grading for the existing driveway and parking areas will be adjusted to City of Beacon standards. Finally, 50 parking spaces have been provided, which is within the range of minimum required and maximum allowable parking spaces pursuant to the updated parking regulations in Zoning Code Section 223-26. As is more fully detailed in the Traffic Letter, the spaces provided are sufficient to meet the needs of the Project at most times, other than weekend evenings. Accordingly, to address that limited window, the Applicant proposes to utilize valet parking on Friday through Sunday evenings in order to accommodate any excess parking demand. Please refer to the Traffic Letter, enclosed herewith as **Exhibit D**, for further information.

COMPLIANCE WITH SPECIAL USE PERMIT STANDARDS:

It is respectfully submitted that the Application complies with the general Special Use Permit standards outlined in the City Zoning Code Section 223-18(B)(1), the specific standards related to site plan and special permit applications for designated historic properties outlined in the City Zoning Code Section 134-7, and the specific standards for special permits within the HDLO outlined in the City Zoning Code Section 223-24.7(D)(1), as follows:

1. Section 134-7(A): The design, character, and appropriateness to the property of the proposed alteration or new construction:

(1) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration from or similarities to adjacent HDLO structures or historic buildings in the surrounding area.
(2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.
(3) The intent is to reinforce and extend the traditional patterns of the HDLO District, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.
(4) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.
(5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.

As noted above, the Premises is improved with the historic three (3)-story building on the northern portion of the Premises and the existing two (2)-story building on the southern portion of the Premises. The northern building was constructed in 1900 as a single-family residence, and was later expanded and converted into a school. This building retains its typical Victorian details, with additions that incorporate a more modern style. The southern building was constructed in 2006 to provide additional space for the Rose Hill Day School. It incorporates some of the Victorian design of the original building, with similar architectural details and materials. The proposed addition is a 2.5-story wood frame structure positioned between and joining the two (2) existing buildings. The addition has been inspired by, and is compatible with, the existing Victorian design, and incorporates turrets along the façade of the addition. It is respectfully submitted that the design and character of the addition are appropriate to complement the existing buildings and the Premises.

With respect to parking, the existing paved parking areas have been retained and expanded to accommodate additional parking in substantially similar locations. Based upon the existing configuration of the Premises, a portion of the parking area is located in front of the southern building and the addition; the remainder is located on the southern side and rear of the Premises. However, there is substantial existing vegetation along the southern portion of the Premises abutting Wolcott Avenue which, combined with the grade and elevation of the Premises, provide

significant screening of the existing and proposed parking areas when approached from the south. A portion of the parking area is currently visible when approaching the Premises from the north, however additional landscaping is proposed for this Project which will enhance the existing on-site screening conditions.

2. Section 134-7(B): The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood:

    (1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.
    (2) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.
    (3) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.
    (4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.

The addition incorporates a height and scale which are consistent with the existing buildings on the Premises and appropriate within the overall neighborhood. The addition will be situated between the two (2) existing buildings, with connection points stepped back from the front of the existing structures to preserve the existing historic character and dominance of the existing structures in the overall composition of the combined building design. The height of the addition and roof design also complement the existing buildings and serve to continue the Victorian residential-scale character of the existing buildings. Turrets are proposed to be installed along the front façade of the addition to provide visual breaks in the façade and provides a sense of scale that is consistent with the existing buildings.

3. Section 134-7(C): Architectural and site elements and their relation to similar features of other properties in the HDLO:

    (1) It is not appropriate to disrupt the relationship between a historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.

(2) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.

(3) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.

(4) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.

(5) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common-property walls.

(6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.

(7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

(8) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain-link, plastic, or vinyl fencing shall not be permitted.

(9) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

(10) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

To address these criteria, architectural and site elements incorporated into the addition and the Premises have been selected to complement and highlight the existing buildings on the Premises. The Applicant does not propose to install any structures which would interfere with the street views of the existing buildings. The façade of both existing buildings on the Premises will be maintained, without modification to the existing architectural features of such buildings. New construction on the Premises will be limited to the proposed addition which will join the two (2) existing buildings.

Turrets have been incorporated into the façade of the addition to correspond with the character of the existing structures, provide a sense of scale, and echo the Victorian-style design of the existing buildings on the Premises. These architectural features will continue along the entirety of the street-side frontage of the addition. While the Project does not propose an entirely new building, the front entrance of the combined building will be oriented towards Wolcott Avenue. Further, windows and building materials for the addition have been selected in consideration of the above-referenced design requirements.

The Applicant does not propose any external mechanical equipment or air conditioners at the Premises. The refuse enclosure for the Project will be located behind the addition on the rear portion of the Premises.

4. Section 223-18(B)(1)(a): The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.

The proposed hotel conforms to this requirement. The hotel is permitted subject to the issuance of a special permit in the HDLO, and is an appropriate use for the Premises and in consideration of the surrounding area. As this Board is aware, an application for Special Permit and Site Plan approval to adaptive reuse a church and parsonage buildings for a hotel with accessory conference center/event space and café was recently approved approximately .3 miles to the north of the Premises at 1113 Wolcott Avenue.

In the instant Application, the Applicant proposes to adaptively reuse the two (2) buildings at the Premises and construct an addition linking the two (2) buildings, which addition will comply with all applicable setback requirements of the R1-40 Zoning District and all design requirements of

the HDLO. Minor additional site modifications are proposed to improve the parking conditions and accessibility of the Premises, and no changes are proposed to the existing site access point.

As is typical for the hospitality industry, the hotel will be open and staffed 24 hours a day to provide a temporary residence for its guests. The 56-seat accessory restaurant will be open to the public during the limited hours detailed hereinabove, and will not interfere with the appropriate and orderly development of the surrounding area.

The Premises has frontage on Wolcott Avenue, and since no later than 1986, has been occupied by Rose Hill Manor Day School. The Applicant's proposed operations will be less intensive than the existing use of the Premises, and are not anticipated to cause any significant impacts in the overall operation of traffic in the vicinity of the Premises. As is detailed in the Traffic Letter, when compared to the existing use of the Premises as a day care facility, the Project is estimated to result in a decrease in traffic during weekday morning and evening peak hours.

5. Section 223-18(B)(1)(b): The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.

The proposed improvements comply with this requirement. The hotel will adaptively reuse the existing buildings on the Premises, with an addition linking the two (2) buildings that has been designed in conformance with all applicable design and dimensional standards and requirements outlined in the Zoning Code. Further, the height and scale of the addition has been designed for consistency with the existing buildings, and the visual appearance of the addition will complement these existing structures. Further, the existing landscaping on site will be supported and enhanced to provide additional screening for the Project. It is not anticipated that these proposed improvements will impact the use or development of any adjacent lands or buildings.

6. Section 223-18(B)(1)(c): Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic in Article IV than would be the operations of any permitted use, not requiring a special permit.

No significant noise, fumes, vibrations, or other objectionable characteristics are anticipated to be generated by the proposed hotel.

The hotel is intended to provide a temporary residence for guests visiting the Beacon area. It should be noted that operations at the hotel will largely be conducted indoors. The only anticipated outdoor activity on the Premises will consist of guests periodically traveling between the hotel building and the parking areas. This contrasts with the existing use of the Premises, which includes outdoor play areas for attendees of the Rose Hill Manor Day School. Further, it should be noted that there are no large-scale functions or events proposed for the hotel; rather, smaller-scale gatherings such as corporate meetings and wedding rehearsal dinners may be held within the hotel's conference room and restaurant.

7. Section 223-18(B)(1)(d): Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.

The proposed improvements conform to this requirement. As noted within the Traffic Study, the number of parking spaces provided for the Project is appropriate for the proposed use, and falls within the range of minimum required and maximum permissible parking spaces outlined in the City Zoning Code. During limited periods on weekend evenings, parking demand may exceed the number of spaces provided, however rather than further expanding the paved areas on the Premises to provide additional parking spaces which will not be in regular use, the Applicant proposes to manage any excess parking demand by providing valet parking during those limited peak demand times.

There is substantial existing vegetation along the majority of the property lot lines, with the exception of the northern portion of the western border of the Premises along Wolcott Avenue, which combined with the grade and elevation of the Premises, provide significant screening of the existing and proposed parking areas. Additional landscaping will be proposed to supplement the existing conditions and enhance screening from adjoining residential properties.

Further, there are no changes proposed to the existing site entry point, which presently provides safe and adequate access to the Premises. Similarly, the existing site driveway can be expected to provide safe and adequate access to the proposed hotel. Finally, and as noted above, it is not anticipated that there will be any significant traffic impacts caused by the Project, and the Project will result in less traffic congestion than the proposed use during weekday peak periods.

8. Section 223-18(B)(1)(e): Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

The Applicant does not propose any modifications to the existing site driveway, which presently provides safe and adequate access to the Premises, including for emergency services personnel. Site access, including access for emergency services will be maintained for the proposed Project. Further, the Premises is currently served by water, sewer, and other infrastructure; the Applicant proposes to modify the existing water and sewer infrastructure to provide service to the hotel, and will install an on-site stormwater management system at the Premises.

9. Section 223-18(B)(1)(f): The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.

As described in further detail in the attached Local Waterfront Revitalization Plan Consistency Statement, attached hereto as **Exhibit F**, the Project is consistent with the City's Local Waterfront Revitalization Program. The Project is also consistent with the stated goal in City's Comprehensive Plan to "[e]ncourage a vibrant business community in harmony with existing commercial and industrial areas throughout the community. Employ all available mechanisms to meet the City's objectives for economic development." Specifically, the Project will further the supporting objective of "Tourism. Encourage local regional residents and tourists to visit the City, highlighting the historic, cultural and recreational opportunities of the City." The Premises is located only half a mile from both the Beacon Metro-North train station and the start of Beacon's vibrant Main Street, and is even closer to important Beacon cultural and recreational resources Dia: Beacon and Long Dock Park. It is ideally situated to provide a temporary residence for tourists and visitors to the City. While many guests of the hotel may have prior knowledge of the many resources that Beacon and the surrounding area have to offer, hotel staff can be supplied with information and promotional materials to provide to guests which further highlight the historic, cultural, and recreational opportunities within the City.

10. Section 223-24.7(D)(1)(a): Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

The proposed addition has been designed to link the two (2) existing buildings on the Premises and complement and highlight the existing architectural features of these buildings. The addition

has been inspired by, and is compatible with, the existing Victorian design, and incorporates turrets along the façade of the addition to maintain the historic appearance of the overall Premises.

11. Section 223-24.7(D)(1)(b): The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

The proposed adaptive use as a hotel is compatible with the neighborhood and the HDLO. The Premises is ideally suited to provide a temporary residence for visitors of Beacon, as is located only half a mile from the Beacon Metro-North train station, and proximate to numerous other points of interest within Beacon. It is also located only 0.3 miles from another hotel recently approved by this Board. As noted above, there is substantial existing vegetation along the majority of the property lot lines, and additional landscaping will be incorporated into the final Project design to ensure adequate buffering from surrounding residential homes.

12. Section 223-24.7(D)(1)(c): The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

As confirmed in the Traffic Letter enclosed herewith, the Project is not anticipated to have any significant impact on traffic in the area. Further, parking will be provided largely within the existing paved parking areas on the Premises, with minor additional paved parking areas which will have minimal impact upon the landscape and no impact upon the setting of the buildings. As noted within the Traffic Study, the number of parking spaces provided for the Project is appropriate for the proposed use, and will meet the needs of the Project at most times. Rather than further expanding the paved areas on the Premises to provide additional parking spaces which will not be in regular use, the Applicant proposes to manage any excess parking demand through off-site valet parking.

13. Section 223-24.7(D)(1)(d): The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

The Applicant proposes to preserve and adaptively reuse the two (2) existing structures on the Premises, without any significant alterations to the façade of the buildings, and to construct an addition linking the two (2) buildings for use as a hotel. The addition will be situated between the

two (2) existing buildings, with connection points stepped back from the front of the existing structures to preserve the existing historic character and dominance of the existing structures in the overall composition of the combined new building. The proposed hotel presents a unique opportunity to adaptively reuse the historic and existing structures on the Premises while bringing new life to the Premises and redevelopment to this area of Beacon.

STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") ENVIRONMENTAL REVIEW:

In connection with the above-referenced Application, the Applicant respectfully requests to appear at the Planning Board's February 11, 2025 regular meeting Agenda in order to initiate the environmental review process pursuant to SEQRA. For the Planning Board's consideration in connection with the environmental review of the Application, enclosed as **Exhibit E** please find a copy of the Full Environmental Assessment Form for the Project, together with the supporting reports and plans detailed herein.

CONCLUSION AND LIST OF ENCLOSURES:

The Applicant is seeking Special Use Permit and Site Plan Approval for the Project from the Planning Board. The instant Application has been designed to conform to all relevant Special Use Permit standards and is largely zoning compliant, with the exception of the rear yard setback distance; the Applicant intends to apply to the Zoning Board of Appeals for a variance from this condition. Accordingly, the Applicant understands that the Project *does not* require review by the City Council.

In support of this Application, please find five (5) copies of the following documents:

Exhibit A: Images of the Premises and Surrounding Area;

Exhibit B: Application for Special Use Permit;

Exhibit C: Application for Site Plan Approval Form;

Exhibit D: Traffic and Parking Evaluation letter, prepared by Colliers Engineering & Design, dated January 28, 2025;

Exhibit E: Full Environmental Assessment Form;

Exhibit F: Coastal Assessment Form & Local Waterfront Revitalization Plan Consistency Statement;

Exhibit G: Water and Sewer Report, prepared by prepared by Hudson Land Design Professional Engineering, P.C., dated January 28, 2025.

In addition, enclosed please find two (2) copies of the Stormwater Pollution Prevention Plan, for 1064 Wolcott Avenue, prepared by prepared by Hudson Land Design Professional Engineering, P.C., dated January 24, 2025 and five (5) full-size sets of Plans, prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C., dated January 28, 2025.

Further, enclosed are three (3) checks payable to the City of Beacon, as follows: (i) one check in the amount of $8,642.25, representing the Application for Special Use Permit fee; (ii) one check in the amount of $8,642.25, representing the Application for Site Plan Approval fee; and (iii) one check in the amount of $20,284.40 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on February 11, 2025 in order to introduce the proposed Project and initiate the environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bruce Flower, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
Mark DiFabio
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.

Stormwater Pollution Prevention Plan
for
1064 Wolcott Avenue

Prepared for:
JMARKMNG LLC
1064 Wolcott Avenue
Beacon, NY 12508

January 24, 2025

HUDSON
LAND DESIGN

Prepared by:
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1.0 INTRODUCTION

1.1 Overview

This preliminary Stormwater Pollution Prevention Plan (SWPPP) has been developed in accordance with New York State Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-20-001, which authorizes stormwater discharges to surface waters of the State from the following construction activities identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. Construction activities involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a larger common plan of development or sale that will ultimately disturb one or more acres of land; excluding routine maintenance activity that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;
2. Construction activities involving soil disturbances of less than one (1) acre where the Department has determined that a SPDES permit is required for stormwater discharges based on the potential for contribution to a violation of a water quality standard or for significant contribution of pollutants to surface waters of the State.
3. Construction activities located in the New York City, East of Hudson watershed, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

This project qualifies for SPDES coverage under provision 1 as stated above.

The objectives of this SWPPP are as follows:

- To develop a sediment and erosion control plan in accordance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, which implements best management practices to stabilize disturbed areas, protect off site areas and sensitive areas and minimize the transport of sediment.
- To demonstrate that the resulting stormwater runoff from the development exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies, and that temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual.
- To demonstrate that runoff reduction measures have been implemented into the design of the site.
- To demonstrate that the required runoff from the development is captured and treated through approved water quality measures.

Construction activities are not permitted to begin until such time that authorization is obtained under the General Permit. This project is not located within a Municipal Separate Storm Sewer System (MS4) area. Authorization to commence construction activities may commence seven (7) days following receipt of the Notice of Intent (NOI).

A copy of the General Permit, SWPPP, NOI, NOI acknowledgment letter, inspection reports and accompanying plans shall be maintained on-site from the date of initiation of construction activities until final stabilization of all disturbed areas has been achieved and the Notice of Termination (NOT) has been submitted.

1.2 Land Disturbance

Per the General Permit, no more than five (5) acres of land disturbance may occur at any one time without written approval from the NYSDEC. At a minimum, the owner or operator must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:

a. The owner or operator shall have a qualified inspector conduct at least two (2) site inspections every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

c. The owner or operator shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The owner or operator shall install any additional site-specific practices needed to protect water quality.

Disturbance of more than five (5) acres at any one time is not anticipated for this project. Phasing of the construction activities is planned to limit the amount of disturbance at any one time.

1.2.1 Special Habitat Considerations

The NYSDEC EAF Mapper identifies the following species as a species of concern, threatened, endangered, or rare: Atlantic Sturgeon, Shortnose Sturgeon, Minute Duckweed, Estuary Beggar Ticks. All identified species exist in aquatic habitats, which are not present on the site.

1.3 Redevelopment Activity

Projects that occur on previously developed sites can follow the redevelopment guidelines described in the New York State Stormwater Management Design Manual. Redevelopment projects are encouraged to follow same guidelines for new development, but are required to follow alternate guidelines. Sizing criteria for redevelopment activities is described below:

a. Water Quality shall be achieved by use of the following options:

I. The plan proposed to reduce existing impervious by a minimum of 25% of the total disturbed impervious area. This reduction allows the project to meet the quality and quantity criteria.

II. 100% of the WQv is captured and treated for a minimum of 25% of the disturbed redevelopment impervious area using a standard SMP or runoff reduction volume. The remaining 75% of the arrow can remain untreated if the project meets the quantity criteria. If the project contains both new impervious and disturbed redeveloped impervious, 100% WQv treatment is required for the new impervious areas.

III. 100% of the WQv is captured and treated for a minimum of 75% of the disturbed redevelopment impervious area by implementation of a volume-based SMP. If the project contains both new impervious and disturbed redeveloped impervious, 100% WQv treatment is required for the increase in impervious area using runoff reduction techniques and/or standard SMPs.

IV. 100% of the WQv is captured and treated for a minimum of 75% of the disturbed redevelopment impervious area by implementation of a flow-through alternative SMP. If the project contains both new impervious and disturbed redeveloped impervious, 100% WQv treatment is required for the increase in impervious areas using runoff reduction techniques and/or standard SMPs.

V. The plan proposes a combination of the above options including impervious cover reduction, standard SMPs, runoff reduction or alternative SMPs using a weighted average of at least two of the above options.

b. Runoff Reduction is encouraged but not required for the redevelopment activity portion of the project. For design points with an increase in impervious area, runoff reduction is required for the net increase area only. Runoff reduction is not required if there is a decrease in impervious area.

c. Water Quantity:

VI. Channel protection for redevelopment activities is not required if there is no increase in discharge rate and volume from the site.

VII. Overbank Flood and Extreme Flood Control for redevelopment activities is not required if there are no increases in discharge rate from the project site.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site is located at 1064 Wolcott Avenue in the City of Beacon, Dutchess County, New York and consists of 1.767 acres. The project site is located on the east side of Wolcott Avenue (NYS Route 9D). The Dutchess County Parcel viewer website lists the parcel's tax parcel number is 5954-64-641767. The project site is currently used as the Rose Hill Manor Day School, functioning as a day care and children education facility. The premises currently has two existing structures and onsite parking.

2.2 Project Scope and Description

The scope of the project includes a building addition between the two existing buildings, conversion of the site use to a hotel, and expansion/reconfiguration of the existing parking area to accommodate additional vehicles. The proposed project will disturb approximately 50,200 square feet. The project site currently has 0.60 acres of impervious cover and will increase to 0.90 acres of impervious cover, an additional 0.29 acres. Option IV of the redevelopment options will be followed for this project.

2.3 Surface Water Bodies

2.3.1 Wetlands

The NYSDEC Resource Mapper indicates that there are no State regulated wetlands on the site. Please refer to Appendix C for mapping.

2.3.2 Streams

NWI mapping and the NYSDEC mapping indicates no streams located on the premises. Please refer to Appendix C for mapping.

2.3.3 Floodplains

FEMA mapping indicates no flood zones on the premises. Please refer to Appendix C for supporting information and details regarding flood hazard zones on site (FEMA FIRMette).

2.4 State Historic Preservation Office (SHPO)

This project will be submitted to SHPO for review. Information from the SHPO review will be provided in a future submission.

3.0 NOTICE OF INTENT

Prior to commencement of construction activities, the Owner/Operator shall submit a Notice of Intent (NOI) to the NYSDEC for authorization. The NYSDEC authorization schedule is as follows:

For construction activities that are not subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has been prepared in conformance with the technical standards, or
- Sixty (60) business days from the date the NYSDEC receives a complete NOI for construction activities with a SWPPP that has not been prepared in conformance with the technical standards.

For construction activities that are subject to the requirements of a regulated, traditional land use control MS4:

- Five (5) business days from the date the NYSDEC receives a complete NOI and signed “MS4 SWPPP Acceptance” form.

The project area is under the control of a regulated MS4, therefore the NOI shall be submitted directly to the NYSDEC along with the MS4 SWPPP Acceptance Form. A draft completed NOI is included in Appendix A of this SWPPP.

4.0 SOILS

The hydrologic soil characteristics of the watershed areas were obtained from Web Soil Survey Mapping of Dutchess County, New York, and available Geographical Information Systems (GIS) and are as follows:

Symbol	Description	Hydrologic Soil Group
DwB	Dutchess-Cardigan complex, undulating, rocky	B
HvD	Hudson and Vergennes soils, hilly	D

Supporting soils information is provided in Appendix B of this SWPPP.

5.0 RAINFALL

5.1 Overview

The rainfall data utilized in the analysis of the watershed was obtained from Extreme Precipitation Tables from the Northeast Regional Climate Center. Supporting information is provided in Appendix C of this SWPPP. The storm events are as follows:

Storm Event	24-Hour Rainfall (in)
1 - year	2.61
10 - year	4.70
100 - year	8.34

5.2 Rainfall Event Sizing Criteria

The stream channel protection volume (Cpv) criteria, intended to protect stream banks from erosion, will be demonstrated by providing 24 hour extended detention of the Type III 1-year, 24-hour storm event, or by infiltrating the entire volume. When providing extended detention, the channel protection volume criterion is not required where the resulting diameter of the stormwater management basin orifice is less than three (3) inches with a trash rack. Cpv can be met by use of green infrastructure treatment practices described in greater detail in Section 6 of this report.

The overbank flood control (Qp) criteria, intended to prevent an increase in frequency and magnitude of out of bank flooding generated by new development, will be demonstrated by attenuating the Type III 10-year, 24-hour peak discharge rate to pre-development conditions. The overbank flood criteria can be waived if the project site discharges to a tidal water or fifth order stream.

The extreme flood control (Qf) criteria, intended to prevent the increased risk of flood damage from large storm events, maintain the boundaries of pre-development conditions, and protect the physical integrity of stormwater management practices, will be demonstrated by attenuating the Type III 100-year, 24 hour peak discharge rate to pre-development conditions. The extreme flood

control criteria can be waived if the project site discharges to a tidal water or fifth order stream. The use of on-site green infrastructure stormwater treatment practices can mitigate post-developed Qp and Qf rates and volumes.

The pre and post-development runoff rates will be compared utilizing the Type III 1-year (channel protection), 10-year (overbank flood control), and 100-year (extreme flood control) year, 24-hour storm events. The pre- versus post-development analysis will include the analysis of the Qp and Qf storm events.

6.0 STORMWATER ANALYSIS AND MANAGEMENT

6.1 Methodology

6.1.1 Hydrologic Analysis

The HydroCAD stormwater modeling system computer program by Applied Microcomputer Systems will be used to analyze, design and document the complete drainage system. The program uses standard hydrograph generation and routing techniques based on the USDA-NRCS Technical Releases TR-20 and TR-55 to develop stormwater runoff rates and volumes.

The program determines the rate and volume of runoff based on inputs of the watershed area, and characteristics of the land including vegetative coverage, slope, soil type, and impervious area.

6.1.2 Stormwater Design Points

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

Stormwater Discharge Points	
SDP	**Description**
1	Existing stormwater collection system along Wolcott Avenue

6.2 Pre-Development Watershed Conditions

The pre-developed site is broken into one watershed to the design point located Wolcott Avenue which is summarized below:

Subcatchment 1 is comprised of approximately ±1.77 acres of onsite area tributary to SDP 1 consisting of the site area tributary to Wolcott Avenue and the stormwater collection system in in Wolcott Avenue. The area consists of the two existing buildings, parking, play areas, lawn, and woods. The majority of soils in this subcatchment area are hydrologic soil group B, with a small amount at the south end of the site in hydrologic soil group D. Runoff from the site travels via sheet flow and shallow concentrated flow to existing stormwater collection system in Wolcott Avenue. Runoff from the existing parking area is captured by an existing onsite stormwater collection system and directly conveyed to the existing stormwater collection system in Wolcott Avenue.

Detailed stormwater calculations and routing for the pre-development conditions have been included in Appendix D.

The following table summarizes the pre-development watershed conditions:

Pre-Development Watershed Conditions					
Subcatchment	**Area**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	1.77 ac.	Impervious, lawn, & woods	74	B & D	8.7 min.

6.3 Post-Development Watershed Conditions

The post-developed site is broken into two (2) on-site subcatchments. Stormwater treatment will be provided through a underground infiltration system and a hydrodynamic separator. The following is a description of the subcatchments:

Subcatchment 10 is comprised of approximately ±1.38 acres of onsite area tributary to SDP 1 consisting of the area tributary to Wolcott Avenue and the stormwater collection system in in Wolcott Avenue. The area consists of mostly wooded areas, open field areas, water, and the Craig House grounds. Runoff from this subcatchment follows pre-development conditions. Runoff from the redeveloped impervious areas, primarily the reconfigured parking area, flows through a proposed hydrodynamic separator, before discharging to the existing stormwater collection system in Wolcott Avenue. The remainder of the runoff in this subcatchment follows pre-development conditions.

Subcatchment 11 is comprised of ±0.38 acres of onsite area. Land cover consists of the proposed building addition and parking area expansion. Runoff from the subcatchment travels via sheet flow, shallow concentrated flow and pipe flow to a proposed underground infiltration chamber system. Overflow from the underground infiltration system will travel the onsite stormwater collection system in subcatchment 10 to existing stormwater collection system in Wolcott Avenue.

Detailed stormwater calculations and routing for the post-development condition have been included in Appendix D.

The following table summarizes the post-development watershed conditions:

Post-Development Watershed Conditions					
Subcatchment	**Area (ac)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
10	1.38	Existing buildings, lawns, & woods	76	B & D	8.7 min.
11	0.38	Proposed building addition & parking area expansions	91	B	2.7 min.

6.4 Hydrologic Review

The stormwater runoff volumes at design point under pre-development and post-development conditions are summarized below.

SDP	1 – Year		10 - Year		100 - Year	
	Pre	Post	Pre	Post	Pre	Post
Site Only	1.78	1.62	5.99	5.15	14.51	14.27
Change	-0.16 -8.99%		-0.84 -14.02%		-0.24 -1.65%	

As shown above, post-development peak flow rates are less than pre-development rates for all analyzed design storms.

Cpv control for a redevelopment activity must show no increase in discharge rate or volume from the project site. The stormwater Cpv computations are summarized below.

Discharge Rate		Discharge Volume	
Pre	Post	Pre	Post
1.78 cfs	1.62 cfs	0.088 ac.ft	0.079 ac.ft

6.5 Stormwater Management System

The stormwater management system will consist of an onsite closed pipe network that will collect site runoff from impervious and pervious surfaces and convey it to the various stormwater practices prior to discharge to stormwater discharge points under overflow conditions.

6.6 Green Infrastructure for Stormwater Management

The SDM encourages the use of green infrastructure (GI) practices for stormwater management. Green infrastructure approach for stormwater management reduces a site's impact on an aquatic ecosystem through the use of site planning techniques, runoff reduction techniques, and certain standard stormwater management practices. The objective is to replicate the pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, and minimizing concentrated runoff by use of runoff control techniques. When implemented, green infrastructure can reduce volume, peak flow, and flow duration, promote infiltration and evapotranspiration, improve groundwater recharge, reduce downstream flooding, and protect downstream water and wetlands.

6.6.1 Green Infrastructure Practices

Green infrastructure consists of implementing several techniques during the site planning process which are:

- Preservation of Natural Resources – Preservation of undisturbed areas; preservation of buffers; reduction of clearing and grading; locating development in less sensitive areas; open space (park) design; soil restoration.
- Reduction of Impervious Cover – Roadway reduction; sidewalk reduction; driveway reduction; building footprint reduction; parking reduction.

- Runoff Reduction Techniques – Conservation of natural areas; sheet flow to riparian buffers or filter strips; vegetated open swale; tree planting/tree box; disconnection of roof runoff; stream daylighting for redevelopment projects; bioretention areas; rain gardens; green roofs; stormwater planters; rain tank/cistern; pervious pavement.

Runoff from the new impervious portion of the proposed development will be directed to an underground infiltration system providing 100% RRv capacity.

6.6.2 Five Step Process for Stormwater Site Planning and Selection Design

Stormwater management using GI is summarized in the five-step process described below.

Step 1: Site Planning
The site design will incorporate the preservation of natural resources including protection of natural areas, avoidance of sensitive areas, minimizing grading and soil disturbance, minimizing impervious areas on roads, driveways and parking lots. The site layout will avoid wetlands, waterways, buffers, areas of highly erodible soils and critical areas. The site design will also maintain natural drainage design points.

Step 2: Determine Water Quality Volume (WQv)
The WQv will be calculated for the site prior to implementation of GI practices. The calculated WQv must be reduced by implementation of GI & SMP's.

Step 3: Runoff Reduction by Applying Green Infrastructure Techniques
Green infrastructure practices will be implemented wherever possible to reduce runoff from the site. GI for this site will consist of reduction of roadway widths, providing parking beneath buildings and the use of infiltration practices.

Step 4: Apply Standard SMP's to Address Remaining WQv
Standard SMP's such as ponds, filtering practices or stormwater wetlands to meet additional water quality volume requirements. It is not anticipated that additional standard SMP's will be required for this project based upon the reduction of impervious surfaces.

Step 5: Apply Volume and Peak Rate Control Practices (if needed)
Cpv, Qp and Qf must also be met, either by standard practices, or other accepted techniques such as meeting criteria set forth in the NYS SWDM, where Cpv, Qp and Qf are required. Cpv, Qp and Qf are met by the installation of the stormwater pond with an outlet control structure on the east side and bioretention basin with outlet control structure on the west side which reduce the peak flows associated with each criterion.

6.7 Qualitative Practices

Small sized, frequently occurring storms account for the majority of runoff events that generate stormwater runoff. As a result, the runoff from these storms is recognized as a major contributor of pollutants. Therefore, treating these frequently occurring smaller rainfall events and a portion

of the larger events offers an opportunity to minimize the water quality impacts associated with developed areas.

The water quality volume, denoted as WQ_v, specifies a treatment volume required to be captured and treated by intercepting 90% of the average annual stormwater runoff volume. This criterion strives to achieve an 80% Total Suspended Solids (TSS) removal and 40% Total Phosphorous (TP) removal on an annual basis.

In numerical terms, it is calculated using the formula below which was obtained from Section 4.2 of the New York State Stormwater Management Design Manual:

$$WQ_v = (P \times R_v \times A) / 12$$

Where:

WQ_v = Water Quality Volume (acre-feet)

P = 90% Rainfall Event Number

$R_v = 0.05+0.009 \times I$, where I is percent impervious (minimum $R_v = 0.2$)

A = Site area in acres (contributing area)

The following table has been developed summarizing the pre-treatment volume, water quality volume and treatment practices for the project area.

Watershed	Total Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Treatment Practice	WQv Provided (cf)
10	Flow-through treatment device (hydrodynamic separator) sized for online flow of disturbed existing areas to be redeveloped				
11	1,517	379	Separator Row	Underground Infiltration	1,587
Total	**1,517**				**1,587**

A major concern with runoff into waterbodies is phosphorus loading. Phosphorus, like nitrogen, is an essential nutrient for aquatic life in waterbodies. However, increased amounts of phosphorus entering surface waters promotes excessive algae growth, which decreases water clarity, causes variations in dissolved oxygen, disagreeable odors, habitat loss and fish kills. The protection of waterbodies from the harmful effects of phosphorus can be accomplished from reducing the runoff volume entering surface waters. Reduction of runoff volume reduces the concentrations of pollutants entering the surface water and thus decreases harmful effects. The removal of enhanced phosphorus can be accomplished using stormwater management practices. Whether in particulate or dissolved speciation, phosphorus can be removed using unit operations. Particulate phosphorus in particular can be removed using bioretention areas and through sedimentation of runoff before entering surface water. Primarily, reducing the WQv entering a surface water body will lower phosphorus pollutant loading.

6.7.2 Pre-Treatment Practices

The following pre-treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented will be included in Appendix G.

6.7.2.1 Overland Flow

A significant portion of the runoff will flow overland to receiving water bodies or offsite properties. Much of the site's existing natural vegetation is proposed to remain, and the post developed land cover will be restored to turf grass and landscaped areas. The meadow and landscaped areas will capture sediment and floatables prior to discharge at the stormwater discharge point.

6.7.2.3 Grass Filter Strips

Grass filter strips are gently sloped vegetated areas designed to treat sheet flow runoff from adjacent impervious areas. Filter strips (also known as vegetated filter strips and grassed filters) function by slowing runoff velocities, filtering out sediment and other pollutants, and providing some infiltration into underlying soils. Because they use sheet flow and not channelized flow, filter strips are often more effective than swales at removing suspended solids and trash from runoff.

6.7.3 Treatment Practices

The following treatment practices have been incorporated into the design of this project. Preventative and corrective maintenance measures to provide long-term effectiveness of stormwater attenuation practices if properly implemented are included in Appendix G.

6.7.3.1 Underground Infiltration

Stormwater infiltration practices capture and temporarily store the water quality volume before allowing it to infiltrate through the floor of each practice into the soil over a two-day period. In areas where the subsurface soils exhibit high infiltration rates, the channel protection volume may also be infiltrated. Infiltration facilities are not typically capable of infiltrating the overbank flood or extreme flood volumes. Adequate outflows are required for these larger storm events. Soil testing to obtain infiltration rates are required as part of the design of infiltration facilities. Varying degrees of pre-treatment of the water quality are required based on the field determined infiltration rate of the subsurface soils. 25% of the water quality volume is required where the infiltration rate is less than 10 inches per hour and 50% for infiltration rates greater than 10 inches per hour. Pre-treatment is accomplished through separator row in the underground chamber system. This row is placed in the inlet row and is lined with a woven fabric to allow for cleaning. Infiltration practices must be isolated and protected from stormwater run-off during construction. The contributory drainage area shall be completely constructed and stabilized before connection of the stormwater conveyance system to the infiltration practice. Proper maintenance of the contributing conveyance system and pre-treatment practice are important in maintaining infiltration rates.

6.7.3.2 Hydrodynamic Devices

Hydrodynamic devices are designed to intercept and store pollutants such as sediment and floatables for later removal and safe disposal.

6.8 Runoff Reduction Volume (RRv)

RRv is not required for re-development projects. Typically, RRv is met with the use of individual treatment practices since the re-development project meets the criteria set forth in the NYS SWDM

§9.3.3. An underground infiltration area is proposed to manage and treat the runoff generated from the new impervious areas of the site.

RRv (measured in acre-feet) is reduction of the total WQv by application of GI techniques and SMP's to replicate the pre-development hydrology. The minimum required RRv is defined as the specified Reduction Factor (S), provided objective technical justification is documented.

RRv must be achieved by infiltration, groundwater recharge, reuse, recycle, evaporation/evapotranspiration of 100% of the post-developed WQv's to replicate pre-development hydrology by maintaining pre-construction infiltration, peak runoff flow, discharge volume, as well as minimizing concentrated flow by using runoff control techniques to provide treatment in a distributed manner before runoff reaches the collection system.

RRv is calculated based upon three methods:

1. Reduction of the practice contributing area in WQv computation.
2. Reduction of runoff volume by storage capacity of the practice.
3. Reduction using standard SMP's with runoff reduction capacity.

Projects that cannot meet 100% of the runoff reduction requirement must provide a justification that evaluates each of the GI planning and reduction techniques and identify the specific limitations of the site according to which application of this criterion is technically infeasible. Projects that do not achieve runoff reduction to pre-construction must, at a minimum, reduce a percentage of the runoff from impervious areas to be constructed on the site. The percent reduction is based on the Hydrologic Soil Group(s) (HSG) of the site and is defined as Specific Reduction Factor (S).

The following lists the specific reduction factors for the HSG's.

HSG A = 0.55

HSG B = 0.40

HSG C = 0.30

HSG D = 0.20

The specific reduction factor (S) is based on the HSG's present at the site. The values are defined based on a hydrology analysis of low, medium, and high imperviousness. The reduction is achieved when runoff from a percentage of the impervious area on a site is captured, routed through GI or an SMP, infiltrated to the ground, reused, reduced by evapotranspiration, and eventually removed from the stormwater discharge from the site.

The following equation is used to determine the minimum RRv:

$$RRv \text{ (in acre-feet of storage)} = [(P)(Rv^*)(Ai)]/12$$

$$Ai = (S)(Aic)$$

Ai = impervious cover targeted for runoff reduction

(Aic) = total area of new impervious cover

$$Rv * = 0.05+0.009(I) \text{ where I is 100\% impervious}$$

$$S = \text{Hydrologic Soil Group (HSG) Specific Reduction Factor (S)}$$

The goal of the SWPPP is to utilize as many runoff reduction methods as possible on a site. All GI practices will be quantified and compared to the overall WQv for the site. If the RRv is greater than or equal to the WQv, then standard SMP's can be implemented to control peak rate leaving the site if applicable.

The following table summarizes the required 100% RRv, minimum RRv, RRv reduced by use of runoff reduction techniques, RRv provided by standard SMP's with RRv and provided RRv for the main project area. The table will be completed after calculation of RRv for the approved layout.

Watershed	Required Total RRv (cf)	Required Minimum RRv (cf)	RRv reduced by use of runoff reduction techniques (cf)	RRv provided by standard SMP with RRv (cf)*	RRv (cf) Provided*
11	1,517	599	-	1,517	1,517
Total	**1,517**	**599**	**-**	**1,517**	**1,517**

* Treatment practices can be oversized to provide additional runoff reduction (RRv); however, they can only be oversized to provide up to 100% of the RRv. No additional credit can be taken for RRv for practices that provide greater than 100% RRv.

6.9 Soil Restoration

Soils within disturbed areas tend to over compact as a result of heavy construction traffic; thus, limiting their infiltrative capacity. Under the GP-0-020-001 permit, soil restoration is required in disturbed areas that will be vegetated in order to recover the original properties and porosity of the soil, especially in areas that receive high construction traffic, or areas that have soils that are poorly drained.

Many runoff reduction practices need Soil Restoration measures applied over and adjacent to the practice to achieve runoff reduction performance. Some key benefits of soil restoration are less runoff, better water quality; healthier, aesthetically pleasing landscapes; increased porosity on redevelopment sites where impervious cover is converted to pervious; decreases runoff volume generated and lowers the demand on runoff control structures; enhances direct groundwater recharge; promotes successful long-term re-vegetation by restoring soil organic matter, permeability, drainage and water holding capacity for healthy root system development of trees, shrubs and deep-rooted ground covers, minimizing lawn chemical requirements, plant drowning during wet periods, and burnout during dry periods.

Soil restoration is required on redevelopment projects in areas where existing impervious areas will be converted to pervious area.

6.9.1 Soil Restoration Methods

- Topsoil Application – Applying 6" of topsoil in soils with an HSG of A & B and have only been stripped, cut or filled. Soils with HSG of C or D that have only been stripped require aeration in addition to topsoil.
- Aeration - Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-subsoiler.
- Tilling – Tilling includes the use of a cat-mounted ripper, tractor mounted disc, or tiller in order to expose the compacted soil devoid of oxygen to air an recreates temporary air space which allows for infiltration.
- Full Soil Restoration - Consists of Deep Ripping and De-Compaction, Compost Enhancement, and/or Deep Subsoiling. Deep Ripping includes the use of a cat mounted ripper, and is typically done at 12" to 24" depths. Compost Enhancement is done by using a deep subsoiler after topsoil has been applied. The goal is to alleviate the compaction that may have occurred during the placement of topsoil. This method mixes the topsoil and compost with subsoils.

Restoration techniques shall not be done until construction is complete and traffic will not travel through green areas. It is expected that full soil restoration will be required in areas around residential dwellings where undisturbed soil existed proposed to landscaped. These areas are shown on the erosion and sediment control plan. Other soil restoration techniques are shown where light grading, or minor cuts and fills are proposed. The type of soil restoration in these areas depends on the hydrologic soil group.

7.0 EROSION AND SEDIMENT CONTROL

7.1 Overview

The most sensitive stage of the development cycle is the period when vegetation is cleared and a site is graded. The potential impacts to on-site and off-site receiving waters and adjoining properties are particularly high at this stage. For example, trees and topsoil are removed, soils are exposed to erosion, and natural topography and drainage patterns are altered. Control of erosion and sediment during these periods is an essential function of this SWPPP and accompanying plans.

Effective and practical measures employed to minimize the erosion potential and prevent sediment from leaving the construction site and reaching streams or other water bodies have been recommended in accordance with:

- New York State Standards and Specifications for Erosion and Sediment Control, November, 2016

In order to ensure the effectiveness of the measures recommended herein, routine inspections and documentation, along with procedures for monitoring the findings, maintenance, and corrective actions resulting from each inspection are outlined within this section of the SWPPP.

7.2 Temporary Erosion and Sediment Control Measures

The following temporary measures have been incorporated into the erosion and sediment control plans for the site construction activities. These measures are also detailed on the site plans.

7.2.1 Silt Fence

A silt fence is a temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts, entrenched, and supported with woven wire fence. Silt fences are installed on the contours across a slope and used to trap sediment by intercepting and detaining sediment laden runoff from disturbed areas in order to promote sedimentation on the uphill side of the fence.

Silt fences are suitable for perimeter and interior control, placed below areas where runoff may occur in the form of sheet flow. It should not be placed in channels or areas where flow is concentrated. In addition to interior and perimeter control a silt fence can be applied in the following applications:

- Below the toe or down slope of exposed and erodible slopes.
- Along streams and channels banks.
- Around temporary spoil area and stockpiles.

7.2.2 Stabilized Construction Entrance

A stabilized construction entrance consists of a pad of aggregate overlaying a geotextile fabric located at a point where construction vehicles enter or exit a site to reduce or eliminate the tracking of sediment onto public right of ways, street, alleys or parking areas, thereby preventing the transportation of sediment into local stormwater collection systems. Efficiency is greatly increased when a washing area is included as part of a stabilized construction entrance.

Stabilized construction entrances shall be a minimum of fifty (50) feet long and twelve (12) feet wide, but not less than the full width of points where vehicles enter and exit the site. Where there is only one access point to the site, the stabilized construction entrance shall be a minimum of twenty-four (24) feet wide. Stabilized construction entrances shall be a minimum of six (6) inches in depth consisting of one (1) to four (4) inch stone or reclaimed or recycled equivalent.

7.2.3 Check Dams

Check dams shall be placed in channels to reduce scour and erosion by reducing flow velocity and promoting sediment settlement. Check dams shall be spaced in the channel so that the crest of the downstream dam is at the elevation of the toe of the upstream dam. Check dams, consisting of a well-graded stone two (2) – nine (9) inches in size (NYSDOT – Light Stone) shall maintain a height of two (2) feet with side slopes of 2:1 extending beyond the bank of the channel by a minimum of one and a half (1.5) feet. Check dams shall be anchored in the channel by a cutoff trench of one and a half (1.5) feet in width by a half (0.5) foot in depth.

7.2.4 Inlet Protection

Inlet protection consists of a filtering measure placed around or upstream of a storm drain used to trap sediment by temporary ponding runoff before it enters the storm drain. Inlet protection is not considered to be a primary means of sediment control and should be used with an overall integrated

sediment control program. There are four types of storm drain inlet protection consisting of: excavated drop inlet protection, fabric drop inlet protection, stone and block drop inlet protection and curb drop inlet protection.

Inlet protection shall be implemented for all inlets that could potentially be impacted by sediment laden runoff.

7.2.5 Temporary Channels

Temporary channels in the form of diversion swales or berms may be used to intercept and direct runoff under the following applications:

- Above disturbed areas in order to direct and prevent clean runoff from flowing over disturbed areas until the area is permanently stabilized.
- Below disturbed areas to convey sediment laden runoff to sediment traps.
- Across disturbed slopes to reduce slope lengths.

Where used to convey sediment laden runoff, temporary channels shall be equipped with check dams.

7.2.6 Water Bars

Water bars are temporary earth barriers constructed across construction roads used to intercept and divert roadway runoff toward temporary sediment traps or channels, prevent runoff from concentrating, and minimize the potential of gullies from forming. Spacing of water bars is dependent upon the road slope and shall be installed in accordance with the schedule depicted on the Erosion and Sediment Control detail sheet.

7.2.7 Straw Bale Barriers

Straw bale barriers are used to intercept and contain sediment from disturbed areas of limited size in order to prevent sediment from exiting the site. Bales should be placed in a single row lengthwise along the contour, with ends abutting one another. Straw bales shall be bound and installed so that the bindings are oriented around the sides. Straw bales shall be entrenched a minimum of four (4) inches, backfilled, and anchored using either two stakes or rebar driven through the straw bales to a depth of one and a half (1.5) to two (2) feet below grade.

Straw bales shall be used where no other measure is feasible. They shall not be used where there is a concentration of flow within a channel or other area.

The useful life of a straw bale barrier is three (3) months.

7.2.8 Temporary Soil Stockpiles

Stockpiling of soil is a method of preserving soil and topsoil for regrading and vegetating disturbed areas. Stockpiles shall be located away from environmentally sensitive areas (i.e. wetlands and associated buffers, streams, water bodies) and shall be protected with a peripheral silt fence. Slopes of stockpiles shall not exceed 2:1. Temporary stabilization measures shall be completed within fourteen (14) days of stockpile formation.

7.2.9 Dust Control

Dust control measures reduce the surface and air transport of dust, thereby preventing pollutants from mixing into stormwater. Dust control measures for the construction activities associated within this project consist of windbreaks, minimization of soil disturbance (preserving buffer areas of vegetation where practical), mulching, temporary and permanent vegetation cover, barriers (i.e. geotextile on driving surfaces) and water spraying.

Construction activities shall be scheduled to minimize the amount of area disturbed at any one time.

7.2.10 Temporary Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. This requirement does not apply where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions.

Temporary stabilization practices may include:

7.2.10.1 Mulching

Mulching is a temporary soil stabilization practice. Mulching prevents erosion by protecting soil from raindrop impact and by reducing the velocity of overland flow. Mulching also retains moisture within the soil surface and prevents germination. Where mulching consists of wood chips or shavings, it shall be applied at a rate of 500-900 lbs per 1000 s.f. Where mulching consists of straw, it shall be applied at a rate of 90-100 lbs. per 1000 s.f. All temporary grass areas shall receive a standard application of mulch consisting of straw, unless the area is hydroseeded.

7.2.10.2 Temporary Seeding

Temporary seeding provides additional benefits over other stabilization practices by creating a vegetation system holding soil particles in place with root systems and maintaining the soils capacity to absorb runoff. Temporary vegetation shall be placed in accordance with project plans. Irrigation shall be used when the soil is dry or when summer plantings are done.

7.2.10.3 Temporary Erosion Control Blanket

A temporary erosion control blanket is a degradable erosion control blanket used to hold seed and soil in place until vegetation is established in disturbed areas. Temporary erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protect seeds from birds. Temporary erosion control blankets may consist of straw blankets, excelsior blankets (curled wood excelsior), coconut fiber blankets, or wood fiber blankets (reprocessed wood fibers which do not possess or contain any growth or germination inhibiting factors).

7.3 Permanent Erosion and Sediment Control Measures

The following permanent measures have been incorporated into the erosion and sediment control plans for the site construction activities.

7.3.1 Permanent Soil Stabilization Practices

Stabilization practices reduce the potential for soil detachment by shielding the soil surface from the impact of rainfall and reducing overland flow velocity.

The Contractor shall initiate stabilization measures as soon as possible in portions of the site where construction activities have permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has permanently ceased.

Permanent stabilization practices may include:

7.3.1.1 Sod

Where exposed soils have the potential to generate off-site sediment loading, sod can provide a immediate form of stabilization and extra protection to a disturbed area. Where applied, sod shall be blue grass or a bluegrass/red fescue mixture or a perennial ryegrass and machine cut with a uniform soil thickness of ¾ inch, plus or minus ¼ inch. Sod shall be used at the discretion of the Owner, unless specifically required by the plans.

7.3.1.2 Permanent Vegetation

Permanent vegetation shall be used to provide a protective cover for exposed areas that have received final grading. Permanent stabilization shall be applied where topsoil has been placed or returned and incorporated into the soil surface. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Permanent vegetation shall be placed in accordance with project plans.

7.3.1.3 Hydroseeding

Hydroseeding is the hydraulic application of seed and fertilizer onto prepared seed beds. When used, this process shall be followed with the application of straw mulch to protect soil from erosion and seed from drying out. Irrigation shall be used when the soil is dry or when summer plantings are done. Hydroseeding shall be used at the discretion of the Contractor, unless specifically required by the plans.

7.3.1.4 Permanent Erosion Control Blankets

Permanent erosion control blankets are comprised of synthetic materials that form a high strength mat that helps prevent soil erosion in channels and on steep slopes. Stems and roots become intertwined within the matrix, thus reinforcing the vegetation and anchoring the mat. Permanent erosion control blankets insulate and conserve seed moisture thus reducing evaporation and increasing germination rates and protect seeds from birds. When used within channels, permanent erosion control blankets can aid in the establishment of vegetation and increase the maximum permissible velocity of the given channel by reinforcing the soil and vegetation to resist the forces of erosion during runoff events.

7.4 Erosion and Sediment Control Sequencing Schedule

Implementation schedules for the installation of erosion and sediment control measures prior to and during the course of construction will depend greatly on the actual construction schedule and the varying field conditions that may warrant temporary construction stops and/or work commencing in other locations. A construction sequence is provided demonstrating how the project will be phased to limit to soil disturbance to less than 5-acres at any one time.

Erosion control measures shall be inspected and repaired as needed during construction activities and based on the maintenance schedule. Additional erosion control measures based on site conditions shall be provided as necessary in order to protect adjacent parcels and waters.

7.5 Maintenance Schedules

Maintenance of the erosion and sediment controls incorporated into this project shall be performed on a regular basis to assure continued effectiveness. This includes repairs and replacement to all erosion and sediment control practices, including cleanout of all sediment retaining measures. Those measures found to be ineffective during routine inspections shall be repaired or replaced and cleaned out (where applicable) before the next anticipated storm event or within 24-hours of being notified, whichever comes first. A more detailed description of the maintenance procedures for the site-specific erosion and sediment control practices has been provided on the plan set.

7.6 Construction Staging Areas

Construction staging areas are areas designated within construction sites where most equipment and materials are stored. The locations of the construction staging areas for this project have been shown on the plan set.

7.7 Site Assessments, Inspections and Reporting

Regular inspections of the construction site shall be performed by a qualified professional who is familiar with all aspects of the SWPPP and the implemented control practices. Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and have the potential to allow pollutants to enter water bodies or adjoining properties.

7.7.1 Prior to Construction

Prior to the commencement of construction, a qualified professional shall conduct an inspection of the site and certify in an inspection report that the appropriate erosion and sediment control measures have been installed as indicated by the project plan set and SWPPP. This certification shall be forwarded to the Owner's Representative and Contractor for filing in the construction logbook.

A copy of the "Pre-Construction Site Assessment Checklist" has been provided in Appendix F.

7.7.2 During Construction

Following the commencement of construction, a qualified professional shall perform inspections of site construction activities in accordance with the SPDES General Permit. Inspections shall occur every seven (7) calendar days. Refer to Section 1.2 of this SWPPP for additional inspection requirements associated with disturbance of greater than five (5) acres at any time.

For project areas where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every thirty (30) calendar days. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to reducing the frequency of inspections.

For project areas where soil disturbance activities have been shut down with partial project completion, the qualified inspector can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to the shutdown.

The inspections shall include observation of installed and maintained erosion and sediment control measures for consistency with project specifications and documentation of items to be corrected and recommendations for mitigating concerns. The following information, at minimum, shall be recorded during each inspection:

- Date and time of inspection;
- Name and title of person(s) performing inspection;
- A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;
- A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;
- A description of the condition of all-natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any discharges of sediment to the surface waterbody.
- Identification of all erosion and sediment control practices that need repair or maintenance.
- Identification of all erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;
- Description and sketch of areas that are disturbed at the time of the inspection and areas that have been stabilized (temporary and/or final) since the last inspection;
- Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

- Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water (where applicable);

- Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of the sediment storage volume;

- Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

- Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report being maintained on site within seven (7) calendar days of the date of the inspection. The qualified inspector shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The qualified inspector shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection;

- A brief description of any erosion and sediment control practice repairs, maintenance or installations made as a result of previous inspection; and

- All deficiencies that are identified with the implementation of the SWPPP.

Summary reports shall be forwarded to the Owner's Representative and Contractor. Reports shall be incorporated into the construction logbook. Within one business day of the completion of an inspection, the qualified inspector shall notify the owner or operator and appropriate contractor or subcontractor of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A copy of the "Construction" inspection report has been provided in Appendix L.

7.7.3 Quarterly Report

The Owner shall prepare a written summary of its status with respect to compliance with the SPDES General Permit at a minimum frequency of every three months during which coverage under the permit exists. The summary should address the status of achieving each component of the SWPPP. The report shall include the overall performance of the stormwater facilities, average, minimum and maximum depths of sediment within the stormwater facilities, the physical condition

of all drainage structures, maintenance reports from the previous year, and any recommendations for any repairs, modifications or adjustments to the stormwater facilities.

7.7.4 End of Term

Termination of coverage under SPDES General Permit is accomplished by filing a Notice of Termination with the NYSDEC. Prior to the filing of the Notice of Termination (NOT), the Owner shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization using either vegetative or structural stabilization methods, that all temporary erosion and sediment control structures have been removed, and that all permanent erosion control and stormwater facilities have been installed and are operational in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The owner or operator shall then submit the completed NOT form to the NYSDEC. "Final stabilization" means that all soil disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextile) have been employed on all unpaved areas and area not covered by permanent structures.

A NOT is provided in Appendix M.

7.8 Construction Logbook

The construction logbook shall be maintained on-site from the date of initiation of construction activities to the date of final stabilization and shall be made available to the permitting authority upon request. The construction logbook shall contain a record of all inspections; preparer's, qualified professional's, owner's/operator's, contractor's, and sub-contractor's (if applicable) certifications; and weekly and quarterly reports.

7.9 Long Term Operation and Maintenance Plan of Stormwater System and Landscape Areas

All stormwater facilities and infrastructure shall be inspected on a yearly basis by a licensed professional engineer. A copy of the inspection report, along with findings and recommendations, shall be submitted to the Beacon Building Department and City Engineer's office.

