COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

March 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 February 11, 2025, minutes

Regular Meeting

1. Continue public hearing for SEQRA and 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 application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
3. Public hearing and review of application for Amended Site Plan Approval, Addition to existing funeral home, 2 Beekman Street, submitted by Crossix LLC.
4. 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.
5. Review of applications for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.
6. Review of application for Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.

Architectural Review

1. Certificate of Appropriateness â€“ 544 Main Street; Sign
2. Certificate of Appropriateness â€“ 207 Main Street; Sign
3. Certificate of Appropriateness â€“ 39 Mountain Lane; New Single-Family House
4. Certificate of Appropriateness â€“ 17-19 South Avenue; FaÃ§ade

Miscellaneous Business

1. City Council request to review proposed Local Law concerning use regulations for drive through facilities and self-storage businesses.
2. City Council request to review proposed Local Law to amend the city zoning map concerning East Main Street.

City of Beacon Planning Board Agenda
03/11/2025

Title:

Continue public hearing for SEQRA and 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 3.11.25 Supplemental Submission - Cover Letter.pdf

45 Beekman PB 3.11.25 Attachment 1 - Colliers Site Plan Sheets 6-9 & 18 dated 2-25-25.pdf

45 Beekman PB 3.11.25 Attachment 2 - Colliers Wall Exhibit 2-25-25.pdf

45 Beekman PB 3.11.25 Attachment 3 - Architectural Plan Set Aryeh Siegel last rev 2-25-25.pdf

45 Beekman PB 3.11.25 Exhibit A - Response to Comments Colliers Engineering and Design 2.25.25.pdf

45 Beekman PB 3.11.25 Exhibit B - Response to Comments Aryeh Siegel Architect2-25-25.pdf

45 Beekman PB 3.11.25 public comment Kacur.pdf

KARC Review_2025.03.06_ PB_45 Beekman.pdf

Lanc & Tully 45 Beekman Street 03-05-24 Review.pdf

45 Beekman PB 3.11.25 public comment Zellinger.pdf

CUDDY +FEDER LLP

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Taylor M. Palmer, Esq.
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February 25, 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 February 11, 2025 meeting, the Planning Board opened and continued the Public Hearing for this matter's Site Plan Application and State Environmental Quality Review Act ("SEQR") review, which hearing is scheduled to be continued to this Board's March 11th meeting Agenda. At the February 11, 2025 meeting, the Board also authorized the Planning Board Attorney to draft a SEQR findings and Environmental Assessment Form Parts II and III for the Board's review at the March 11th meeting.

MINOR SITE PLAN AND ARCHITECTURAL PLAN REFINEMENTS & RESPONSES TO OUTSTANDING COMMENTS:

To further assist the Planning Board in its continued review, the Applicants have prepared revised Site Plan and Architectural Plan Sheets in response to comments made by this Board and its consultants at and in advance of the February 11th meeting date. *See* enclosed Site Plan Set prepared by Colliers Engineering and Design, P.C. ("Colliers") dated January 30, 2024, last revised February 25, 2025 & Architectural Plan Set prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised February 25, 2025.

The enclosed Site Plan Sheets have been adjusted to include minor updates related to the size of water service connections to the building, the location of storm pipes, and layout of the proposed underdrain in the bio-retention area. *See also* **Exhibit A** – Colliers Response to City Engineer Comments.

The enclosed Architectural Plan Sheets include modifications to the site section drawings to reflect current grading, proposed plantings, and the current building design. *See* Architectural Plan Sheets A-104 & A-105. Additional changes include adjusting the roof plan of the Beekman Street Building to conceal rooftop mechanical equipment with screening on all sides in order to help shield potential views from neighbors and passersby. *See* Architectural Plan Sheets A-102. The Applicants' renderer is currently preparing an image showing the view from High Street towards the rear of the property, which image we understand will be shared with this Board at the March 11th meeting date. Additional responses to the Board Planning Consultant's comments are enclosed as **Exhibit B**.

In response to public comments revolving around the Project's relation to the certain historic resources in the surrounding area, the Applicants would respectfully reiterate that the Premises is located approximately 0.05 miles from the Bogardus DeWindt House, 0.10 miles from the Lower Main Street Historic District, and adjacent to the High Street/Tompkins Avenue Historic District. The Bogardus DeWindt House is surrounded by heavy landscape screening and separated from the Premises by Tompkins Avenue and residential developments. The proposed improvements will not be visible from the DeWindt House, as they are well within the Premises. The High Street/Tompkins Avenue Historic District consisting of said residences is similarly screened by existing foliage, which screening will be bolstered by the Applicants' landscaping plan. The Premises are also situated at a much lower elevation than the residences, which further limits views of the Project. Nonetheless, in an effort to refer to the design of the residences, the Project's design has incorporated gabled roofs and dormers on the upper floors of the Buildings. The scale of the proposed zoning-compliant Buildings and the use of materials, relates to the other existing buildings in the immediate area, such as City Hall, the Fire House, and several residential developments such as The View and West End Lofts.

Lastly, the Applicants offer the following response to a public comment that was made at the February 11th hearing relative to an existing retaining wall located along the shared property boundary between the Premises and 16 High Street. The Applicants' engineer, Colliers, has prepared the enclosed annotated excerpt of the Site Plan showing the property boundary area and the proposed earthwork and improvements adjacent to this wall. The earthwork within this area

ties into existing grade at or before the wall. A single temporary excavation is ±4-feet from the base of the wall to install a drainage structure is required. No other excavation or removing of the existing slope adjacent to the base of the wall is proposed. The enclosed annotated excerpt details the proposed grade changes in the area adjacent to the wall highlighted in yellow. It is worth noting that the proposed finished grade adjacent to the wall base is milder than the existing in most locations and will be stabilized with vegetation to deter erosion. The exhibit also shows the location of proposed Project improvements including a swale located adjacent to the wall to convey overland stormwater to a proposed drain inlet for collection and removal by the drainage system. It is respectfully submitted that these improvements are designed in a fashion to significantly decrease any potential impacts to the area.

INDEX OF ENCLOSURES & CONCLUSION:

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

Exhibit A: Response to Comments Memorandum prepared by Colliers Engineering and Design, P.C., dated February 25, 2025, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated January 12, 2025; and

Exhibit B: Response to Comments Memorandum prepared by Aryeh Siegel Architect, dated February 25, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated February 10, 2025.

In further support of this Application, we respectfully submit five (5) copies of the following additional enclosures:

- Site Plan Set entitled "Preliminary Site Plan", prepared by Colliers Engineering and Design, P.C. and Aryeh Siegel, Architect, dated January 30, 2024, last revised February 25, 2025 numbered and titled as follows (unless otherwise noted):
  - Sheet 6 of 19 – Grading Plan (West).
  - Sheet 7 of 19 – Grading Plan (East).
  - Sheet 8 of 19 – Utility Plan (West).
  - Sheet 9 of 19 – Utility Plan (East).

- Sheet 18 of 19 – Construction Details.

- Annotated Excerpt of the Site Plan prepared by Colliers Engineering and Design, P.C., dated February 25, 2025, showing the area surrounding the existing retaining wall.

- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised February 25, 2025, numbered and titled as follows (unless otherwise noted):
  - 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 March 11th meeting, at which time we respectfully request that the Board consider adopting a SEQR Negative Declaration for the Project and close the Site Plan and SEQR Public Hearings. Should the Board adopt SEQR findings for the Project, we would respectfully request the Board refer this matter to the Zoning Board of Appeals for review of the requested area variance relief for the Project; and that the Board consider setting the public hearing on the Subdivision component of the Application. 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

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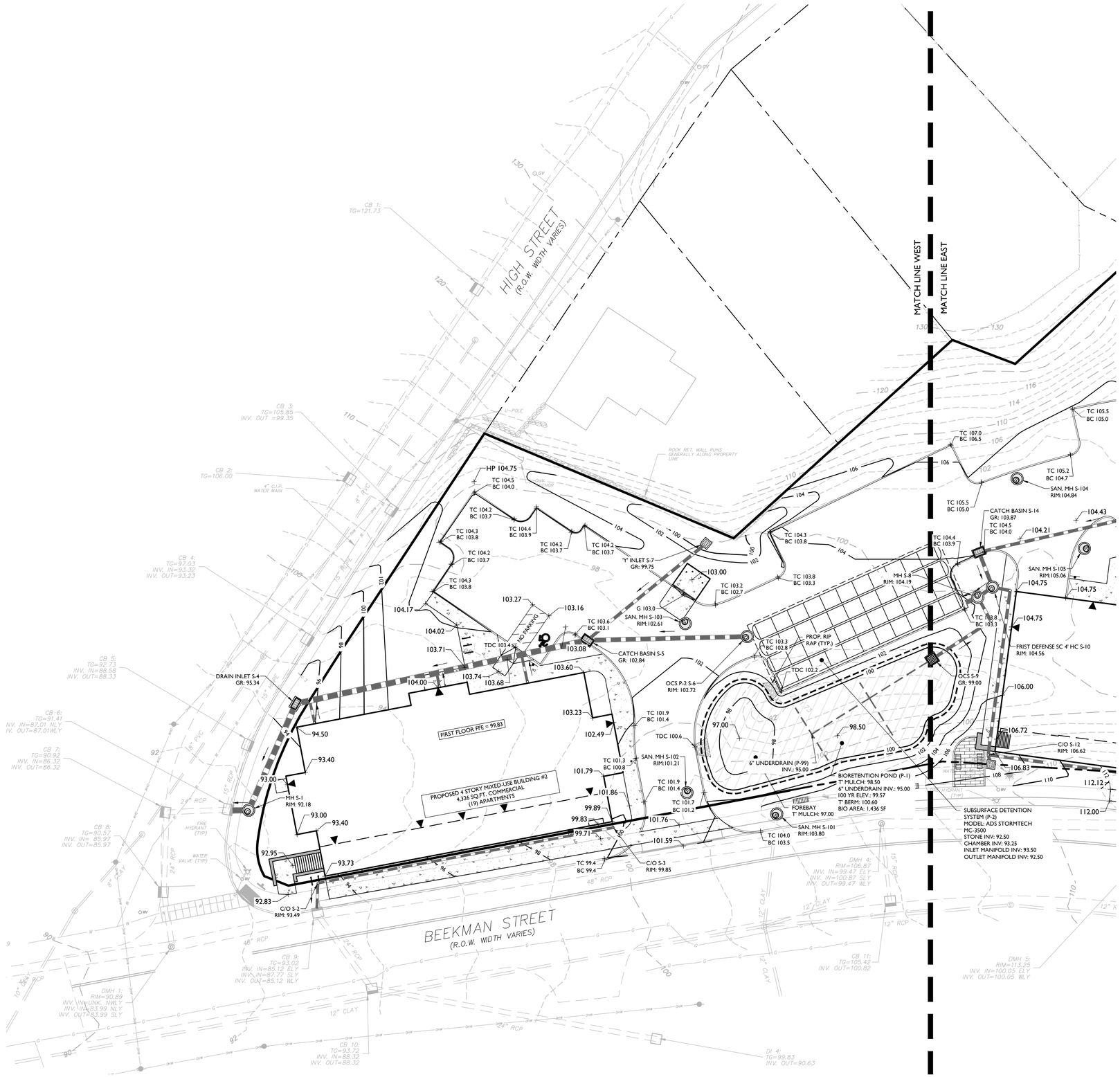

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	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
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SCALE : 1" = 20'

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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

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DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (WEST)

SHEET NUMBER: 06 of 19

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2023\23010468A\Engineering\Site Plans\C-GRAD.dwg|C-07-GRADING EAST By: KYLE SHALLOW

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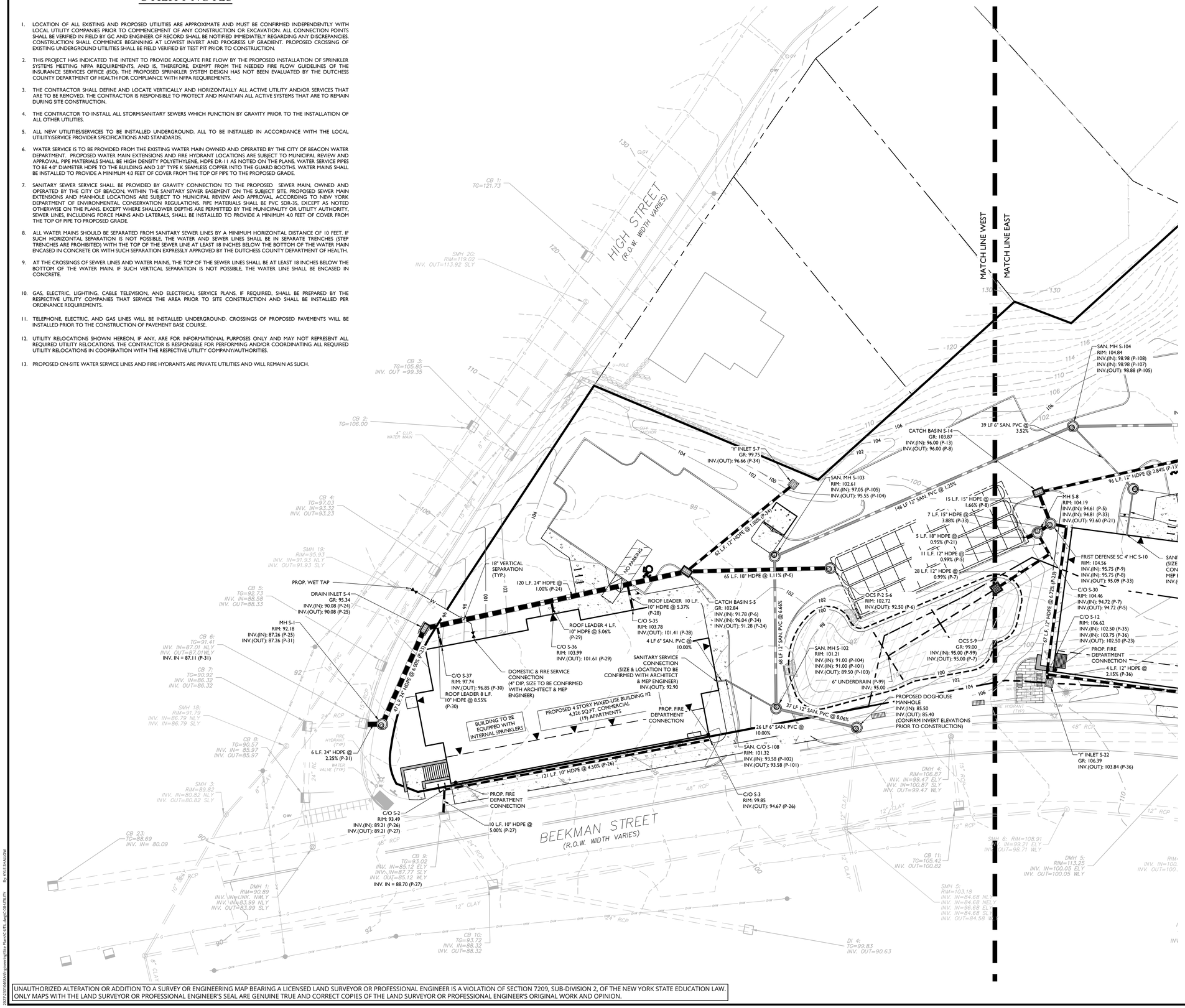
SHEET TITLE:
GRADING PLAN (EAST)

SHEET NUMBER:
07 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.
2. THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
3. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
4. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
5. ALL NEW UTILITIES/SERVICES TO BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
6. WATER SERVICE IS TO BE PROVIDED FROM THE EXISTING WATER MAIN OWNED AND OPERATED BY THE CITY OF BEACON WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE HIGH DENSITY POLYETHYLENE, HDPE DR-11 AS NOTED ON THE PLANS. WATER SERVICE PIPES TO BE 4.0" DIAMETER HDPE TO THE BUILDING AND 2.0" TYPE K SEAMLESS COPPER INTO THE GUARD BOOTHS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO THE PROPOSED SEWER MAIN, OWNED AND OPERATED BY THE CITY OF BEACON, WITHIN THE SANITARY SEWER EASEMENT ON THE SUBJECT SITE. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
8. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
9. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
10. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
11. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
12. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
13. PROPOSED ON-SITE WATER SERVICE LINES AND FIRE HYDRANTS ARE PRIVATE UTILITIES AND WILL REMAIN AS SUCH.



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CITY OF BEACON
DUTCHESS COUNTY
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A

DRAWING NAME: C-UTIL

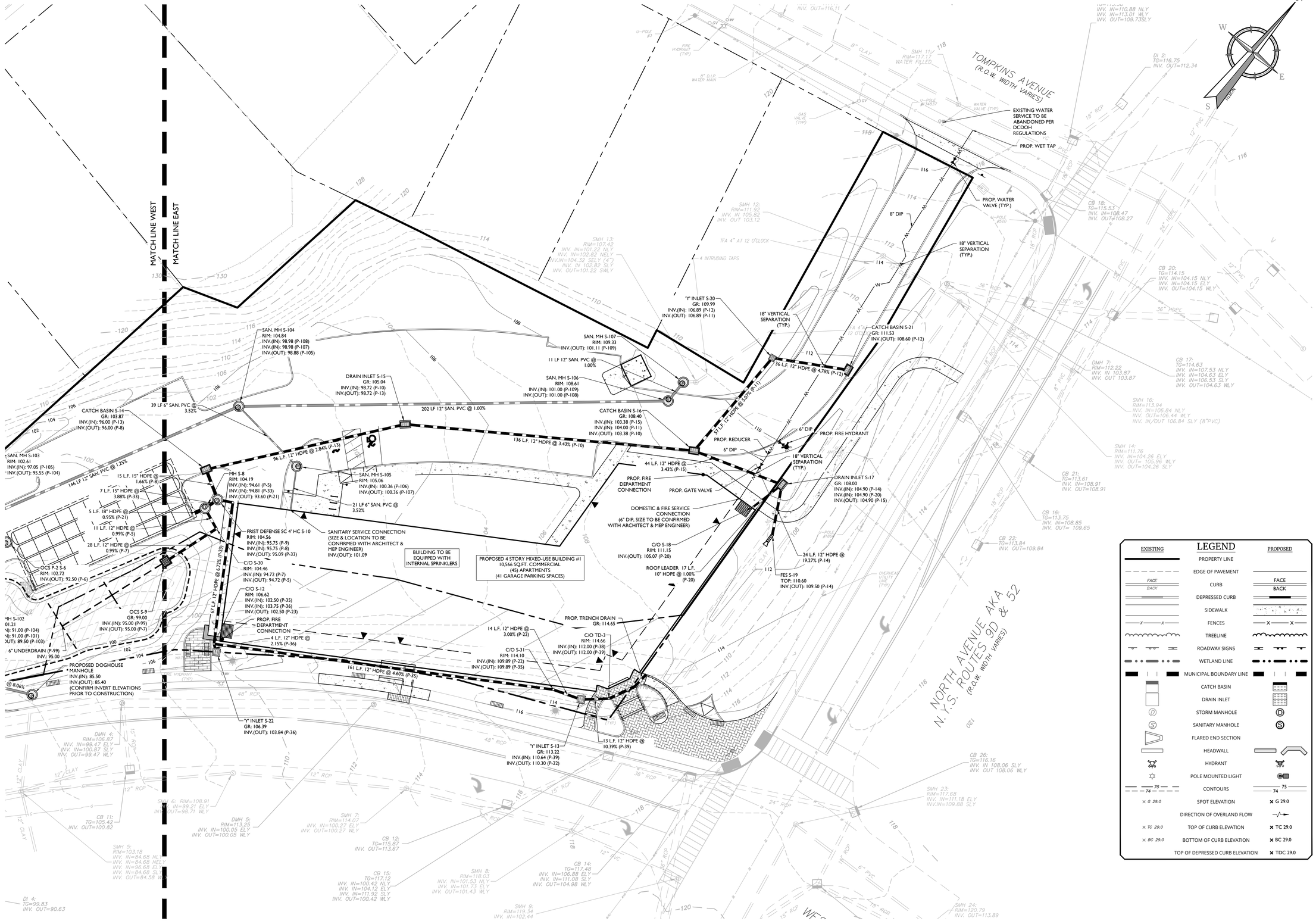
SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

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-UTIL.dwg|C-08 UTILITY By: KYLE SHALLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
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7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-

Digitally signed by Justin E. Dates
Date: 2025.02.25 10:17:41-04'00'

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

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555 Hudson Valley Avenue
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-UTIL

SHEET TITLE:

UTILITIES PLAN (EAST)

SHEET NUMBER:

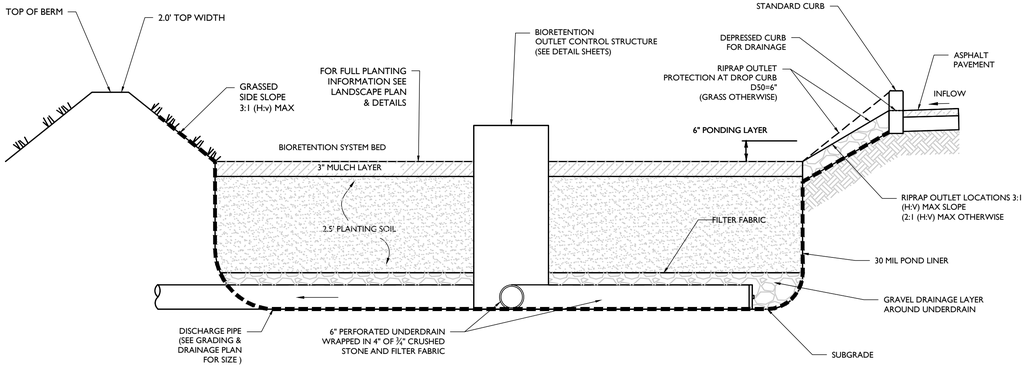
09 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

BIORETENTION ELEVATIONS					
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION
P-1	OCS S-8	4'X4'	98.50	99.57	100.60

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:



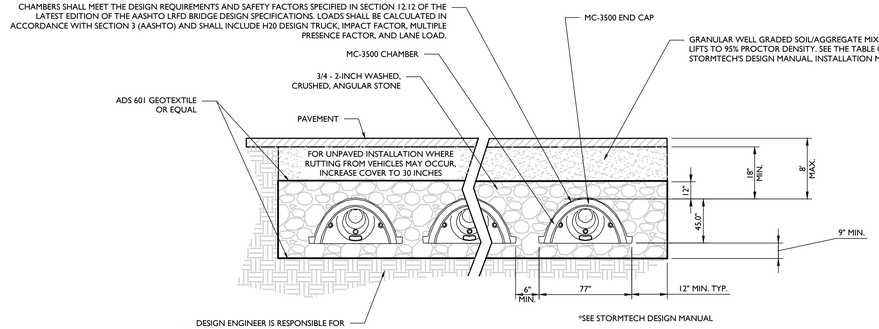
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

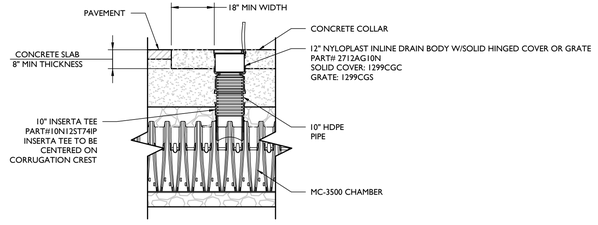
BIORETENTION SYSTEM CROSS SECTION DETAIL

NOT TO SCALE MCNY-UTIL-STMW-24001 07/01/19

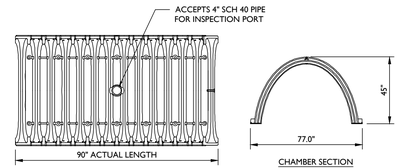
CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR, AND LANE LOAD.



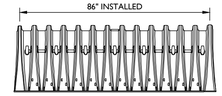
SYSTEM SECTION



STORMTECH STORM CHAMBER INSPECTION PORT DETAIL



CHAMBER SECTION



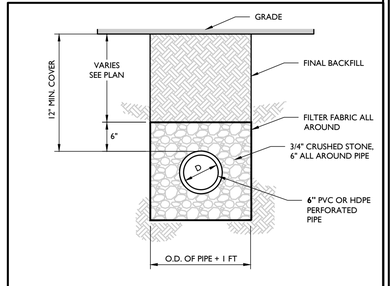
STORMTECH MC-3500 STORM CHAMBER DETAIL
N.T.S.

STORMTECH NOTES:

1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.
6. THE STONE USED FOR FILLING THE SUBSURFACE SYSTEM MUST BE CLEAN WASHED STONE FREE OF ALL SEDIMENT, FINES, AND DUST. THE CONTRACTOR MAY BE REQUIRED TO WASH THE STONE ON SITE UNTIL IT IS CLEAN TO THE TOUCH LEAVING NO RESIDUE BEHIND PRIOR TO PLACEMENT IN THE SYSTEM FOOTPRINT.
7. THE PROPOSED SUBSURFACE STORMWATER SYSTEM BOTTOM MUST BE PROTECTED FROM STORM RUNOFF AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE INFILTRATION CAPACITY OF THE VIRGIN SOIL IS NOT COMPROMISED.
8. VEHICLE TRAFFIC MUST AVOID THE CHAMBER FOOTPRINT DURING CONSTRUCTION.
9. CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW & APPROVAL.
10. END STONE TO BE 6" MIN. BEYOND END OF CHAMBER CAPS WITH 12" MIN. SIDE STONE TO PROVIDE MIN.

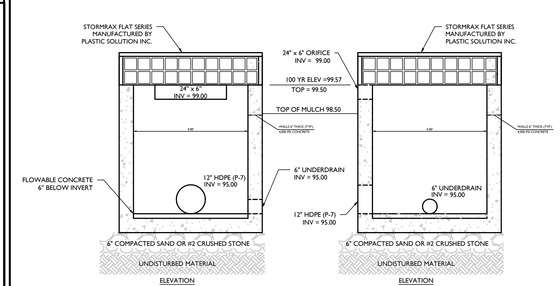
STORMTECH SUBSURFACE DETAIL

NOT TO SCALE MCNY-UTIL-STMW-3500 MOD: 01/20/21 07/01/19

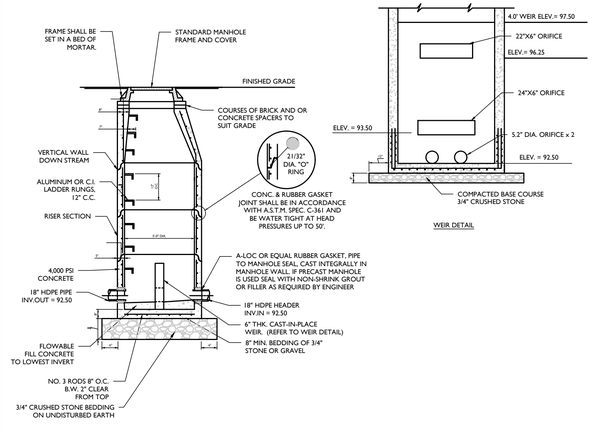


UNDERDRAIN DETAIL

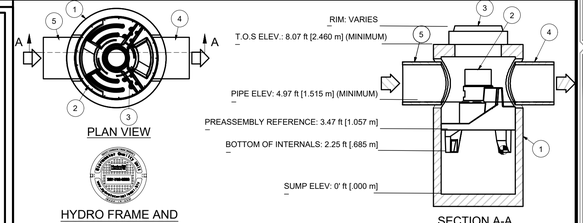
NOT TO SCALE MCNY-UTIL-STRM-2400 07/01/19



BIORETENTION BASIN P-1 OUTLET CONTROL STRUCTURE (S-9) DETAIL



OUTLET CONTROL STRUCTURE (S-6) DETAIL



HYDRO FRAME AND COVER (INCLUDED) GRADE RINGS BY OTHERS AS REQUIRED

NOTE: ADDITIONAL HEIGHT MAY BE REQUIRED DEPENDING ON PIPE SIZE

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
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.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

4' DIAMETER FIRST DEFENSE STORMWATER SEPARATOR

MOD: 09/25/20 07/01/19

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2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-18 DETAILS By: KYLE SHALLOW

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Digitally signed by Justin E. Dates
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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
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COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN
FOR
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5954-26-781983
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PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 18 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

HIGH STREET

16 HIGH STREET

EXISTING CONTOUR (TYP.)

EXISTING RETAINING WALL

PROPOSED CONTOUR (TYP.)

PROPOSED CURBLINE (TYP.)

PROPOSED DRAIN INLET

PROPOSED GRADE CHANGE FROM EXISTING (TYP.)

18'-3"

3'-10"

6'-10"

'Y' INLET S-7
GR: 99.75

SAN. MH S-103
RIM:102.64

CATCH BASIN S-5
GR: 102.84

NO PARKING

45 BEEKMAN STREET
CED# 23010468A
DATE: 2/25/2025
SCALE: 1"=10'

N
W
E
S
HEBRON

110
100
98
96
104
102
+1.10
+1.24
+3.47
+4.35
+4.00
+2.44
+4.41
+4.79
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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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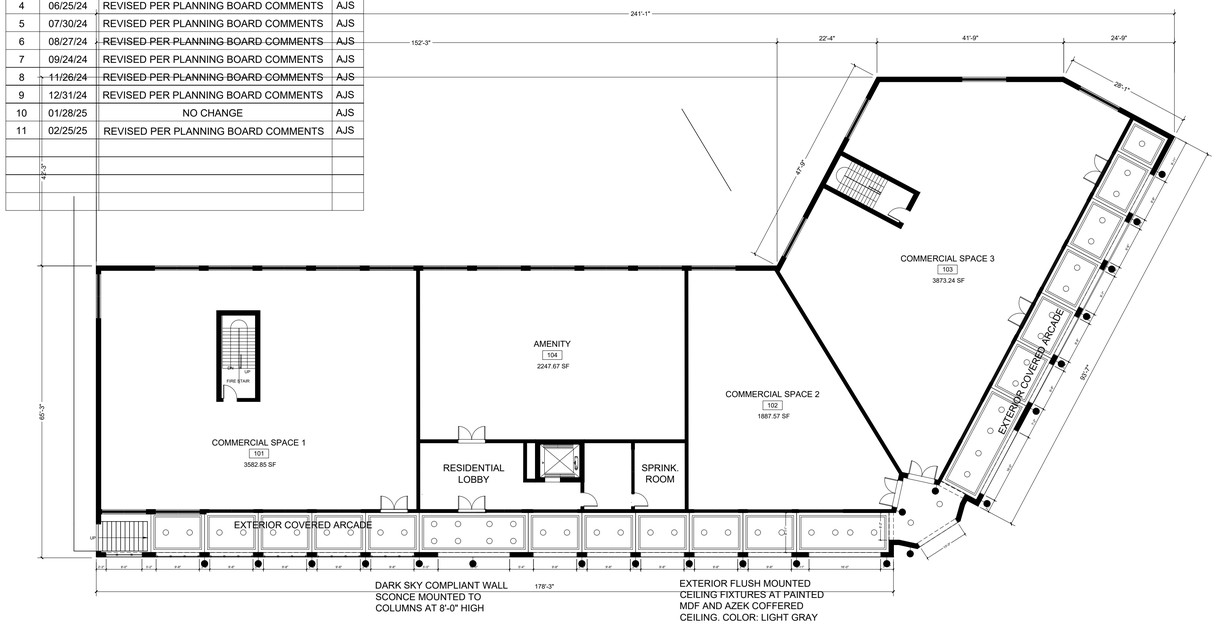
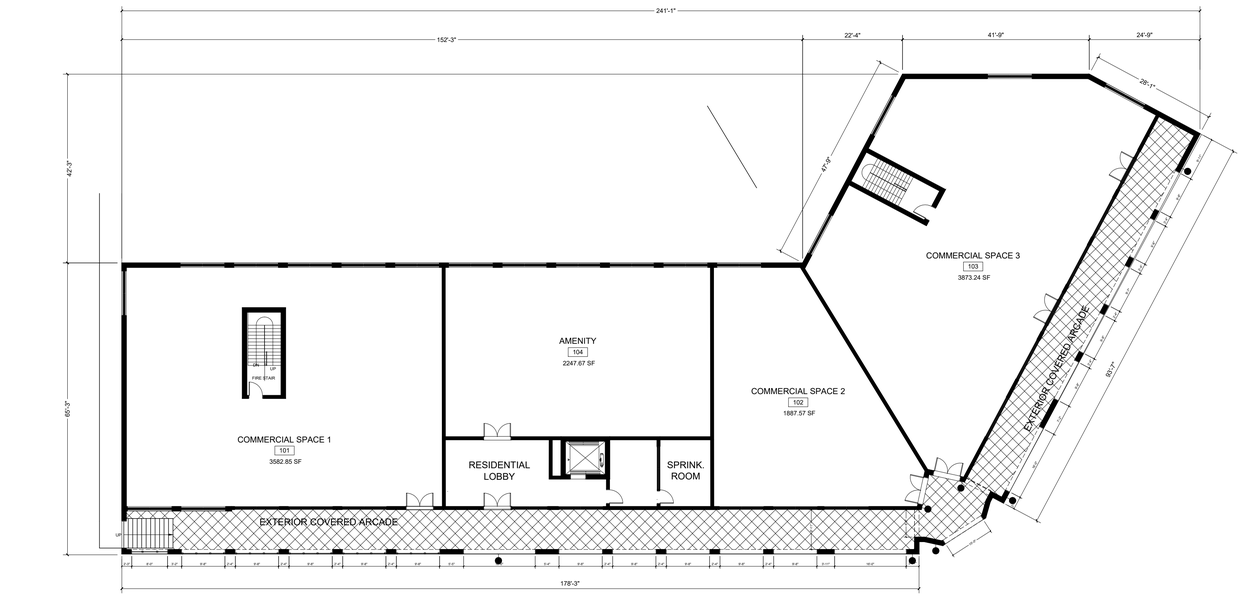


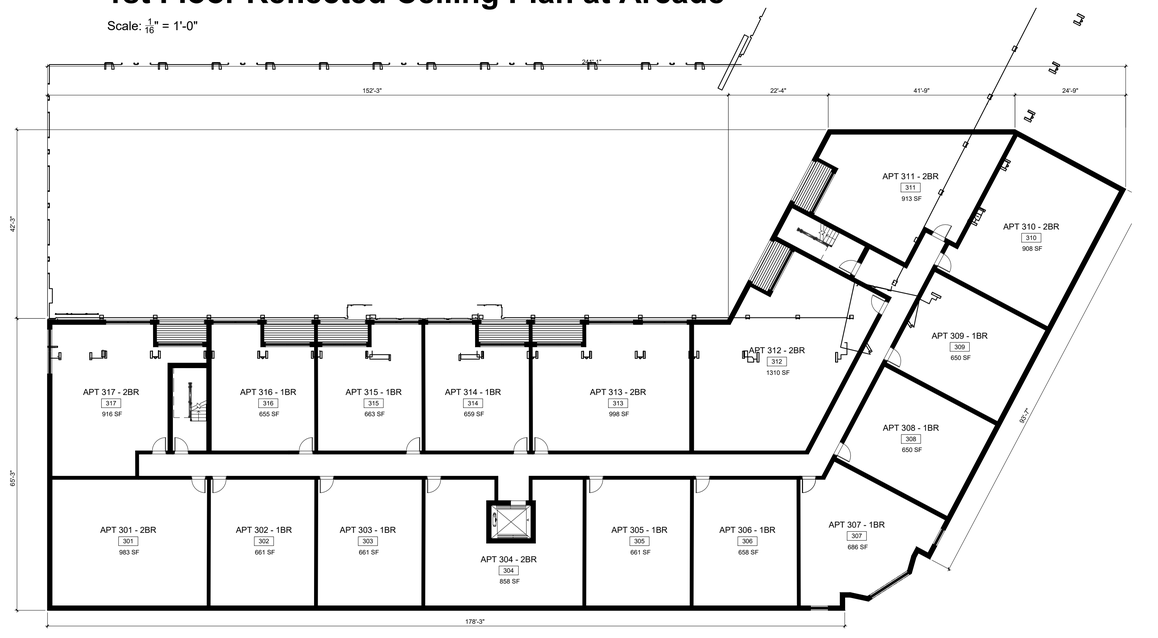
1st Floor Reflected Ceiling Plan at Arcade

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



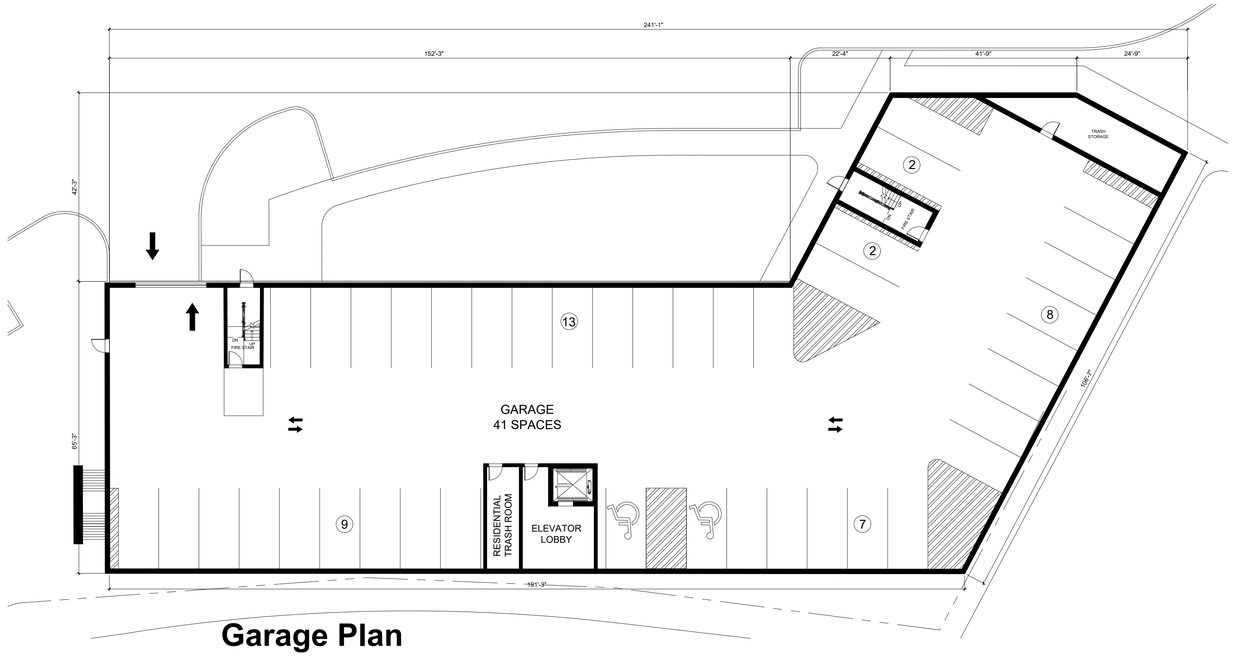
1st Floor Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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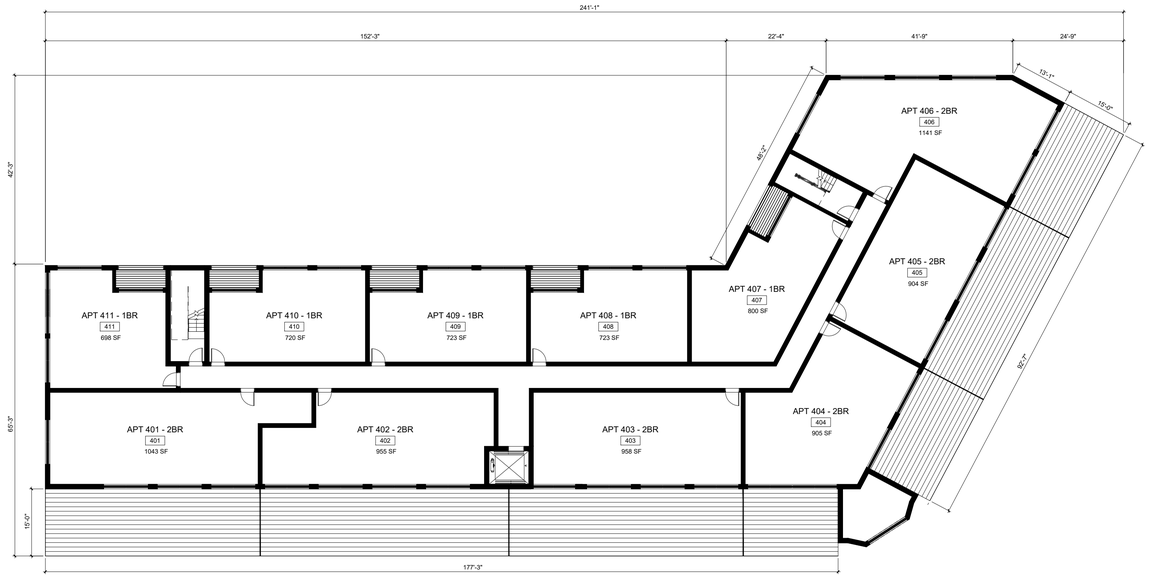
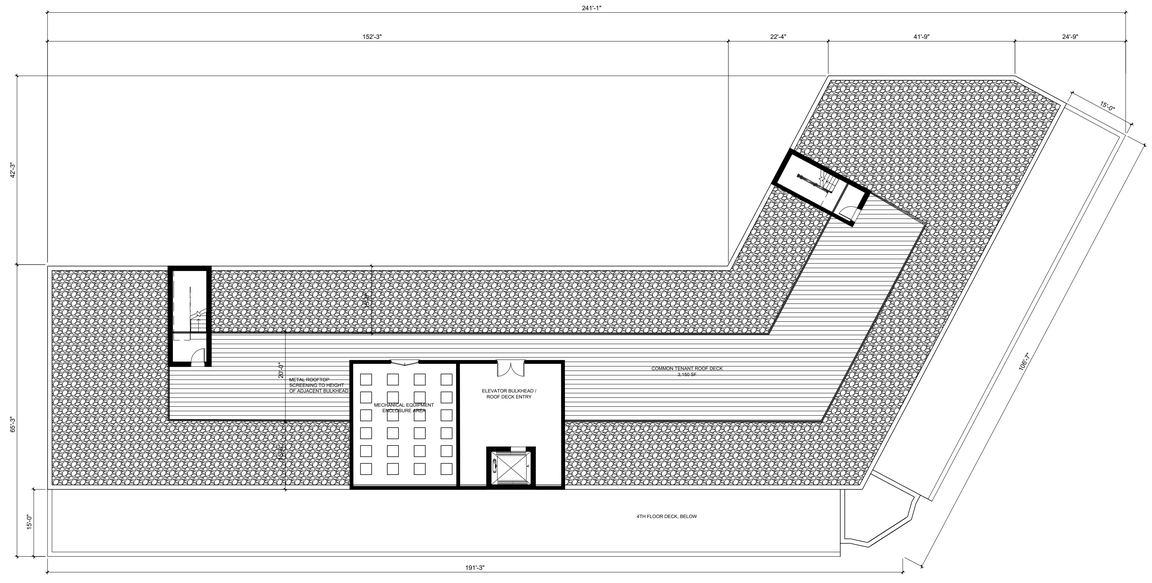
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS



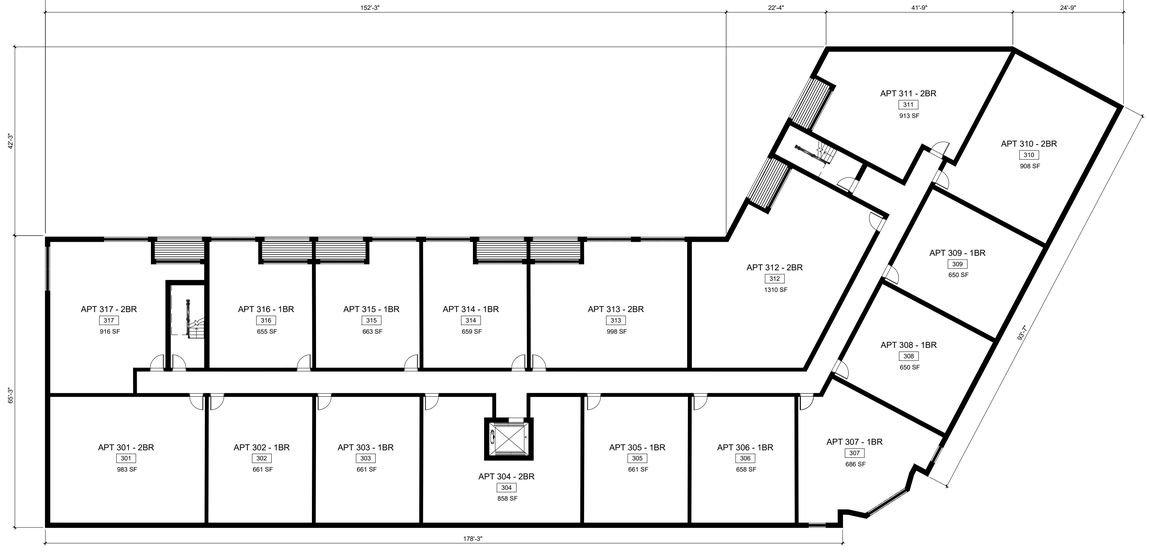
4th Floor Plan

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



Roof Plan

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



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"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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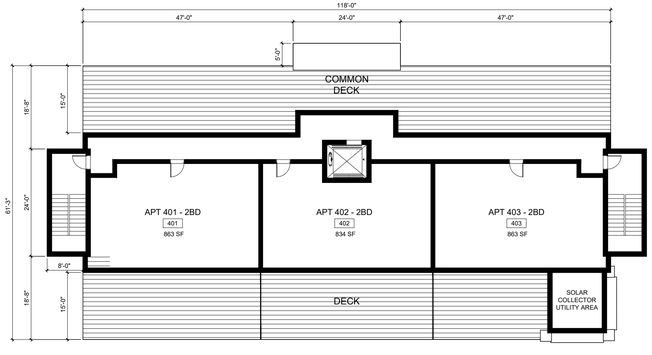
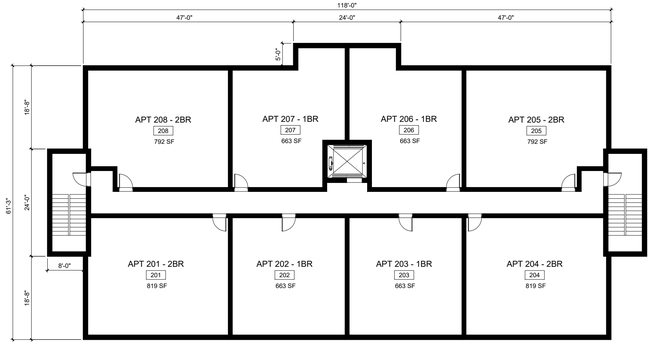
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	REVISED PER PLANNING BOARD COMMENTS	AJS
10	01/28/25	NO CHANGE	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS



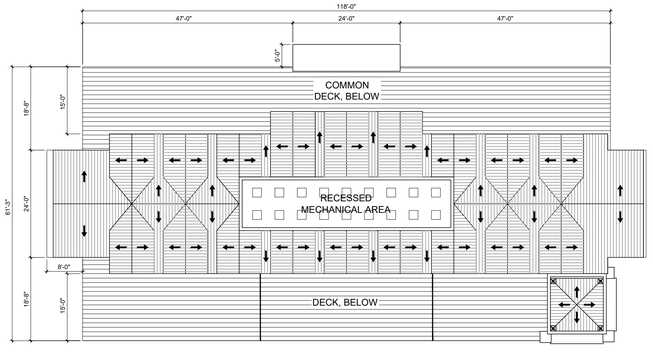
4th Floor Plan

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



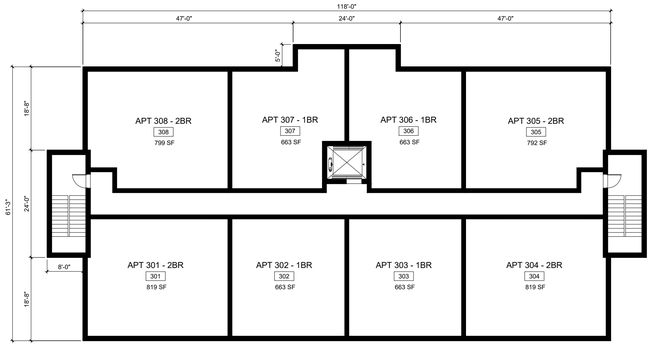
2nd Floor Plan

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



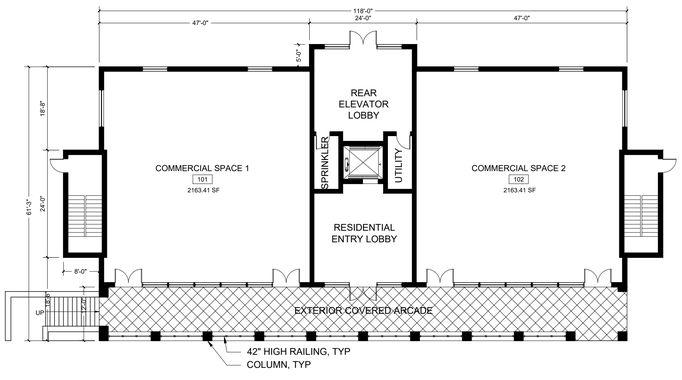
Roof Plan

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



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

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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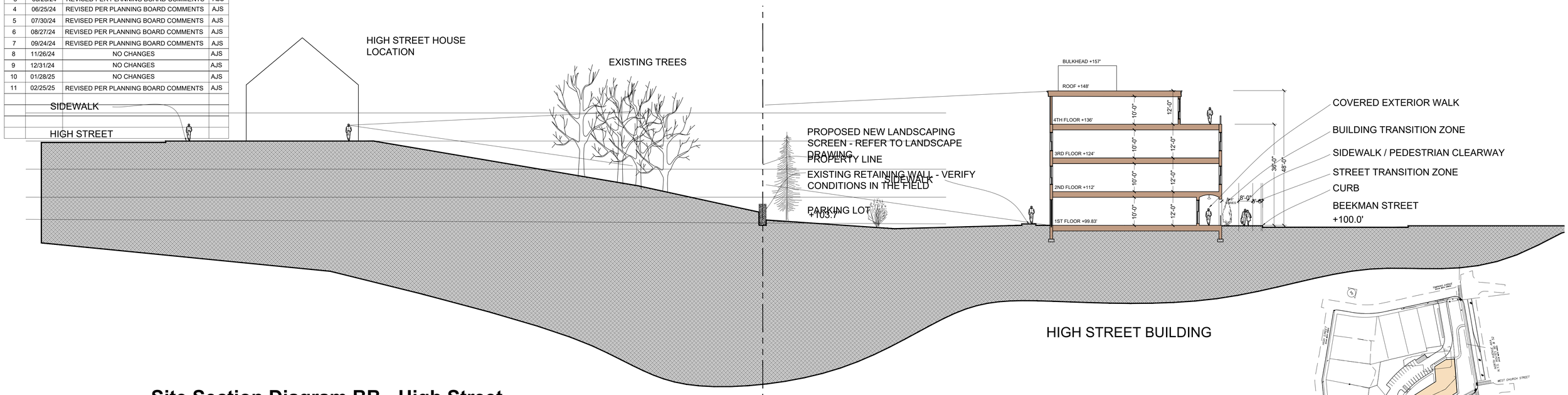
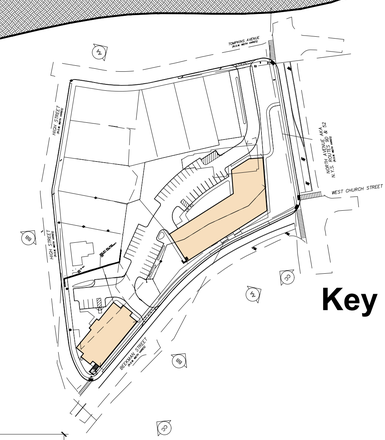
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS

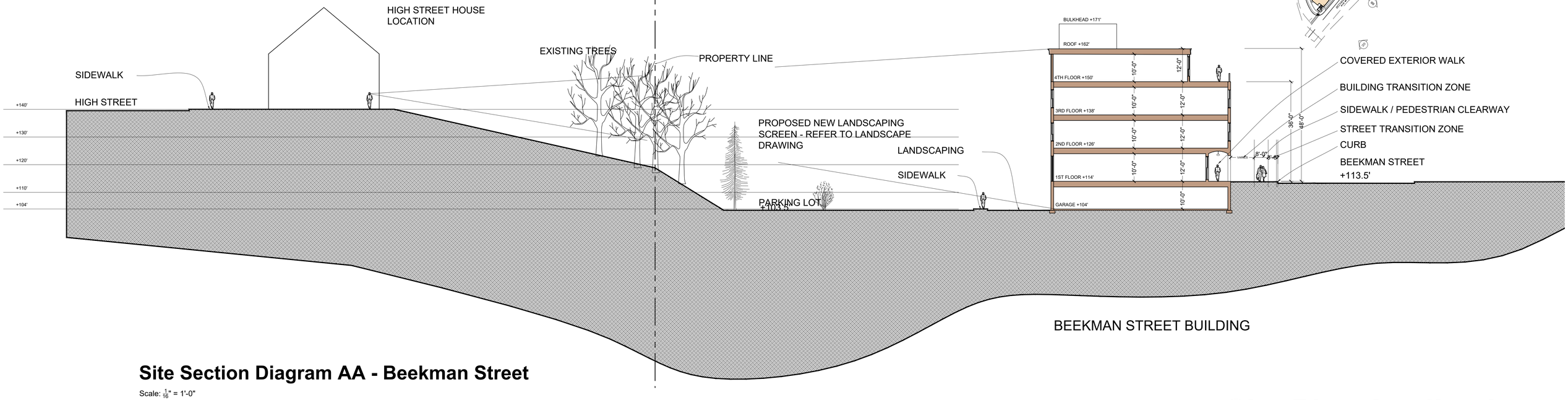


Site Section Diagram BB - High Street

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

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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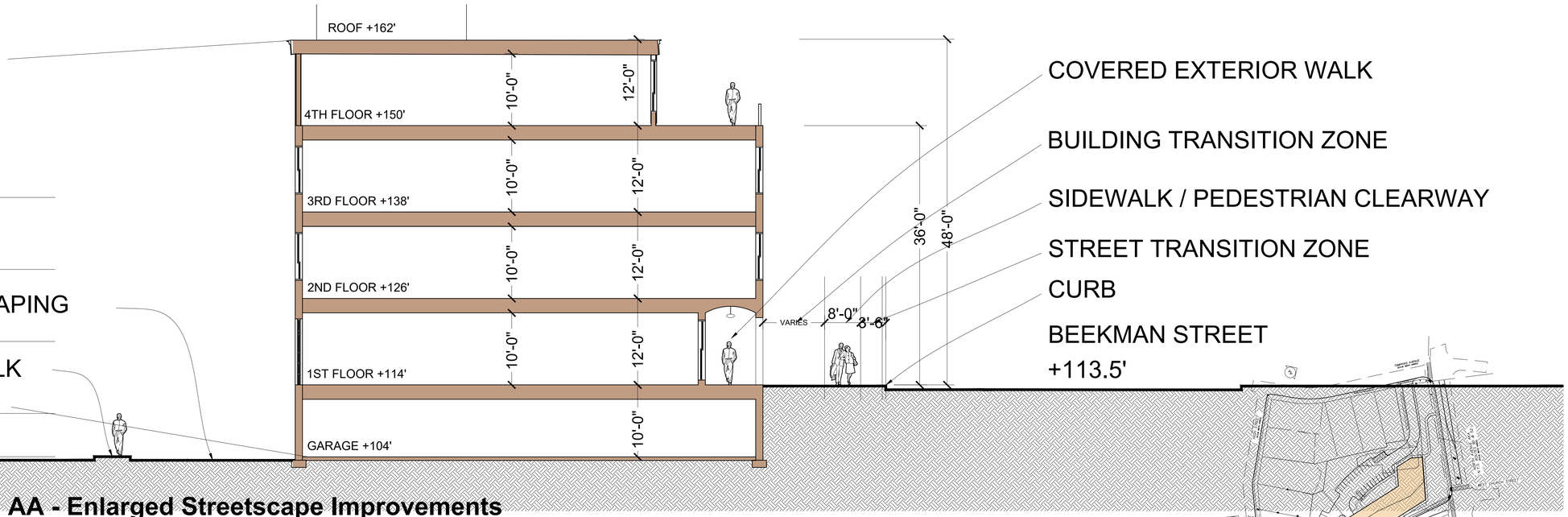
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS

POSED NEW LANDSCAPING
EEN - REFER TO LANDSCAPE
WING

LANDSCAPING

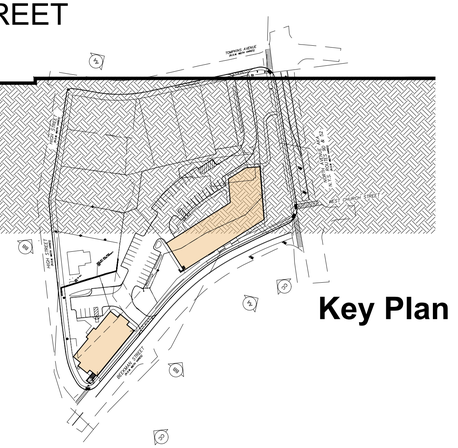
SIDEWALK

KING LOT
5

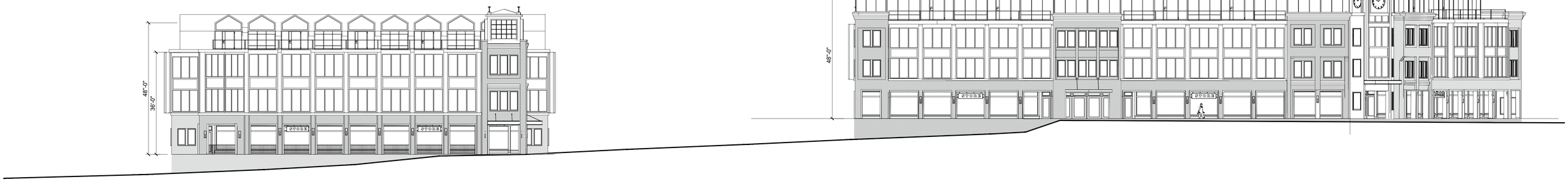


Site Section Diagram AA - Enlarged Streetscape Improvements

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



Key Plan



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

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 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

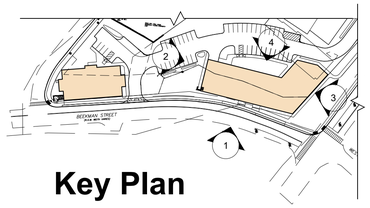
CORNICE & TRIM
COLOR: CHARCOAL GRAY

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"

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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
11	02/25/25	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:			
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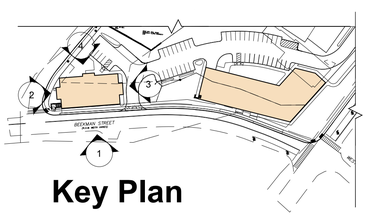
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS

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

555 Hudson Valley Avenue Suite 101
New Windsor New York 12553
Main: 877 627 3772

Colliers
Engineering & Design

February 25, 2025

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

45 Beekman Street & High Street – Mixed-Use Project
Parcels: 5954-26-689990 & 781983 and 5955-19-706012
City of Beacon, Dutchess County, NY
Colliers Engineering & Design Project No. 23010468A

Dear Chairman Gunn and the Members of the Planning Board,

Below please find our responses to the comment letter received from Lanc & Tully Engineering and Surveying dated January 12, 2025. The comments have been repeated for clarity. Unless otherwise responded too, the bolded portion of the comment from Lanc & Tully remain as up to date.

Lanc & Tully Engineering and Surveying dated 1/12/25:

General Comments:

Comment 1: A lot-line merger plan shall be prepared for the project. ***Applicant notes that a plan will be provided pending NYSDOT response to proposal to acquire additional site area along Beekman Street.***

Response 1: **Colliers Engineering & Design is currently preparing the Lot Line Merger Plan for the project. This Plan will be provided for review within a future submission to the Board.**

Comment 2: A subdivision plan shall be prepared to show the combining of the lots and the offers of dedications for lands to be conveyed to the City of Beacon for road right-of-way area along Beekman Street and High Street. ***Applicant notes that a subdivision plan shall be provided to the Board upon confirmation of land acquisition from the NYSDOT.***

Response 2: **Comment noted. Refer to response #1 above.**

Sheets 8 & 9 of 19:

Comment 3: The proposed size of the water connection lines to both buildings shall be noted on the plans. ***Applicant notes that upon completion of the water system for the buildings, the size of the piping will be provided.***

Response 3: **Refer to Sheets 8 & 9 which include the proposed sizing of the water service connections to each building.**

Colliers Engineering & Design

Comment 5: The plan shall be updated to reflect the 6" underdrain pipe location within the bio-retention area.

Response 5: Comment noted. Refer to the attached, revised site plans for layout of the underdrain in the bio-retention area.

Comment 6: It is recommended that the invert for storm pipe P-7 be set higher than the invert of out pipe P-21 in structure MH S-8, or the invert elevation of the outlet pipe (P-21) be lowered, so as to avoid water surcharging or backing up into the drain line from the bio-retention area, especially the 6" underdrain.

Response 6: The pipe P-21 invert elevation has been lowered and the alignment for pipe P-7 from the outlet control structure to MH S-8 has been revised. Refer to the attached, revised site plans for layout of the underdrain in the bio-retention area.

If you have any questions regarding the above project responses, please feel free to call me at 845.564.4495. We look forward to the continued discussions with the Board on this project at the next available meeting.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Justin E. Dates, R.L.A.
Geographic Discipline Leader

Encl.
cc: File w/encl.

R:\Projects\2023\23010468A\Correspondence\OUT\250225_JED Comment Response-FINAL.docx

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

February 25, 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, February 10, 2025.

KARC Planning Consultant's Comment Responses:

1. **Architecture & Design** 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 and utilities visible from the public sidewalk are shown. The applicant has stated that updated renderings with correct grading are forthcoming.

   Response: The renderings are intended to show the building design in the general context of the site. The latest renderings included in the Plans illustrate the Buildings with the general grading and landscaping as shown on the Landscape Plan.

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.

   Response: Comment noted. On February 24, 2025, Colliers Engineering & Design met on-site with representatives from Central Hudson Gas & Electric to review the existing utility poles located along the Beekman & High Street frontages of the project site. Below is a summary of the poles reviewed:
   a. *Pole on-site (#164457) adjacent to High Street can be removed as specified on the plans.*
   b. *Pole on Beekman Street (#70302) that is currently in the proposed Beekman Building footprint will be relocated to the South side of Beekman Street based on the setback of the building from the Beekman curbline.*

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

c. *Pole & guy wire at the corner of Beekman and Route 9D has overhead wire connections from (4) four directions. Based on this, relocating the pole cannot be conducted without impacting several other poles in the area, which we understand would incur a substantial, unnecessary cost to the Applicant. The addition of the proposed sidewalk expansion adjacent to this pole was found acceptable to Central Hudson and will allow for adequate pedestrian circulation around this existing pole & guy wire.*

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.

   Response: An updated Sheet A101 has been provided with the submission which depicts the layout of these fixtures on the "1st Floor Reflected Ceiling Plan at 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

From: pakakes@optonline.net
To: Mercedes Perez
Subject: 45 Beekman/High st.
Date: Monday, March 3, 2025 1:53:22 PM

Chairman Gunn and members of Beacon's Planning Board, Rooftop HVAC units on multi family and commercial buildings. How do we eliminate these hideous warts that are growing all over this city? When they attempt to disguise the mini-splits the result is arguably worse. Whatever happened to mechanicals being in the basement? Maybe geo-thermal? Does the City Council need to write a law restricting rooftop installations?

Sorry for the repetitive posts, but this subject cranks the curmudgeon in me.

Regards, Bob Kacur

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: March 6, 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 February 25, 2025
- Site Plan Set (5 sheets) prepared by Colliers Engineering and Design, dated January 30, 2024, last revised February 25, 2025
- Annotated Excerpt of the Site Plan (Wall Exhibit) prepared by Colliers Engineering and Design, dated February 25, 2025
- Architectural Plan Set (7 sheets) prepared by Aryeh Siegel Architect, dated November 28, 2023, last revised February 25, 2025
- Exhibit A: Responses to Comments Memo, prepared by Colliers Engineering and Design, dated February 25, 2025
- Exhibit B: Responses to Comments Memo, prepared by Aryeh Siegel Architect, dated February 25, 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. **Site Plan.** The applicant is requesting SEQRA findings from the Board and is seeking the preparation of a resolution for site plan approval. It is recommended that the Board require the applicant to submit a comprehensive site plan set for review. While various excerpts of the site plan have been submitted over the past 12 months, a complete and consolidated submission would facilitate a more thorough and efficient review by the Board and its consultants

a. **Lighting Plan:** The applicant has indicated proposed exterior building-mounted lighting on sheet A101. The proposed building-mounted lighting should be incorporated into the proposed lighting plan as part of the full site plan set.

The above comments are provided based on the materials submitted. Additional feedback will be offered upon receipt and review of a complete site plan set.

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

LANC & TULLY
Engineering and Surveying, P.C.

March 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 February 25, 2025, from Cuddy & Feder.
- Response correspondence dated February 25, 2025, from Colliers Engineering & Design.
- Response correspondence dated February 25, 2025, from Aryeh Siegel, Architect.
- Site Plan Excerpt, prepared by Colliers Engineering, showing grade changes in area of neighboring retaining wall.
- Plans titled "Site Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC", with the latest revision date of February 25, 2025, and consisting of Sheets of 6 through 9 and 18 of 19, as prepared by Colliers Engineering & Design.
- 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 February 25, 2025, consisting of floor plans, site section diagrams, and building elevations, as prepared by Aryeh Siegel, Architect.

The proposed project entails the demolition of the existing structure located at the intersection of North Avenue & Beekman Street, and the merging of the three (3) parcels into a single parcel; and the construction of two (2) mixed-use buildings. Both buildings are proposed to have commercial space, tenant amenity space on the 1st floor and dwelling units on the 2nd through 4th floors. The applicant is currently pursuing the acquisition of a portion of the NYSDOT right-of-way along Beekman Street. If the applicant is able to acquire this land, the applicant will be able to develop the site in a more consistent manner with the zoning code, as shown on the current plans. The submitted architectural floor plans show a total of 62 dwelling units consisting of 33 one-bedroom units and 31 two-bedroom units. The project site, with the lots merged, has an area of 2.05± acres and is located in the L (Linkage) Zone, with a small portion of the lot along North Avenue being located in the R1-7.5 Zone and the vacant parcel along High Street being located in the Historic District and Landmark Overly (HDLO) district. The proposed uses, commercial and residential, are permitted uses within the L Zone.

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

General Comments:

1. A lot-line merger plan shall be prepared for the project. ***Applicant's engineer notes that they are currently preparing this plan, and it will be submitted as part of a future submission.***

2. A subdivision plan shall be prepared to show the combining of the lots and the offers of dedications for lands to be conveyed to the City of Beacon for road right-of-way area along Beekman Street and High Street. ***Applicant's engineer notes that they are currently preparing this plan, and it will be submitted as part of a future submission.***

3. A stormwater maintenance and access agreement shall be prepared for the project and provided for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

4. As the project progresses, the project engineer shall prepare a construction cost estimate for all public improvements and submit it for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

5. As the current plans show grading, drainage improvements, and sidewalks with the NYSDOT right-of-way along Route 9D, the proposed work within the NYSDOT right-of-way will require their review and approval, as well as NYSDOT permitting for the work. ***Applicant notes that coordination with the NYSDOT for the R.O.W. acquisition and intersection improvements continues to proceed.***

Survey Plans:

1. The "Sanitary Sewer & Utilities Survey" plan should include a legend to define the following terms TFC, TFA, MMC, TFI, RTJ, and MSA, that appear on this plan. ***Applicant notes final updated plans will be provided once other pending utility investigations are completed.***

Sheet 4 of 19:

1. The applicant will need to seek a variance for the proposed parking located within the required setback along High Street.

Sheets 8 & 9 of 19:

1. The "Sanitary Sewer & Utilities Survey" plan shows 5 possible connections to the sanitary sewer line running between SMH-12 and SMH-13. The applicant shall conduct further studies of these connections to determine if they are active or not. It may be possible to determine this through dye testing of the neighboring homes. As the sanitary sewer lines running across the site are private, there is concern that a neighboring parcel(s) may be connected to this private system. If it is found that a neighboring parcel(s) is connected to the private system, the applicant will need to make provisions to reconnect the neighboring parcel(s) to the sewer collection system in Tompkins Avenue. If dye testing is to be performed, we would recommend that the applicant coordinate this with the City's Water & Sewer Department. ***The applicant's consultant has been able to confirm that the sewer lateral for the residence at 7 Tompkins is connected to the sewer line running through the project parcel and are proposing to re-connect this sewer service to the sewer line within Tompkins Avenue. The applicant further notes that continue to reach out to the neighboring residents at 9 and 11 Tompkins Avenue to determine where the sewer services for each of these dwellings drain to.***

   The plans shall be updated to reflect the proposed relocation of sewer services as proposed by the applicant for each of the dwellings that may be connected to the existing sewer running through the project parcel.

2. The plans still show the sanitary sewer continuing from SMH-14 to SMH-12. Based upon recent discussions with the City's Water & Sewer Superintendent, this interconnection is blocked, as the sewer is conveyed south from SMH-14 to SMH-8 on the south side of Beekman Street. This in conjunction with the findings of the sewer lateral connections just north of SMH-13 as mentioned in Comment No. 1 above, may allow for the applicant to remove the existing sewer collection running across the site, as well as reducing the amount of new sewer main and manholes (213 feet of main and 2 manholes) to be installed as part of the project. ***Applicant's consultant notes that plan revisions will be provided upon the results of the dye-testing for the neighboring parcels.***

   It is further recommended that the sewer line between SMH-14 and SMH-12 be removed, since this line is inactive, in turn allowing for the water line to run straight into the site with out having to provide vertical separation at the abandoned sewer line.

3. The condition of the 12" clay sewer line running across Beekman Street from the proposed doghouse manhole to SMH 5 should be assessed as to its condition. ***Applicant notes that they are in the process of scheduling the work to have the existing drainage line televised.***

4. It is recommended that the invert for storm pipe P-7 be set higher than the invert out pipe of P-21 in structure MH S-8, or the invert elevation of the outlet pipe (P-21) be lowered, so as to avoid water surcharging or backing up into the drain line from the bio-retention area, especially the 6" underdrain line.

Stormwater Pollution Prevention Plan:

1. Our office has reviewed the recently submitted Stormwater Pollution Prevention Plan (SWPPP) dated December 31, 2024, and find it to be in general compliance with the requirements as set forth by NYSDEC. Acceptance of the SWPPP cannot be completed until such time as soil testing is conducted at the site and the applicant has acquired the land from the NYSDOT, as this may have an impact on the design of the site and the SWPPP itself. The applicant's engineer shall notify the City Engineer's office as to when soil testing is to be conducted at the site so that we can ensure we are present at the time of testing.

2. Once the soil testing has been conducted at the site, the finding from the soil testing shall be added to the Stormwater Pollution Prevention Plan (SWPPP).

3. As the new General Permit for Construction Activity (GP-0-25-001) was recently released, the applicant's engineer shall ensure that the SWPPP complies with all requirements of the new regulations.

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

Planning Board Review – 45 Beekman
Public Comment, March 11, 2025
James Zellinger – West Church Street, Beacon

I continue to strongly oppose the development as presented for 45 Beekman. As I stated in the previous meeting, the development fails on multiple fronts to comply with the requirements, stated goals, and mandates of the Beacon City Council, namely the Comprehensive Plan and the Linkage District Plan which stipulate clear guidelines regarding compatibility, character, and design standards. Specifically stating: "to preserve and enhance the unique character of the city of Beacon" and "support a sense of design context that appropriately relates historic buildings, general façade and window patterns, and traditional streetscapes."

The 45 Beekman proposal still violates the Plans in the following ways:

Scale – Again, the Comprehensive Plan states *"New construction should be compatible with its surroundings as related to, footprint (size and setting), roofline, building envelope (size, scale, and mass)…"* The applicant raised this point in their rebuttal by mentioning the West End Lofts, the View, and City Hall as comparators. City Hall seems an odd choice as it is not a residential building. The other two buildings mentioned were built **AFTER** the Comprehensive Plan was written and therefore bypass the intent of the document. Referencing new buildings will create a cycle of incrementalism toward a different aesthetic landscape, not intended by the Comprehensive Plan.

Aesthetics – The applicant did not address the non-compliant siding material used in the proposal. The city documents specifically state that "*metal siding is not to be used…shall not be permitted*." Other current developments in Beacon have followed the guideline by primarily using brick as the façade material. 164 Main and 364 Main are two examples. Additionally, the minor adjustment to the roofline does nothing to mitigate the issues raised by High Street residents, in fact they may make the situation worse. All told, the 45 Beekman facade is not in compliance, violates the Linkage District Plan, and should not be permitted.

Environmental footprint – I appreciate that some action has been taken in the plan to address the environmental issues related to drainage. That said, there has been no alteration to the street transition zone. This is a critical areal outlined specifically by the Linkage District plan in text and image. The guidelines are very clear and show extensive renderings on how to achieve this critical feature. Beyond the aesthetic break from the streetscape, these trees provide essential cooling properties, shade, ground water retention, and soil conservation.

Transportation – As many of you know, the timed lights have now gone into effect. Against all logic, the situation at the intersection has gotten worse. Instead of moving the traffic that is backing up down Beekman from the 9D intersection, the light is now longer and is creating more substantial back-ups. **To be clear, the issue is cars leaving the train station and blocking the intersection going toward 84, not going to the train from 9D**. The traffic into and out of and as a potential short cut through 45 Beekman will create additional issues at this already problematic intersection. No mention of asking Traffic and Safety for assistance has been communicated.

In Summary:

The 45 Beekman proposal continues to fail by not following the regulations and requirements set by the City Council and related plans, and by not considering the realities of Beacon and this very prominent location. The applicant has either not addressed issues raised or has provided performative solutions, save the drainage note. **I urge the Planning Board to vote NO on this project and send the proposal back to the drawing board.** This location demands better alignment with the city, its immediate neighbors, and the community at large. In its current form 45 Beekman both violates the requirements set by the city council and lacks continuity with the environment.

City of Beacon Planning Board Agenda
03/11/2025

Title:

Public hearing and 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 3.11.25_Project Narrative_250225.pdf

291 Main PB 3.11.25 Comment Response Letter__250225.pdf

291 Main PB 3.11.25 SHPO 24PR09728SEQRATelephoneBuilding2rspComment022425.pdf

291 Main PB 3.11.25 Sheet 1_Site Plan_250225.pdf

291 Main PB 3.11.25 Sheet 2_Existing Conditions Demolition Plan 250225.pdf

291 Main PB 3.11.25 Sheet 3_Floor Plan 250225.pdf

291 Main PB 3.11.25 Sheet 4_Building Elevations & Views_250225.pdf

291 Main PB 3.11.25 HLD Response Letter_2025-0225.pdf

291 Main PB 3.11.25 HLD Sheets5-8_2025-0224.pdf

Lanc & Tully 291 Main Street 03-05-25 Review.pdf

KARC Review_2025.03.06_ PB_291 Main Street.pdf

291 Main PB 3.11.25 PH public comment Hellmuth.pdf

Proposed Addition to 291 Main Street

Project Narrative

February 25, 2025

Summary:
Construct a new 2 and 3 story addition to the existing Telephone Building at 291 Main Street. The addition will have commercial space on the ground floor, and 3 residential apartments on the 2nd and 3rd floors. There is no proposed interior connection between the existing building and the addition.

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.

There are 4 parking spaces provided, including one ADA parking space, at the rear of the building. Some of the parking spaces are covered below the proposed addition. There are 3 parking spaces maximum permitted by Zoning Code for the residential use in the CMS District, and no minimum number of parking spaces are required.

The commercial uses require a maximum of 13 spaces, and a minimum of 3 spaces.

The existing Telephone Building provides parking spaces for two of the existing commercial tenants in their leases, 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, so this helps with the shared parking analysis. Since the curb cut from the existing alley out to Main Street is being eliminated, the City may stripe one additional parking space on Main Street where the curb cut is removed. There is street parking generally available.

Nearby public parking lots include:

- DMV Building – approximately 650 feet away
- Henry Street - approximately 750 feet away
- Rite Aid - approximately 750 feet away

We did not find specific comparable projects in the area to review.

The Applicant will review the feasibility of adding bicycle parking on site to further reduce the need for parking.

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Beacon, New York 12508
ajs@ajsarch.com
www.ajsarch.com
Tel 845 838 2490
Fax 845 838 2657

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

February 25, 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 February 10, 2025; and Lanc & Tully's Engineering Memorandum dated February 5, 2025.

Note that the Applicant proposes to reduce the height of the rear portion of the building approximately 5 feet. This reduces the height of the rear building over the parking area and keeps the building lower than the Telephone Building.

Note also that SHPO, in their review letter dated February 24, 2025, stated that they are please with the proposal for the Main Street façade. They also mentioned lowering the height of the building in the rear, which we've already done. They do not agree with the idea of connecting to the residential houses on the block, and asked that the building be updated to unify more closely with the Main Street façade. We changed the siding to brick, and the roofs to standing seam metal. We propose to keep the gabled roofs and dormers in an effort to visually reduce the mass of the building compared to the Telephone Building and the adjacent residential properties.

KARC Planning Consultant's Comment Responses:

1. **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. We will locate the equipment and screening on the plans after review of the revised building plans.

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.

   Response: A landscaping plan has been added to the set and submitted. Note that we are proposing

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

shade tolerant plantings in areas where there may not be full sunlight. The renderings will be updated to reflect the landscape proposals.

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. 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 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. *Response: The Applicant is researching the utilization and availability of parking in the identified public lots*

    c. 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.

    d.

    e.

    Response: The Applicant has not reviewed other demand reduction strategies apart from the staggered use of parking spaces between residential tenants and commercial uses.

    f. 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. 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.

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 Plan has been submitted. Site lighting will be added to the plans.

Site Plan (Sheet 1 of 8):

1. Required signage shall be provided for the Accessible Parking stall and access aisle

   Response: The signage has been provided.

2. The snow removal note on Sheet 5 of 8 shall also be provided on Sheet 1 Site Plan.

   Response: The snow removal note has been added to Sheet 1.

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.

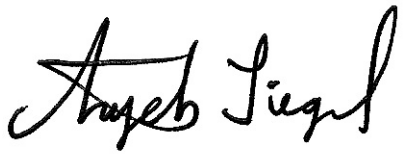
Existing Conditions & Demolition Plan (Sheet 2 of 8):

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

February 24, 2025

Clayton M Bodendorf
174 Main Street
Beacon, NY 12508

Re: SEQRA
291 Main Street - Telephone Building
291 Main St, Beacon, NY 12508
24PR09728

Dear Clayton M Bodendorf:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the response to SHPO's letter, set of architectural drawings, and renders, submitted to our office on February 10, 2025. The work sounds generally appropriate; however, we have the following comments regarding potential impacts to architectural or archaeological resources:

1. Main Street façade: We are pleased with the proposal. We recommend extending the cornice detail across the entire new cornice, not just at the corner.
2. South Brett Street façade: We are concerned that the three-story addition may be taller than the historic building. The height of the parking lot could be reduced. While we understand that the design aims to connect with the nearby residential houses, it is not compatible with the historic building. We recommend unifying the design of Main Street and South Brett Street to create a more cohesive and compatible approach.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

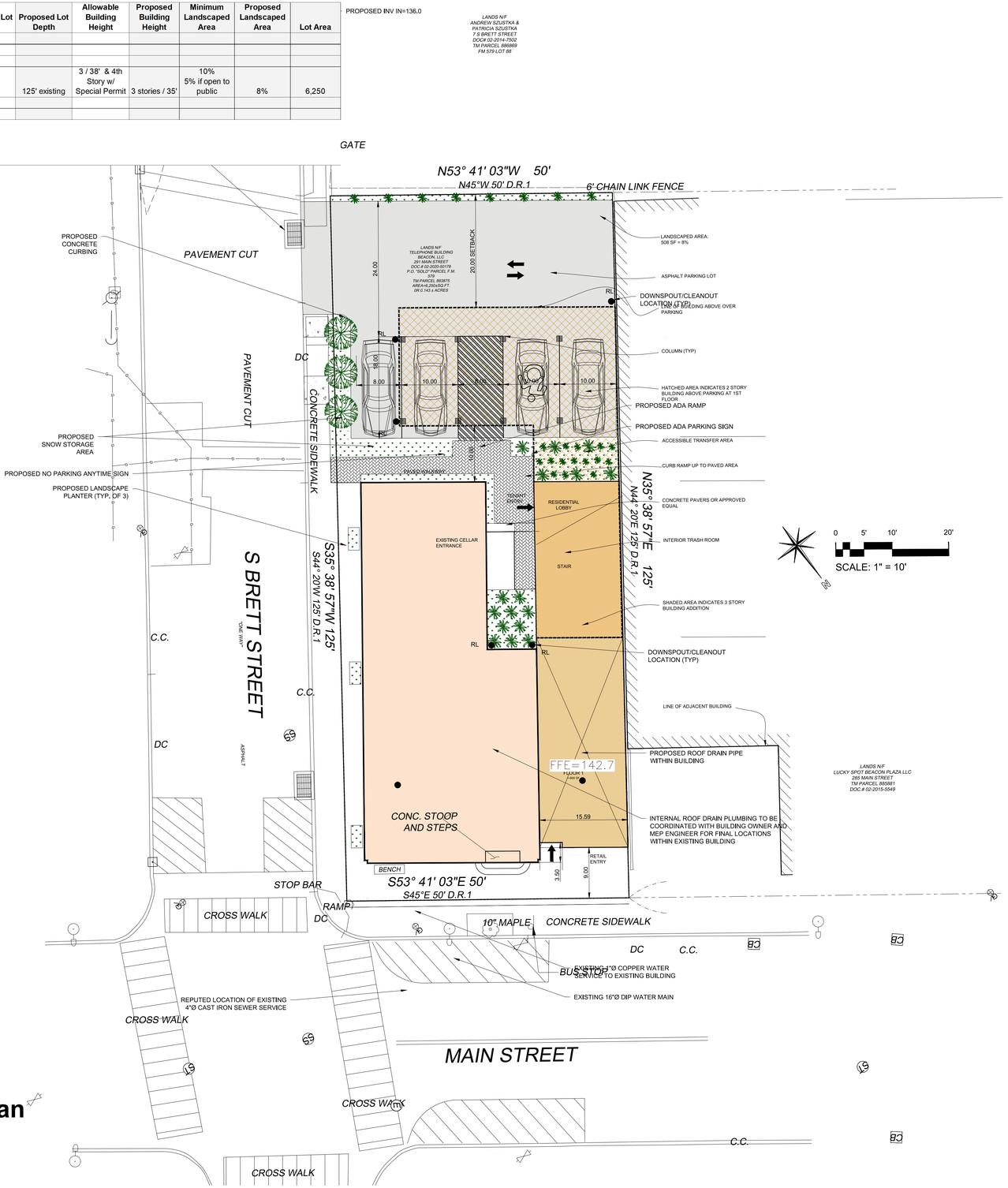
If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

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	8%	6,250



Site Plan
Scale: 1" = 10'

Location Map
Scale: 1" = 400'

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS

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

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

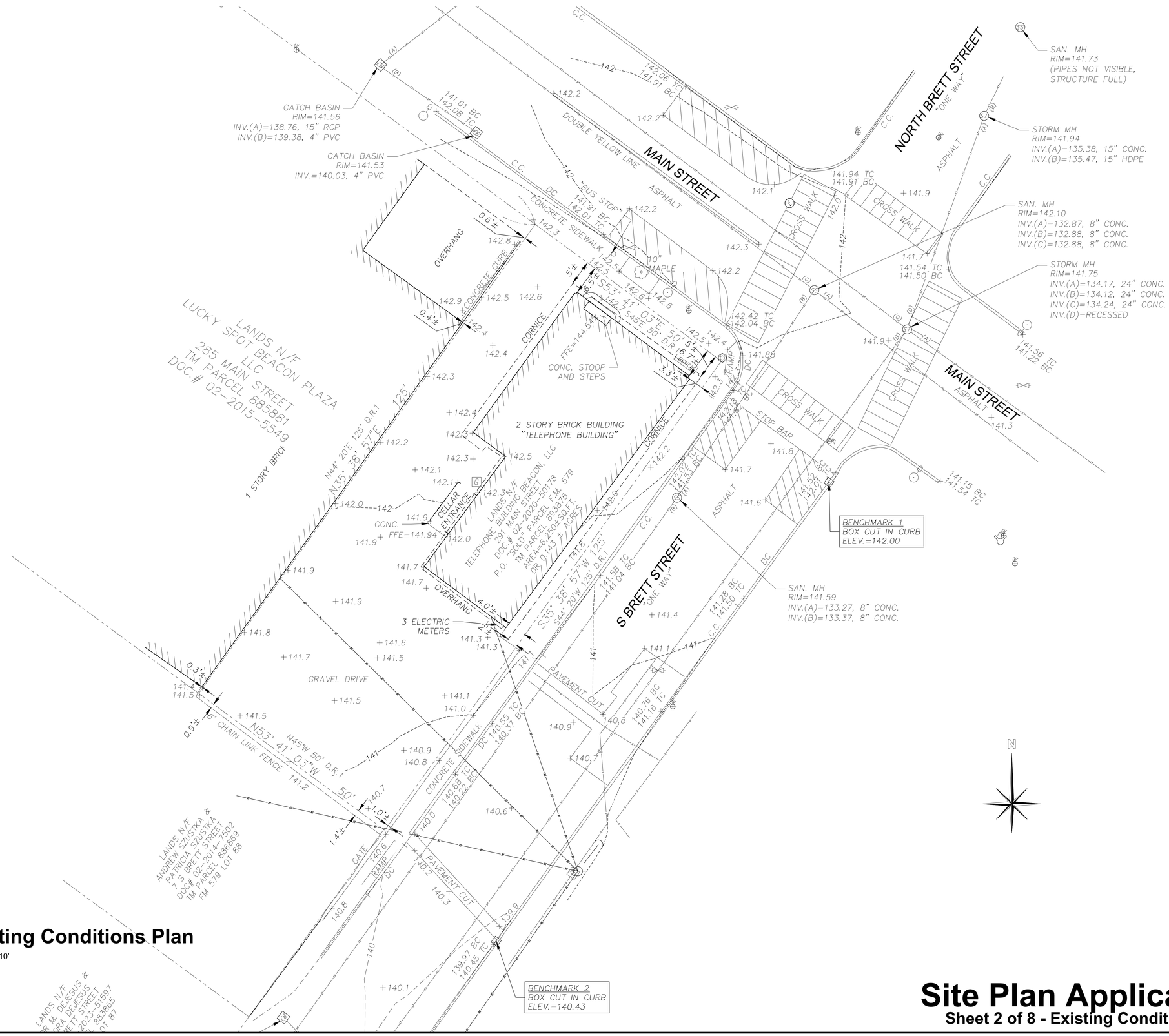
Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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



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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	NO CHANGE	AJS

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

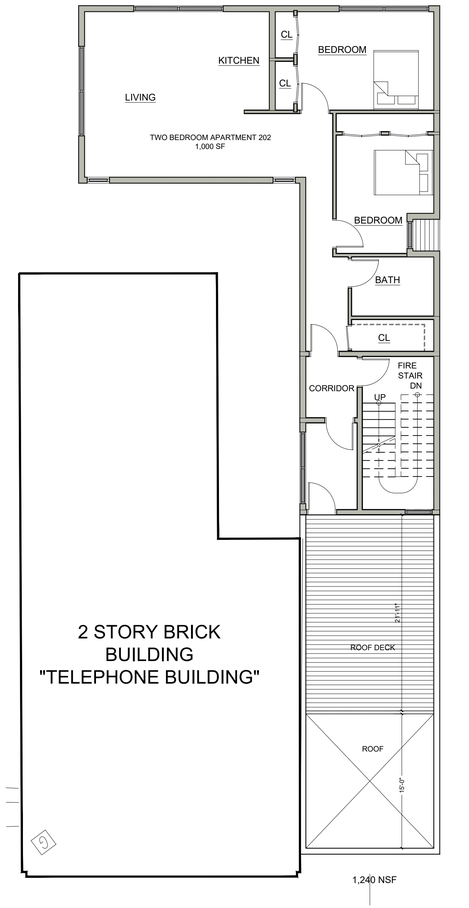
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