7.9.1 Catch Basins and Piping

Catch basins shall be inspected after every storm event and remove trash and debris that may be blocking the flow capability of the structure. The owner should pay close attention during the fall months where leave debris will be heavy. The catch basins and piping shall be inspected for sediment accumulation at least once a year, and utilize vacuum trucks as necessary to remove the accumulated sediment.

7.9.2 Hydrodynamic Separator

The manufacturer recommends that the units be inspected bi-annually (once in the spring and once in the fall). The structure shall be visually inspected for blockages or obstructions in the inlet or separation screen. The inspection should also quantify accumulation of hydrocarbons, sediment and trash within the system. Inspections and maintenance shall be performed by qualified personnel with adequate training in these types of units. A record of inspections and scheduled

cleanings shall be kept on site at all times. Manufacturer's inspection recommendations and a sample report is provided in Appendix G.

7.9.3 Underground Infiltration Chambers

CULTEC recommends inspection of the Separator Row to be performed every six months for the first year of service. Future inspection frequency can be adjusted based upon previous inspection observations. However annual inspections are recommended. Inspection of the Separator Row can be achieved via an inspection port riser installed during construction. This inspection port riser will connect the top of the Separator Row chambers to finished grade with a removable lid.

To inspect:
• Remove the inspection port lid from the floor box frame.
• Remove the riser pipe cap.
• With a flashlight and stadia rod, measure the depth of sediment.
• Record results in a maintenance log.
• When depth of sediment exceeds 3" (76 mm), use the JetVac procedure described below.
The JetVac process utilizes a high pressure water nozzle controlled from the surface. The high pressure nozzle is introduced down the Separator Row via the access manhole(s). The high pressure water cleans all sediment and debris from the Separator Row as the nozzle is retrieved. Captured pollutants are flushed into the sumped access manhole for vacuuming. This process is repeated until the Separator Row is completely free of sediment and debris. A small diameter culvert cleaning nozzle is recommended for this procedure. Manufacture's inspection recommendations and a sample report are provided in Appendix G.

8.0 GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES

The following good housekeeping and material management practices shall be followed to reduce the risk of spills or exposure of materials to stormwater runoff.

8.1 Waste Materials

All waste material, including but not limited to trash and construction debris, generated during construction shall be collected and stored in a proper receptacle in accordance with Federal, State, County and Local regulations. No waste material shall be buried on-site. All collected waste material shall be hauled to an approved waste disposal facility.

8.2 Chemical

Chemicals used on-site shall be kept in small quantities and stored in closed watertight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Chemical products shall not be mixed with one another unless recommended by manufacturer.

All on-site personnel shall have access to material safety data sheets (MSDS) and National Institute for Occupational Safety and Health (NIOSH) Guide to Chemical Hazards (latest edition) for all chemicals stored and used on-site.

Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with chemicals shall be contained,

collected, cleaned up immediately and disposed of in accordance with Federal, State, County and Local regulations.

8.3 Fuels and Oil

All on-site vehicles, tools, and construction equipment shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. On-site vehicle and equipment refueling shall be conducted at a location away from access to surface waters and runoff. Any on-site storage tanks shall have a means of secondary containment. Oil products shall be kept in their original containers with original manufacturer's label. In the event of a spill, it shall be contained, cleaned up immediately and the material, including any contaminated soil, shall be disposed of in accordance with Federal, State, County and Local regulations.

Fuel and oil spills in excess of reportable quantities shall be reported to the NYSDEC as soon as the discharge is discovered.

8.4 Fertilizers

Fertilizers used on-site shall be stored in closed watertight containers undercover in a neat orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with fertilizers shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

8.5 Paint

Paints used on-site shall be stored in closed, watertight containers undercover in a neat and orderly manner and kept out of direct contact with stormwater. Manufacturer's and/or Federal, State, County and Local guidelines for proper use and disposal shall be followed. Any spills or contamination of runoff with paint shall be contained, collected, cleaned up immediately, and disposed of in accordance with Federal, State, County and Local regulations.

8.6 Sanitary Waste Facilities

Should portable units be located on-site, they shall be placed in upland areas away from direct contact with surface waters. They shall be serviced and cleaned on a weekly basis by a licensed portable toilet and septic disposal service. Any spills occurring during service shall be cleaned up immediately and disposed of in accordance with Federal, State, County, and Local regulations.

8.7 Container Disposal

All of a product shall be used up before disposal of the container. Empty containers that may contain chemical residue shall be disposed of in accordance with Federal, State, County and Local regulations.

8.8 Concrete and Asphalt Trucks

Concrete and asphalt trucks shall not be allowed to wash out or discharge surplus material on-site.

8.9 Site Supervisor

It shall be the responsibility of the Contractor's Site Supervisor to inspect daily and ensure the proper use, storage and disposal of all on-site materials.

9.0 SWPPP AMENDMENT

The SWPPP shall be updated by a licensed professional engineer whenever any of the following apply:

1) There is a significant change in design, construction, operation or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP.
2) The SWPPP proves to be ineffective in:
    - Eliminating or significantly minimizing pollutants from sources identified in the SWPPP required by the SPDES Permit; or
    - Achieving the general objective of controlling pollutants in stormwater discharges from permitted construction activity.
3) Identify any new contractor or subcontractor that will implement any measure of the SWPPP.
4) NYSDEC notifies the Permittee that the SWPPP does not meet one or more of the minimum requirements of the SPDES Permit. Within seven (7) days of such notification or as provided for by the NYSDEC, the Permittee shall make amendments to the SWPPP and submit to the NYSDEC a written certification that the requested changes have been made.

Since this project is subject to the requirements of a regulated, traditional land use control MS4, the owner or operator shall notify the MS4 in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP. Unless otherwise notified by the MS4, the owner or operator shall have the SWPPP amendments or modifications reviewed and accepted by the MS4 prior to commencing construction of the post-construction stormwater management practice.

10.0 CONTRACTOR CERTIFICATIONS

All contractors and subcontractors that have any responsibility to install, inspect or maintain erosion or sediment control measures shall sign a copy of the certification statement included in Appendix H before undertaking any construction activity at the site identified in the SWPPP.

11.0 OWNER/OPERATOR CERTIFICATION

The Owner/Operator must review and sign the owner/operator certification statement included in Appendix J.

12.0 CONCLUSIONS

This SWPPP demonstrates that the proposed project generally meets the requirements of SPDES GP-0-20-001, as follows:

- An erosion and sediment control plan in accordance with the latest revision to the New York State Standards and Specifications for Erosion and Sediment Control, November 2016, has been developed for the project and is included in the site plan set.
- Hydrologic and Hydraulic calculations for all storm events modeled will demonstrate that the resulting stormwater runoff from the development, exiting the site will not adversely impact offsite properties, stormwater conveyance systems or receiving water bodies. Temporary and permanent stormwater systems and facilities are designed in accordance with the latest revision to the New York State Stormwater Management Design Manual.
- The project has been designed to capture and treat 90% of the average annual stormwater runoff from the development through approved water quality measures in all available areas.
- The standard stormwater management practices provide more than the required minimum runoff reduction volume (RRv).

APPENDIX A

NOTICE OF INTENT & MS4 ACCEPTANCE FORM

(to be provided)

APPENDIX B

SOILS DATA

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York

1064 Wolcott Ave.

Preface

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

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

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

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

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

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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

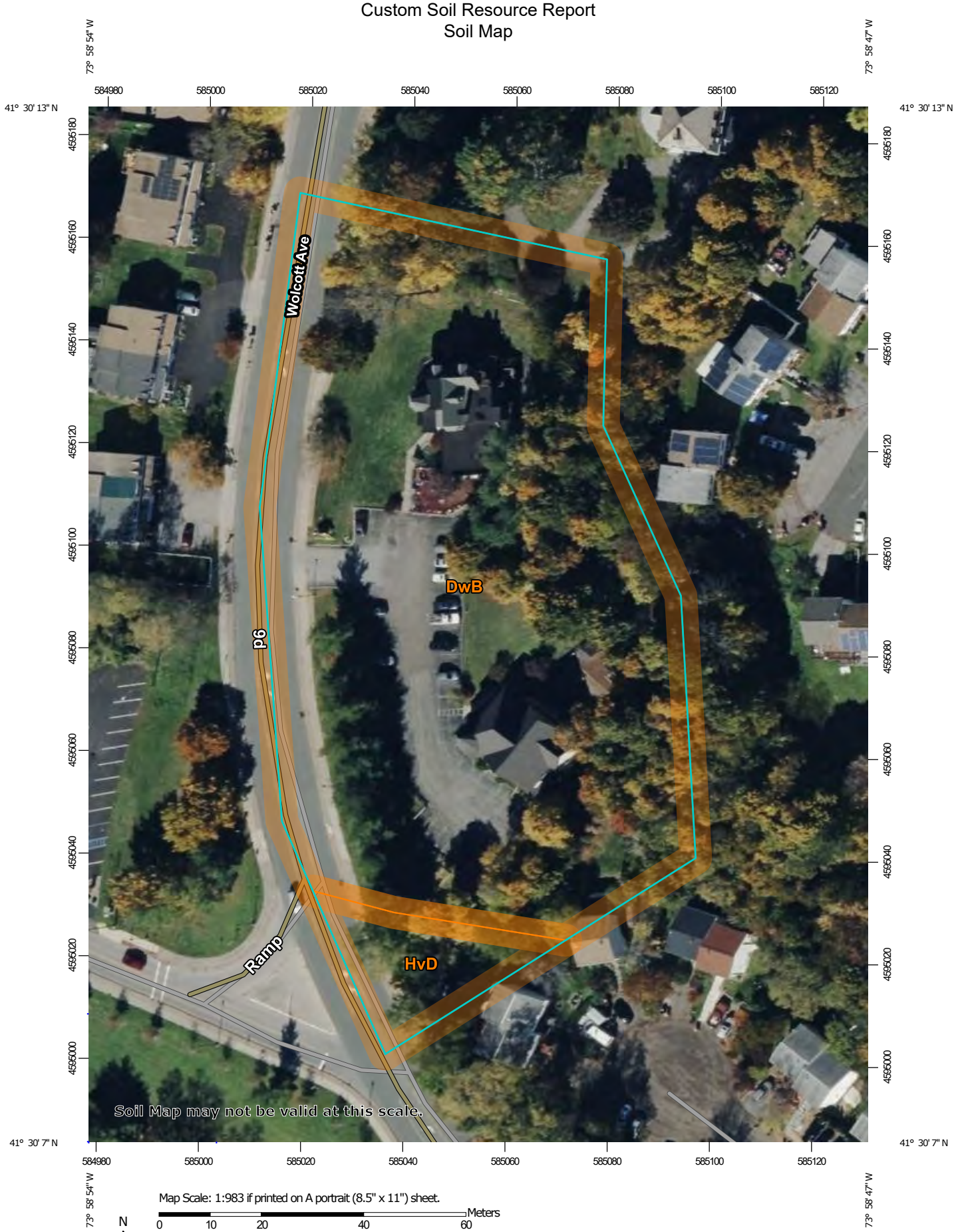
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree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

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

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

Soil Map

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



Map Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	2.4	93.4%
HvD	Hudson and Vergennes soils, hilly	0.2	6.6%
Totals for Area of Interest		**2.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

DwB—Dutchess-Cardigan complex, undulating, rocky

Map Unit Setting

National map unit symbol: 9rfn
Elevation: 0 to 1,330 feet
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dutchess and similar soils: 40 percent
Cardigan and similar soils: 30 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dutchess

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy till derived mainly from phyllite, slate, schist, and shale

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 28 inches: silt loam
H3 - 28 to 86 inches: channery silt loam

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Description of Cardigan

Setting

Landform: Ridges, hills
Landform position (two-dimensional): Summit

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

Typical profile

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

Properties and qualities

Slope: 1 to 6 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144AY034CT - Well Drained Till Uplands
Hydric soil rating: No

Minor Components

Georgia

Percent of map unit: 10 percent
Hydric soil rating: No

Massena

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

Nassau

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

Sun

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

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

HvD—Hudson and Vergennes soils, hilly

Map Unit Setting

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

Map Unit Composition

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

Description of Hudson

Setting

Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Riser
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Clayey and silty glaciolacustrine deposits

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 18 inches: silty clay loam
H3 - 18 to 25 inches: silty clay loam
H4 - 25 to 72 inches: stratified silt loam to silty clay loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C/D
Ecological site: F144AY018NY - Moist Lake Plain

Hydric soil rating: No

Description of Vergennes

Setting

Landform: Lake plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Riser
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Clayey calcareous glaciolacustrine, glaciomarine, or estuarine deposits

Typical profile

H1 - 0 to 11 inches: silty clay loam
H2 - 11 to 28 inches: clay
H3 - 28 to 37 inches: clay
H4 - 37 to 80 inches: stratified clay to silt loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Moderate (about 6.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F142XB005VT - Clayplain
Hydric soil rating: No

Minor Components

Rhinebeck

Percent of map unit: 10 percent
Hydric soil rating: No

Kingsbury

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

Livingston

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

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Water Management

Water Management interpretations are tools for evaluating the potential of the soil in the application of various water management practices. Example interpretations include pond reservoir area, embankments, dikes, levees, and excavated ponds.

Stormwater Management - Infiltration (NY)

Proper management of stormwater runoff from construction sites and developed areas is an issue of growing importance in New York State. During construction, exposed soil is subject to a greater risk of erosion, resulting in a greater potential for sedimentation in waterways. Stormwater runoff increases on the rooftops of buildings, paved parking lots, and other impervious surfaces, and thus increases the potential for flooding and discharge of polluted runoff into open water. Management of stormwater runoff can prevent or reduce the availability, release, or transport of substances that can degrade surface and ground waters. Guidelines and design criteria for stormwater management practices have been established by the New York State Department of Environmental Conservation (2008).

This interpretation is designed to evaluate the limitations of soils for stormwater management practices. The purpose of the interpretation is to help decision makers use soil survey information in the selection and implementation of the stormwater management practices best suited to a particular location. The information in the interpretations is intended for planning purposes and does not eliminate the need for on-site investigation of the soil.

Rating class terms indicate the extent to which the soils are limited by the soil features that influence the design, construction, and performance of stormwater management practices. "Least limited" indicates that the soil has features that are

very favorable for this practice. Good performance and low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the practice. The limitations can be overcome or minimized by special planning, design, or construction. Fair performance and moderate maintenance can be expected. "Most limited" indicates that the soil has one or more features that are unfavorable for the practice. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive construction procedures. Poor performance and high maintenance can be expected.

The rating class is based on the maximum value of the rating indices generated for each soil feature considered. Where the rating value is:

equal to 0.0, the rating class is "least limited."

greater than 0 and less than 1.0, the rating class is "somewhat limited."

equal to 1.0, the rating class is "most limited."

Design criteria in the "New York State Stormwater Management Design Manual" (New York State Department of Environmental Conservation, 2008) were used to guide the selection of potentially limiting soil properties. Additional limiting features incorporated into the interpretations are based on soil function for the specific practice.

Infiltration Practices

This interpretation evaluates the limitations of soils for stormwater management infiltration practices. Infiltration practices collect stormwater runoff in basins (or trenches) for storage prior to filtration through undisturbed soil in the basin (or trench) floor and sides. Deep, well drained, and permeable soils are required for implementing infiltration practices. Following is a synopsis of the soil features considered in this interpretation.

Excessive permeability: Excessive permeability in one or more layers may allow stormwater to move rapidly through the soil without sufficient filtering, resulting in a potential for groundwater contamination. Additional pretreatment or soil amendments may be required as part of an infiltration practice. The interpretation evaluates the range (low to high) of permeability values for the most transmissive layer in the soil.

Low permeability: Low permeability restricts movement of water through the soil, impeding the infiltration function. The interpretation evaluates the range (low to high) of permeability values for the least transmissive layer in the soil.

Slope gradient: Excessive slope limits the functionality of an infiltration practice. The representative slope gradient percent for the soil component is the property evaluated.

Depth to bedrock: Limited depth to bedrock impedes excavation and restricts infiltration. The minimum depth to bedrock is the property evaluated.

Depth to manufactured layer: In urban areas, some anthropogenic (human-altered) soils have a restrictive layer, such as pavement, below the surface. Limited depth to this feature impedes excavation and restricts infiltration. The minimum depth to a manufactured layer is the property evaluated.

Depth to saturation: A seasonal high water table in the upper part of the soil limits the storage capacity of an infiltration practice. The interpretation evaluates the minimum depth to a zone of saturation.

Excessive fines: Soils with a high content of silt and clay may become plugged with sediment from stormwater, resulting in restricted infiltration. The interpretation evaluates the weighted average of the percent clay and percent silt, for depths greater than 36 inches.

In addition to soil characteristics, other attributes of the site and the surrounding area are important factors in planning and implementing stormwater management practices. For example, proximity and slope direction from the installation practice to a drinking water well are important considerations when sites for infiltration practices are selected.

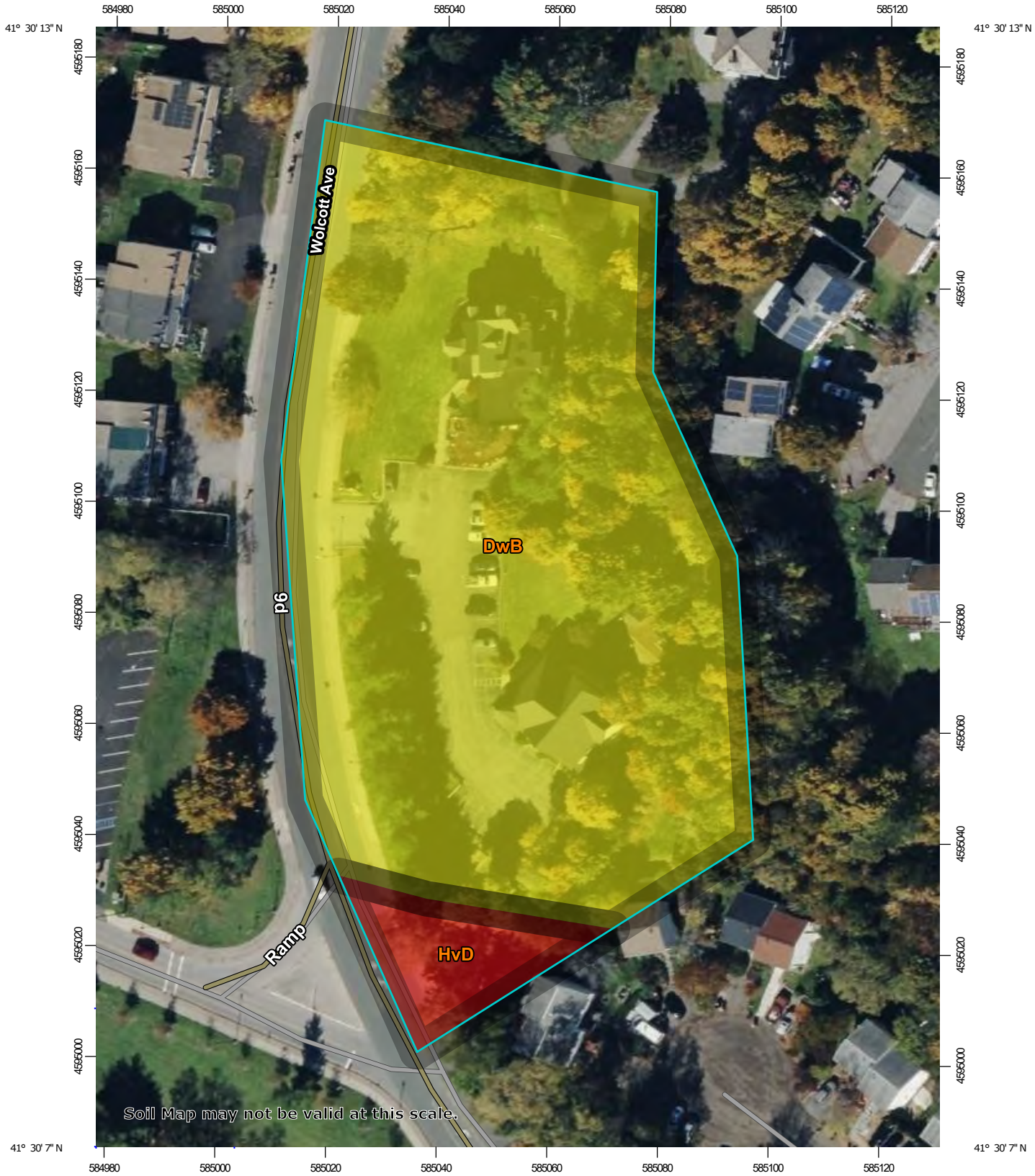
The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed in the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one listed for the map unit. The percent composition of these components is described. As a result, the percentage of the rating class in the map unit is indicated.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the "Stormwater Management (NY)" report from the Soil Reports tab in Web Soil Survey.

References:

New York State Department of Environmental Conservation. April 2008. New York State Stormwater Management Design Manual.

New York State Department of Environmental Conservation. June 2000. Urban/ Stormwater Runoff Management Practices Catalogue for Nonpoint Source Pollution Prevention in New York State.



Map Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

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

Soils

Soil Rating Polygons
- Most limited
- Somewhat limited
- Least limited
- Not rated or not available

Soil Rating Lines
- Most limited
- Somewhat limited
- Least limited
- Not rated or not available

Soil Rating Points
- Most limited
- Somewhat limited
- Least limited
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Stormwater Management - Infiltration (NY)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	Somewhat limited	Dutchess (40%)	Excessive fines (0.50)	2.4	93.4%
HvD	Hudson and Vergennes soils, hilly	Most limited	Hudson (45%)	Low permeability (1.00)	0.2	6.6%
				Depth to saturation (1.00)		
				Slope (1.00)		
				Excessive fines (1.00)		
			Vergennes (35%)	Low permeability (1.00)		
				Depth to saturation (1.00)		
				Slope (1.00)		
				Excessive fines (1.00)		
Totals for Area of Interest					**2.6**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	2.4	93.4%
Most limited	0.2	6.6%
Totals for Area of Interest	**2.6**	**100.0%**

Rating Options—Stormwater Management - Infiltration (NY)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

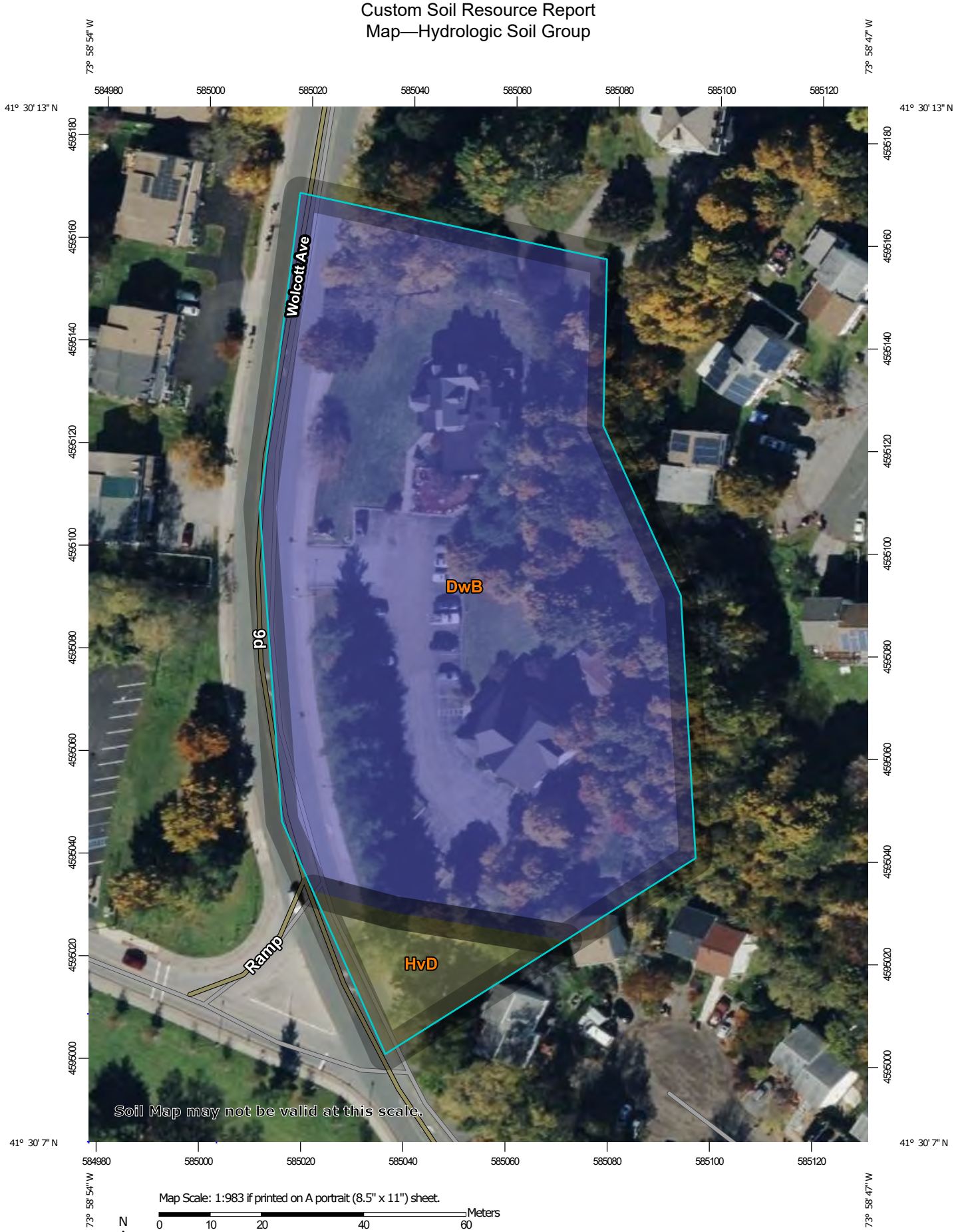
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at

or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



Map Scale: 1:983 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

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

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	B	2.4	93.4%
HvD	Hudson and Vergennes soils, hilly	C/D	0.2	6.6%
Totals for Area of Interest			**2.6**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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APPENDIX C

RAINFALL DATA, NYSDEC ERM, FLOOD MAP, WETLAND MAP, AND SHPO INFORMATION

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Metadata for Point	
Smoothing	Yes
State	New York
Location	New York, United States
Latitude	41.503 degrees North
Longitude	73.981 degrees West
Elevation	30 feet
Date/Time	Thu Jan 23 2025 14:37:44 GMT-0500 (Eastern Standard Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.82	1.02	1.27	**1yr**	0.88	1.19	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.29	3.95	4.59	**1yr**
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.75	2.14	2.61	3.16	3.57	**2yr**	2.80	3.43	3.93	4.63	5.28	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.91	**5yr**	1.31	1.76	2.20	2.70	3.28	3.96	4.52	**5yr**	3.51	4.34	4.99	5.77	6.53	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.90	4.70	5.40	**10yr**	4.16	5.20	5.98	6.81	7.67	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.06	4.93	5.90	6.85	**25yr**	5.22	6.59	7.61	8.48	9.49	**25yr**
50yr	0.68	1.09	1.39	1.95	2.63	3.39	**50yr**	2.27	3.00	3.93	4.84	5.86	7.02	8.20	**50yr**	6.21	7.89	9.14	10.03	11.16	**50yr**
100yr	0.77	1.24	1.61	2.28	3.10	4.03	**100yr**	2.68	3.53	4.68	5.77	6.99	8.34	9.83	**100yr**	7.38	9.45	10.98	11.85	13.14	**100yr**
200yr	0.87	1.43	1.85	2.66	3.67	4.79	**200yr**	3.17	4.15	5.58	6.89	8.33	9.93	11.78	**200yr**	8.79	11.33	13.19	14.02	15.47	**200yr**
500yr	1.05	1.73	2.26	3.28	4.59	6.03	**500yr**	3.96	5.15	7.04	8.70	10.51	12.51	14.98	**500yr**	11.07	14.40	16.84	17.51	19.22	**500yr**

Lower Confidence Limits

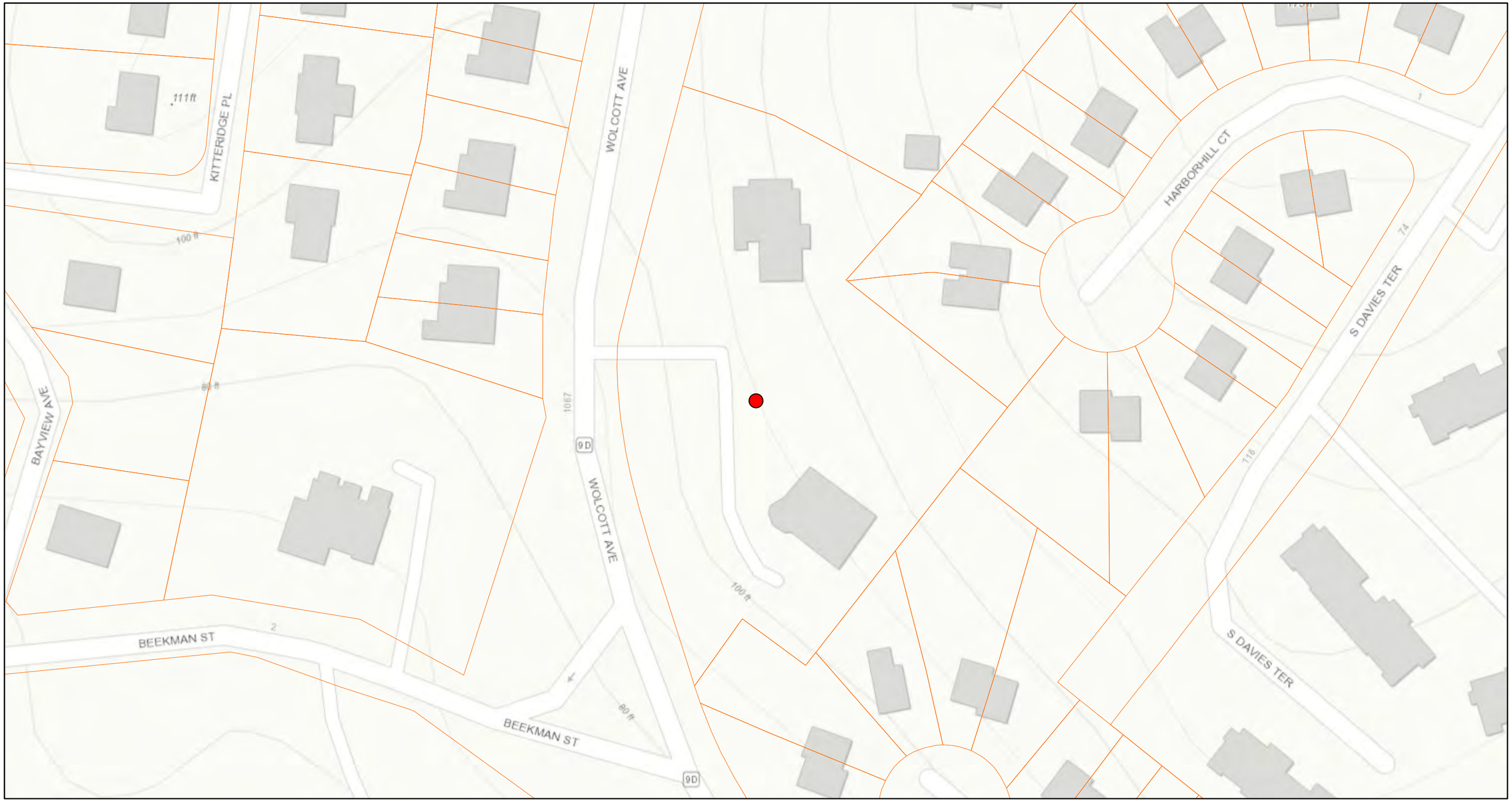
	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.54	0.72	0.89	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.33	4.08	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.71	3.32	3.77	4.47	5.13	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.42	3.01	3.65	4.16	**5yr**	3.23	4.00	4.56	5.28	6.06	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.85	**10yr**	1.39	1.81	2.11	2.72	3.38	4.14	4.80	**10yr**	3.66	4.62	5.25	5.98	6.87	**10yr**
25yr	0.54	0.82	1.02	1.46	1.92	2.13	**25yr**	1.66	2.09	2.45	3.06	3.94	4.85	5.80	**25yr**	4.30	5.57	6.30	7.03	8.14	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.38	**50yr**	1.91	2.32	2.76	3.42	4.43	5.50	6.70	**50yr**	4.87	6.44	7.25	7.96	9.27	**50yr**
100yr	0.68	1.03	1.29	1.86	2.55	2.66	**100yr**	2.20	2.61	3.12	3.81	5.01	6.19	7.75	**100yr**	5.48	7.46	8.33	9.00	10.56	**100yr**
200yr	0.77	1.16	1.47	2.12	2.96	2.98	**200yr**	2.56	2.91	3.52	4.28	5.66	6.92	9.00	**200yr**	6.12	8.65	9.59	10.17	12.06	**200yr**
500yr	0.92	1.36	1.75	2.55	3.62	3.47	**500yr**	3.13	3.39	4.15	4.99	6.68	8.03	10.97	**500yr**	7.11	10.55	11.57	11.94	14.39	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.91	1.12	1.36	**1yr**	0.97	1.33	1.52	1.96	2.42	2.82	3.22	**1yr**	2.49	3.09	3.58	4.24	4.96	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.10	1.50	1.74	2.25	2.80	3.33	3.70	**2yr**	2.95	3.56	4.11	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.65	1.96	**5yr**	1.42	1.91	2.25	2.88	3.66	4.26	4.88	**5yr**	3.77	4.70	5.41	6.29	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.73	2.32	2.74	3.53	4.48	5.21	6.02	**10yr**	4.61	5.78	6.71	7.69	8.49	**10yr**
25yr	0.72	1.10	1.37	1.96	2.57	3.05	**25yr**	2.22	2.99	3.57	4.73	5.87	6.81	7.93	**25yr**	6.03	7.63	8.93	10.06	10.93	**25yr**
50yr	0.85	1.30	1.62	2.32	3.13	3.72	**50yr**	2.70	3.63	4.36	5.83	7.19	8.35	9.78	**50yr**	7.39	9.40	11.10	12.33	13.24	**50yr**
100yr	1.01	1.53	1.91	2.76	3.79	4.52	**100yr**	3.27	4.42	5.32	7.19	8.81	10.24	12.05	**100yr**	9.06	11.59	13.81	15.13	16.05	**100yr**
200yr	1.19	1.80	2.27	3.29	4.59	5.49	**200yr**	3.96	5.37	6.49	8.86	10.79	12.58	14.87	**200yr**	11.13	14.29	17.18	18.57	19.45	**200yr**
500yr	1.50	2.23	2.87	4.17	5.92	7.11	**500yr**	5.11	6.95	8.45	11.70	14.12	16.55	19.60	**500yr**	14.64	18.84	22.96	24.39	25.07	**500yr**

Powered by ACIS Northeast Regional Climate Center

1064 Wolcott Avenue



January 23, 2025

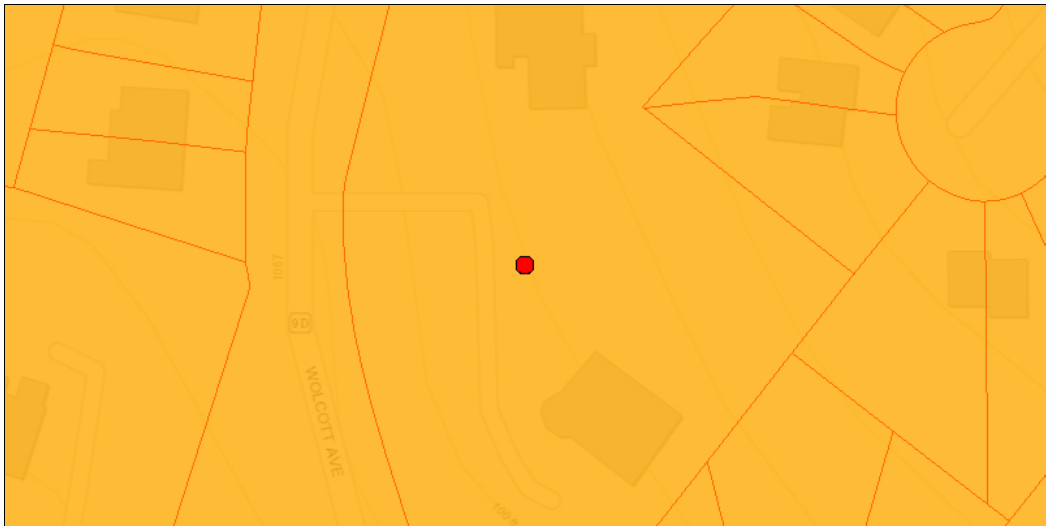
1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Orange County, NY, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Environmental Resource Mapper



The coordinates of the point you clicked on are:

UTM 18	**Easting:**	585048.3081768118	**Northing:**	4595086.739523401
Longitude/Latitude	**Longitude:**	-73.98096582293299	**Latitude:**	41.50290260694385

The approximate address of the point you clicked on is:
Rose Hill Manor Day School

County: Dutchess
City: Beacon
USGS Quad: WAPPINGERS FALLS

Natural Communities in the Vicinity

Natural Community Name: Tidal river
Location: Hudson River Estuary
Significance: High Quality Occurrence of Uncommon Community Type

Natural Community Name: Brackish subtidal aquatic bed
Location: Hudson River Newburgh-Beacon Bridge to Piermont
Significance: Uncommon Community Type

Rare Plants and Rare Animals

This location is in the vicinity of Plants Listed as Endangered, Threatened, or Rare by NYS

This location is in the vicinity of Atlantic Sturgeon – Listed as Endangered – Contact NYSDEC Regional Office

This location is in the vicinity of Shortnose Sturgeon – Listed as Endangered – Contact NYSDEC Regional Office

If your project or action is within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

If your project or action is within or near an area with rare plants and/or significant natural communities, the environmental impacts may need to be addressed.

The presence of a unique geological feature or landform near a project, unto itself, does not trigger a requirement for a NYS DEC permit. Readers are advised, however, that there is the chance that a unique feature may also show in another data layer (ie. a wetland) and thus be subject to permit jurisdiction.

Please refer to the "Need a Permit?" tab for permit information or other authorizations regarding these natural resources.

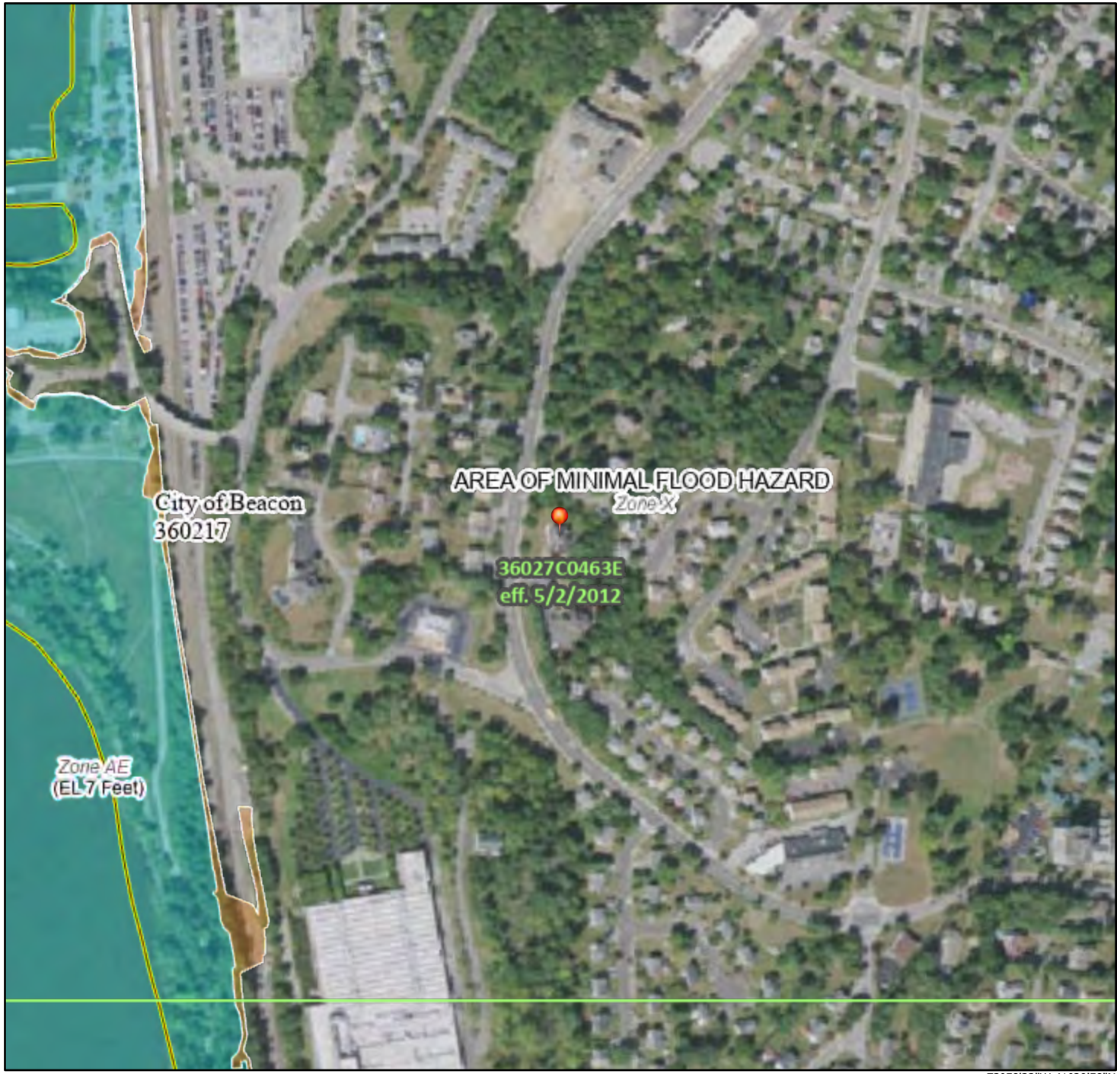
Disclaimer: If you are considering a project or action in, or near, a wetland or a stream, a NYS DEC permit may be required. The Environmental Resources Mapper does not show all natural resources which are regulated by NYS DEC, and for which permits from NYS DEC are required. For example, Regulated Tidal Wetlands, and Wild, Scenic, and Recreational Rivers, are currently not included on the maps.

Print Preview

National Flood Hazard Layer FIRMette

FEMA

73°59'10"W 41°30'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

73°58'33"W 41°29'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/23/2025 at 8:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

1064 Wolcott Avenue

January 23, 2025

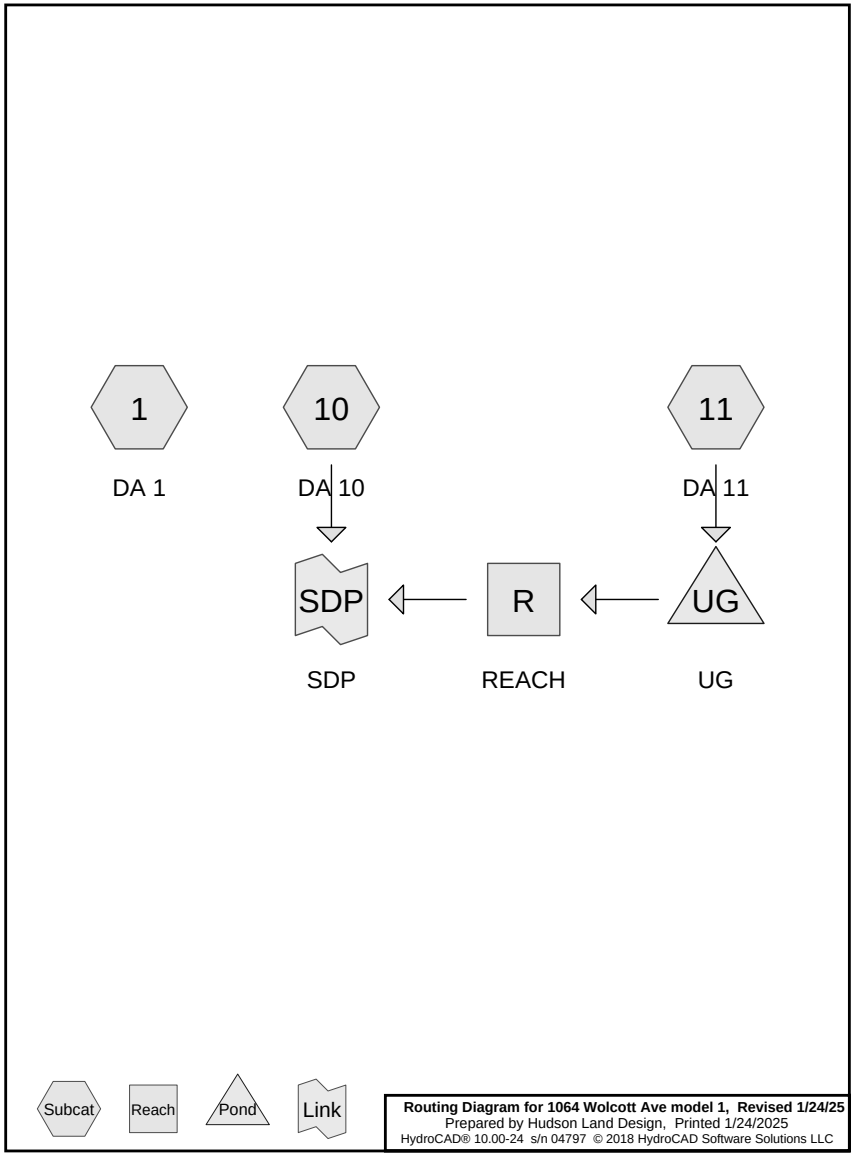
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX D

HYDROCAD MODEL



Routing Diagram for 1064 Wolcott Ave model 1, Revised 1/24/25
Prepared by Hudson Land Design, Printed 1/24/2025
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Summary for Subcatchment 1: DA 1

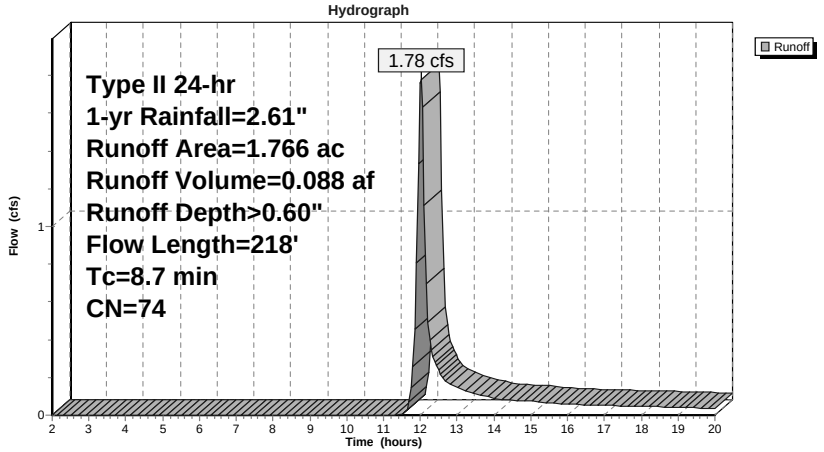
Runoff = 1.78 cfs @ 12.01 hrs, Volume= 0.088 af, Depth> 0.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

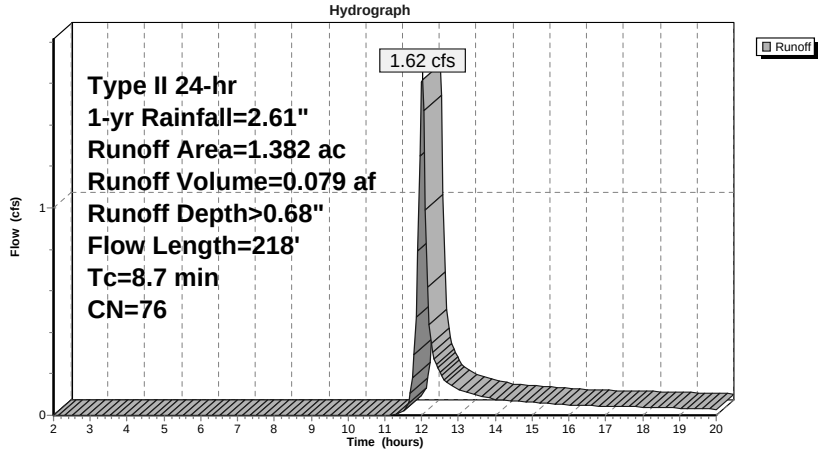
Runoff = 1.62 cfs @ 12.01 hrs, Volume= 0.079 af, Depth> 0.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.584	98	Paved parking, HSG B
0.234	55	Woods, Good, HSG B
0.564	61	>75% Grass cover, Good, HSG B
1.382	76	Weighted Average
0.798		57.74% Pervious Area
0.584		42.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

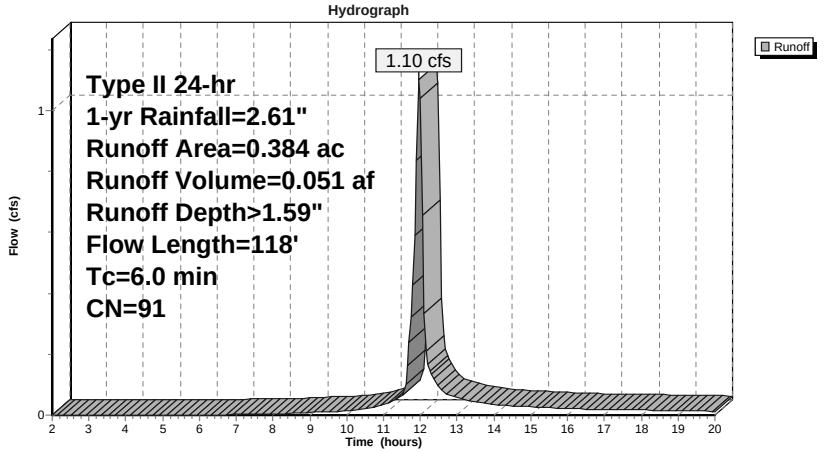
Runoff = 1.10 cfs @ 11.97 hrs, Volume= 0.051 af, Depth> 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

Area (ac)	CN	Description
0.310	98	Roofs, HSG B
0.074	61	>75% Grass cover, Good, HSG B
0.384	91	Weighted Average
0.074		19.27% Pervious Area
0.310		80.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	25	0.2000	0.22		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.7	75	0.0400	1.71		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	18	0.0200	2.87		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
2.7	118	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



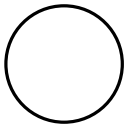
Summary for Reach R: REACH

Inflow Area = 0.384 ac, 80.73% Impervious, Inflow Depth = 0.00" for 1-yr event
Inflow = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

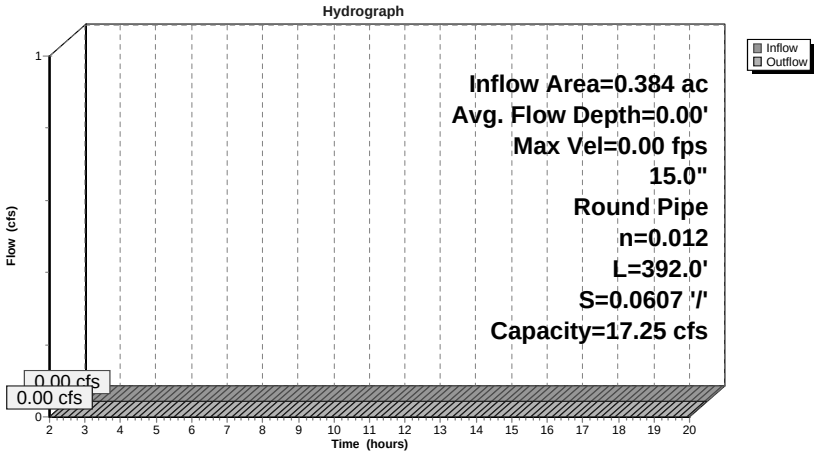
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min
Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 2.00 hrs
Average Depth at Peak Storage= 0.00'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 17.25 cfs

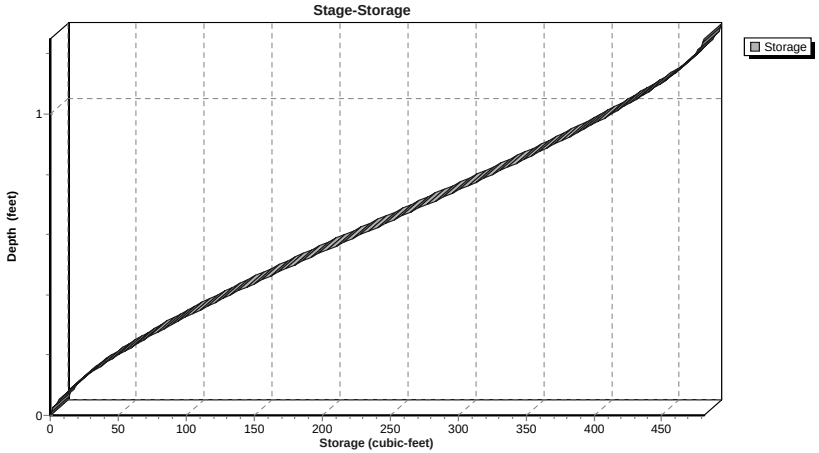
15.0" Round Pipe
n= 0.012
Length= 392.0' Slope= 0.0607 '/'
Inlet Invert= 116.37', Outlet Invert= 92.56'



Reach R: REACH



Reach R: REACH



Summary for Pond UG: UG

Inflow Area = 0.384 ac, 80.73% Impervious, Inflow Depth > 1.59" for 1-yr event
Inflow = 1.10 cfs @ 11.97 hrs, Volume= 0.051 af
Outflow = 0.04 cfs @ 11.25 hrs, Volume= 0.031 af, Atten= 97%, Lag= 0.0 min
Discarded = 0.04 cfs @ 11.25 hrs, Volume= 0.031 af
Primary = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 117.24' @ 13.87 hrs Surf.Area= 1,601 sf Storage= 1,245 cf

Plug-Flow detention time= 197.9 min calculated for 0.031 af (60% of inflow)
Center-of-Mass det. time= 124.9 min (894.7 - 769.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.05'	1,365 cf	**30.50'W x 52.50'L x 3.54'H Field A** 5,671 cf Overall - 2,258 cf Embedded = 3,413 cf x 40.0% Voids
#2A	116.55'	2,258 cf	**Cultec R-330XLHD** x 42 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		3,623 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.05'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	117.50'	**10.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.04 cfs @ 11.25 hrs HW=116.09' (Free Discharge)
└**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 2.00 hrs HW=116.05' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 6 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

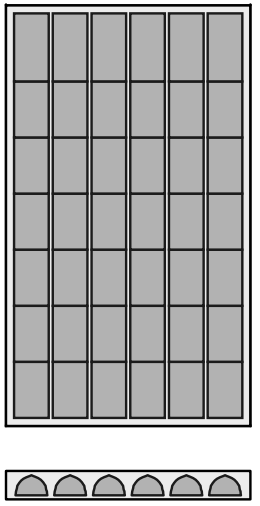
7 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 50.50' Row Length +12.0" End Stone x 2 = 52.50' Base Length
6 Rows x 52.0" Wide + 6.0" Spacing x 5 + 12.0" Side Stone x 2 = 30.50' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

42 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 6 Rows = 2,257.7 cf Chamber Storage

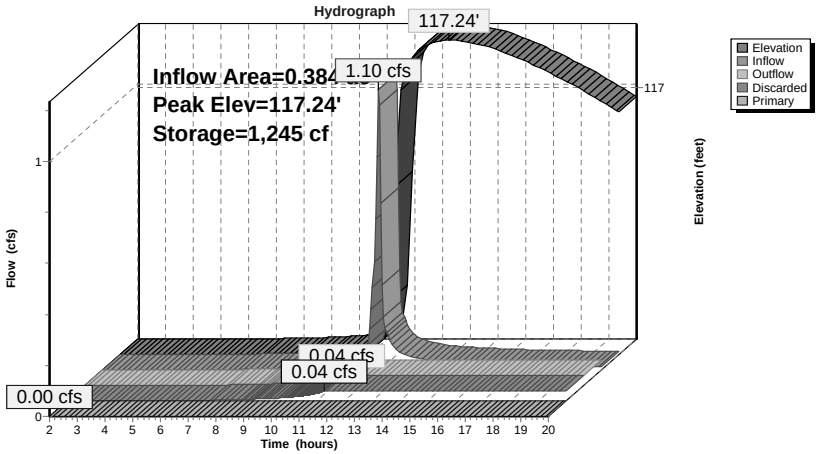
5,671.1 cf Field - 2,257.7 cf Chambers = 3,413.4 cf Stone x 40.0% Voids = 1,365.4 cf Stone Storage

Chamber Storage + Stone Storage = 3,623.0 cf = 0.083 af
Overall Storage Efficiency = 63.9%
Overall System Size = 52.50' x 30.50' x 3.54'

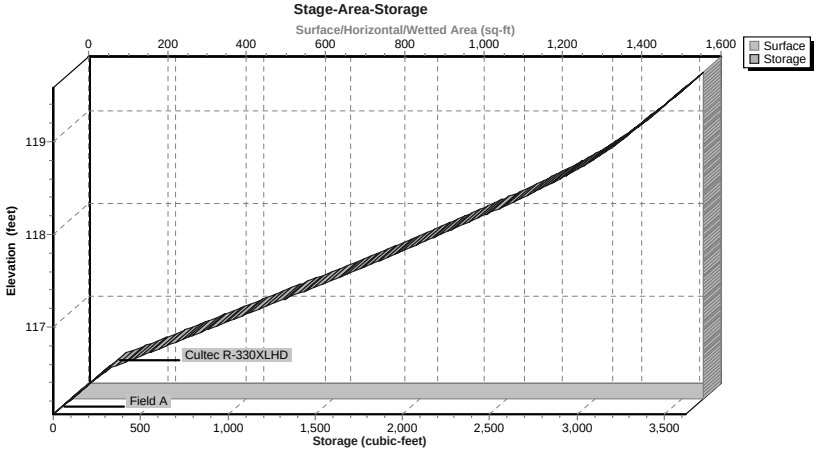
42 Chambers
210.0 cy Field
126.4 cy Stone



Pond UG: UG



Pond UG: UG

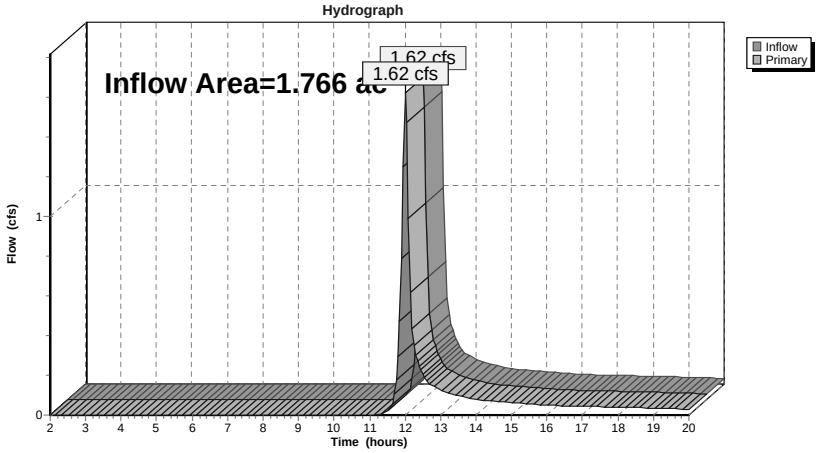


Summary for Link SDP: SDP

Inflow Area = 1.766 ac, 50.62% Impervious, Inflow Depth > 0.53" for 1-yr event
Inflow = 1.62 cfs @ 12.01 hrs, Volume= 0.079 af
Primary = 1.62 cfs @ 12.01 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



Summary for Subcatchment 1: DA 1

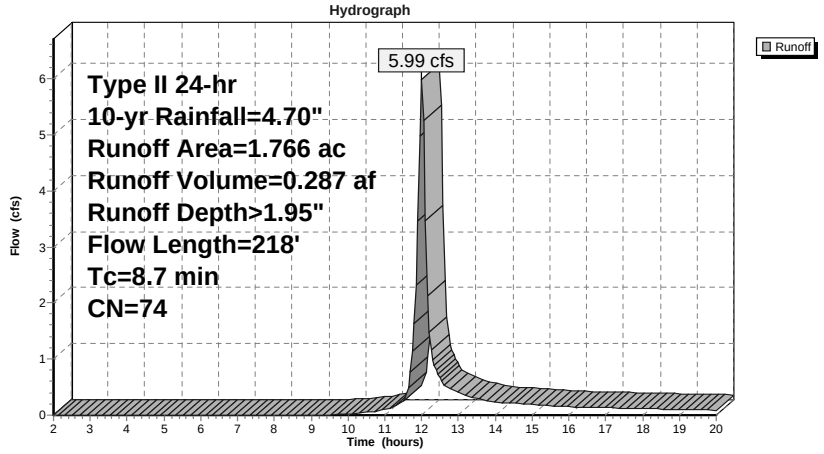
Runoff = 5.99 cfs @ 12.00 hrs, Volume= 0.287 af, Depth> 1.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

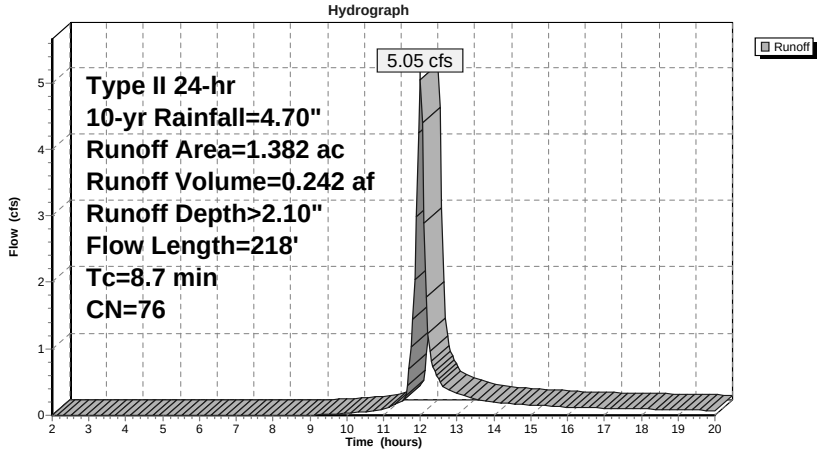
Runoff = 5.05 cfs @ 12.00 hrs, Volume= 0.242 af, Depth> 2.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.584	98	Paved parking, HSG B
0.234	55	Woods, Good, HSG B
0.564	61	>75% Grass cover, Good, HSG B
1.382	76	Weighted Average
0.798		57.74% Pervious Area
0.584		42.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

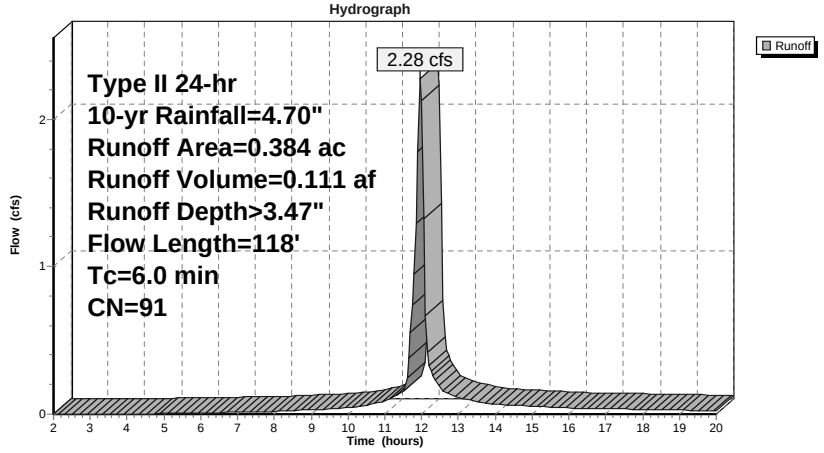
Runoff = 2.28 cfs @ 11.96 hrs, Volume= 0.111 af, Depth> 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

Area (ac)	CN	Description
0.310	98	Roofs, HSG B
0.074	61	>75% Grass cover, Good, HSG B
0.384	91	Weighted Average
0.074		19.27% Pervious Area
0.310		80.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	25	0.2000	0.22		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.7	75	0.0400	1.71		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	18	0.0200	2.87		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
2.7	118	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



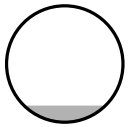
Summary for Reach R: REACH

Inflow Area = 0.384 ac, 80.73% Impervious, Inflow Depth = 1.18" for 10-yr event
Inflow = 0.72 cfs @ 12.11 hrs, Volume= 0.038 af
Outflow = 0.69 cfs @ 12.14 hrs, Volume= 0.038 af, Atten= 4%, Lag= 2.0 min

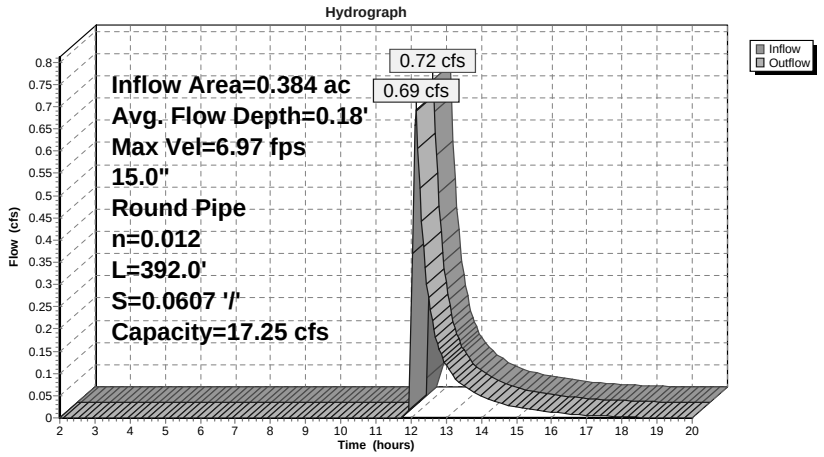
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.97 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 2.67 fps, Avg. Travel Time= 2.4 min

Peak Storage= 42 cf @ 12.12 hrs
Average Depth at Peak Storage= 0.18'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 17.25 cfs

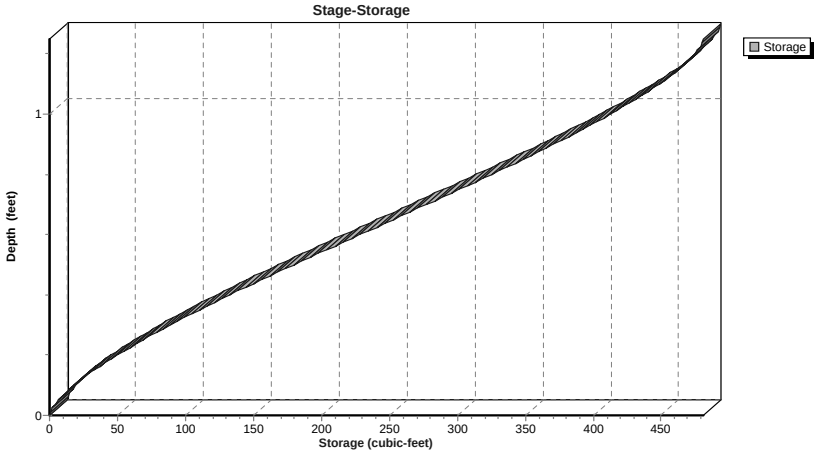
15.0" Round Pipe
n= 0.012
Length= 392.0' Slope= 0.0607 '/'
Inlet Invert= 116.37', Outlet Invert= 92.56'



Reach R: REACH



Reach R: REACH



Summary for Pond UG: UG

Inflow Area = 0.384 ac, 80.73% Impervious, Inflow Depth > 3.47" for 10-yr event
Inflow = 2.28 cfs @ 11.96 hrs, Volume= 0.111 af
Outflow = 0.76 cfs @ 12.11 hrs, Volume= 0.076 af, Atten= 67%, Lag= 8.5 min
Discarded = 0.04 cfs @ 9.85 hrs, Volume= 0.038 af
Primary = 0.72 cfs @ 12.11 hrs, Volume= 0.038 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 117.96' @ 12.11 hrs Surf.Area= 1,601 sf Storage= 2,178 cf

Plug-Flow detention time= 113.6 min calculated for 0.076 af (68% of inflow)
Center-of-Mass det. time= 47.2 min (798.6 - 751.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.05'	1,365 cf	**30.50'W x 52.50'L x 3.54'H Field A** 5,671 cf Overall - 2,258 cf Embedded = 3,413 cf x 40.0% Voids
#2A	116.55'	2,258 cf	**Cultec R-330XLHD** x 42 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		3,623 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.05'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	117.50'	**10.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.04 cfs @ 9.85 hrs HW=116.09' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.72 cfs @ 12.11 hrs HW=117.96' (Free Discharge)
↑**2=Orifice/Grate** (Orifice Controls 0.72 cfs @ 2.31 fps)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 6 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

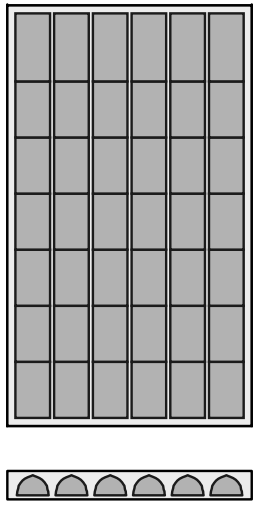
7 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 50.50' Row Length +12.0" End Stone x 2 = 52.50' Base Length
6 Rows x 52.0" Wide + 6.0" Spacing x 5 + 12.0" Side Stone x 2 = 30.50' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

42 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 6 Rows = 2,257.7 cf Chamber Storage

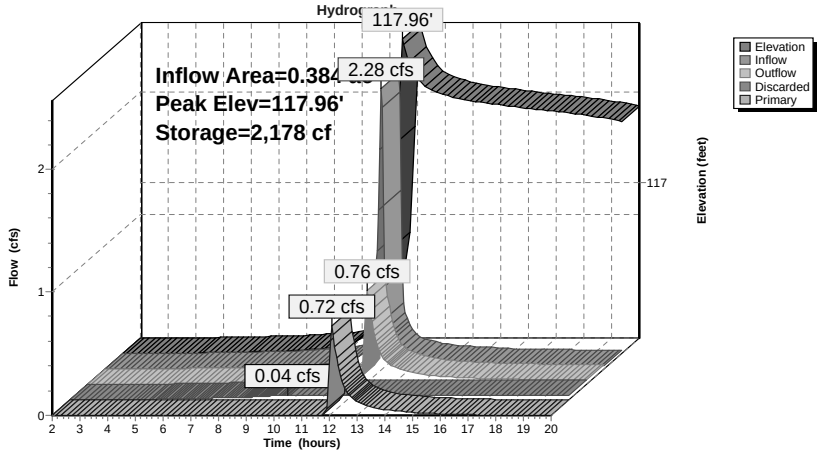
5,671.1 cf Field - 2,257.7 cf Chambers = 3,413.4 cf Stone x 40.0% Voids = 1,365.4 cf Stone Storage

Chamber Storage + Stone Storage = 3,623.0 cf = 0.083 af
Overall Storage Efficiency = 63.9%
Overall System Size = 52.50' x 30.50' x 3.54'

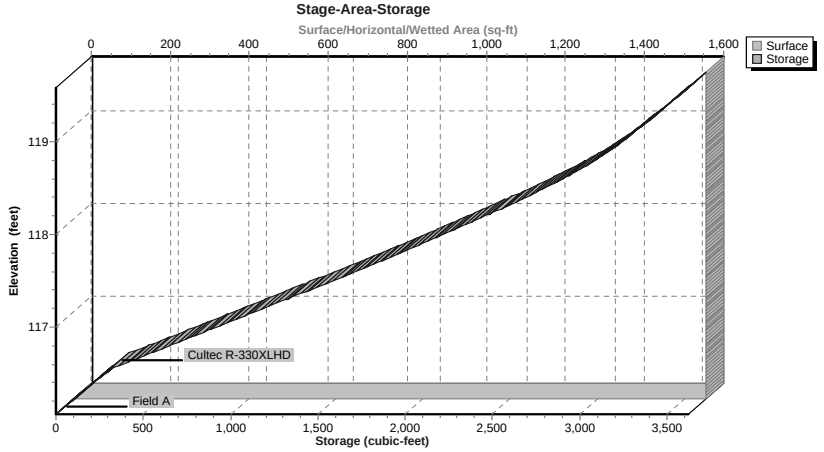
42 Chambers
210.0 cy Field
126.4 cy Stone



Pond UG: UG



Pond UG: UG

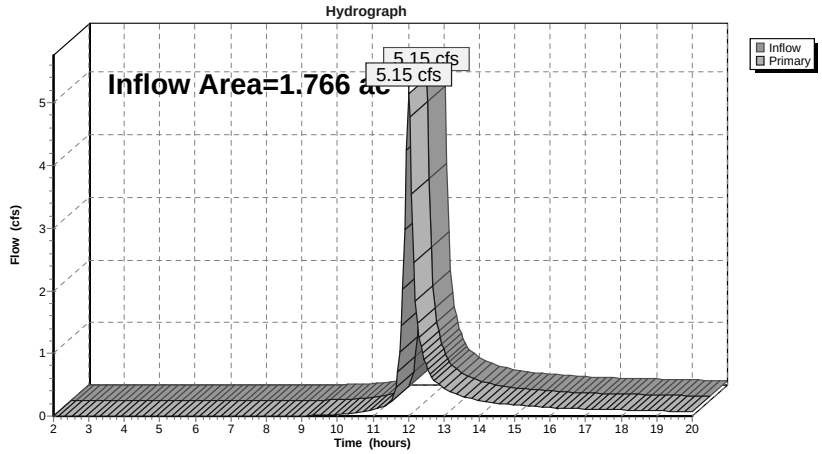


Summary for Link SDP: SDP

Inflow Area = 1.766 ac, 50.62% Impervious, Inflow Depth > 1.90" for 10-yr event
Inflow = 5.15 cfs @ 12.01 hrs, Volume= 0.280 af
Primary = 5.15 cfs @ 12.01 hrs, Volume= 0.280 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



Summary for Subcatchment 1: DA 1

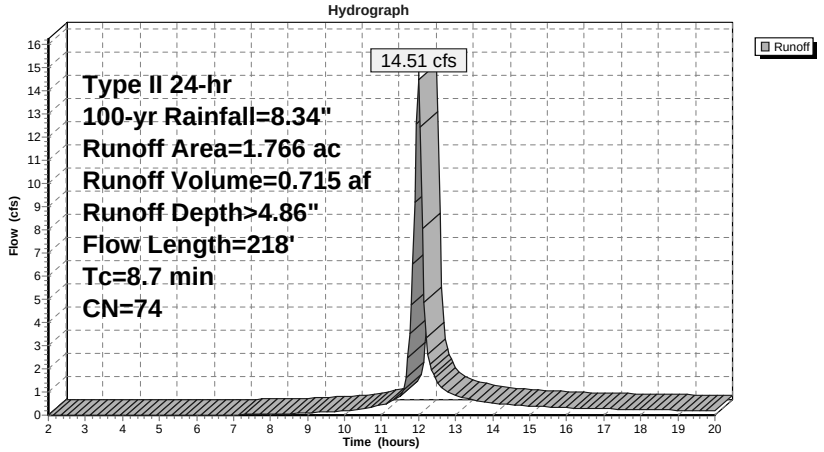
Runoff = 14.51 cfs @ 12.00 hrs, Volume= 0.715 af, Depth> 4.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.602	98	Paved parking, HSG B
0.529	55	Woods, Good, HSG B
0.531	61	>75% Grass cover, Good, HSG B
0.104	96	Gravel surface, HSG B
1.766	74	Weighted Average
1.164		65.91% Pervious Area
0.602		34.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 1: DA 1



Summary for Subcatchment 10: DA 10

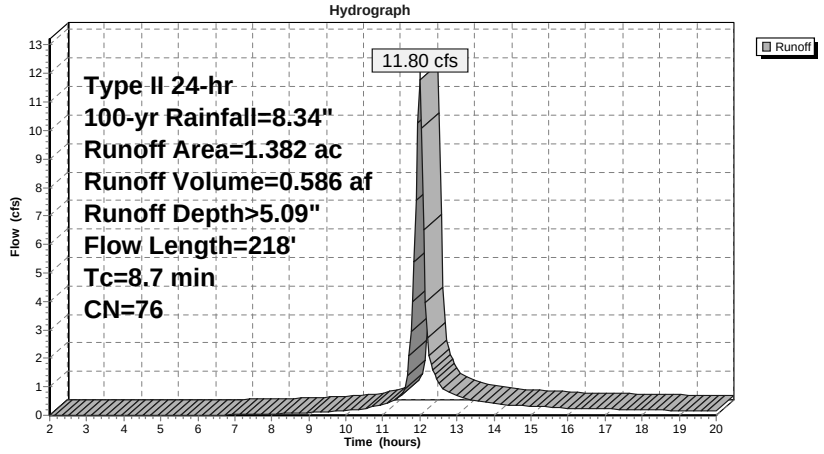
Runoff = 11.80 cfs @ 12.00 hrs, Volume= 0.586 af, Depth> 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.584	98	Paved parking, HSG B
0.234	55	Woods, Good, HSG B
0.564	61	>75% Grass cover, Good, HSG B
1.382	76	Weighted Average
0.798		57.74% Pervious Area
0.584		42.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.4	100	0.2100	0.20		**Sheet Flow, S1** Woods: Light underbrush n= 0.400 P2= 3.17"
0.3	118	0.1530	6.30		**Shallow Concentrated Flow, S2** Unpaved Kv= 16.1 fps
8.7	218	Total			

Subcatchment 10: DA 10



Summary for Subcatchment 11: DA 11

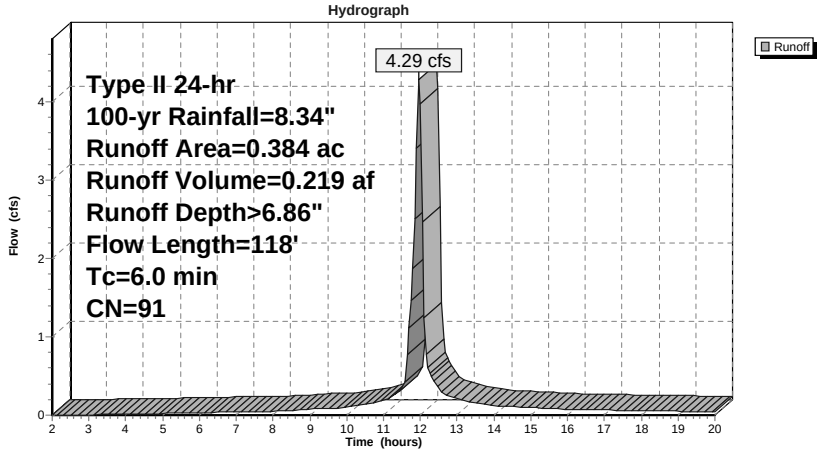
Runoff = 4.29 cfs @ 11.96 hrs, Volume= 0.219 af, Depth> 6.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

Area (ac)	CN	Description
0.310	98	Roofs, HSG B
0.074	61	>75% Grass cover, Good, HSG B
0.384	91	Weighted Average
0.074		19.27% Pervious Area
0.310		80.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	25	0.2000	0.22		**Sheet Flow, S1** Grass: Dense n= 0.240 P2= 3.17"
0.7	75	0.0400	1.71		**Sheet Flow, S2** Smooth surfaces n= 0.011 P2= 3.17"
0.1	18	0.0200	2.87		**Shallow Concentrated Flow, S3** Paved Kv= 20.3 fps
2.7	118	Total, Increased to minimum Tc = 6.0 min			

Subcatchment 11: DA 11



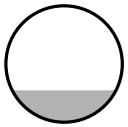
Summary for Reach R: REACH

Inflow Area = 0.384 ac, 80.73% Impervious, Inflow Depth > 4.21" for 100-yr event
Inflow = 2.79 cfs @ 12.04 hrs, Volume= 0.135 af
Outflow = 2.75 cfs @ 12.06 hrs, Volume= 0.135 af, Atten= 1%, Lag= 1.0 min

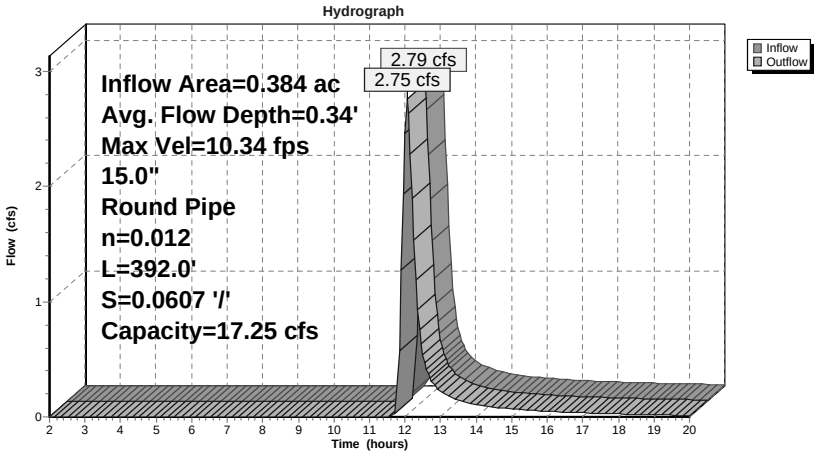
Routing by Stor-Ind+Trans method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 10.34 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 3.63 fps, Avg. Travel Time= 1.8 min

Peak Storage= 106 cf @ 12.05 hrs
Average Depth at Peak Storage= 0.34'
Bank-Full Depth= 1.25' Flow Area= 1.2 sf, Capacity= 17.25 cfs

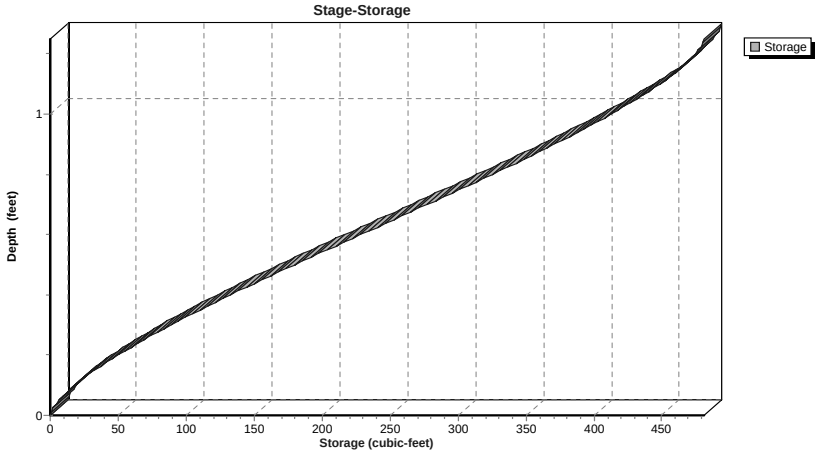
15.0" Round Pipe
n= 0.012
Length= 392.0' Slope= 0.0607 '/'
Inlet Invert= 116.37', Outlet Invert= 92.56'



Reach R: REACH



Reach R: REACH



Summary for Pond UG: UG

Inflow Area = 0.384 ac, 80.73% Impervious, Inflow Depth > 6.86" for 100-yr event
Inflow = 4.29 cfs @ 11.96 hrs, Volume= 0.219 af
Outflow = 2.83 cfs @ 12.04 hrs, Volume= 0.182 af, Atten= 34%, Lag= 4.8 min
Discarded = 0.04 cfs @ 6.90 hrs, Volume= 0.047 af
Primary = 2.79 cfs @ 12.04 hrs, Volume= 0.135 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 119.05' @ 12.04 hrs Surf.Area= 1,601 sf Storage= 3,275 cf

Plug-Flow detention time= 78.9 min calculated for 0.181 af (82% of inflow)
Center-of-Mass det. time= 28.6 min (764.1 - 735.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.05'	1,365 cf	**30.50'W x 52.50'L x 3.54'H Field A** 5,671 cf Overall - 2,258 cf Embedded = 3,413 cf x 40.0% Voids
#2A	116.55'	2,258 cf	**Cultec R-330XLHD** x 42 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 6 rows
		3,623 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	116.05'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	117.50'	**10.0" Vert. Orifice/Grate** C= 0.600

Discarded OutFlow Max=0.04 cfs @ 6.90 hrs HW=116.09' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=2.77 cfs @ 12.04 hrs HW=119.03' (Free Discharge)
↑**2=Orifice/Grate** (Orifice Controls 2.77 cfs @ 5.08 fps)

Pond UG: UG - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger® 330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 6 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

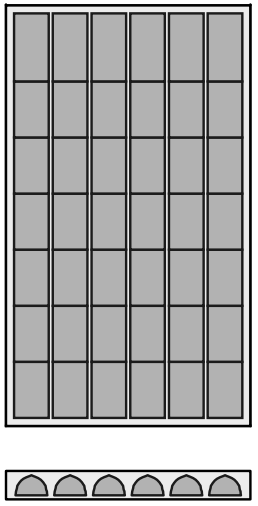
7 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 50.50' Row Length +12.0" End Stone x 2 = 52.50' Base Length
6 Rows x 52.0" Wide + 6.0" Spacing x 5 + 12.0" Side Stone x 2 = 30.50' Base Width
6.0" Base + 30.5" Chamber Height + 6.0" Cover = 3.54' Field Height

42 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 6 Rows = 2,257.7 cf Chamber Storage

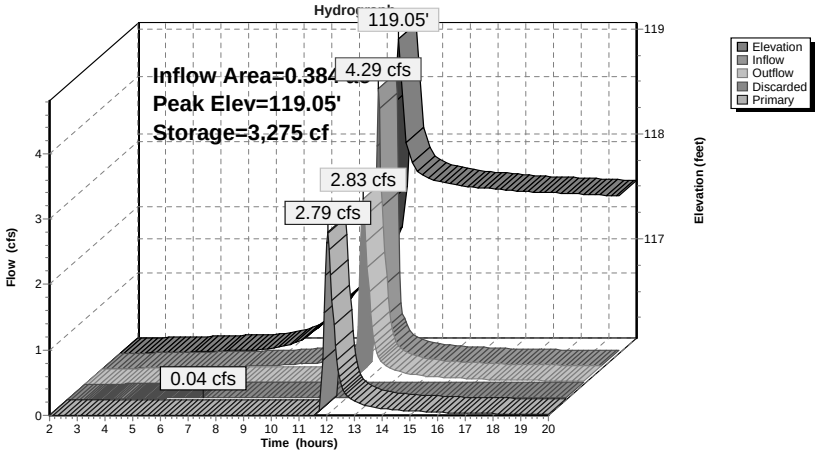
5,671.1 cf Field - 2,257.7 cf Chambers = 3,413.4 cf Stone x 40.0% Voids = 1,365.4 cf Stone Storage

Chamber Storage + Stone Storage = 3,623.0 cf = 0.083 af
Overall Storage Efficiency = 63.9%
Overall System Size = 52.50' x 30.50' x 3.54'

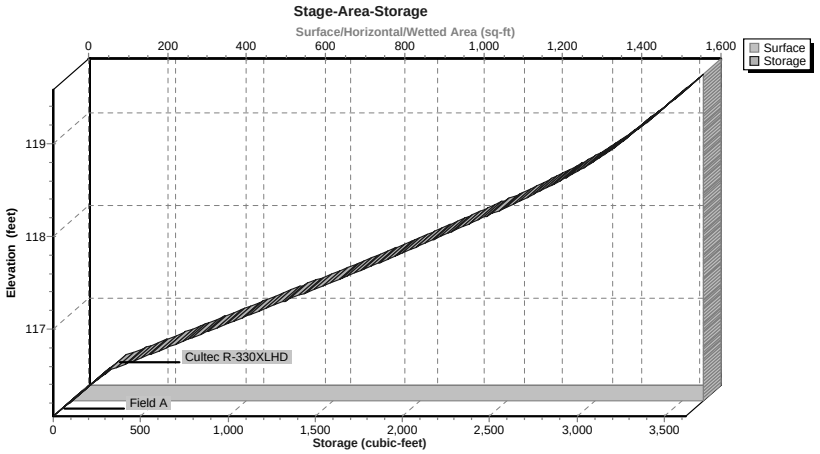
42 Chambers
210.0 cy Field
126.4 cy Stone



Pond UG: UG



Pond UG: UG

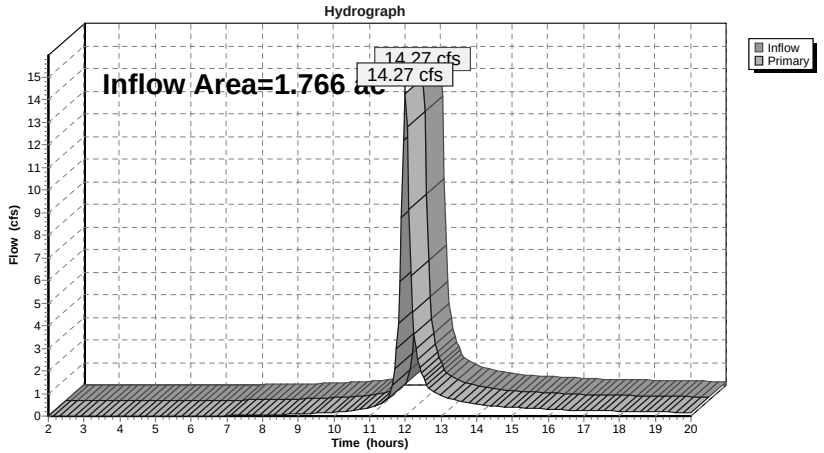


Summary for Link SDP: SDP

Inflow Area = 1.766 ac, 50.62% Impervious, Inflow Depth > 4.90" for 100-yr event
Inflow = 14.27 cfs @ 12.00 hrs, Volume= 0.721 af
Primary = 14.27 cfs @ 12.00 hrs, Volume= 0.721 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs

Link SDP: SDP



APPENDIX E

STORMWATER MANAGEMENT PRACTICE DESIGN

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/23/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration

1) Determine Water Quality Volume

Water quality volume to be treated will be calculated using the 90% rule from Section 4.2 of the New York State Storm Water Design Manual (January 2015), hereinafter referred to as NYSSDM.

$WQ_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
WQ_V = Water quality volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area
A = Watershed (ac)

Watershed	P (in)	Impervious Area (ac)	Impervious (Coverage %)	Rv	Total Area (ac)	WQv (cf)	Pre-Treatment Practice	Treatment Practice
11	1.40	0.31	81	0.78	0.38	1,517	Separator Row	Infiltration

2) Determine Required Pre-Treatment Volume

Determine Pre-Treatment Volume

Watershed	Required WQv (cf)	Required Pre-Treatment Volume (cf)	Pre-Treatment Practice	Provided Pre-Treatment Volume (cf)	
11	1,517	379	Separator Row	572	11.32ft^3/ft x 50.5 LF x 1 row

2) Determine Minimum Runoff Reduction Volume (RR_V)

Goal: Provide 100% RR_V by implementing Green Infrastructure techniques and Stormwater Management Practices

$RR_V = 43{,}560 \times [P \times Rv \times A] / 12$

Where:
RR_V = Runoff Reduction Volume (cf)
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv = 0.05 + 0.009 x I , where I is % impervious area — R_V: 0.78
A = Watershed (ac)

100% RR_V: 1,517 cf

* Minimum Rv of of 0.2 not applicable to RR_V calculations (use actual calculated Rv).

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/23/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration

For projects that cannot meet 100% RR_V: Implement Specific Reduction Factor (S), which provides an absoulte minimum acceptable RR_V.

Drainage Area with Hydrologic Soil Group A:	0.000 acres	Corresponding S:	0.55
Drainage Area with Hydrologic Soil Group B:	0.384 acres	Corresponding S:	0.40
Drainage Area with Hydrologic Soil Group C:	0.000 acres	Corresponding S:	0.30
Drainage Area with Hydrologic Soil Group D:	0.000 acres	Corresponding S:	0.20
Total Area:	0.384 acres		
Total Area Matches		Calculated S:	0.4

Minimum RR_V (acre-feet) = [(P)(Rv*)(Ai)]/12

Calculated Ai: 0.1241
Calculated Rv*: 0.95
Calculated Minimum RR_V: 599 cf

Where:
P = 90 % Rainfall Event Number (in), per Figure 4.1
Rv* = 0.05 + 0.009 x I , where I is % impervious area (100%)
Ai = (S)(Aic)
Aic = Total area of new impervious cover

4) Stormwater Management Practice Design

Design Infiltration Basin

WQ_V = Remaining Water Quality Volume (cf) =	1,517 cf	
◆ Storage volume within infiltration bed:	1,587 cf	(volume below lowest outlet)
(from HydroCad Model)		
◆ Infiltration rate for design:	1.0 inches/hour	(based on soil mapping)
◆ Infiltration area :	1,601 sf	
◆ Calculated exfiltration rate:	0.04 cfs	(during all storms)
◆ Calculated time to infiltrate WQv:	11.37 hours	

5) Tabulate Provided Runoff Reduction Volume (RR_V)

Infiltration Basin

Storage provided within practice:	**1,587 cf**	
For infiltration practices:	100% reduction	(from Table 3.5 Runoff Reduction Capacity for Standard SMPs)
		RR_V Reduction Factor: 100%
RR_V Provided by implementing infiltration:	1,587 cf	
TOTAL RR_V PROVIDED:	**1,517 cf**	
Calculated 100%RR_V:	1,517 cf	
Is 100% RR_V met:	Yes	acceptable
If 100% RR_V is not met, is Minimum RR_V met:	N/A	
WQ_V TREATED:	**70 cf**	

Project:	1064 Wolcott Avenue			
Description:	Stormwater Quality Design			
By/Date:	ESR	1/23/2025	Reviewed/Date:	MAB

Hudson Land Design, P.C.
174 Main Street
Beacon, NY 12508
845-440-6926

Underground Infiltration

6) Channel Protection Volume (CPv) Design

Determine Stream Channel Protection Volume (CPv)

1-Year Storm Runoff Volume	2,222 cf	From HydroCAD Model

Compute the CPv Release Rate

The Stream Channel Protection Volume (Cpv) shall be released over 24 hours

Q(CPv)=CPv/(24 hrs X 3,600 sec/hr)	0.03	cfs

Determine Required Orifice Size To Release CPv over 24-hours

CPv orifice elevation	N/A	feet
CPv orifice diameter	N/A	inches
1-Year Storm Release Rate	0.00 cfs	From HydroCAD Model - 1 Year Storm is Infiltrated
Is CPv 100% controlled?	yes - acceptable	

7) See HydroCAD model for Overbank Flood Control (Qp) and Extreme Flood Control (Qf) computations

CULTEC Recharger® 330XLHD Stormwater Chamber

The Recharger® 330XLHD is a 30.5" (775 mm) tall, high capacity chamber. Typically when using this model, fewer chambers are required resulting in less labor and a smaller installation area. The Recharger® 330XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)	8.5' x 52" x 30.5"
	2.59 m x 1321 mm x 775 mm
Installed Length	7'
	2.13 m
Length Adjustment per Run	1.50'
	0.46 m
Chamber Storage	7.46 ft^3/ft
	0.69 m^3/m
	52.21 ft^3/unit
	1.48 m^3/unit
Min. Installed Storage	11.32 ft^3/ft
	1.05 m^3/m
	79.26 ft^3/unit
	2.24 m^3/unit
Min. Area Required	33.83 ft^2
	3.14 m^2
Chamber Weight	73.0 lbs
	33.11 kg
Shipping	30 chambers/skid
	2,335 lbs/skid
	10 skids/48' flatbed
Min. Center-to-Center Spacing	4.83'
	1.47 m
Max. Allowable Cover	12'
	3.66 m
Max. Inlet Opening in End Wall	24" HDPE, PVC
	600 mm HDPE, PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 12" PVC
	250 mm HDPE, 300 mm PVC
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.
All above values are nominal.
Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 58" (1473 mm) center-to-center spacing.

	Stone Foundation Depth		
	6"	12"	18"
	152 mm	305 mm	457 mm
Chamber and Stone Storage Per Chamber	79.26 ft^3	86.03 ft^3	92.79 ft^3
	2.24 m^3	2.44 m^3	2.63 m^3
Min. Effective Depth	3.54'	4.04'	4.54'
	1.08 m	1.23 m	1.38 m
Stone Required Per Chamber	2.50 yd^3	3.13 yd^3	3.76 yd^3
	1.91 m^3	2.39 m^3	2.87 m^3

Calculations are based on installed chamber length.
Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 58"(1473 mm) center-to-center spacing and stone foundation as listed in table.
Stone void calculated at 40%.

Recharger® 330XLHD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft^3/ft	m^3/m	ft^3	m^3	ft^3	m^3
30.5	775	0.000	0.000	0.000	0.000	52.213	1.479
30	762	0.019	0.002	0.133	0.004	52.213	1.479
29	737	0.051	0.005	0.357	0.010	52.080	1.475
28	711	0.084	0.008	0.588	0.017	51.723	1.465
27	686	0.124	0.012	0.868	0.025	51.135	1.448
26	660	0.150	0.014	1.05	0.030	50.267	1.424
25	635	0.173	0.016	1.211	0.034	49.217	1.394
24	609	0.191	0.018	1.337	0.038	48.006	1.360
23	584	0.207	0.019	1.449	0.041	46.669	1.322
22	559	0.221	0.021	1.547	0.044	45.220	1.281
21	533	0.233	0.022	1.631	0.046	43.673	1.237
20	508	0.244	0.023	1.708	0.048	42.042	1.191
19	483	0.254	0.024	1.778	0.050	40.334	1.142
18	457	0.264	0.025	1.848	0.052	38.556	1.092
17	432	0.271	0.025	1.897	0.054	36.708	1.040
16	406	0.283	0.026	1.981	0.056	34.811	0.986
15	381	0.294	0.027	2.058	0.058	32.830	0.930
14	356	0.296	0.027	2.072	0.059	30.772	0.871
13	330	0.299	0.028	2.093	0.059	28.700	0.813
12	305	0.301	0.028	2.107	0.060	26.607	0.754
11	279	0.303	0.028	2.121	0.060	24.500	0.694
10	254	0.304	0.028	2.128	0.060	22.379	0.634
9	229	0.306	0.028	2.142	0.061	20.251	0.574
8	203	0.313	0.029	2.191	0.062	18.109	0.513
7	178	0.321	0.030	2.247	0.064	15.918	0.451
6	152	0.322	0.030	2.254	0.064	13.671	0.387
5	127	0.323	0.030	2.261	0.064	11.417	0.323
4	102	0.324	0.030	2.268	0.064	9.156	0.259
3	76	0.325	0.030	2.275	0.064	6.888	0.195
2	51	0.327	0.030	2.289	0.065	4.613	0.131
1	25	0.332	0.031	2.324	0.066	2.324	0.066
Total		7.459	0.693	52.213	1.479	52.213	1.479

Calculations are based on installed chamber length.

Visit http://cultec.com/downloads/
for Product Downloads and CAD details.

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.

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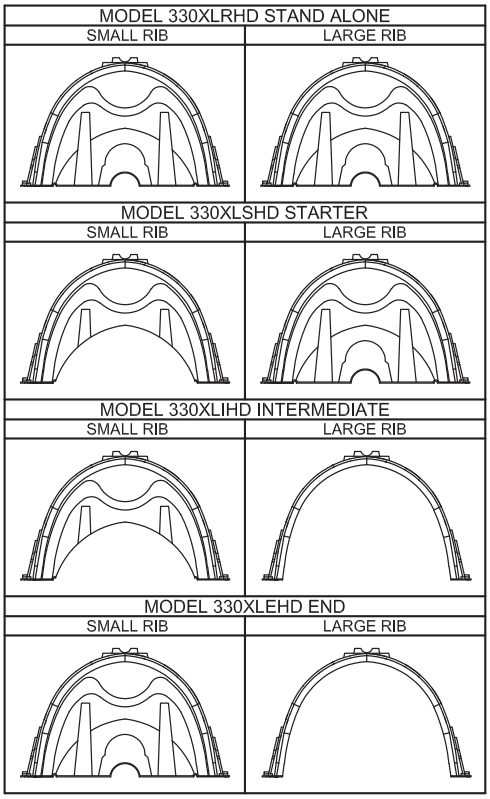
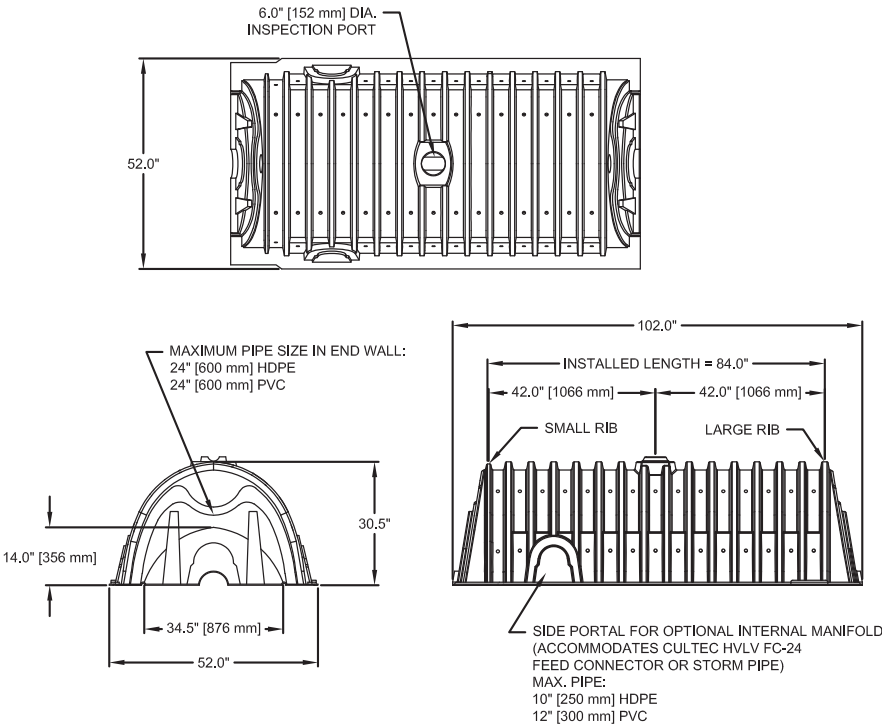
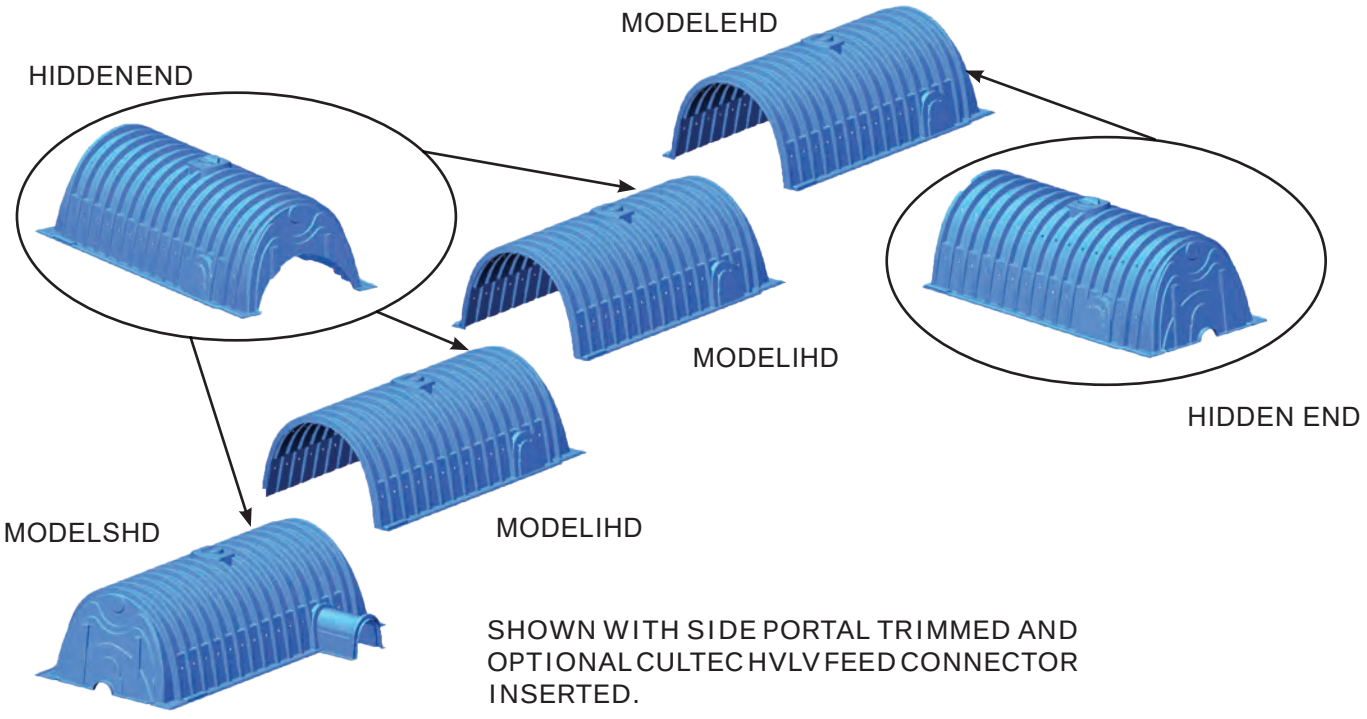
Three View Drawing





CULTEC RECHARGER 330XLHD CHAMBER STORAGE = 7.459 CF/FT [0.693 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.5' [0.46 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR

Typical Interlock Installation



SHOWN WITH SIDE PORTAL TRIMMED AND OPTIONAL CULTEC HVLV FEED CONNECTOR INSERTED.

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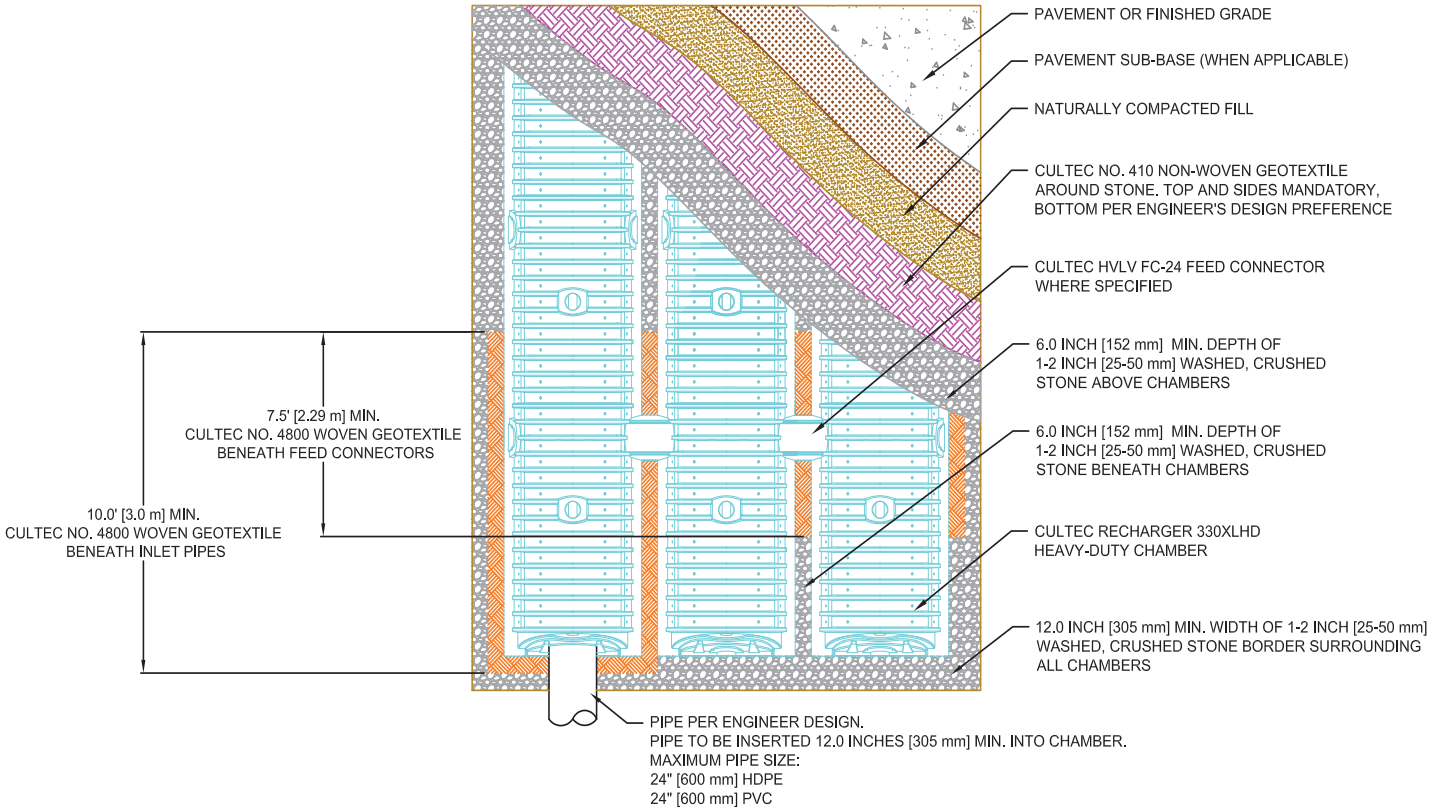
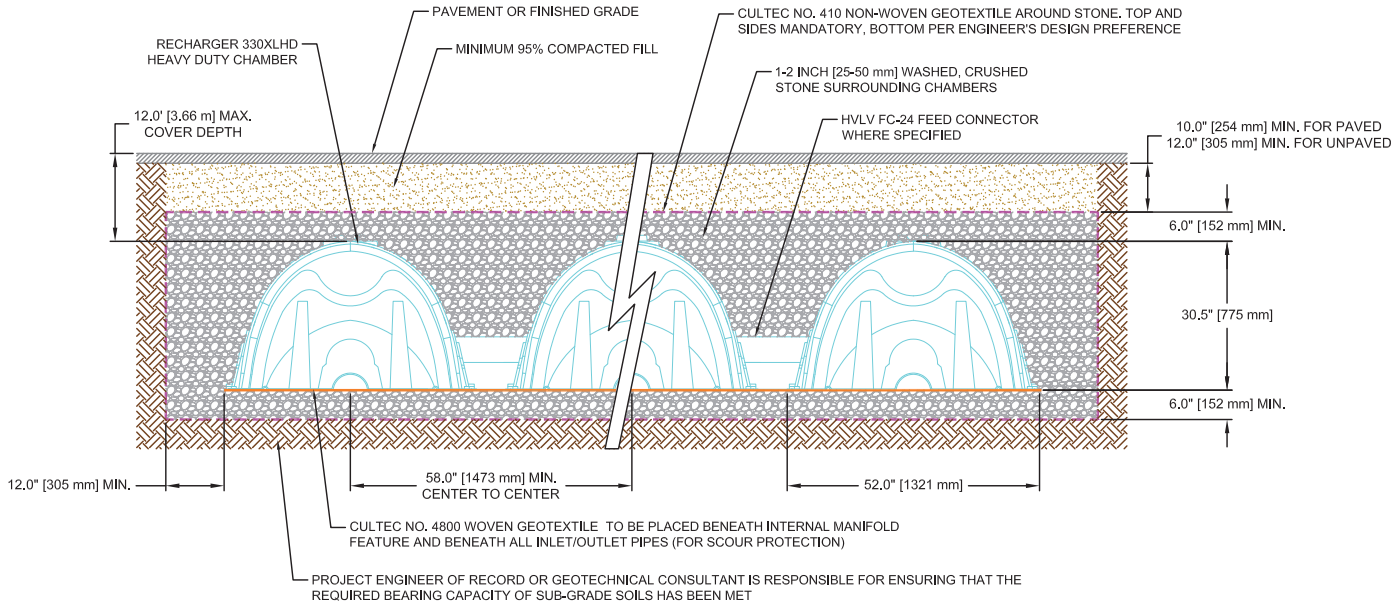
Plan View Drawing



Typical Cross Section for Traffic Application



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CULTEC Recharger® 330XLHD Specifications

GENERAL

CULTEC Recharger® 330XLHD chambers are designed for underground stormwater management. The chambers may be used for retention, recharging, detention or controlling the flow of on-site stormwater runoff.