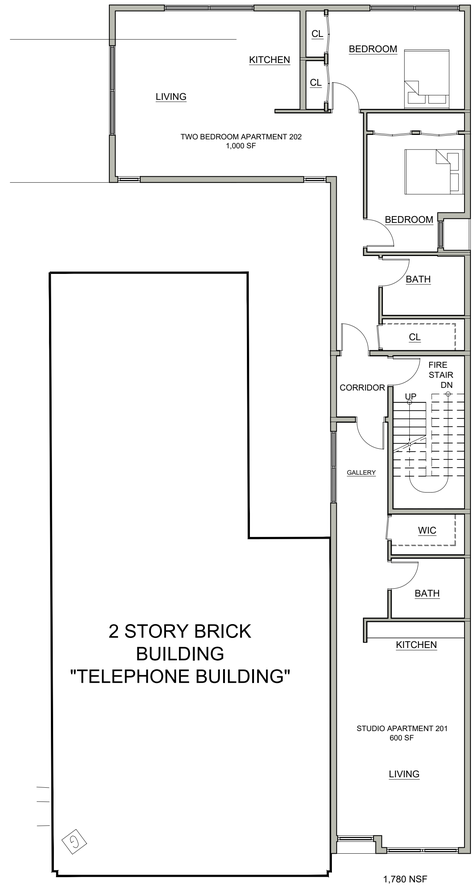
Beacon, New York
Scale: 1" = 10'
October 1, 2024



WINDOW WELL OR BALCONY

1,240 NSF

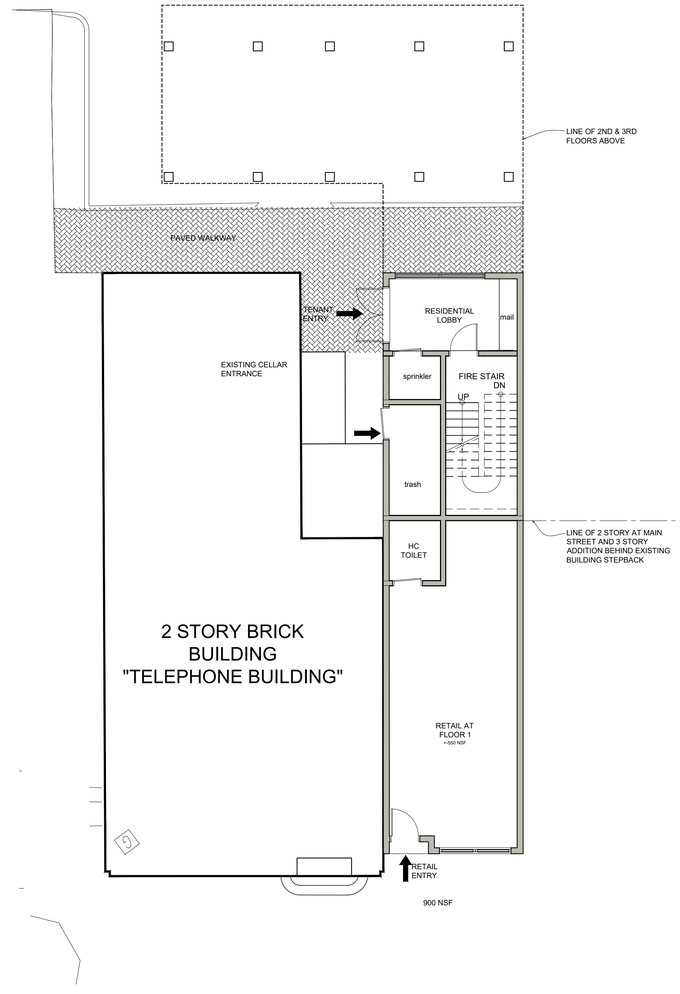
3 3rd Floor Plan
1/8" = 1'-0"



WINDOW WELL OR BALCONY

1,780 NSF

2 2nd Floor Plan
1/8" = 1'-0"



900 NSF

1 1st Floor Plan
1/8" = 1'-0"

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 3 of 8 - Floor Plans

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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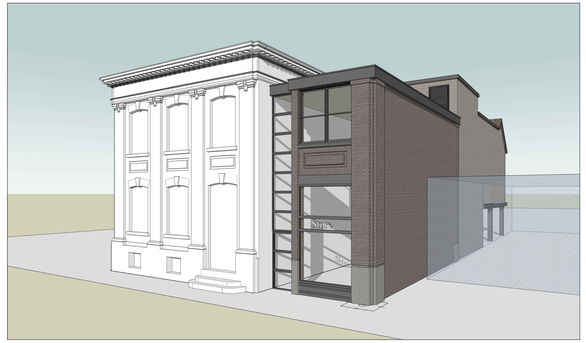
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS

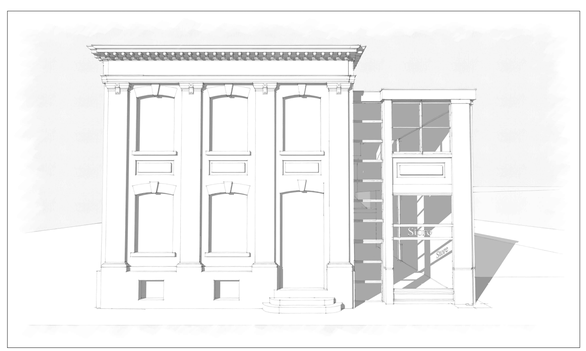
View 2: South Brett Street

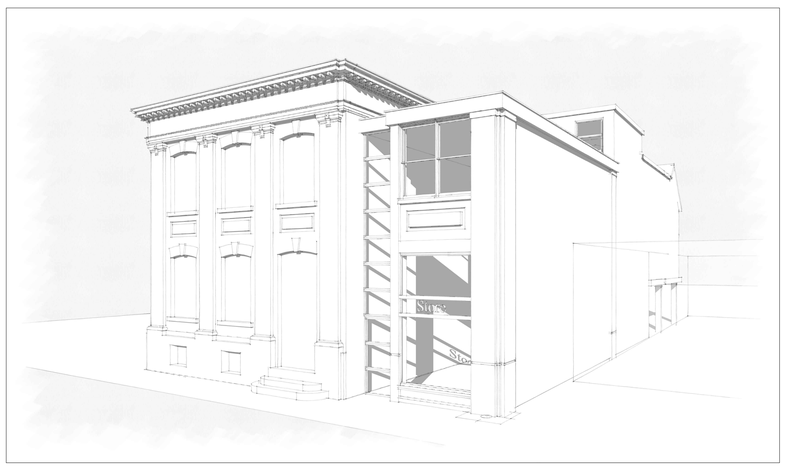
Scale: NTS

View 1: Main Street

Scale: NTS







Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

291 Main Street - Telephone Building

Beacon, New York
Scale: As Noted
October 1, 2024

Owner:
Telephone Building Beacon LLC
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Poughkeepsie, NY 12601

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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

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

February 25, 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 February 5, 2025 comment letter, and KARC's February 10, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully February 5, 2025 Comment Letter

General Comments:

1. Comment noted. A cost estimate will be prepared in a future submission once the design has been generally accepted by the City.
2. Comment noted. Lighting is limited to building mounted fixtures and is being prepared by Aryeh Siegel.
3. Comment noted. The title for Landscaping Plan has been corrected in the index by Aryeh Siegel.

Site Plan (Sheet 1 of 8)

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

Grading & Utility Plan (Sheet 5 of 8)

1. The water shut off valve on the proposed water service has been removed from the proposed snow storage area. The water service line will be wet tapped into the existing water main; therefore, the water shut-off valve will be located in South Brett Street, just after the wet tap.

Landscaping Plan (Sheet 7 of 8)

1. Note 1 of the "Tree Planting Detail" has been removed from the detail.

Landscaping Plan (Sheet 7 of 8)

1. The "Monolithic Curb and Sidewalk Detail" has been revised to reflect a minimum width of 5' and a maximum cross slope of 1.5%.

KARC February 10, 2025 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. The Landscaped area to the east of the parking spaces have been revised to include some taller arborvitaes for additional screening. Please note that removal of existing sidewalk for landscaped area on the east side of the telephone building has been eliminated from the plans at the request of the building owner for the following reasons. 1. The existing sidewalk provides an impermeable barrier against the building preventing infiltration against the historic stone and mortar foundation. Introducing infiltration could introduce water into the basement which is currently dry. 2. There are functional basement windows on this side of the building that will be blocked by proposed landscaping. Introducing landscaping and mulch against these windows will create a condition where mulch and/or soil can get into the building through the windows. As an alternative, 3 concrete planter boxes are proposed in this area as an alternative. The planters are positioned such that they are not blocking the existing windows. It is noted that landscaping has been provided in every available area. The total landscaped area is now 7.6% which is a significant improvement to 0% that exists on the site now. We respectfully request that the board considers that the improvement is sufficient.
3. Parking Standards:
    a. Aryeh Siegel has responded to this comment under separate cover.
    b. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.

The following materials are submitted in support of the project:

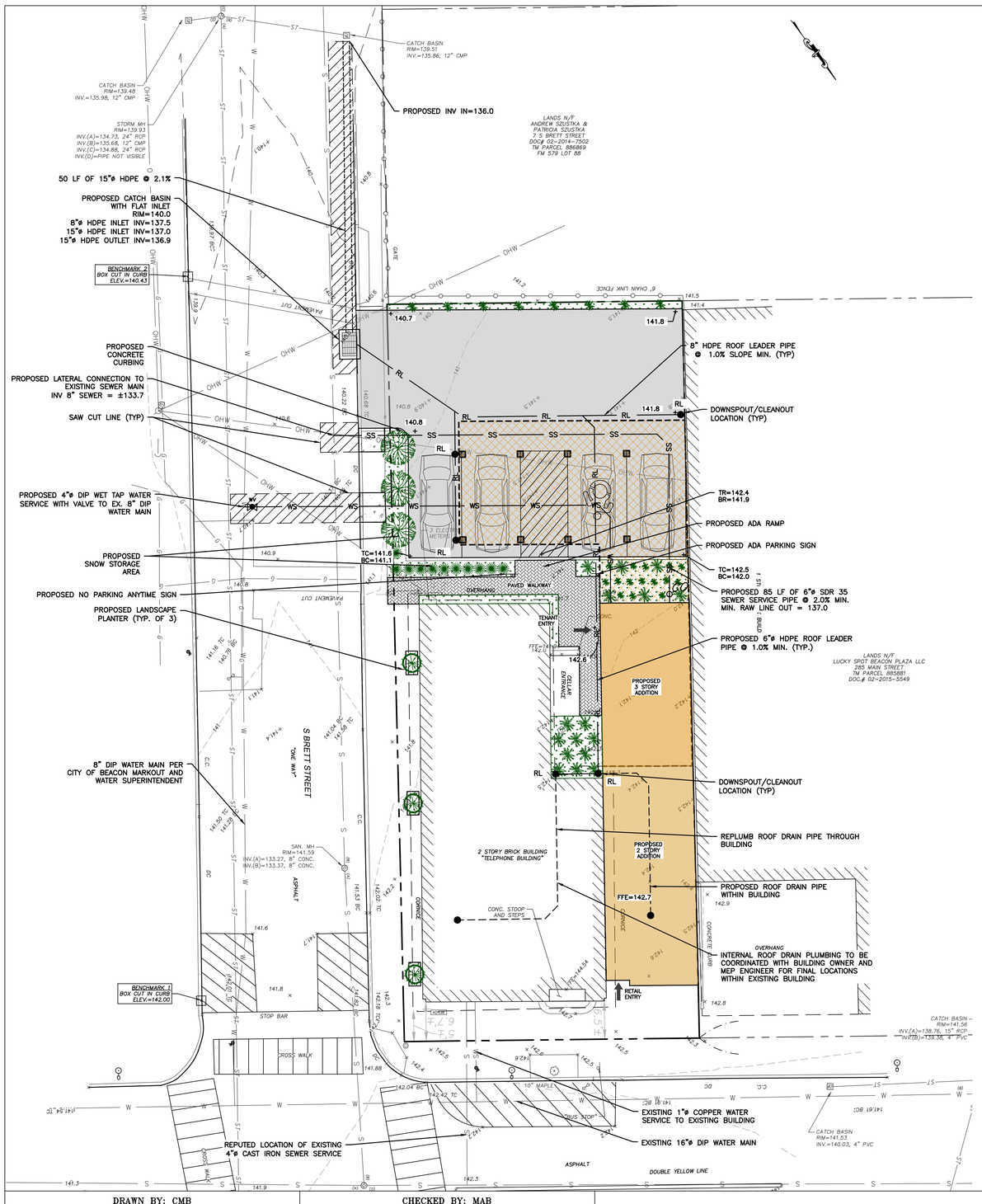
- 5 copies of the Updated Site Plan Set

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 Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)



LEGEND:

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- 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
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- 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

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.

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

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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				
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3	2/25/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK
STEPHEN A. BOSCHKOFF
084466
LICENSED PROFESSIONAL ENGINEER

SEAL

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

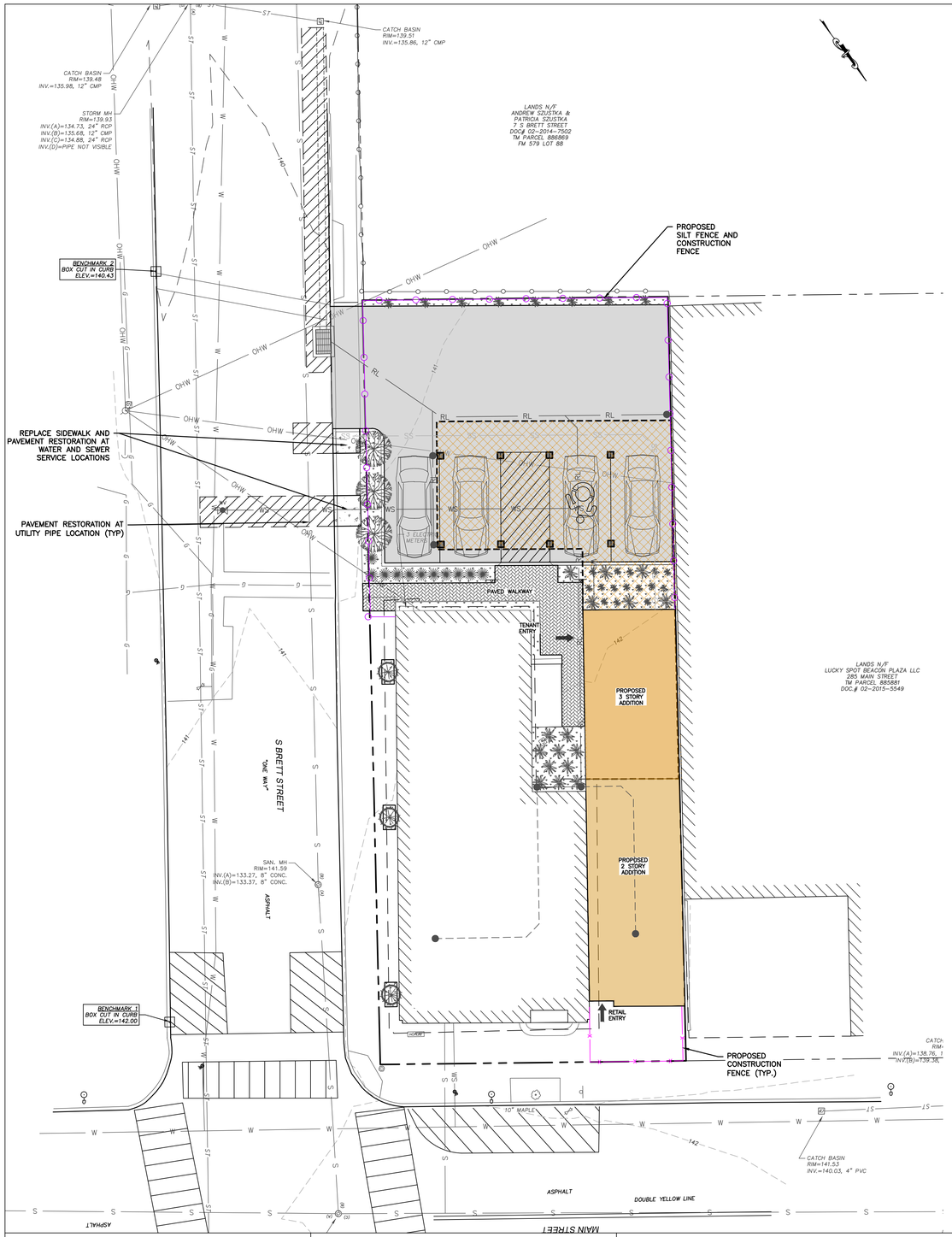
GRADING & UTILITY PLAN

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

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



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- 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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(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK MICHAEL A. RIGRODSKY 086466 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
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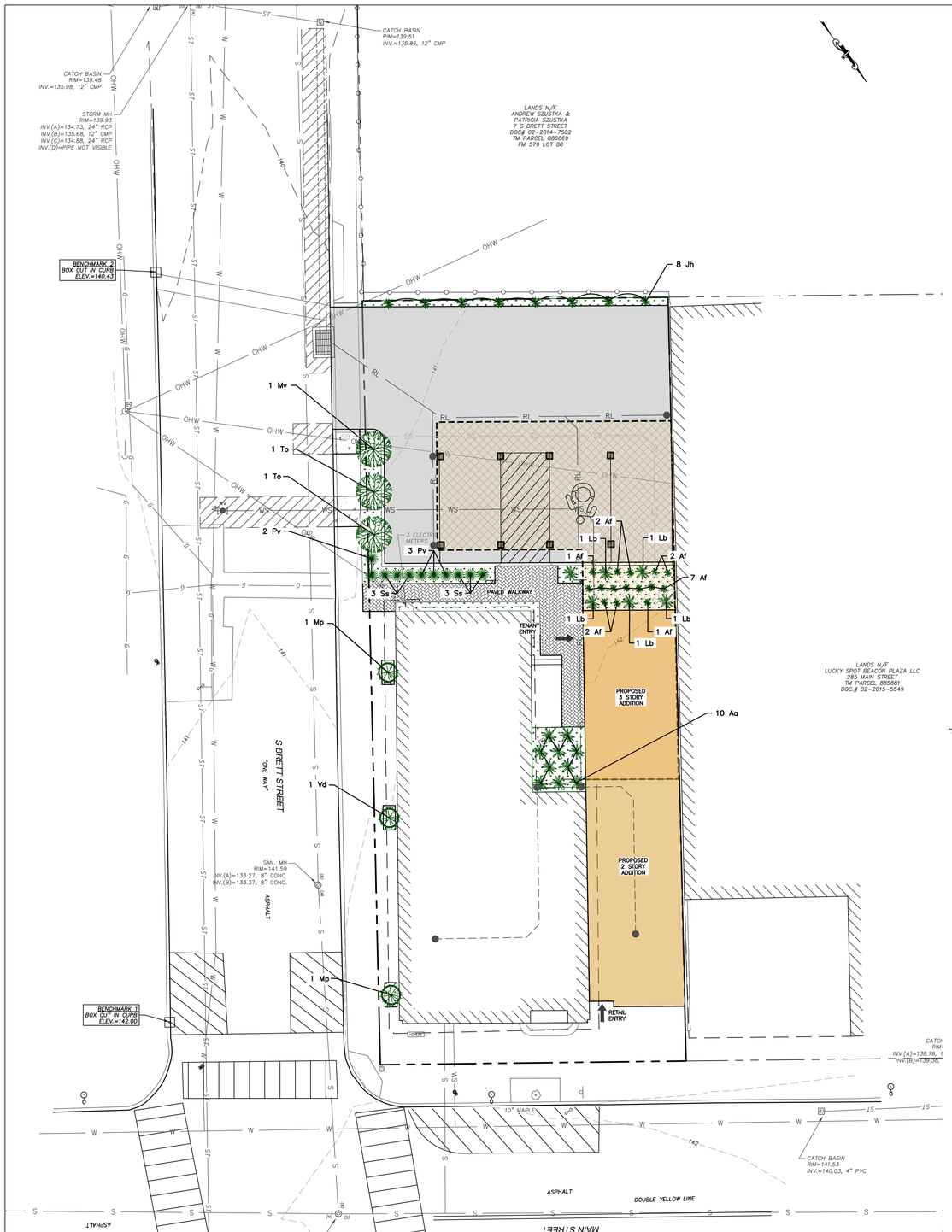
EROSION & SEDIMENT CONTROL PLAN

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:	ESC-1
SHEET:	6 OF 8

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 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
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

PLANTING SCHEDULE

TREES

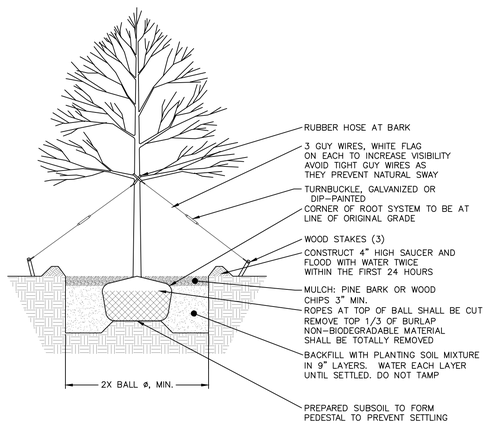
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Mv	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3 INCH (DBH)	AS SHOWN
To	2	THUJA OCCIDENTALIS	ARBORVITAE	3 INCH (DBH)	AS SHOWN

SHRUBS

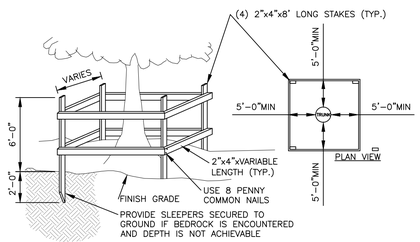
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	3 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GALLON	3 FT
Lb	5	LINDERA BENZOIN	SPICEBUSH	3 GALLON	6 FT
Pv	5	PANICUM VIRGATUM	SWITCHGRASS	3 GALLON	2 FT
Ss	6	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	3 GALLON	1 FT
Mp	2	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3 GALLON	6 FT
Vd	1	VIBURNUM DENTATUM	ARROWOOD VIBURNUM	3 GALLON	6 FT
Af	15	ATHYRIUM FILIX-FEMINA	LADY FERN	3 GALLON	2 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.

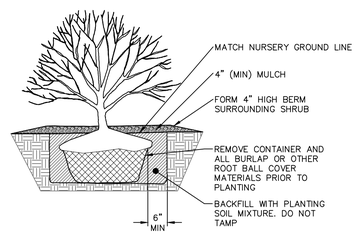


TREE PLANTING DETAIL
NOT TO SCALE



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

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				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK · ANDREW A. BODENDORF · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

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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

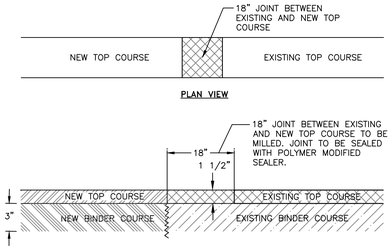
LANDSCAPING PLAN

291 MAIN STREET-TELPHONE BUILDING

291 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-893875

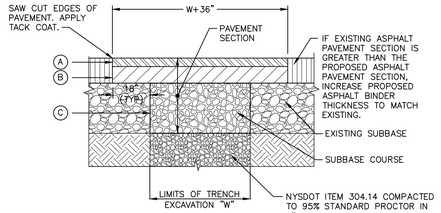
JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 8

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.

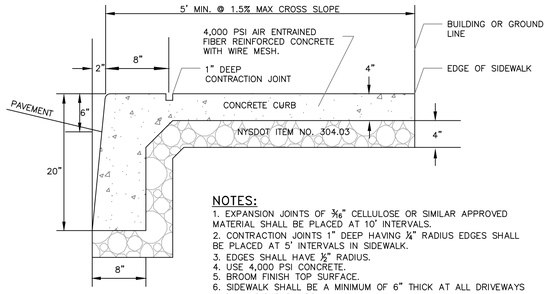
MILLED KEYWAY DETAIL
NOT TO SCALE



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

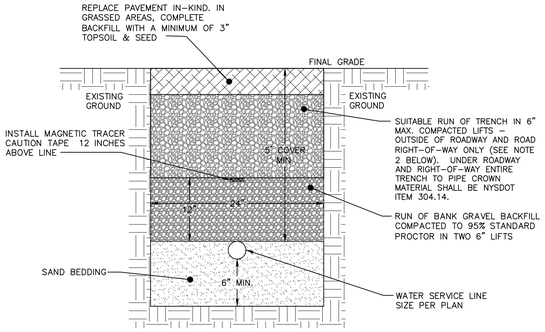
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



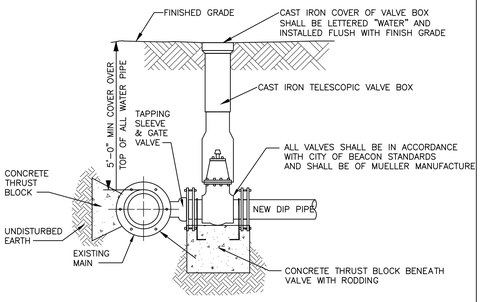
NOTES:
1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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



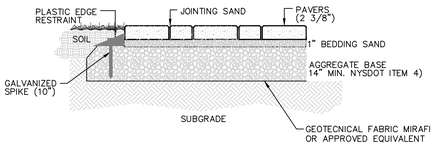
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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



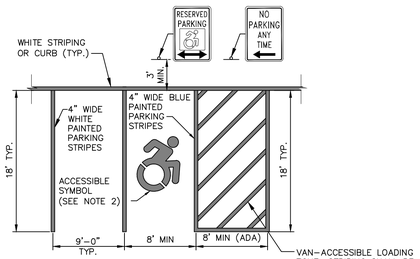
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "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

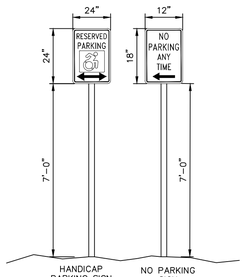
CONCRETE PAVER DETAIL
NOT TO SCALE



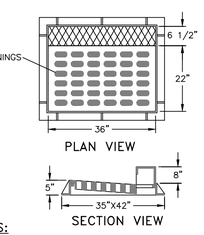
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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

PARKING AND STRIPING DETAIL
NOT TO SCALE

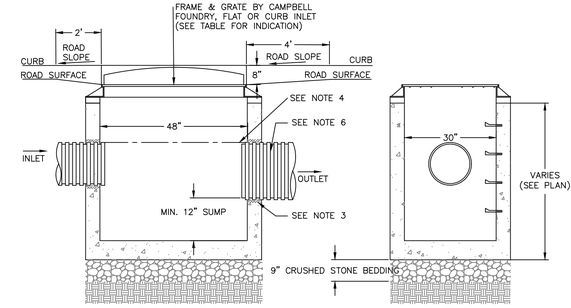


SIGN DETAILS
NOT TO SCALE



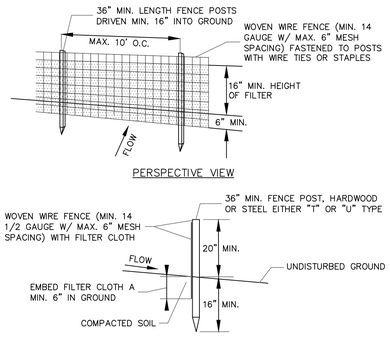
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



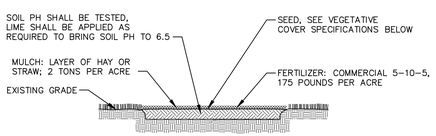
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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. HOPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



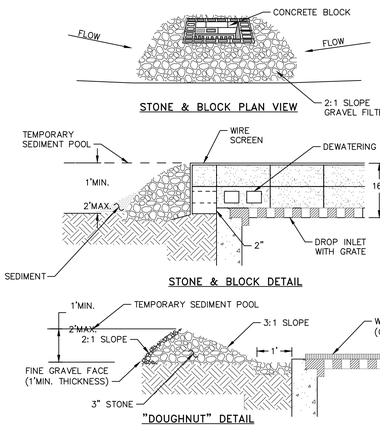
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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



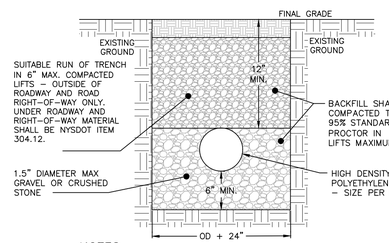
NOTES:
1. TOPSOIL SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS 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				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

CONSTRUCTION DETAILS

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.

March 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 February 25, 2025.
- Project Narrative, dated February 25, 2025, as prepared by Aryeh Siegel, Architect.
- Correspondence dated February 24, 2025, from NYS Parks, Recreation and Historic Preservation.
- Response correspondence from Hudson Land Design, dated February 25, 2025.
- 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 February 25, 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 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.

Site Plan (Sheet 1 of 8):

1. Required signage shall be provided for the Accessible Parking stall and access aisle.

2. The snow removal note on Sheet 5 of 8 shall also be provided on Sheet 1 of 8.

3. The first parking stall on the site, located outside of the building, appears to be extremely tight and does not appear that it would allow the driver to open their door since it is directly against the building based upon the elevation views. The parking stall should be adjusted so as to allow the driver and passengers to be able to exit the vehicle. It is further noted that the roof leaders are encroaching into the parking stall in turn making this stall even tighter for a vehicle to maneuver.

Grading & Utility Plan (Sheet 5 of 8):

1. There does not appear to be sufficient room for the vehicle in the last stall to be able to maneuver, back out of, the parking stall. The plan shall demonstrate that there is sufficient room for the vehicle in the last stall under the building to be able to maneuver out of the parking stall.

2. The plans call out the landscaped island along South Brett Street to be used for snow storage. How is snow to be stored in this area given that this area will be planted with trees?

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: March 6, 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:

- Project Narrative by Aryeh Siegel, dated February 25, 2025
- Comment response letter by Aryeh Siegel, dated February 25, 2025
- SHPO Review Letter, dated February 24, 2025
- Site Plan Set (Sheets 1-4; 4 sheets total) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised February 25, 2025.

Project Description:

The applicant is proposing a three-story addition adjacent to the existing two-story historic Telephone Building located at 291 Main Street. The third story will be set back approximately 40 feet from the second-story facade. The addition will consist of 550 square feet of commercial on the ground floor with three residential apartments on the second and third floors. The project is located within the CMS district and the 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. ***The applicant has indicated these details will be provided once building design is finalized.***

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. ***The applicant's***

response letter notes that "a landscaping plan has been added to the set and submitted." However, it does not appear that a revised Sheet 7 was received in the submission package.

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 in their leases." ***Does the property owner intend for the onsite parking spaces to be designated to the commercial tenants moving forward or will the existing commercial leases be updated to reflect a shared parking situation with the proposed residential tenants?***

4. **Elevations:** Dimensions and material callouts will be required on the proposed elevations.

5. **SHPO Comment Letter**: The State Historic Preservation Office recommends extending the cornice detail across the entire new cornice and unifying the design between the Main Street and South Brett Street facades to create a more cohesive and compatible approach. SHPO also recommends lowering the height of the ground floor parking structure fronting on Brett Street to reduce the height of the addition compared to the existing historic building. I believe both recommendations are appropriate and should be discussed by the Board.

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

From: Katie Hoffmuth
To: Mercedes Perez
Subject: Telephone Building Parking
Date: Thursday, March 6, 2025 6:06:38 PM

Hello,

At last month's Planning Board Meeting when the Telephone Building was discussed, the Board asked about the parking and how it would work with snow.

For 2 years, I was a tenant in the building under the previous owner, and for a few months with who is now the owner (Shady Twal, et all).

I am submitting comments and photos here on three issues:

- Parking Lot: if a house is built behind the Telephone Building, and parking spaces underneath the house, the right turn into the parking spaces under the house would be tight, if at all possible. I'm not sure if the cars could back out of their spaces.

With the modern building built in the driveway portion along Main Street, the cars could not be able to get out down that driveway. Backing out toward the S. Brett Street driveway would be tight.

The plowed snow that the Board asked about is pictured here. The current location of the snow pushes the cars there now back toward what would be the house. But if parking was under the house, I suppose plowed snow would be pushed against the car wash building? If that's even allowed. Because that is a lot of additional snow draining right at that neighbor's building.

- The Back of the Building
If a house was built there, the entire back side of the Telephone Building would be blocked. The cornice might pop out a little from it, but most likely not visible. Certainly not as visible from the back angle.

As a Historic Building, it seems that intentionally putting a building directly behind the building, which would obstruct that back side 90%, would seem a conflict of interest for protecting that building.

There are 6 historic windows that are being blocked. Not to mention the light also blocked from the inside.

From my previous times in the building, the back office benefitted from light pouring in through the back windows. The sunlight across the honey blonde glossy wood floors was gorgeous. An asset to the building. A house blocking those windows would 100% block that light.

My office was in the front of the building on Main Street. For a time, I also had the basement offices. The 2 offices there in the basement also benefited from being able to see outside through the basement windows. If the house was there, with the parked cars, this would feel like a dungeon.

- The Cornice: it's one of the building's most defining features. I was there when former owner Deborah repainted it herself, picking the creme color very carefully. She also applied the gold-leaf to the words The Telephone Building herself with her two hands. She is a master gilder and art restoration artist.

Both buildings would be such a distraction to the cornice, the windows, and the entire feel of the building.

Please vote no to allowing two buildings to be built in the driveway. Even one building is too many. Let the building be.

Thank you,
Katie

NO PARKING

NO PARKING

City of Beacon Planning Board Agenda
03/11/2025

Title:

Public hearing and review of application for Amended Site Plan Approval, Addition to existing funeral home, 2 Beekman Street, submitted by Crossix LLC.

ATTACHMENTS

2 Beekman PB 3.11.25 Site Plan_250225.pdf

KARC Review_2025.03.06_PB_2 Beekman St.pdf

Lanc & Tully 2 Beekman Street 03-06-25 Review_0001.pdf

2 Beekman Street - Amended Site Plan Approval Resolution (4924-4607-1077.1).pdf

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%

Site Plan

Scale: 1" = 20'

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

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
5	02/25/2025	NO CHANGE	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

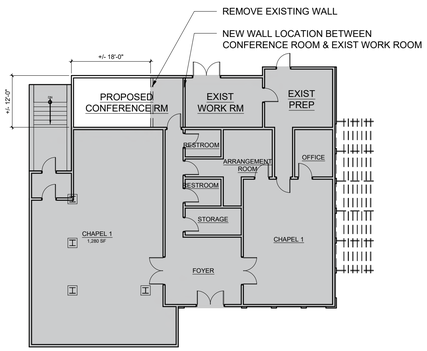
Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial (Funeral Home)		
3 spaces per 1,000 sf GFA (minimum) 5 spaces per 1,000 sf GFA (maximum)	3,687 gsf	12 parking spaces minimum 19 parking spaces maximum
Total Provided		**46 parking spaces** See Notes Below

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"

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: March 6, 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:

- Site Plan Sheet by Aryeh Siegel, Architect, dated January 28, 2025, last revised February 25, 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. 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

LANC & TULLY
Engineering and Surveying, P.C.

March 6, 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 February 25, 2025, from Aryeh Siegel, Architect.
- Plan titled "Site Plan Amendment Application – Riverview Funeral Home – 2 Beekman Street", with the latest revision date of February 25, 2025, as prepared by Aryeh Siegel, Architect.

Based upon our review of the submitted, the proposed site plan amendment is acceptable from an engineering perspective, and we have no engineering comments. 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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

AMENDED SITE PLAN APPROVAL
FOR 2 BEEKMAN STREET

Parcel No. 5954-33-610763

WHEREAS, the City of Beacon Planning Board received an application for Site Plan Approval from Crossix, LLC (the "Applicant") for the construction of a 216 square foot addition to the existing 3,472 square foot Riverview Funeral Home (the "Project" or "Proposed Action"), located at 2 Beekman Street (Parcel ID No. 5954-33-610763) in the R1-10 Residential Zoning District (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Code § 223-25; and

WHEREAS, the existing funeral home was granted a Use Variance by the City of Beacon Zoning Board of Appeals on May 16, 2017; and

WHEREAS, the Planning Board previously granted Site Plan Approval for the existing funeral home on August 8, 2017; and

WHEREAS, the Project is shown on a single sheet entitled, "Site Plan Amended Application - Riverview Funeral Home – 2 Beekman Street" dated January 28, 2025, prepared by Aryeh Siegel, Architect, Beacon NY; and

WHEREAS, the Project is a Type II Action pursuant to the State Environmental Quality Review Act because it is an expansion of a nonresidential structure involving less than 4,000 square feet (6 NYCRR 617.5(c)(9)); and

WHEREAS, the Planning Board reviewed the application at its meetings on February 11, 2025 and March 11, 2025; and

WHEREAS, on March 11, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application which was closed on March 11, 2025, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby grants Site Plan Approval, as shown on the application materials referenced above, subject to the follow

conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals form the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

When the above conditions have been satisfied, six (6) sets of the above references plans, as may be revised as per the conditions above, shall be submitted for enforcement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer, and City Planner.

B. The following are general conditions which shall be fulfilled:

1. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

2. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefore has not been granted by the City, this Resolution shall be rendered null and void.

3. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

4. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

5. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

6. Failure to adhere to the conditions set forth in this Resolution and/or the approved Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, certificates of occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Site Plan drawings approved herein.

7. As used herein, the term "Applicant" shall include Crossix, LLC, and its successors and assigns, and where applicable, their agents, contractors and employees.

8. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

9. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: March 11, 2025
Beacon, New York

_____ _____, 2025
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting ____	Leonard Warner	Voting ____
David Jensen	Voting____	J. Randall Williams	Voting ____
Karen Quiana	Voting____	John Gunn, Chairman	Voting ____

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
03/11/2025

Title:

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 3.11.25 Supplemental Submission 2.25.25 - Cover Letter.pdf

420 Fishkill PB 3.11.25 Attachment 1 Floor Plans and Renderings, Studio Architecture, DPC, 10.29.24, last rev 1.24.25.pdf

420 Fishkill PB 3.11.25 Attachment 2 Site Redevelopment Plans by HLD last rev 2-25-25.pdf

420 Fishkill PB 3.11.25 Attachment 3 Lot Line Removal Plat__2025-0225.pdf

420 Fishkill PB 3.11.25 Exhibit A - Response to Comments Memo by HLD 2-25-25.pdf

420 Fishkill PB 3.11.25 Exhibit B - ROW Cost Estimate by HLD 2-25-25.pdf

KARC Review_2025.03.06_PB_420 Fishkill Ave.pdf

Lanc & Tully 420-430 Fishkill Ave 03-06-25 Review.pdf

420-430 Fishkill Avenue- Site Plan and Subdivision Approval Resolution (4936-9505-7445.1).pdf

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 25, 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 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 Lot Merger and Site Plan Approval (the "Application") for the proposed adaptive reuse Project on the Premises.

ADDITIONAL SITE PLAN REFINEMENTS AND RESPONSES TO CONSULTANT COMMENTS:

In response to comments provided by this Board, the City's Planning and Engineering Consultants, and the public at the February 11, 2025 public hearing on the Project, enclosed please find the Floor Plans and Renderings prepared by the Applicant's architect, Studio Architecture, DPC, the updated Site Redevelopment Plans and Lot Line Removal Plat prepared by Hudson Land Design Professional Engineering, P.C. ("HLD"), and the Landscaping Plan prepared by Debra Adamsons (collectively, the "Plans"). In addition, HLD has prepared a point-by-point response to comments contained in the comment memoranda prepared by the City's Planning and Engineering Consultants. *See* **Exhibit A**.

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 and to improve the on-site experience for tenants and patrons of the Premises.

The refined Plans now include the following updates:

- Designation of the metes and bounds of the proposed easement area providing access to the proposed walking path between Fishkill Avenue and the future rail trail/Fishkill Creek Greenway & Heritage trail connection;

- Adjustment of the flashing crosswalk sign to be installed on the south side of the intersection of Townsend Street and Fishkill Avenue to be within the sidewalk-bank area, noting that the flashing crosswalk signs on both the north and south sides of this intersection are subject to final recommendations of the Fishkill Avenue Concepts Committee, to avoid re-installation or incompatible crosswalk signage in the corridor;[1]

- Addition of mountable curb at the proposed "Deliveries Only" entrance-only driveway at the southern portion of the Premises to further emphasize that access to this driveway is restricted to delivery trucks only;

- Dimming of three (3) on-site lights outside of the anticipated hours of operation of the commercial uses on the Premises for the comfort of residential tenants of the Premises;

- Identification of quantities of evergreen and deciduous trees, shrubs, and grasses to be installed at the Premises; and

- Incorporation of additional drainage, grading, and elevation notes and details into the Plans for this Project.

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, and by the public, 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.

[1] Note: As noted by the Applicant's traffic consultant, the crosswalk and the standard crosswalk signage provide for safe crossing movements. Any additional installations (flashing signs, etc.) are in addition to these safety mechanisms.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by HLD, dated February 25, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated February 5, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated February 10, 2025; and

Exhibit B: Right-of-Way Cost Estimate, prepared by HLD, dated February 25, 2025.

In further support of this Application, we respectfully submit five (5) full-size sets of the Floor Plans and Renderings, prepared by Studio Architecture, DPC, dated October 29, 2024, last revised January 24, 2025 and 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 February 25, 2025.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on March 11, 2025, at which time the Applicant respectfully requests that the Board render a decision on the 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.
Jessica Zalin, Esq.