CHAMBER PARAMETERS

1. The chambers shall be manufactured in the U.S.A. by CULTEC, Inc. of Brookfield, CT (cultec.com, 203-775-4416).
2. The chamber shall be vacuum thermoformed of polyethylene with a black interior and blue exterior.
3. The chamber shall be arched in shape.
4. The chamber shall be open-bottomed.
5. The chamber shall be joined using an interlocking overlapping rib method. Connections must be fully shouldered overlapping ribs, having no separate couplings or separate end walls.
6. The nominal chamber dimensions of the CULTEC Recharger® 330XLHD shall be 30.5 inches (775 mm) tall, 52 inches (1321 mm) wide and 8.5 feet (2.59 m) long. The installed length of a joined Recharger® 330XLHD shall be 7 feet (2.13 m).
7. Maximum inlet opening on the chamber end wall is 24 inches (600 mm) HDPE, PVC.
8. The chamber shall have two side portals to accept CULTEC HVLV® FC-24 Feed Connectors to create an internal manifold. Maximum allowable O.D. in the side portal is 10 inches (250 mm) HDPE and 12 inches (300 mm) PVC.
9. The nominal chamber dimensions of the CULTEC HVLV® FC-24 Feed Connector shall be 12 inches (305 mm) tall, 16 inches (406 mm) wide and 24.2 inches (614 mm) long.
10. The nominal storage volume of the Recharger® 330XLHD chamber shall be 7.459 ft^3 / ft (0.693 m^3 / m) - without stone. The nominal storage volume of a single Recharger® 330XLRHD Stand Alone unit shall be 63.40 ft^3 (1.80 m^3) - without stone. The nominal storage volume of a joined Recharger® 330XLIHD Intermediate unit shall be 52.213 ft^3 (1.478 m^3) - without stone. The nominal storage volume of the length adjustment amount per run shall be 11.19 ft^3 (1.04 m^3) - without stone.
11. The nominal storage volume of the HVLV® FC-24 Feed Connector shall be 0.913 ft^3 / ft (0.026 m^3 / m) - without stone.
12. The Recharger® 330XLHD chamber shall have fifty-six discharge holes bored into the sidewalls of the unit's core to promote lateral conveyance of water.
13. The Recharger® 330XLHD chamber shall have 16 corrugations.
14. The end wall of the chamber, when present, shall be an integral part of the continuously formed unit. Separate end plates cannot be used with this unit.
15. The Recharger® 330XLRHD Stand Alone unit must be formed as a whole chamber having two fully formed integral end walls and having no separate end plates or separate end walls.
16. The Recharger® 330XLSHD Starter unit must be formed as a whole chamber having one fully formed integral end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
17. The Recharger® 330XLIHD Intermediate unit must be formed as a whole chamber having one fully open end wall and one partially formed integral end wall with a lower transfer opening of 14 inches (356 mm) high x 34.5 inches (876 mm) wide.
18. The Recharger® 330XLEHD End unit must be formed as a whole chamber having one fully formed integral end wall and one fully open end wall and having no separate end plates or end walls.
19. The HVLV® FC-24 Feed Connector must be formed as a whole chamber having two open end walls and having no separate end plates or separate end walls. The unit shall fit into the side portals of the Recharger® 330XLHD and act as cross feed connections.
20. Chambers must have horizontal stiffening flex reduction steps between the ribs.
21. The chamber shall have a raised integral cap at the top of the arch in the center of each unit to be used as an optional inspection port or clean-out.
22. The units may be trimmed to custom lengths by cutting back to any corrugation on the large rib end.
23. The chamber shall be manufactured in an ISO 9001:2015 certified facility.
24. The chamber shall be designed and manufactured to meet the material and structural requirements of IAPMO PS 63-2019, including resistance to AASHTO H-10 and H-20 highway live loads, when installed in accordance with CULTEC's installation instructions.
25. The chamber shall be designed and manufactured in accordance with the specifications of NSAI Irish Agrement Board Certificate for Cultec Attenuation and Infiltration.
26. Maximum allowable cover over the top of the chamber shall be 12' (3.66 m).
27. The chamber shall be designed to withstand traffic loads when installed according to CULTEC's recommended installation instructions.

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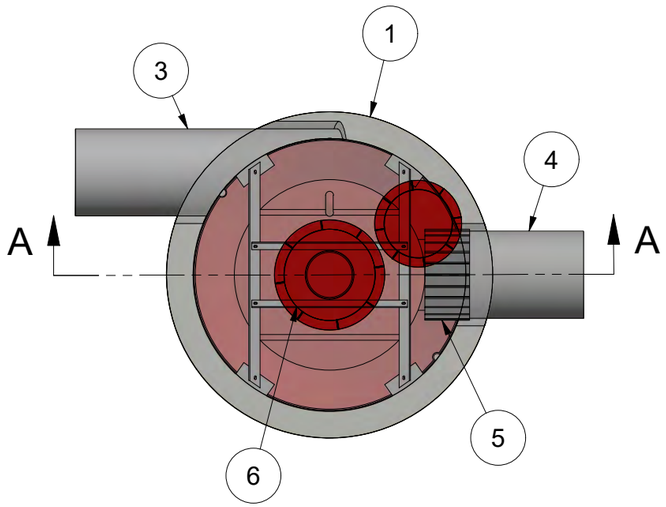
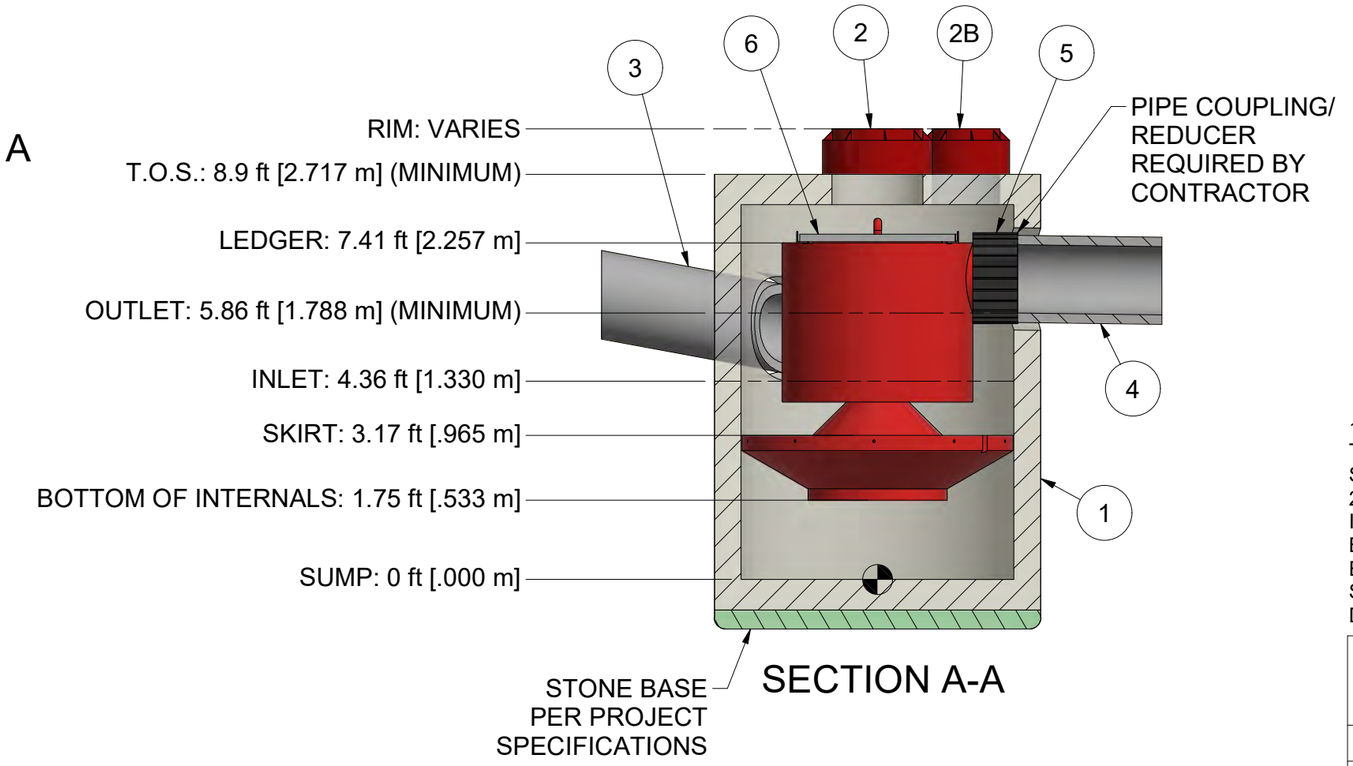
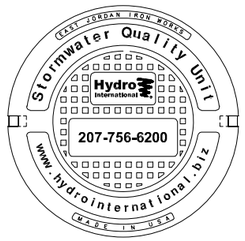
OUTLET STUB ID: 18" (450 mm)
OUTLET STUB OD: 18.7" (475 mm)





SECTION A-A

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING DOWNSTREAM DEFENDER MANHOLE.



HYDRO FRAME AND COVER (INLCUDED)
GRADE RINGS BY OTHERS AS REQUIRED

NOTE: NOT FOR CONSTRUCTION. CONTACT HYDRO FOR SITE SPECIFIC DETAIL

EQUIPMENT PERFORMANCE

The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
2. Peak Hydraulic Capacity: 8.0 cfs (227 l/s)
3. Sediment Storage Capacity: 2.10 cu. yd. (1.59 cu. m)
4. Continuous Oil Storage Capacity: 216 gal. (818 liters)
5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.
6. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/downstream-defender

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	72	1800	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	3	24	600	FRAME AND COVER
2B	1	18	450	FRAME AND COVER
3	1	18 (MAX)	450 (MAX)	MAX INLET PIPE (BY OTHERS)
4	1	18 (MAX)	450 (MAX)	MAX OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INTALLED)

PROJECTION

IF IN DOUBT ASK

DATE: 10/8/2019	SCALE: 1 / 50	
DRAWN BY: ER	CHECKED BY: MRJ	APPROVED BY

Title: 6ft-DIAMETER

GENERAL ARRANGEMENT

Hydro International
A CRH COMPANY
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A	MATERIAL:	
STOCK NUMBER: NEXT ASSY		
DRAWING NO.: DD GA-10		
SHEET SIZE: B	SHEET: 1 OF 1	Rev: A

APPENDIX F

PRE-CONSTRUCTION SITE ASSESSMENT CHECKLIST

I. **PRE-CONSTRUCTION MEETING DOCUMENTS**

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. **Preamble to Site Assessment and Inspections**

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.
2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.
3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

APPENDIX G

STORMWATER CONSTRUCTION INSPECTION CHECKLISTS

Infiltration Basin Construction Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
1. Pre-Construction		
Runoff diverted		
Soil permeability tested		
Groundwater / bedrock depth		
2. Excavation		
Size and location		
Side slopes stable		
Excavation does not compact subsoils		
3. Embankment		
Barrel		
Anti-seep collar or Filter diaphragm		
Fill material		

CONSTRUCTION SEQUENCE	SATISFACTORY/ UNSATISFACTORY	COMMENTS
4. Final Excavation		
Drainage area stabilized		
Sediment removed from facility		
Basin floor tilled		
Facility stabilized		
5. Final Inspection		
Pretreatment device in place		
Inlets / outlets		
Contributing watershed stabilized before flow is routed to the facility		

Comments:

Actions to be Taken:

APPENDIX H

CONTRACTOR AND SUBCONTRACTOR CERTIFICATIONS

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

CERTIFICATION STATEMENT

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings."

Sub-Contractor:

Name:_____

Signature:_____

Title:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Site Address:_____

_____

_____

_____

Specific SWPPP Responsibilities:

_____

_____

_____

_____

_____

Date of Certification: _____

Name and Title of Trained Contractor for SWPPP Implementation:_____

_____

APPENDIX I

QUALIFIED PROFESSIONAL'S CERTIFICATION

QUALIFIED PROFESSIONAL'S CERTIFICATION

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the Pre-Construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX J

OWNER/OPERATOR CERTIFICATION

CERTIFICATION STATEMENT

"I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I also certify under penalty of law that that this document and the corresponding documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Further, I am acknowledging that this SWPPP has been developed and will be implemented as the first element of construction and agree to comply with all the terms and conditions of the general permit for which the NOI is being submitted."

Name (Print):_____

Title:_____

Date:_____

Company Name:_____

Company Address:_____

_____

_____

_____

Company Phone Number:_____

Company Email:_____

Signature:_____

APPENDIX K

POST-DEVELOPMENT MAINTENANCE AND INSPECTION CHECKLIST

Infiltration Stormwater Management Practices Level 1 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

Problem (Check if Present)		**Follow-Up Actions**
	☐ Bare soil, erosion of the ground (rills washing out the dirt)	☐ Seed and straw areas of bare soil to establish vegetation. ☐ Fill in erosion areas with soil, compact, and seed and straw to get vegetation established. ☐ If a rill or small channel is forming, try to redirect water flowing to this area by creating a small berm or adding topsoil to areas that are heavily compacted. ☐ Other:

IN Drainage Area

Look for both pervious and impervious areas that are uphill from the Infiltration cell.

Problem (Check if Present)		Follow-Up Actions
		☐ Kick-Out to Level 2 Inspection: Large areas of soil have been eroded, or larger channels are forming. May require rerouting of flow paths.
☐ For Dry Wells: Leaves, sticks, or other debris in gutters and downspouts		☐ Remove all debris by hand. ☐ Other:
	☐ Piles of grass clippings, mulch, dirt, salt, or other materials	☐ Remove or cover piles of grass clippings, mulch, dirt, etc. ☐ Other:
	☐ Open containers of oil, grease, paint, or other substances	☐ Cover or properly dispose of materials; consult your local solid waste authority for guidance on materials that may be toxic or hazardous. ☐ Other:

IN Inlets

Look for all the places where water flows into the Infiltration practice.

Problem (Check if Present)	Follow-Up Actions
 ☐ Inlets are collecting grit and debris or grass/weeds are growing. Some water may not be getting into the Infiltration practice.	☐ Use a flat shovel to remove grit and debris (especially at curb inlets or openings). Parking lots generate fine grit that will accumulate at these spots. ☐ Pull out clumps of growing grass or weeds and scoop out the soil or grit that the plants are growing in. ☐ Remove any grass clippings, leaves, sticks, and other debris that is collecting at inlets. ☐ For pipes and ditches, remove sediment and debris that is partially blocking the pipe or ditch opening where it enters the Infiltration practice. ☐ Dispose of all material properly in an area where it will not re-enter the practice. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Inlets are blocked to the extent that most of the water does not seem to be entering the Infiltration practice.
☐ Some or all of the inlets are eroding so that rills, gullies, and other erosion is present, or there is bare dirt that is washing into the Infiltration practice.	☐ For small areas of erosion, smooth out the eroded part and apply rock or stone (e.g., river cobble) to prevent further erosion. Usually, filter fabric is placed under the rock or stone. ☐ In some cases, reseeding and applying erosion-control matting can be used to prevent further erosion. Some of these materials may be available at a garden center, but it may be best to consult a landscape contractor. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Erosion is occurring at most of the inlets and it looks like there is too much water that is concentrating at these points. The inlet design may have to be modified.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ For grass-covered Infiltration practices: grass has grown very tall, *Photo credit: Stormwater Maintenance, LLC*	☐ Mow infiltration area at least twice per year. ☐ Other:
 ☐ For grass-covered Infiltration practices: sparse vegetation cover or bare spots	☐ Add topsoil (as needed), grass seed, straw, and water during the growing season to re-establish consistent grass coverage. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Sparse vegetation cover can be a sign that the infiltration area is not infiltrating at the proper rate and water is standing too long after a storm. The surface may be saturated or squishy, and the conditions do not enable grass to grow. This situation should be evaluated by a Level 2 Inspection and likely corrected by a qualified contractor.
☐ Minor areas of sediment, grit, trash, or other debris are accumulating on the surface.	☐ Use a shovel to scoop out minor areas of sediment or grit, especially in the spring after winter sanding materials may wash in and accumulate. Dispose of the material where it cannot re-enter the Infiltration practice. ☐ If removing the material creates a hole or low area, rake the surface smooth and level. ☐ Remove trash, debris, and other undesirable materials. ☐ Other: ☐ Kick-Out to Level 2 Inspection: Sediment has accumulated more than 2-inches deep and covers 25% or more of the surface of the Infiltration area.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ There is erosion on the surface; water seems to be carving out rills as it flows across the surface of the Infiltration area or sinkholes are forming in certain areas.	☐ For minor areas of erosion, try filling the eroded areas with clean topsoil, sand, or stone (whatever the existing cover is). ☐ If the problem recurs, you may have to use larger stone (e.g., river cobble) to fill in problem areas. ☐ Other: ☐ Kick-Out to Level 2 Inspection: The problem persists or the erosion is more than 3-inches deep and seems to be an issue with how water enters and moves through the infiltration area. ☐ Kick-Out to Level 2 Inspection: The problem does not seem to be caused by flowing water but a collapse or sinking of the surface (e.g., “sinkhole”) due to some underground problem.
 ☐ Observation well is damaged or cap is missing	☐ Kick-Out to Level 2 Inspection: Requires replacing pipes or caps.

IN Infiltration Area

Examine the surface of the infiltration area and the observation well. Note: The following Problem and Follow-Up Actions apply to infiltration practice pretreatment areas also.

Problem (Check if Present)	Follow-Up Actions
 ☐ Water still visible in the observation well more than 72 hours after a rain storm. The Infiltration practice does not appear to be draining properly.	☐ Kick-Out to Level 2 Inspection: This is generally a serious problem, and it will be necessary to activate a Level 2 Inspection.

IN Outlets

Locate and inspect all outlets.

Problem (Check if Present)	Follow-Up Actions
 ☐ Outlet obstructed with sediment, debris, trash, etc.	☐ Remove the debris and dispose of it where it cannot re-enter the infiltration area. ☐ Other:
	☐ Kick-Out to Level 2 Inspection: Outlet is completely obstructed; there is too much material to remove by hand or with simple hand tools.
☐ Rills or gullies are forming at outlet.	☐ For minor rills, fill in with soil, compact, and seed and straw to establish vegetation. ☐ Other:
	☐ Kick-Out to Level 2 Inspection: Rills are more than 2" to 3" deep and require more than just hand raking and re-seeding.

Additional Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

Infiltration Stormwater Management Practices Level 2 Inspection Checklist

SMP ID #		**SMP Owner**		☐ Private ☐ Public
SMP Location (Address; Latitude & Longitude)				
	Latitude		**Longitude**	

Party Responsible for Maintenance	**System Type**		**Type of Site**
☐ Same as SMP Owner ☐ Other _____	☐ Seasonal ☐ Continuous Use ☐ Other	☐ Above Ground ☐ Below Ground	☐ Commercial ☐ Industrial ☐ Residential ☐ State

Inspection Date		**Inspection Time**	
Inspector			
Date of Last Inspection			

Level 2 Inspection: INFILTRATION

Recommended Repairs	Triggers for Level 3 Inspection
Observed Condition: Water Stands on Surface for More than 72 Hours after Storm	
☐ Condition 1: Small pockets of standing water For infiltration basins with soil, use a soil probe or auger to examine the soil profile. For gravel infiltration trenches or basins, use a shovel to dig into the gravel layer where the problem is occurring. If isolated areas have accumulated grit, fine silt, or vegetative debris or have bad soil or clogged gravel, try removing and replacing with clean material. If the practice is supposed to have grass cover, it will likely be necessary to replant once the problem is resolved. ☐ Condition 2: Standing water is widespread or covers entire surface Look in the observation well (if it exists) and use a tape measure to estimate the depth of water standing in the soil or gravel. Requires diagnosis and resolution of problem: • Too much sediment/grit washing in from drainage area? • Too much ponding depth? • Improper infiltration media? • Underlying soil not suitable for infiltration? As above, the resolution will likely require replanting and re-establishment of good grass cover if this is part of the design.	• Infiltration media is clogged and problem cannot be diagnosed from Level 2 inspection. • Level 2 inspection identifies problem, but it cannot be resolved easily or it is associated with the original design of the practice. ☐ Level 3 Inspection necessary
Observed Condition: Severe erosion of infiltration bed, inlets, or around outlets	
☐ Condition 1: Erosion at inlets The lining (e.g., grass, matting, stone, rock) may not be adequate for the actual flow velocities coming through the inlets. First line of defense is to try a less erosive lining and/or extending the lining further down to where inlet slopes meet the infiltration surface. If problem persists, analysis by a Qualified Professional is warranted. ☐ Condition 2: Erosion of infiltration bed This is often caused by “preferential flow paths” along the surface. The source of flow should be analyzed and methods employed to dissipate energy and disperse the flow (e.g., check dams, rock splash pads).	• Erosion (rills, gullies) is more than 12 inches deep • The issue is not caused by moving water but some sort of subsurface defect, which may manifest as a sinkhole or linear depression and be associated with problems with the underlying stone or soil. ☐ Level 3 Inspection necessary

Notes:

Inspector:_____ Date: _____

Complete the following if follow-up/corrective actions were identified during this inspection:

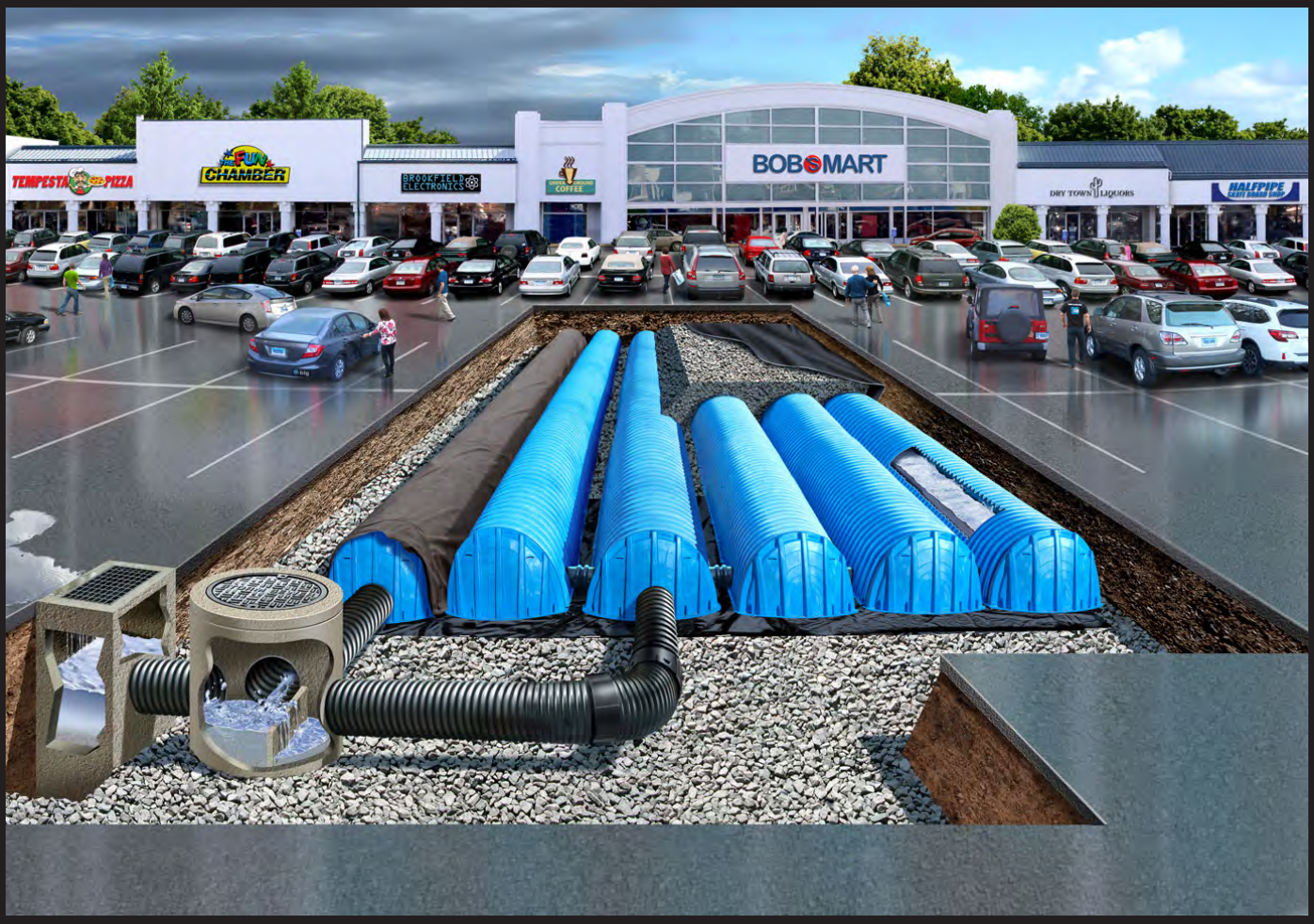
Certified Completion of Follow-Up Actions:

"I hereby certify that the follow-up/corrective actions identified in the inspection performed on _____ (DATE) have been completed and any required maintenance deficiencies have been adequately corrected."

Inspector/Operator: _____ Date: _____

CULTEC SEPARATOR™ ROW

WATER QUALITY SYSTEM



OPERATION & MAINTENANCE GUIDE

FOR CULTEC STORMWATER MANAGEMENT SYSTEMS

GLOBE VERIFIED VÉRIFIÉ

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U.S. Patents 6,129,482; 6,322,288; 6,854,925; 7,226,241; 7,806,627; 8,366,346; 8,425,148; and others; U.S. Designs D613819; D638,095; D668,318 and others; Canadian Patent 2,591,255 and others; Community Designs 1092191; 1745209; and others.

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For general information on our other products and services, please contact our offices within the United States at (800)428-5832, (203)775-4416 ext. 202, or e-mail us at custservice@cultec.com.

For technical support, please call (203)775-4416 ext. 203 or e-mail tech@cultec.com.

Visit www.cultec.com/downloads.html for Product Downloads and CAD details.

Doc ID: CLT043 02-22
Feb 2022

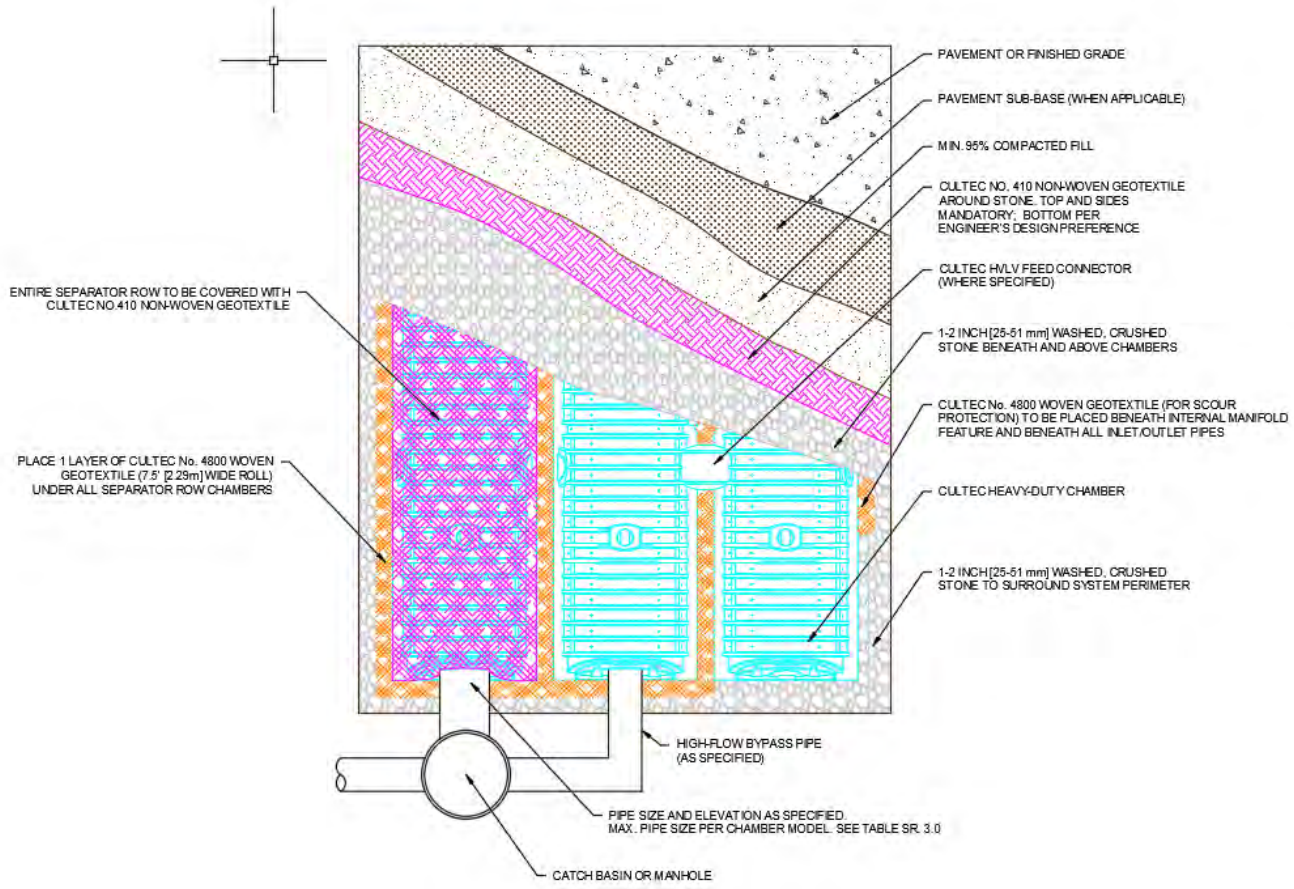
Introduction

CULTEC's Separator™ Row is an inexpensive means of removing Total Suspended Solids from the CULTEC chamber system, as well as providing easier access for inspection and maintenance. The Separator Row is designed to capture the First Flush of a rain event and is typically included as part of the "Treatment Train" for water quality.

The CULTEC Separator Row is a row of CULTEC Contactor or Recharger Chambers that are surrounded on all sides by filter fabric. One layer of CULTEC No. 4800™ Woven Geotextile are placed between the clean foundation stone and the chamber feet. The chambers are then completely wrapped with CULTEC No. 410™ non-woven geotextile. This configuration is designed to trap any sediment and/or debris that may pass through the upstream water-quality structures and into the chamber system.

A manhole is typically located adjacent to the separator row for ease of inspection and maintenance. This manhole is placed upstream of the system and can include a high-flow bypass pipe to pass peak-flows onto adjacent rows of chambers. The upstream manhole is designed with a sump to trap heavier sediment and allow for proper cleaning of the Separator Row. A JetVac process with a high pressure water nozzle is introduced down the Separator Row via the access manhole to clean all sediment and debris from the Separator Row. Captured pollutants are flushed into the sumped access manhole for vacuuming, and the process is repeated until the Separator Row is completely free of sediment and debris.

The Separator Row performance has been tested and verified to the protocols and procedures as defined by Environmental Technology Verification (ETV) Canada to achieve 80% TSS removal.



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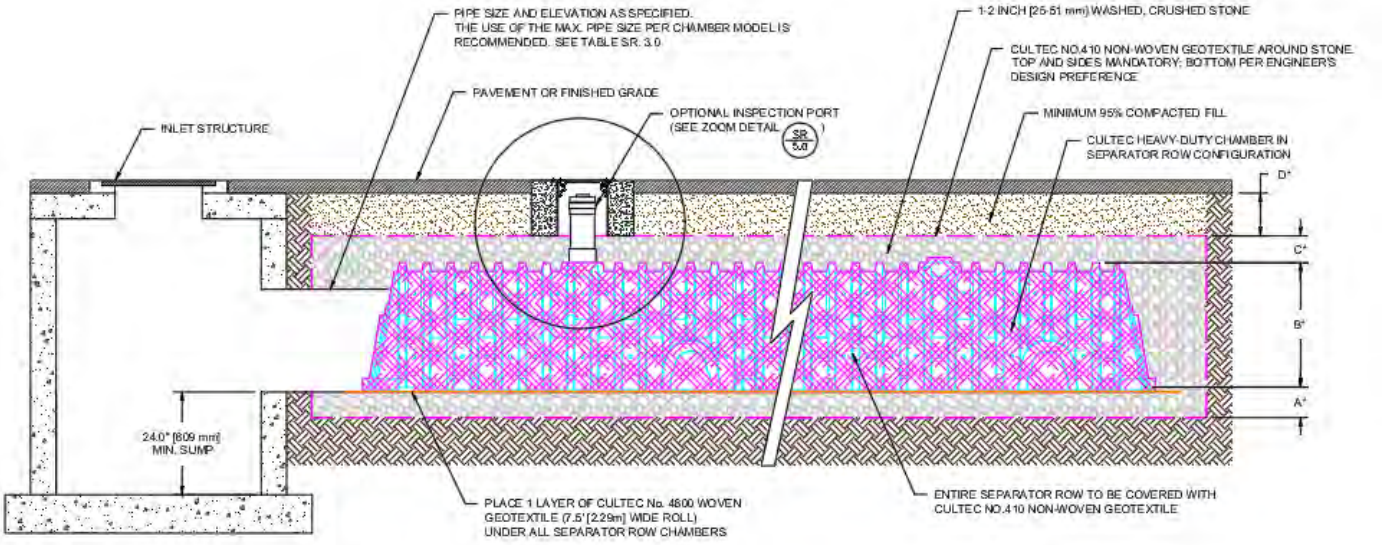
Design

There is no single design to achieve a high level of water quality. The CULTEC Separator Row should be designed as part of an overall best management practices water quality system. Pre-treatment devices such as sump catch basins, inlet baffles and proprietary oil-grit separators and filter systems can all be incorporated upstream of the CULTEC Separator Row. Sumped access/diversion manholes should be installed directly upstream of the Separator Row.

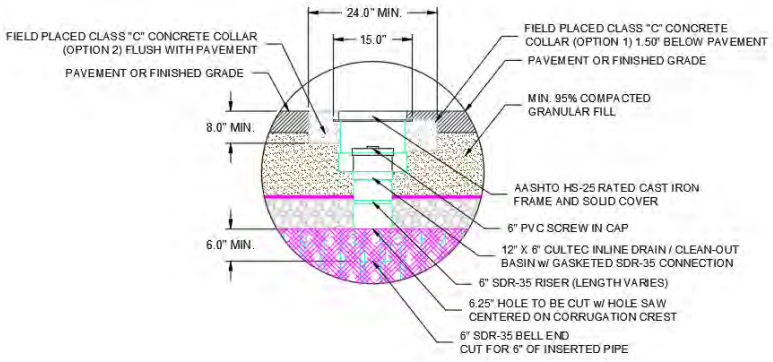
The following is a list of recommended design practices to ensure proper maintenance for the life of the system:

- Install sumped access/diversion manholes, including a minimum 24” (600 mm) sump, directly upstream of the Separator Row.
- Include a high-flow bypass pipe to divert peak flows that exceed the capacity of the Separator Row to adjacent rows.
- Connect the access manhole to the Separator Row with the largest diameter pipe allowable based on the CULTEC chamber model used.
- Maintain a minimum distance between the access manhole and the Separator Row to promote efficient maintenance.
- Include at least one inspection port per Separator Row for periodic inspection.

Note: Typical JetVac maintenance reels have a maximum of 400 feet (121.9 m) of available hose. Consider this when designing the length of the CULTEC Separator Rows.



*SEE SR 3.0 - CROSS SECTION TABLE REFERENCE



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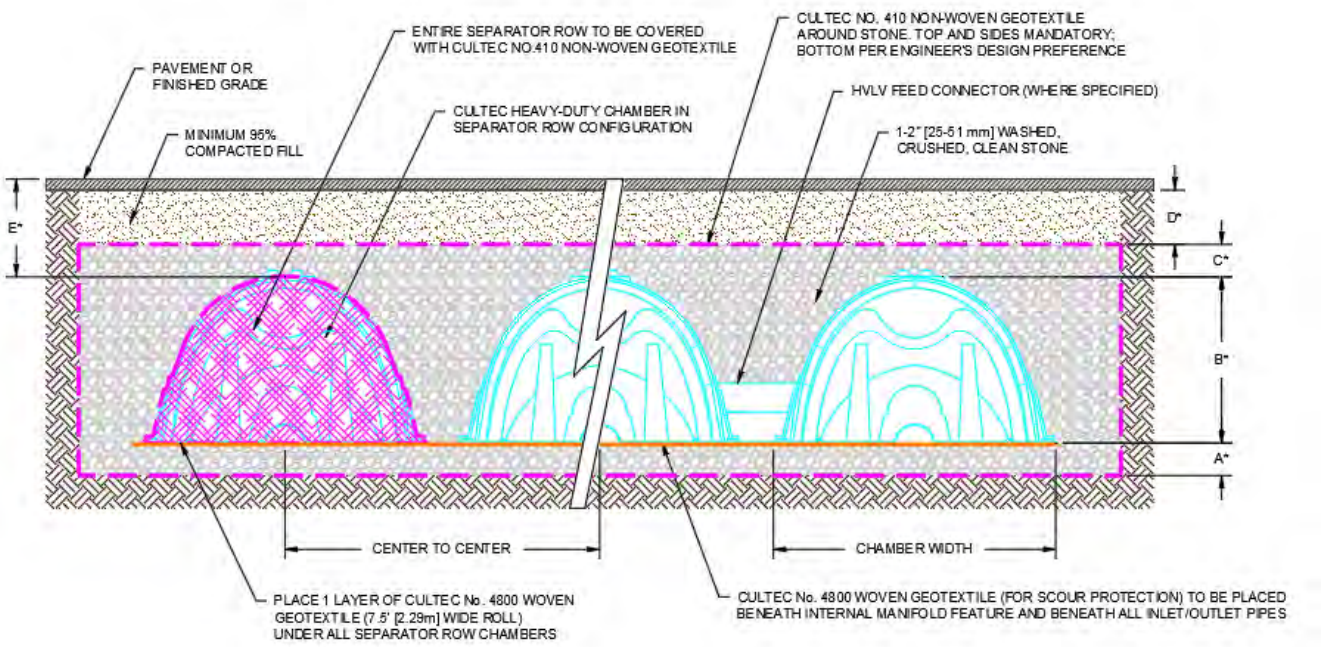

*SEE SR 3.0 - CROSS SECTION TABLE REFERENCE

Table SR 3.0

	Description	Contactor 100HD	Recharger 150XLHD	Recharger 280HD	Recharger 330XLHD	Recharger 360HD	Recharger 902HD
A	Min. depth of stone base	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	9″ 229 m
B	Chamber height	12.5″ 318 mm	18.5″ 470 mm	26.5″ 673 mm	30.5″ 775 mm	36″ 914 mm	48″ 1219 mm
C	Min. depth of stone required above units for traffic applications	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	6″ 152 mm	12″ 305 mm
D	Min. depth required of 95% compacted fill for paved traffic application	8″ 203 mm	8″ 203 mm	8″ 203 mm	10″ 254 mm	12″ 305 mm	12″ 305 mm
E	Max. depth of cover allowed above crown of chamber	12′ 3.65 m	12′ 3.65 m	12′ 3.65 m	12′ 3.65 m	12′ 3.65 m	8.5′ 2.59 m
	Max. allowable pipe size into chamber end wall/end cap	10″ 250 mm	12″ 300 mm	18″ 450 mm	24″ 600 mm	24″ 600 mm	24″ 600 mm

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Inspection and Maintenance

CULTEC recommends inspection of the Separator Row to be performed every six months for the first year of service. Future inspection frequency can be adjusted based upon previous inspection observations. However annual inspections are recommended. Inspection of the Separator Row can be achieved via an inspection port riser installed during construction. This inspection port riser will connect the top of the Separator Row chambers to finished grade with a removable lid. Alternatively the Separator Row may be inspected via the manhole(s) located at the end(s) of the Separator Row. However this method of inspection requires confined space entry. If entry into the manhole is required, all local and OSHA rules for confined space entries must be strictly followed.

To inspect:

- Remove the inspection port lid from the floor box frame.
- Remove the riser pipe cap.
- With a flashlight and stadia rod, measure the depth of sediment.
- Record results in a maintenance log.
- When depth of sediment exceeds 3” (76 mm), use the JetVac procedure described below.

The JetVac process utilizes a high pressure water nozzle controlled from the surface. The high pressure nozzle is introduced down the Separator Row via the access manhole(s). The high pressure water cleans all sediment and debris from the Separator Row as the nozzle is retrieved. Captured pollutants are flushed into the sumped access manhole for vacuuming. This process is repeated until the Separator Row is completely free of sediment and debris. A small diameter culvert cleaning nozzle is recommended for this procedure.

High pressure water nozzle

Cleaning Separator Row and pipes with high pressure water nozzle

SEPARATOR ROW: Separator Row prior to cleaning

ADJACENT ROW: When the Separator Row is working properly, the adjacent rows will not show signs of sediment.

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Inspection and Maintenance Record

Date	Mode of Access	Frequency	Depth of Sediment	Actions	Expenses	Inspector	Notes
Ex.	Inspection Port	Semi-annually	2″	Measure sediment depth with stadia rod. Visually inspect	$100	DPG	Depth of Sediment was measured via Northeast Inspection Port Adjacent to MH-1. Sediment depth was found to be 2″. No further action required at this time.
Ex.	Access Manhole	Annually					

For more information, contact CULTEC at (203) 775-4416 or visit www.cultec.com.
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RETENTION • DETENTION • INFILTRATION • WATER QUALITY

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Hydro International®

Operation and Maintenance Manual

Downstream Defender®

Vortex Separator for Stormwater Treatment

Turning Water Around ...®

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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's Downstream Defender®. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® by Hydro International

The Downstream Defender® is an advanced Hydrodynamic Vortex Separator designed to provide high removal

The Downstream Defender® has unique, internal components developed from extensive full-scale testing, CFD modeling and over thirty years of hydrodynamic separation experience in wastewater, combined sewer and stormwater applications. These internal components distinguish the Downstream Defender® from simple swirl-type devices and conventional oil/grit separators by minimizing turbulence and headlosses, enhancing separation, and preventing washout of previously stored pollutants.

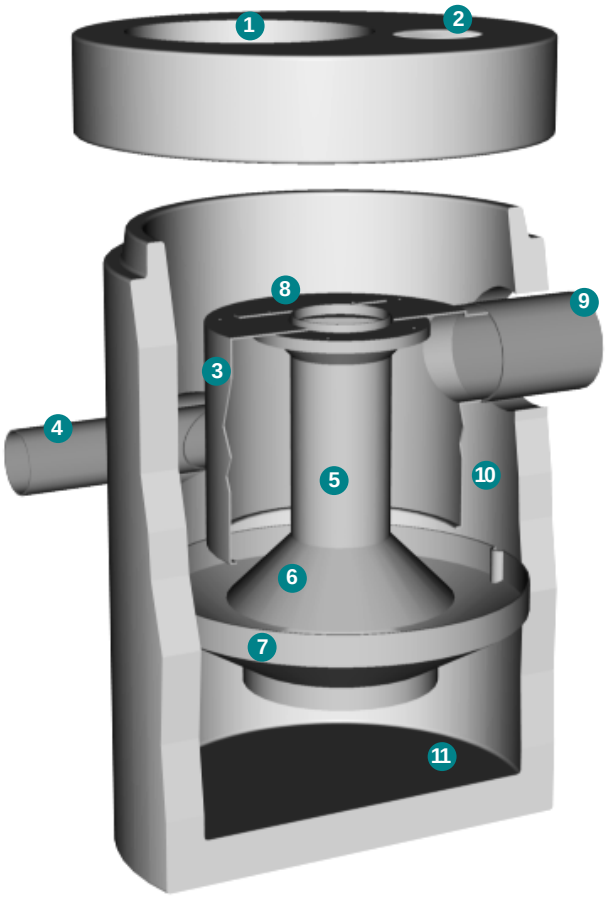
the Downstream Defender® allow for a small footprint making it a compact and economical solution for the treatment of non-point source pollution.

®

-
- No pollutant washouts
- Small footprint
- No loss of treatment capacity between clean-outs
- Low headloss
-
- Easy to install
- Low maintenance

Applications

-
- Utility yards
- Streets and roadways
- Parking lots
-
- Industrial and commercial facilities
- Wetlands protection



Downstream Defender® Components

1. Central Access Port
2. Floatables Access Port (6-ft., 8-ft. and 10-ft. models only)
3. Dip Plate
4. Tangential Inlet
5. Center Shaft
6. Center Cone
7. Benching Skirt
8. Floatables Lid
9. Outlet Pipe
10. Floatables Storage
11. Isolated Sediment Storage Zone

Operation

Introduction

The Downstream Defender® operates on simple hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The Downstream Defender® has been designed to allow for easy and safe access for inspection/monitoring and clean-out procedures. Entry into the unit or removal of the internal components is not necessary for maintenance, thus safety concerns related to entry are avoided.

Pollutant Capture and Retention

The internal components of the Downstream Defender® have been designed to protect the oil, and sediment storage volumes so that separator performance is not reduced as pollutants accumulate between clean-outs. Additionally, the Downstream Defender® is designed and installed into the storm drain system so that the vessel remains wet between storm events. Oil and are stored on the water surface in the outer annulus separate from the sediment storage volume in the sump of the unit providing the option for separate oil disposal, and accessories such as adsorbant pads. Since the and sediment storage volumes are isolated from the active separation region, the potential for re-suspension and washout of stored pollutants between clean-outs is minimized.

Wet Sump

The sump of the Downstream Defender® retains a standing water level between storm events. The water in the sump prevents stored sediment from solidifying in the base of the unit. The clean-out procedure becomes more and labor intensive if the system allows sediment to dry-out and consolidate. Dried sediment must be manually removed by maintenance crews. This is a labor intensive operation in a hazardous environment.

Blockage Protection

The Downstream Defender® has large clear openings and no internal restrictions or weirs, minimizing the risk of blockage and hydraulic losses. In addition to increasing the system headloss, and internal weirs can increase the risk of blockage within the unit.

Maintenance

Overview

The Downstream Defender® protects the environment by removing a wide range of pollutants from stormwater Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the Downstream Defender®. The Downstream Defender® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the Downstream Defender® will no longer be able to store removed sediment and oil. Maximum pollutant storage capacities are provided in Table 1.

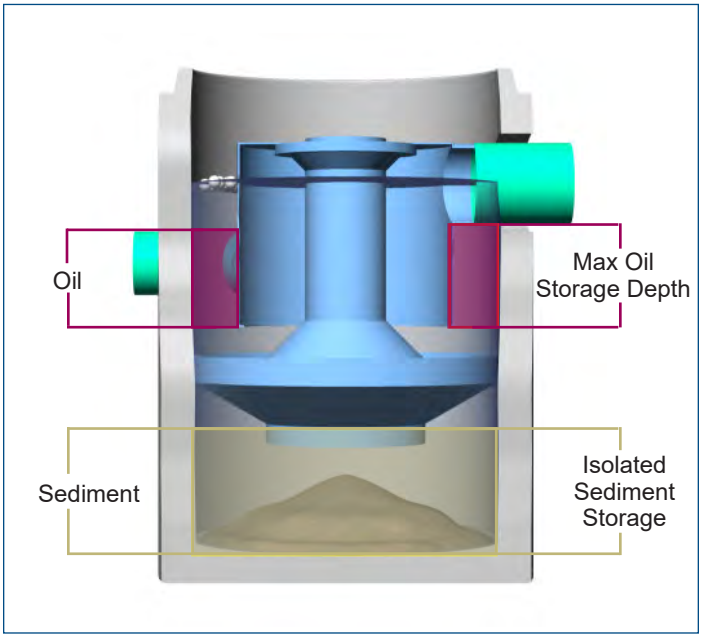


Fig.1 Pollutant storage volumes of the Downswtream Defender®.

The Downstream Defender® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and Access ports are located in the top of the manhole. On the 6-ft, 8-ft and 10-ft units, the access port is above the outlet pipe between the concrete manhole wall and the dip plate. The sediment removal access ports for all Downstream Defender® models are located directly over the hollow center shaft.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the Downstream Defender®, nor do they require the internal components of the Downstream Defender® to be removed. In the case of inspection and removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Determining Your Maintenance Schedule

The frequency of cleanout is determined in the after installation. During the year of operation, the unit should be inspected every six months to determine the rate of sediment and accumulation. A simple probe such as a Sludge Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and removal, for a 6-ft Downstream Defender® typically takes less than 30 minutes and removes a combined water/oil volume of about 500 gallons.

Inspection Procedures

Inspection is a simple process that does not involve entry into the Downstream Defender®. Maintenance crews should be familiar with the Downstream Defender® and its components prior to inspection.

Scheduling

- It is important to inspect your Downstream Defender® every
- Typically, inspection may be conducted during any season of the year
- Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1

Recommended Equipment

- Safety Equipment and Personal Protective Equipment
- Crow bar or other tool to remove grate or lid
- Pole with skimmer or net
- Sediment probe (such as a Sludge Judge®)
- T
- Downstream Defender® Maintenance Log

Table 1. Downstream Defender® Pollutant Storage Capacities and Max. Cleanout Depths.

Unit Diameter	Total Oil Storage	Oil Clean-out Depth	Total Sediment Storage	Sediment Clean-out Depth	Max. Liquid Volume Removed
(feet)	(gallons)	(inches)	(gallons)	(inches)	(gallons)
4	70	<16	141	<18	384
6	216	<23	424	<24	1,239
8	540	<33	939	<30	2,884
10	1,050	<42	1,757	<36	5,546
12	1,770	<49	2,970	<42	9,460

NOTES

1. Refer to Dowmstream Defender® Clean-out Detail (Fig. 1) for measurement of depths.

2. Oil accumulation is typically less than sediment, however, removal of oil and sediment during the same service is recommended.

3.

4. Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.

Fig.4

Fig.5

Fig.6

Inspection Procedures

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing
2. Remove the lids to the manhole (Fig. 4). NOTE: The 4-ft Downstream Defender® will only have one lid.
3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. See Fig.7 and 8 for typical inspection views.
4. Without entering the vessel, use the pole with the skimmer net of the chamber.
5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel (Fig.5).
6. On the Maintenance Log (see page 9), record the date, unit removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
7. Securely replace the grate or lid.
8. Take down safety equipment.
9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Cleanout

Floatables cleanout is typically done in conjunction with sediment removal. A commercially or municipally owned sump-vac is used

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose and skimmer pole to be lowered to the base of the sump.

Scheduling

- Floatables and sump cleanout are typically conducted once a year during any season.
- If sediment depths are greater than 75% of maximum clean-out depths stated in Table 1, sediment removal is required.
- Floatables and sump cleanout should occur as soon as possible following a spill in the contributing drainage area.

Fig.7 View over center shaft into sediment storage zone.

Fig.8 View of outer annulus of floatables and oil collection zone.

Recommended Equipment

-
- Crow bar or other tool to remove grate or lid
-
- Sediment probe (such as a Sludge Judge®)
- V
- Downstream Defender® Maintenance Log

1. Set up any necessary safety equipment around the access port or grate of the Downstream Defender® as stipulated by local ordinances. Safety equipment should notify passing

2. Remove the lids to the manhole (NOTE: The 4-ft Downstream Defender® will only have one lid).

3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.

4.
stored on the surface of the water with the vactor hose or the skimmer net (Fig.9).

5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (Pg.9).

6.
the base of the sump via the Central Access Port. Vactor out

7. Retract the vactor hose from the vessel.

8. On the Maintenance Log provided by Hydro International,

and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.

9. Securely replace the grate or lid.

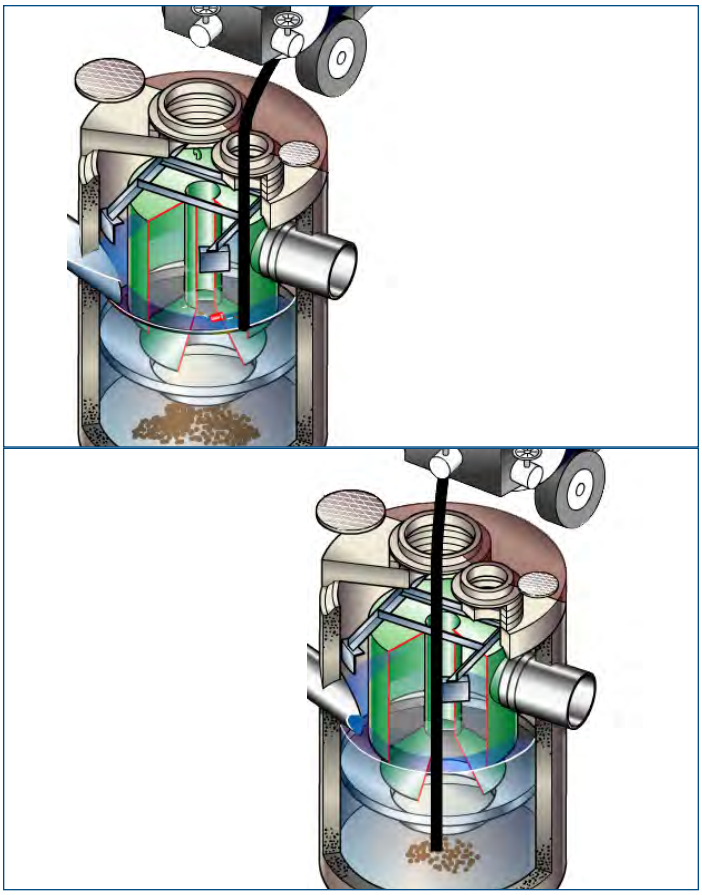


Fig.9 Floatables and sediment are removed with a vactor hose

Maintenance at a Glance

Activity	Frequency
Inspection	
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area
NOTE: For most cleanouts it is not necessary to remove the entire volume of liquid in the vessel.	

Downstream Defender® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL (CIRCLE ONE): **4-FT** **6-FT** **8-FT** **10-FT** **CUSTOM**

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Downstream Defender® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment * Depth Measured	Volume of Sediment Removed	Site Activity and Comments

*Note: Sediment removal is not required unless sediment depths exceed 75% of maximum clean-out depths stated in Table 1.

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APPENDIX L

CONSTRUCTION INSPECTION REPORT

II. **CONSTRUCTION DURATION INSPECTIONS**

a. **Directions:**

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Inspector (print name)	**Qualified Inspector Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA

[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA

[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA

[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

Runoff Control Practices

1. Excavation Dewatering

Yes No NA

[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ___% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ___% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

APPENDIX M

NOTICE OF TERMINATION

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ___ ___ ___ ___ ___ ___

I. Owner or Operator Information

1. Owner/Operator Name:

2. Street Address:

3. City/State/Zip:

4. Contact Person: | 4a.Telephone:

4b. Contact Person E-Mail:

II. Project Site Information

5. Project/Site Name:

6. Street Address:

7. City/Zip:

8. County:

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ___ ___ ___ ___ ___ ___
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:	
Title/Position:	
Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

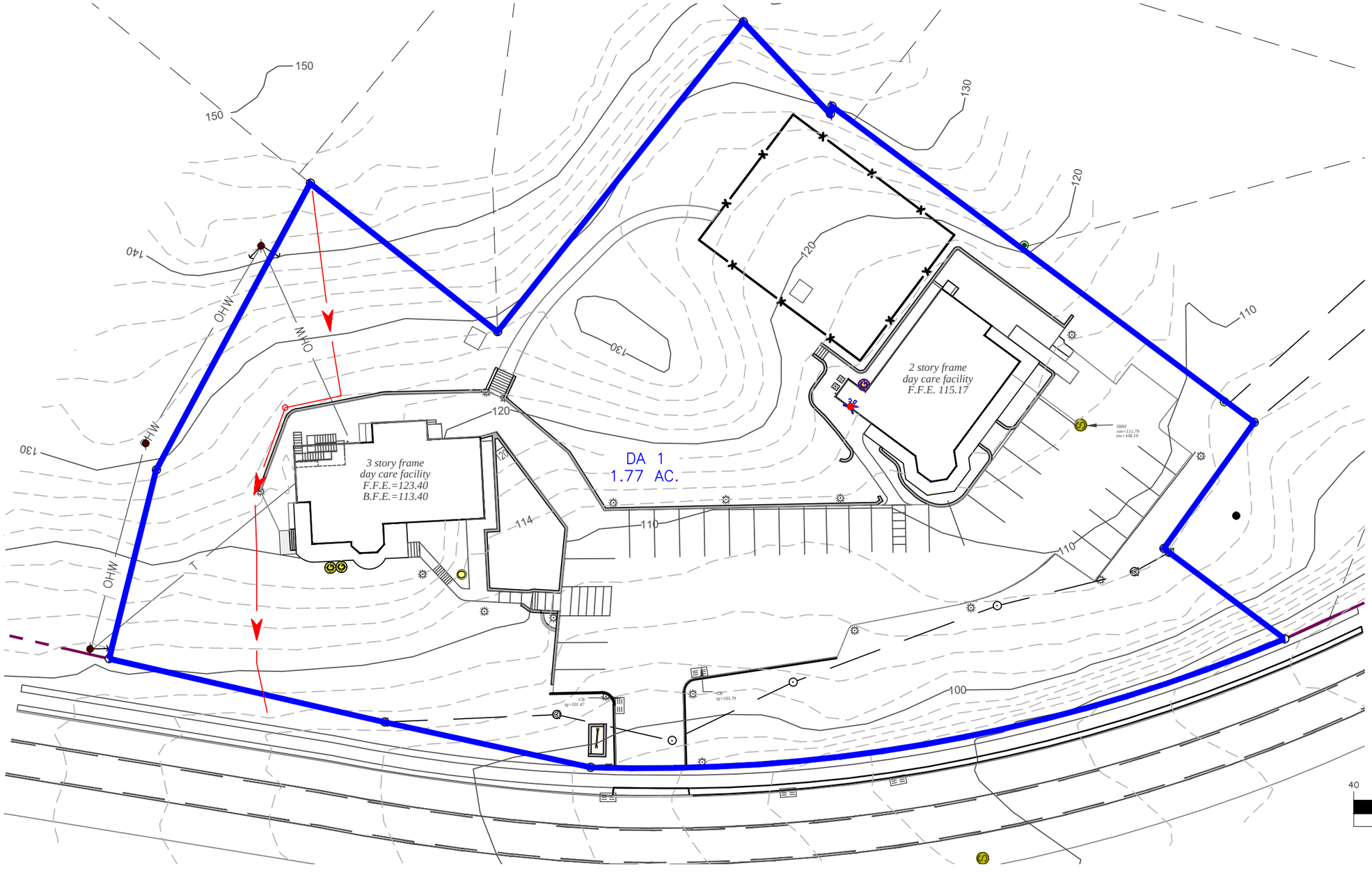
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

APPENDIX N

WATERSHED MAPS



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

DRAWN BY: ESR	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

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

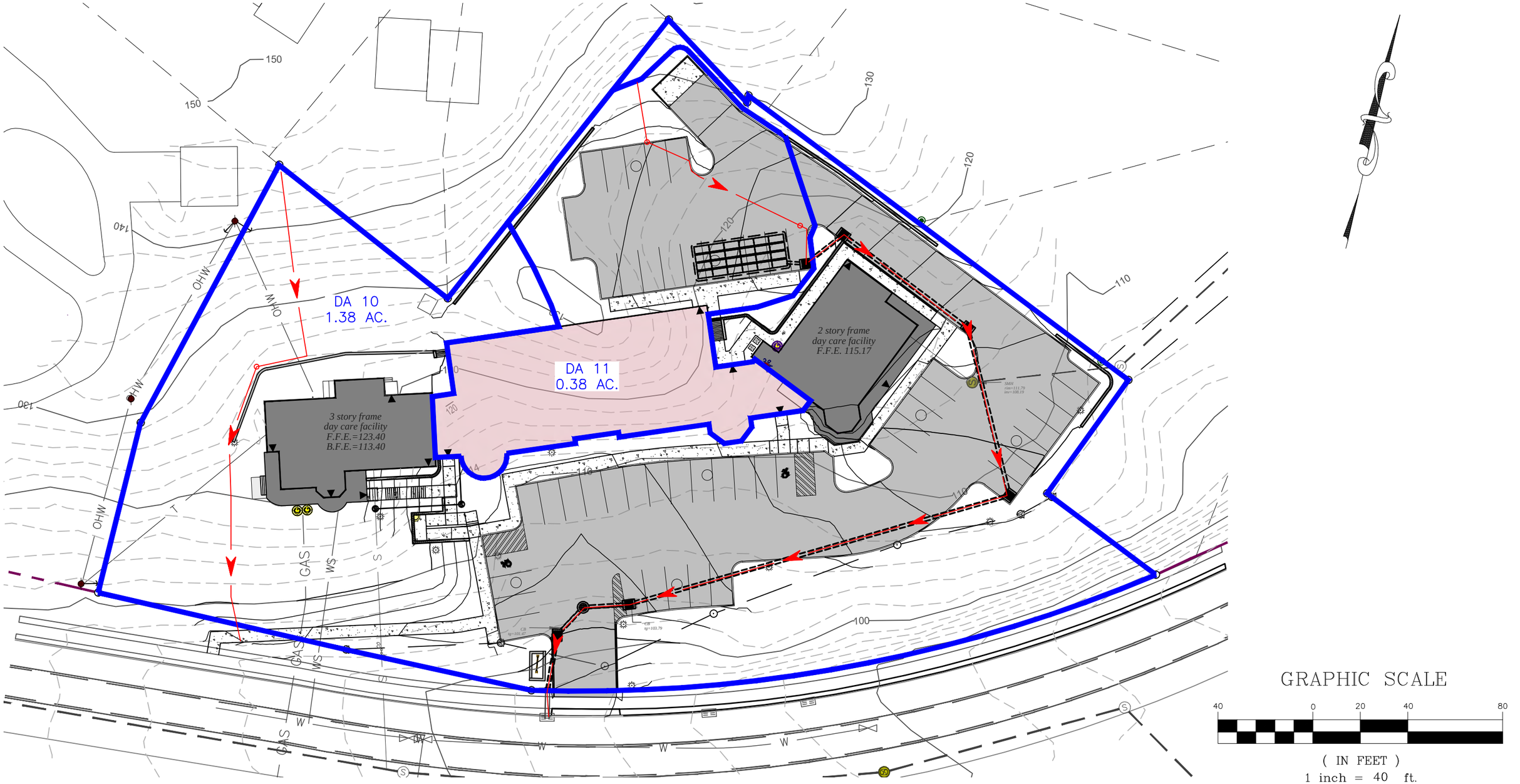
PRE-DEVELOPMENT CONDITIONS MAP

1064 WOLCOTT AVENUE

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

JOB #:	2022:030
DATE:	1/25/23
SCALE:	1" = 40'
TITLE:	DR-1
SHEET:	1 OF 2

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



DRAWN BY: ESR CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

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

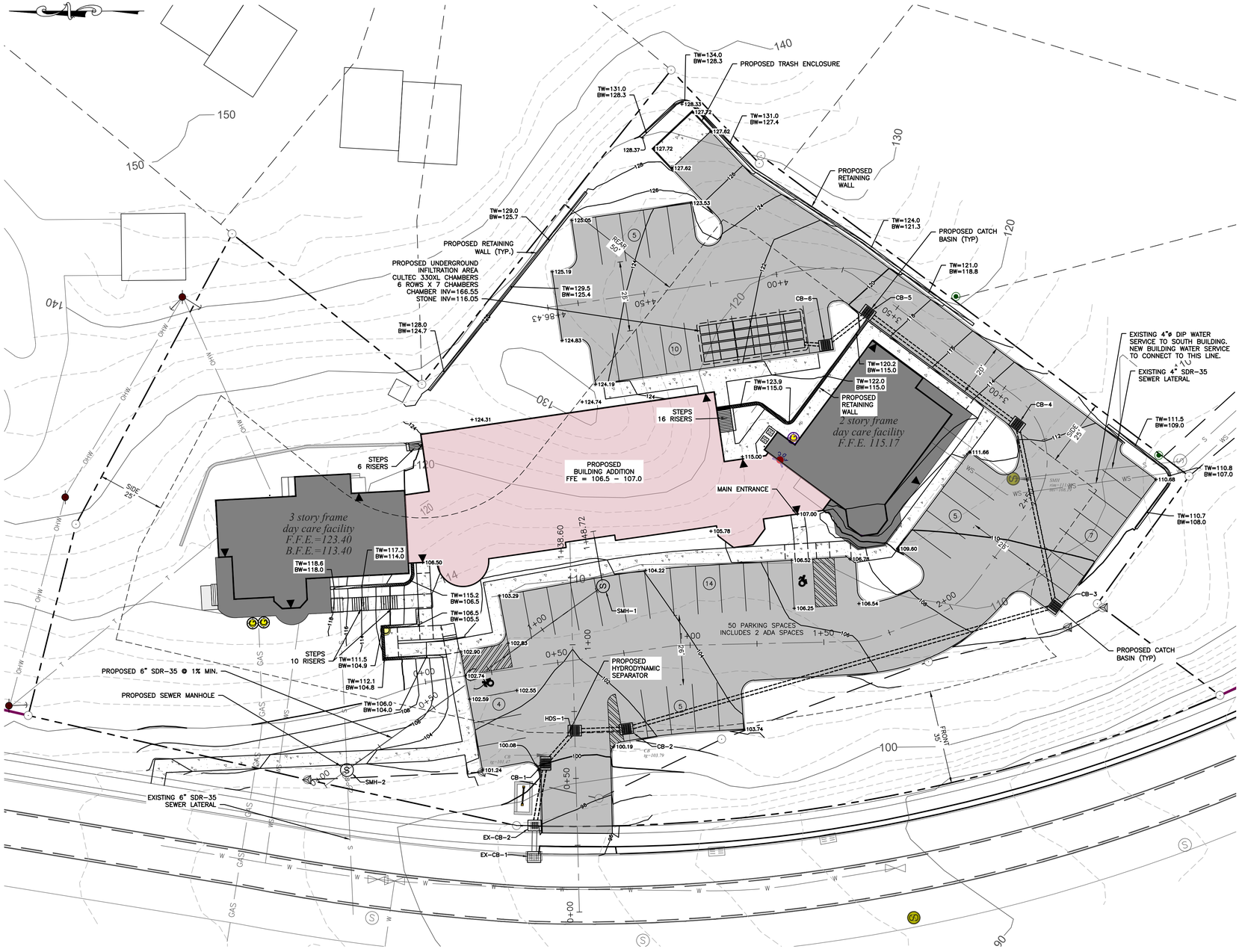
POST-DEVELOPMENT CONDITIONS MAP

1064 WOLCOTT AVENUE

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

JOB #: 2022:030
DATE: 1/25/23
SCALE: 1" = 40'
TITLE: DR-2
SHEET: 2 OF 2

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



LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

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

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

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

BIORETENTION AREA:

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

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

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

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-1	RIM = 100.04 SUMP = 95.00 HDS1 - CB1 INV IN = 97.01 CB1 - EXCB2 INV OUT = 95.00
CB-2	RIM = 101.40 SUMP = 98.27 CB3 - CB2 INV IN = 98.37 CB2 - HDS1 INV OUT = 98.27
CB-3	RIM = 109.30 SUMP = 104.67 CB4 - CB3 INV IN = 104.77 CB3 - CB2 INV OUT = 104.67
CB-4	RIM = 112.53 SUMP = 105.50 CB5 - CB4 INV IN = 109.00 CB4 - CB3 INV OUT = 105.50
CB-5	RIM = 119.28 SUMP = 116.07 CB6 - CB5 INV IN = 116.17 CB5 - CB4 INV OUT = 116.07
CB-6	RIM = 120.79 SUMP = 116.37 UG - CB6 INV IN = 116.72 CB6 - CB5 INV OUT = 116.37
EX-CB-1	RIM = 96.89 SUMP = 96.89 EXCB2 - EXCB1 INV IN = 92.56
EX-CB-2	RIM = 97.43 SUMP = 92.06 CB1 - EXCB2 INV IN = 94.33 EXCB2 - EXCB1 INV OUT = 93.08
HDS-1	RIM = 100.56 SUMP = 96.36 CB2 - HDS1 INV IN = 97.50 HDS1 - CB1 INV OUT = 97.36

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
SMH-1	RIM = 103.20 BLDG LATERAL INV IN = 99.57 SMH1 - SMH2 INV OUT = 99.47
SMH-2	RIM = 105.00 SMH1 - SMH2 INV IN = 98.00

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
BLDG LATERAL	19 LF	6 inch PVC Pipe	2.00%
SMH1 - SMH2	118 LF	6 inch PVC Pipe	1.25%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1 - EXCB2	24 LF	15" ø RCP	2.84%
CB2 - HDS1	19 LF	15" ø CORR HDPE	3.98%
CB3 - CB2	167 LF	15" ø CORR HDPE	3.78%
CB4 - CB3	69 LF	15" ø CORR HDPE	1.05%
CB5 - CB4	70 LF	15" ø CORR HDPE	10.13%
CB6 - CB5	20 LF	15" ø CORR HDPE	1.00%
EXCB2 - EXCB1	12 LF	18" ø RCP	4.41%
HDS1 - CB1	16 LF	15" ø CORR HDPE	2.13%
UG - CB6	8 LF	12" ø CORR HDPE	9.83%

GENERAL CONSTRUCTION NOTES:

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

EXISTING UNDERGROUND UTILITY NOTES:

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

WATER METER NOTES:

1. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION. IN CASE OF A METER LOCATED WITHIN AN UNDERGROUND CHAMBER, THE WIRING FOR THE MXU UNIT SHALL BE RUN UP THROUGH THE VENT PIPING AND THE MXU UNIT MOUNTED TO THE EXTERIOR OF THE VENT PIPE.

POST CONSTRUCTION NOTES:

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

BUILDING SPRINKLER NOTES:

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOGDANOFF 084469 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

GRADING & UTILITY PLAN

1064 WOLCOTT AVENUE

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

JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	GU-1
SHEET:	6 OF 12

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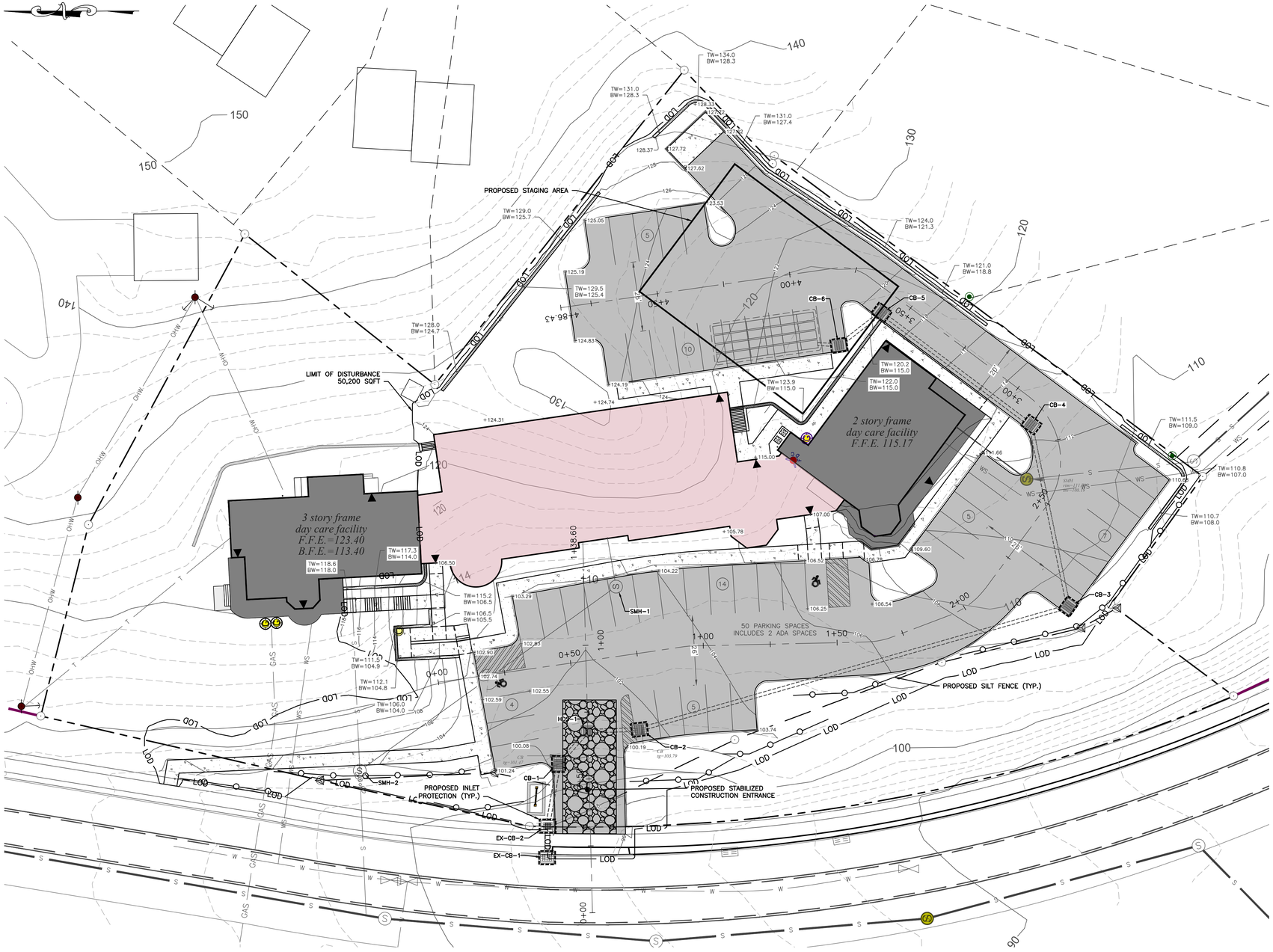

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SEAL

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

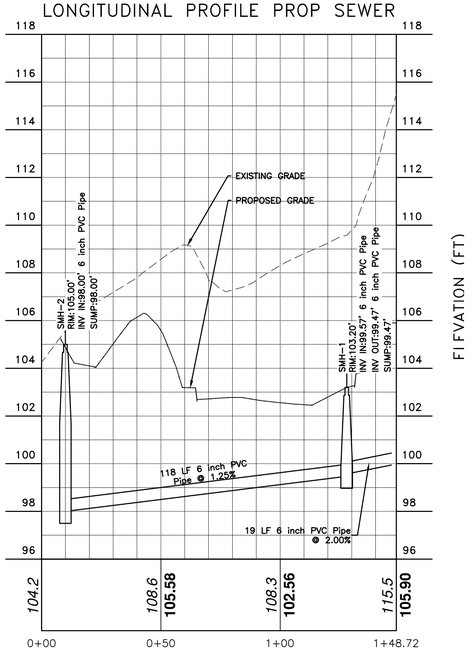
EROSION & SEDIMENT CONTROL PLAN

1064 WOLCOTT AVENUE

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

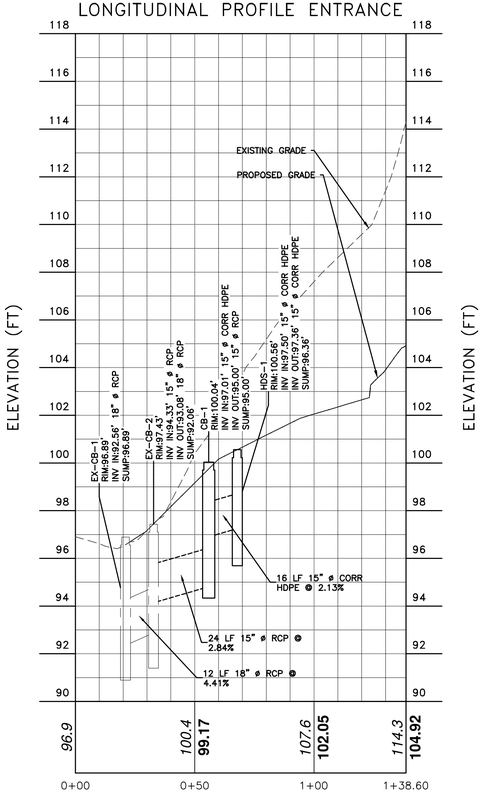
JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	7 OF 12

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



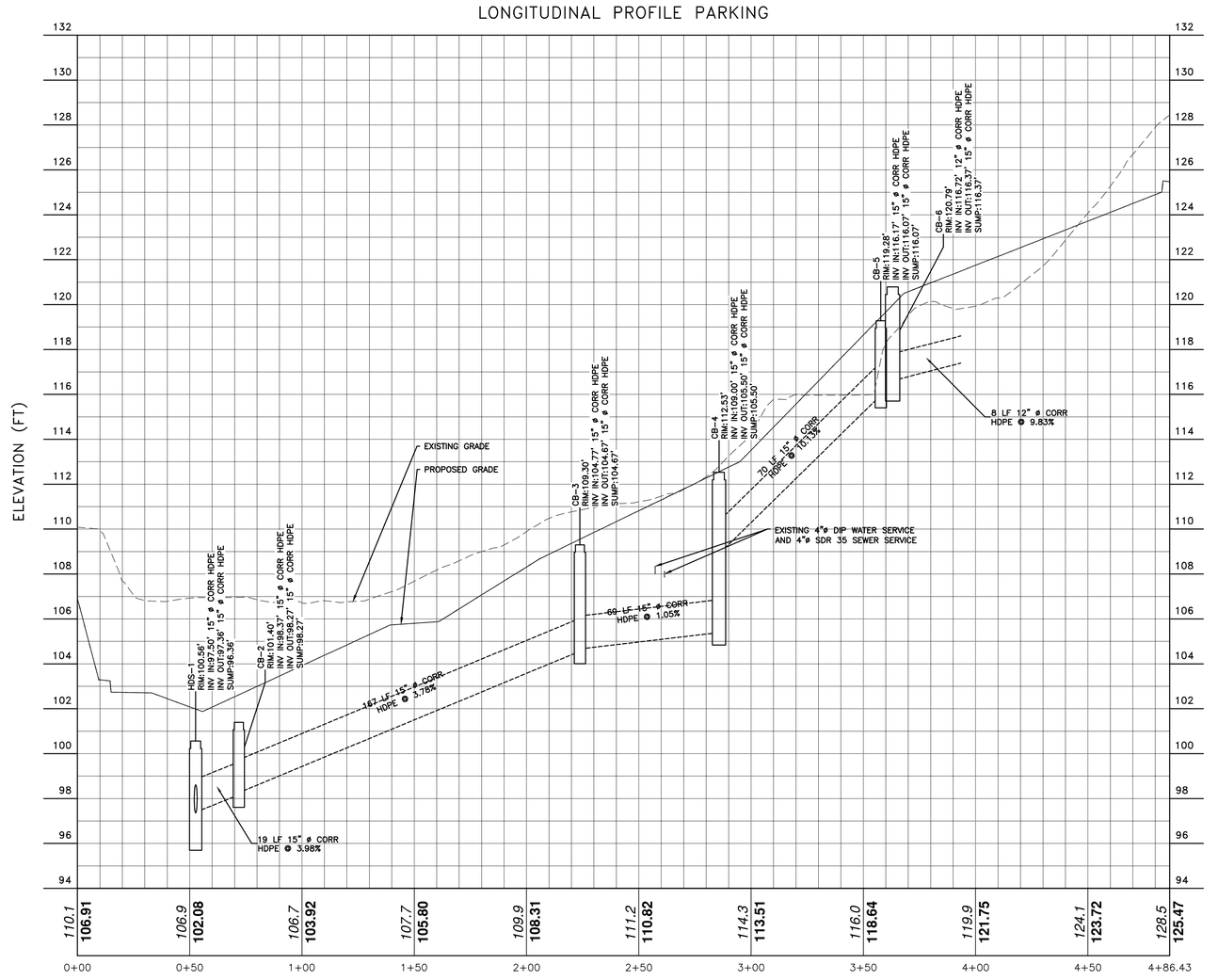
SEWER PROFILE

SCALE:1" = 30' H / 1" = 3' V



DRIVEWAY ENTRANCE PROFILE

SCALE:1" = 30' H / 1" = 3' V



DRIVEWAY PROFILE

SCALE: 1" = 30' H / 1" = 3' V

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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STATE OF NEW YORK MICHAEL A. BODENMAN 084469 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

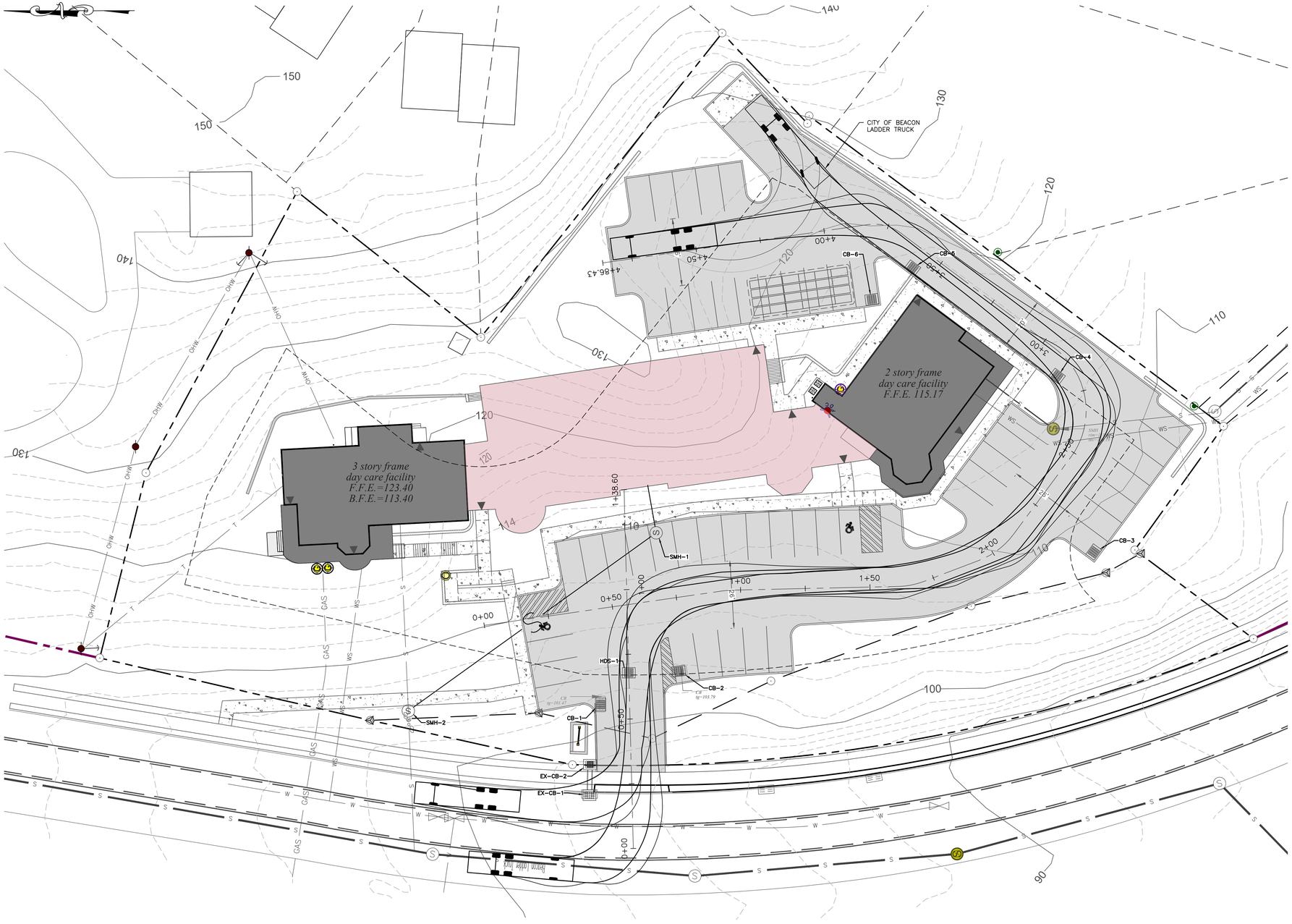
PROFILE SHEET

1064 WOLCOTT AVENUE

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

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	PR-1
SHEET:	8 OF 12

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



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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF NEW YORK
MICHAEL A. BOSENKOFF
084466
LICENSED PROFESSIONAL ENGINEER

SEAL

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

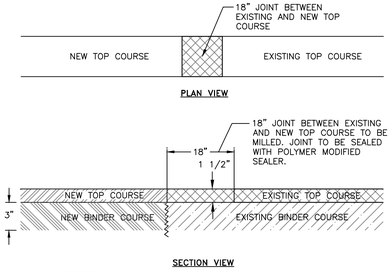
TRUCK TURNING PLAN

1064 WOLCOTT AVENUE

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

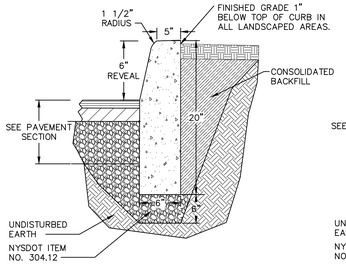
JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	TR-1
SHEET:	9 OF 12

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

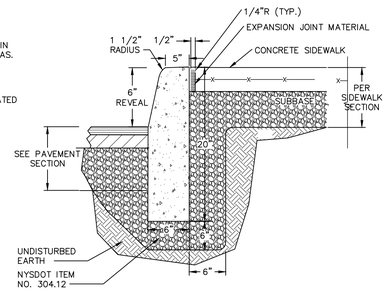


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



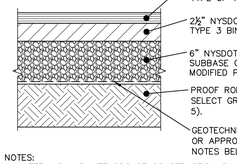
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

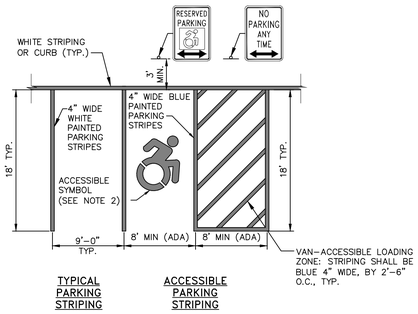
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



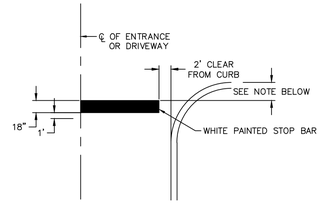
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER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

PAVEMENT SECTION DETAIL
NOT TO SCALE



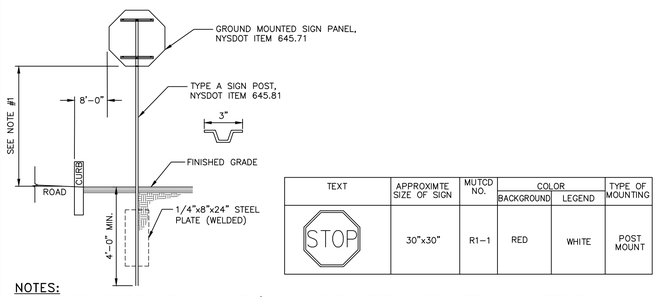
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

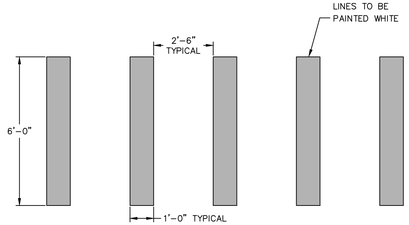
STOP BAR DETAIL
NOT TO SCALE



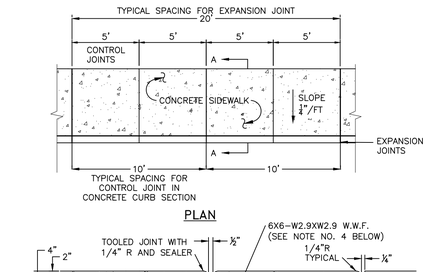
TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT

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

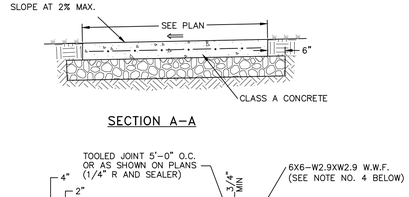
SINGLE POST SIGN DETAIL
NOT TO SCALE



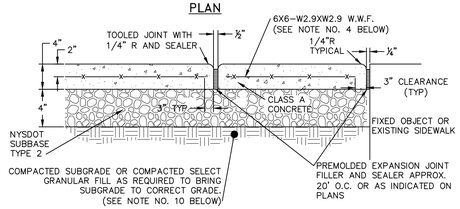
PAINTED CROSSWALK DETAIL
NOT TO SCALE



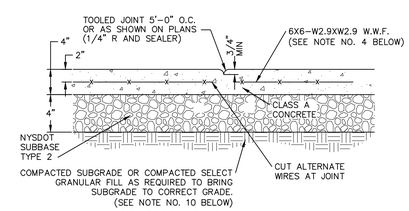
PLAN



SECTION A–A



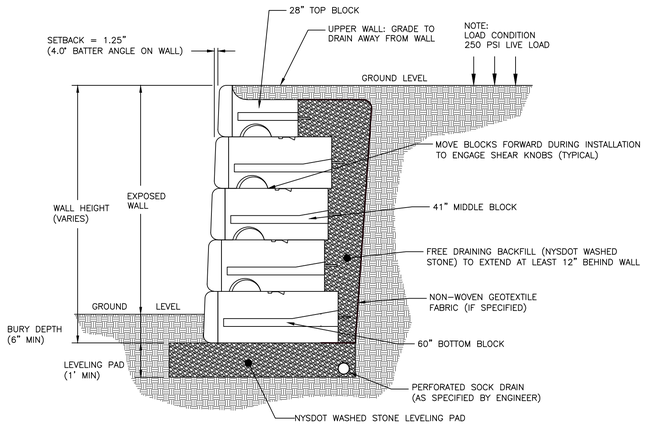
EXPANSION JOINT



CONTROL JOINT

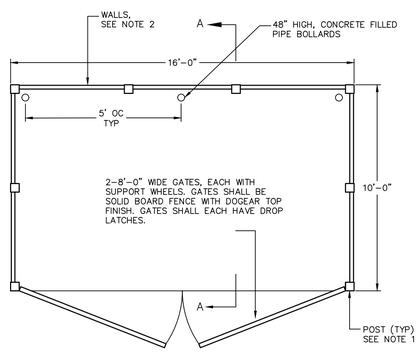
NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

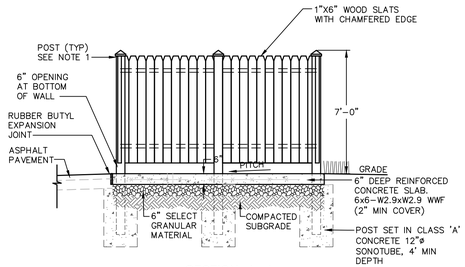


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.

TYPICAL REDI–ROCK GRAVITY WALL
NOT TO SCALE



PLAN



SECTION A–A

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York. Call 811 before you dig

SEAL

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

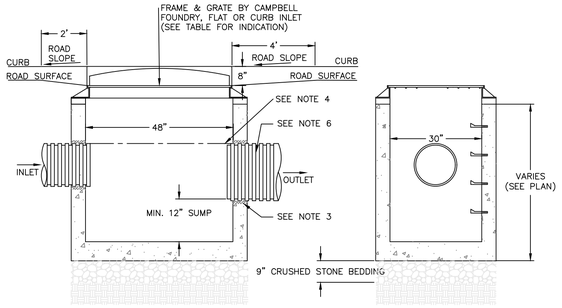
CONSTRUCTION DETAILS

1064 WOLCOTT AVENUE

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

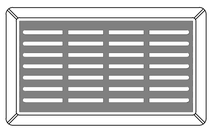
JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	10 OF 12

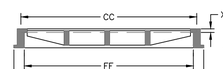
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

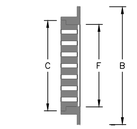


NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE





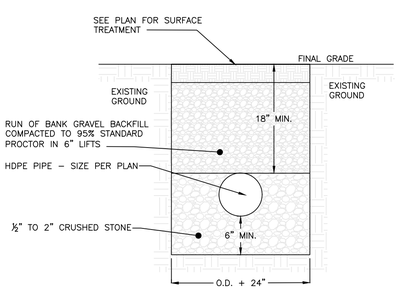


DIMENSION TABLE:

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

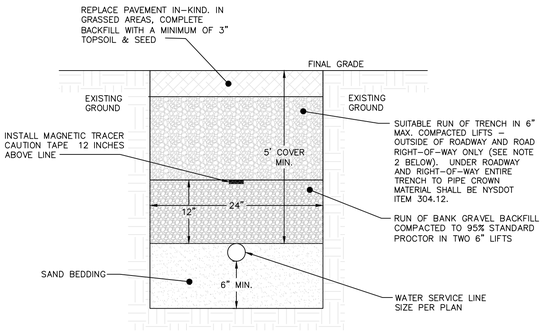
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. STMH1 AND STMH 2 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



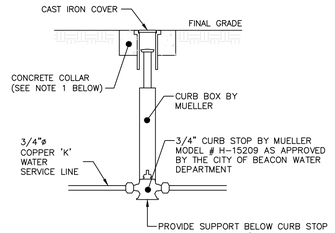
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



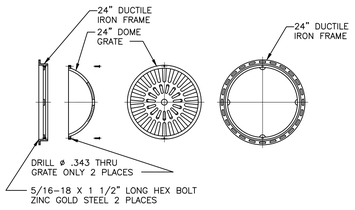
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ELONGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

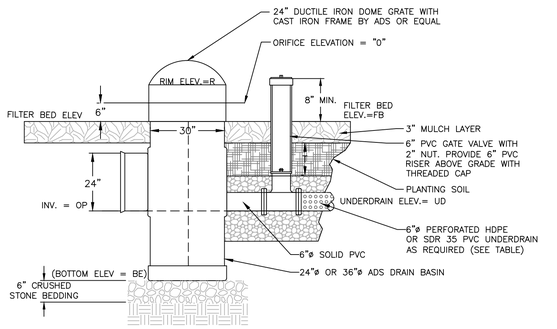
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



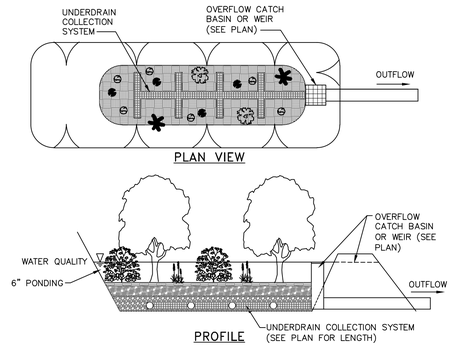


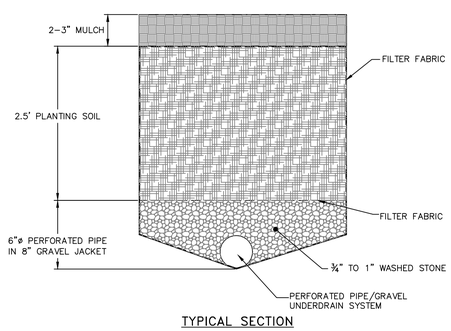
NOTES:
* UNDERDRAIN PIPE TO BE PROVIDED FOR DEWATERING PURPOSES ONLY. GATE VALVE TO REMAIN CLOSED.

ADS DRAIN BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

OUTLET CONTROL STRUCTURE DATA

BIO ID	STRUCTURE DIMENSIONS	UNDERDRAIN PIPE REQ'D	"UD" (FT)	R (FT)	"T" (FT)	"FB" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	"O"	MIN. BERM ELEV. (FT)
B	30"X24" I.D.	YES*	134.75	138.50	2.5	138.0	15	134.75	N/A	139.00
C	30"X24" I.D.	YES*	136.75	140.5	2.5	140.00	15	136.75	N/A	141.00

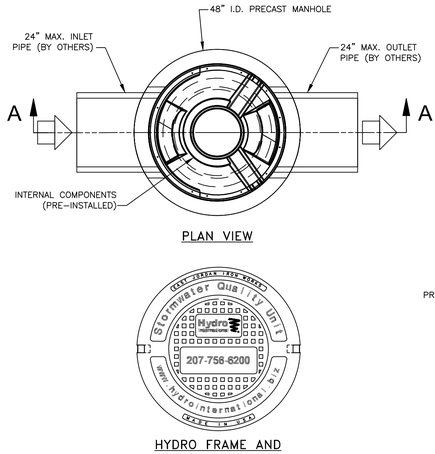


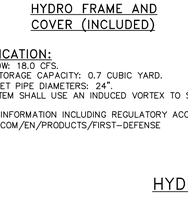


TYPICAL SECTION

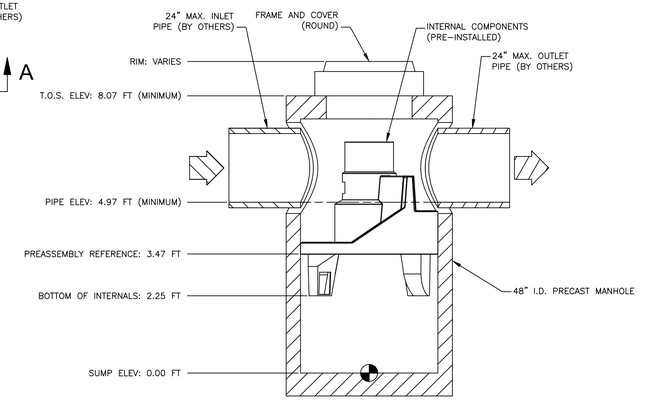
NOTES:
1. NO RUNOFF IS TO ENTER THE BIORETENTION AREA UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
2. LANDSCAPING TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT AND AS FOLLOWS:
   - NATIVE PLANT SPECIES SHOULD BE SPECIFIED BASED ON SPECIFIED ZONE OF HYDRIC TOLERANCE
   - SELECTIONS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

TYPICAL BIORETENTION DETAIL
NOT TO SCALE





HYDRO FRAME AND COVER (INCLUDED)



SECTION A-A

PRODUCT SPECIFICATION:
1. PEAK HYDRAULIC FLOW: 18.0 CFS.
2. MINIMUM SEDIMENT STORAGE CAPACITY: 0.7 CUBIC YARD.
3. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24".
4. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUN OFF
5. FOR MORE PRODUCT INFORMATION INCLUDING REGULATORY ACCEPTANCES, PLEASE VISIT HTTPS://HYDRO-INT.COM/EN/PRODUCTS/FIRST-DEFENSE

GENERAL NOTES:
1. GENERAL ARRANGEMENT DRAWINGS ONLY. CONTACT HYDRO INTERNATIONAL FOR SITE SPECIFIC DRAWINGS.
2. THE DIAMETER OF THE INLET AND OUTLET PIPES MAY BE NO MORE THAN 24".
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLANS).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE CAPACITY MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.

WATER QUALITY UNIT DETAIL
HYDRO INTERNATIONAL MODEL FDHC-4
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

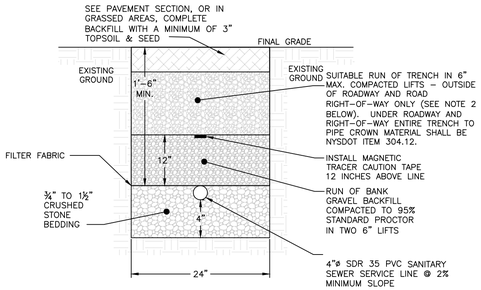
CONSTRUCTION DETAILS

1064 WOLCOTT AVENUE

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

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	11 OF 12

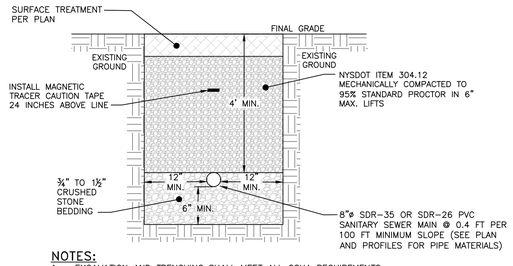
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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

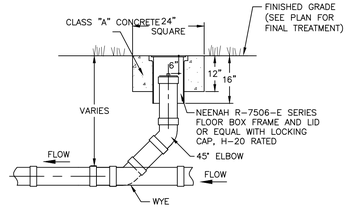
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

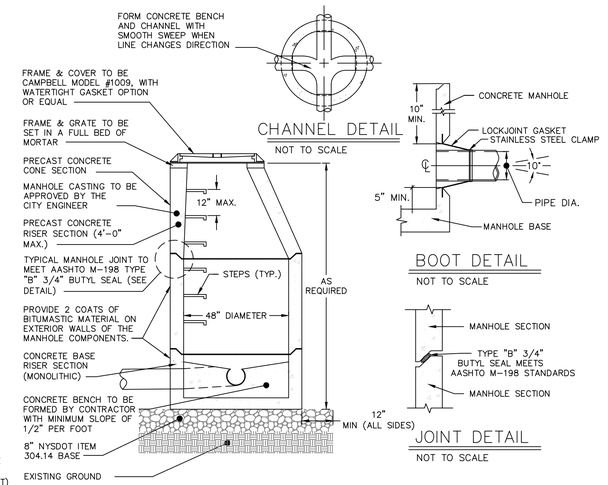


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).

2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.

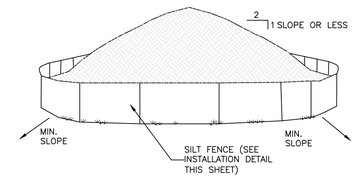
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.

5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.

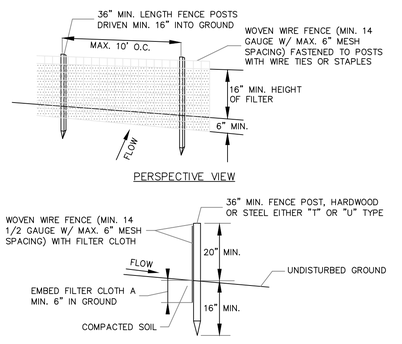
6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



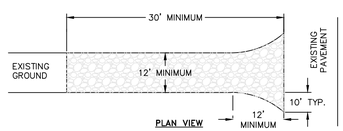
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



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

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

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

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

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

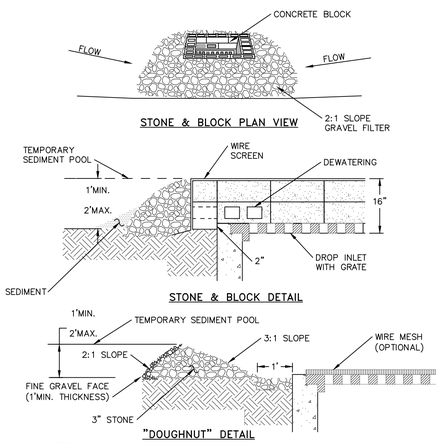
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

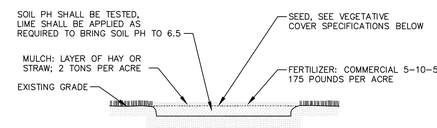
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

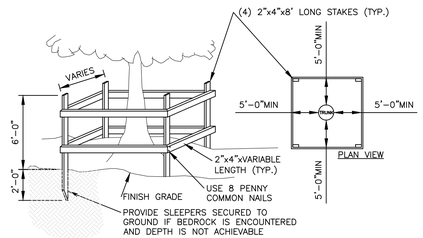
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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PH: 845-440-6926

CONSTRUCTION DETAILS

1064 WOLCOTT AVENUE

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

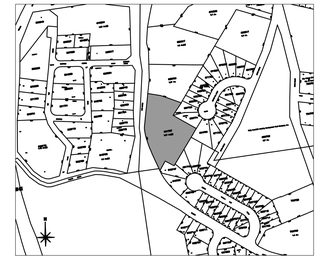
JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	12 OF 12

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

Bulk Zoning Regulations Table

	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-40	40,000 sf	77101.2 sf	150'	385', Varies	150'	154'+, Varies										15%	15%
Proposed Addition and Existing buildings							40'	25'	50'	62.3'	45.7', 30.3'	18.6'**	NA	2.5 stories / 35'	2.5 stories / 35'		

* Existing Condition to remain



Location Map

Scale: 1" = 400'

Zoning Summary

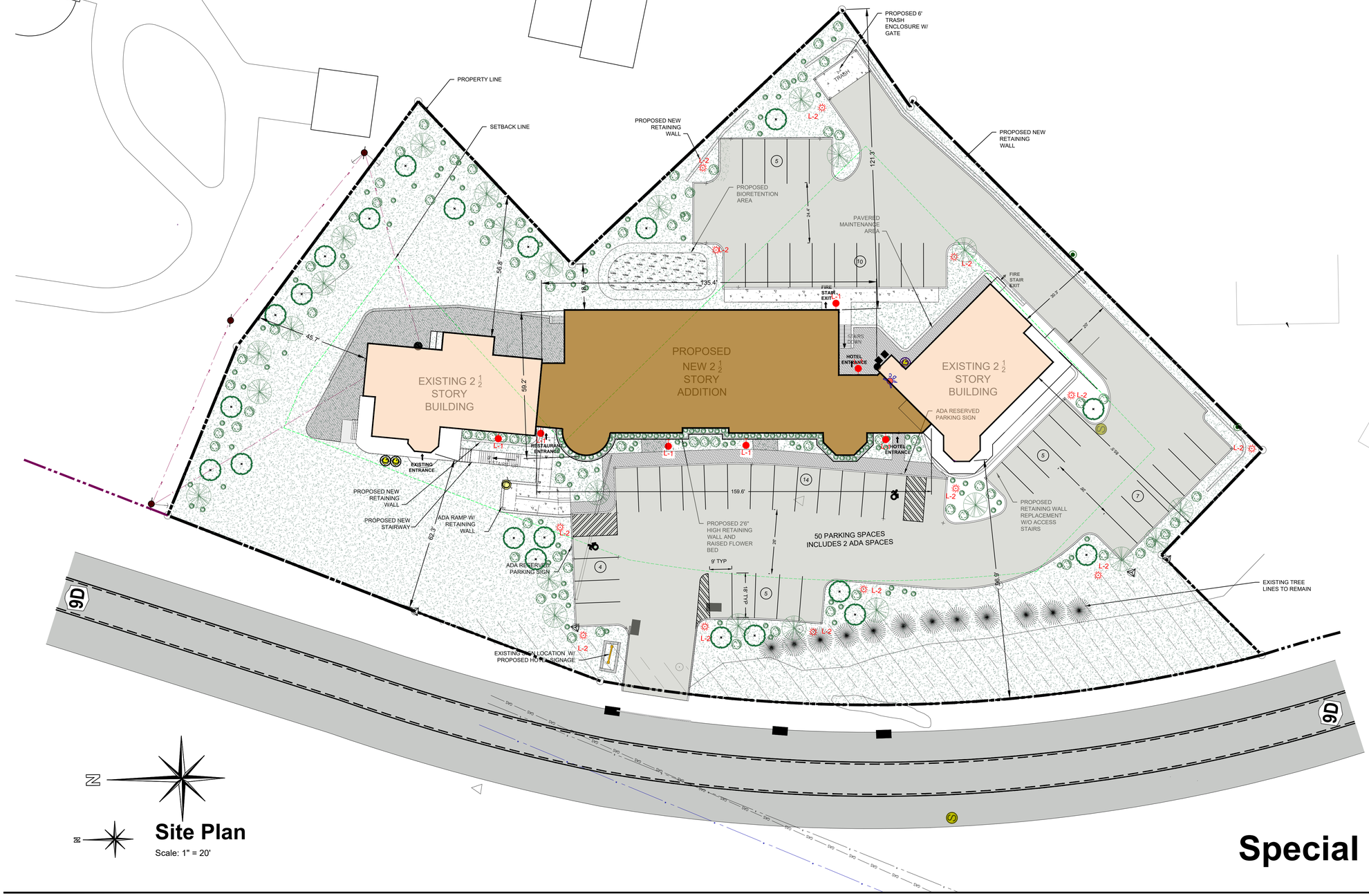
Zoning District:	R1-40
Tax Map No.:	5954-34-641767
Lot Area:	1.77 Acres
Building Footprint:	11,600 square feet (Proposed Addition + Existing Buildings on Site)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Daycare
Proposed Use:	Hotel, Restaurant

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Lodging		
0.5 space per guest room (minimum) 1.5 space per guest room (maximum)	41 Guest Rooms	21 parking spaces minimum 61 parking spaces maximum
Commercial (Restaurant)		
3 spaces per 1,000 sf GFA (minimum) 5 spaces per 1,000 sf GFA (maximum)	1,220 gsf	6 parking spaces minimum 10 parking spaces maximum
Total Required		**27 parking spaces minimum** **71 parking spaces maximum**
Total Provided		**48 parking spaces** See Notes Below

Notes:

1. 48 parking spaces are provided on site.
2. Maximum proposed occupancy for the Restaurant is 81 people.
   a. Note that the maximum occupancy is only expected to occur Friday and Saturday evenings from 6pm to 8pm, and Sunday brunch from 10am to 2pm.
3. Hours of Operation:
   a. The Restaurant shall operate between 8am and 10pm Sunday through Thursday & Friday/Saturday between 7am and 10:00pm, 7 days a week, 365 days a year.
   b. The Hotel shall operate 24 hours per day, 7 days a week, 365 days a year.
4. The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.