6348646.v4

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INFO@STUDIO-ARCH.NET
914.266.8930

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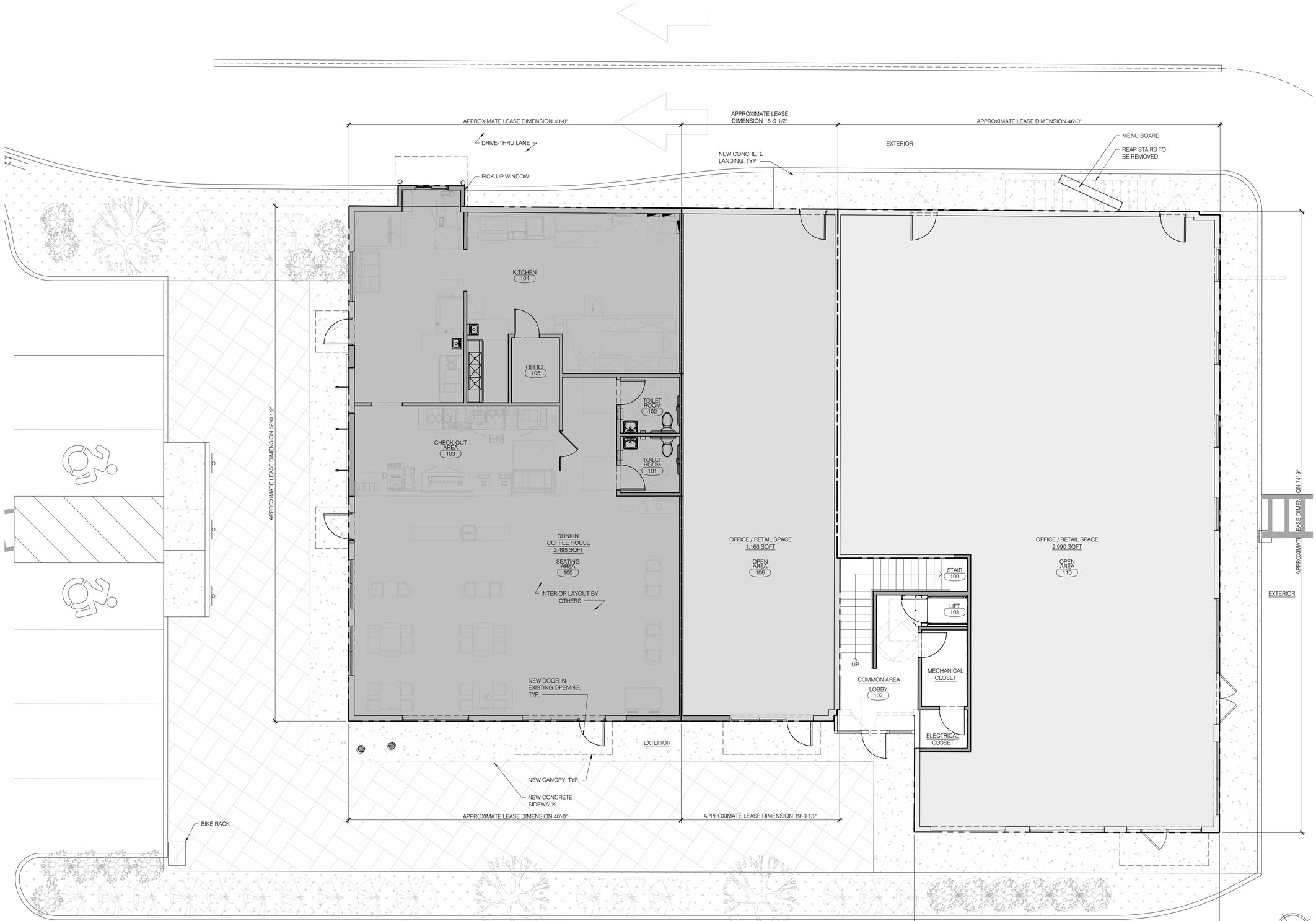
DRAWING RELEASE:

- 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\actives - Layout 5.2\24042.01 - A110.dwg, A110, 1/24/2025 1:47:22 PM, tlaniaj, ARCH full bleed D (24.00 x 36.00 Inches)

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

420 FISHKILL AVE
BEACON, NY, 12508

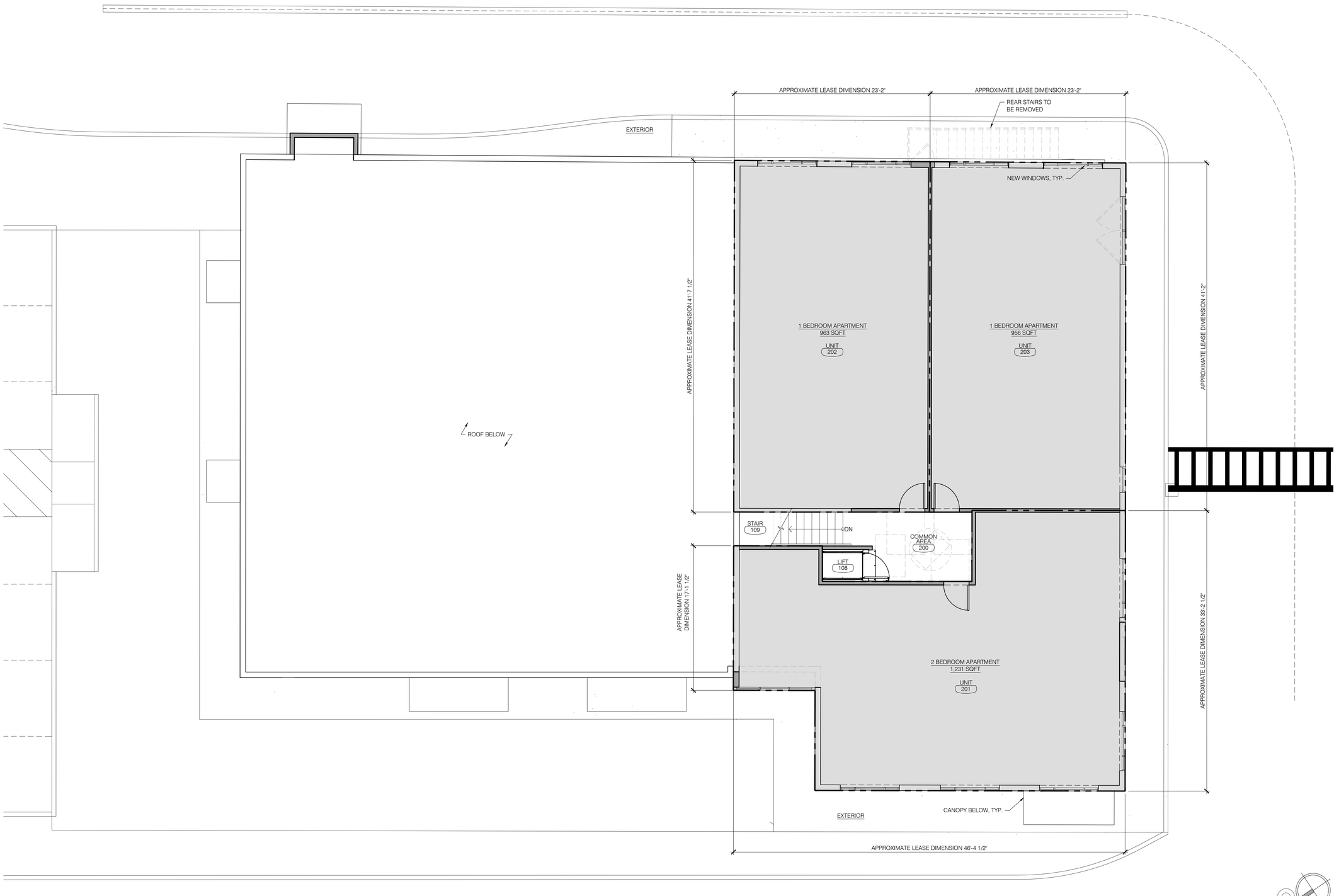
DATE:	01/24/2025
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

SECOND FLOOR PLAN

LAYOUT 5.2

A120

SCHEMATIC DESIGN



FLOOR PLAN

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

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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
914.244.8930

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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

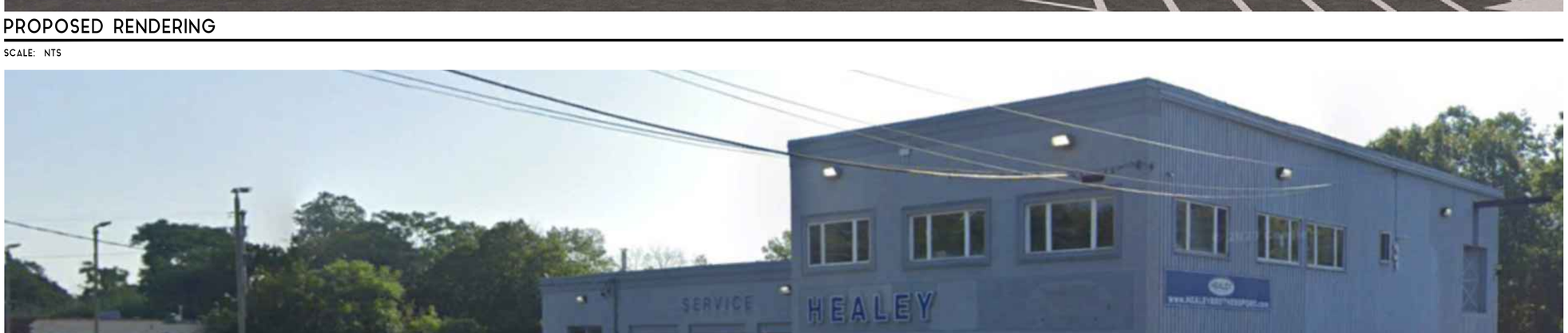
R001

SCHEMATIC DESIGN

Y:\2024\24042.02 Schematic Design\24042.01\Layout 5.2\2025-01-24 - Layout 5.2\24042.01 - R001.dwg, R001, 1/24/2025 3:40:36 PM, diana, AKCH 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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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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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

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: LANDSCAPING PLAN (LS-1)
SHEET 8: CONSTRUCTION DETAILS (CD-1)
SHEET 9: CONSTRUCTION DETAILS (CD-2)
SHEET 10: CONSTRUCTION DETAILS (CD-3)

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

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

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				
4	2/25/25	PER PLANNING BOARD COMMENTS	CMB				

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

HUDSON LAND DESIGN
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 10

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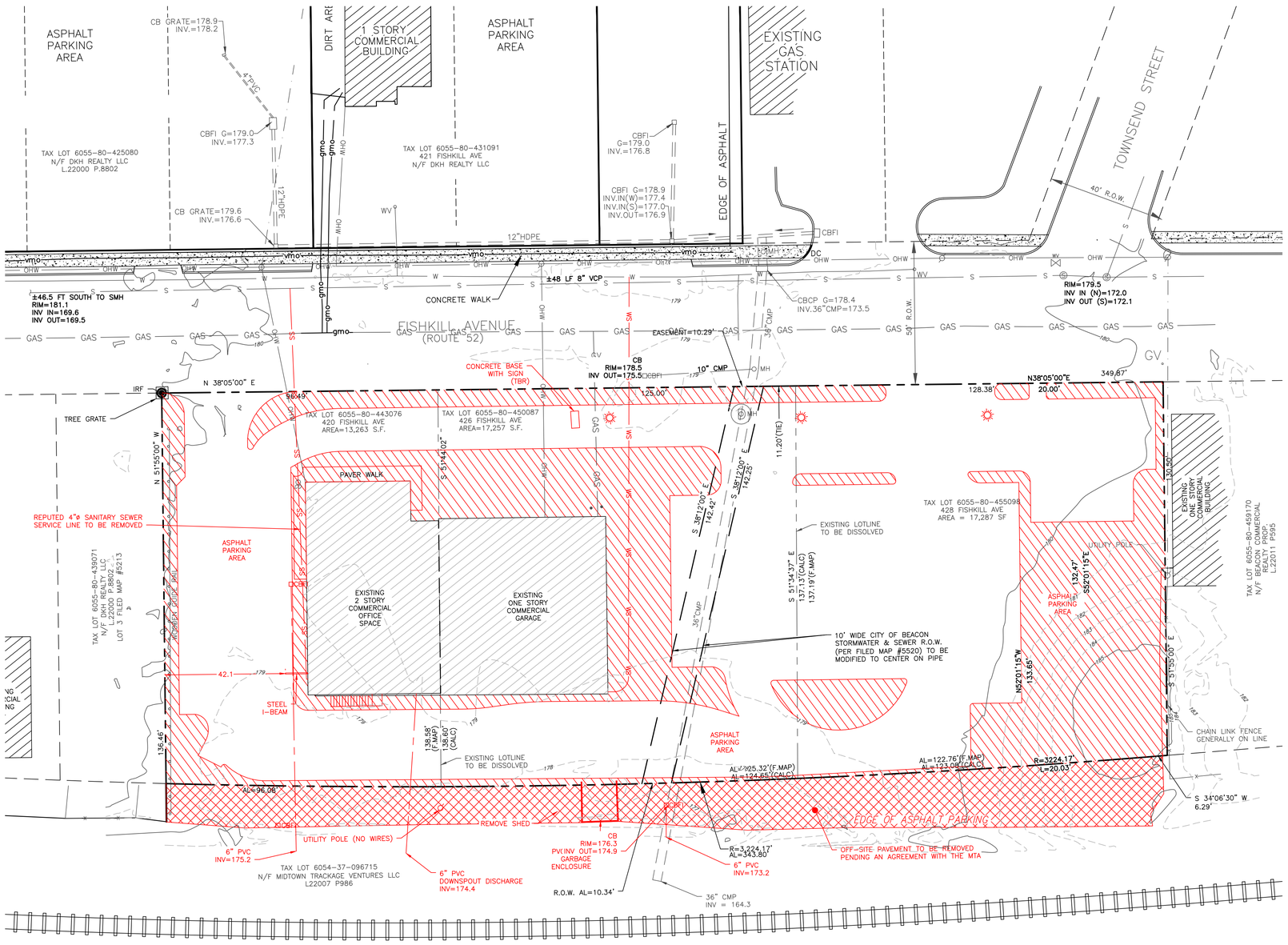

LEGEND:

- 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
- RL 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
4	2/25/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

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

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 10

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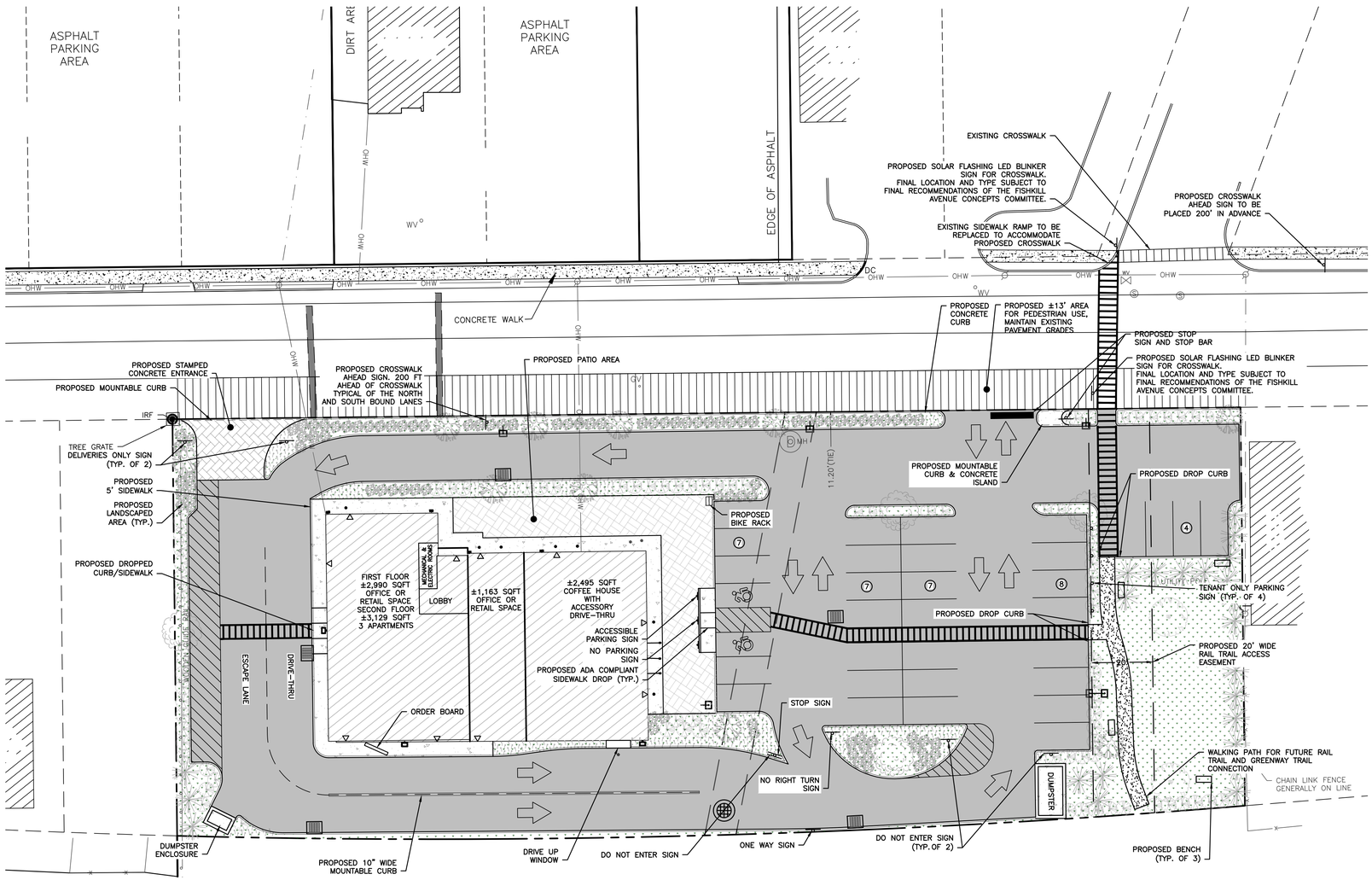

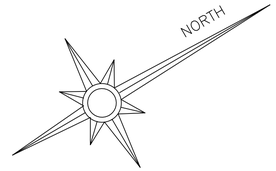

LEGEND:

- 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 EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
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- 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
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- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
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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 SIGHT 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.
5. HOURS OF COMMERCIAL OPERATION TO BE BETWEEN 5 AM AND 10 PM, MONDAY THROUGH SUNDAY.

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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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

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 10

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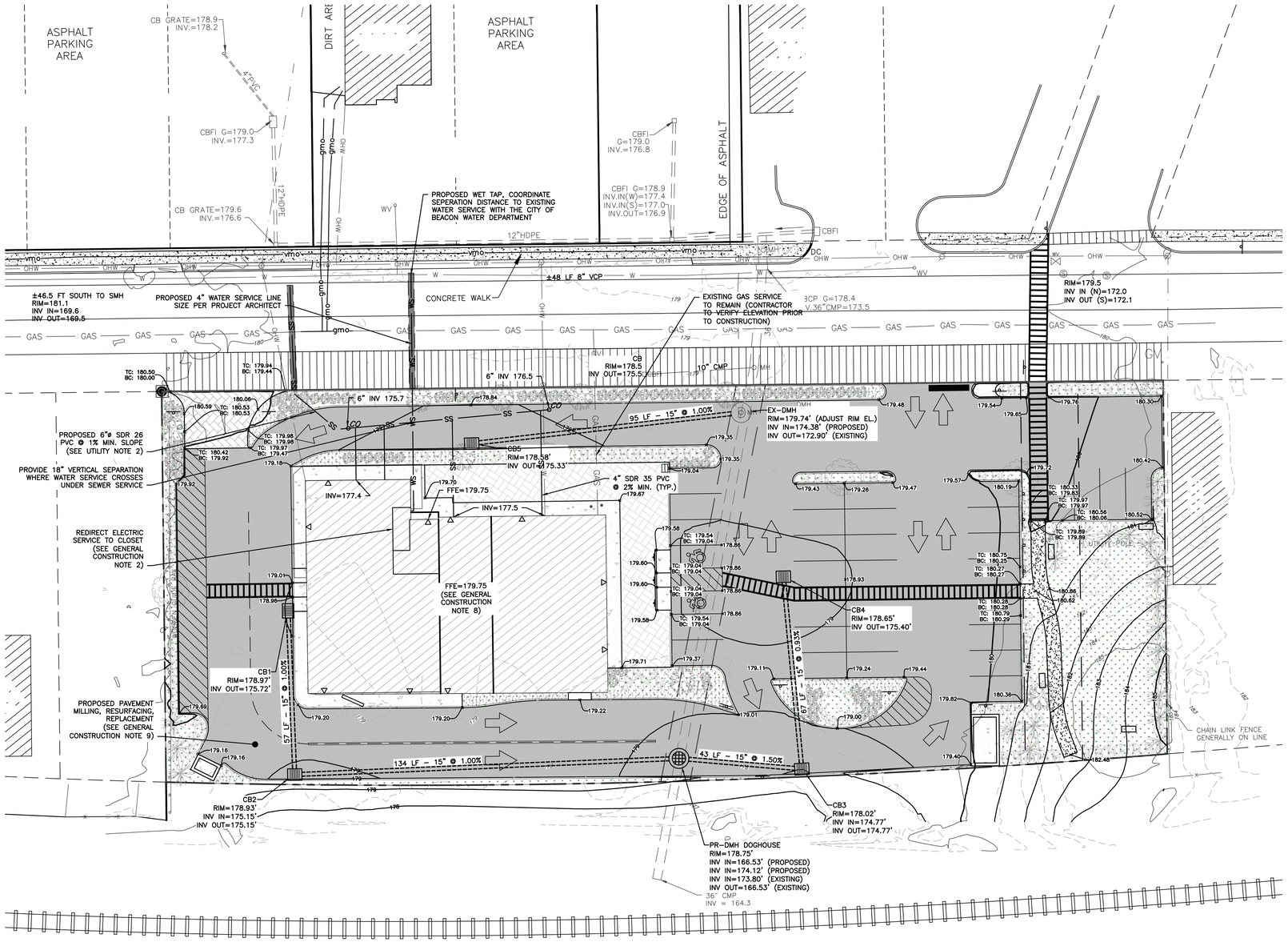

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UTILITY NOTES:

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 THE PROPOSED PAVEMENT GRADE IS GREATER THAN 1-1/2 INCHES FROM EXISTING PAVEMENT GRADE. (9,327 SF)
   - MILL EXISTING PAVEMENT IN AREAS WHERE DIFFERENCE BETWEEN PROPOSED PAVEMENT GRADE AND EXISTING PAVEMENT GRADE IS BETWEEN 1-1/2 INCHES CUT AND 1-1/2 INCHES FILL. (7,213 SF)
   - REPLACEMENT PAVEMENT IN AREAS WHERE PROPOSED PAVEMENT GRADE REQUIRES MORE THAN 1-1/2 INCHES OF EXISTING PAVEMENT REMOVAL. (9,691 SF)

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.

GRADING & DRAINAGE NOTES:

1. PROPOSED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND SHALL BE CONTINUALLY IN PLACE UNTIL THE END OF CONSTRUCTION AND STABILIZATION OF DISTURBED EARTH. REFER TO THE E&SC PLAN.
2. NYSDEC SPDES GP-0-25-001 COVERAGE IS NOT REQUIRED BASED ON THE SOIL DISTURBANCE ASSOCIATED WITH THE PROJECT BEING LESS THAN ONE (1) ACRE IN AREA.
3. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO AREAS OF TRAPPED DRAINAGE FOLLOWING CONSTRUCTION. POSITIVE PITCH TO PROMOTE OVERLAND FLOW TO ADEQUATE DISCHARGE LOCATIONS IS REQUIRED.
4. CONTRACTOR SHALL ENSURE POSITIVE SURFACE WATER FLOW AWAY FROM THE BUILDING FOUNDATION.
5. ALL SPOT ELEVATIONS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.

APPLICANT'S CONSENT:

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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

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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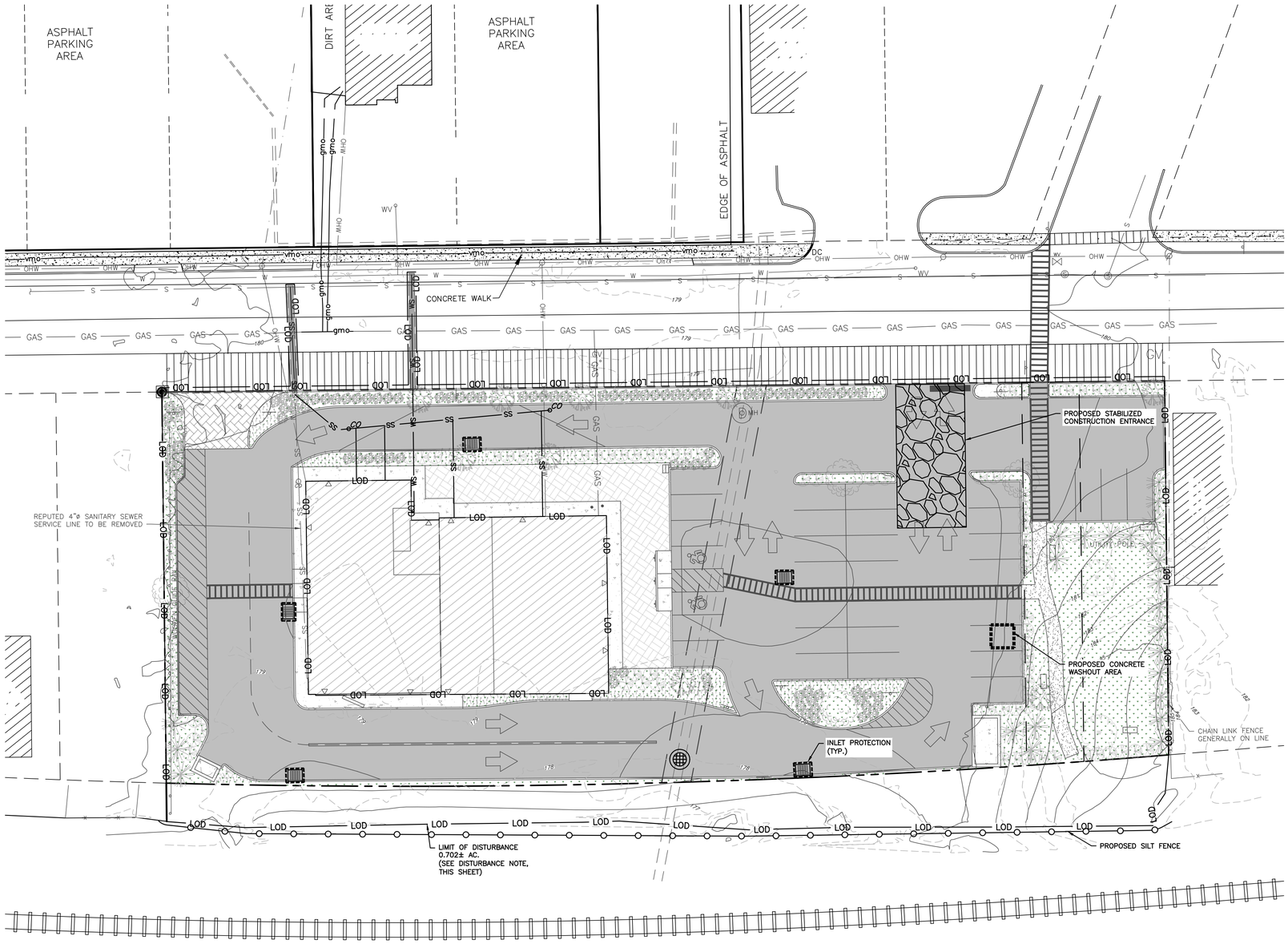

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- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

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.

DISTURBANCE NOTES:

TOTAL LIMITS OF SOIL DISTURBANCE = 54,081 SF
– EXISTING BUILDING AREA (TO REMAIN) = 6,942 SF
– AREAS OF PAVEMENT MILLING = 7,213 SF
– AREAS OF PAVEMENT RESURFACING = 9,327 SF
SOIL DISTURBANCE AREA = 30,599 SF = 0.702 ACRES

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.

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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				
4	2/25/25	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

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

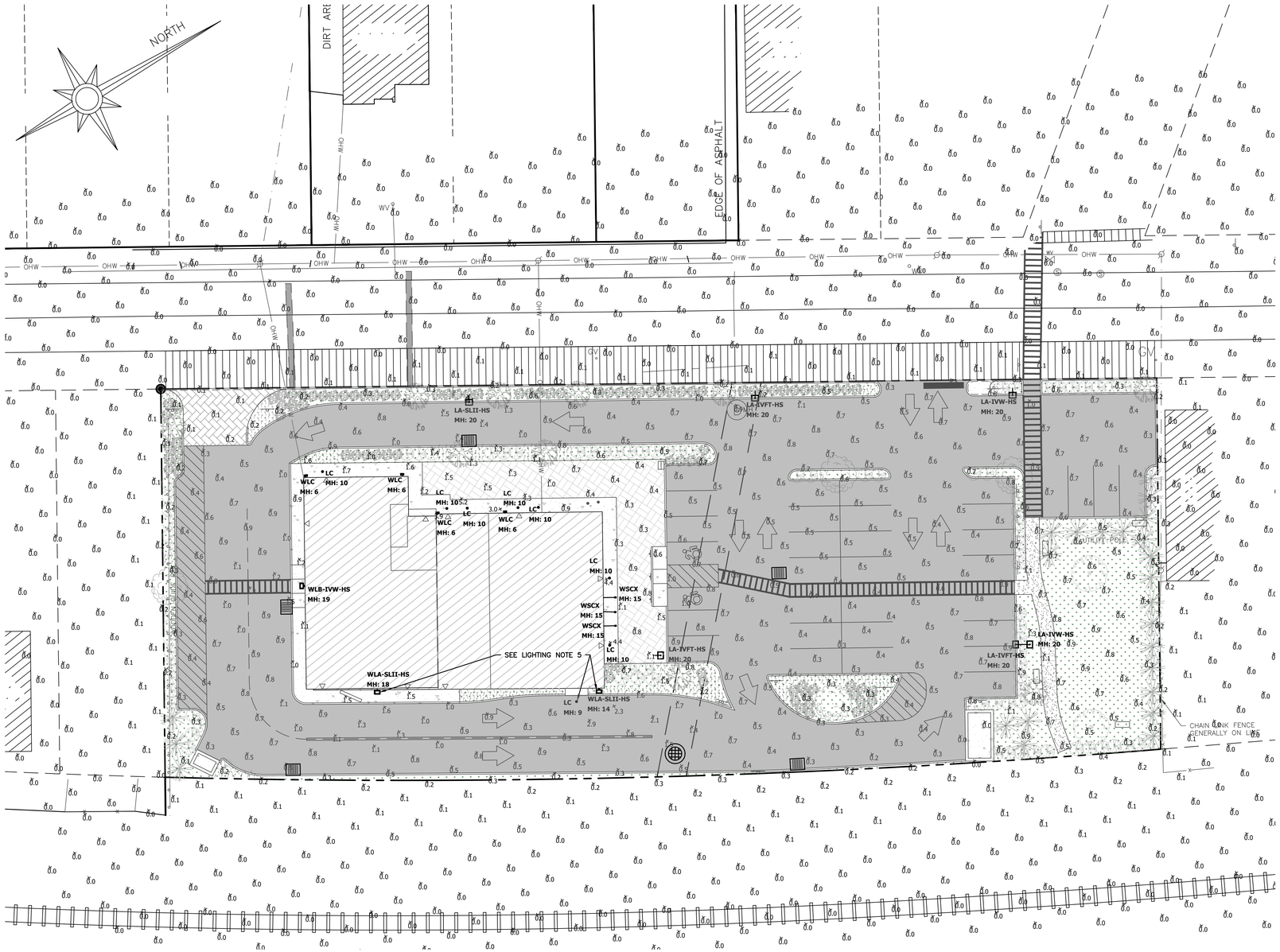
EROSION & SEDIMENT CONTROL PLAN

420 FISHKILL AVE

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

JOB #:	2024:013
DATE:	10/29/24
SCALE:	1" = 20'
TITLE:	EC-1
SHEET:	5 OF 10

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



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.
5. ALL LIGHTS WILL OPERATE FROM DUSK TO DAWN WITH THE EXCEPTION OF THE THREE LIGHTS ALONG THE REAR OF THE BUILDING WHICH WILL OPERATE FROM 10 PM TO 5 AM AT A REDUCED LIGHT LEVEL (50%, UNLESS SAFETY ISSUES ARISE).

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:

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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4	2/25/25	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

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

LIGHTING 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:	LT-1
SHEET:	6 OF 10

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

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

Nyssa sylvatica

COMMON NAME
Blackgum

TYPE
Tree

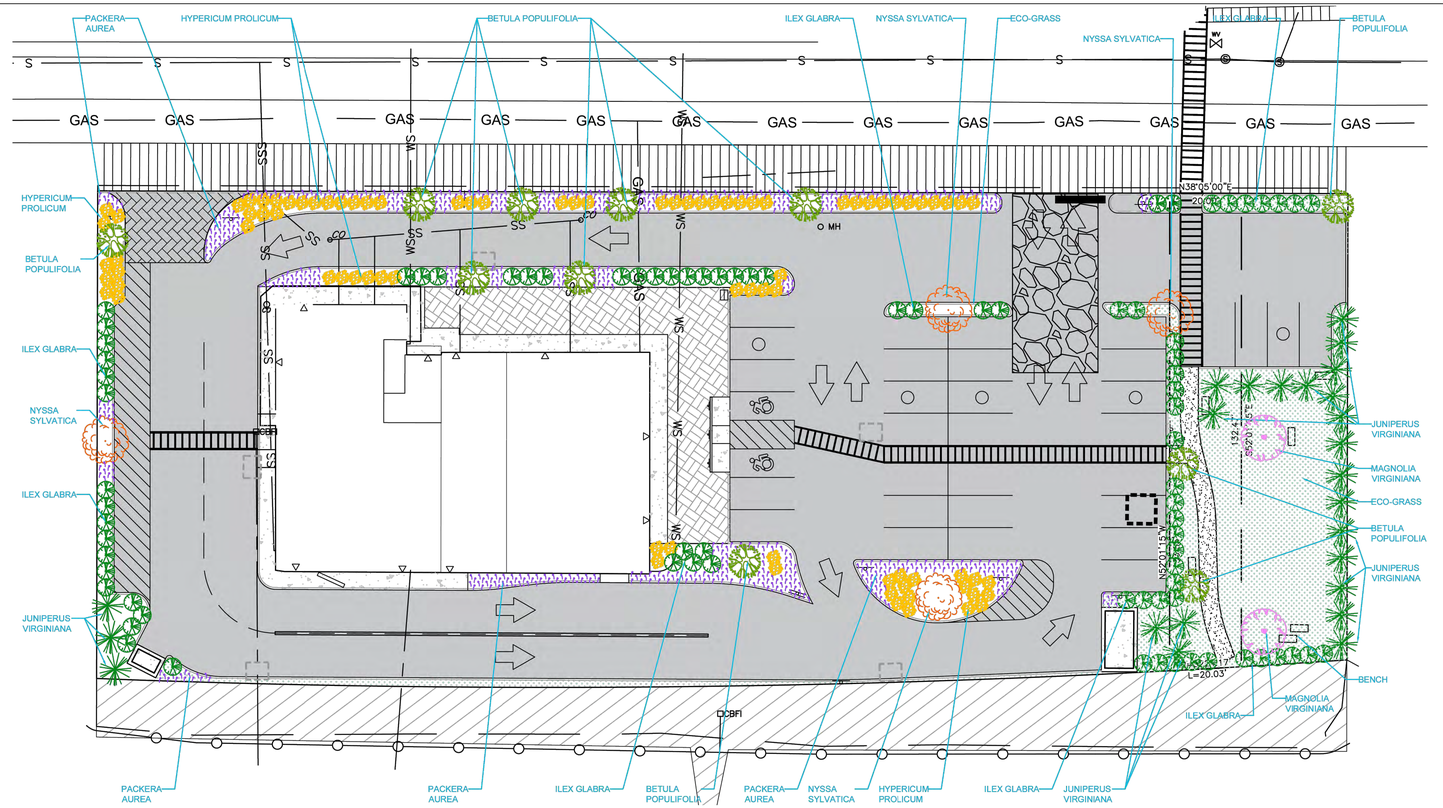
IMAGE

Betula populifolia

COMMON NAME
Grey Birch

TYPE
Tree

IMAGE



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

St. John's Wort as Hedge

PLANTING SCHEDULE:

SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quantity	Planting Time
T-Bp	Tree	Betula populifolia	Grey Birch	6-7'	11(6 multi-stem/5 single-stem)	Spring/Fall
T-Jv	Tree	Juniperus virginiana(Evergreen)	Juniper	5-6'	21	Spring/Fall
T-Mv	Tree	Magnolia virginiana	Sweetbay Magnolia	2.5"	2	Spring/Fall
T-Ns	Tree	Nyssa sylvatica	Black Gum	2.5"	4	Spring/Fall
S-Hp	Shrub	Hypericum prolicum	St John's Wort	2 gal	67	Spring/Fall
S-Ig	Shrub	Ilex glabra(Evergreen)	Inkberry	3 gal	49	Spring/Fall
H-Pa	Herb	Packera aurea	Golden Groundsel	Plugs	712	Spring/Summer
G-Eg	Grass	Eco Grass	Eco lawn	Seed	10lbs	Spring/Fall

LANDSCAPING PLAN NOTES:

1. PLAN PREPARED BY LANDSCAPE RESTORATIONS, C/O DEBRA ADAMSONS, LAST REVISED ON FEBRUARY 24, 2025. QUESTIONS RELATED TO THIS PLAN MAY BE DIRECTED TO DEBRA ADAMSONS (914) 645-8039.

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.

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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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 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

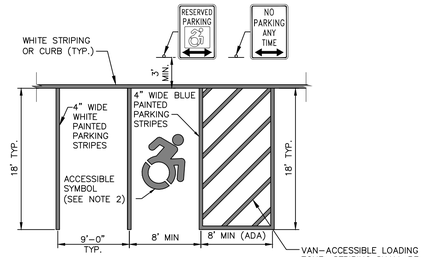
LANDSCAPING PLAN

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:	LS-1
SHEET:	7 OF 10

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

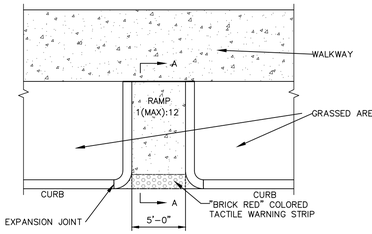


NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

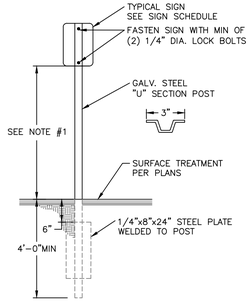
NOTES:
1. BICYCLE RACK TO BE PARK IT 6 MANUFACTURED BY SWAGMAN OR EQUAL.

BICYCLE RACK DETAIL
NOT TO SCALE



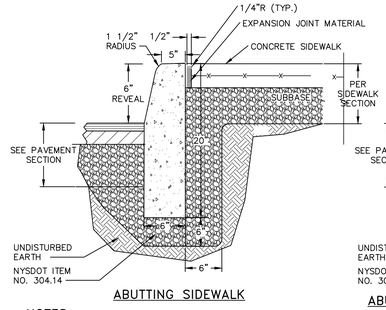
NOTES:
1. ALL WORK SHALL CONFORM WITH THE LATEST NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. TACTILE WARNING STRIPS SHALL BE PROVIDED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

RETURNED CURB RAMP DETAIL
NOT TO SCALE

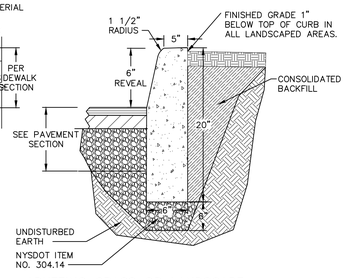


NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.

TYPICAL SIGN DETAIL
NOT TO SCALE



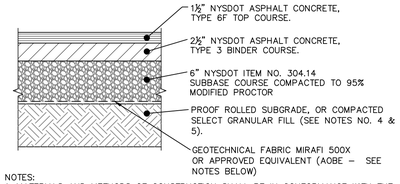
ABUTTING SIDEWALK



ABUTTING GRASS OR LANDSCAPE

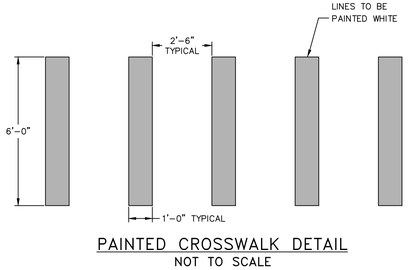
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

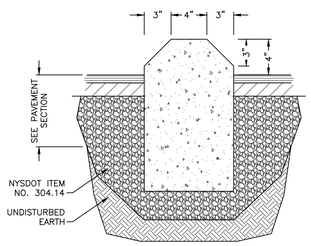


NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST EDITION.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER 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.

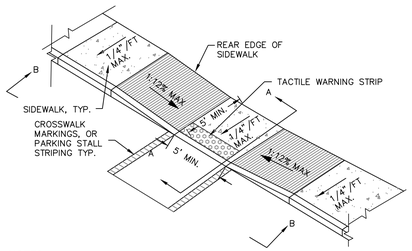
PAVEMENT SECTION DETAIL
NOT TO SCALE



PAINTED CROSSWALK DETAIL
NOT TO SCALE



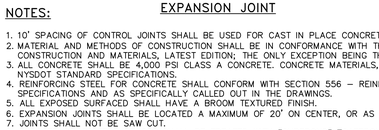
MOUNTABLE CURB DETAIL
NOT TO SCALE



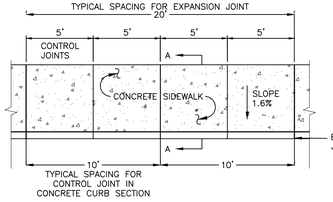
NOTES:
1. ALL WORK SHALL CONFORM WITH THE NYSDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MATERIALS (LATEST EDITION) AND ALL ADDENDA THERETO; SPECIFICALLY SECTION 608– SIDEWALKS, DRIVEWAYS, AND BICYCLE PATHS.
2. SLOPE RAMP AND SIDE FLARES AS INDICATED IN THE PLANS OR AS ORDERED BY THE ENGINEER.
3. 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.

ACCESSIBLE PEDESTRIAN RAMP DROP CURB DETAIL
NOT TO SCALE

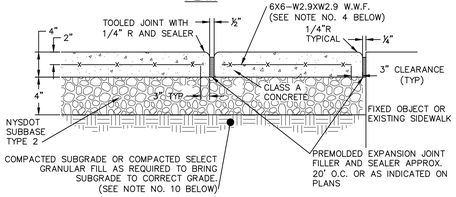
SECTION B–B



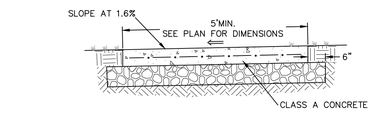
SECTION A–A



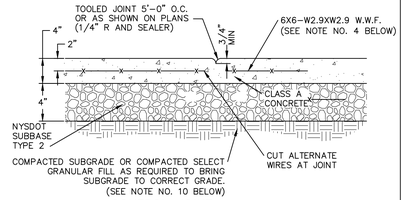
PLAN



EXPANSION JOINT



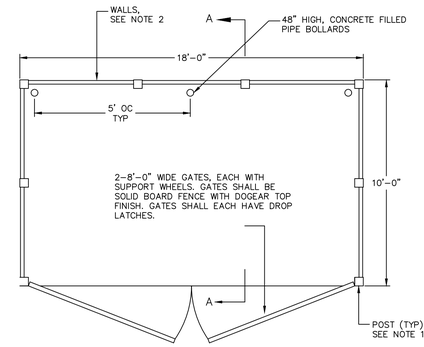
SECTION A–A



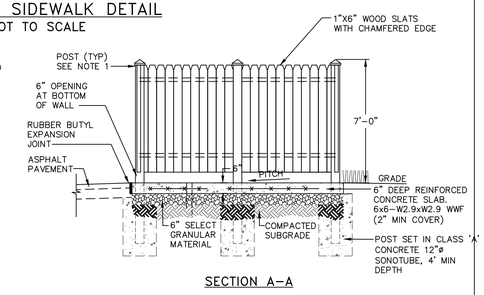
CONTROL JOINT

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



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

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				
4	2/25/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL G. KOENIG 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

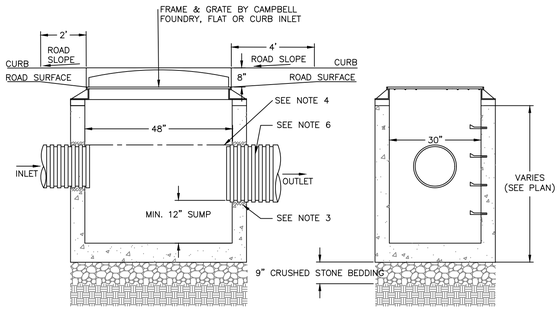
CONSTRUCTION DETAILS

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:	8 OF 10

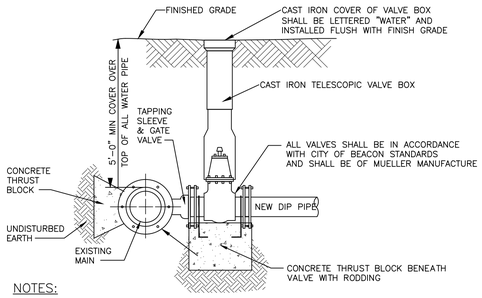
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

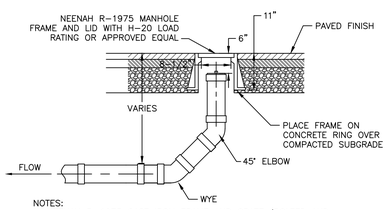
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

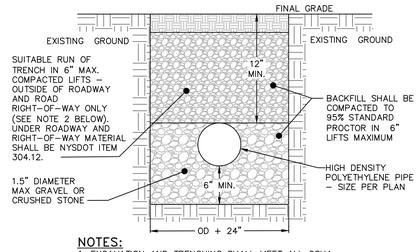
1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE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



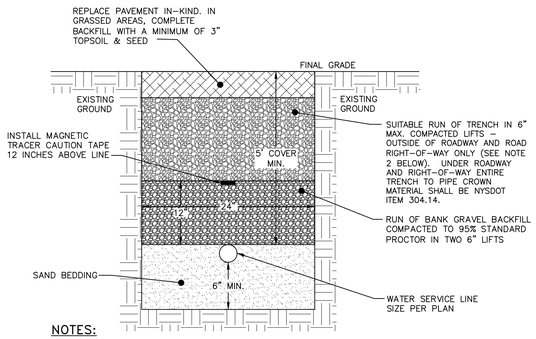
NOTES:
1. NEENAH R-1975 CAST IRON FRAME AND GRATE (BOLTED AND GASKETED) TO BE INSTALLED ON COMPACTED SUBGRADE.

CLEANOUT IN PAVEMENT DETAIL
NOT TO SCALE



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

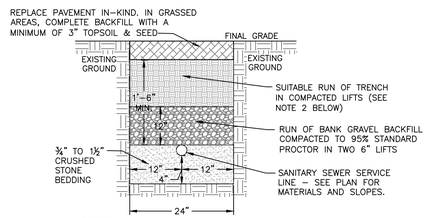
STORM LINE TRENCH DETAIL
NOT TO SCALE



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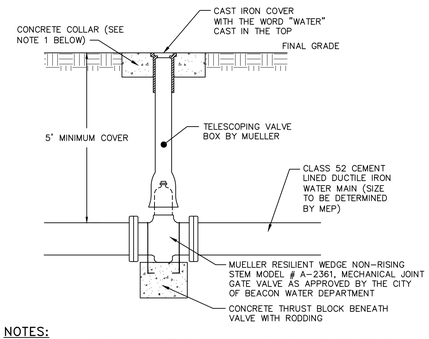
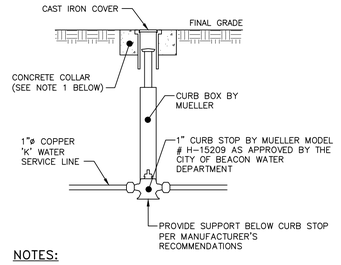
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER 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.

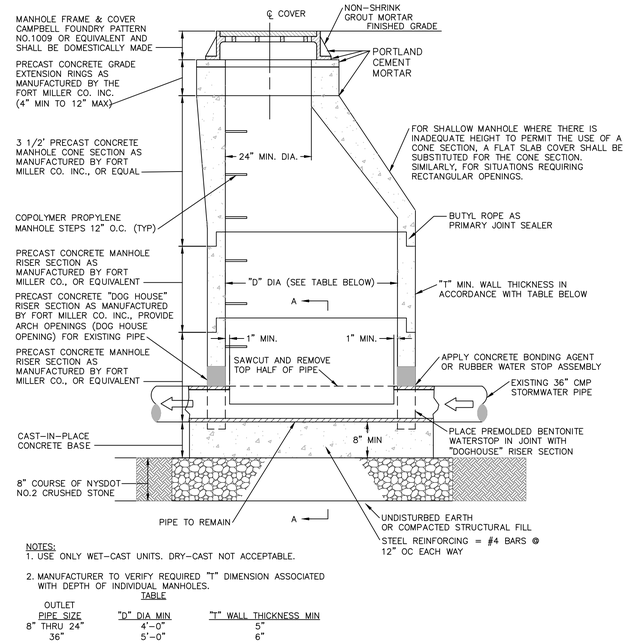
GATE VALVE DETAIL
NOT TO SCALE



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

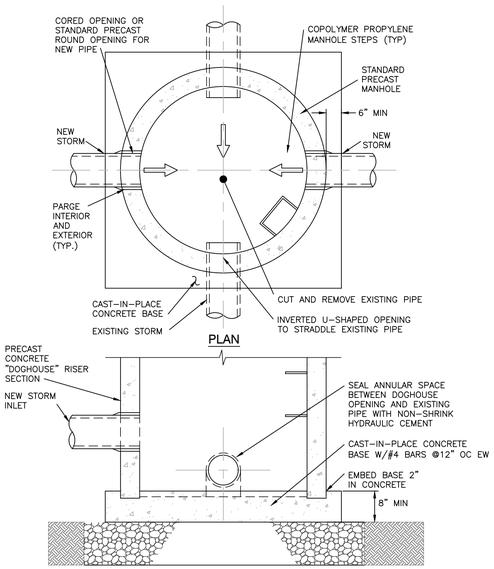


NOTES:
1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

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



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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:	9 OF 10

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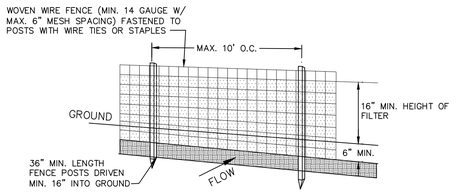
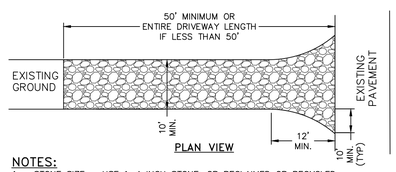


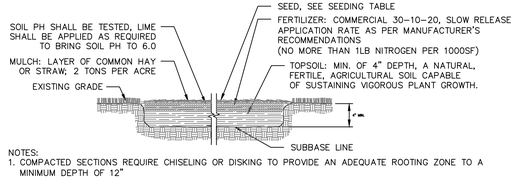
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1. STONE SIZE – USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. 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

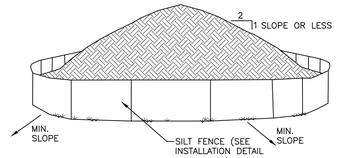


NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER 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

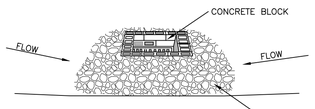
TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE 20% PERENNIAL RYE GRASS 15% FINE FESCUE 175 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 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	

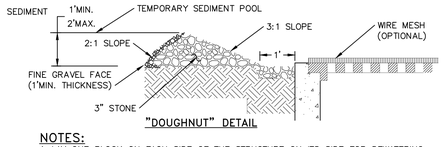
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



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.

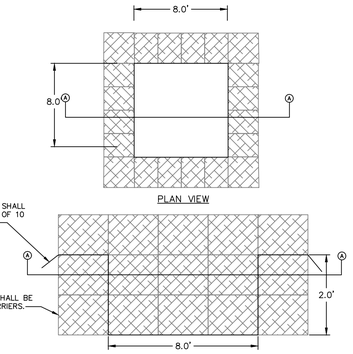
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE





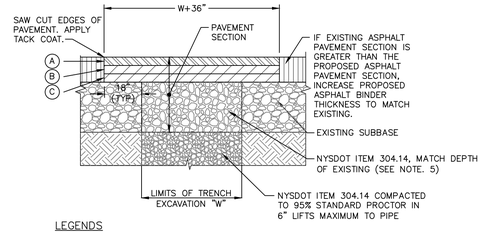
NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE 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
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4	2/25/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN
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PROFESSIONAL ENGINEERING P.C.
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CONSTRUCTION DETAILS

420 FISHKILL AVE

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CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
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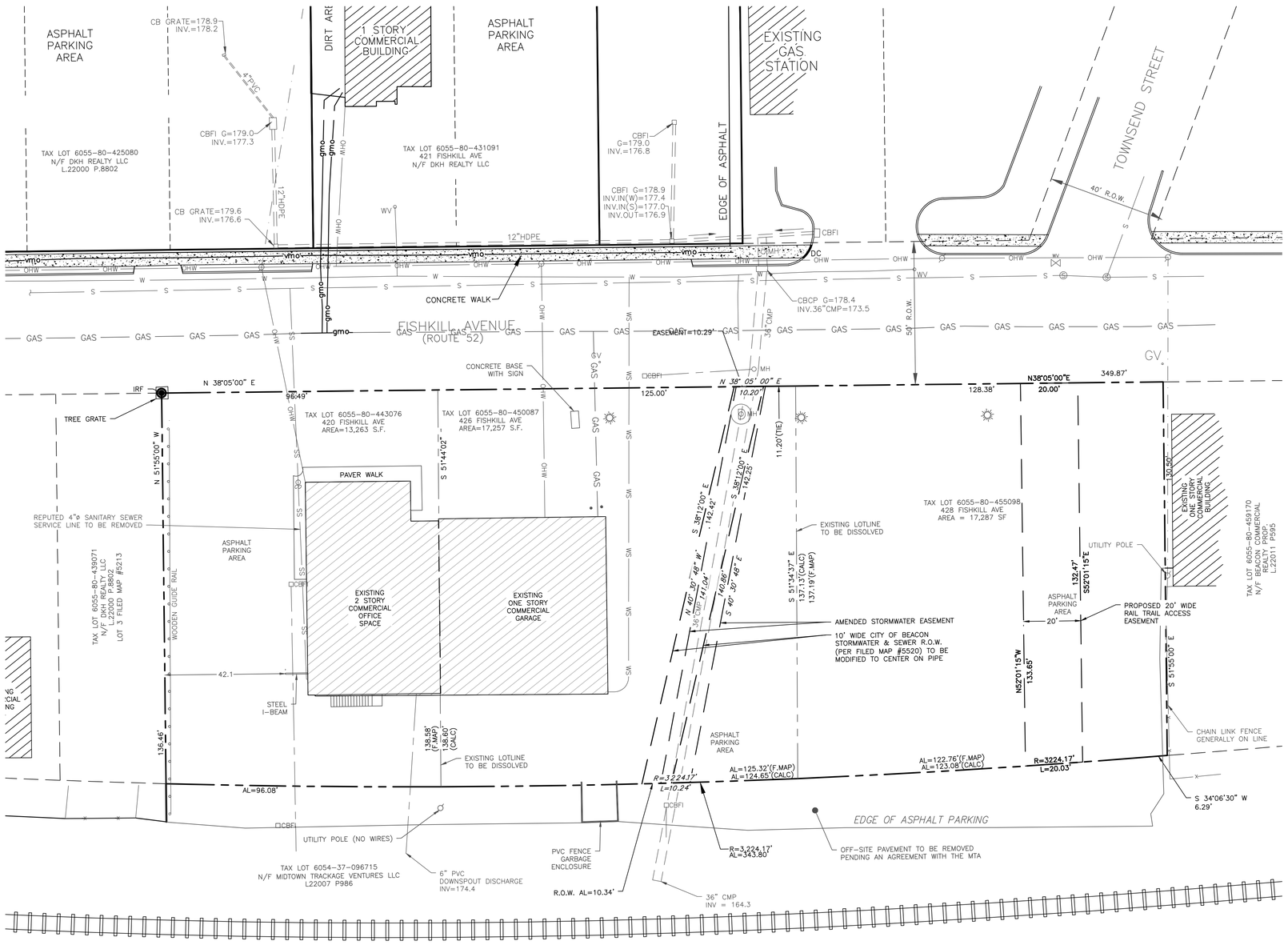


LEGEND:

- 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 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
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

SITE LOCATION MAP SCALE: 1" = 400'

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				
3	2/25/25	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

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

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

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

February 25, 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 10 of 10)
- Five (5) copies of the Preliminary Plat (Sheet 1 of 1)
- Five (5) copies of the Cost Estimate (for improvements in the R-O-W)

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 February 5, 2025:

Lot Line Removal Plat:

1. A survey description will be provided at the appropriate time as the project nears final approvals.
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). Metes and bounds have been provided on the Plat.

General Comments:

1. A cost estimate for improvements in the right-of-way is provided with this submittal.
2. The landscape plan prepared by Landscape Restorations has been incorporated into the Civil Site Plan Set (Refer to Sheet LS-1).

Site Plan (Sheet 3 of 9):

1. The landscaping has been scaled back in color to emphasize other proposed site improvements.

Grading and Utility Plan (Sheet 4 of 8):

1. The grading in the easterly corner of the site has been revised to reflect the grading of the trail area.
2. Spot elevations have been included in specific curb locations to emphasize detailed grading of the site.
3. The landscaping has been scaled back in color to emphasize grading and utilities.

KARC Planning Consultants, Inc. Review Letter, Dated February 10, 2025:

1. The proposal calls for dimming of the three lights to the rear of the building during non-commercial hours, as discussed with the Planning Board.

We look forward to continuing our discussions regarding this Application at your March 11, 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)

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

Project: **420 Fishkill Avenue**
Location: **City of Beacon, NY**
Date: **February 25, 2025**

Right-of-Way Work Cost Estimate

No.	Removal Work	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Removal (utility trenches)	SF	1.25	154	$ 193	
2	Utility Removal	LF	5.00	36	$ 180	Remove existing sewer service
	Subtotal				$ 193	

No.	Road, Sidewalk, and Curbing	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Foundation Course	SY	27.00	17	$ 462	
2	Pavement Binder Course	SY	24.75	17	$ 424	
3	Pavement Top Course	SY	13.50	17	$ 231	
	Subtotal				$ 1,117	

No.	Utilities	Units	$/Unit	Quantity	Cost	Notes
1	4" Water Service Wet Tap	EA	3,000.00	1	$ 3,000	
2	4" DI Water Service	LF	60.00	40	$ 2,400	
3	6" Sewer Service Tap	EA	2,000.00	1	$ 2,000	
4	6" SDR 35 Sewer Service	LF	45.00	36	$ 1,620	
	Subtotal				$ 9,020	

No.	Miscellaneous	Units	$/Unit	Quantity	Cost	Notes
1	Signs	EA	500.00	2	$ 1,000	Crosswalk ahead signs
2	Flashing Crosswalk Signs	EA	10,000.00	2	$ 20,000	Flashing signs at crosswalk
	Subtotal				$ 21,000	
Total all Items					**$ 31,329**	
	10% Contingency				$ 3,133	
Grand Total					**$ 34,462**	

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: March 6, 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 February 25, 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 February 25, 2025
- Exhibit A: Responses to Comments Memo by Hudson Land Design, dated February 25, 2025
- Exhibit B: Right-of-Way Cost Estimate by Hudson Land Design, dated February 25, 2025
- 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:

- The note on Sheet 3 of 10 (Site Plan) stating, "…Final location and type subject to final recommendations of the Fishkill Avenue Concepts Committee," should be revised. The Fishkill Avenue Concepts Committee is not a decision-making body. Instead, the Committee will provide recommendations to the City Council and Administration, who will then decide on implementation. The applicant should consult with legal counsel to identify the appropriate entity to reference. This comment is considered minor and can be addressed as a condition of approval.

All other comments have been addressed at this time.

KARC
PLANNING CONSULTANTS, INC.

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

LANC & TULLY
Engineering and Surveying, P.C.

March 6, 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 February 25, 2025, from Cuddy & Feder, LLP.
- Response correspondence dated February 25, 2025, from Hudson Land Design.
- Road Right-of-Way Work Cost Estimate, dated February 25, 2025, as prepared by Hudson Land Design.
- 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 February 25, 2025, as prepared by Hudson Land Design.
- Plan set titled "420 Fishkill Ave – Site Re-Development", consisting of Sheets 1 of 10 through 10 of 10 with the latest revision date of February 25, 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.***

General Comments:

1. The applicant's consultant has submitted a construction cost estimate for the proposed work within the road right-of-way. Based upon review of the cost estimate, the following revisions are required:
    a) The cost for pavement removal should be increased, as Fishkill Avenue is a concrete road with a pavement surface.
    b) The cost for pavement restoration shall include the 8" asphaltic base course required.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL AND
SITE PLAN APPROVAL FOR 420-430 FISHKILL AVENUE

Parcel Nos. 6055-80-443076, 6055-80-450087 and 6055-80-455098

WHEREAS, the City of Beacon Planning Board received applications for Site Plan and Subdivision Plat (lot merger) Approvals from DKH Realty, LLC (the "Applicant") for the reuse of the existing building for a mixed-use development which will include a Dunkin' coffee house with accessory drive through window, additional first floor commercial space, and 3 residential units on the second floor, including the merger of three existing parcels having a total lot area of 1.095 acres (the "Project" or "Proposed Action"), located at 420-430 Fishkill Avenue (Parcel ID Nos. 6055-80-443076, 6055-80-450087 and 6055-80-4550986) in the General Business (GB) Zoning District (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Subdivision of the Property pursuant to City of Beacon Code § 195-2; and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Code § 223-25; and

WHEREAS, the Project is a Type II Action pursuant to the State Environmental Quality Review Act because it involves the reuse of an existing commercial structure for a permitted use (6 NYCRR 617.5(c)(18)); and

WHEREAS, the application consists of application forms, correspondence, site plan sheets, architectural renderings, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Project is shown on the following plans:

"Lot Line Removal Plat – Revision to Filed Map 5520 – 420 Fishkill Ave," last revised February 25, 2025, prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY:

"420 Fishkill Avenue – Site Re-Development" last revised February 25, 2025, Sheets 1 to 10, prepared by Hudson Land Design Professional Engineering, P.C., Beacon NY:

Sheet	**Title**
1 of 10	*Cover Sheet (CV-1)*
2 of 10	*Existing Conditions & Removal Plan (XC-1)*

3 of 10	*Site Plan (SP-1)*
4 of 10	*Grading & Utility Plan (GU-1)*
5 of 10	*Erosion & Sediment Control Plan (EC-1)*
6 of 10	*Lighting Plan (LT-1)*
7 of 10	*Landscaping Plan (LS-1)*
8 of 10	*Construction Details (CD-1)*
9 of 10	*Construction Details (CD-2)*
10 of 10	*Construction Details (CD-3)*

"Healy Renovation – 420 Fishkill Ave," last revised January 24, 2025, Sheets 1 - 5, prepared by Studio Architecture, DPC, White Plains, NY:

Sheet	**Title**
1 of 5	*Floor Plan (A110)*
2 of 5	*Second Floor Plan (A120)*
3 of 5	*Rendering (R001)*
4 of 5	*Rendering (R002)*
5 of 5	*Rendering (R003)*; and

WHEREAS, the Planning Board reviewed the application at its meetings on November 13, 2024, December 10, 2024, January 14, 2025, February 11, 2025 and March 11, 2025; and

WHEREAS, on November 26, 2025 the City of Beacon Building Inspector made a written determination that the proposed Dunkin' falls within the definition of a "coffee house" under the City of Beacon Zoning Code and the proposed drive through window is permitted as a customary accessory component of a coffee house; and

WHEREAS, the Planning Board received comments from the City of Beacon Conservation Advisory Committee dated January 31, 2025; and

WHEREAS, on February 11, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application which was closed on February 11, 2025, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board is fully familiar with the Project and has reviewed the Project relative to all applicable provisions of the City Code.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board finds that the Final Subdivision Plat will not be substantially changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 22 off-street parking spaces are required and a maximum of 41 off-street parking spaces are permitted, and the Planning Board hereby determines that, based on its review of the professional Traffic and Parking Study submitted to the Planning Board, 33 off-street parking spaces falls within the permitted range of minimum and maximum number of off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development because it represents the estimated peak demand for the various proposed uses on the Property. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 33 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Final Subdivision Plat and Site Plan Approval, as shown on the application materials referenced above, subject to the follow conditions and modifications set forth below and any other requirements which must be met by law:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat and Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.

2. The Applicant shall seek and obtain all required permits and/or approvals form the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated March 6, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated March 6, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All proposed easements shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements corresponding with such notations on the Final Subdivision Plat in addition to other agreements as listed below shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing, except that the Land Bank Agreement referenced below is not required to be recorded in the Dutchess County Clerk's Office.

    i. 20 ft Rail Trail Access Easement for the benefit of the City of Beacon

    ii. Stormwater and Sewer Easement for the benefit of the City of Beacon

iii. Land Bank Agreement regarding 13 ft of Fishkill Avenue right-of-way adjacent to the Property for future streetscape improvements

6. Pursuant to the City Code § 195-15, the Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation, and completion of required improvements within the City right-of-way in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant.

When the above conditions have been satisfied, six (6) sets of the above references plans, as may be revised as per the conditions above, shall be submitted for enforcement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer, and City Planner.

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. Prior to the issuance of a building permit, pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the estimated construction cost.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the three (3) new residential units.

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each dwelling unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

D. The following are general conditions which shall be fulfilled:

1. Vegetation shown on the Landscape Plan shall be maintained in a vigorous growing condition and shall be replaced in kind if it fails to survive or is otherwise removed for any reason.

2. The southern driveway shall be limited to delivery entrance access only.

3. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.

4. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefore has not been granted by the City, this Resolution shall be rendered null and void.

5. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

6. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

7. Pursuant to City of Beacon Code § 195-14.D, conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

8. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by

Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

9. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

10. Failure to adhere to the conditions set forth in this Resolution and/or the approved Subdivision Plat and Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, certificates of occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Subdivision Plat and Site Plan drawings approved herein.

11. As used herein, the term "Applicant" shall include DHK Realty, LLC, and its successors and assigns, and where applicable, its agents, contractors and employees.

12. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

13. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: March 11, 2025
Beacon, New York

_____ _____, 2025
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

Kevin Byrne	Voting ____	Leonard Warner	Voting ____
David Jensen	Voting____	J. Randall Williams	Voting ____
Karen Quiana	Voting____	John Gunn, Chairman	Voting ____

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
03/11/2025

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 3.11.25 HLD Response Letter_2025-0225.pdf

1113 Wolcott PB 3.11.25 Full EAF _2025-0225.pdf

1113 Wolcott PB 3.11.25 SIte Plan Printing Set_ Submission 2_RESTAURANT_250225.pdf

1113 Wolcott PB 3.11.25 Amended Site Plan Set_ Sheets 9-15.pdf

1113 Wolcott PB 3.11.25 Colliers 250225RGD_Work Zone Traffic Control Plan Sheet 16.pdf

Lanc & Tully 1113 Wolcott Ave 03-06-25 Review.pdf

KARC Review_2025.03.06_ PB_1113 Wolcott Ave.pdf

HUDSON
LAND DESIGN

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

February 25, 2025

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has updated the amended site plan set for consultant review in response to Lanc & Tully's February 5, 2025 comment letter and KARC's February 10, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully February 5, 2025 Comment Letter

General Comments:

1. Aryeh Siegel has responded to this comment under separate cover.
2. The cemetery restoration work is still proposed.
3. Comment noted.
4. A full revised set is provided for review.
5. Comment noted. The proposed impervious surface increased by only 560 sqft. This amount doesn't change the curve number in the hydrologic model. Therefore, the stormwater design and drainage report have not changed.
6. Sheet 16 of 16 is included with this submission.
7. Colliers has responded to this comment under separate cover.
8. Colliers has responded to this comment under separate cover.

KARC February 10, 2025 Comment Memorandum

1. Comment noted. A complete engineering set is provided with this submission.
2. Comment noted.
3. Parking Demand:
   a. Colliers has responded to this comment under separate cover.
4. A revised EAF is provided with this submission.

The following materials are submitted in support of the project:

- Updated Amended Site Plan Set Sheets 9 Through 16
- 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: Prophecy Theater, LLC
Taylor M. Palmer, Esq.
Aryeh Siegel, AIA
Richard D'Andrea, P.E., PTOE
Daniel G. Koehler, P.E. (HLD file)

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: 1113 Wolcott Avenue - Application for Site Plan and Special Permit Approval		
Project Location (describe, and attach a general location map): 1113 Wolcott Avenue, Beacon NY 12508		
Brief Description of Proposed Action (include purpose or need): Application for Site Plan and Special Permit Approval proposing to redevelop the Premises, which includes an existing church, rectory and cemetery. The proposal calls for the rectory to be renovated with a proposed addition to allow for the construction of a 16 room, 2-1/2 story hotel building with an adjacent parking lot for 36 vehicles. The existing church building will be preserved with minimal changes to the exterior, and internally modified to serve as a restaurant with a maximum capacity of 150 occupants.		
Name of Applicant/Sponsor: Prophecy Theater, LLC - Gavin Hecker, President	Telephone: 215-913-3199 E-Mail: gavinhecker@gmail.com	
Address: 36 South Brett Street		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO: Beacon	State:	Zip Code:
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	Site Plan & Special Use Approval LWRP Consistency & Certificate of App. - Planning Board	June 2021, Amended November 2021; Amended October 2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No	Interpretation & Building Permit - Building Department	November 2021; Amended October 2024
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO	June 2021
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?
R1-40-One Family, 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? 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?
Scenic Hudson Long Dock Park, Pete and Toshi Seeger Riverfront Park, Polhill 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

b. a. Total acreage of the site of the proposed action? 2.28 acres
b. Total acreage to be physically disturbed? 0.81 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.28 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: 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				
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 height; 26 width; and 48 length

iii. Approximate extent of building space to be heated or cooled: 3,750 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: 5,960 gallons/day

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

If Yes: Proposed water usage is based upon (16 hotel rooms X 110 gpd per room) + (150 cafe seats X 35 gpd X 0.8) = 5,960 gpd [*Per DCDBCH loading rates*]

- 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: 5,960 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, laundry, food preparation/cleaning wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon Wastewater Treatment Facility
- Name of district: City of Beacon Sewer
- 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 _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

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

Stormwater currently flows toward adjacent properties to the west, and will continue to flow toward the west. An on site underground detention/infiltration system is proposed to mitigate runoff from additional impervious surfaces where currently there is no stormwater control.

- 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)

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

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

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 7 am to 11 pm.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): 2 truck trips per day using box delivery trucks

iii. Parking spaces: Existing 18-20 Proposed 36 Net increase/decrease +16

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

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: 450 kWh for the hotel and 500 kWh for the restaurant

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Central Hudson Gas and Electric

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

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

i. During Construction:

- Monday - Friday: 8 am to 7 pm
- Saturday: 8 am to 6 pm
- Sunday: 9 am to 5 pm
- Holidays: Emergency only

ii. During Operations:

- Monday - Friday: 8 am to 11 pm
- Saturday: 8 am to 11 pm
- Sunday: 8 am to 11 pm
- Holidays: 8 am to 11 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:

Construction equipment on site during demolition and construction operations (8 am to 7 pm). During operation, the church building will continue to be used as it has in the past as a place of public assembly for music, school, food and other community events. Noise ordinances will be followed.

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

Describe: If the City permits, the existing cemetery will be cleaned up by removal of vegetation and some trees.

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:

Most site lighting will be building mounted; however, parking lighting will be LED dark sky compliant on 18' high poles.

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: 50 tons per year (unit of time)
- Operation : 430 tons per year (unit of time)

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

- Construction: Demolition and construction waste will be recycled as applicable.
- Operation: Solid waste will be separated from recycled materials

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

- Construction: Local sanitation company
- Operation: Local 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	0.53 ac.	0.60 ac.	+0.07 ac.
• Forested	0.89 ac.	0.89 ac.	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.32 ac	0.32 ac.	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: Lawn/Landscaped areas	0.54 ac.	0.47 ac.	-0.07 ac.

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

i. If Yes: explain: The existing church is rented out to the public for events. This will continue after the project is completed.

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:

South Avenue Elementary School, Rose Hill Manor Day School

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, V00096, C314112, V00293, 314069, 546031

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

V00299 - remediation complete % Site Management Plan in place; V00096 & C314112 remediation complete & Site Management Plan in place; V00293 remediation complete; 314069 has been redeveloped; 546031 ongoing

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? 5.0 (average) feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? <5 %

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

Nassau-Cardigan complex, rolling	60.6 %
Udorthents, smoothed	39.4 %
	%

d. What is the average depth to the water table on the project site? Average: 7 (average) 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%: 48.2 % of site
☑ 10-15%: 29.5 % of site
☑ 15% or greater: 22.3 % 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:

White Tail Deer	Native Birds	
Gray Squirrel	Chipmunk	
Racoon	Skunk	

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

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: Reformed Dutch Church of Fishkill Landing

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

Reformed Dutch Church is on the National Register of Historic Places. There is a cemetery located behind the church that dates back to the early 1800's.

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 State Park (+/- 6.5 miles)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Long Dock Park;Madame Brett Park; Fishkill Ridge; Mount Beacon; Beacon Point Park

iii. Distance between project and resource: 0.2 - 1.0 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 Prophecy Theater, LLC (Gavin Hecker) Date 2/25/25

Signature Gavin Hecker Title Member/Owner/Manager

PRINT FORM

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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00299, V00096, C314112, 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]	Reformed Dutch Church of Fishkill Landing
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

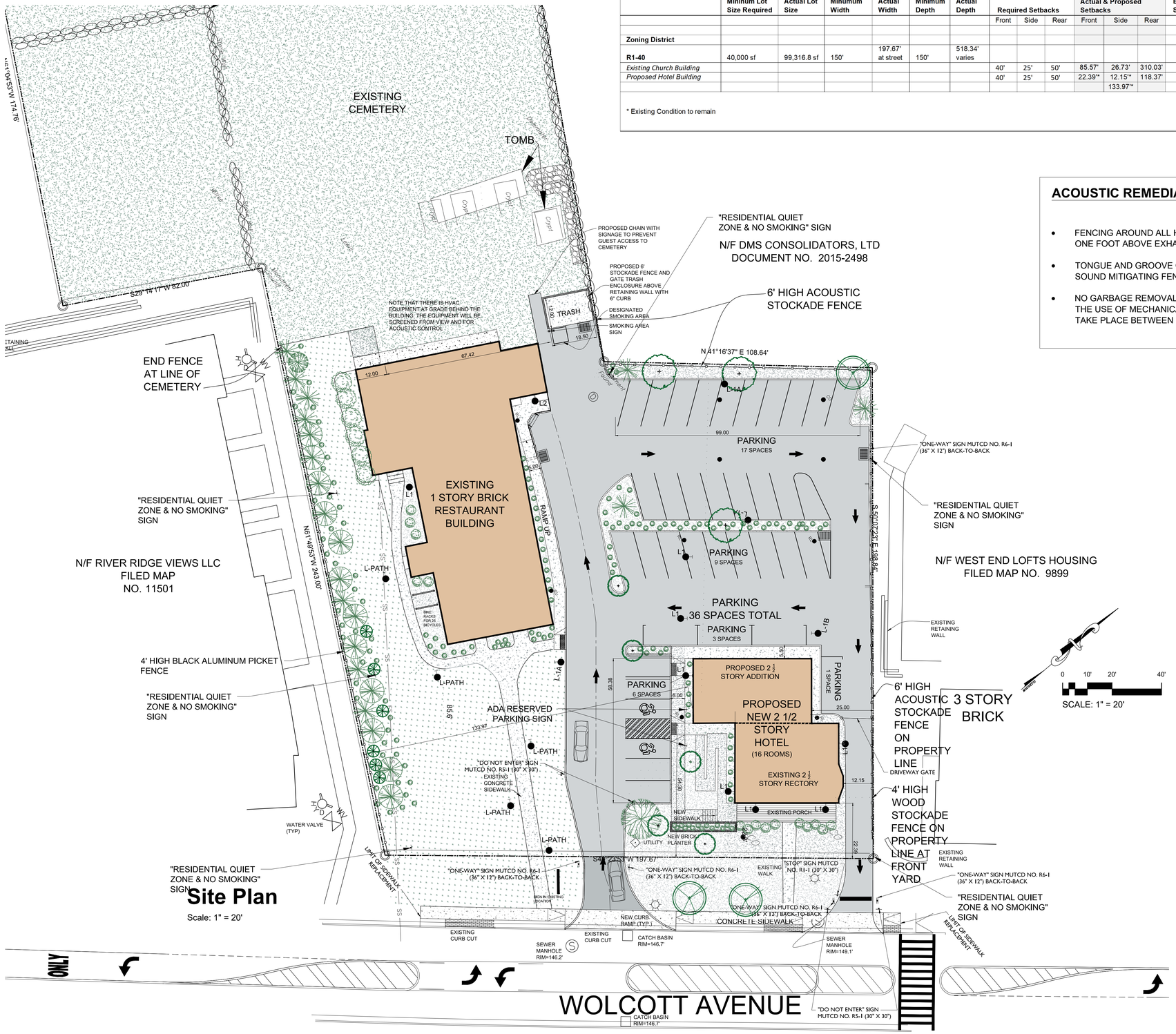
Bulk Zoning Regulations Table

	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

Location Map

Scale: 1" = 400'



Site Plan

Scale: 1" = 20'

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. 36 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
2	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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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
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Sheet 16 of 16	Work Zone Traffic Control Plan

Special Use Permit Amendment

Sheet 1 of 16 - Site Plan

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

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

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

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

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

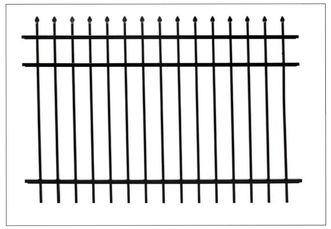
1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 20'
October 29, 2024

5.85" X 9.75" SIGN MOUNTED ON WOOD POST SET INTO CONCRETE FOOTING. TOP OF SIGN TO BE 3'-0" HIGH. COLOR: BRONZE

18" X 18" SIGN MOUNTED ON WOOD POST BELOW EACH RESIDENTIAL QUIET ZONE SIGN. COLOR: GREEN WITH WHITE LETTERING TO MATCH QUIET ZONE SIGN

18" X 18" SIGN MOUNTED ON WOOD POST SET INTO CONCRETE FOOTING. TOP OF SIGN TO BE 3'-0" HIGH. COLOR: GREEN WITH WHITE LETTERING

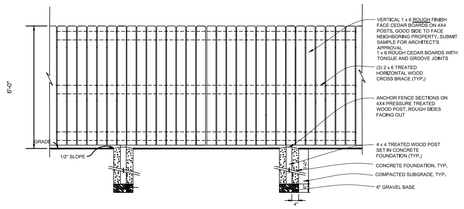
Signage



4' HIGH ALUMINUM PICKET FENCE. COLOR: BLACK.

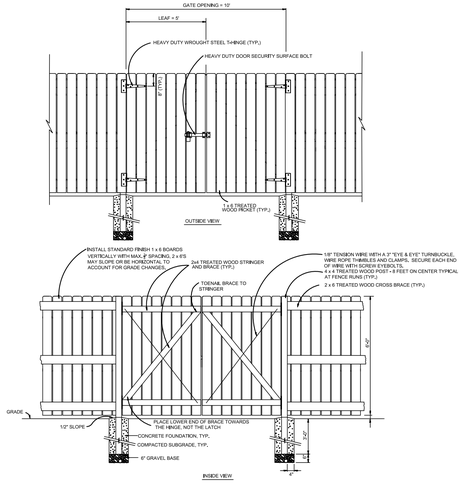
COORDINATE FENCE INSTALLATION DETAIL IN CONCRETE FOOTINGS WITH SPECIFIC FENCE MANUFACTURER ACCORDING TO THEIR SPECIFICATIONS

Metal Picket Fence

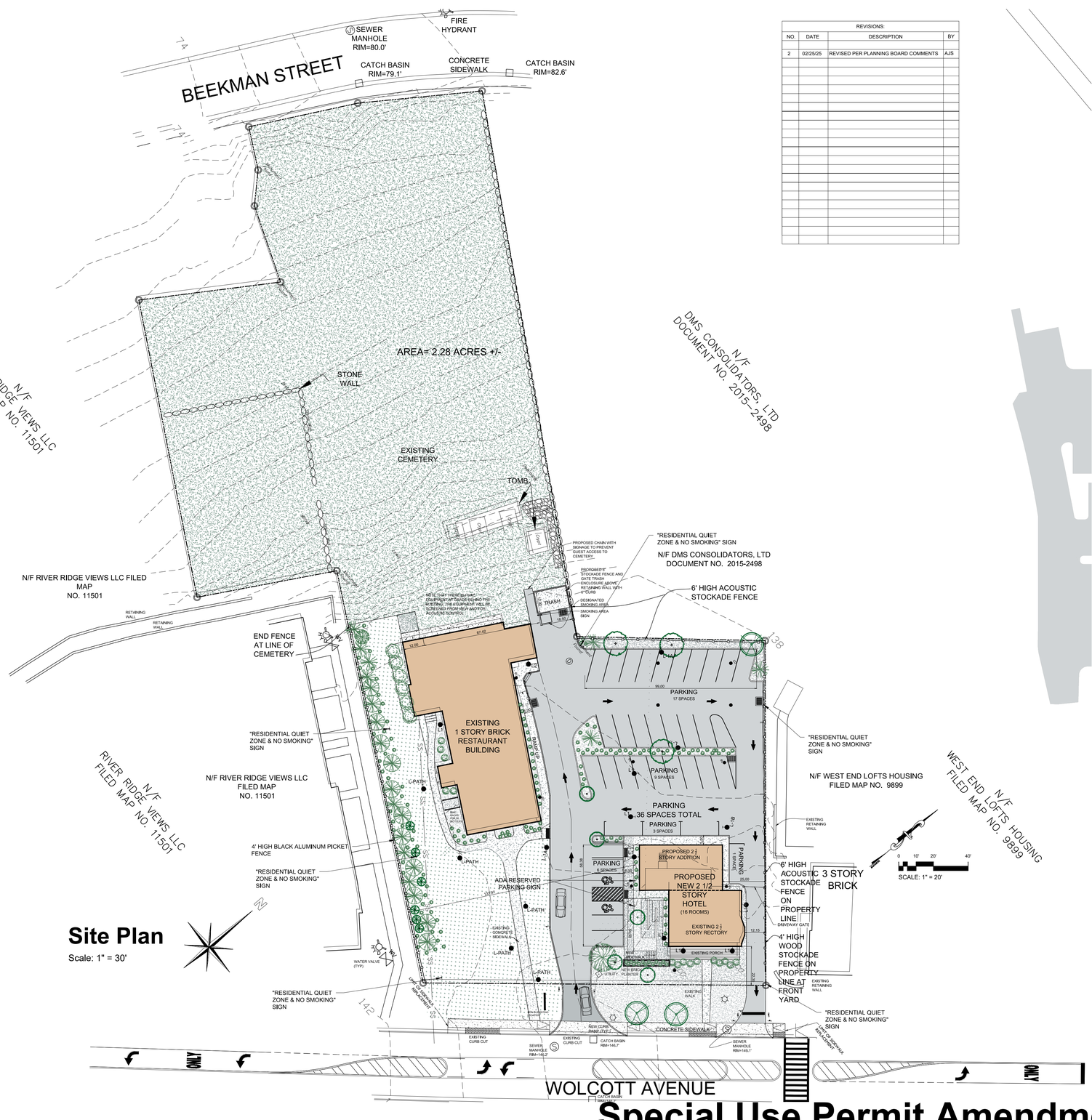


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Amendment

Sheet 2 of 16 - Full Site Plan

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

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

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

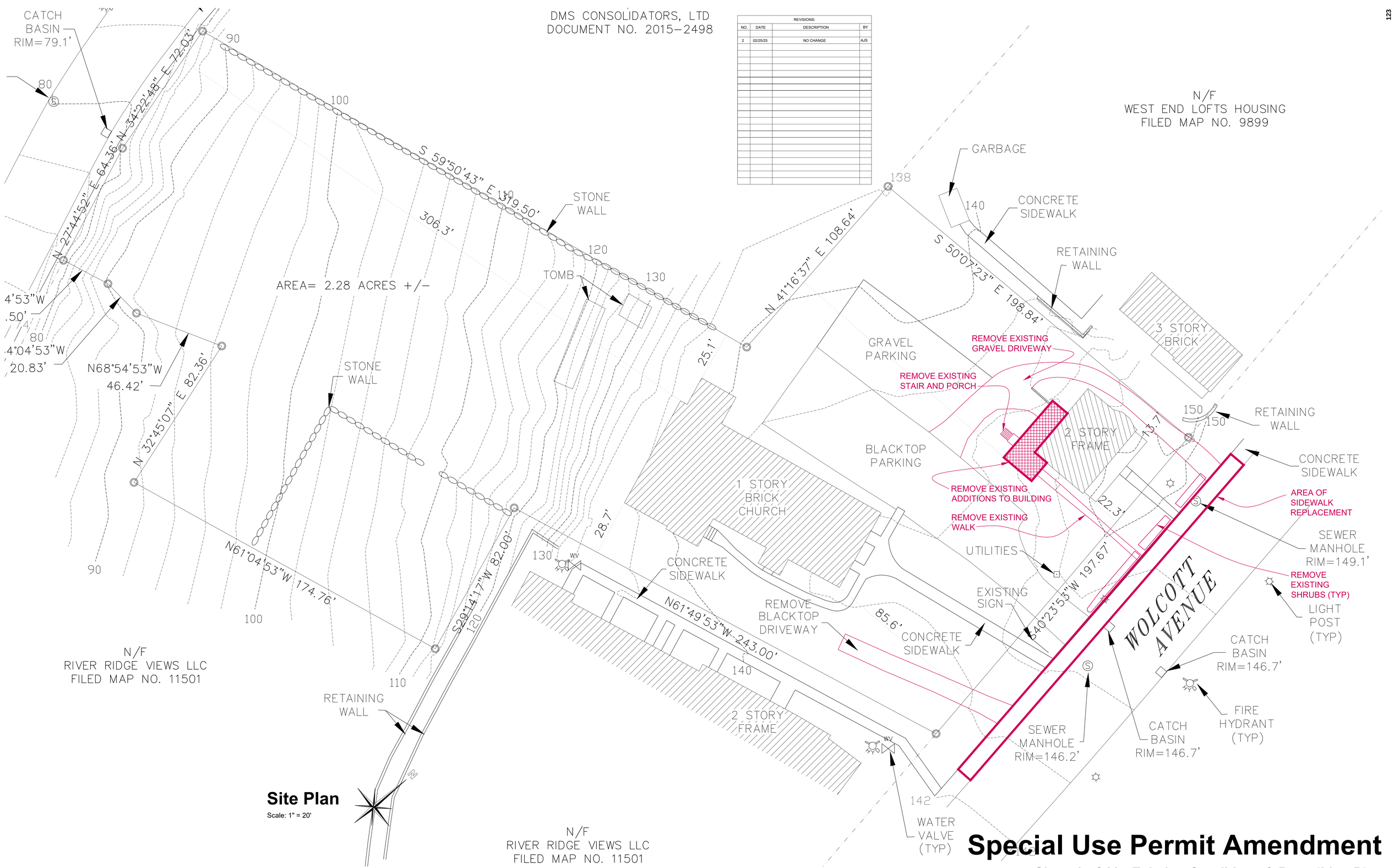
Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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

1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 30'
October 29, 2024

DMS CONSOLIDATORS, LTD
DOCUMENT NO. 2015-2498

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	02/25/25	NO CHANGE	AJS



Site Plan

Scale: 1" = 20'

Special Use Permit Amendment

Sheet 3 of 16 - Existing Conditions & Demolition Plan

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

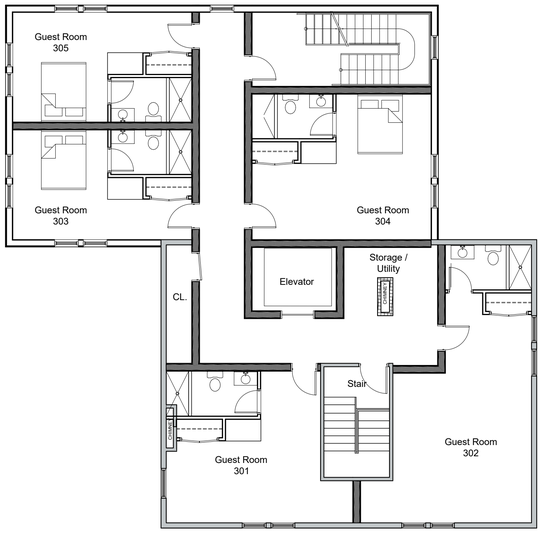
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

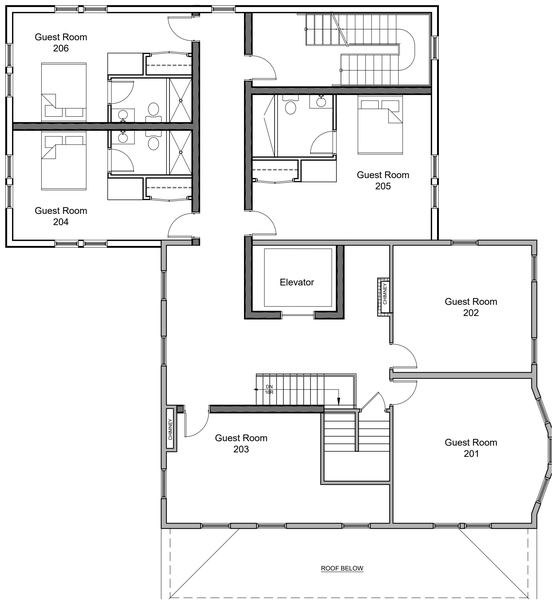
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 20'
October 29, 2024



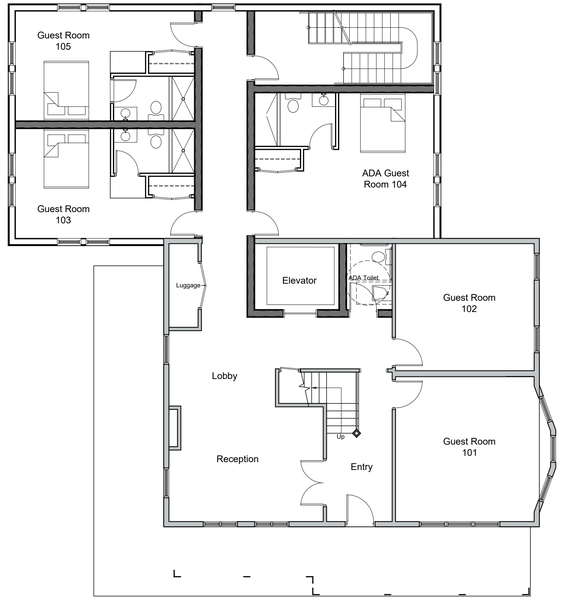
3rd Floor Plan: Hotel

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
2	02/25/25	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