N

Site Plan

Scale: 1" = 20'

Index of Drawings

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Sheet 7 of 12	Erosion & Sediment Control Plan (ESC-1)
Sheet 8 of 12	Truck Turning Plan (TR-1)
Sheet 9 of 12	Construction Details (CD-1)
Sheet 10 of 12	Construction Details (CD-2)
Sheet 11 of 12	Construction Details (CD-3)

Special Use Permit Application

Sheet 1 of 12 - Site Plan

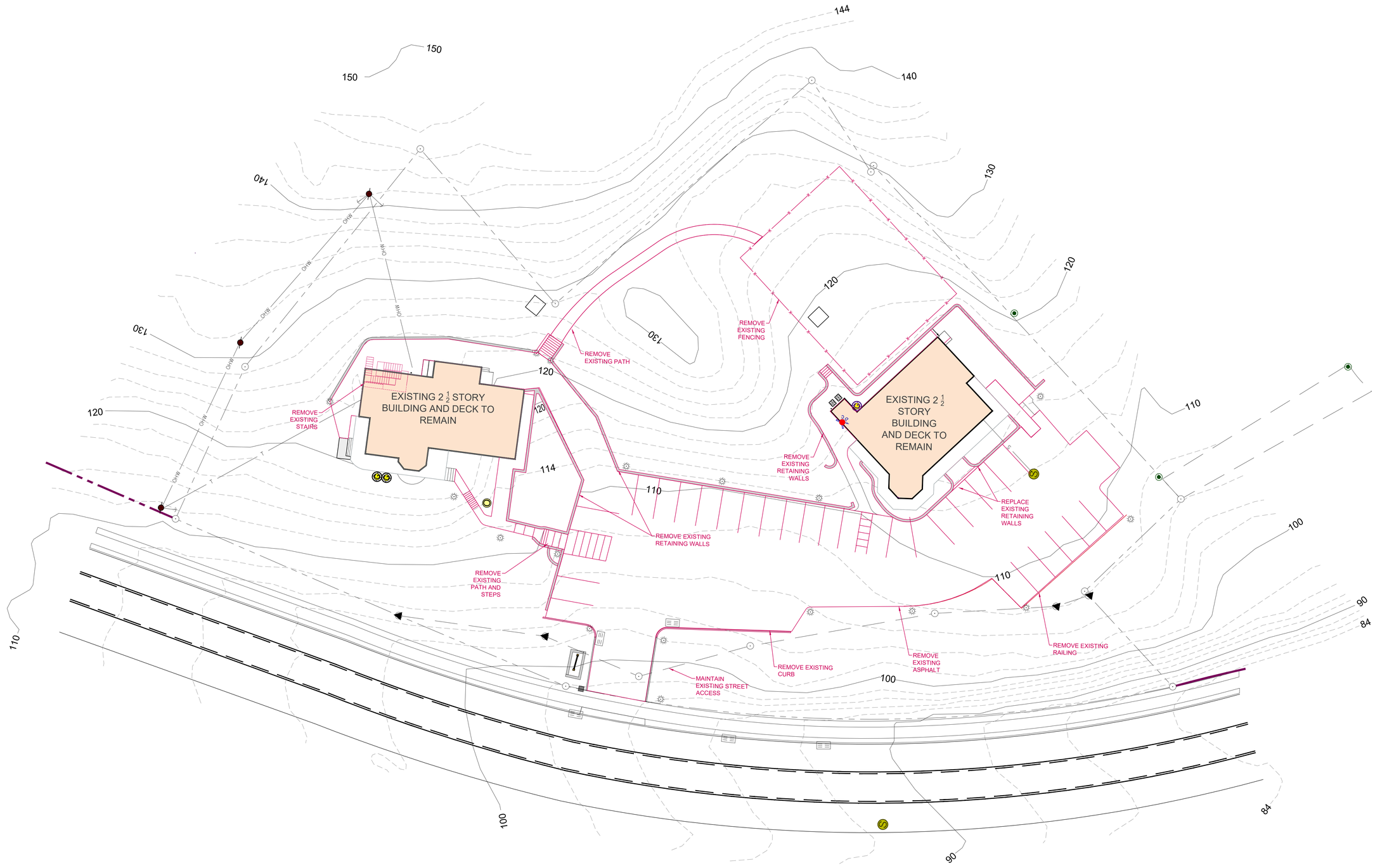
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

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

1064 Wolcott Avenue

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



Site Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 2 of 12 - Existing Conditions and Demolition Plan

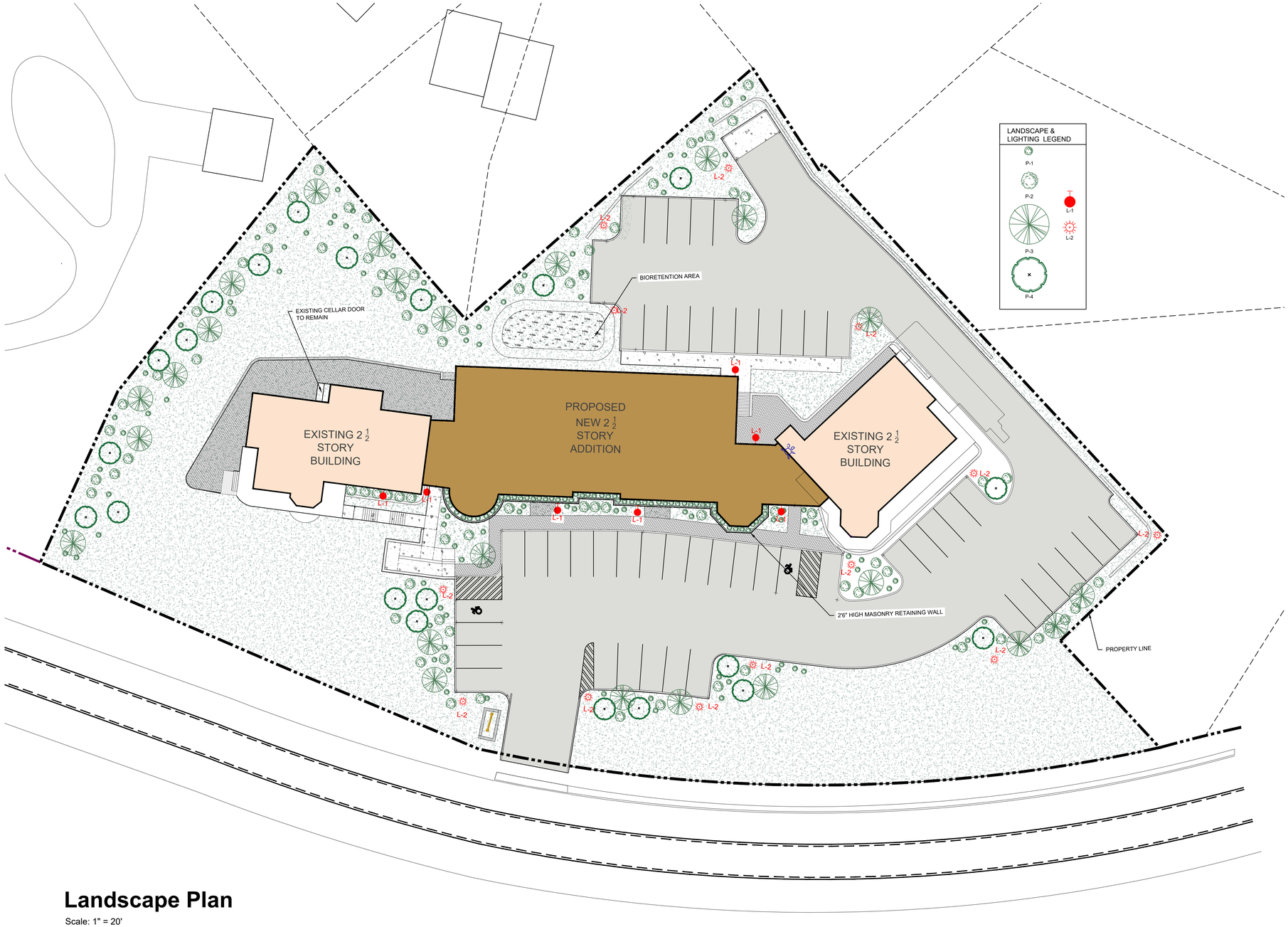
1064 Wolcott Avenue

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

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

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

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



Landscape Plan

Scale: 1" = 20'

L-1
Generation Lighting
Brentwood 2-Light 10.25-in H Black Outdoor Wall Light

L-2
Z-Lite Wakefield 90-in H Black Hardwired Incandescent Post Light

LIGHTING NOTES:
ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B: EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:
[AMENDED 12-9-2019 BY L.L. NO. 11-2019]

(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.
(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.
(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:
(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.
(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.
(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.
(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.
(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

P-1
Blue Wood Aster
Herbaceous

P-2
Hayscented Fern
Fern

P-3
Gray Birch
Tree

P-4
Gray Dogwood
Shrub

PLANTING and LANDSCAPE NOTES

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

Special Use Permit Application

Sheet 3 of 12 - Landscape Plan

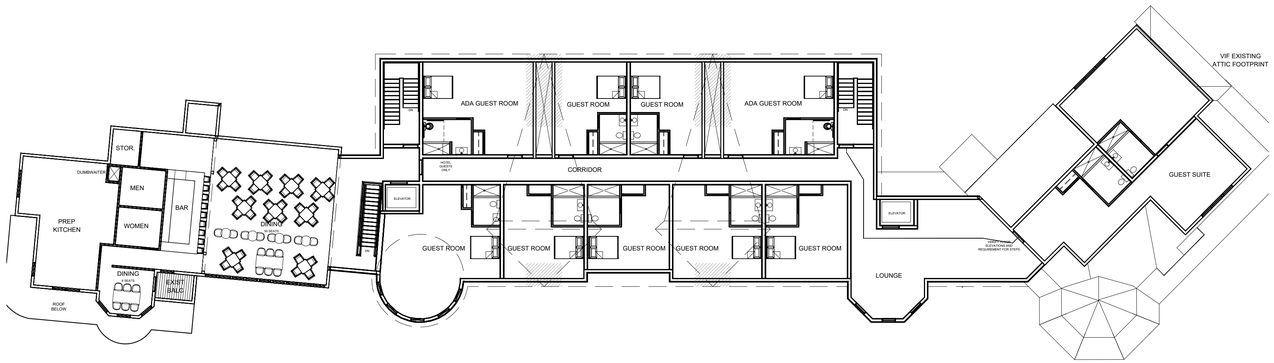
1064 Wolcott Avenue

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

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

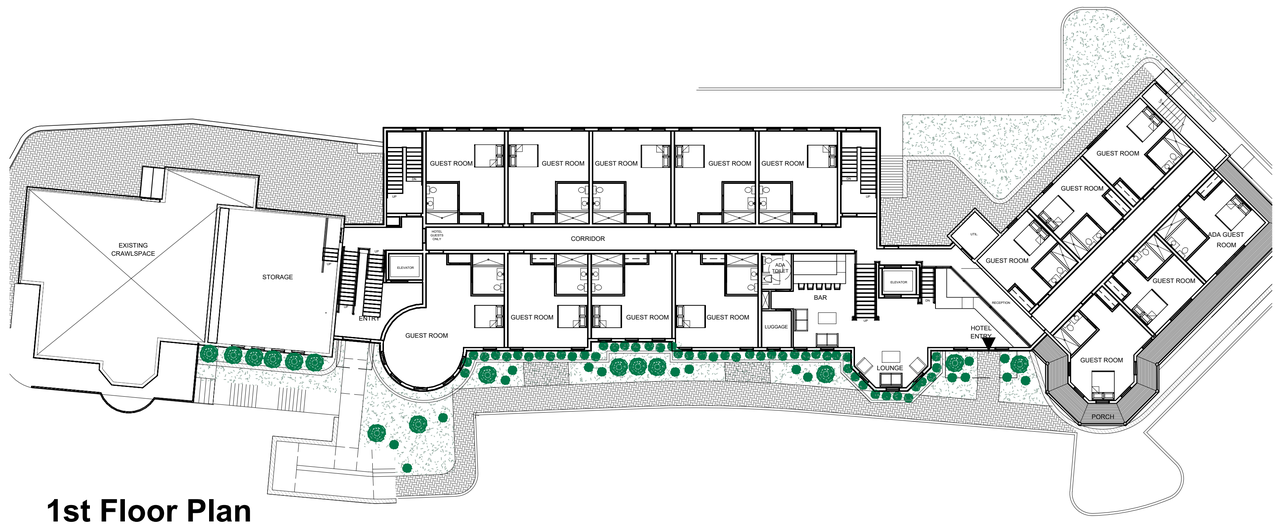
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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



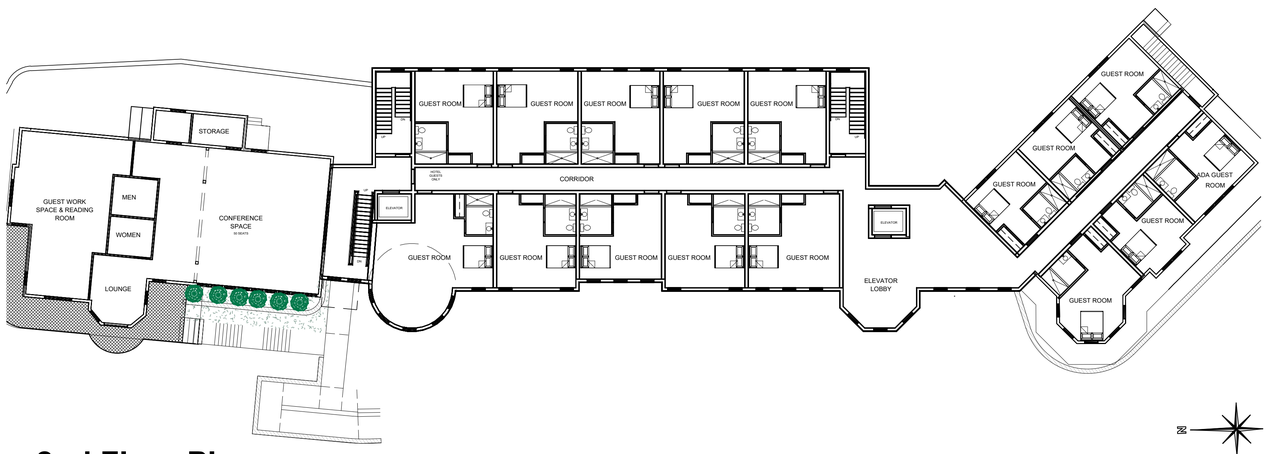
3rd Floor Plan

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



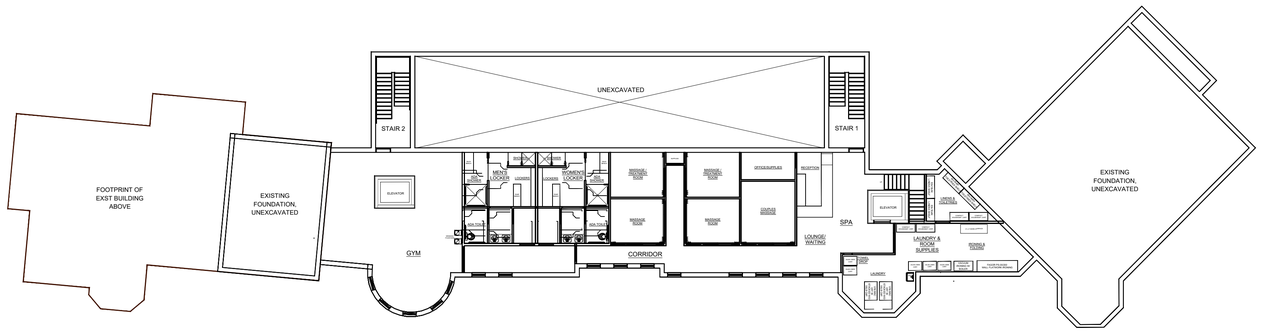
1st Floor Plan

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



2nd Floor Plan

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



Basement Floor Plan

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

Special Use Permit Application

Sheet 4 of 12 - Building Plans

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

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

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

1064 Wolcott Avenue

Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
January 28, 2025

Rear Elevation

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

Front Elevation

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

Building Elevations & Images

Sheet 5 of 12 - Building Elevations & Images

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

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

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

1064 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
January 28, 2025

Exhibit A: Images of the Premises and Surrounding Area

Google Maps Aerial Image of the Premises and Surrounding Area:

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

Dutchess County Parcel Access Viewer Image: 1064 Wolcott Avenue

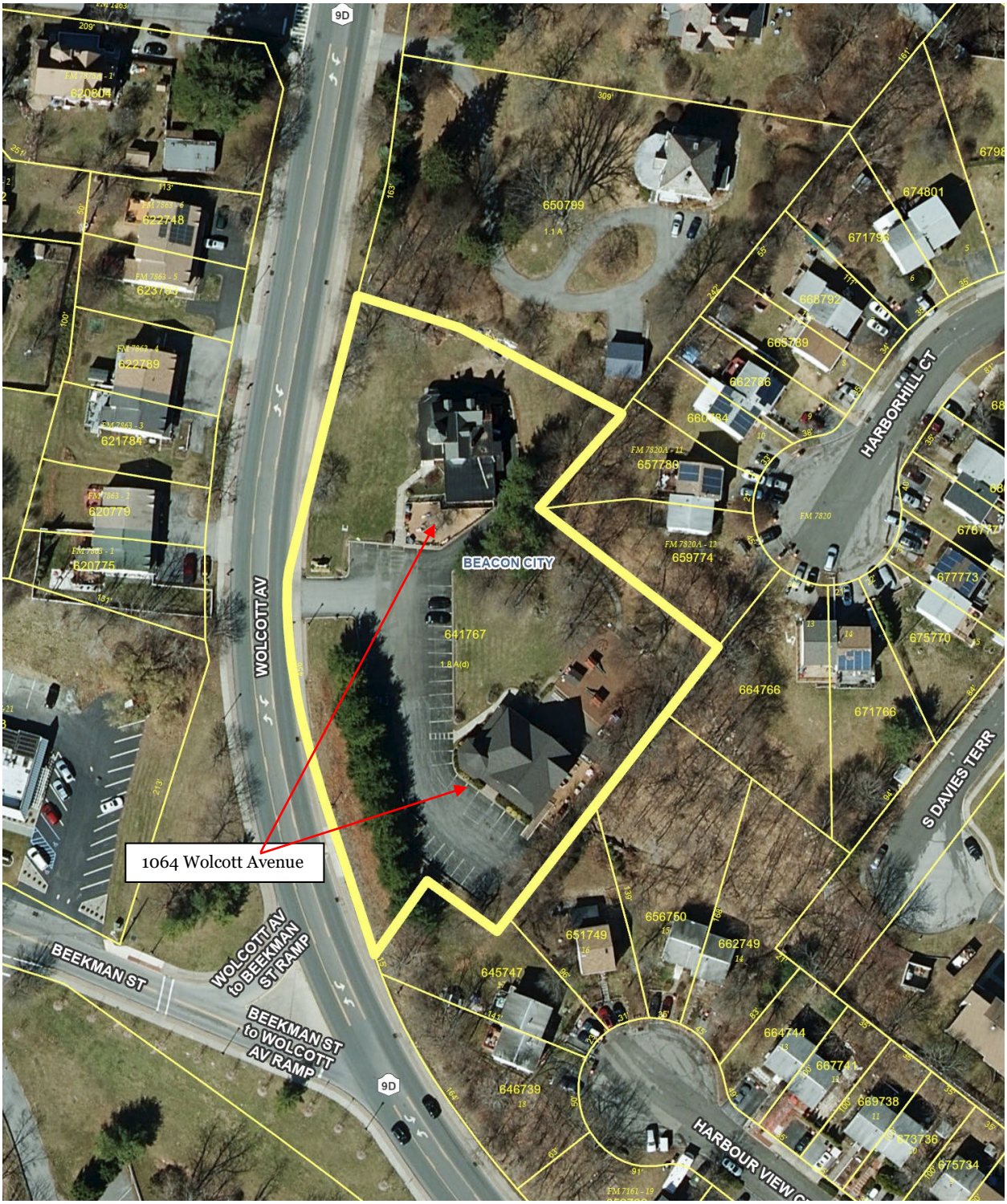
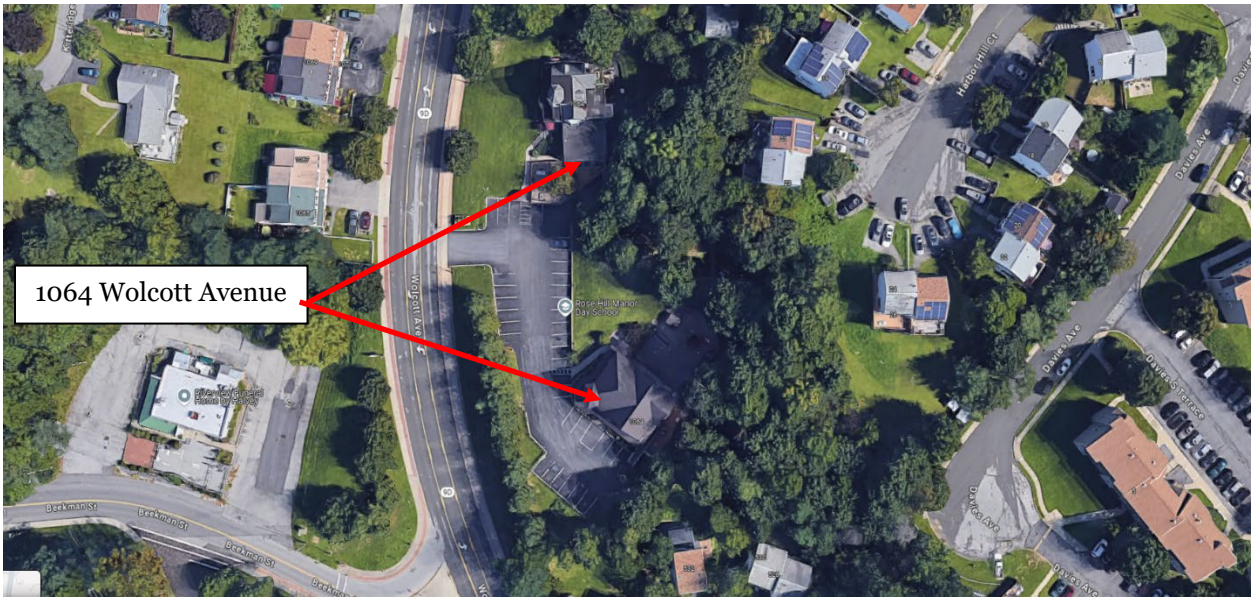


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

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



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

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

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

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

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

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

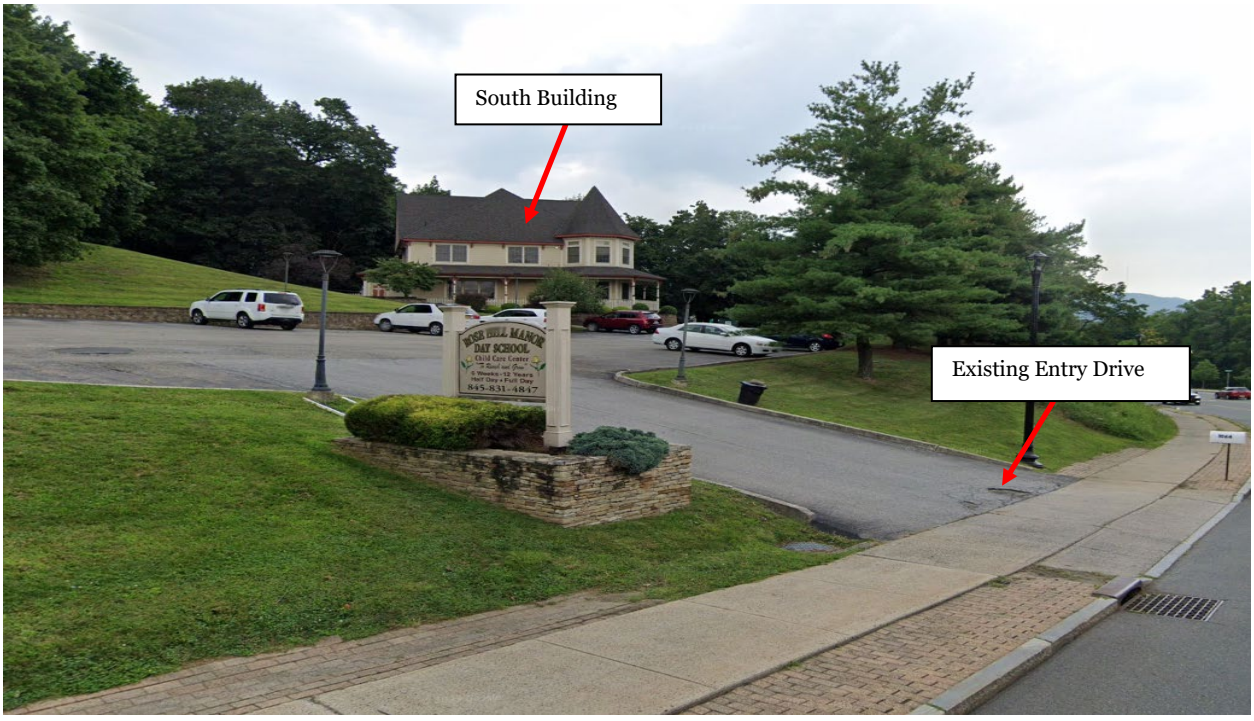
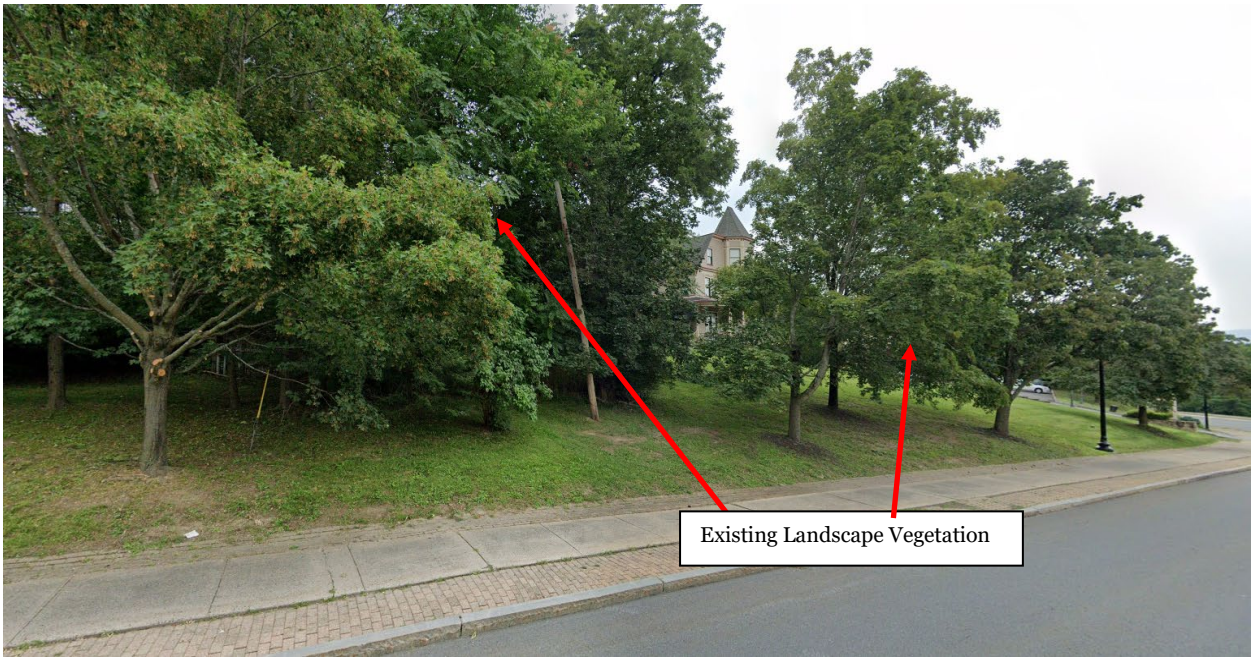


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

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

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



APPLICATION FOR SPECIAL USE PERMIT

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: JMARKMNG, LLC

Address: 1064 Wolcott Avenue

Beacon, NY 12508

Signature:

Date: 11/7/25

Phone: 845-541-4445

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design Professional Engineering, P.C.

Address: c/o Michael Bodendorf, P.C.

174 Main Street, Beacon, NY 12508

Phone: (845) 440-6926

Fax: (845) 440-6637

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1064 Wolcott Avenue, Beacon, NY 12508

Tax Map Designation: Section 5954 Block 34 Lot(s) 641767

Land Area: 1.77 acres Zoning District(s) R1-40, HDLO

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Hotel with accessory restaurant

Gross Non-Residential Floor Space: Existing Proposed

TOTAL:

Dwelling Units (by type): Existing N/A Proposed N/A

TOTAL: N/A

ITEMS TO ACCOMPANY THIS APPLICATION

a. Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

** if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JMARKMNG, LLC

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

Mark DeFabio, 50%; Julie DeFabio, 50%

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

1064 Wolcott Avenue

Applicant Address: 1064 Wolcott Avenue, Beacon, NY 12508

Project Address: 1064 Wolcott Avenue, Beacon, NY 12508

Project Tax Grid # 5954-34-641767

Type of Application Application for Site Plan Approval

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

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

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

Signature of Owner

Mark DeFabio, Member

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 1064 Wolcott Avenue

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	N/A	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	X	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	X	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.	X	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the	X	

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting. TO BE PROVIDED		X
The location and plans for any outdoor signs. TO BE PROVIDED		X
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm. TO BE PROVIDED		X
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	N/A	
Any contemplated public improvements on or adjoining the property.	N/A	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X	
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.	X	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.	X	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.	X	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	N/A	

For all items marked "NO" above, please explain below why the required information has not been provided:

Applicant/Sponsor Name: JMARKMNG, LLC, Mark DeFabio, Member

Signature: [signature]

Date: 1/7/25

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: JMARKMNG LLC

Address of Applicant: 1064 Wolcott Ave Beacon NY 12508

Telephone Contact Information: 845 541-4445

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.
Mark DeFabio	1064 Wolcott Ave	845 541-4445		
Jaime Ann DeFabio	1064 Wolcott Ave	845 541-4447		

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

(Print) Mark DeFabio

(Signature) Mark DeFabio

Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity JMARKMNG, LLC	Telephone Contact Information 845-541-4445
Principal Place of Business of Entity 1064 Wolcott Avenue, Beacon, NY 12508	Place and Date of incorporation Albany, NY 11/21/2013

Method of Incorporation	Official place where the documents and papers of incorporation were filed
Department of State Filing	State of New York, Albany

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
Mark DeFabio	1064 Wolcott Avenue Beacon, NY 12508	845-541-4445	Member 50% Interest
Julie DeFabio	1064 Wolcott Avenue Beacon, NY 12508	845-541-4445	Member 50% 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.
JMARKMNG, LLC	1064 Wolcott Avenue, Beacon, NY 12508	845-541-4445	3/14/2014, Deed	3/20/2014, Dutchess County Clerk

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
JMARKMNG, LLC	1064 Wolcott Avenue, Beacon, NY 12508

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

_____

_____

_____

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

SECTION J.

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

Name of the Corporation JMARKMNG, LLC	Telephone Contact Information 845-541-4445
Principal Business Address 1064 Wolcott Avenue, Beacon, NY 12508	Place and Date of Incorporation Albany, NY 11/21/2013
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

Name	Residence or business address	Telephone number
Mark DeFabio	1064 Wolcott Avenue, Beacon NY 12508	845-541-4445
Julie DeFabio	1064 Wolcott Avenue, Beacon NY 12508	845-541-4445

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

☐ YES ☒ NO

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

Name	Address

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

☐ YES ☒ NO

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

(Print) Mark DeFabio

(Signature) _____

APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: JMARKMNG, LLC

Address: 1064 Wolcott Avenue

Beacon, NY 12508

Signature: Mark Degnan

Date: 1/7/25

Phone: 845-541-4445

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design Professional Engineering, P.C.

Address: c/o Michael Bodendorf, P.E.

174 Main Street, Beacon, NY 12508

Phone: (845) 440-6926

Fax: (845) 440-6637

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 1064 Wolcott Avenue, Beacon, NY 12508

Tax Map Designation: Section 5954 Block 34 Lot(s) 641767

Land Area: 1.77 acres

Zoning District(s) R1-40, HDLO

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Hotel with accessory restaurant

Gross Non-Residential Floor Space: Existing _____ Proposed _____

TOTAL: _____

Dwelling Units (by type): Existing N/A Proposed N/A

TOTAL: N/A

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining strets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board Date

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

** if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: JMARKMNG, LLC

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

Mark DeFabio, 50%; Julie DeFabio, 50%

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

1064 Wolcott Avenue

Applicant Address: 1064 Wolcott Avenue, Beacon, NY 12508

Project Address: 1064 Wolcott Avenue, Beacon, NY 12508

Project Tax Grid # 5954-34-641767

Type of Application Application for Site Plan Approval

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

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

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

Signature of Owner

Mark DeFabio, Member

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 1064 Wolcott Avenue

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual or firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	N/A	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	X	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	X	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.	X	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the	X	

For all items marked "NO" above, please explain below why the required information has not been provided:

Applicant/Sponsor Name: JMARKMNG, LLC, Mark DeFabio, Member

Signature: Mark DeFabio

Date: 1/2/25

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: _____

Address of Applicant: _____

Telephone Contact Information: _____

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

(Print) Mark DeFabio

(Signature) [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)

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SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity JMARKMNG, LLC	Telephone Contact Information 845-541-4445
Principal Place of Business of Entity 1064 Wolcott Avenue, Beacon, NY 12508	Place and Date of incorporation Albany, NY 11/21/2013
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

SECTION 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
Mark DeFabio	1064 Wolcott Avenue Beacon, NY 12508	845-541-4445	Member 50% Interest
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JMARKMNG, LLC	1064 Wolcott Avenue, Beacon, NY 12508	845-541-4445	3/14/2014, Deed	3/20/2014, Dutchess County Clerk

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
JMARKMNG, LLC	1064 Wolcott Avenue, Beacon, NY 12508

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

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

SECTION J.

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

Name of the Corporation JMARKMNG, LLC	Telephone Contact Information 845-541-4445
Principal Business Address 1064 Wolcott Avenue, Beacon, NY 12508	Place and Date of Incorporation Albany, NY 11/21/2013
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

Name	Residence or business address	Telephone number
Mark DeFabio	1064 Wolcott Avenue Beacon, NY 12508	845-541-4445
Julie DeFabio	1064 Wolcott Avenue Beacon, NY 12508	845-541-4445

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

☐ YES ☒ NO

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

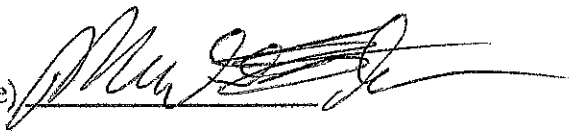
Name	Address

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

☐ YES ☒ NO

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

(Print) Mark DeFabio

(Signature) 

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

Colliers
Engineering
& Design

January 28, 2025

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

Proposed Hotel – 1064 Wolcott Avenue
Traffic and Parking Evaluation
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 24010794A

Dear Chairperson Gunn and Members of the Planning Board:

Colliers Engineering & Design CT, P.C. has conducted an evaluation of the potential traffic and parking impacts of the proposed 1064 Wolcott Avenue redevelopment ("the Project"). The Project proposes to redevelop the property, which currently contains the existing Rose Hill Manor Day School with a 41-room hotel including accessory guest amenities comprised of a 56-seat restaurant, a gym, a spa, and a conference area. The Project is located at 1064 Wolcott Avenue in Town of City of Beacon, Dutchess County, New York and falls within the City's R1-40 Zoning District and the Historic District and Landmark Overlay Zone (HDLO).

The existing Rose Hill Manor Day School accommodates approximately 120 daycare students in the two (2) existing buildings. The proposed hotel will consist of 41 rooms with an accessory gym, spa and conference room for use of Hotel guests only. In addition, the Project proposes a 56-seat restaurant that will be open to the public. The Project also proposes an expansion of the existing on-site parking areas to provide a total 50 parking spaces, including 2 ADA spaces, under proposed conditions.

The hotel will operate 365 days per year 24 hours per day while the restaurant is also anticipated to be open 7-days per week with typical hours of 5 PM to 10 PM Monday through Thursday and 5 PM to 11 PM on Friday. On Saturday and Sunday, brunch service is anticipated to be provided between 11 AM to 2 PM therefore, weekend hours are expected to be 11 AM to 11 PM on Saturday and 11 AM to 10 PM on Sunday. It should be also noted that breakfast service to hotel guests only is anticipated to be provided daily.

Colliers Engineering & Design

Traffic Comparison

In order to assess the potential traffic impacts associated with the Project, peak hour traffic generation estimates associated with the existing day school and the proposed hotel development were identified based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 11th Edition, 2021, based on Land Use 565 – Day Care Center for the existing use and Land Use Categories 310 – Hotel and 931 – Quality Restaurant for the proposed development. Table No. 1-E contained in Appendix A, summarizes the Weekday AM, Weekday PM, and Saturday Peak Hour traffic generation estimates for the existing daycare use, while Table No. 1-P, also contained in Appendix A, summarizes the traffic generation estimates for the proposed redevelopment for the same peak hours. It should be noted that in order to account for the likelihood that hotel guests will also frequent the restaurant, a 10% internal credit has been applied to the traffic generation estimates for the proposed use. This credit is based on the NCHRP Report 684 Internal Trip Capture Estimation Tool, which is utilized to estimate internal trips between uses. These calculations for the Weekday PM and Saturday Peak Hours, which support the 10% internal credit, are provided in Appendix A for reference. Note that no internal credit has been assumed for the Weekday AM Peak Hour since the restaurant will not be open to the public during the weekday mornings.

Exhibit No. 1 below provides a comparison of the existing Rose Hill Manor Day School traffic generation to the proposed redevelopment traffic generation.

Exhibit No. 1 – Existing vs. Proposed Traffic Generation Comparison

	Entering Volume	Exiting Volume	Total Volume
Weekday AM Peak Hour			
Existing Daycare	50	44	94
Proposed Hotel/Restaurant	12	8	20
Differential	-38	-36	-74
Weekday PM Peak Hour			
Existing Daycare	45	50	95
Proposed Hotel/Restaurant	21	15	36
Differential	-24	-35	-59
Saturday Peak Hour			
Existing Daycare	8	5	13
Proposed Hotel/Restaurant	27	20	47
Differential	+19	+15	+34

Colliers Engineering & Design

The table indicates that the proposed Project use is estimated to result in a decrease of trip generation during the Weekday AM Peak Hour (74 total fewer trips) and during the Weekday PM Peak Hour (59 total fewer trips). Therefore, the proposed Project would not have an impact on traffic operating conditions in the vicinity of the site during the Weekday AM and PM Peak Hours. During the Saturday Peak Hour, an increase of approximately 34 total trips is anticipated due to the fact that the existing daycare use is generally inactive on weekends. This increase in traffic generation from the site on Saturday, and generally on weekends, is not considered significant. In fact, the total traffic generation from the proposed site during all peak hours is less than the NYSDOT and ITE threshold of 100 site generate trips, which typically indicates a need for further off-site intersection analysis.

Parking Evaluation

As indicated previously, the Project development area falls within the City of Beacon R1-40 Zoning District. The City of Beacon Zoning Code (the "Zoning Code")provides specific off-street parking requirements in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Zoning Code specifies both a minimum and maximum parking standard for various uses for properties located in the R1-40 District, within which the Project is located. Exhibit No. 2 below summarizes the minimum and maximum parking standards, and the resulting minimum required and maximum allowable parking spaces for the Project.

Exhibit No. 2 – City of Beacon Code Required Parking

Proposed Use	Size	Code Minimum Parking Standard		Code Maximum Parking Standard	
Hotel	41 Rooms	0.5 Space/ Guest Room	21 Spaces	1.5 Spaces/ Guest Room	62 Spaces
Restaurant	2,188 Sq. Ft. (1,888 Sq. Ft.)[1]	3 spaces Per 1000 SF GFA	6 Spaces	5 spaces Per 1000 SF GFA	10 Spaces
		Total Parking Spaces	**27 Spaces**	---	**72 Spaces**

Notes:

1. Reduced size for the Restaurant space accounts for the total Gross Floor Area without utility and other space.
2. City of Beacon Code Minimum and Maximum Parking Standards are based on Section 223-26.D of the City Code.

As indicated in the table above, the Zoning Code requires that the Project provide a minimum of 27 parking spaces up to a maximum of 72 parking spaces. Therefore, the 50 parking spaces proposed to be provided on the site would be considered zoning compliant. Note that since the gym, spa and conference space are proposed to be for the use of Hotel guests only, these areas would not generate any separate additional parking demand.

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As is specified in the Code, the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § 223- 26C(2), compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

In order to determine an appropriate number of parking spaces for the Project, a shared parking analysis has been conducted based on parking demand and hourly occupancy data provided by the Institute of Transportation Engineers (ITE) as contained in the ***Parking Generation Manual, 6th Edition.*** ITE provides parking demand data and hourly parking occupancy distributions for Land Use 310 – Hotel, and 931 – Quality Restaurant, which was referenced for this analysis. The relevant ITE parking data for each land use is provided in Appendix B of this report for reference. Note that hourly distribution data for Land Use 932 – High-Turnover Site-Down Restaurant was also referenced for the weekend (Saturday) parking analysis to account for weekend brunch service. It should also be noted that the ITE data accounts for parking utilization of both patrons of the hotel and restaurant as well as employee parking. Therefore, the parking analysis is inclusive of all anticipated parking needs for the development.

The resulting shared parking analysis, which was conducted for a typical weekday and a typical weekend (Saturday) is summarized in Tables P-1 and P-2, contained in Appendix B. Note that a similar 10% credit as discussed previously was assumed for the parking analysis to account for the likelihood of hotel guests also frequenting the restaurant, which will reduce the overall parking demand. As indicated in the tables, the peak parking demand for the Project when accounting for the shared use of parking between the various uses will result in a total parking demand of 50 parking spaces on a weekday, occurring between 8PM – 9PM and 60 parking spaces on a Saturday occurring between 9PM – 10PM. As shown on the Site Plans, the Project proposes to provide a total of 50 parking spaces, which based on the above analysis is considered code compliant and would sufficiently accommodate the Project parking demand on a typical Weekday. On Weekends, the anticipated parking demand will exceed the available onsite parking.

In order to accommodate the excess parking demands on Weekends, the Applicant proposes to implement a valet parking strategy on Friday through Sunday evenings to accommodate this additional excess parking demand utilizing both available onsite parking as well as additional offsite parking at a nearby private parking lot. Onsite parking will generally be offered to hotel guests first, while the remaining on-site and off-site parking spaces will be available for patrons of the restaurant via valet parking on Friday through Sunday evenings.

Summary and Conclusion

As summarized above, the proposed redevelopment of the 1064 Wolcott Avenue property to include a hotel and restaurant is not anticipated to result in significant additional traffic generation over existing conditions and therefore is not anticipated to result in any significant traffic impacts on the surrounding roadway network.

In addition, the Project parking demand is anticipated to be accommodate by the available onsite parking on a Weekday, while on Friday, Saturday and Sunday evenings valet service will be provided to accommodate any excess parking demand.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

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

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Appendix

Appendix A | Traffic Generation Analysis

Table No. 1E
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

1064 Wolcott Avenue City of Beacon, NY	Entry		Exit	
	HTGR[1]	Volume	HTGR1	Volume
Existing **Day Care Center** (120 Students)				
Peak AM Hour	0.42	50	0.37	44
Peak PM Hour	0.38	45	0.42	50
Saturday Peak Hour	0.07	8	0.04	5

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 565 - DAY CARE CENTER.

Table No. 1-P
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

1064 Wolcott Avenue City of Beacon, NY	Entry			Exit		
	HTGR[1]	Volume	New Trips[2]	HTGR1	Volume	New Trips[2]
Hotel (41 Rooms)						
Peak AM Hour	0.27	11	11	0.20	8	8
Peak PM Hour	0.29	12	11	0.29	12	11
Saturday Peak Hour	0.46	19	17	0.37	15	14
Quality Restaurant (56 Seats)						
Peak AM Hour	0.01	1	1	0.00	0	0
Peak PM Hour	0.11	11	10	0.05	5	5
Saturday Peak Hour	0.11	11	10	0.07	7	6
Total						
Peak AM Hour	-	12	12	-	8	8
Peak PM Hour	-	23	21	-	17	15
Saturday Peak Hour	-	30	27	-	22	20

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 310 - HOTEL AND ITE LAND USE CODE - 931 - QUALITY RESTAURANT.

2) FOR THE AM PEAK HOUR NO INTERNAL CREDIT IS USED HOWEVER THE PEAK PM AND SATURDAY HOUR "NEW TRIPS" INCLUDE A 10% INTERNAL TRIP CREDIT BASED ON NCHRP REPORT 684 INTERNAL TRIP CAPTURE ESTIMATION TOOL.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	1064 Wolcott Avenue	**Organization:**	CED
Project Location:	City of Beacon, New York	**Performed By:**	RGD
Scenario Description:	Weekday AM	**Date:**	1/20/2025
Analysis Year:	N/A	**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				0		
Restaurant	931	100		25	14	11
Cinema/Entertainment				0		
Residential				0		
Hotel	310		41	28	19	9
All Other Land Uses[2]				0		
				53	33	20

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	1	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	53	33	20
Internal Capture Percentage	8%	6%	10%
External Vehicle-Trips[5]	49	31	18
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	7%	9%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	5%	11%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	1064 Wolcott Avenue
Analysis Period:	**Weekday PM**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	14	14	1.00	11	11
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	19	19	1.00	9	9

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	5		1	2	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	1	6	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		4	0	0	3
Restaurant	0	0		0	0	13
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	2	0		2
Hotel	0	0	1	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	1	13	14	13	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	1	18	19	18	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	1	10	11	10	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	1	8	9	8	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	1064 Wolcott Avenue	**Organization:**	CED
Project Location:	City of Beacon, New York	**Performed By:**	RGD
Scenario Description:	Weekday AM	**Date:**	1/20/2025
Analysis Year:	N/A	**Checked By:**	
Analysis Period:	**Saturday Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail				0		
Restaurant	931	100		33	18	15
Cinema/Entertainment				0		
Residential				0		
Hotel	310		41	30	16	14
All Other Land Uses[2]				0		
				63	34	29

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	1	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	63	34	29
Internal Capture Percentage	6%	6%	7%
External Vehicle-Trips[5]	59	32	27
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	N/A	N/A
Restaurant	6%	7%
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	6%	7%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	1064 Wolcott Avenue
Analysis Period:	**Saturday Peak Hour**

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	18	18	1.00	15	15
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	0	0	1.00	0	0
Hotel	1.00	16	16	1.00	14	14

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	6		1	3	1
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	2	10	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		5	0	0	3
Restaurant	0	0		0	0	11
Cinema/Entertainment	0	0	1		0	0
Residential	0	0	3	0		2
Hotel	0	0	1	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	1	17	18	17	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	1	15	16	15	0	0
All Other Land Uses[3]	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles[1]	Transit[2]	Non-Motorized[2]
Office	0	0	0	0	0	0
Retail	0	0	0	0	0	0
Restaurant	1	14	15	14	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	0	0	0	0	0
Hotel	1	13	14	13	0	0
All Other Land Uses[3]	0	0	0	0	0	0

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

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Appendix

Appendix B | Parking Analysis

TABLE P-1
SHARED PARKING ANALYSIS
WEEKDAY

Use		Hotel		Restaurant		Total Peak
Size		41 Rooms		56 Seats		Demand Per
Peak Hour Demand		36 Spaces		29 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	100%	36	0%	-	36
1:00 AM	2:00 AM	100%	36	0%	-	36
2:00 AM	3:00 AM	100%	36	0%	-	36
3:00 AM	4:00 AM	100%	36	0%	-	36
4:00 AM	5:00 AM	100%	36	0%	-	36
5:00 AM	6:00 AM	100%	36	10%	3	39
6:00 AM	7:00 AM	90%	33	10%	3	36
7:00 AM	8:00 AM	90%	33	10%	3	36
8:00 AM	9:00 AM	90%	33	10%	3	36
9:00 AM	10:00 AM	80%	29	10%	3	32
10:00 AM	11:00 AM	74%	27	10%	3	30
11:00 AM	12:00 PM	67%	23	17%	5	27
12:00 PM	1:00 PM	65%	22	39%	11	32
1:00 PM	2:00 PM	61%	20	53%	14	34
2:00 PM	3:00 PM	59%	20	47%	13	32
3:00 PM	4:00 PM	58%	19	35%	10	29
4:00 PM	5:00 PM	61%	20	41%	11	31
5:00 PM	6:00 PM	60%	20	50%	14	33
6:00 PM	7:00 PM	62%	21	70%	19	40
7:00 PM	8:00 PM	65%	22	94%	25	47
8:00 PM	9:00 PM	70%	23	100%	26	50
9:00 PM	10:00 PM	75%	24	87%	23	48
10:00 PM	11:00 PM	88%	29	57%	15	44
11:00 PM	12:00 AM	97%	32	0%	-	32
				Max Parking Demand		50

Note:

1) Parking Demand Calculations include a 10% internal credit applied to the Hotel and Restaurant uses for the Hours from 11:00 AM to 11:00 PM when the restaurant is open. The 10% internal credit is based on NCHRP Report 684 Internal Trip Estimation Tool.

TABLE P-2
SHARED PARKING ANALYSIS
WEEKEND

Use		Hotel		Restaurant		Total Peak
Size		41 Rooms		56 Seats		Demand Per
Peak Hour Demand		40 Spaces		35 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	100%	40	0%	-	40
1:00 AM	2:00 AM	100%	40	0%	-	40
2:00 AM	3:00 AM	100%	40	0%	-	40
3:00 AM	4:00 AM	100%	40	0%	-	40
4:00 AM	5:00 AM	100%	40	0%	-	40
5:00 AM	6:00 AM	100%	40	10%	4	44
6:00 AM	7:00 AM	80%	32	10%	4	36
7:00 AM	8:00 AM	81%	33	10%	4	37
8:00 AM	9:00 AM	80%	32	10%	4	36
9:00 AM	10:00 AM	79%	32	10%	4	36
10:00 AM	11:00 AM	70%	28	25%	9	37
11:00 AM	12:00 PM	65%	23	35%	12	35
12:00 PM	1:00 PM	61%	23	56%	18	41
1:00 PM	2:00 PM	57%	21	69%	23	43
2:00 PM	3:00 PM	48%	18	58%	19	37
3:00 PM	4:00 PM	50%	18	49%	16	34
4:00 PM	5:00 PM	55%	20	66%	22	41
5:00 PM	6:00 PM	59%	22	79%	25	47
6:00 PM	7:00 PM	66%	24	85%	27	51
7:00 PM	8:00 PM	76%	28	99%	32	59
8:00 PM	9:00 PM	76%	28	99%	32	59
9:00 PM	10:00 PM	78%	29	100%	32	60
10:00 PM	11:00 PM	87%	32	88%	28	59
11:00 PM	12:00 AM	95%	34	0%	-	34
				Max Parking Demand		60

Note:

1) Parking Demand Calculations include a 10% internal credit applied to the Hotel and Restaurant uses for the Hours from 11:00 AM to 11:00 PM when the restaurant is open. The 10% internal credit is based on NCHRP Report 684 Internal Trip Estimation Tool.

Land Use: 310 Hotel

Description

A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, concierge service, valet parking, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (four study sites) and a Saturday (three study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	100
5:00 a.m.	—	—
6:00 a.m.	90	80
7:00 a.m.	90	81
8:00 a.m.	90	80
9:00 a.m.	80	79
10:00 a.m.	74	70
11:00 a.m.	67	65
12:00 p.m.	65	61
1:00 p.m.	61	57
2:00 p.m.	59	48
3:00 p.m.	58	50
4:00 p.m.	61	55
5:00 p.m.	60	59
6:00 p.m.	62	66
7:00 p.m.	65	76
8:00 p.m.	70	76
9:00 p.m.	75	78
10:00 p.m.	88	87
11:00 p.m.	97	95

Additional Data

Parking demand at a hotel is related to the presence of supporting facilities. A hotel with a convention facility, meeting rooms, restaurant, or banquet space, may include parking demand generated by event attendees who are not hotel guests. As a result, peak parking demand for the hotel may occur during the afternoon or evening instead of the typical hotel peak parking demand that occurs overnight. To illustrate, for four of the 12 study sites in the database, the time-of-day parking demand distribution clearly demonstrates that an event took place during the evening of the study period. The peak parking demand at these four sites ranged between 50 and 100 percent greater than that of the peak overnight parking demand for hotel guests.

The database for this land use does not include information on potential independent variables for the generation of event-related parking demand (such as meeting facility GFA or event attendees) during the count period. For that reason, the peak parking demand displayed in the data plots only includes a site's overnight peak parking demand (i.e., parking demand associated with overnight guests and hotel staff). The plots do not contain peak parking demands generated by other supporting facilities or events that occur outside of the typical overnight peak parking period.

Parking demand at all lodging land uses may be related to the recent emergence of transportation network companies (TNCs) (also referred to as ride-share or ride-hailing companies). Hotel parking demand may be reduced if a hotel guest uses a TNC service for hotel drop-off or pick-up rather than using a rental car and parking on-site. Additional data are needed in order to measure and understand the potential impact of TNCs on lodging land use parking demand.

The average parking supply ratio for the nine study sites with parking supply information is 1.1 spaces per room. The average peak parking occupancy at the four sites with event parking is 69 percent. For the nine sites with overnight parking demand counted, the average peak parking occupancy is 54 percent.

The sites were surveyed in the 1990s, the 2000s, and the 2020s in California, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms. Future data submissions should indicate the presence of supporting facilities and the level of activity/event taking place during the count period (e.g., full, empty, partially active; number of people attending a meeting/banquet). Data on the presence and usage of TNC service should be documented for all lodging land uses for future analysis purposes.