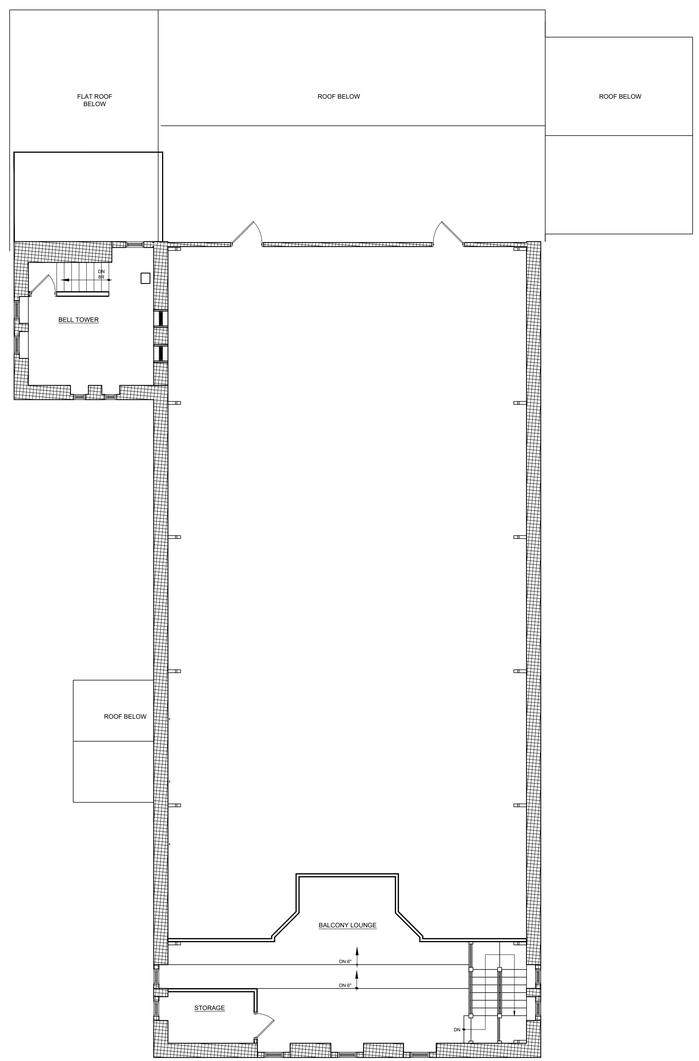
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

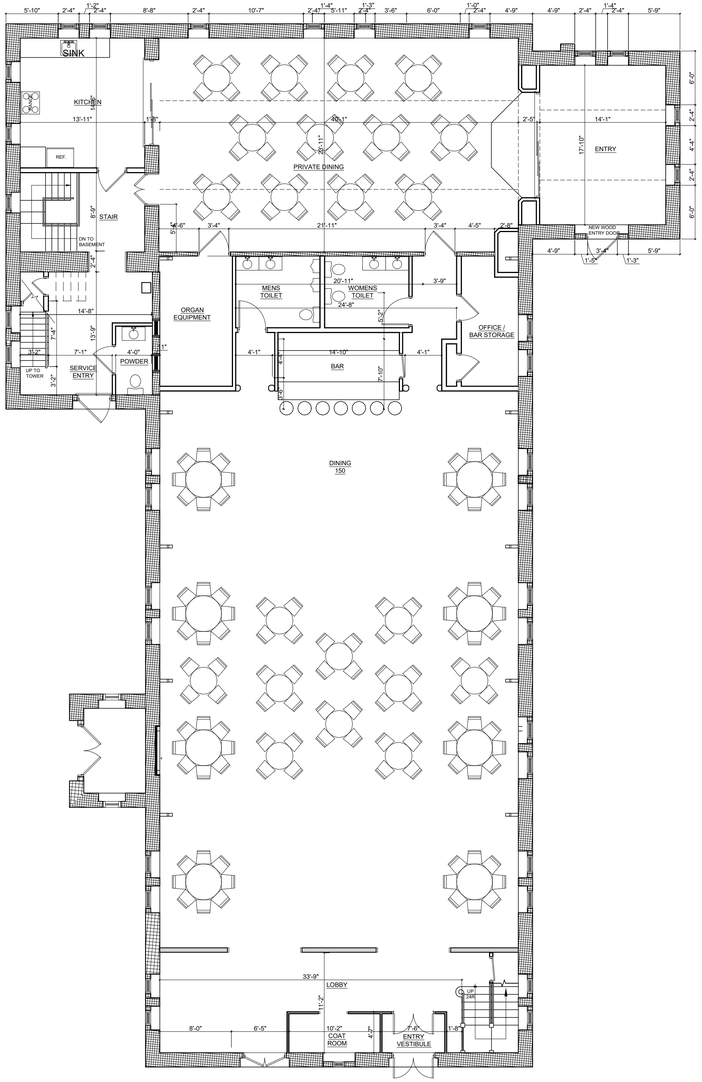
1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
October 29, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	02/25/25	NO CHANGE	AJS



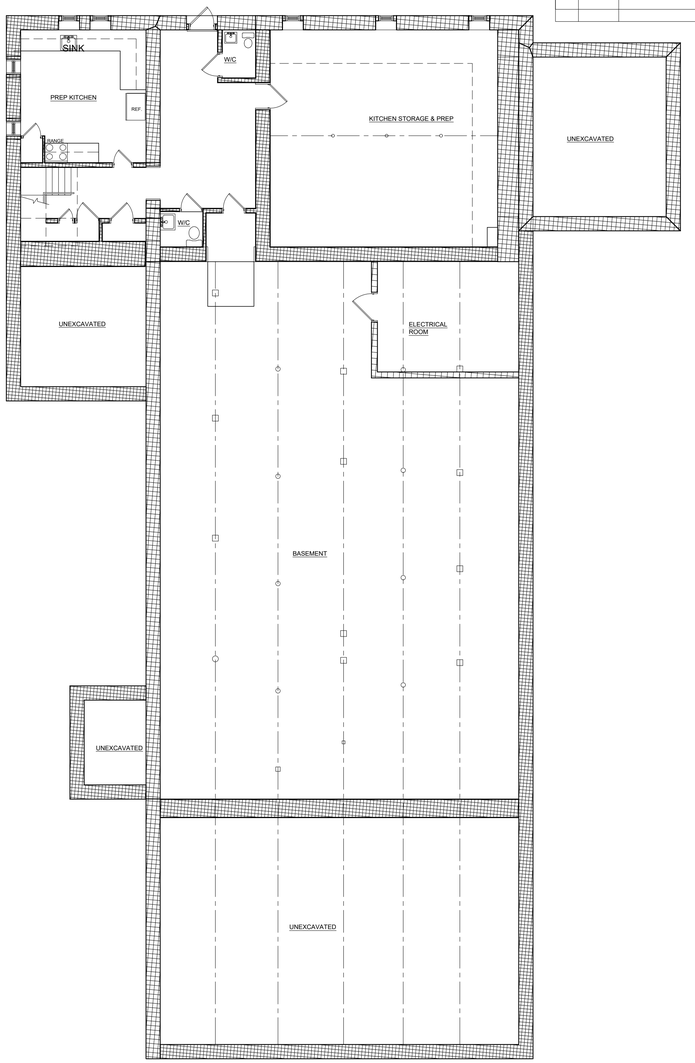
Upper Level Plan: Restaurant

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



Main Level Plan: Restaurant

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



Basement Plan: Restaurant

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

Special Use Permit Amendment

Sheet 6 of 16 - Floor Plans

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

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

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

Surveyor:
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1113 Wolcott Avenue
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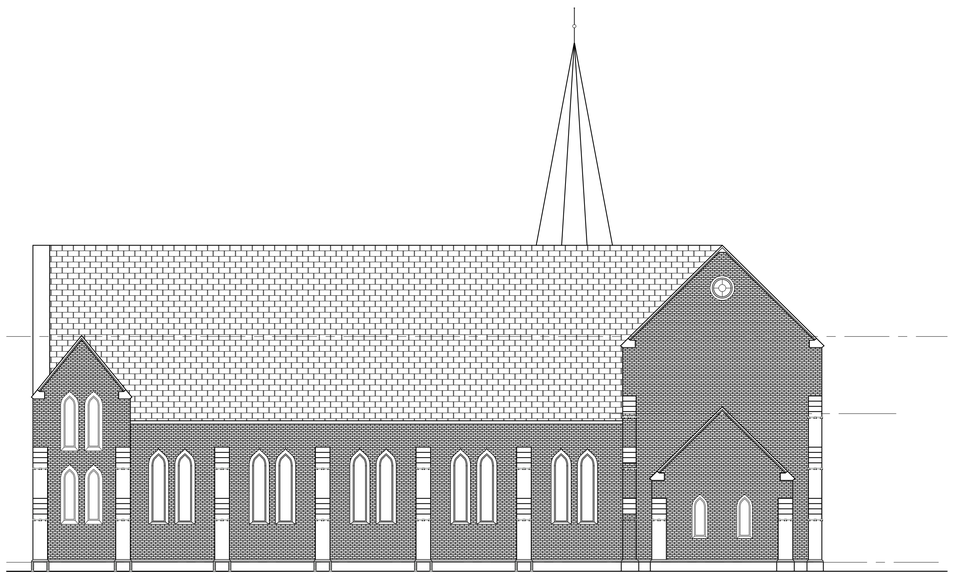
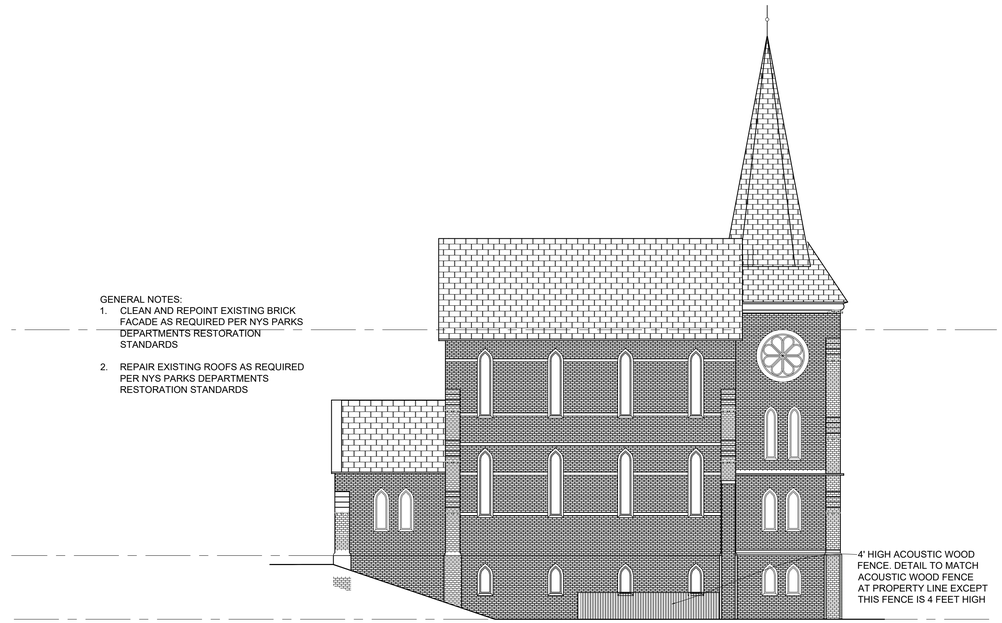
Scale: $\frac{1}{8}$" = 1'-0"
October 29, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Elevation: Restaurant Building - North

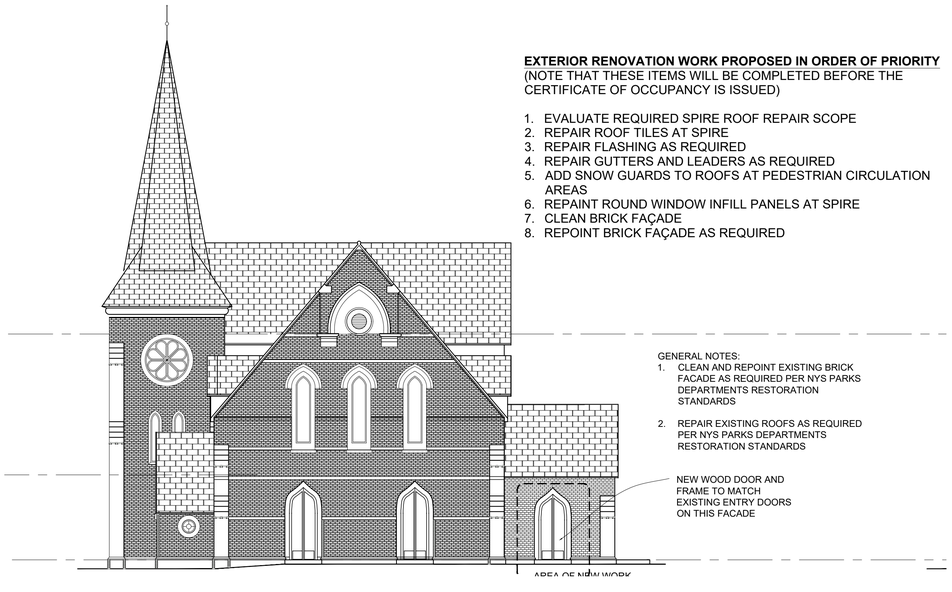
Scale: $\frac{3}{32}$" = 1'-0"



ELEVATION: WEST

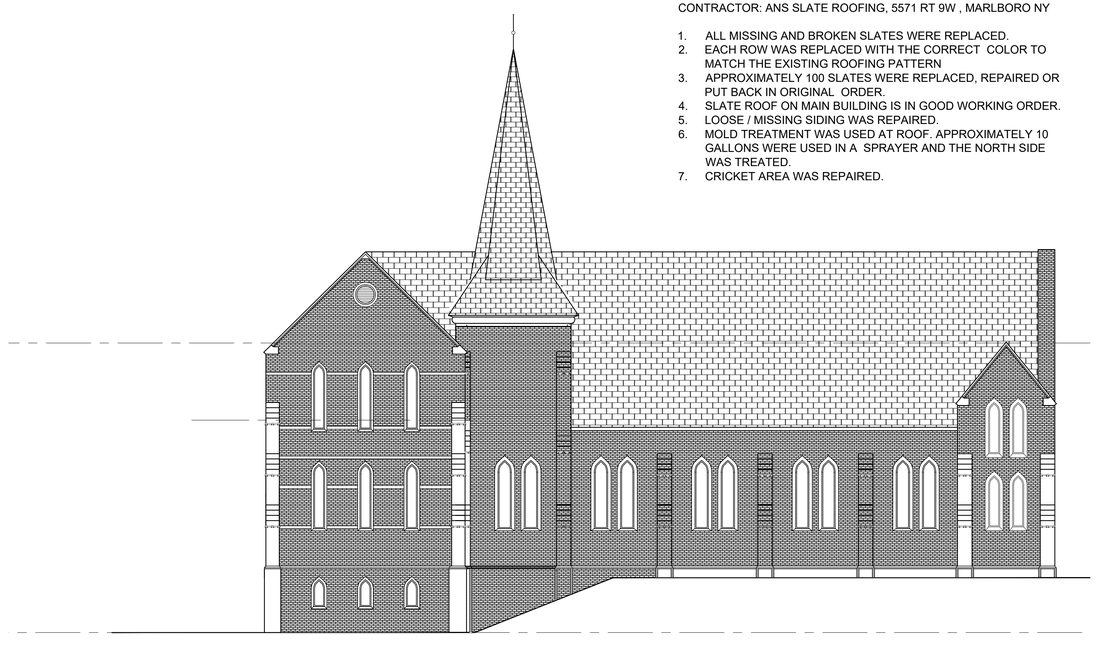
Elevation: Restaurant Building - West

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



Elevation: Restaurant Building - East

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



Elevation: Restaurant Building - South

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

Special Use Permit Amendment

Sheet 8 of 16 - Conference Center Elevations

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

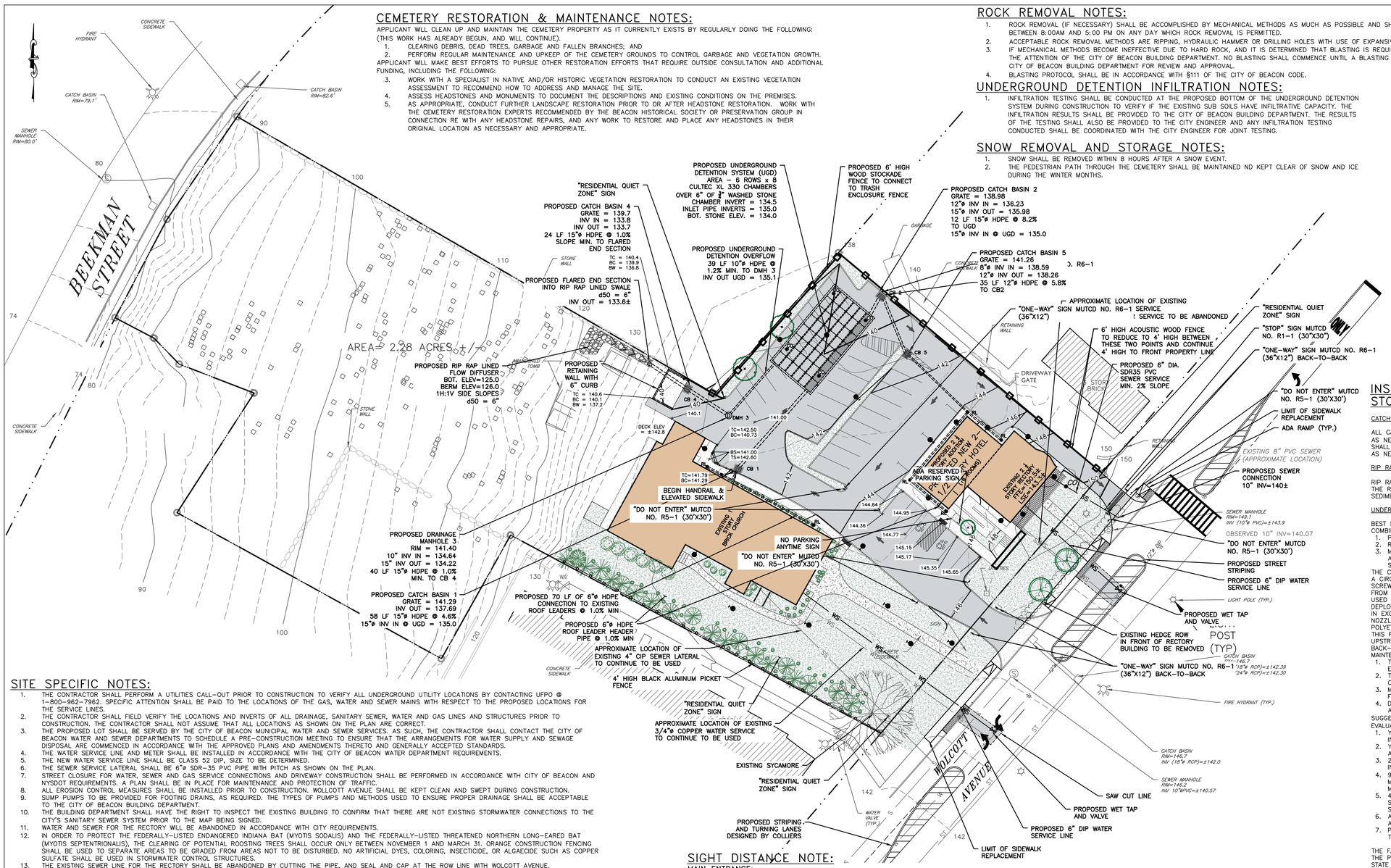
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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: $\frac{3}{32}$" = 1'-0"
October 29, 2024



CEMETERY RESTORATION & MAINTENANCE NOTES:

APPLICANT WILL CLEAN UP AND MAINTAIN THE CEMETERY PROPERTY AS IT CURRENTLY EXISTS BY REGULARLY DOING THE FOLLOWING: (THIS WORK HAS ALREADY BEGUN, AND WILL CONTINUE).

1. CLEARING DEBRIS, DEAD TREES, GARBAGE AND FALLEN BRANCHES; AND
2. PERFORM REGULAR MAINTENANCE AND UPKEEP OF THE CEMETERY GROUNDS TO CONTROL GARBAGE AND VEGETATION GROWTH.

APPLICANT WILL MAKE BEST EFFORTS TO PURSUE OTHER RESTORATION EFFORTS THAT REQUIRE OUTSIDE CONSULTATION AND ADDITIONAL FUNDING, INCLUDING THE FOLLOWING:

3. WORK WITH A SPECIALIST IN NATIVE AND/OR HISTORIC VEGETATION RESTORATION TO CONDUCT AN EXISTING VEGETATION ASSESSMENT TO RECOMMEND HOW TO ADDRESS AND MANAGE THE SITE.
4. ASSESS HEADSTONES AND MONUMENTS TO DOCUMENT THE DESCRIPTIONS AND EXISTING CONDITIONS ON THE PREMISES.
5. AS APPROPRIATE, CONDUCT FURTHER LANDSCAPE RESTORATION PRIOR TO OR AFTER HEADSTONE RESTORATION. WORK WITH THE CEMETERY RESTORATION EXPERTS RECOMMENDED BY THE BEACON HISTORICAL SOCIETY OR PRESERVATION GROUP IN CONNECTION RE WITH ANY HEADSTONE REPAIRS, AND ANY WORK TO RESTORE AND PLACE ANY HEADSTONES IN THEIR ORIGINAL LOCATION AS NECESSARY AND APPROPRIATE.

ROCK REMOVAL NOTES:

1. ROCK REMOVAL (IF NECESSARY) SHALL BE ACCOMPLISHED BY MECHANICAL METHODS AS MUCH AS POSSIBLE AND SHALL ONLY BE PERMITTED BETWEEN 8:00AM AND 5:00 PM ON ANY DAY WHICH ROCK REMOVAL IS PERMITTED.
2. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOOLS AND/OR WEDGES.
3. IF MECHANICAL METHODS BECOME INEFFECTIVE DUE TO HARD ROCK, AND IT IS DETERMINED THAT BLASTING IS REQUIRED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF BEACON BUILDING DEPARTMENT. NO BLASTING SHALL COMMENCE UNTIL A BLASTING PROTOCOL IS SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
4. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

UNDERGROUND DETENTION INFILTRATION NOTES:

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

SNOW REMOVAL AND STORAGE NOTES:

1. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.
2. THE PEDESTRIAN PATH THROUGH THE CEMETERY SHALL BE MAINTAINED ND KEPT CLEAR OF SNOW AND ICE DURING THE WINTER MONTHS.

LEGEND:

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

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

RIP RAP OUTLET PROTECTION AND FLOW DIFFUSER:

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

UNDERGROUND DETENTION:

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

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

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

MAINTENANCE GUIDELINES:

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

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

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

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

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.

SITE SPECIFIC NOTES:

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

SIGHT DISTANCE NOTE:

MAIN ENTRANCE:

THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 433 FEET LOOKING LEFT (NORTH) AND 544 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. EXISTING STOPPING SIGHT DISTANCES ARE APPROXIMATELY 336 FEET LOOKING LEFT (NORTH) AND 534 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. SIGHT DISTANCES ARE BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85th PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE, 385 FEET MINIMUM INTERSECTION SIGHT DISTANCE LEFT, 445 FEET MINIMUM INTERSECTION SIGHT DISTANCE RIGHT. AND TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED. THE HEDGE ROW IMMEDIATELY NORTH OF THE PROPOSED DRIVEWAY LOCATION ON THE WEST SIDE OF ROUTE 9D SHALL BE REMOVED IN ORDER TO MAXIMIZE THE SIGHT DISTANCE LOOKING TO THE NORTH FROM THE SITE DRIVEWAY.

SOUTHERLY EGRESS ONLY LOOP:

THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 389 FEET LOOKING LEFT (NORTH) AND 536 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. EXISTING STOPPING SIGHT DISTANCES ARE APPROXIMATELY 331 FEET LOOKING LEFT (NORTH) AND 501 FEET RIGHT (SOUTH) FROM THE PROPOSED ACCESS. SIGHT DISTANCES ARE BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85th PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH, FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE, 385 FEET MINIMUM INTERSECTION SIGHT DISTANCE LEFT, 445 FEET MINIMUM INTERSECTION SIGHT DISTANCE RIGHT. AND TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED.

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

GRADING & UTILITY PLAN
SCALE: 1" = 30'
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK · ANDREW A. BOSSONY · LICENSED PROFESSIONAL ENGINEER · 084466
SEAL

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

GRADING & UTILITY PLAN

1113 WOLCOTT AVENUE AMENDED SITE PLAN

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

JOB #:	2021:022
DATE:	10/29/2024
SCALE:	1" = 30'
TITLE:	GU–1
SHEET:	9 OF 16

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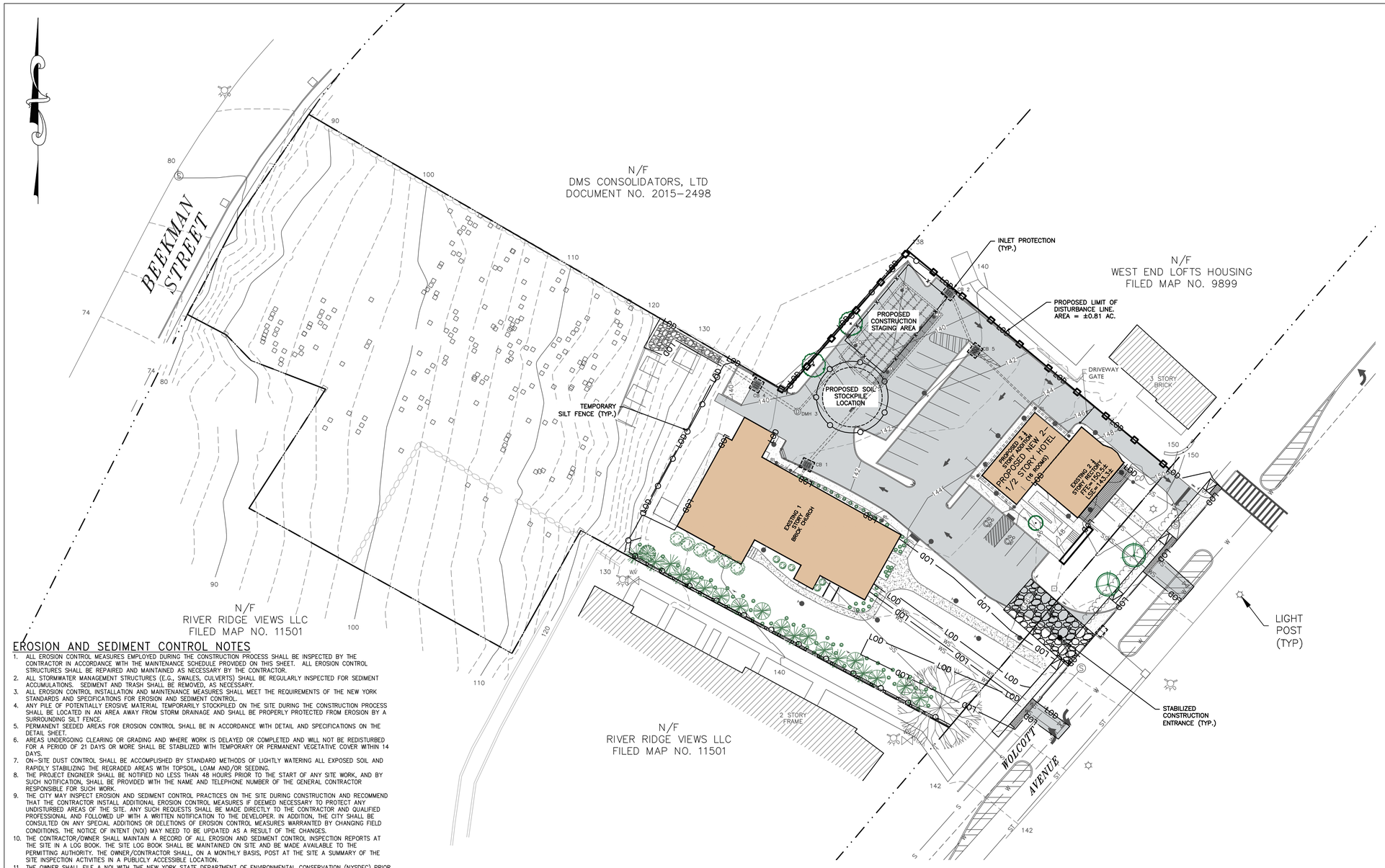

LEGEND:

- 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
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- EXISTING CATCH BASIN
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- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES

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

SOIL RESTORATION NOTES:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

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

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: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

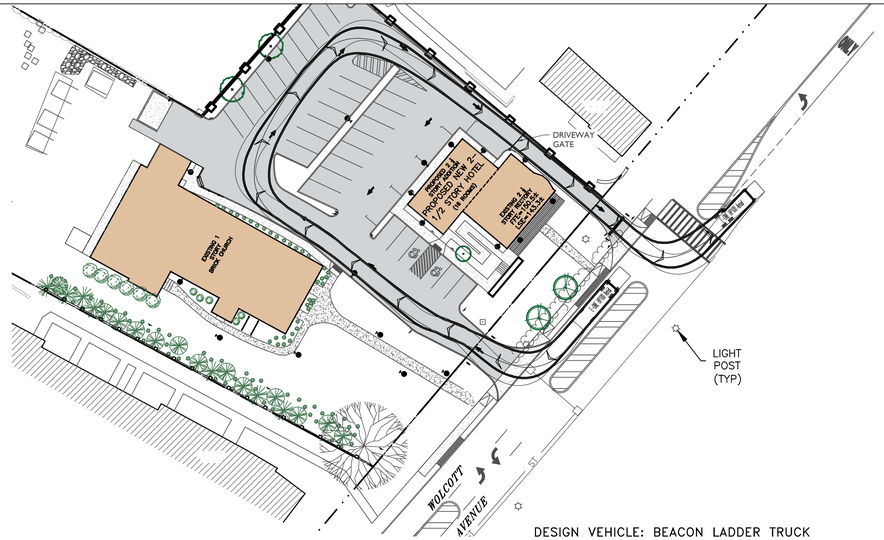
SEAL
STATE OF NEW YORK
MICHAEL A. BOSCHKOFF
084455
LICENSED PROFESSIONAL ENGINEER

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

EROSION & SEDIMENT CONTROL PLAN
1113 WOLCOTT AVENUE AMENDED SITE PLAN
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-26-651901

JOB #:	2021:022
DATE:	10/29/2024
SCALE:	1" = 30'
TITLE:	EC-1
SHEET:	10 OF 16

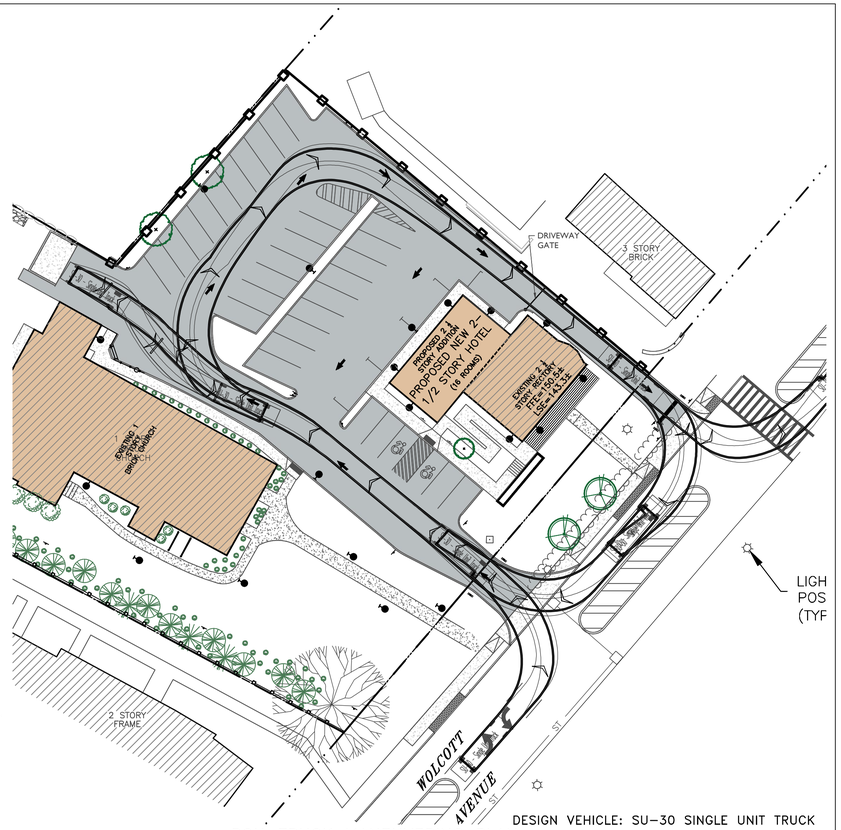
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

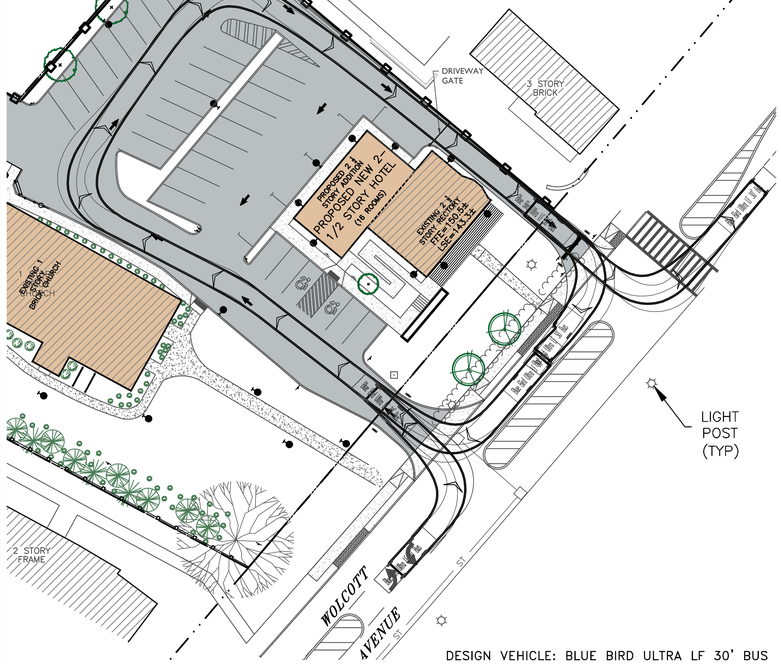
SCALE: 1" = 40'



DESIGN VEHICLE: SU-30 SINGLE UNIT TRUCK

BOX-TRUCK MANEUVERING PLAN

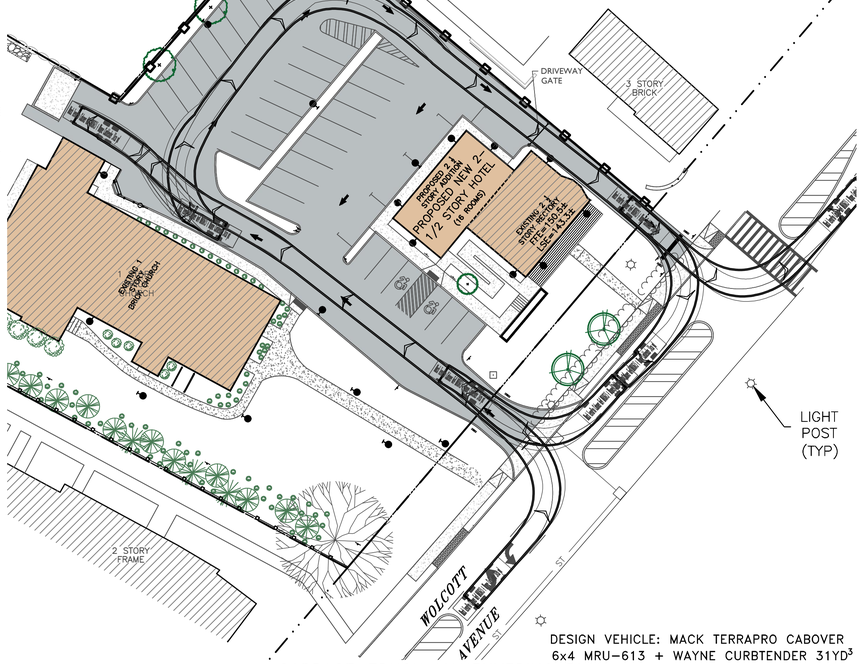
SCALE: 1" = 30'



DESIGN VEHICLE: BLUE BIRD ULTRA LF 30' BUS

SHUTTLE-BUS MANEUVERING PLAN

SCALE: 1" = 30'



DESIGN VEHICLE: MACK TERRAPRO CABOVER 6x4 MRU-613 + WAYNE CURBTENDER 31YD^3

GARBAGE-TRUCK MANEUVERING PLAN

SCALE: 1" = 30'

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: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

VEHICLE TRACKING PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

STATE OF NEW YORK ANDREW A. ROSENKRANZ LICENSED PROFESSIONAL ENGINEER 084466

SEAL

HUDSON LAND DESIGN

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

VEHICLE TRACKING PLAN

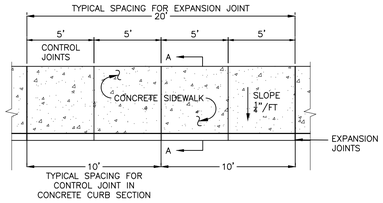
1113 WOLCOTT AVENUE AMENDED SITE PLAN

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

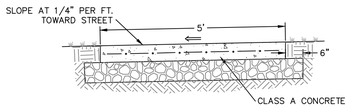
JOB #:	2021:022
DATE:	10/29/2024
SCALE:	1" = 40'
TITLE:	VHC-1
SHEET:	11 OF 16

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

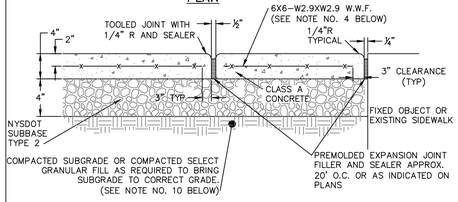
SITE DETAILS



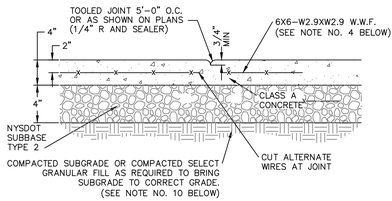
PLAN



SECTION A–A



EXPANSION JOINT

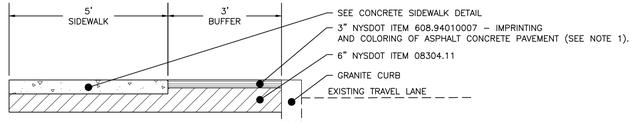


CONTROL JOINT

NOTES:

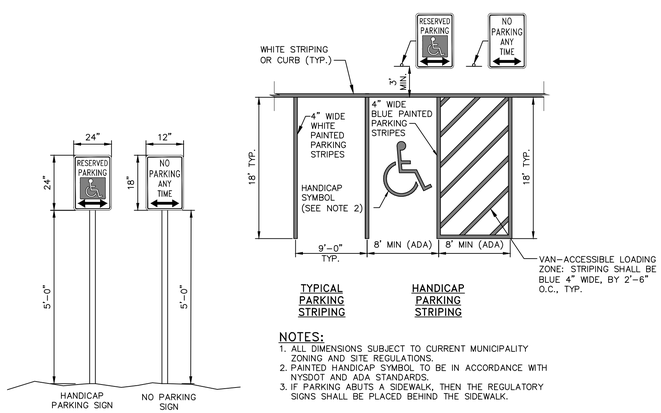
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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

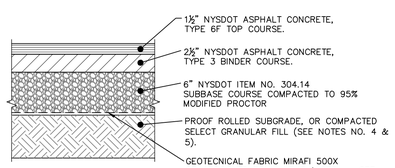
STAMPED ASPHALT CONCRETE DETAILS
NOT TO SCALE



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.

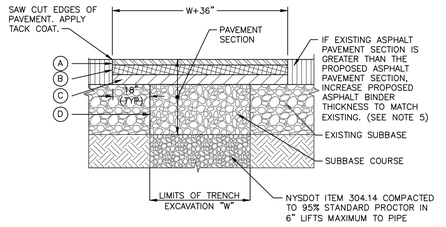
SIGN DETAILS
NOT TO SCALE

PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

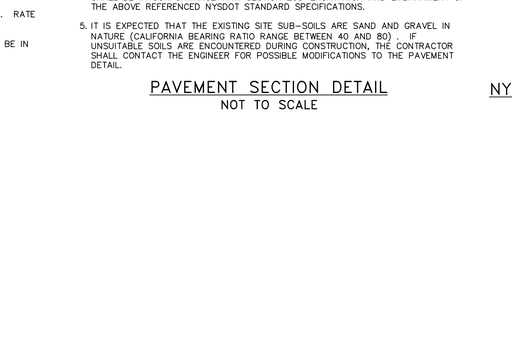
PAVEMENT SECTION DETAIL
NOT TO SCALE



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

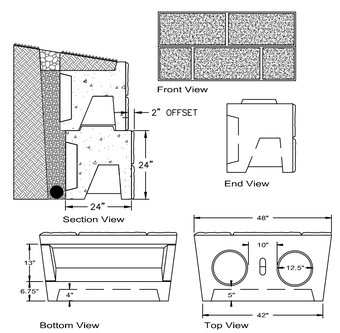
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. IF THE PAVEMENT SECTION IS OVER A CONCRETE SLAB, THE RESTORED PAVEMENT SECTION SHALL MATCH THE TOTAL THICKNESS OF THE EXISTING CONCRETE SLAB AND PAVEMENT.

NYSDOT ROW PAVEMENT RESTORATION DETAIL
NOT TO SCALE

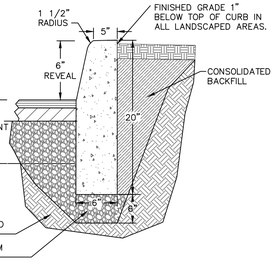


NOTES:
1. IT IS ASSUMED THAT THE EXISTING GRANITE CURB IS NYSDOT TYPE A. CONTRACTOR TO VERIFY AND MATCH EXISTING GRANITE CURB.
2. AS MARKED IN THE DETAIL ABOVE, FOR TYPE A CURB, THE FRONT ARRIS LINE FOR VERTICAL–FACED AND NEAR–VERTICAL STONE AND GRANITE CURBS SHALL BE BUZZED TO REMOVE A MINIMUM OF 1/8",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

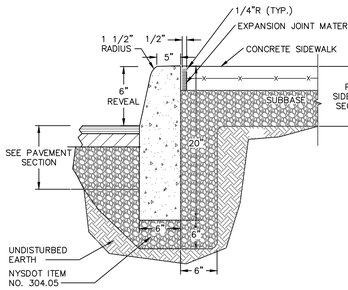
GRANITE CURB DETAILS
NOT TO SCALE



WOODARD'S CONCRETE BLOCK WALL DETAIL
NOT TO SCALE



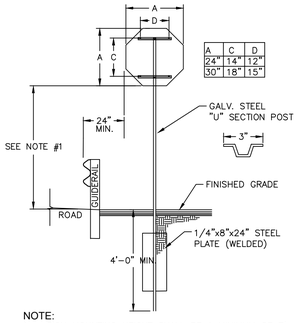
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

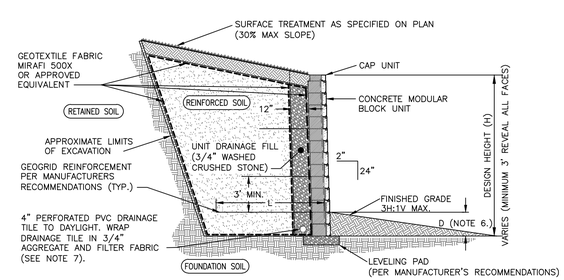
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



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

SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE



MODULAR RETAINING WALL NOTES:
1. MODULAR RETAINING WALL MANUFACTURED BY WOODARD'S OR APPROVED EQUAL.
2. GRID TYPE SHALL BE AS SPECIFIED BY THE MANUFACTURER.
3. GRID SPACING AND LENGTH VARY BASED ON OVERALL WALL HEIGHT, SOIL AND LOADING CONDITIONS. WALLS OF LIMITED HEIGHT (I.E., 4' OR LESS) MAY NOT REQUIRE THE INSTALLATION OF GRID.
4. LEVELING PAD DEPTH SHALL BE SPECIFIED BY THE MANUFACTURER BASED ON ENGINEERING DESIGN SPECIFIC FOR THE SITE.
5. MANUFACTURER TO PROVIDE FINAL ENGINEERING CALCULATIONS AND DETAILS TO THE OWNER FOR REVIEW BY THE OWNERS ENGINEER.
6. D SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
7. RELOCATE PERFORATED PIPE WITHIN STONE CROSS SECTION FOR STEPPED WALLS TO ACHIEVE CONTINUOUS FLOW TOWARD DISCHARGE POINT.
8. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.

CONCRETE MODULAR RETAINING WALL DETAIL
NOT TO SCALE

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: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

STATE OF NEW YORK · ANDREA A. BODENDORF · LICENSED PROFESSIONAL ENGINEER · 084486

SEAL

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

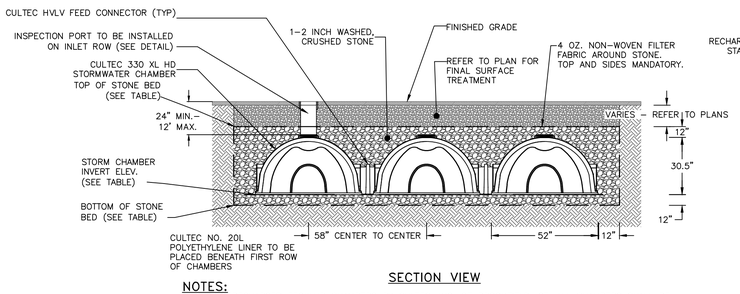
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE AMENDED SITE PLAN

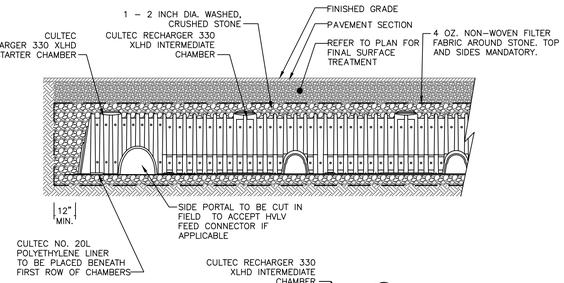
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

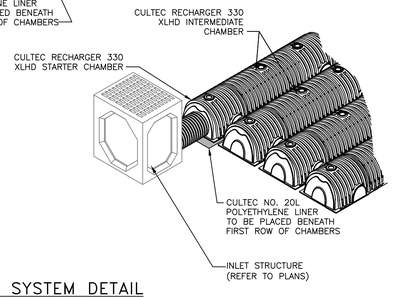
JOB #: 2021:022
DATE: 10/29/2024
SCALE: AS SHOWN
TITLE: CD–1
SHEET: 12 OF 16

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



SECTION VIEW

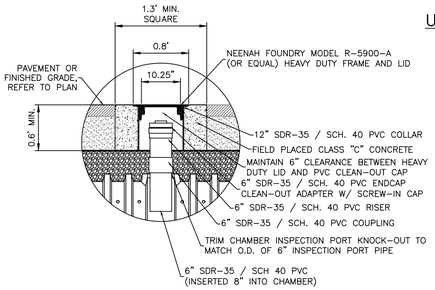




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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

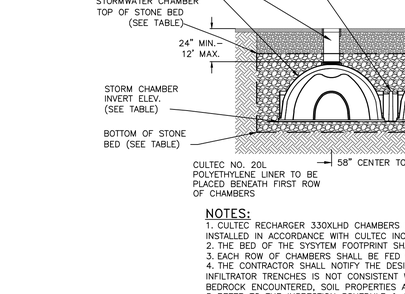
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
134.0	134.5	137.54	1,601 S.F.	30.5'X52.5'	42

UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



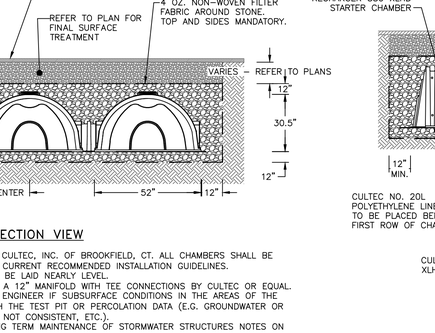
NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



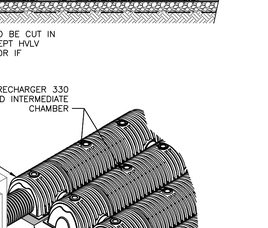
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



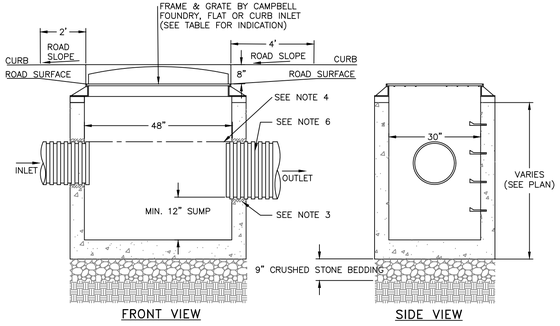
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



DIMENSION TABLE:

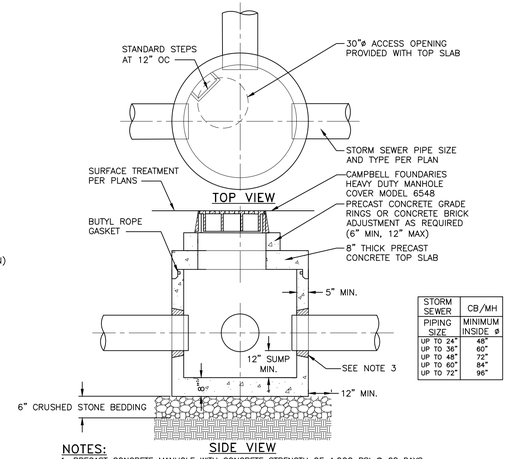
B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

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

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

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

CATCH BASIN DETAIL
NOT TO SCALE



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

NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE.
4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

STORMWATER MANHOLE DETAIL
NOT TO SCALE

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.

SEE SHEET 9 FOR PREVIOUS REVISIONS

DRAWN BY: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

SEAL

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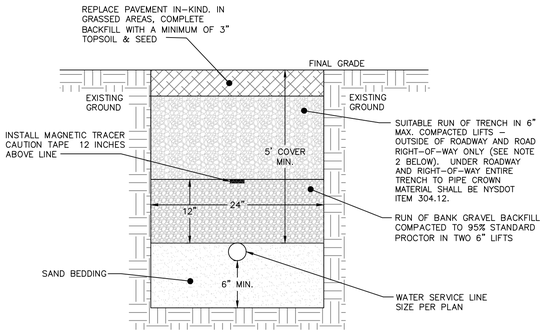
STORMWATER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE AMENDED SITE PLAN

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

JOB #:	2021:022
DATE:	10/29/2024
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	13 OF 16

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



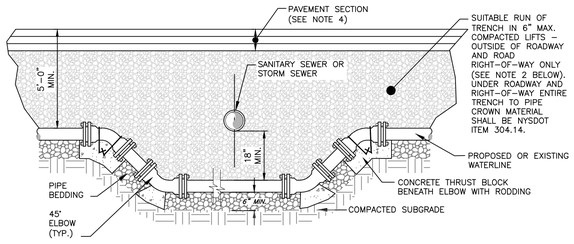
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

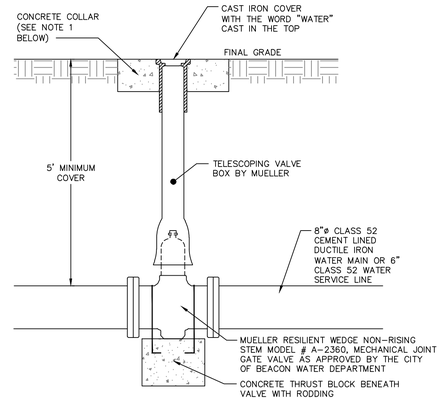
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

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

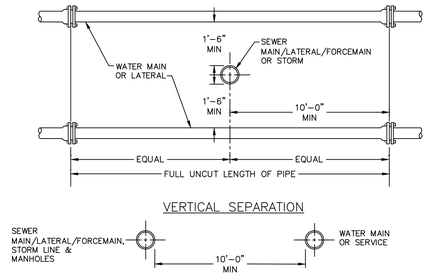
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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

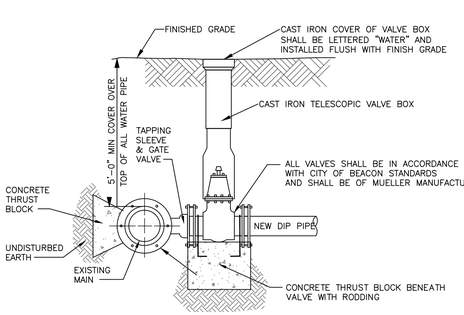
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

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

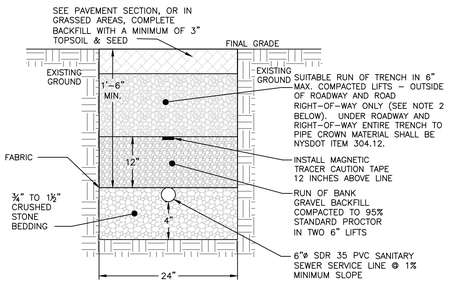
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

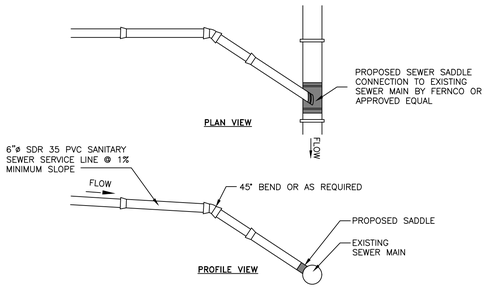
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
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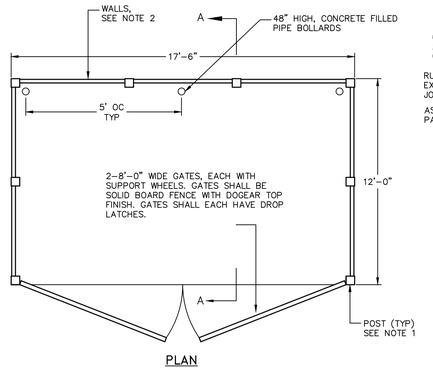
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

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: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

SEAL

HUDSON LAND DESIGN
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174 MAIN ST., BEACON, NEW YORK 12508
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PH: 845-440-6926
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WATER & SEWER CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE AMENDED SITE PLAN

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

JOB #:	2021:022
DATE:	10/29/2024
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	14 OF 16

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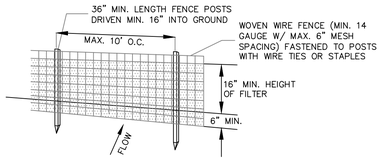
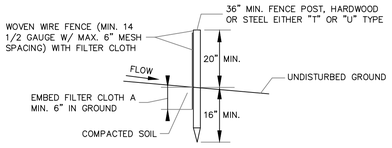
EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

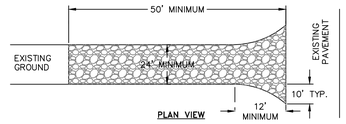


SECTION VIEW

NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

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

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

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

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

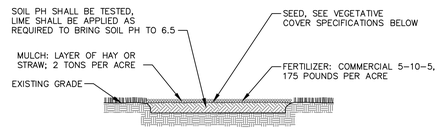
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

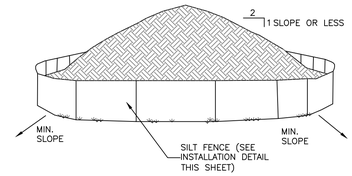
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

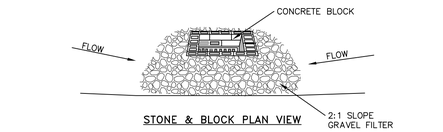
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



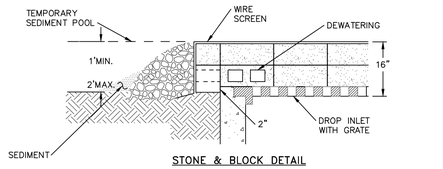
NOTES:

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

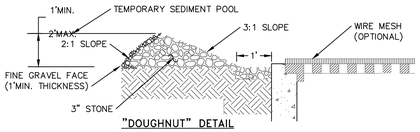
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

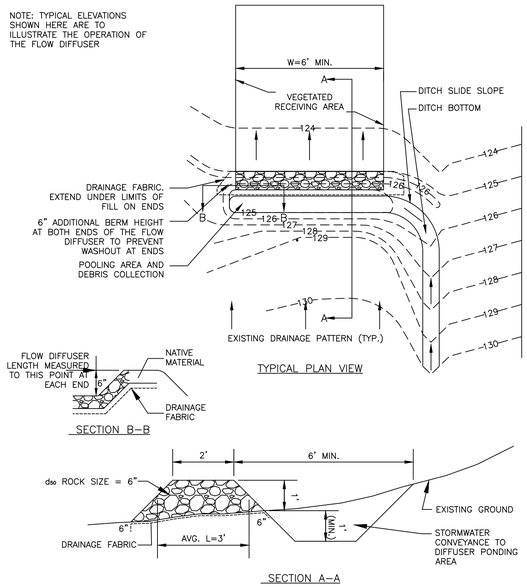


"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



TYPICAL PLAN VIEW

SECTION B-B

SECTION A-A

FLOW DIFFUSER DETAIL
NOT TO SCALE

DIFFUSER CALCULATIONS:

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

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

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

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

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

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

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

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

USE d_{50} = 6"

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

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

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

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: ESR				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				

SEAL

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

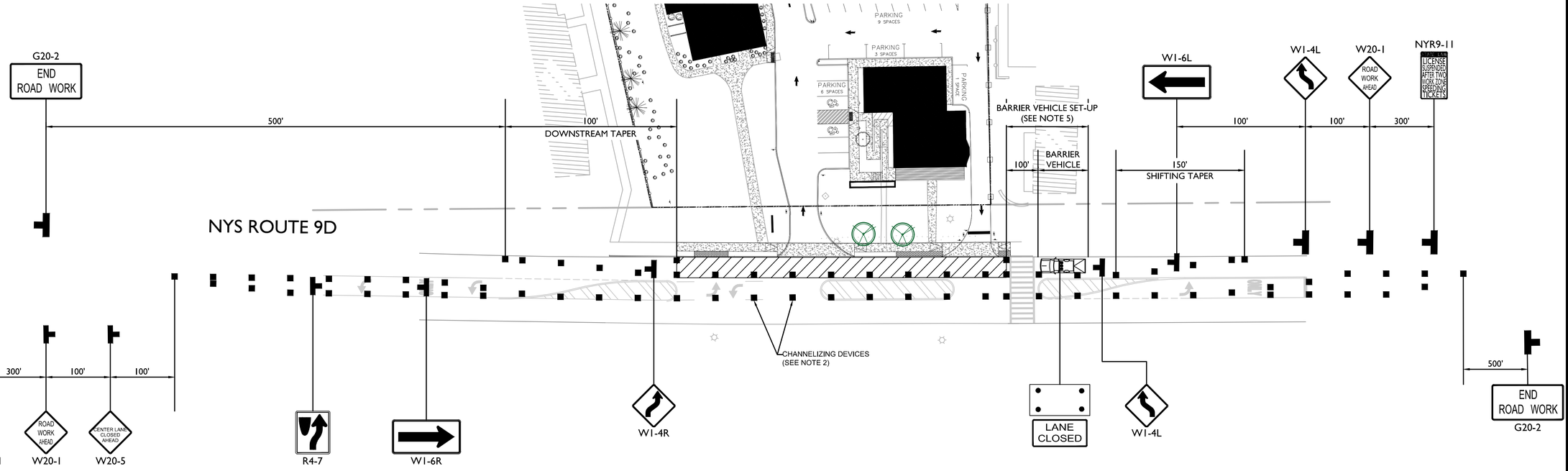
EROSION & SEDIMENT CONTROL DETAILS

1113 WOLCOTT AVENUE AMENDED SITE PLAN

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

JOB #:	2021:022
DATE:	10/29/2024
SCALE:	AS SHOWN
TITLE:	CD-4
SHEET:	15 OF 16

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



WORK ZONE TRAFFIC CONTROL NOTES:

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

Colliers
Engineering & Design
www.colliersengineering.com
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Doing Business as MASER CONSULTING
811 Know what's below. Call before you dig.
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

REV	DATE	DRAWN BY	DESCRIPTION
1	2025/05	RGD	ADDED REVISED SITE PLAN

Richard G D'Andrea
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090241-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

WORK ZONE TRAFFIC CONTROL PLAN

FOR

PROPHECY THEATER, LLC

1113 WOLCOTT AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
RED BANK (Headquarters)
331 Newman Springs Road, Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/18/22	J.F.M.	R.G.D.

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

SHEET TITLE: WORK ZONE TRAFFIC CONTROL PLAN

SHEET NUMBER: WZTC-1

20211210433ATransportation\Plans\R-P L02-WZTC.dwg By: RDANDREA
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

LANC & TULLY
Engineering and Surveying, P.C.

March 6, 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 February 18, 2025, describing the project.
- Response correspondence dated February 25, 2025, from Hudson Land Design.
- Full Environmental Assessment Form dated February 25, 2025.
- Traffic & Parking Management Plan, with the latest revision date of February 18, 2025, as prepared by Colliers Engineering & Design.
- Plan set titled "Special Use Permit Amendment - 1113 Wolcott Avenue", with the latest revision date of February 25, 2025, consisting of 16 sheets, as prepared by Aryeh Siegel, Architect, Hudson Land Design, and Colliers Engineering. It should be noted that Sheets 4 and 7 were not submitted as part of the plan set with this submission.

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 constructing 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 36 parking stalls.

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

General Comments:

1. The "Traffic & Parking Management Plan" shall be revised to reflect only 36 off-street parking spaces.

2. Exhibit No. 2 in the Traffic & Parking Plan shall be revised so that it is clear and legible. This also applies to Exhibit No. 3 in the plan.

3. 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?

4. 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.

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: March 6, 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:

- Response letter by Hudson Land Design, dated February 25, 2025
- Full EAF, by Prophecy Theater LLC, dated February 25, 2025
- Site Plan Set (Sheet 1-3, 5-6, 8; 6 pages total) by Aryeh Siegel, Architect, dated February 25, 2025
- Site Plan Set (Sheet 9-15; 7 pages total) by Hudson Land Design, last revised February 25, 2025
- Work Zone Traffic Control Plan by Colliers Engineering & Design (Sheet 16; 1 sheet total), dated August 8, 2023, revised February 25, 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 36 spaces on-site.

Comments & Recommendations:

1. **Complete Site Plan Set**: The site plan set is numbered "Sheet # of 16", however sheets 4, 7, and 16 are not included in the submission. It is possible that Sheet WZTC-1 from Colliers Engineering is intended to be Sheet 16. Missing sheets should be provided or the set renumbered prior to site plan approval.
    a. **Sheet 1 of 16**. Parking and loading table should be updated to correctly note 36 parking spaces provided
    b. **Sheet 1 of 16**. Hours of operations listed in Note 3 do not match hours of operation indicated in EAF Part 1. EAF states 8am to 11pm is proposed for operation. Note on

Sheet 1 states 7am to 9pm Sunday through Thursday, and 7am to 10:30pm on Friday/Saturday.

2. **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. **Applicant cover letter stated that information was forthcoming from Colliers Engineering.**

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
03/11/2025

Title:

Review of application for Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.

ATTACHMENTS

74 Anderson PB 3.11.25_Cover Letter_2025-0225.pdf

74 Main PB 3.11.25 Subdivision-Application-2022-1 (EXECUTED).pdf

74 Anderson PB 3.11.25 Deed_02-2024-52526_Gupta.pdf

74 Anderson PB 3.11.25 Short EAF_(EXECUTED).pdf

74 Anderson PB 3.11.25 2025-0217_I&I Report.pdf

74 Anderson PB 3.11.25 Sheets_2025-0225.pdf

Lanc & Tully 74 Anderson Subdivision 03-06-25 Review.pdf

KARC Review_2025.03.10_ PB_74 Anderson St.pdf

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

February 25, 2025

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

Re: 74 Anderson Street Subdivision
Sadhna Gupta (Applicant)
74 Anderson Street
Tax Parcel ID: 6054-31-358838 (±0.65 acres total)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) is pleased to submit a subdivision application with a copy of the deed, short EAF, I&I Study Report, and preliminary subdivisions plans to the City of Beacon planning board for initial review. The proposed project site is located at 74 Anderson Street and consists of 0.65 acres located in the R1 -10 residential zoning district, in the City of Beacon, NY. The existing property currently contains a single-family dwelling, a detached barn and has driveway access and frontage on Anderson Street.

The Applicant wishes to subdivide the lot into two (2) residential building lots. The existing structures on site, including the single-family dwelling, barn, and driveways will be razed/removed and a new single-family dwelling with be built on each of the new building lots. Proposed Lots 1 & 2 have been designed to meet the requirements of the R1-10 district.

The existing parent lot is bound by Anderson Street on its southwestern property boundary and has no frontage with any other streets along its other boundaries. Proposed Lots 1 & 2 will each have their own independent driveway to provide access from Anderson Street.

The existing water and sewer services for the parent lot will be abandoned and new service lines will be constructed for the new dwellings which will connect to the existing water and sewer mains within Anderson Street. As there is no sanitary sewer infrastructure in front of Lot 2, there will be an easement through Lot 1 for a proposed shared service line.

The following documents in support of the proposal are being submitted for initial review:

- Five (5) copies of the subdivision application.
- One (1) private check for the covering of the $950.00 subdivision application fee (private check # 4504).
- One (1) private check for the covering of the $3,000.00 initial escrow (private check # 4503).
- Five (5) preliminary subdivision sets (7 Sheets each).
- Five (5) copies of the property deed.
- Five (5) copies of the I&I Study.
- Five (5) copies of the Short EAF.

With the exception of the checks, electronic copies of the above items will also be submitted to the Planning Board via email.

We look forward to discussing this project at your March 11, 2025, planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: Sadhna Gupta, Applicant (via email)
Michael A. Bodendorf, P.E. (HLD file)

APPLICATION FOR SUBDIVISION APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Sadhna Gupta

Address: 17 Weston Road
Westport, CT 06880

Signature: Sadhna Gupta

Date: 02/06/2025

Phone: (321) 381-2135

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Daniel G. Koehler, P.E.

Address: 174 Main Street
Beacon, NY 12508

Phone: (845) 440-6926

Fax: None

Email address: DKoehler@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
74 Anderson Street Subdivision

Street which property abuts: Anderson Street

Current Tax Map Designation: Section 6054 Block 31 Lot(s) 358838

Property ~~(does)~~ (does not) connect directly into a ~~(State) (County)~~ highway.

Land in subdivision ~~(is)~~ (is not) within 500 feet of a Municipal boundary.

Total area of property is +/- 0.659 acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

Site Plan	**Residential $500 + $250 per dwelling unit** **Commercial $500 + $250 per 1,000 s.f.**
Special Use Permit	**Residential $500 + $250 per dwelling unit** **Commercial $500 + $250 per 1,000 s.f.**
Subdivision	**$ 750 for 2-4 lots + $100 per lot** **$1,000 for 5 or more lots + $300 per lot**

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Sadhna Gupta

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

List all properties in the City of Beacon that you hold a 5% interest in:
66 Spring Valley Street (Tax ID #: 130200-6054-38-141679).

Unnumbered (vacant) parcel on west side of Monell Avenue (Tax ID #: 130200-5955-04-580136)

Applicant Address: 17 Weston Road, Westport, CT 06880

Project Address: 74 Anderson Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-31-358838

Type of Application Subdivision of existing property

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

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

Sadhna Gupta

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 74 Anderson Street Subdivision

PRELIMINARY SUBDIVISION PLAT	**YES**	**NO**
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	X	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	X	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	X	
Location, size and nature of any area proposed to be reserved for park purposes.		X
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.		X
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:		
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		X
Location of all existing and proposed monuments and other subdivision improvements.		X
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 74 Anderson Street Subdivision

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.		
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.		
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.		
The names of all existing and proposed streets and private roads.		
The locations of all water bodies and watercourses.		
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.		
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.		
Location of all existing and proposed monuments.		
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.		
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.		
Endorsement of approval by the Dutchess County Health Department.		
Plan for the provisional delivery of mail, as approved by the local postmaster.		
Endorsement of the owner as follows: "Approved for filing: _____ _____" Owner Date		

FINAL SUBDIVISION PLAT *(continued)*	**YES**	**NO**
Form for endorsement by Planning Board Chairman as follows: "Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20_____, by _____, Chairman _____, Secretary In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.		

FINAL CONSTRUCTION PLANS	**YES**	**NO**
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:		
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.		
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.		
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.		
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.		

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.		
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

For all items marked "NO" above, please explain below why the required information has not been provided:

All items marked "NO" are not applicable to this particular application/project.

Applicant/Sponsor Name: Sadhna Gupta

Signature: Sadhna Gupta

Date: 02/06/2025

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: Sadhna Gupta

Address of Applicant: 17 Weston Road, Westport, CT 06880

Telephone Contact Information: Phone:(321) 381-2135 , Email: sadhna_bobby@yahoo.com

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.
Sadhna Gupta	17 Weston Road Westport, CT 06880	(321) 381-2135	8/9/2024, Sale of Property	8/13/2024, Deed recorded with the Dutchess County Clerk Office (Document # 52526)

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

☐ **YES** ☒ **NO**

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) Sadhna Gupta

(Signature) Sadhna Gupta

Dutchess County Clerk Recording Page

Record & Return To:

RG TITLE AGENCY LLC
1000 NORTH DIVISION STREET SUITE 2F

PEEKSKILL, NY 10566

Date Recorded: 8/13/2024
Time Recorded: 2:55 PM

Document #: 02 2024 52526

Received From: RG TITLE AGENCY LLC

Grantor: MERCADO ROSEAYNE FRANCES
Grantee: GUPTA SUCHITRA

Recorded In: Deed
Instrument Type:

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$200.00
Transfer Tax Amount:	$2,120.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	262

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 4

***** Do Not Detach This Page**
***** This is Not A Bill**

County Clerk By: CSC
Receipt #: 21405
Batch Record: 170

Bradford Kendall
County Clerk

02202452526

joe@b Doc #: 02202452526 Printed Page 1 of 4

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 9th day of August, Two Thousand Twenty-Four

BETWEEN

ROSEAYNE FRANCES MERCADO,
residing at: 74 Anderson Street,
Beacon, NY 12508

party of the first part, and

SUCHITRA GUPTA AND SADHNA GUPTA, husband & wife
residing at: 17 Weston Road,
Westport, CT 06880

party of the second part,

WITNESSETH, that the party of the first part, in consideration of
TEN Dollars and 00/100----------($10.00)----------dollars,

lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, more particularly bounded and described on Schedule "A" attached hereto and made a part hereof.

BEING the same premises conveyed to Roseayne Frances Mercado by deed dated 07/22/2002 and recorded in the Dutchess County Clerk's Office 07/31/2002 as Document No. 02-2002-7420.

PREMISES ARE NOT SUBJECT TO A CREDIT LINE MORTGAGE

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

joe@b Doc #: 02202452526 Printed Page 2 of 4

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In Presence of:

Roseayne Frances Mercado
ROSEAYNE FRANCES MERCADO

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On the 9th day of August, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Roseayne Frances Mercado personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Rebecca Hayes
NOTARY PUBLIC

Rebecca Hayes
Notary Public, State of New York
No. 5064598
Qualified in Dutchess County
Commission Expires August 19, 2024

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. RGD 23235

MERCADO

TO

GUPTA

RECORDED AT REQUEST OF
RG TITLE AGENCY
1000 N DIVISION ST, STE 2F, PEEKSKILL, NY 10566
(914) 739-2700
RETURN BY MAIL TO

Section (0200)6054-
Block 31-
Lot 358838-00
City of Beacon

RECORD AND RETURN TO:

Suchitra & Sadhna Gupta
17 Weston Road
Westport, CT 06880

joe@b Doc #: 02202452526 Printed Page 3 of 4

AmTrust Title Insurance Company

Policy No. O-NY0824-1907250841
Title No. RGD 23235

SCHEDULE A
DESCRIPTION OF PREMISES

ALL that certain plot piece or parcel of land, situate, lying and being in the **CITY OF BEACON, COUNTY OF DUTCHESS**, State of New York, bounded and described as follows:

BEGINNING at a point, said point being the intersection of the easterly line of lands formerly of Van Nosdall now DiCastro with the northerly line of Anderson Street;

RUNNING THENCE along the easterly line of DiCastro, North 16° 56' 00" West 150.00 feet;

THENCE along the westerly line of the Beacon City School District (Forrestal School), North 63° 00' 40" East 170.98 feet;

THENCE along other lands of Catalano, South 28° 41' 00" West 155.07 feet;

THENCE along the northerly line of Anderson Street, South 56° 00' 00" West 99.15 feet and South 73° 39' 00" West 105.19 feet to the point or place of BEGINNING.

joe@b Doc #: 02202452526 Printed Page 4 of 4

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:

74 Anderson Street Subdivision

Project Location (describe, and attach a location map):

74 Anderson Street, Beacon, NY 12508

Brief Description of Proposed Action:

The subject property is a developed residential parcel located at 74 Anderson Street in the City of Beacon, Dutchess County (Tax ID #:130200-6054-31-358838). The owner of the property, Ms. Sadhna Gupta, wishes develop the property through the razing of the existing house on the parcel and the subdivision of the property into two (2) individual residential lots. Each lot will then be developed through the construction of a new, single-family, residence. Water & sewer service for the new residences will be supplied via connections to the City of Beacon Water and Sewer Districts on Anderson Street (to which the house to be razed had existing connections to). Independent driveways for each lot shall be constructed for access to Anderson Street.

Name of Applicant or Sponsor:	Telephone: (321) 381-2135
Sadhna Gupta	E-Mail: sadhna_bobby@yahoo.com

Address:

17 Weston Road

City/PO:	State:	Zip Code:
Westport	Connecticut	06880

	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 Planning Board- Subdivision Approval; Beacon Water & Sewer-Water & Sewer Service Connections Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 0.65 acres
   b. Total acreage to be physically disturbed? +/- 0.53 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.65 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:		
New houses will conform with latest building and energy codes.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

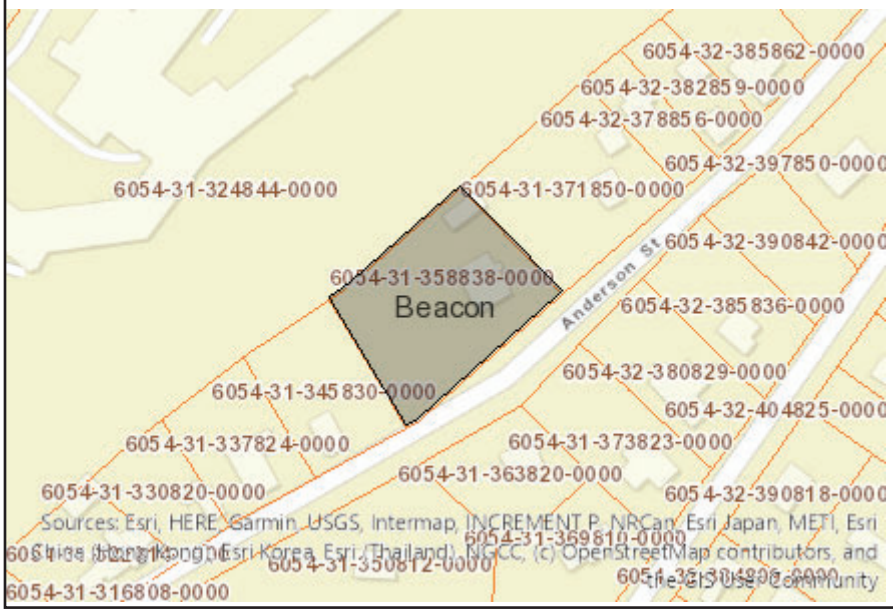
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Existing roadside conveyance system along Anderson Street.	☐	☑
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Daniel G. Koehler, P.E. Date: 2/24/2025

Signature: _____ Title: Engineer for Applicant

PRINT FORM



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

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]	No

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

INFILTRATION AND INFLOW (I&I) REPORT

February 18, 2025

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
74 Anderson Street Subdivision
Tax ID: 6054-31-358838 (±0.65 Acres Total)
City of Beacon, New York

As required by the City of Beacon code, §179-6., Hudson Land Design has conducted an infiltration and inflow investigation (I&I study) of the parcel at 74 Anderson Street to determine if any illicit inflow connections to the City's sewage system exist on the site. Illicit inflows include any type of water discharge that is not sanitary wastewater and includes stormwater/groundwater discharges or other prohibited sources of inflow. On February 17, 2025, Hudson Land Design personnel visited the project site to conduct the I&I study. Please find below a summary of the investigation carried out and the conclusions attained from the study.

The project site is a developed residential parcel with a 1-story single-family residence and a 2-story detached barn. Phase 1 of the study consisted of a visual inspection of the existing structures' exteriors to determine if there are any stormwater connections to the sewer system. For this, the outsides of the house and barn were inspected to find any existing roof gutters and downspouts and observe where the downspouts discharge stormwater to. The existing residence only has 2 short roof gutters located on the "stoop" next to the residence's entrance on the house's eastern side. Of the two roof gutters, only the gutter on the northern side of the stoop (where the steps are located) has a roof downspout while the second gutter does not. The existing roof downspout discharges onto the ground and no connection to the sewer system exists.

View of the residence at 74 Anderson Street as seen from its southeastern corner. There are no gutters present along the house's southern and eastern sides. The only existing roof gutters are on the roof of the "stoop" next to the house's entrance (next to the green garbage cans).

View of the residence from its northwestern corner. No roof gutters or downspouts are present along the residence's northern and western sides.

View of house's entrance and adjacent "stoop" on the dwelling's eastern side. The roof downspout on the northern side of the stoop discharges onto the ground.

The barn on the property was inspected and found to have no roof gutters, downspouts, or stormwater collection & conveyance systems of any kind. The inside of the barn was inspected to see if the structure had a sump pump, but the structure is a slab on grade construction and has no underground space where water would collect and/or require pumping to evacuate.

View of the barn. No roof gutters or downspouts are present on the structure.

Phase 2 of the study consisted of an inspection of the residence's interior to determine if there were any illicit connections to the building's internal sewer lines from sump pumps, floor drains, or other sources of discharge not from the residence's water fixture/sanitary wastewater. The crawl space beneath the house was accessed to visually inspect the internal sewer lines, find the raw sewage discharge point, and to look for any extra connections to the internal sewage plumbing (if any were present). HLD personnel were able to observe sections of sewer plumbing to the point where the sewer lines converged into the raw sewage outlet for the residence. The outlet is located near the residence's center and goes directly into the ground. As the raw sewage discharge goes into the ground, the exact path of the discharge line could not be determined. It is presumed that the raw sewage discharge line goes towards the residence's eastern foundation wall and runs parallel to the water service line mapped out by the surveyor. The discharge line is then presumed to connect to the sewer line on Anderson Street. After inspecting the internal sewage lines, no illicit connections were found along the lines. No sump pumps were found in the crawl space, nor any extra connections from groundwater or stormwater to the sewer plumbing. Please see the pictures below for reference

View of the crawl space beneath the house. No sump pump was found in the crawl space.

View of the residence's raw sewage outlet point located in the crawl space beneath the house.

View of the residence's internal sewage plumbing lines as they lead to the raw sewage outlet point. No illicit/extra inflow connections were observed along the lines.

Through our investigation, HLD did not find any illicit connections from the house located at 74 Anderson Street to the City of Beacon's sanitary sewer collection system.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: Sadhna Gupta (via email)
Michael A. Bodendorf, P.E. (HLD file)

74 ANDERSON STREET

RESIDENTIAL SUBDIVISION

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-31-358838
TOTAL LOT AREA: ±0.659 ACRES
ZONING DISTRICT: R-10

SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS WITHIN 200'
PARCEL: OWNER & ADDRESS
1. CITY OF BEACON SCHOOL DISTRICT, 10 EDUCATION DRIVE, BEACON NY 12508
2. MONICA COOPER, 84 ANDERSON STREET, BEACON NY 12508
3. ANN MCGOWAN, 335 EAST 86TH STREET 5A, NEW YORK NY 10028
4. ANDREY NETBOY, 85 ANDERSON STREET, BEACON NY 12508
5. PHILOMENA KIERNAN, 80 OVERLOOK AVENUE, BEACON NY 12508
6. TRACY DROSS, 72 OVERLOOK AVENUE, BEACON NY 12508
7. CHARLES DEL BENE JR, 54 OVERLOOK AVENUE, BEACON NY 12508
8. GREGORY MARTIN WHITE, 65 ANDERSON STREET, BEACON NY 12508
9. CRAIG HEITCZMAN, 30 TILLOTT STREET, BEACON NY 12508
10. THOMAS CERCHIARA, 10 TILLOT STREET, BEACON NY 12508
11. WILLIAM TOBAR, 48 ANDERSON STREET, CORNWALL ON THE HUDSON NY 12520
12. CHRISTOPHER WOLFE, 52 ANDERSON STREET, BEACON NY 12508
13. ANA JOANES, 60 ANDERSON STREET, BEACON NY 12508

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

OWNER/APPLICANT:
SADHNA GUPTA
17 WESTON ROAD
WESTPORT CT 06880
PH: 321-381-2135

PROJECT SURVEYOR:
BOUNDARY & BENCHMARK
PO BOX 389
WALLKILL, NEW YORK 12589
PH: 845-802-3687

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

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

_____ _____
SADHNA GUPTA DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 16, 2025.

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

DCDBCH STANDARD NOTE:

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH 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

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

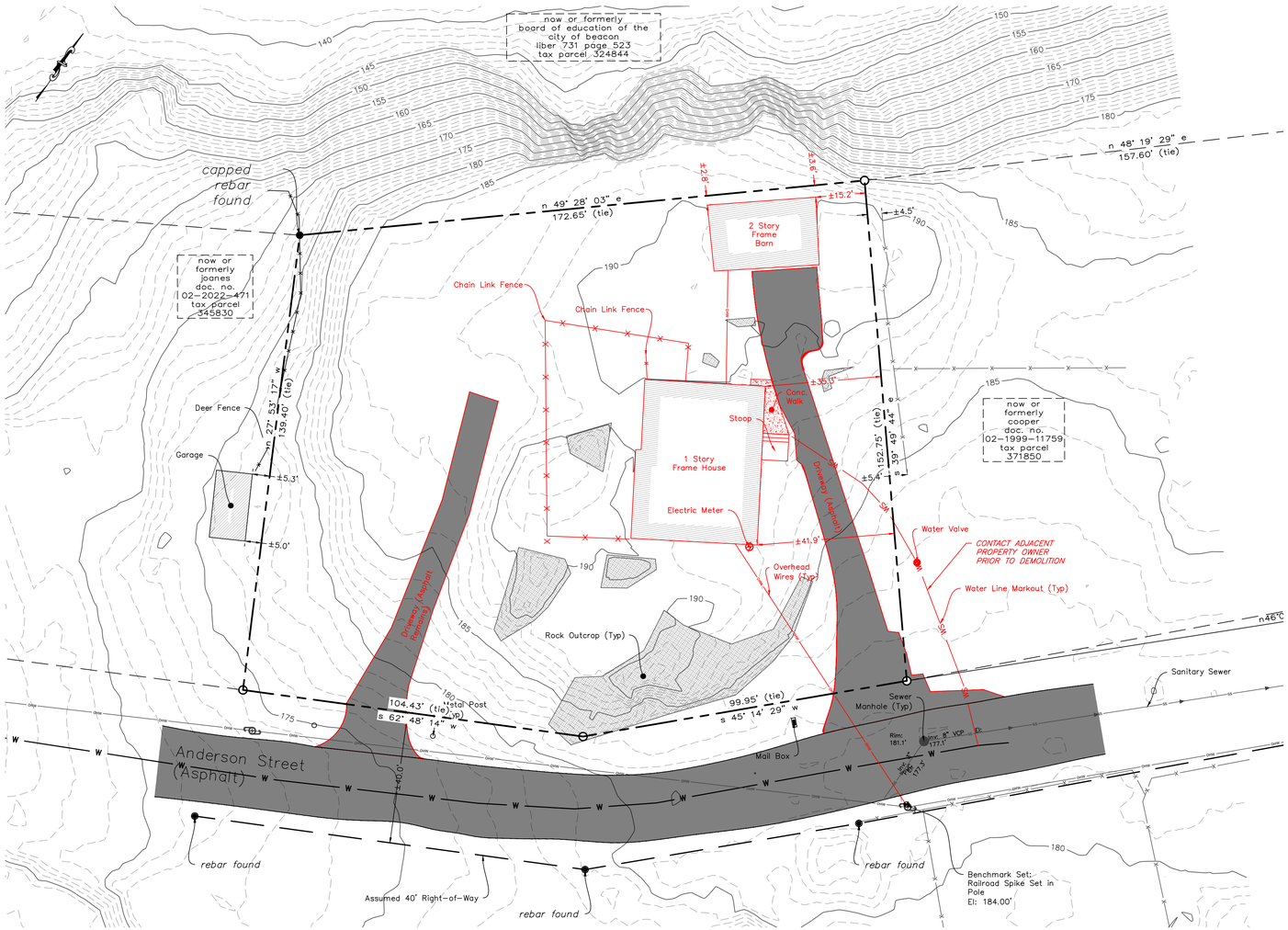
COVER SHEET

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 7

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
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING FENCE
- TO BE REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	SADHNA GUPTA, 17 WESTON ROAD, WESTPORT CT 06880
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	74 ANDERSON STREET, BEACON NY 12508
TAX PARCEL ID:	6054-31-358838
PARCEL AREA:	±.659-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR SADHNA GUPTA" PREPARED BY RAPPA AND BURNETT LAND SURVEYORS, P.C., DATED JANUARY 16, 2025.

SURVEY NOTES:

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

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.

INDIANA BAT PROTECTION NOTES:

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

OWNER'S CONSENT:

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

_____ _____
SADHNA GUPTA DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 16, 2025.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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 28271 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

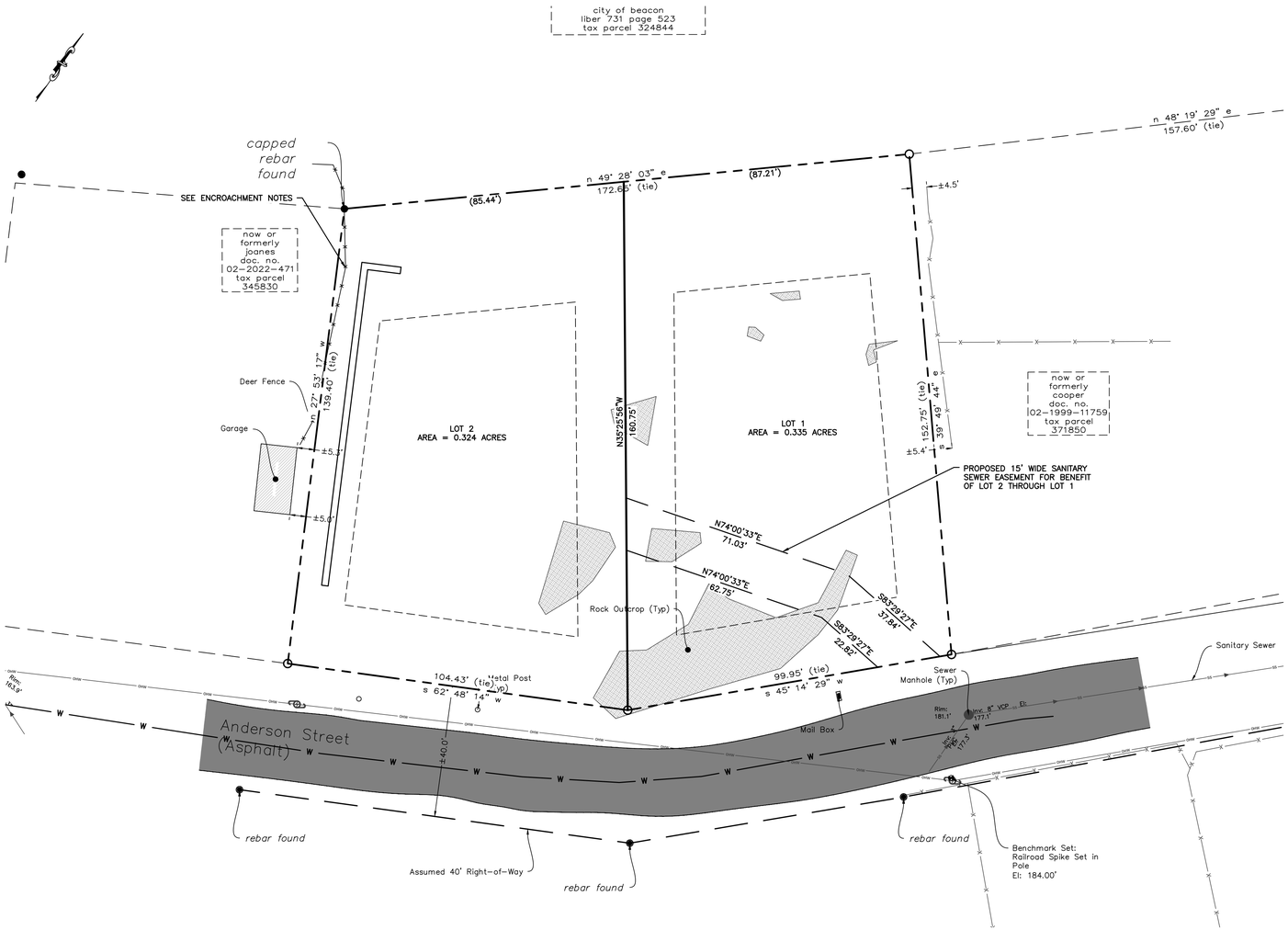
EXISTING CONDITIONS & REMOVALS PLAN

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 7

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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING FENCE
- 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
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- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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

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

MAP REFERENCE:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR SADHNA GUPTA" PREPARED BY RAPPA AND BURNETT LAND SURVEYORS, P.C., DATED JANUARY 16, 2025.