Source Numbers

217, 315, 401, 438, 603

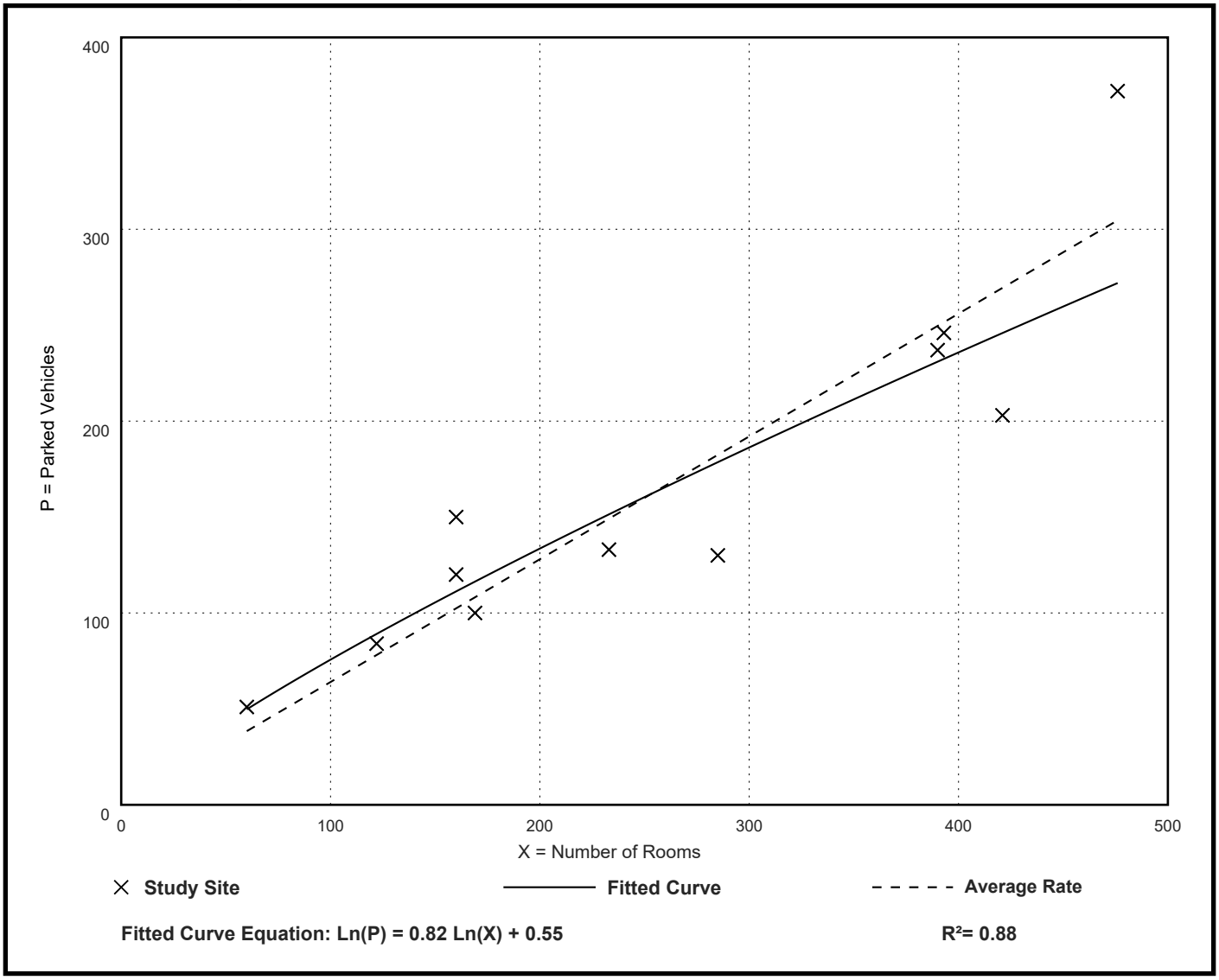
Hotel
(310)

Peak Period Parking Demand vs: Rooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Rooms: 261

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.64	0.46 - 0.94	0.59 / 0.87	***	0.14 (22%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 0.55

R^2= 0.88

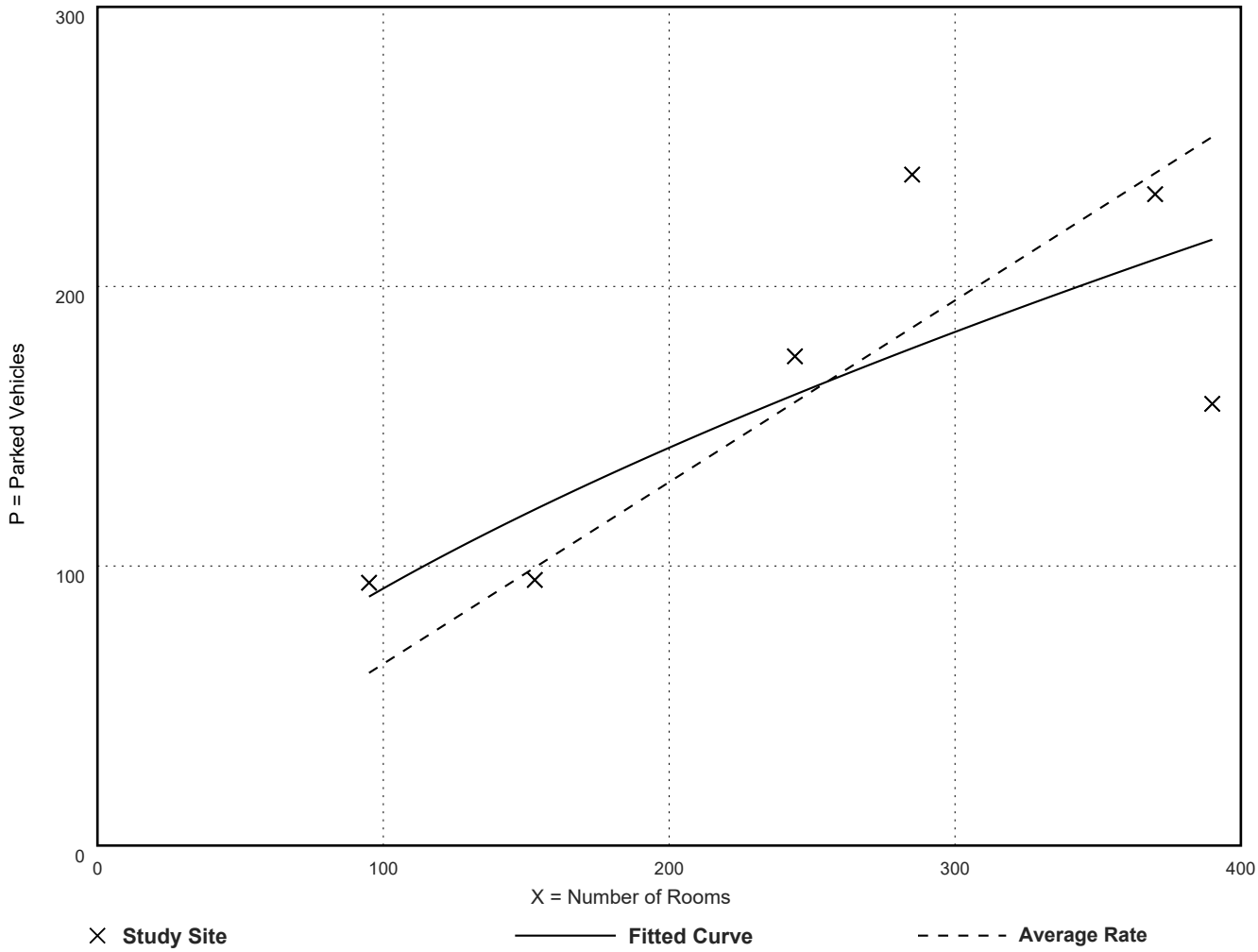
Hotel
(310)

Peak Period Parking Demand vs: Rooms
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 256

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.41 - 0.99	0.62 / 0.98	***	0.19 (29%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.63 Ln(X) + 1.62

R^2= 0.69

Land Use: 931 Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand for three study sites in a general urban/suburban setting on a Monday-through-Thursday, a Friday, a Saturday, and a Sunday.

Hour Beginning	Percent of Peak Parking Demand			
	Monday through Thursday	Friday	Saturday	Sunday
12:00–4:00 a.m.	–	–	–	–
5:00 a.m.	–	–	–	–
6:00 a.m.	–	–	–	–
7:00 a.m.	–	–	–	–
8:00 a.m.	–	–	–	–
9:00 a.m.	–	–	–	–
10:00 a.m.	–	–	–	–
11:00 a.m.	17	13	20	21
12:00 p.m.	39	38	40	47
1:00 p.m.	53	43	62	69
2:00 p.m.	47	39	69	75
3:00 p.m.	35	32	49	76
4:00 p.m.	41	33	66	74
5:00 p.m.	50	41	79	69
6:00 p.m.	70	78	85	88
7:00 p.m.	94	95	99	100
8:00 p.m.	100	100	99	88
9:00 p.m.	87	88	100	71
10:00 p.m.	57	64	88	35
11:00 p.m.	–	–	–	–

Additional Data

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may have a more direct relationship to site-generated parking demand than GFA.

The average parking supply ratio for the seven study sites in a general urban/suburban setting and with parking supply information is 22 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 78 percent. The average parking supply ratio for the five study sites in a dense multi-use urban setting and with parking supply information is 12 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 100 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Illinois, Indiana, Maine, New Jersey, Oregon, and Pennsylvania.

Source Numbers

168, 274, 418, 431, 531, 606, 619

Fine Dining Restaurant
(931)

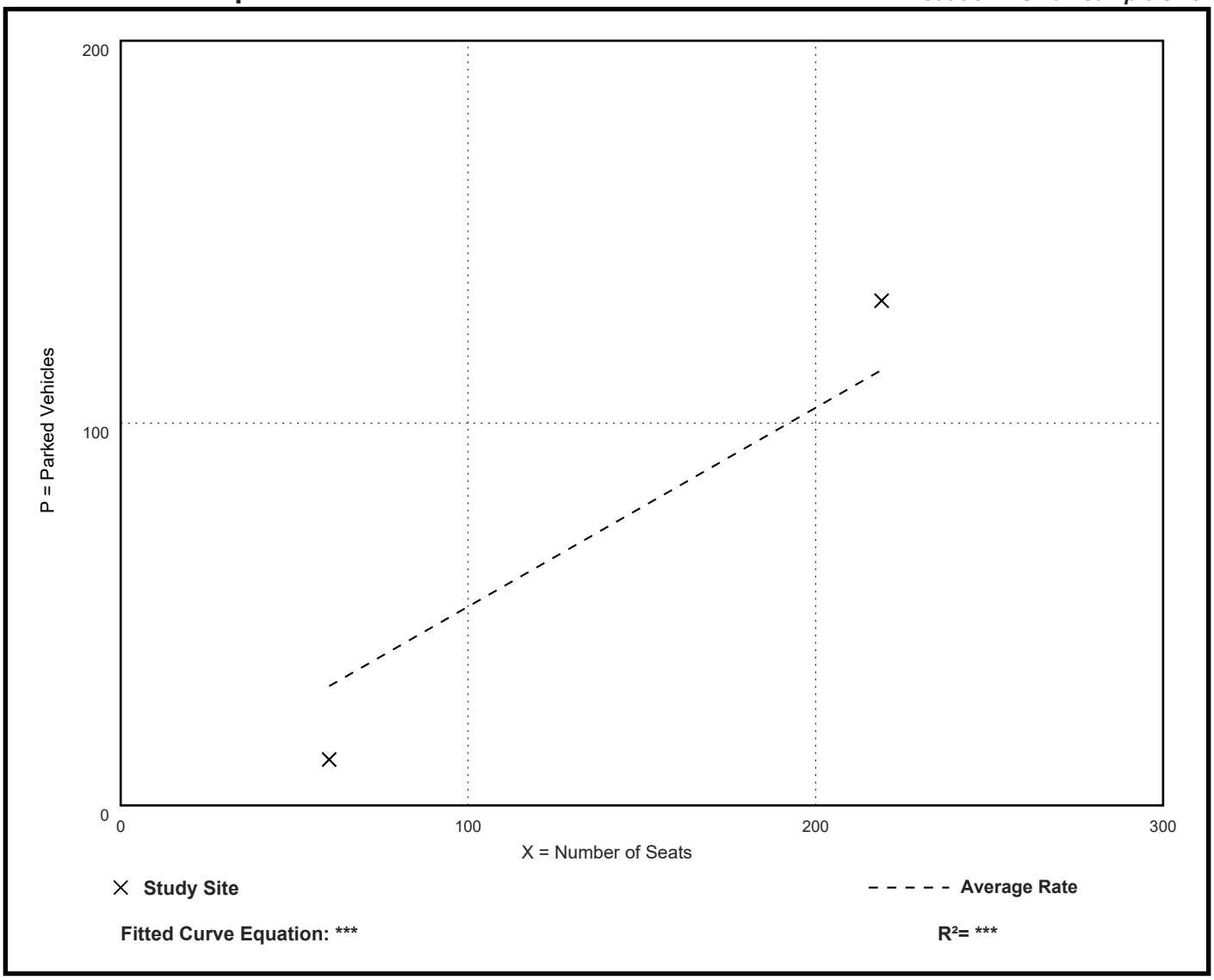
Peak Period Parking Demand vs: Seats
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Seats: 140

Peak Period Parking Demand per Seat

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.52	0.20 - 0.60	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: *

R^2= *

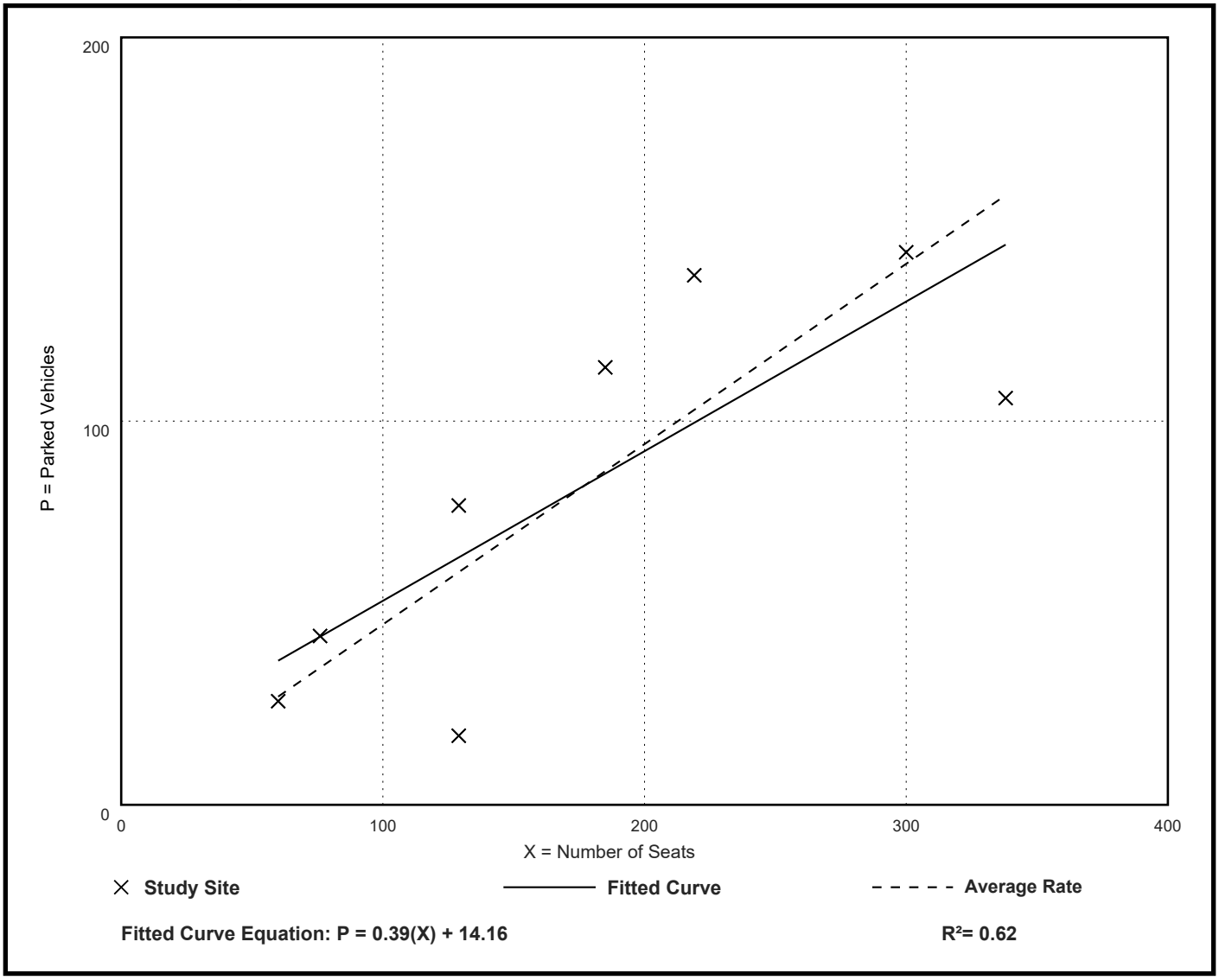
Fine Dining Restaurant
(931)

Peak Period Parking Demand vs: Seats
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Seats: 180

Peak Period Parking Demand per Seat

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.47	0.14 - 0.63	0.45 / 0.63	***	0.17 (36%)

Data Plot and Equation



Fitted Curve Equation: P = 0.39(X) + 14.16

R^2= 0.62

Land Use: 932 High-Turnover (Sit-Down) Restaurant

Description

A high-turnover (sit-down) restaurant is full-service eating establishment with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of their customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Land Use Subcategory

Data are separated into two subcategories for this land use:

- Restaurants that serve breakfast
- Restaurants that do not serve breakfast

The “serves breakfast” subcategory includes restaurants that serve customers during breakfast, lunch, and dinner; during breakfast and lunch; and during breakfast only. The “does not serve breakfast” subcategory includes restaurants that serve customers during lunch and dinner, during dinner only, and during lunch only.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (Monday–Thursday) at restaurants that serve breakfast, lunch, and dinner (10 study sites) and at restaurants that serve only lunch and dinner (25 sites). The following table also presents a time-of-day distribution of parking demand on a Saturday at restaurants that serve breakfast, lunch, and dinner (nine study sites) and at restaurants that serve only lunch and dinner (six sites).

Hour Beginning	Percent of Monday–Thursday Peak Parking Demand		Percent of Saturday Peak Parking Demand	
	Serving Breakfast, Lunch, and Dinner	Serving Lunch and Dinner	Serving Breakfast, Lunch, and Dinner	Serving Lunch and Dinner
12:00–4:00 a.m.	–	–	–	–
5:00 a.m.	–	–	–	–
6:00 a.m.	–	–	–	–
7:00 a.m.	–	–	–	–
8:00 a.m.	64	–	55	–
9:00 a.m.	74	–	76	–
10:00 a.m.	82	–	91	–
11:00 a.m.	89	28	100	33
12:00 p.m.	100	96	97	56
1:00 p.m.	86	100	91	69
2:00 p.m.	57	51	73	58
3:00 p.m.	44	37	51	49
4:00 p.m.	39	34	43	63
5:00 p.m.	62	56	57	77
6:00 p.m.	73	87	66	100
7:00 p.m.	95	91	80	100
8:00 p.m.	76	73	62	85
9:00 p.m.	–	–	–	55
10:00 p.m.	–	–	–	35
11:00 p.m.	–	–	–	–

Additional Data

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may have a more direct relationship to site-generated parking demand than GFA.

The average parking supply ratio for the 55 study sites with parking supply information in a general urban/suburban setting is 16 spaces per 1,000 square feet GFA. The average parking supply ratio for the five study sites with parking supply information in a dense multi-use urban setting is 11 spaces per 1,000 square feet GFA. The average peak parking occupancy is 74 percent at the general urban/suburban sites and 88 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Florida, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, New York, North Carolina, Oregon, Pennsylvania, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

168, 218, 274, 276, 299, 527, 531, 556, 557, 567, 568, 618, 619, 620, 622, 626, 628, 637

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 1064 Wolcott Avenue		
Project Location (describe, and attach a general location map): 1064 Wolcott Avenue, Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): The project consists of the redevelopment of an existing commercial site that currently has two buildings and functions as a pre-school with 2 two-bedroom apartments. The proposed development includes a change of use to a hotel with a restaurant. I building addition is proposed that connect to the existing buildings. Site improvements will consist of a reconfiguration of on-site parking, pedestrian walkways and on-site landscaping. The project also includes modifications to the existing sewer and water services to accommodate the building addition, as well as the addition of an on-site stormwater management system. The project is located within the City's R1-40 residential zoning district, the City of Beacon's Historic District and Landmark Overlay Zone and the City of Beacon's Local Waterfront Revitalization Program boundary.		
Name of Applicant/Sponsor: JMARKMNG LLC (Mark DeFabio	Telephone: (845) 541-4445 E-Mail: mjdefabio@gmail.com	
Address: 1064 Wolcott Avenue		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Same as Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

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

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

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

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
One Family-40,000 SQ. FT./dwelling (R1-40) Zoning District, Historic District and Landmark Overlay Zone

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Beacon School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Department

d. What parks serve the project site?
South Avenue Park, Scenic Hudson's Long Dock Park, Pete and Toshi Seeger Riverfront Park.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial Development - Hotel with restaurant and spa services

b. a. Total acreage of the site of the proposed action? 1.767 acres
b. Total acreage to be physically disturbed? 1.15 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.767 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
_____
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: +/- 35 ft height; +/- 59 ft width; and +/- 160 length

iii. Approximate extent of building space to be heated or cooled: +/- 11,584 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Underground storage of stormwater

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: Stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: 0.024 million gallons; surface area: 0.037 acres

v. Dimensions of the proposed dam or impounding structure: 3.5' height; 53' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): Underground chambers

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? Site preparation for building addition and parking improvements

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 5,936 cubic yards
- Over what duration of time? 12 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Clean earth and rock material will be excavated and removed from the site to be disposed of locally on other sites in need of clean fill.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe.

v. What is the total area to be dredged or excavated? acres

vi. What is the maximum area to be worked at any one time? acres

vii. What would be the maximum depth of excavation or dredging? feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 6,226 gallons/day
Existing water usage is 2,600 GPD.
Therefore the increase in demand is 3,626 GPD.

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 6,226 gallons/day

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

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

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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.90 acres (impervious surface)

_____ Square feet or 1.767 acres (parcel size)

ii. Describe types of new point sources. The project will create 0.29 acres of additional impervious surface. The existing stormwater collection and mgmnt system will temporarily store and treat additional runoff before it is conveyed to the City's system.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site stormwater management structures/practices that will connect to the municipality's (City of Beacon) existing underground stormwater management infrastructure (existing catch basins and stormwater pipes on Wolcott Avenue).

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Delivery vehicles for restaurant and hotel supplies.

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Rock crushing may be required.

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

None.

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing 28 Proposed 50 Net increase/decrease +22

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

None.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

Bike lanes and public pedestrian connections currently exist in vicinity of the site.

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:

+/- 2,800 kWh per day

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Local grid owned and maintained by Central Hudson Gas & Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am to 5:00 pm
- Saturday: 8:00 am to 5:00 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7:00 am to 11:00 pm
- Saturday: 7:00 am to 11:00 pm
- Sunday: 7:00 am to 11:00 pm
- Holidays: 7:00 am to 11:00 pm

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Heavy construction equipment used during the construction phase of the project.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

14' high light poles will be provided at parking areas and internal roadways, along with building mounted fixtures at buildings. All site lighting will be Dark Sky compliant.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 3 cubic yards tons per week (unit of time)
- Operation : 1 cubic yards tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Re-use of materials wherever possible
- Operation: Recyclable materials will be disposed on in a separated refuse bin and recycled.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Open top containers will be used for disposal of construction debris to be hauled off-site to a licensed landfill.
- Operation: Enclosed trash receptacles & recycle bins provided with a contracted sanitation company.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.61	0.90	+0.29
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.157	0.867	-0.29
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Meadows, grasslands or brushlands includes landscaped area and lawns			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

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

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00299, V00293, 314069, V00096, C314112, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

V00299-Complete (Code: C), V00293-Complete (Code: C), 314069- No Further Action (Code: N), V00096-No Further Action (Classification Code: N), C314112-Complete (Classification Code: C), 546031-Classificaiton Code 2. Please refer to attached copies of the sites' NYSDEC Remediation Database Reports at the end of this form.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2.5 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3 %

c. Predominant soil type(s) present on project site:

Dutchess-Cardigan complex (DwB)	99.7 %
Hudson and Vergennes soils (HvD)	0.3 %
	%

d. What is the average depth to the water table on the project site? Average: 6.67 feet

e. Drainage status of project site soils:

☑	Well Drained:	99.7 % of site
☑	Moderately Well Drained:	0.3 % of site
☐	Poorly Drained	% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	25 % of site
☑	10-15%:	19 % of site
☑	15% or greater:	56 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

Raccoon, Squirrel
White Tail Deer, Skunks
Groundhog

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): Brackish Subtidal Aquatic Bed

ii. Source(s) of description or evaluation: EAF Mapper

iii. Extent of community/habitat:

- Currently: 596.57 acres
- Following completion of project as proposed: 596.57 acres
- Gain or loss (indicate + or -): 0 acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Minute Duckweed, Atlantic Sturgeon, Shortnose Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☑ Yes ☐ No

If Yes:

i. Species and listing: Estuary Beggar Ticks

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

i. If Yes: acreage(s) on project site? 1.772 acres

ii. Source(s) of soil rating(s): Farmland Classification of site soils from USDA NRCS Web Soil Survey

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: National Biscuit Company Carton-Making and Printing Plant

iii. Brief description of attributes on which listing is based:

Listed site is DIA

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson Highlands HH-26

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State and National Registers of Historic Places

iii. Distance between project and resource: 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Michael A. Bodendorf, P.E. Date 1/28/2025

Signature _____ Title Engineer for Applicant

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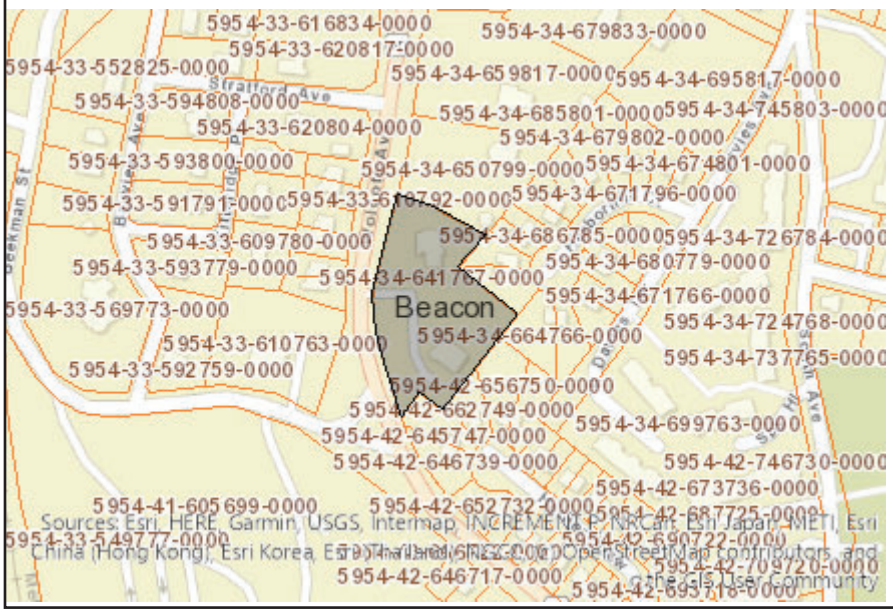

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

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

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

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Dia Center for the Arts
Site Code: V00299
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 3 Beekman Street
City: Beacon Zip: 12508-
County: Dutchess
Latitude: 41.44914206
Longitude: -73.97981732
Site Type:
Estimated Size: 27.63 Acres

Institutional And Engineering Controls

Control Type:
Deed Restriction

Control Elements:
Ground Water Use Restriction
Cover System
Landuse Restriction
Site Management Plan

Site Owner(s) and Operator(s)

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

Site Document Repository

Name: City of Beacon
Address: Beacon City Hall
One Municipal Plaza Beacon,NY 12508
Name: Howland Public Library
Address: 313 Main Street
Beacon,NY 12508

Site Description

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

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
Hazardous Substances

Site Environmental Assessment

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

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

Site Health Assessment

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

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Doral Hat Property
Site Code: V00293
Program: Voluntary Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 1 West Main Street
City: Beacon Zip: 12508
County: Dutchess
Latitude: 41.50621157
Longitude: -73.98240676
Site Type:
Estimated Size: 3.11 Acres

Site Owner(s) and Operator(s)

Site Description

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

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

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

coal tar

other

Site Environmental Assessment

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

Site Health Assessment

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

For more Information: E-mail Us

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: CH - MGP - Beacon Street
Site Code: 314069
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: River Street
City: Beacon Zip: 12508
County: Dutchess
Latitude: 41.5062354
Longitude: -73.98241136
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF BEACON
Current Owner(s) Address: 1 MUNICIPAL PLAZA, SUITE 1
BEACON,NY, 12508
Current Owner Name: GARY BLUM
Current Owner(s) Address: 418 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Gurmukh Singh
Current Owner(s) Address: 428 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Hassan Toy
Current Owner(s) Address: 422 RIVER STREET
BEACON,NY, 12508
Current Owner Name: JOSEPH HARNEY
Current Owner(s) Address: 416 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Jeffrey L. Boetign

Current Owner(s) Address: 424 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Jeffrey Staten
Current Owner(s) Address: 420 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Joseph Stezel
Current Owner(s) Address: 430 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Robert Harrington
Current Owner(s) Address: 426 RIVER STREET
BEACON,NY, 12508
Current On-Site Operator: 7-11
Stated Operator(s) Address:
,NY
Current On-Site Operator: CENTRAL HUDSON GAS & ELECTRIC CORP.
Stated Operator(s) Address: 284 SOUTH AVENUE
POUGHKEEPSIE,NY 126014874
Current On-Site Operator: Central Hudson Gas & Electric Corp.
Stated Operator(s) Address: 284 South Avenue
Poughkeepsie,NY 12601

Site Description

See V00293

Site Environmental Assessment

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

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

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Ferry Road Waterfront Site
Site Code: V00096
Program: Voluntary Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: West End of Ferry Street
City: Beacon Zip: 12508
County: Dutchess
Latitude: 41.504367438
Longitude: -73.986838475
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Site Description

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

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

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

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

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Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Long Dock Beacon
Site Code: C314112
Program: Brownfield Cleanup Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 8 and 23 Long Dock Beacon Road
City: Beacon Zip: 12508-
County: Dutchess
Latitude: 41.50436724
Longitude: -73.98681499
Site Type:
Estimated Size: 6.44 Acres

Institutional And Engineering Controls

Control Type:
Environmental Easement

Control Elements:
Monitoring Plan
Site Management Plan
IC/EC Plan
Ground Water Use Restriction
Landuse Restriction
Cover System
Soil Management Plan

Site Owner(s) and Operator(s)

Current Owner Name: The Scenic Hudson Land Trust, Inc.
Current Owner(s) Address: One Civic Center Plaza, Suite 200
Poughkeepsie,NY, 12601

Site Document Repository

Name: Beacon City Hall
Address: Municipal Plaza, Lower Level
One Municipal Plaza Beacon,NY 12508
Name: Howland Public Library
Address: 313 Main Street
Beacon,NY 12508
Name: The Beacon Institute
Address: 199 Main Street
Beacon,NY 12508

Site Description

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

Summary of Project Completion Dates

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

Project Completion Dates

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
arsenic
benzo(a)pyrene
lead
polychlorinated biphenyls (PCB)

Site Environmental Assessment

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

Site Health Assessment

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

For more Information: E-mail Us

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Hudson River PCB Sediments
Site Code: 546031
Program: State Superfund Program
Classification: 02
EPA ID Number:

Location

DEC Region: 5
Address: Hudson River, Hudson Falls-NYC Battery
City: Zip: 12180
County: Saratoga
Latitude: 43.286475666
Longitude: -73.595363441
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: New York State
Current Owner(s) Address:
,ZZ,
Current Owner Name: STATE OF NEW YORK
Current Owner(s) Address:
,ZZ,
Owner(s) during disposal: STATE OF NEW YORK
Current On-Site Operator: NYS Department of Transportation
Stated Operator(s) Address: State Campus - Building 5
Albany,NY 12233

Site Document Repository

Name: US Epa
Address: 187 Wolf road
colonie,NY

Hazardous Waste Disposal Period

From: 1946 **To:** present

Site Description

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

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

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type
cadmium
lead
PCB aroclor 1016
PCB aroclor 1242
PCB aroclor 1254
polychlorinated biphenyls (PCB)

Site Environmental Assessment

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

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

Site Health Assessment

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

For more Information: E-mail Us

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NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Coastal Assessment Form

A. INSTRUCTIONS (Please print or type all answers)

1. State agencies shall complete this CAF for proposed actions which are subject to Part 600 of Title 19 of the NYCRR. This assessment is intended to supplement other information used by a state agency in making a determination of significance pursuant to the State Environmental Quality Review Act (see 6 NYCRR, Part 617). If it is determined that a proposed action will not have a significant effect on the environment, this assessment is intended to assist a state agency in complying with the certification requirements of 19 NYCRR Section 600.4.

2. If any question in Section C on this form is answered "yes", then the proposed action may affect the achievement of the coastal policies contained in Article 42 of the Executive Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to either (a) making a certification of consistency pursuant to 19 NYCRR Part 600 or, (b) making the findings required under SEQR, 6 NYCRR, Section 617.11, if the action is one for which an environmental impact statement is being prepared. If an action cannot be certified as consistent with the coastal policies, it shall not be undertaken.

3. Before answering the questions in Section C, the preparer of this form should review the coastal policies contained in 19 NYCRR Section 600.5. A proposed action should be evaluated as to its significant beneficial and adverse effects upon the coastal area.

B. DESCRIPTION OF PROPOSED ACTION

1. Type of state agency action (check appropriate response):

(a) Directly undertaken (e.g. capital construction, planning activity, agency regulation, land transaction) ____
(b) Financial assistance (e.g. grant, loan, subsidy) ____
(c) Permit, license, certification X

2. Describe nature and extent of action: _____

Application for Site Plan and Special Permit Approval for Hotel and Accessory Uses

3. Location of action:

Dutchess	Beacon	1064 Wolcott Avenue, Beacon, NY 12508 5954-34-641767
County	City, Town or Village	Street or Site Description

4. If an application for the proposed action has been filed with the state agency, the following information shall be provided:

(a) Name of applicant: JMARKMNG, LLC

(b) Mailing address: 1064 Wolcott Avenue, Beacon, NY 12508

(c) Telephone Number: Area Code (845) 541-4445

(d) State agency application number: N/A

5. Will the action be directly undertaken, require funding, or approval by a federal agency?

Yes _____ No X If yes, which federal agency?_____

C. COASTAL ASSESSMENT (Check either "YES" or "NO" for each of the following questions)

	YES	NO
1. Will the proposed activity be located in, or contiguous to, or have a significant effect upon any of the resource areas identified on the coastal area map:		
(a) Significant fish or wildlife habitats?	__	X
(b) Scenic resources of statewide significance?	__	X
(c) Important agricultural lands?	__	X
2. Will the proposed activity have a significant effect upon:		
(a) Commercial or recreational use of fish and wildlife resources?	__	X
(b) Scenic quality of the coastal environment?	__	X
(c) Development of future, or existing water dependent uses?	__	X
(d) Operation of the State's major ports?	__	X
(e) Land and water uses within the State's small harbors?	__	X
(f) Existing or potential public recreation opportunities?	__	X
(g) Structures, sites or districts of historic, archeological or cultural significance to the State or nation?	__	X

3. Will the proposed activity involve or result in any of the following:

(a) Physical alteration of two (2) acres or more of land along the shoreline, land under water or coastal waters?	___	X
(b) Physical alteration of five (5) acres or more of land located elsewhere in the coastal area?	___	X
(c) Expansion of existing public services of infrastructure in undeveloped or low density areas of the coastal area?	___	X
(d) Energy facility not subject to Article VII or VIII of the Public Service Law?	___	X
(e) Mining, excavation, filling or dredging in coastal waters?	___	X
(f) Reduction of existing or potential public access to or along the shore?	___	X
(g) Sale or change in use of state-owned lands located on the shoreline or under water?		
(h) Development within a designated flood or erosion hazard area?	___	X
(i) Development on a beach, dune, barrier island or other natural feature that provides protection against flooding or erosion?	___	X

4. Will the proposed action be located in or have a significant effect upon an area included in an approved Local Waterfront Revitalization Program? . . . . . X ___

D. SUBMISSION REQUIREMENTS

If any question in Section C is answered "Yes", AND either of the following two conditions is met:

Section B.1(a) or B.1(b) is checked; or
Section B.1(c) is checked AND B.5 is answered "Yes",

THEN a copy of this completed Coastal Assessment Form shall be submitted to:

New York State Department of State
Office of Coastal, Local Government and Community Sustainability
One Commerce Plaza
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001

If assistance or further information is needed to complete this form, please call the Department of State at (518) 474-6000.

E. REMARKS OR ADDITIONAL INFORMATION

See attached LWRP Consistency Statement

Preparer's Name: Taylor Palmer, Esq., Cuddy & Feder LLP
(Please print)

Title: Attorney for the Applicant Agency: Cuddy & Feder LLP

Telephone Number: (914) 761-1300 Date: 1/28/2025

Local Waterfront Revitalization Plan
Consistency Statement

1064 Wolcott Avenue, Beacon, NY (Parcel ID: 5945-34-641767):

The 1.77-acre Wolcott Avenue property (the "Property") is presently improved with two buildings used as the Rose Hill Manor Day School. The Property is located at the intersection of Wolcott Avenue and Beekman Street as detailed in the below map taken from the Dutchess County Tax Parcel Viewer (*Image 1*). The Property is classified in the R1-40 and the Historic District and Landmark Overlay ("HDLO") Zoning Districts and is located within the City of Beacon's Waterfront Revitalization Management Area, as is more fully shown in the below map (*Image 2*) that is excerpted from the City's Local Waterfront Revitalization Plan ("LWRP"). The Harbor Management Area encompasses ". . . both surface waters and the lands adjacent to the surface waters that can influence what takes place on the surface waters and whose use may be influenced by what takes place on the surface waters."

Image 1 – Tax Parcel Viewer Image of the Property:

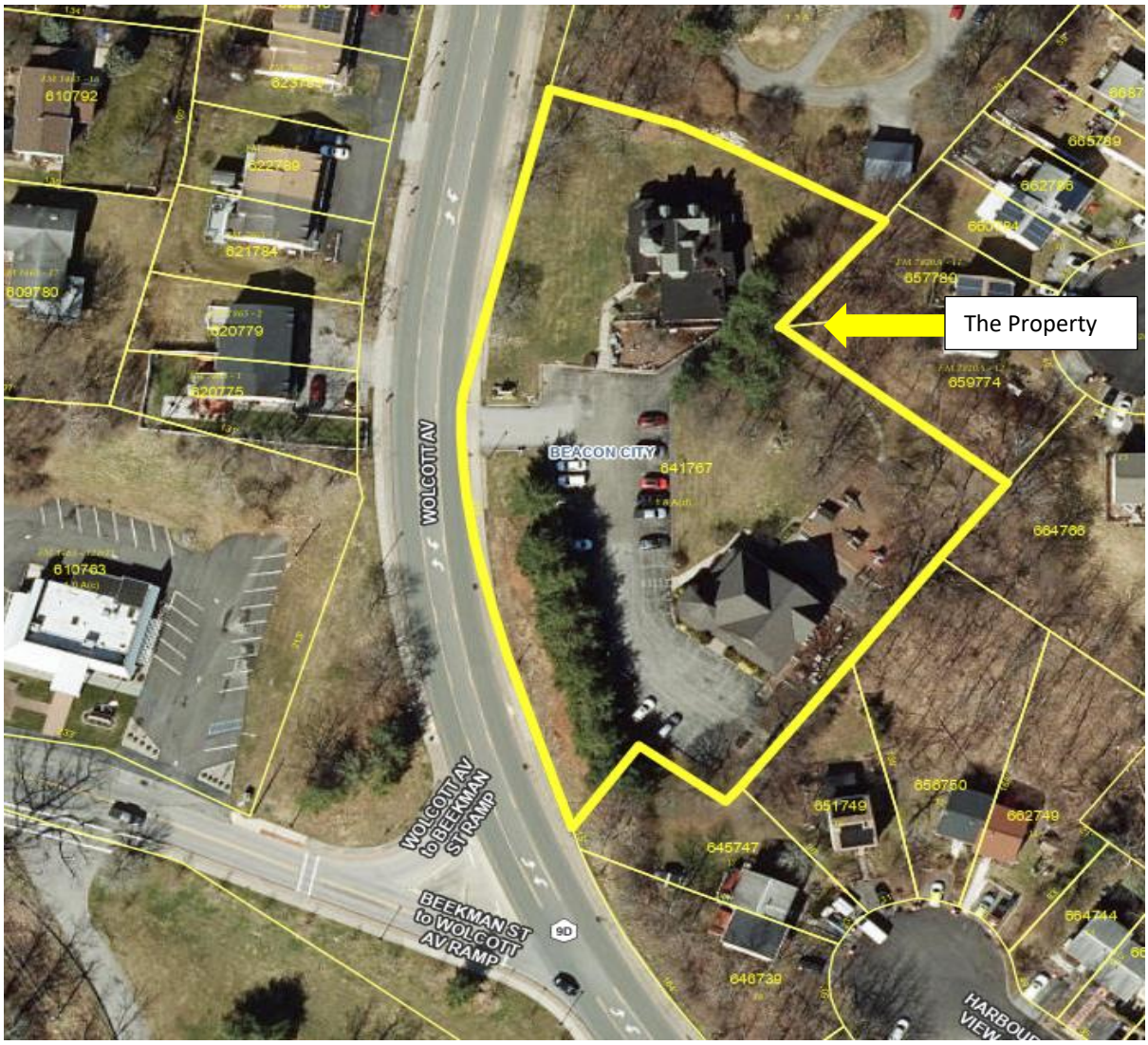

Image 2 – Harbor Management Area Boundary:

Note: The yellow circle shows the approximate location of the Property within the Harbor Management Area Boundary.

This LWRP Consistency Statement analyzes the manner in which the Application Site Plan Approval and Special Permit Approval for a hotel with associated guest amenity spaces and an accessory restaurant (the "Project") is consistent with the LWRP coastal policies related to viewsheds and environmental protection.[1] This LWRP Consistency Statement is submitted by the Applicant in furtherance of the environmental review of the project and the SEQRA documentation submitted by the Applicant.

THE PROPOSED HOTEL WITH ASSOCIATED GUEST AMENITY SPACES AND ACCESSORY RESTAURANT IS CONSISTENT WITH THE POLICIES SET FORTH IN THE LWRP:

The proposed Site Plan and Special Permit Application to develop a hotel with associated guest amenity spaces and an accessory restaurant is consistent with the Policies in the City's LWRP for the following reasons:[2]

[1] *See* City of Beacon Zoning Code §§ 220-5, 220-6 (reviewing agencies must ensure actions impacting this coastal area are consistent with the City's LWRP).

[2] The following LWRP Policies are inapplicable to the Project: Policy 1 (Revitalization of Waterfront Areas); Policy 2 (Facilitation of Water-Dependent Uses); Policy 6 (Expedite Permit Procedures); Policy 7 (Restoration of Coastal Habitats); Policy 8 (Prevent Pollution in the Coastal Area); Policy 9 (Increase Access to Coastal Resources); Policy 10 (Develop Commercial Fishing); Policy 11 (Buildings in the Coastal Area); Policy 15 (Excavation and Dredging Limitations); Policy 16 (Publicly Funded Erosion Prevention

POLICY 5 *Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.*

The explanation of Policy 5 in the LWRP states that public services shall be improved to support development in the Waterfront Revitalization Area. The Project will not place undue pressure on the public water distribution and sanitary sewer system.

POLICY 13 *The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.*

There will be no measurable increase in erosion or flooding generated by the Project. An on-site stormwater management system will be installed in connection with the Project, and will be managed through best management practices.

POLICY 14 *Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.*

No erosion protection structures are required, and there will be no measurable increase in erosion or flood as a result of the Project. The Project will not result in any increased risk to surrounding properties. Proper drainage and land restoration practices will be followed.

POLICY 23 and 23A *Protect, restore and enhance historic resources; encourage the restoration and adaptive re-use of large historic buildings such as the mills on Fishkill Creek.*

The Property contains a historic building which is currently operated as part of the Rose Hill Manor Day School, and a second building which was constructed in 2006 and incorporates some of the design elements of the existing building. The historic structure and the existing building will be preserved with minimal changes to the exterior, and will be complemented by an addition linking the two existing buildings with connection points stepped back from the front of the existing structures to preserve the existing historic character and dominance of the existing structures in the overall composition of the combined building design. The two existing buildings will be adaptively reused, in combination with the proposed addition, as a hotel with associated guest amenities and an accessory restaurant.

POLICY 25 *Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.*

Measures); Policy 17 (Non-Structural Flooding Measures); Policy 18 (Major Actions in the Coastal Area); Policy 19 (Public Access to Coastal Resources); Policy 20 (Public Access to Water's Edge); Policy 21 (Encouragement of Water-Based Recreation); Policy 22 (Provision of Water-Related Recreation); Policy 27 (Siting Energy Facilities); Policy 27 (Siting of Energy Facilities); Policy 28 (Ice Management Practices); Policy 30 (Discharge of Pollutants into Coastal Waters); Policy 31 (Modifying Water Quality Standards); Policy 32 (Alternative Sanitary Waste Systems); Policy 34 (Watercraft Discharges); Policy 35 (Dredging); Policy 36 (Hazardous Material Shipment); Policy 39 (Transport/Storage/Treatment/Disposal of Solid Wastes); Policy 40 (Discharges from Electric Generating and Industrial Facilities); Policy 42 (Significant Deterioration Land Classification); Policy 43 (Acid Rain Prevention); Policy 44 (Wetland Protection).

To advance this policy, the City has identified thirteen view sheds which require protection. It appears that the nearest identified view shed to the Property is View Shed 4, Route 9D & Wolcott Avenue, which refers to view changes to the southwest, in which "[t]he foreground is dominated by the old Nabisco printing plant, surrounded by woods and the Fishkill Landing Duplex development. The middle ground is the railroad track and the wooded area along the river. The background is a panorama from southwest to south dominated by the Storm King and Breakneck mountains to the south." The Property is situated to the northeast of this intersection, and therefore the proposed project would not have any impact upon this view shed.

POLICY 33 *Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.*

Best management practices will be used to ensure the control of stormwater runoff. An on-site stormwater management system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

POLICY 37 *Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.*

Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics, and eroded soils into coastal waters.

POLICY 38 *The quality and quantity of surface water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply.*

There will be no bulk storage of petroleum or chemicals on-site. The Project does not include or require wastewater discharged to groundwater, and is not located within 100 feet of potable drinking water or irrigation sources. The Project will be connected to the existing public water distribution system.

POLICY 41 *Land use or development in the coastal area will not cause national or state air quality standards to be violated.*

The Project will not lead to any violation of the National and State Air Quality Standards, and will comply with the State Implementation Plan.

CONCLUSION:
Accordingly, for the reasons set forth herein, the Applicant requests that this Board consider finding that the Site Plan and Special Permit Application is consistent with the Policies in the City's LWRP.

Preliminary Water and Sewer Engineer's Report: for 1064 Wolcott Avenue-Hotel & Accessory Restaurant

Prepared for:
JMARKMNG LLC
1064 Wolcott Avenue
Beacon, NY 12508

January 28, 2025

HUDSON
LAND DESIGN

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street
Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926

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5.0 SEWAGE CONVEYANCE 5

1.0 PROJECT LOCATION

The project site is a developed commercial parcel located at 1064 Wolcott Avenue in the City of Beacon, Dutchess County, New York. The property is identified as parcel number 5954-34-641767 in the City of Beacon Tax Maps and is currently the location of the Rose Hill Manor Day School, a daycare facility. The parcel consists of 1.767 acres of land upon which there are 2 multi-story buildings, 2 parking lots, and an access entrance to/from Route 9D/Wolcott Avenue. The northern existing building on the site is a 3-story framed building, and the southern building is a 2-story framed building. The current use of the project site includes, 2 residential apartments with 2-bedrooms each, a daycare facility that serves a maximum of 120 children and has a 20 member staff.

2.0 PROJECT DESCRIPTION

The project consists of the closing of the apartments & daycare facility and the renovation and adaptive re-use of the 2 existing buildings on the property along with the construction of a new interconnecting building in between the existing structures to accommodate a proposed hotel & restaurant. Additional general improvements to be constructed at the site include landscaping, an expanded parking area, and stormwater management practices on the site. The proposed improvements to new and existing buildings are as follows:

1. Hotel & Restaurant

A new building will be constructed between the two existing buildings and will connect to the separate buildings to create one single large structure for the planned hotel and restaurant. The new interconnecting building will comprise the central portion of the new hotel & restaurant. The 2 existing buildings will be renovated to convert them to the new planned use.

The new large structure will contain a hotel, restaurant and spa along with other amenity spaces. At the lower level, the hotel consists of a spa, massage room, gym, and other amenity spaces. On the first floor, the restaurant, reception desk and additional amenity spaces as well as guest rooms will be located. The 2nd and 3rd floor will contain guest rooms.

For water and sewer use purposes, the hotel & restaurant will consist of 41 guest rooms, a 57 seat restaurant, and a spa.

2. Employees

The hotel & restaurant are expected to have up to a maximum of 10 employees on the premises at any one time per shift; this would include the times where there may be shift

overlap therefore, the water and sewer usage is based upon 10 employees on the premises per day.

2.1 Design Standards

This report summarizes all data and information necessary for the design of the water and sewer infrastructure that will serve the project.

The project has been designed in accordance with the following:

- New York State Department of Health (NYSDOH) Standards for Individual Water Supply and Individual Sewage Treatment Systems Appendix 75-A
- Dutchess County Department of Health (DCDOH) Water and Wastewater Systems Design and Construction Standards
- New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Wastewater Treatment Works" for Intermediate Sized Sewage Facilities.
- Recommended Standards For Wastewater Facilities (Ten States Standards)

3.0 Estimated water & wastewater generation rates are taken from the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014 Edition"

Currently the project site is in use as a child day care facility. The wastewater generation rate for the project site's current use can be quantified as below:

Rose Hill Manor Day School Existing Conditions

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)	Total Reduced Component Flow (gpd)
Maximum Number of Children at the Daycare[1]	120	20	2,400	1,920
Maximum Number of Employees[2]	20	15	300	240
Bedrooms (Total # of Bedrooms in the 2 Existing Apartments)	4	110	440[3]	440[3]

Total Flow (for Current Use) with 20% Reduction for Water Saving Fixtures:

= 2,600[4] gpd

[1]Flow calculations are based upon the highest number of children at the day care, per day, during peak times.

[2]Flow calculations are based upon the highest number of employees (20 employees), per day, during peak times.

[3] The 20% reduction is already figured into the flowrate. No further reduction can be taken.

[3]20% reduction taken for Children and Employees only.

The proposed development for the site into a hotel and restaurant will increase the water demand/wastewater generations which is quantified below:

1064 Wolcott Avenue Hotel & Restaurant Proposed Conditions

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)	Total Reduced Component Flow (gpd)
Hotel Rooms	41	110	4,510[1]	4,510[1]
Restaurant Seats	57	35	1,995	1,596
Employees[2]	10	15	150	120

Total Flow (for Hotel & Restaurant Use) with 20% Reduction for Water Saving Fixtures:

= 6,226 gpd[3]

[1] The 20% reduction is already figured into the flowrate. No further reduction can be taken.

[2]Flow calculations are based upon up to 10 employee shifts per day during peak times.

[3]20% reduction taken for Restaurant and Employees only.

As shown in the Day Rose Hill Manor Day School **table, the property's current wastewater generation (and equal water demand) is 2,600 gpd. The proposed hotel & restaurant will in turn use about 6,226 gpd, which accounts for the current day care facility's demand equals**

a net increase of 3,626 gpd from the new proposed use. 3.1 Existing City Sewer Infrastructure

The City's Water and Sewer Superintendent will be contacted in order to verify that the City's sewage treatment system has the existing capacity for the proposed project. The sewage treatment plant has capacity for up to 6 million gallons/day (MGD) and is currently operating at 3.2 MGD to 3.5 MGD. In the past, there have been reported sewer surcharges during unique storm events in the City's sewer system. .

Much of the City of Beacon's sewer infrastructure is old and has many old sewer service connections from buildings and residential homes. In addition, there are likely illegal stormwater and sump pump discharges to the city sewer from both commercial and residential properties. As such, during these storm events, and the ground being saturated, the City's sewer system is overburdened with these additional flows. The City has been working for some time smoke testing the sewer lines in order to identify where illicit connections are. Whenever an illicit connection has been found involving City-owned stormwater/roof leader/sump pump connections to the sewer system, they have been eliminated. The City has also been mandating that these types of connections be eliminated from any existing developed property seeking a building permit. The City continues to work toward eliminating all illicit connections, and infiltration problems with their existing infrastructure. Before the improvements began, the City sewer plant would receive upwards of 12 MGD during storm events. Currently, the City's efforts in correcting the problem have reduced the flow during storm events to between 6 and 8 MGD. The City has been working extensively to eliminate I&I problems within it's sewer system through Capital Improvement Projects, and has recently reconstructed the dividing weir at the plant where the North Interceptor and the South Interceptor sewers meet at the plant.

3.2 Inflow and Infiltration on the Site (To Be Provided)

An inflow and infiltration (I&I) inspection of the site and existing buildings will be performed to ascertain if there are stormwater collection systems which are tied/discharge to the City's sanitary sewer system. The findings of the I&I inspection will be provided in this report once completed.

4.0 WATER SUPPLY

The project is expected to require 6,226gallons of water per day. The net gain of the water usage, from the property current use, is 3,626 gallons per day. The City's Water and Sewer Superintendent will be contacted to verify if the anticipated increase in daily water demand can be met by the City's water system.. According to the 2021 City of Beacon Annual Water Quality Report, the entire water district currently consumes an average of 2.28 million gallons per day (MGD). The total capacity of the water supply system is approximately 4 MGD. Therefore, after full build-out, the City's water supply will still have an excess of 1.7 MGD capacity.

There is an existing 12" ductile iron (DI) water main located within Wolcott Avenue. The north building at the site has an existing water service connection to the main on Wolcott Avenue. The south building has a 4" DIP connection to a water main located on Harbor View Court through a utility easement. .

Water supply to the existing buildings/end portions of the hotel will be provided by the existing service connections that are already in use. Water for the building addition will be provided by an internal connection of the new structure's internal plumbing to the plumbing of the south building.

The current 4" water service line to the south building is 4" class 52 ductile iron which provides adequate water for sprinkler systems within the existing building. This water line will provide domestic and fire suppression service to the proposed building addition. The water service line for fire suppression will split within the south building for domestic service. A minimum pressure of 20 pounds per square inch shall be maintained at the furthest point in the distribution.

5.0 SEWAGE CONVEYANCE

The project is expected to generate 6,226 gallons of wastewater per day, with a net gain of the wastewater generation, from the property current use, of +3,626 gallons per day. Sewage collection for the project will be handled by the existing sewer service connections for the 2 existing buildings on the property. The proposed building addition will be provided with a new 6" SDR 35 PVC sewer service line that will be connected to the existing 6" SDR 35 sewer service line for the existing north building which will then convey sewage to the City's sewer main on Wolcott Avenue. Raw line inverts that will provide for acceptable pitch from the building addition to the existing sewer service line have been provided on the plans. The minimum slope on the 6" sewer lines shall be 1.0%.

Two (2) sanitary manholes are proposed at changes of direction and pipe slope from the building addition's raw sewage line to the northern building's sewage service line.

5.1 Grease Trap

Based upon the proposed restaurant within the hotel, which will serve food, a grease trap is recommended. At this time, the kitchen for the proposed restaurant is still in the design phase and proposed flowrate volume is unknown. Once the design is finalized and the flowrate is known, a grease trap will be designed for the restaurant and sized per DC53 of the DCDBCH Design and Construciton Standards for Plan Submission Guide dated September 1st, 2016.

LANC & TULLY
Engineering and Surveying, P.C.

February 6, 2025

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

RE: 1064 Wolcott Avenue
Tax No. 5954-34-641767
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed hotel with accessory restaurant to be located at 1064 Wolcott Avenue:

- Project narrative correspondence dated January 28, 2025, from Cuddy & Feder, LLP.
- Application for Special Use Permit.
- Application for Site Plan Approval.
- Traffic & Parking evaluation correspondence dated January 28, 2025, from Colliers Engineering & Design.
- Full Environmental Assessment Form dated January 28, 2025.
- Coastal Assessment Form and Local Waterfront Revitalization Plan Consistency Statement.
- Report titled "Preliminary Water & Sewer Engineer's Report for 1064 Wolcott Avenue-Hotel & Accessory Restaurant", dated January 28, 2025, as prepared by Hudson Land Design.
- Stormwater Pollution Prevention Plan (SWPPP) for 1064 Wolcott Avenue, dated January 24, 2025, as prepared by Hudson Land Design.
- Plan set titled "Special Use Permit Application – 1064 Wolcott Avenue", consisting of Sheets 1 of 12 through 12 of 12, as prepared by Aryeh Siegel, Architect and Hudson Land Design, with Sheets 1 through 3 having a date of January 31, 2025, and Sheets 4 through 12 having a date of January 28, 2025.

The proposed project is the redevelopment of an existing site with two existing structures and entails the construction of a building to interconnect the two existing structures on the site, and development of the overall building for a hotel with an accessory restaurant. The project site consists of a single tax parcel that is located in R1-40 Zone and Historic District & Landmark Overlay (HDLO) Zone. The proposed hotel and accessory restaurant are allowable uses in the HDLO Zone by Special Permit in accordance with Section 223-24.7, Paragraph B of the Zoning Code.

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

General Comments:

1. Section 223-24.7, Paragraph B(1) of the Zoning Code states that sit-down restaurants are not to exceed a seating capacity of 50. The project narrative provided states seating for 56. This should be adjusted to comply with zoning or provide additional information as to why 56 seats is acceptable.

2. The applicant will need to seek a variance from the Zoning Board of Appeals for the required rear-yard setback. The required rear-yard setback in the R1-40 Zone is 50 feet, whereas the applicant is currently proposing a setback of 18.6 feet.

3. The applicant's consultant should conduct an Inflow & Infiltration study of the existing sites and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report, if any is required.

4. A separate lighting plan shall be prepared that provides photometrics across the site.

5. The project should be referred to the Beacon Fire Chief to see if there are any concerns that should be incorporated in the design, such as providing an additional fire hydrant in front of the site or on the site, recommended location for fire department connection (FDC) to sprinkler system, etc.

SEQRA Comments:

1. A response shall be provided to question D.1.e.i. on Page 3 of 13, as to the anticipated period of construction.

2. The response to question D.2.a.iii. states that the excavated material will be disposed of locally on other sites in need of clean fill. The applicant shall be aware that disposal of the material on any site in the City of Beacon will require that site to obtain and Filling & Grading permit from the Beacon Building Department prior to material being hauled and dumped on that site, unless it is a project that has already received site plan or subdivision approval from the Planning Board and showed that it required fill for the project.

Engineer's Water & Sewer Report:

1. The last sentence in the "Hotel & Restaurant" section, under Section 2.0 – Project Description on Page 1, notes a 57-seat restaurant. The number of seats in the restaurant shall be revised to be consistent with the other documents submitted, which state 56 seats at this time.

2. The last bolded sentence on Page 3 of the report should be revised to read "The proposed hotel & restaurant will in turn use about 6,226 gpd, which equates to increase in demand of 3,626 gpd over the 2,600 gpd used on site presently.

3. At the top of Page 4, the title for Section 3.1 should be shifted down so that it is not part of the previous paragraph.

Site Plan (Sheet 1 of 12):

1. The site plan shows a bio-retention stormwater facility to be located behind the hotel, but the engineering plans for the project show and call out an underground stormwater infiltration system to be installed. The proposed work on the site shall be coordinated between plans so that they are showing the aspects of work.

2. ADA accessible curb ramps shall be provided on the plan.

3. The proper signage for the ADA accessible parking areas shall be provided on the plan.

4. An FDC connection is shown on the left side of the existing building on the south side of the site that would be at the point of connection between the existing building and proposed expansion. If this is the location of an existing FDC connection it should be removed from the plan, as the location of the FDC will need to be revised.

5. The plan shall be revised to reflect all retaining walls as depicted on Sheet 6 of 12.

6. On the front right side of the connector building, a masonry planter is show to extend out into the sidewalk along the front of the parking stalls, reducing the width of the walk to 3 feet. Either the planter should be adjusted or the parking lot and sidewalk shifted to allow for a full 5-foot width on the sidewalk along it entire length.

Landscape Plan (Sheet 3 of 12):

1. It is recommended that additional landscaping be provided along the parking lot on the rear side of the hotel to provide additional screening for the adjacent residents from vehicle headlights. We would further recommend that some year-round landscaping be used in this area to provide screening during the winter months.

2. The landscape plan shall include a planting schedule identifying the number of each planting, as well as the size of each planting to be installed.

Building Plans (Sheet 4 of 12):

1. Given the proposed uses within the facility, the building will be required to be sprinklered. The current floor plans do not show a sprinkler room, nor do they show a mechanical or electrical room. The floor plans should be revised to reflect all utility rooms that will be required for the project.

Grading & Utility Plan (Sheet 6 of 12):

1. With regards to the underground infiltration area proposed behind the building, please refer to Comment No. 8 under the SWPPP Comments.

2. The grading along the entrance and the first portion of the parking lot should be reviewed, as it appears that a valley is being created.

3. The location of the catch basins at the top of the entrance should be adjusted so that they are at the curb line. At present, it appears that water running along the curb lines will by-pass the catch basins and run down the entrance to the road.

4. Consideration should be given to reconfiguring the location of the hydro-dynamic separator and drainage located in the middle of the entrance.

5. Consideration should be given to installing additional catch basins within the front parking lot and travel lane to interceptor stormwater runoff sooner.

6. An additional catch basin should be added on the south side of the entrance before the sidewalk to intercept any stormwater runoff to prevent runoff from the site across the sidewalk and out into the road, which could lead to icing conditions during winter months.

7. As the project will need to be sprinklered, is the 4" water service large enough to service the project?

8. What is the size of the water service that is currently servicing the building located on the north side of the parcel? Is this water service to remain, or will it be abandoned?

9. The plan shall show the location of the ADA accessible ramp near the ADA accessible parking stall on the north side of the parking lot.

10. Additional spot elevations shall be provided along the ADA accessible ramps to ensure proper grading of the ramps.

Construction Details (Sheet 10 of 12):

1. As there are portions of retaining walls that exceed 4 feet in height, a note shall be added to the retaining wall detail stating that walls shall be designed by a licensed professional engineer in the State of New York. All wall designs and calculations shall be submitted to the Building Inspector prior to the construction of any walls on the site.

2. The concrete sidewalk details shall be revised to reflect a maximum cross-slope of 1.5%.

Construction Details (Sheet 11 of 12):

1. The sheet includes details for a bio-retention stormwater facility, but the plans depict and call out an underground stormwater infiltration system. The bio-retention construction details should be removed and replaced with construction details for the proposed underground stormwater system.

SWPPP Comments:

1. Sheets 1 and 3 of the plan set call out and show a proposed bio-retention area to be constructed behind the hotel, with Sheet 11 providing construction details for a bio-retention area, but the other sheets in the plan set show an underground stormwater infiltration system to be constructed in this area, as well as the SWPPP reflecting the construction of an underground infiltration system. The plans and construction details shall be coordinated to show what is actually proposed.

2. The plans shall show how stormwater is being routed into the underground infiltration system shown on Sheet 6 of 12. Please revise the plans to show how stormwater gets to the stormwater facility.

3. The references to the general permit GP-0-20-001 shall be updated to GP-0-25-001. All parts of the SWPPP shall be compliant with the GP-0-25-001 general permit.

4. Storm distribution types I, II, III,... are no longer used for stormwater modeling within the 2024 NYS Stormwater Design Manual. See section 4.9 of the 2024 Stormwater Design Manual, page 4-8, which further explains the way that stormwater distribution data is to be obtained, and the report is to be updated accordingly.

5. As per section 9.2.1.A.IV in the 2024 NYS Stormwater Design Manual (page 9-2), as well as noted within the submitted SWPPP in Section 4 – Redevelopment Activity, a minimum of 75% of the redevelopment WQv should be treated. Provide both required and provided WQv in the table summarizing the WQv provided, as stating that "Flow-through treatment device (Hydrodynamic Separator) sized for online flow of disturbed existing areas to be redeveloped", does not sufficiently show that the above requirements have been met.

6. Profiles are provided for underground structures and piping, but the underground infiltration practice is not shown in the profiles. Please add the infiltration practice to the driveway profile.

7. An underground infiltration practice is proposed to treat RRv on this site. The feasibility section of the 2024 NYS Stormwater Design Manual section 6.3.1, page 6-40, states that "to be suitable for infiltration, underlying soils shall have an infiltration rate (fc) of at least 0.50 in/hr, as confirmed by field geotechnical tests. The minimum geotechnical testing shall be consistent with Appendix "D". Soil testing will need to be witnessed by the City Engineer's office when performed.

8. Table 6.10 of the 2024 NYS Stormwater Design Manual, "Infiltration Practice Minimum Separation Requirements" on page 6-41, states there shall be a minimum horizontal separation distance of 25 feet from structures to underground infiltration systems. The table also provides for minimum required vertical separation distances from the bottom of the system to the highwater table and bedrock. It shall be further noted that Note 4 at the bottom of the table states "Infiltration practices shall be located downgradient of structures and septic systems." Based upon this note, the location of the proposed infiltration system is not compliant and needs to be relocated on the site.

9. Section 6.3.2 of the 2024 NYSDEC Stormwater Design Manual, page 6-42, requires that *"runoff conveyed to an infiltration practice by pipe or concentrated flow, under all storm events, shall utilize a pretreatment device or flow dissipator to reduce flow velocity prior to entering the practice"*. Currently there is no pretreatment or flow dissipation device shown prior to the underground infiltration system. The system shall be revised to provide for a pre-treatment/flow dissipator device prior to the underground infiltration system.

10. A concrete washout detail, complaint with NYSDEC standards, shall be provided on the erosion and sediment control plan and construction detail sheets.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Cory Wirthmann, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board

FR: KARC Planning Consultants, Inc.

DATE: February 11, 2025

RE: 1064 Wolcott Ave Site Plan/Special Use Permit Amendment, JMARKMNG, LLC (Mark DiFabio)

I have reviewed the following materials regarding the proposed site plan and special use permit for the project located at 1064 Wolcott Ave:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated January 28, 2025
- Stormwater Pollution Prevention Plan (SWPPP), prepared by Hudson Land Design, dated January 24, 2025 (Attachment 1)
- Site Plan Set, prepared by Aryeh Siegel Architect and Hudson Land Design, dated January 28, 2025 (Attachment 2 & 3)
- Exhibit A: Images of Premises and Surrounding Area
- Exhibit B: Application for Special Use Permit, prepared by Mark DiFabio, dated January 7, 2025
- Exhibit C: Application for Site Plan Approval Form, prepared by Mark DiFabio, dated January 7, 2025
- Exhibit D: Traffic and Parking Evaluation Letter, prepared by Colliers Engineering & Design, dated January 28, 2025
- Exhibit E: Full Environmental Assessment Form, prepared by Hudson Land Design, dated January 28, 2025
- Exhibit F: Coastal Assessment Form & Local Waterfront Revitalization Plan Consistency Statement, prepared by Cuddy + Feder, dated January 28, 2025
- Exhibit G: Water and Sewer Report, prepared by Hudson Land Design, dated January 28, 2025

Project Description:

The proposed project entails adaptive reuse of two existing buildings that compromise the Rose Hill Manor Day School and construction of an addition linking the two buildings for redevelopment of the overall site into a 32,569 square foot, three (3)-story hotel. The hotel will include 41 guest rooms, associated guest amenity spaces, and a 56-seat accessory restaurant. Site improvements including new retaining walls, concrete sidewalks, landscaping, 50 off-street parking spaces, and parking lot modifications are also proposed. The proposed project is located on a 1.77 acre lot in the R1-40 zoning district and Historic District and Landmark Overlay Zone (HLDO).

Comments & Recommendations:

1. **Proposed Use:** Certain commercial uses are permitted by Special Permit in the HDLO under Section 223-24.7, as an incentive for the preservation of historic structures. Among the listed uses are "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views." The new addition connecting the two existing structures does appear to be screened to the north and south during the summer months by existing trees and the existing buildings themselves. However, the new construction is highly visible from Wolcott Avenue to the west. The Board should discuss whether the proposed placement of the new construction and proposed landscaping provide adequate screening of the new structure. Per Section 134-7(B), as elevations and renderings are further developed, care should be taken to ensure that the existing historic three (3) story building on the northern portion of the site remains the most prominent feature of the site and new construction is sufficiently recessed.

2. **Proposed Use:** Section 223-24.7 also permits "sit-down restaurants not to exceed a seating capacity of 50." The applicant is proposing a 56-seat restaurant. The seating capacity should be reduced to 50. Alternatively, the Planning Board may allow a larger number of seats if the applicant can demonstrate that such larger number is warranted by one or more of the following: building size, building configuration, the nature of the proposed preservation, and/or the historic nature and context of the building(s) and the need for preservation and/or adaptive reuse.

3. **Architectural Design & Preservation:** Project materials note that the historic structure (1900) and existing building (2006) will be preserved with minimal changes to the exterior. The proposed elevations will need to be further developed with notes and callouts provided to identify proposed restoration work and modifications. The elevations should also include proposed colors, materials, and major dimensions ensure compliance with portions of Section 134-7(C).

4. **Rear Yard Setback:** The applicant has noted that a variance from the ZBA will be required to permit an 18.6 ft rear yard setback where a 50 ft rear yard setback is required.

5. **Tree Removal:** Neither the Existing Conditions and Demolition Plan (sheet 2 of 12) nor the Landscape Plan (sheet 3 of 12) note existing trees to be retained or removed. Existing trees to be removed should be shown on the demolition plan, and it would be helpful if existing trees to be retained were indicated on the landscaping plan.

6. **Lighting Plan:** A photometric plan will be required to ensure compliance with SECTION 223-14(B)

7. **Screening of Parking Facilities:** Per Section 223-14.2, outdoor parking areas and recreational facilities for hotels shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting. The proposed parking expansion on the eastern portion of the site, including the proposed refuse area, are less than 20 feet from the property line abutting the rear yard of residential properties on Harborhill Court. The Planning Board may require a visual analysis of the area to ensure appropriate screening via landscaping or fencing is provided.

8. **Traffic & Parking:** The Zoning Code requires that the project provide a minimum of 27 parking spaces up to a maximum of 71 parking spaces. A total of 50 parking spaces are proposed on-site, including 2 ADA accessible parking spaces. While the revised demand calculations and Traffic & Parking Analysis should be reviewed by the Board's Traffic Consultant. Additionally, the zoning summary table on Sheet 1 of 12 should be updated to reflect 50 spaces proposed, rather than 48.

9. **Application Forms:** The existing and proposed non-residential floor space should be noted on the Application for Special Use Permit (Exhibit B) and Application for Site Plan Approval (Exhibit C). Additionally, the EAF states that 2 two-bedroom apartments exist onsite, but these units are not indicated on the application forms. The forms should be corrected and updated.

10. **Local Waterfront Redevelopment Program**: The proposal is within the City's LWRP Boundary. The applicant has provided a Coastal Assessment Form and a consistency statement for the proposal. These documents are sufficient for the Planning Board to declare an LWRP Consistency Determination as part of the review process.

If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Cory Wirthmann, Acting Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
02/11/2025

Title:

Certificate of Appropriateness – 161 Main Street; Sign

ATTACHMENTS

161 Main PB 2.11.25 ARB sign.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: January 21, 2025

Project Address: 161 Main Street, Beacon NY 12508

Project Architect/Engineer: n / a

Owner/Builder: Barbara Simms

Contact Phone No.: 845-235-5725 Email: fsgsimsaol.com

Approval Requested: x Certificate of Appropriateness _____ New Single-Family House
(sign or façade change)

Color/Materials:

Siding: n / a

Roofing: n / a

Windows: Color: n / a Type: n / a

Trim: n / a

Garage Door: n / a

Stone/Brick: n / a

Barbara J Simms

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00 PAID 1/24/2025, chk #553

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ____
Disapproved: _____ 20 ____

_____
Building Inspector

Application for Sign Permit

Date January 21, 2025

Address of Sign 161 Main Street, Beacon, NY 12508

PROPERTY OWNER

Name Barbara Simms Phone 845-235-5725
Address 5 Cutterdge Pl., Beacon NY 12508

BUSINESS OWNER

Name of Owner Sierra Yaun Phone (917) 545-5514
Name of Business: The Floral Society
Type of Business: Retail Store
Address 161 Main St Beacon, NY

SIGN COMPANY

Name Superior Sign Service Phone 845-227-5928
Address 818 NY-82 Hopewell Junction, NY 12533

ELECTRICIAN – (For Illuminated Signs)

Name n/a Phone n/a
Address n/a

TYPE OF SIGN:

_____ Ground ($25) ___x___ Wall ($15) _____ Temporary Sign ($10)

Sign Content: Background painted in Warm Gray, with THE FLORAL SOCIETY logo painted in Parchment
Height of sign (if applicable) 8'- 6" Sign Dimensions 36" W x 20" H
Type of materials to be used: Painted Wood
Means of anchoring: 6 in stainless steel eye screws into entryway ceiling

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

Barbara Simms
(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Barbara Simms / Brenda Sims
(Applicant)
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.

Applicant Address: 5 KITTERIDGE PLACE
Project Address: 161 Main St Beacon NY
Project Tax Grid #:
Type of Application: Facade Wall Sign

*** 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, BRENDA J SIMS, 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. TRUE
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. TRUE
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. TRUE

Signature of Owner

Title if owner is corporation

THE FLORAL SOCIETY

PREPARED BY MARIA PASTORE
01/22/2025

Retail Sign — Hanging Above Centered in Front , Materials TBD, Hand-Painted?

Drawing is for mockup only and is not to scale nor an accurate representation of the existing facade

BACKGROUND COLOR

PANTONE
Warm Gray 10 C

LOGO COLOR "PARCHMENT"

PANTONE
13-0905 TCX
Birch

LORRAINE TYNE
MARION ROYAEL GALLERY
FOR RENT
SAM'S REALTY

City of Beacon Planning Board Agenda
02/11/2025

Title:

Certificate of Appropriateness – 173 Main Street; Sign

ATTACHMENTS

173 Main PB 2.11.25 ARB sign.pdf

480

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1/28/2025

Project Address: 173 Main Street, Beacon NY 12508

Project Architect/Engineer: _____

Owner/Builder: Gjater Berisha

Contact Phone No.: 845 765 2281 Email: BerishaBrothers@optonline.NET

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: * adding sign to front of Bldg. please see attached

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

X _____
Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00 PAID 1/27/25 CHK # 111

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ___
Disapproved: _____ 20 ___

_____
Building Inspector

Application for Sign Permit

Date 1/28/2025

Address of Sign 173 Main St. Beacon, N.Y 12508

PROPERTY OWNER

Name Gjafer Berisha Phone 845-765-2281
Address 169 Main St. Beacon NY 12508 - _____

BUSINESS OWNER

Name of Owner Elizabeth Nuñez Rodriguez Phone 914-755-0230
Name of Business: Estilo y Vino Wine Bar
Type of Business: Wine Bar
Address 173 Main Street Beacon, N-Y 12508

SIGN COMPANY

Name Sins Language Phone 845-471-3900
Address 3A Mapleview Road, Poughkeepsie, NY 12603

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) + Wall ($15) _____ Temporary Sign ($10)

Sign Content: Name of the Bar "Estilo y Vino Wine Bar"
Height of sign (if applicable) 10.67" Sign Dimensions 24 IN by 10.67 IN
Type of materials to be used: Aluminum & acrylic
Means of anchoring: Existing hanging bracket 22" OC

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Gjafer Berisha
(Applicant)

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

Gjafer, Skender, Gazmend, Shaban Berisha

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

465- 467 Main ST

169- 175 Main ST

Applicant Address: 169 Main St Beacon NY 12508
Project Address: 173 Main ST Beacon NY 12508
Project Tax Grid #:
Type of Application:

*** 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, Gjafer Berisha, 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. ✓

X _____
Signature of Owner

_____
Title if owner is corporation

Sign Language INCORPORATED

3A Mapleview Road
Poughkeepsie, NY 12603

p/845.471.3800

TomSignLanguage@gmail.com

Date: 1/30/2025

Proposal for: Estilo Y Vino
173 Main Street
Beacon, New York

Contact: Elizabeth p: (914) 755.0030

Email: Elizabethnurod@gmail.com

Description: Double Sided Hanging Sign

Customer Proof

Sign Language INCORPORATED
3A Mapleview Road Poughkeepsie, NY 12603
p/845.471.3800
TomSignLanguage@gmail.com

Date: 12/16/2024

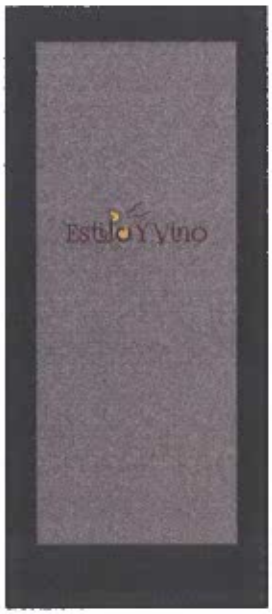
Location: Estilo Y Vino
173 Main Street
Beacon, NY

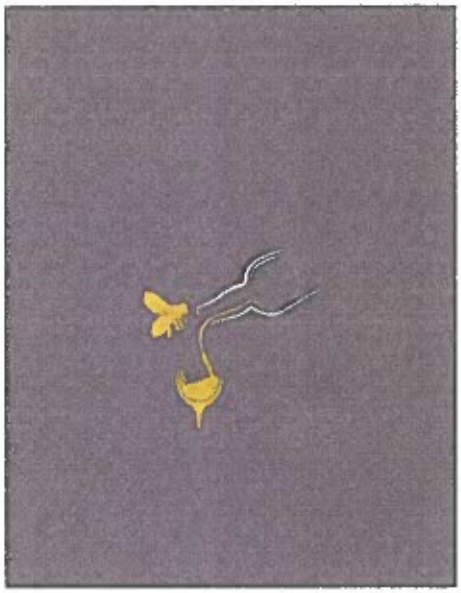
Contact: Elizabeth p: (914) 755.0030

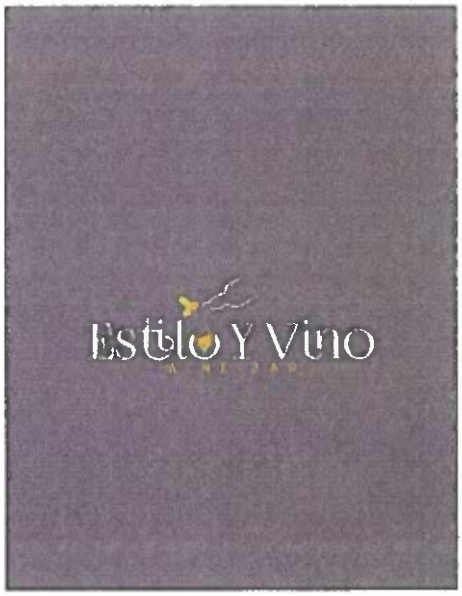
Email: elizabethnurod@gmail.com

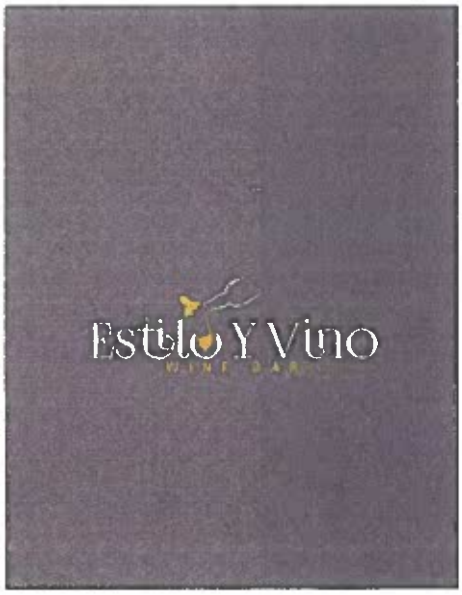
Description: Sign Design Layouts

Customer Proof









City of Beacon Planning Board Agenda
02/11/2025

Title:

Certificate of Appropriateness – 465 Main Street; Façade and Sign

ATTACHMENTS

465 Main PB 2.11.25 ARB facade, sign.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: January 28, 2025

Project Address: 465-467 Main Street - Beacon, New York 12508

Received:

Project Architect/Engineer: Aryeh Siegel Architect

JAN 28 2025 NP

Owner/Builder: Skender Berisha

City of Beacon Building/Planning/Zoning

Approval Requested: ☑ Certificate of Appropriateness ☐ New Single Family House

Color/Materials:

Siding: Not Applicable

Roofing: Not Applicable

Windows: Color: See plans Type: Bi-fold

Trim: See plans

Garage Door: Not Applicable

Stone/Brick: Not Applicable

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00 PAID 1/28/25 CHK # 5380

NEW COLUMN CAPS TO MATCH EXIST COLMN MATERIAL

NEW LIMESTONE FACADE SURFACE TO MATCH COLUMS IN LIMESTONE

FIXED AWNING WINDOWS (a)

BI-FOLD TEMPERED GLASS WINDOWS(b)

RECESSED WOOD FRAME PANELS W/TILE INSERT(c)

WALL SCONES (1)

SIGNAGE (2)

SIGN DOWNLIGHTING (3)

NEW 4" RECESED LIGHT BOX (4)

TERRAINE ELEVATION

BUILDING ELEVATION
SCALE 1/4" - 1'0"

465-467 MAIN STREET
BEACON, NEW YORK

BROTHERS TRATTORIA
BEACON

ford skoglund design

DATE:

SCALE:

SHEET:
P-1

RENDERING FOR FACADE UPGRADES TO 465-467 MAIN STREET BEACON, NY

RENDERING
NEW FACADE

BROTHERS TRATTORIA
BEACON

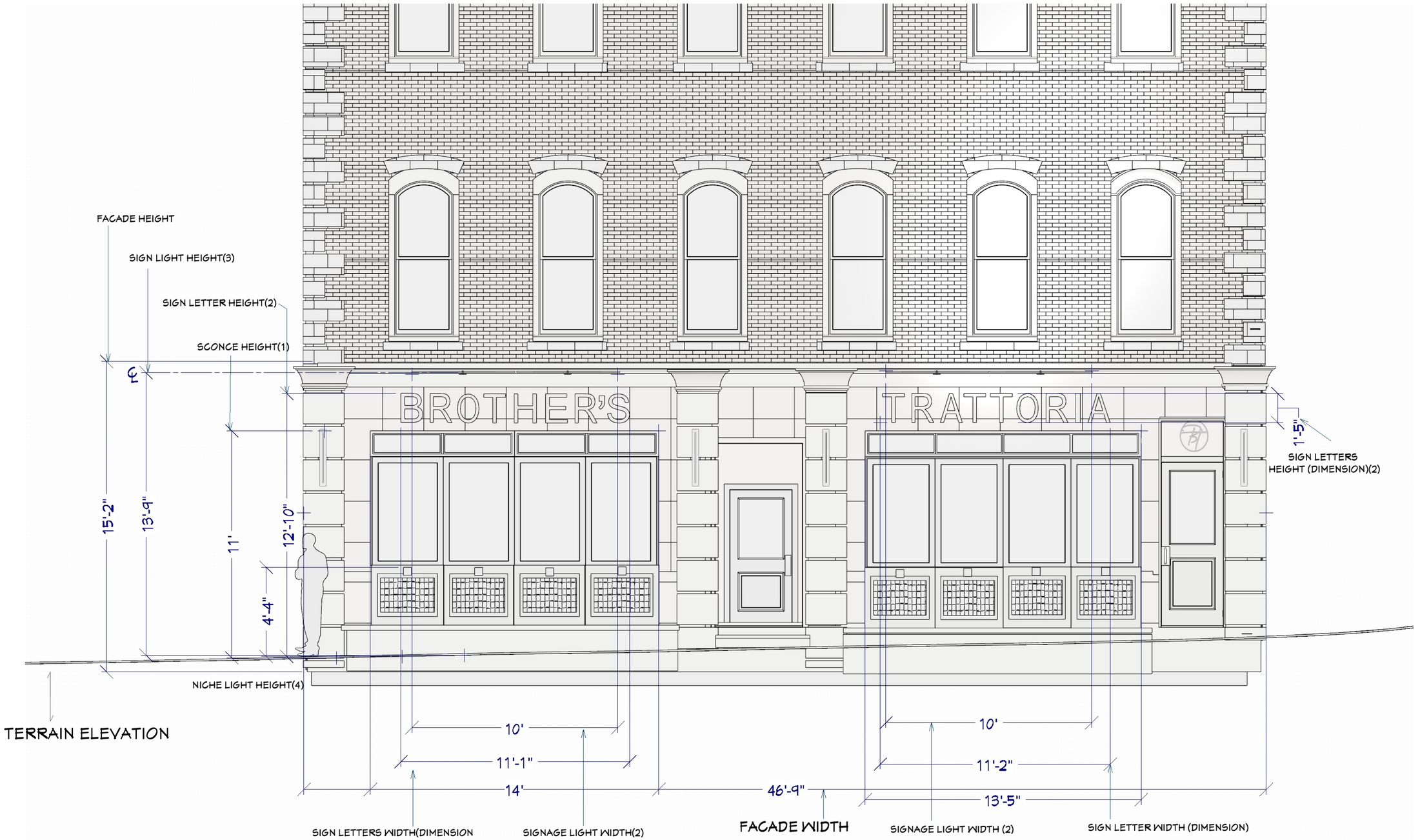
ford skoglund
design

DATE:

SCALE:

SHEET:
2

NEW LIGHTING DESIGN



LIGHTING LOCATIONS & DIMENSIONS

BROTHERS TRATTORIA
BEACON

ford skoglund design

DATE:

SCALE:

SHEET:
3

SCONCE LIGHTING (1)

WAC LIGHTING

Revels

Outdoor Wall Sconce

Fixture Type: SCONCE LIGHTING ONE
Catalog Number:
Project:
Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
● WS-W13336 36"	● 3000K ○ 3500K ○ 4000K	● BK Black	17W 17W 17W	400 400 400	256 256 256

3000K

Example: **WS-W13336-40-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Balanced with geometric precision. A slim bar of light glowing between the lines of a minimal profile.

FEATURES

- Illumination on both sides with acrylic diffuser
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- 3CCT switch installs in the junction box
- ACLED driverless technology
- 5 year warranty

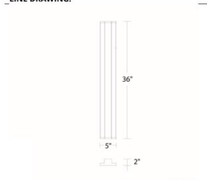
SPECIFICATIONS

Color Temp:	4000K,3500K,3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL,IP65 Wet Location Listed
Construction:	Extruded aluminum body with PC diffuser

FINISHES:

Black

LINE DRAWING:



SIGN LIGHTING (3)

ALCON LIGHTING

SPECIFICATION SHEET

Shop Now

Project Name: BROTHERS TRATTORIA Type: 11704 Quantity: 2

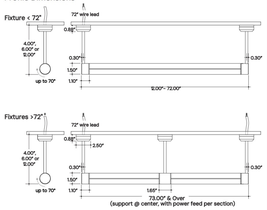
INTENDED USE

Our outdoor architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for lighting wider wall areas. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. Made in America.

FEATURES

Construction: Extruded aluminum
CRI: 90+
Lens: Clear
Lumens per foot: 565 lms
Watts per foot: 9.6W
Driver: External IP68-rated universal driver capable of 0-10V, MLV, ELV, TRIAC dimming to 1%.
Voltage: LED 24VDC & driver 120-277V
Life: 50,000 hours
Listings: cULus, Made in the USA Warranty: 5 years carefree for parts & components (Labor not included).

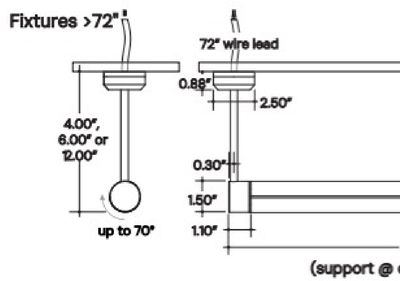
Profile Dimensions



Fixture Head Rotates 70°

SPEC GRADE · 5 YEAR WARRANTY · cULus · IP68 · WET · RoHS COMPLIANT · MADE IN USA

Alcon Lighting 11703 Adjustable Wall Art and Sign Light



Item	Qty	Product Info
1	2.00	ALCON LIGHTING 11704-CR10-30K-12-BZ ADJUSTABLE OUTDOOR WALL ART AND SIGN LIGHT

ALCON LIGHTING

SHOP NOW

Project Name: Type: Quantity:

FIXTURE SPECIFICATIONS

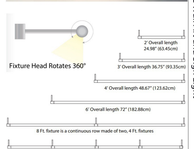
INTENDED USE

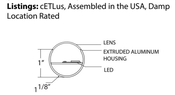
Our architectural specification-grade linear wall-mounted light showcases signs or works of art. The fixture comes with an option to extend the length for highlighting wider works, signs or wall pieces. Constant and evenly distributed illumination from beginning to the end of runs adds value to commercial or residential settings. This indoor architectural extruded cast aluminum product with adjustable swivels is made in America.

FEATURES

Construction: Extruded aluminum
Lens: Frosted
CRI: 90+
Voltage: 24V LED Fixture; 120-277V Triac, ELV, MLV and 0-10V Remote Driver
Average Life: 50,000 hours
Warranty: 5 Years Carefree for Parts & Components (Labor Not Included)
Listings: cETLus, Assembled in the USA, Damp Location Rated

Fixture Head Rotates 360°





Alcon Lighting 11703 Adjustable Wall Art and Sign Light

NEW SIGN LIGHTING SPECS.

10 FEET
565 LMS PER FOOT
9.6 WATT
COLOR TEMP 3000K
12" ARM LENGTH

NICHE PANEL DOWNLIGHT(4)

Brik | E23212-BK

Job Name: Job Type: Quantity: Comments:

PRODUCT DESCRIPTION

Low profile LED up and down wall sconce which can be used interior or exterior are available in both Black and White. The flat face provides a place for numbers which makes these great for multi-family installations.

MEASUREMENTS

DIMENSION	: 4.75" W x 4.75" H x 1.5" Ext
BACK PLATE	: 4.75" W x 1.25" H x 2.25" HCO
HANGING WEIGHT	: 1.21 lb

LAMPING

INPUT VOLTAGE	: 120V
LUMENS	: 600 Rated (440 Del.)
BULB	: 2 x 4W LED PCB Integrated , 8W Total
BULB INCLUDED	: (Integrated)
DIMMABLE	: Triac CL or ELV
CRI	: 90+ CRI
COLOR_TEMP	: 3000K
LIGHTING_DIRECTION	: Up/Down

FINISHES OPTION

Black
White

MATERIAL

Aluminum, Glass

RATINGS

cETLus
Wet Location
ADA

ADDITIONAL

INSTALL UP/DOWN: Up
RATED LIFE 50000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

PHOTOMETIC: Report Found Online

NICHE LIGHT

LIGHTING FIXTURE DETAIL

BROTHERS TRATTORIA
BEACON

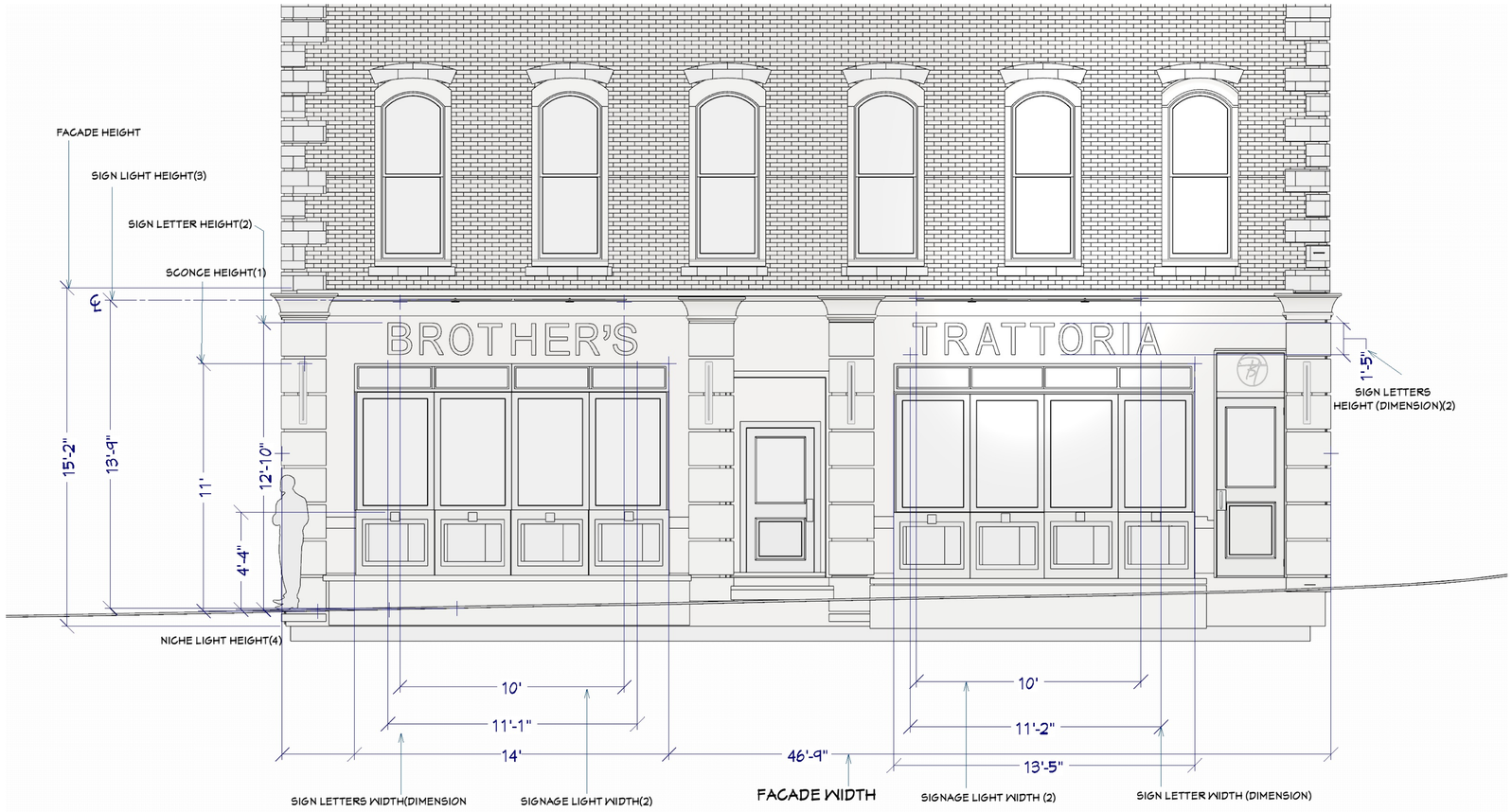
ford skoglund design

DATE:

SCALE:

SHEET:
4

SIGN DIMENSIONS AND LAYOUT (2)



Quote 2:

Fabricated Aluminum

Arial

17" High

2" Depth

Total width 291"

Anodized Gold

Stud Mount w/ 4" Standoffs

Installation Pattern

Text: BROTHER'S TRATTORIA

Free Ship

Price: $8,879.93

QUOTE IS VALID FOR 30 DAYS

Tax applies to billing and/or shipping addresses in Florida only

The installation pattern is included.

Lifetime guarantee against breaking, chipping, and fading.

Free shipping to Contiguous US on orders $35 and over.

Production time is 2-3 weeks once the proof is approved.

If you decide to order we will email you a cart to check out directly.

We will send you a proof for your approval, before production begins.

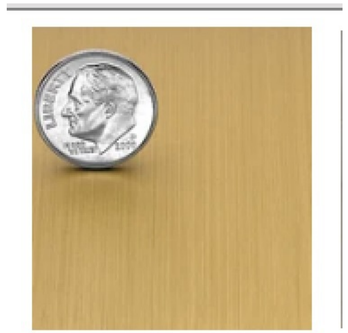
Please let me know if you have any questions.

Thank you,

Monica

American Sign Letters

877-704-5170



Anodized Gold

FONT = ARIAL

SIGN & LETTERING DETAILS

BROTHERS TRATTORIA
BEACON

ford skoglund design

DATE:

SCALE:

SHEET:
5

NEW WINDOW AND PANEL INSERTS

WIDTH
FIXED AWNING(a)
BI-FOLD WINDOWS(b)
FIXED WOOD PANELS(c)

THIS SECTION WOULD REPLACE THE EXISTING TWO WINDOWS

WIDTH
FIXED AWNING(a)
BI-FOLD WINDOWS(b)
FIXED WOOD PANELS(c)

THIS SECTION WOULD FIT INTO THE EXISTING OPENING

WINDOW DETAILS

BROTHERS TRATTORIA
BEACON

ford skoglund design

DATE:

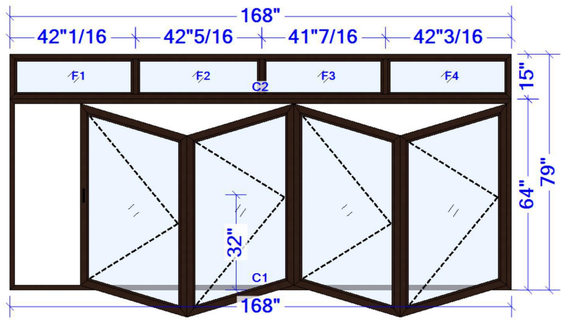
SCALE:

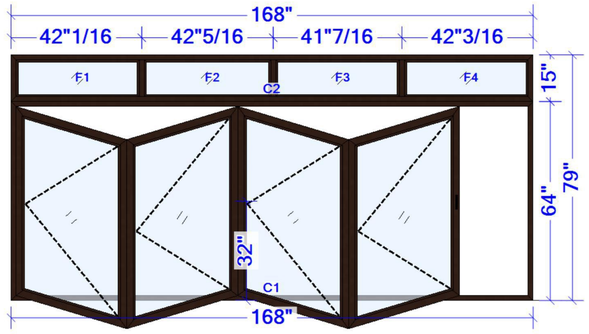
SHEET:
6

WINDOW SPECS.
BI-FOLD WINDOWS (B)

INTERIOR

WINDOWS FOLD INTO THE INTERIOR

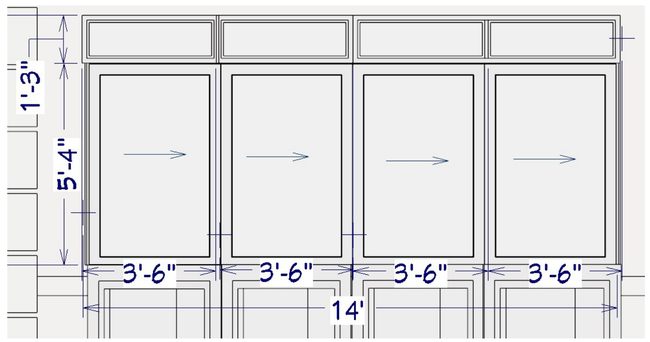


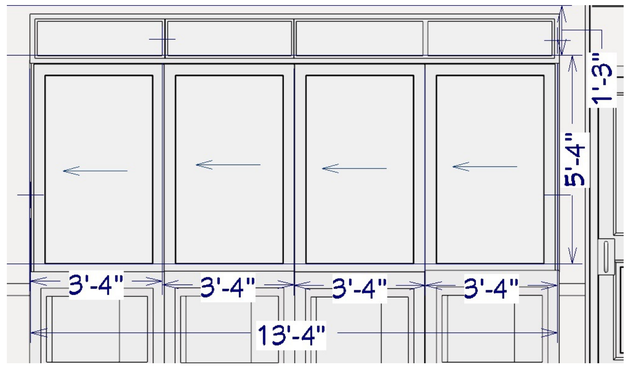


SLIDING WINDOWS INSIDE FOLD

EXTERIOR

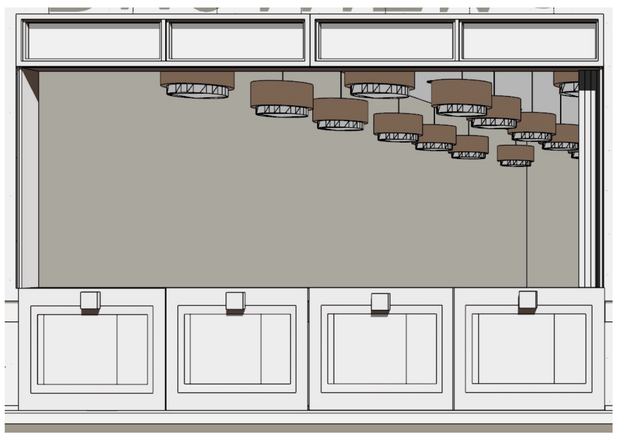
EXTERIOR WINDOWS CLOSED

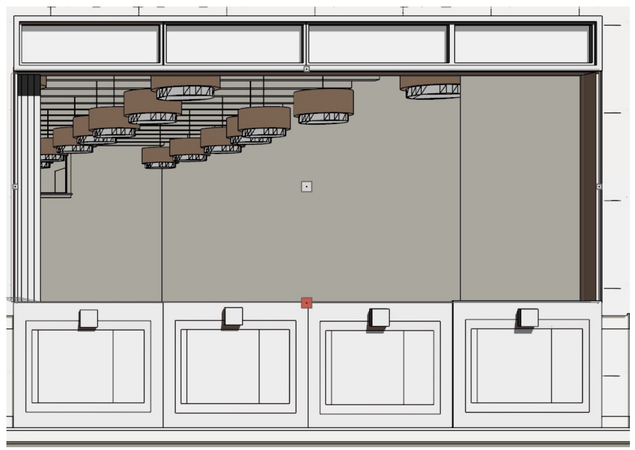




EXTERIOR

EXTERIOR WINDOWS OPEN





Product	Price	Quantity	Subtotal
Whole Custom Bifold Windows Thermal Break [Edit options] Width(in): 168 $0.00 Height(in): 64 $0.00 Area (Sqf): 74.67 Window Price: 9707.10 $9,707.10 Colors: Matt Black(Flat rate cost) Folding Inside: $0.00 4 Panels: $0.00 Folding From Left To Right: $0.00 Available date: 65-75 days	$9,837.10	- 1 +	$9,837.10
Whole Custom Bifold Windows Thermal Break [Edit options] Width(in): 160 $0.00 Height(in): 64 $0.00 Area (Sqf): 71.11 Window Price: 9244.30 $9,244.30 Colors: Matt Black(Flat rate cost) Folding Inside: $0.00 4 Panels: $0.00 Folding From Right To Left: $0.00 Available date: 65-75 days	$9,374.30	- 1 +	$9,374.30

WINDOW & PANEL DETAILS

BROTHERS TRATTORIA
BEACON

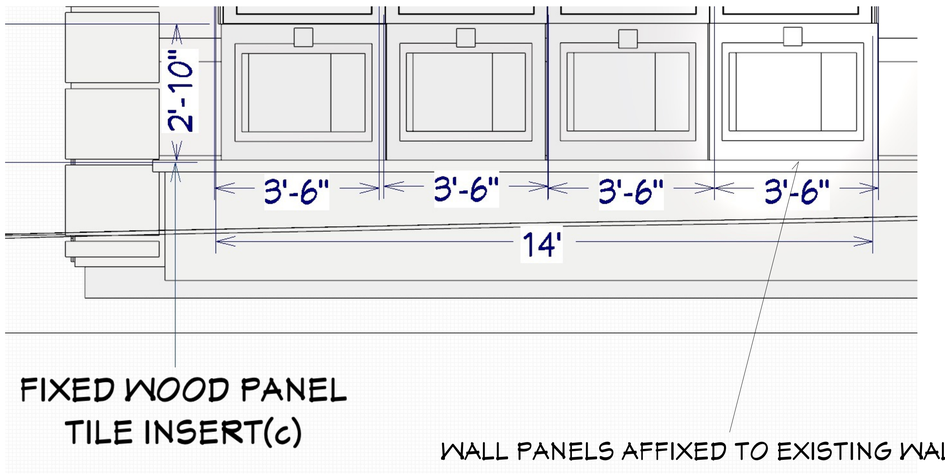
ford skoglund design

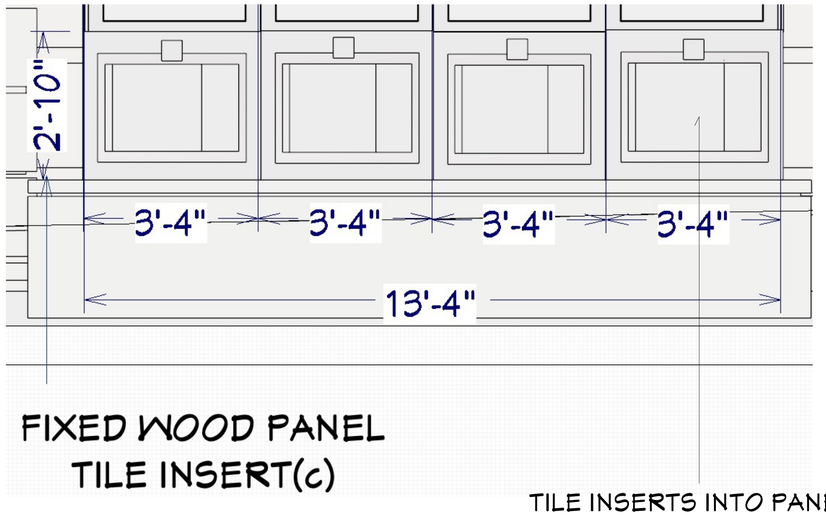
DATE:

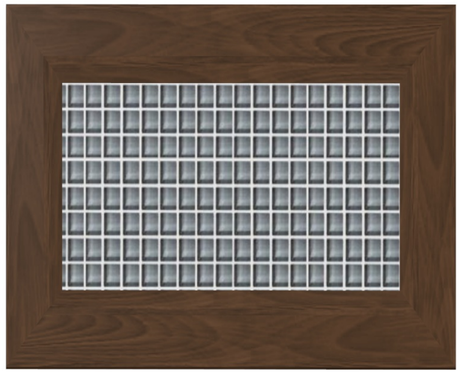
SCALE:

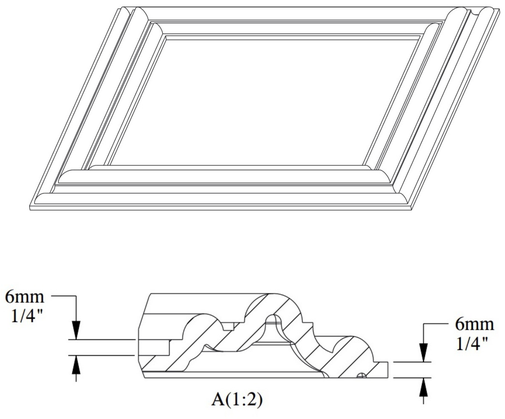
SHEET:
7

FIXED WOOD PANELS
TILE INSERTS (c)

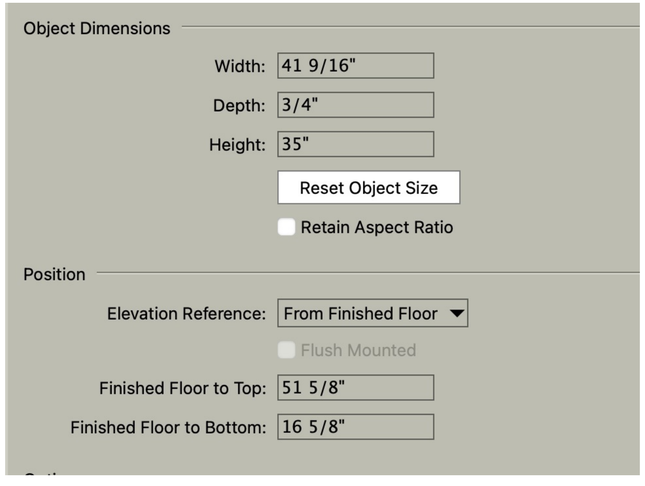


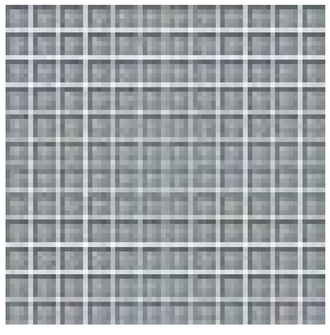






ORAC DECOR MOLDED FRAME
COLOR - SMOKED WALNUT





TILE INSERT
DAHLTI.E - SMOKED PEARL CW17

LOWER PANELS W/
TILE INSERTS

BROTHERS TRATTORIA
BEACON

ford skoglund
design

DATE:

SCALE:

SHEET:
8

FACADE UPDATES LIMESTONE AND COLUMN CAPS

COLUMN CAPS WOOD CARVED
FINISH TO FAUX LIMESTONE TO MATCH

24"x24" Lime stone facade
matching existing column stone

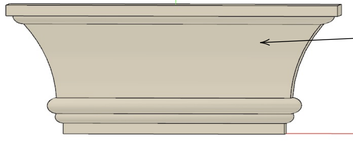
Object Dimensions

Width: 36"
Depth: 6"
Height: 14"
Reset Object Size
Retain Aspect Ratio

Position

Elevation Reference: From Finished Floor
Flush Mounted
Finished Floor to Top: -19"
Finished Floor to Bottom: -33"

COLUMN CAPS FAUX LIMESTONE (e)



~~COLUMN CAP (WOOD CARVED)~~
MATCH TEXTURE & COLOR TO LIMETONE

24'x24'
5/8 thick

FACADE LIMESTONE & COLUMN CAPS

BROTHERS TRATTORIA
BEACON

ford skoglund design

DATE:

SCALE:

SHEET:
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