TOTAL PARCEL AREA:

±28,706 S.F. OR ±0.659 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 130200-6054-31-358838

HORIZONTAL DATUM:

NAD 83-NY EAST

VERTICAL DATUM:

NAVD 88

FLOOD BOUNDARY:

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

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

ENCROACHMENT NOTE:

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

OWNER'S CONSENT:

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

_____ _____
SADHNA GUPTA DATE

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

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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

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

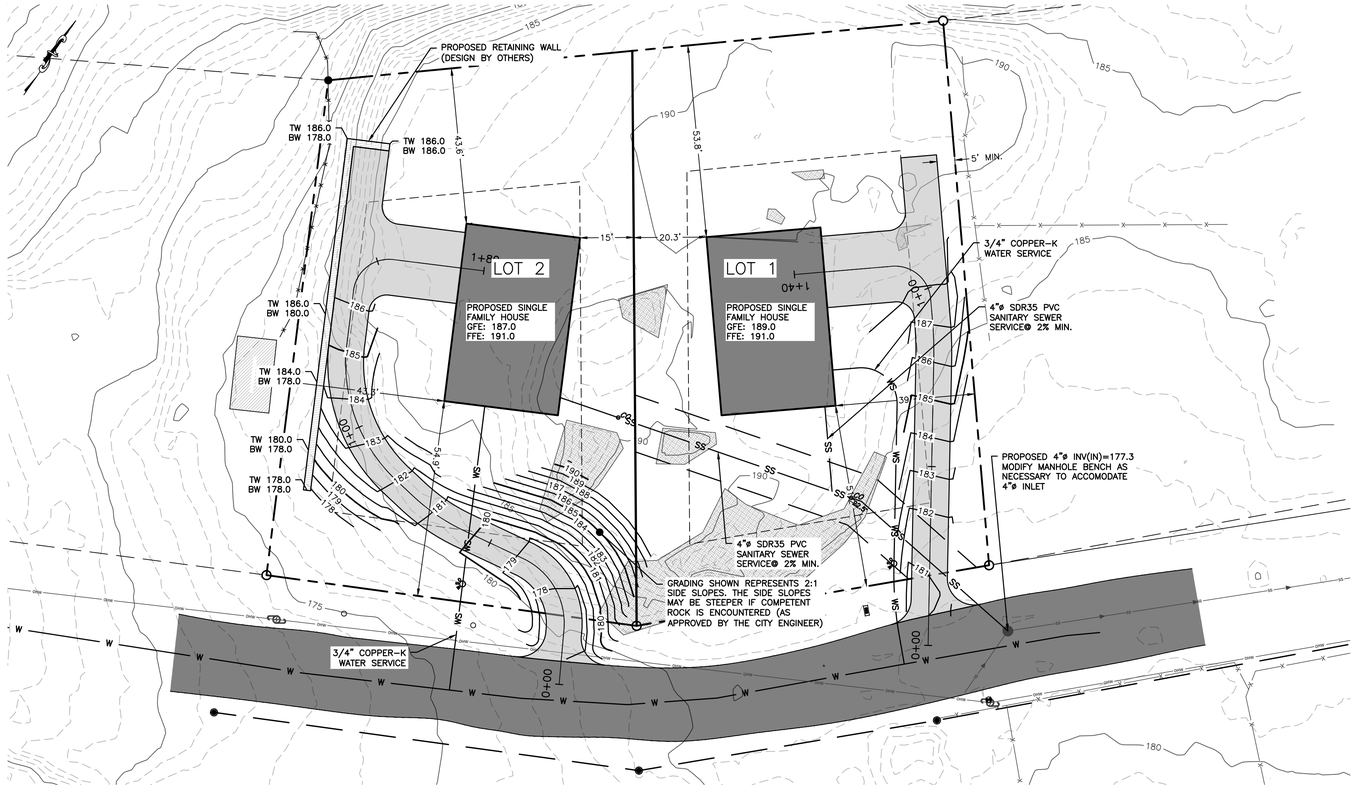
SUBDIVISION PLAT

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	3 OF 7

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



SUBDIVISION PLAN
SCALE: 1" = 20'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	10,000 SQFT MIN./UNIT	±14,588 SQFT	±14,118 SQFT
LOT WIDTH:	85 FEET MINIMUM	±86.9 FEET	±85.1 FEET
LOT DEPTH:	100 FEET MINIMUM	±152.8 FEET	±139.4 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	20 FEET	51.2 FEET	54.9 FEET
SIDE YARD:	15 FEET	20.3 FEET	15.0 FEET
REAR YARD:	35 FEET MINIMUM	53.8 FEET	43.6 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	25% MAX.	±10.9%	±11.3%

WATER & SEWER NOTES:

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

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.

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.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH LOT SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINES TO EACH LOT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
10. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. IN CASES WHERE INTERSECTION SIGHT DISTANCE IS DEFICIENT, A MINIMUM STOPPING SIGHT DISTANCE OF 200 FEET IS REQUIRED. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

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

LOT 1:
INTERSECTION SIGHT DISTANCE RIGHT = ±700 FEET
INTERSECTION SIGHT DISTANCE LEFT = ±120 FEET
STOPPING SIGHT DISTANCE (WESTBOUND) = ±320 FEET
STOPPING SIGHT DISTANCE (EASTBOUND) = ±700 FEET

11. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

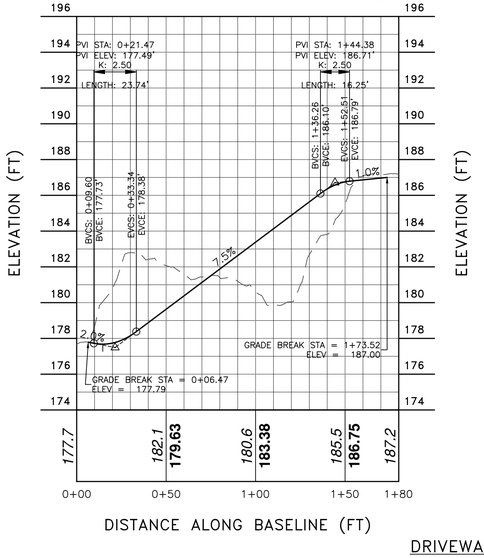
INFILTRATION AND INFLOW MITIGATION NOTES:

1. AT AN INSPECTION PERFORMED ON FEBRUARY 17, 2025, HUDSON LAND DESIGN OBSERVED NO ILLICIT STORMWATER OR SUMP PUMP CONNECTIONS TO THE CITY OF BEACON'S SANITARY SEWER COLLECTION SYSTEM.

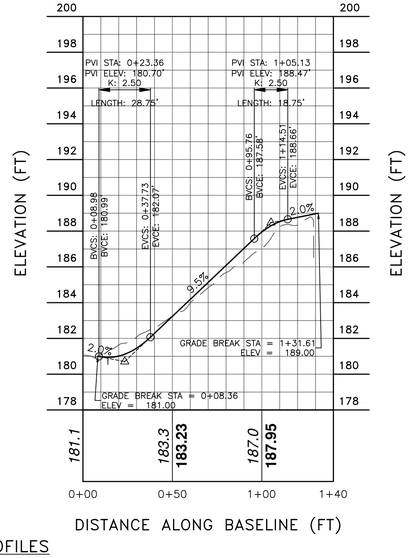
RETAINING WALL NOTES:

1. THE DESIGN OF THE RETAINING WALL SHALL BE COMPLETED BY A NYS LICENSED ENGINEER, AND SUBMITTED TO THE CITY OF BEACON FOR REVIEW.
2. TOP WALL AND BOTTOM WALL ELEVATIONS SHOWN. BOTTOM WALL REPRESENTS THE FINAL GRADE AT EXPOSED FACE OF WALL.
3. RETAINING WALL SHALL INCLUDE RAIL SYSTEM AT THE TOP WHERE DIRECTLY ADJACENT TO THE DRIVEWAY.

LONGITUDINAL PROFILE DRIVEWAY 02 CL



LONGITUDINAL PROFILE DRIVEWAY 01 CL



DRIVEWAY PROFILES
SCALE: 1"=40'H / 1"=4'V

OWNER'S CONSENT:

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

SADHNA GUPTA _____ DATE _____

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

GRAPHIC SCALE

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

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

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

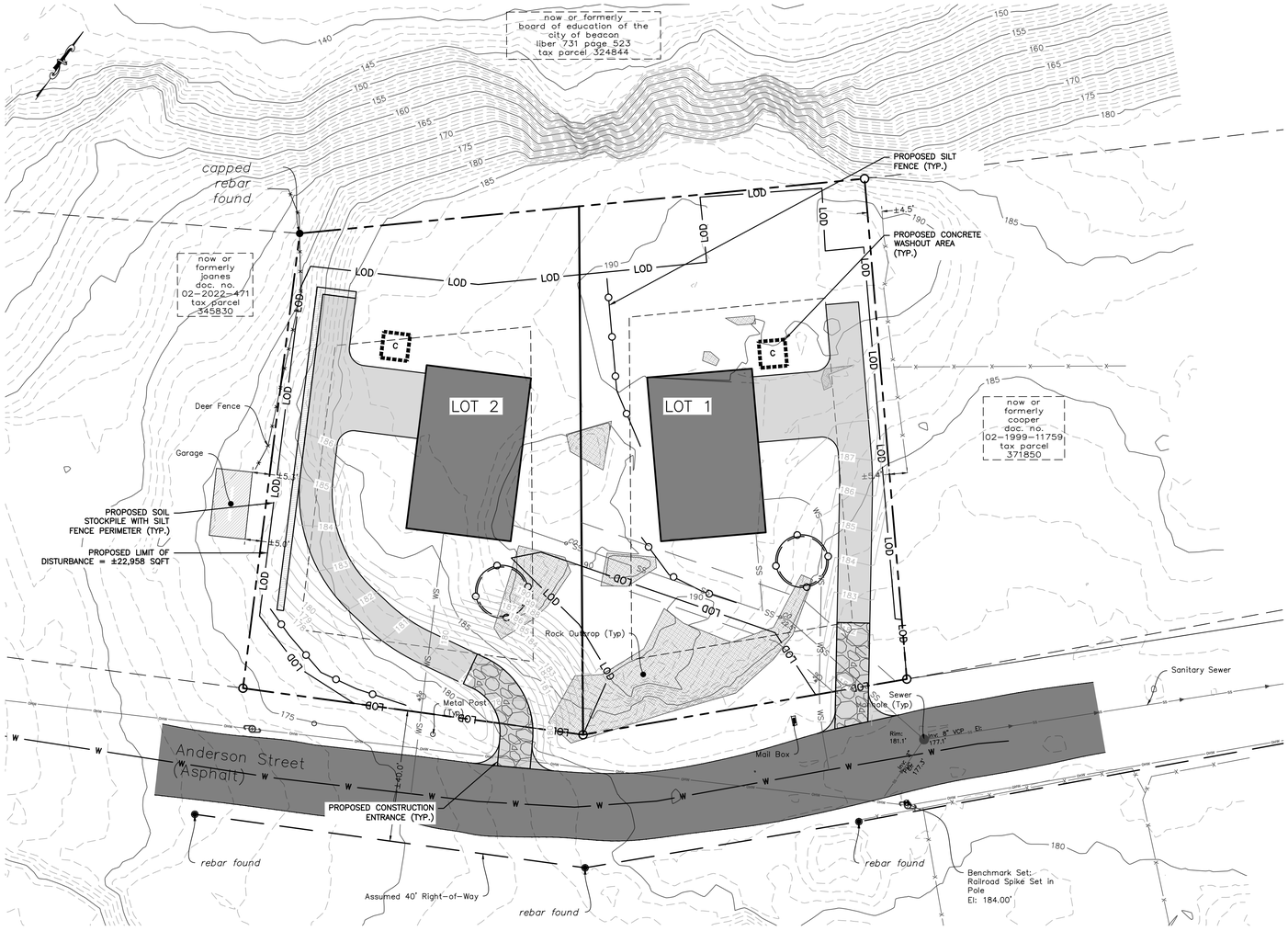
SUBDIVISION PLAN

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	AS SHOWN
TITLE:	SP-2
SHEET:	4 OF 7

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 MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING FENCE
- 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 THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

OWNER'S CONSENT:

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_____ _____
SADHNA GUPTA 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

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_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: DGK			
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

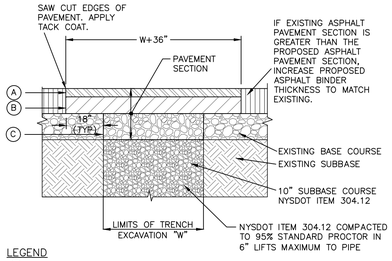
EROSION & SEDIMENT CONTROL PLAN

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	5 OF 7

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



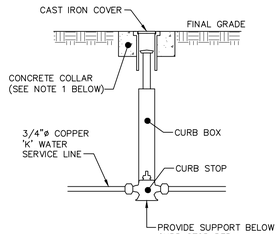
LEGEND

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

NOTES:

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

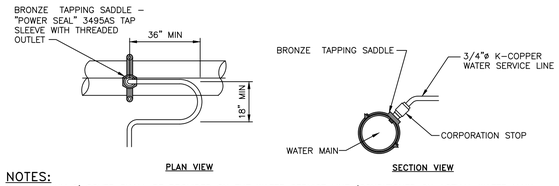
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

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

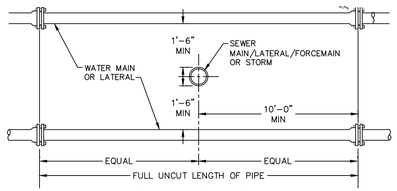
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



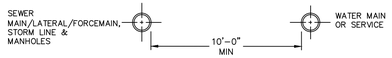
NOTES:

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



VERTICAL SEPARATION

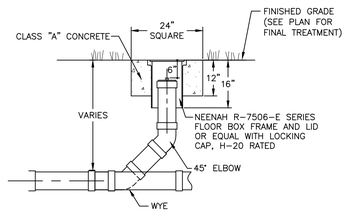


HORIZONTAL SEPARATION

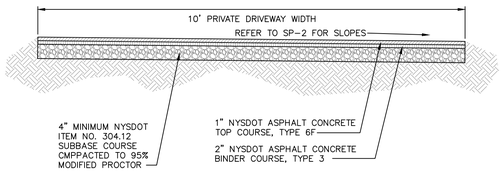
NOTE:

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

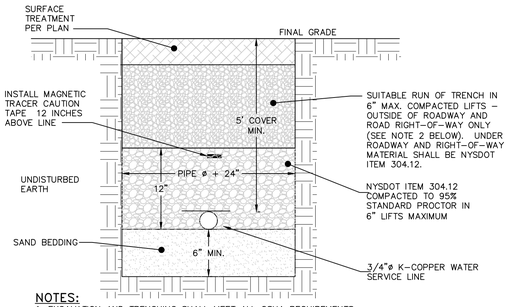
WATER LINE SEPARATION DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



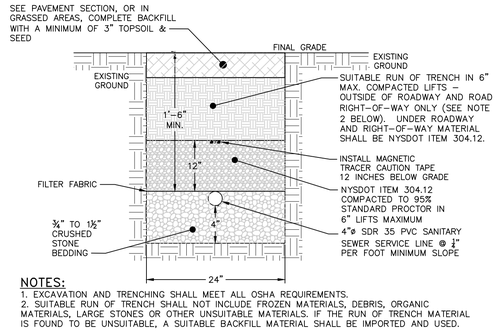
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



NOTES:

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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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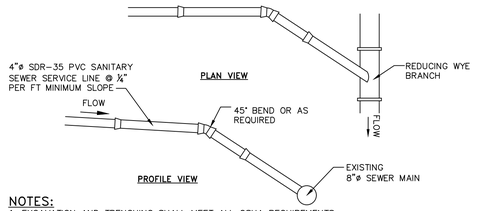
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

OWNER'S CONSENT:

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_____ _____
SADHNA GUPTA DATE

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DRAWN BY: CMB				CHECKED BY: DGK			
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

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

CONSTRUCTION DETAILS

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 7

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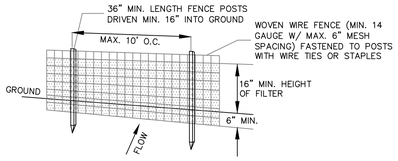
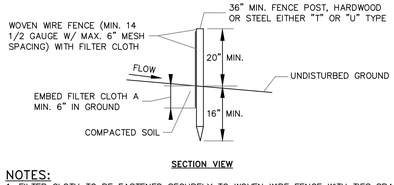


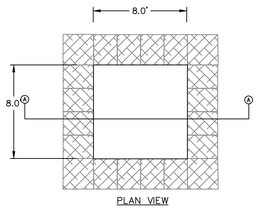
PERSPECTIVE VIEW



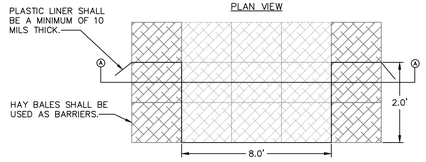
SECTION VIEW

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

SILT FENCE DETAIL
NOT TO SCALE



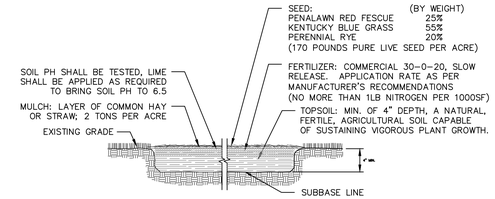
PLAN VIEW



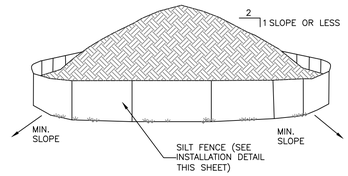
SECTION VIEW

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

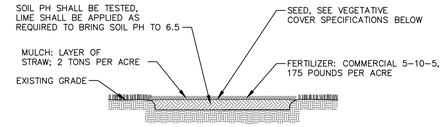


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

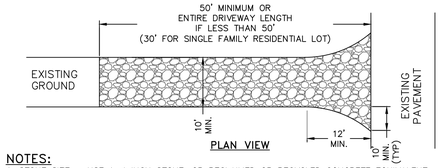


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



TEMPORARY SEEDING DETAIL
NOT TO SCALE



PLAN VIEW

NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO LARGE COMMERCIAL OF RESIDENTIAL 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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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

_____ _____
SADHNA GUPTA DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

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

74 ANDERSON STREET

74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-31-358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	7 OF 7

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

LANC & TULLY
Engineering and Surveying, P.C.

March 6, 2025

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

RE: 74 Anderson St. – 2 Lot Subdivision
Tax No. 6054-31-358838
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a 2-lot subdivision of the parcel located at 74 Anderson Street:

- Correspondence from Hudson Land Design dated February 25, 2025.
- Application for Subdivision Approval and Individual Disclosure Form.
- Short Environmental Assessment Form dated February 24, 2025.
- Infiltration and Inflow (I&I) Report, dated February 18, 2025, as prepared by Hudson Land Design.
- Plan set titled "74 Anderson Street Residential Subdivision", consisting of Sheets 1 of 7 through 7 of 7, dated February 25, 2025, as prepared by Hudson Land Design.

The proposed project entails the subdivision of a 28,706± square foot (0.659± acre) parcel located at 74 Anderson Street into 2 lots, with proposed Lot 1 being 14,588 square feet in size and proposed Lot 2 being 14,118 square feet in size. The existing structures on the site would be demolished to allow for the construction of new single-family residences on each lot. The project is located in the R1-10 Zone. Based on our review of the above plans, we would like to offer the following comments:

Existing Conditions & Removal Plan (Sheet 2 of 7):

1. The plan should show all trees that are over 6 inches in diameter and note which of them are to be removed as part of the project.

Subdivision Plat (Sheet 3 of 7):

1. The proposed retaining wall on Lot 2 should be removed from the subdivision plat.

Subdivision Plan (Sheet 4 of 7):

1. A profile shall be provided for the sewer lateral from Lot 2 out to the existing sewer manhole in Aderson Street.

2. If the proposed residences are not to have a basement or crawl space below them, a note shall be added to the plan stating such.

3. Although the proposed grading for the driveways has been shown for each lot, the proposed grading around each of the homes shall be shown. Grading shall be done in such a way to ensure that the grade pitches away from the homes and drops a minimum of 6 inches within 10 feet in accordance with Section R401.3 of the 2020 NYS Residential Code.

4. The plan should show the location of the front door for each residence, as well as any proposed walkway from the front door area to the driveway or garage area.

5. The plan shall note the size and material of the existing water main running along Anderson Street.

6. The plan shall note the rim elevation and existing invert out elevation of the existing sewer manhole on Anderson Street.

Erosion & Sediment Control Plan (Sheet 5 of 7):

1. Silt fencing should be installed below the proposed retaining wall on Lot 2, and further along the front of Lot 2 heading towards the proposed driveway.

2. The location of the silt fence on Lot 1 should be shifted so that it is not located directly above the sewer lateral to be installed.

3. Silt fencing shall be installed on the east side of Lot 1Sheet 2 should be updated per Comment Nos. 4 and 5 stated above for the subdivision plat.

Construction Details (Sheet 6 & 7 of 7):

1. A construction detail shall be provided for the connection of the sanitary sewer lateral to the existing sewer manhole in Anderson Street.

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: Jennifer Gray, Esq.
Natalie Quinn, Planner
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: March 10, 2025

RE: 74 Anderson Street Subdivision Application, Sadhna Gupta

I have reviewed the following materials regarding the proposed subdivision for the project located at 74 Anderson Street:

- Cover letter by Hudson Land Design, dated February 25, 2025
- Subdivision Application by Sadhna Gupta, dated February 6, 2025
- Deed (Document # 52526)
- Short EAF, by Daniel Koehler of Hudson Land Design, dated February 24, 2025
- Subdivision Plan Set (7 sheets) by Hudson Land Design, last revised February 25, 2025
- Infiltration and Inflow Report by Hudson Land Design, dated February 18, 2025

Project Description:

The subject property is a developed residential parcel located at 74 Anderson Street in the City of Beacon, Dutchess County (Tax ID #130200-6054-31-358838). The property owner is seeking to develop the property through the razing of the existing residence and detached barn on the parcel and the subdivision of the property into two (2) individual residential lots. Each lot will then be developed through the construction of a new, single-family, residence. The property is located in the R1-10 zonign district, where single family residences are a permitted use.

Comments & Recommendations:

1. **Preliminary Plat.** As noted in the application for subdivision approval, the preliminary plat shall be clearly marked “Preliminary Plat.”

2. **Preservation of Natural Features.** Section 195-20(B)(2) requires that “no tree… shall be removed from its natural position except where necessary and incidental to the improvement of the lots. Existing trees to be retained and removed should be indicated on Sheet 2 of 7, Existing Conditions & Removals Plan.

3. **Front of New Dwellings & Frontage.** Section 223-12(N) requires that the front of any new one-family dwelling shall face the front lot line. Building orientation and front doors should be indicated on the preliminary plat. The front of each proposed building shall be determined by the Building Inspector based upon such factors as the location of the front door, the interior floor plan, and exterior appearance of the building.

KARC
PLANNING CONSULTANTS, INC.

This completes our review 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
03/11/2025

Title:

Certificate of Appropriateness – 544 Main Street; Sign

ATTACHMENTS

544 Main PB 3.11.25 ARB sign.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2/19/25

Project Address: 544 Main Street, Beacon NY 12508

Project Architect/Engineer: N/A

Owner/Builder: 544 Main Street LLC c/o Scott Sinagra

Contact Phone No.: 917-405-7502 Email: frontdesk@aleeds.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: N/A

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

_____ _____
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

Signage Application

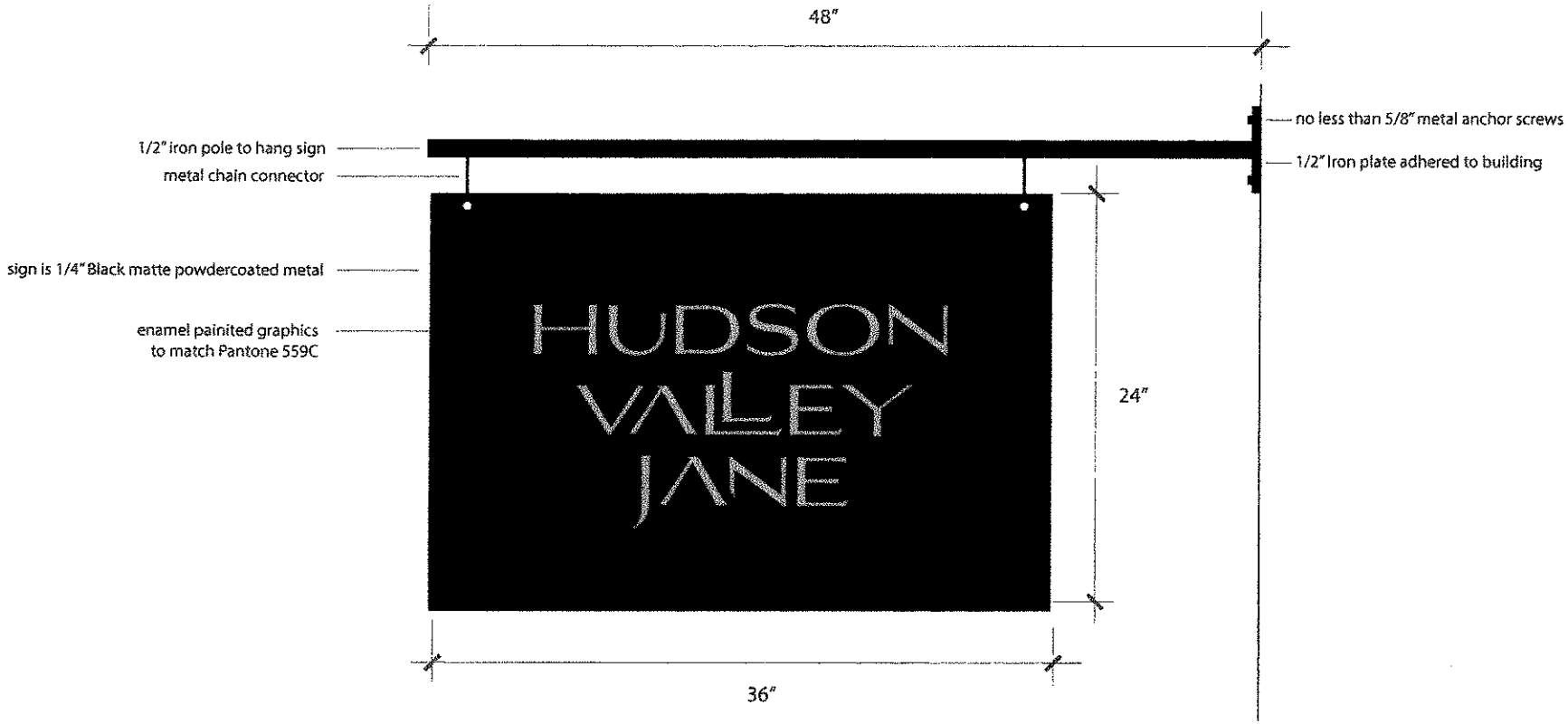
544 Main Street

Beacon, New York
Scale: As Noted
February 13th 2025

Owner:
544 Main Street, LLC
215 West 83rd Street
New York, New York 10024

Perpendicular Sign

Design is for intent only, actual specifications to be determined by fabricator



scale = 1/6

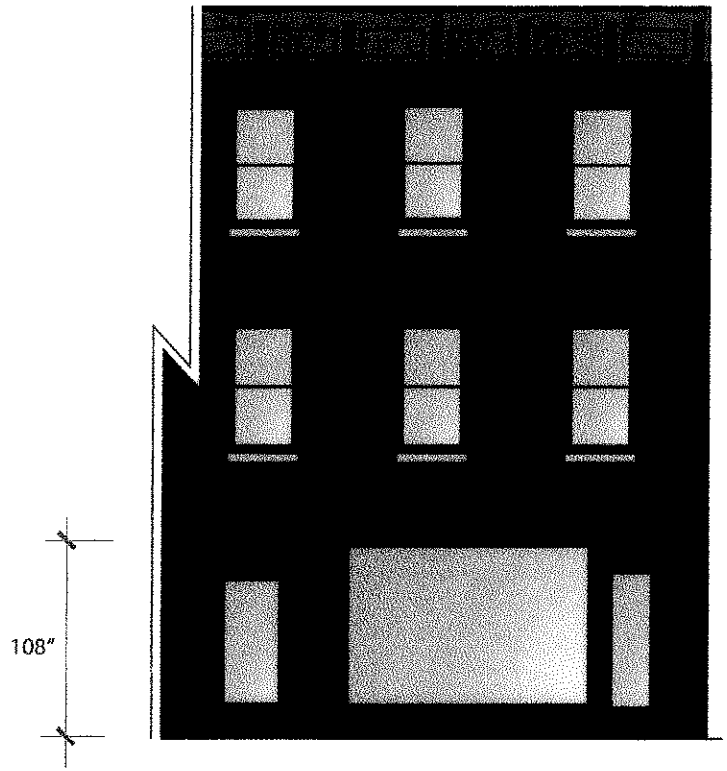
Signage Application

Owner
544 Main Street, LLC
215 West 83rd Street
New York, New York 10024

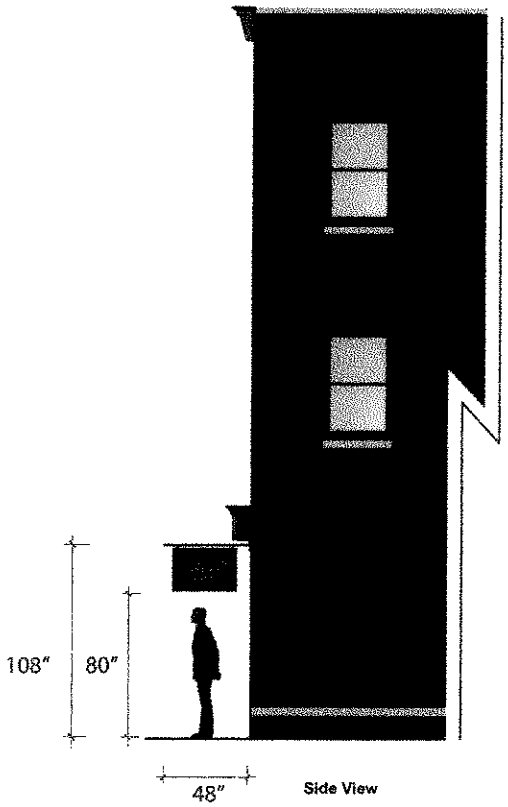
544 Main Street
Beacon, New York
Scale: As Noted
November 1st 2024

Building Elevation

Design is for intent only, actual specifications to be determined by fabricator



Front View



Side View

scale = 1/64

Signage Application

Owner:
544 Main Street, LLC
215 West 83rd Street
New York, New York 10024

544 Main Street
Beacon, New York
Scale: As Noted
November 1st 2024

Thank You

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ____
Disapproved: _____ 20 ____

_____
Building Inspector

Application for Sign Permit

Date 2/19/25

Address of Sign 544 Main Street

PROPERTY OWNER

Name 544 Main Street LLC Phone 212 874-6400
Address 544 Mainstreet Beacon NY 12508

BUSINESS OWNER

Name of Owner Ben Weiner Phone 917-407-6070
Name of Business: VJ Farms LLC DBA Hudson Valley Jane
Type of Business: Retail Cannabis
Address 544 Main Street

SIGN COMPANY

Name TBD Phone _____
Address _____

ELECTRICIAN – (For Illuminated Signs)

Name N/A Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) ✓ Wall ($15) _____ Temporary Sign ($10)

Sign Content: Hudson Valley Jane
Height of sign (if applicable) 24 inches Sign Dimensions 24" x 36"
Type of materials to be used: Powder coated metal
Means of anchoring: Free Pole

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: 544 Main Street LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.
Scott Shurgin Jonathan Gershon Jeff Gersho
Andrew Leeds Michael Gershon
Ruth Genn Frank Segal
List all properties in the City of Beacon that you hold a 5% interest in.
518 Main Street LLC

Applicant Address: C/o Leeds Assoc 215 W83 St, NY NY 10024
Project Address: 544 Main Street
Project Tax Grid #:
Type of Application: Sign Permit

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

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

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

Signature of Owner

Title if owner is corporation

Signage Application

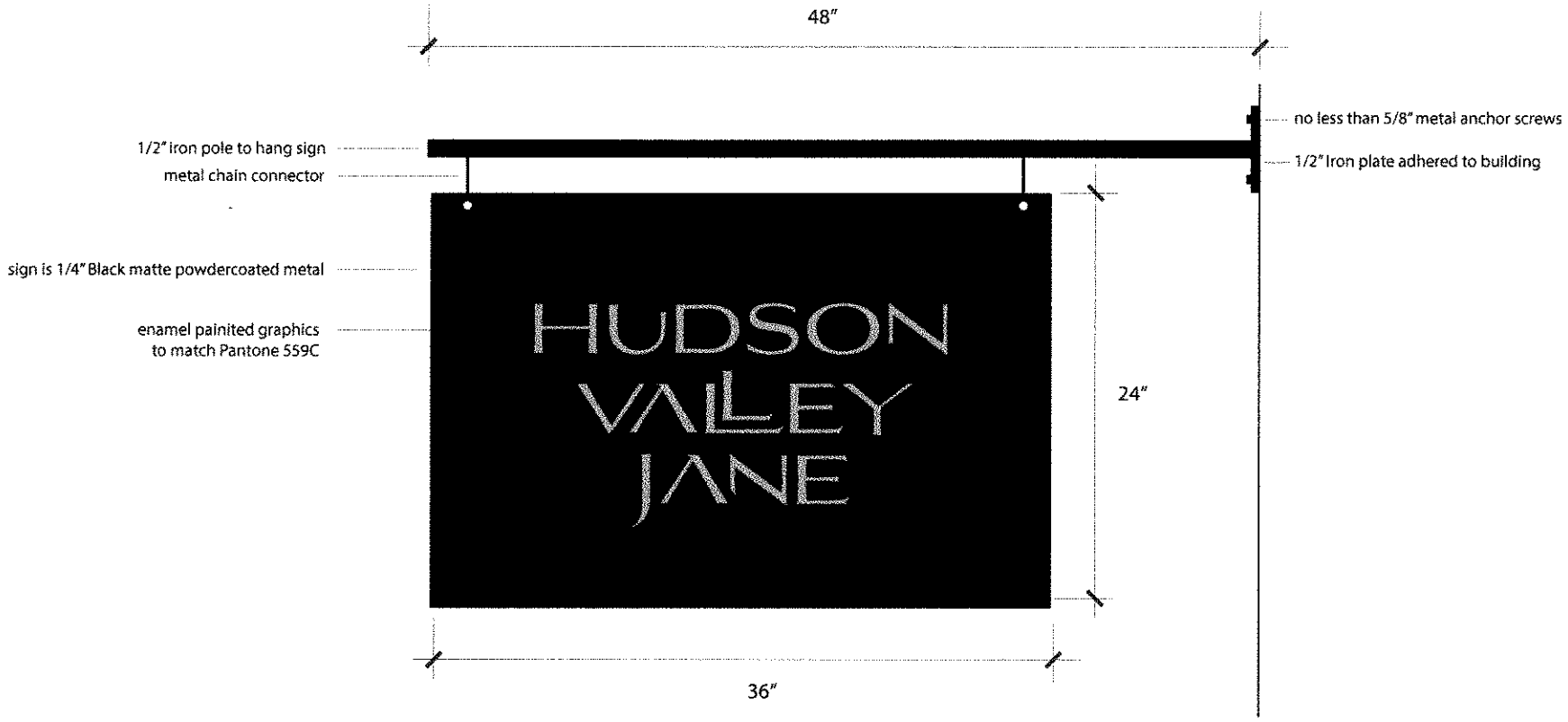
544 Main Street

Beacon, New York
Scale: As Noted
February 13th 2025

Owner
544 Main Street, LLC
215 West 83rd Street
New York, New York 10024

Perpendicular Sign

Design is for intent only, actual specifications to be determined by fabricator



scale = 1/6

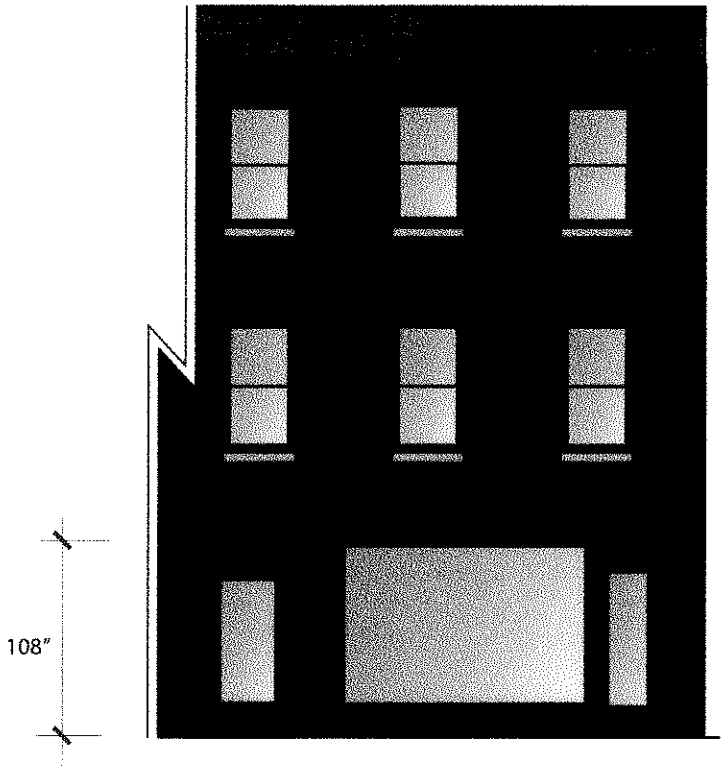
Signage Application

Owner
544 Main Street, LLC
215 West 83rd Street
New York, New York 10024

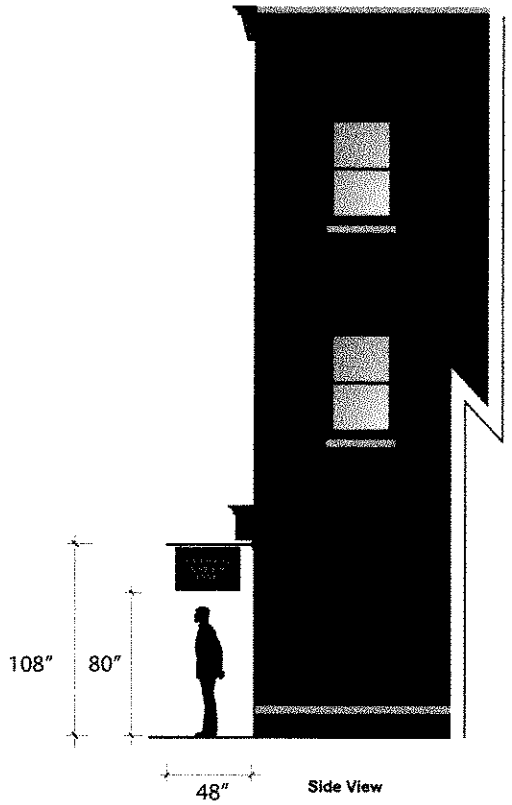
544 Main Street
Beacon, New York
Scale: As Noted
November 1st 2024

Building Elevation

Design is for intent only, actual specifications to be determined by fabricator



Front View



Side View

scale = 1/64

Signage Application

Owner
544 Main Street, LLC
215 West 83rd Street
New York, New York 10024

544 Main Street
Beacon, New York
Scale: As Noted
November 1st 2024

Thank You

City of Beacon Planning Board Agenda
03/11/2025

Title:

Certificate of Appropriateness – 207 Main Street; Sign

ATTACHMENTS

207 Main PB 3.11.25 ARB sign.pdf

DocuSign Envelope ID: 61B7A499-B516-4522-966D-7B7EEFA4A45

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2/18/25

Project Address: 207 Main Street, Beacon NY 12508

Project Architect/Engineer:

Owner/Builder: Lendita Mavraj and Fadil Mavraj 201-211 MAIN ST LLC

Contact Phone No.: 646-552-4060 Email: mconstructionny@gmail.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: MDO exterior signboard (playwood) - beige background with dark blue lettering

Siding:

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

Received:
FEB 20 2025
City of Beacon
Building/Planning/Zoning

DocuSigned by:
Lendita Mavraj
827A238F8C4F499...

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

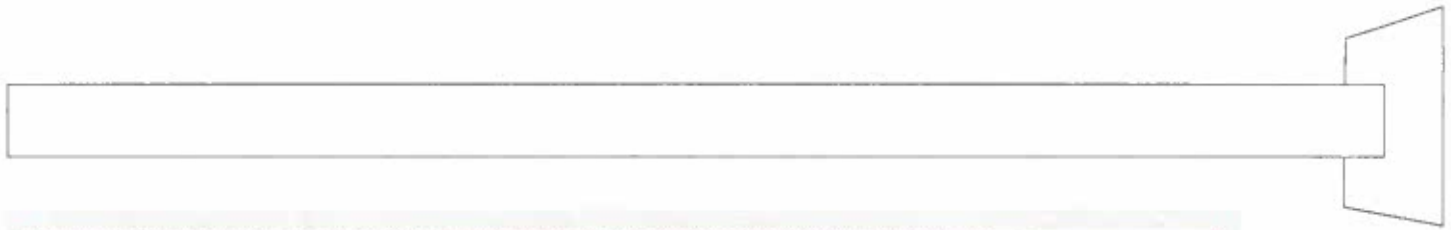
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00 PAID 2/20/25, chk #147



16”

24”

Sherwin Williams
Venetian Lace 7119
Exterior

Ronan Paints
One Stroke Lettering Enamel

Dark Blue
L155

Carmine Red
L106

White
L101

COVERAGE: 2.6 SQUARE FEET

207 MAIN ST – CURRENTLY UNDER RENOVATION

207 MAIN ST – STREET VIEW

BUILDING DEPARTMENT
City of Beacon

Received:
FEB 20 2025 MP
City of Beacon
Building/Planning/Zoning

Approved: _____ 20 ____
Disapproved: _____ 20 ____

_____
Building Inspector

Application for Sign Permit

Date 2/17/25

Address of Sign 207 Main St, Beacon NY 12508

PROPERTY OWNER

Name Lendita Mavraj + Fadil Mavraj Phone 646-552-4060
Address 59 River Glen Rd, Wallkill NY 12589

BUSINESS OWNER

Name of Owner Shey Aponte + Michael Johnson Phone 201-317-8003
Name of Business: Moreish
Type of Business: restaurant
Address 207 Main St, Beacon NY 12508

SIGN COMPANY

Name King Street Sign Co. Phone 845-565-8337
Address 1 Calden St. Suite 100, Newburgh NY 12550

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

____ Ground ($25) __X__ Wall ($15) ____ Temporary Sign ($10)

Sign Content: Name of restaurant
Height of sign (if applicable) _____ Sign Dimensions 16 x 24 / 2.6 sq. ft.
Type of materials to be used: MDO Exterior signboard (plywood)
Means of anchoring: metal bracket
Existing but its down for renovation

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.

Shey Aponte
(Signature of Owner)

DocuSign Envelope ID: 61B7A499-B516-4522-966D-7B7EEFA4A43

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Lendita Mavraj + Fadil Mavraj (201-211 Main St. LLC)
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

206-208 Main st

12 Davis st, 1166 North Avenue, 197-199 Main st

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

Applicant Address: 59 River Glen Rd, Wallkill, NY 12589
Project Address: 207 Main St, Beacon NY
Project Tax Grid #: 5954-27-814929
Type of Application: sign permit

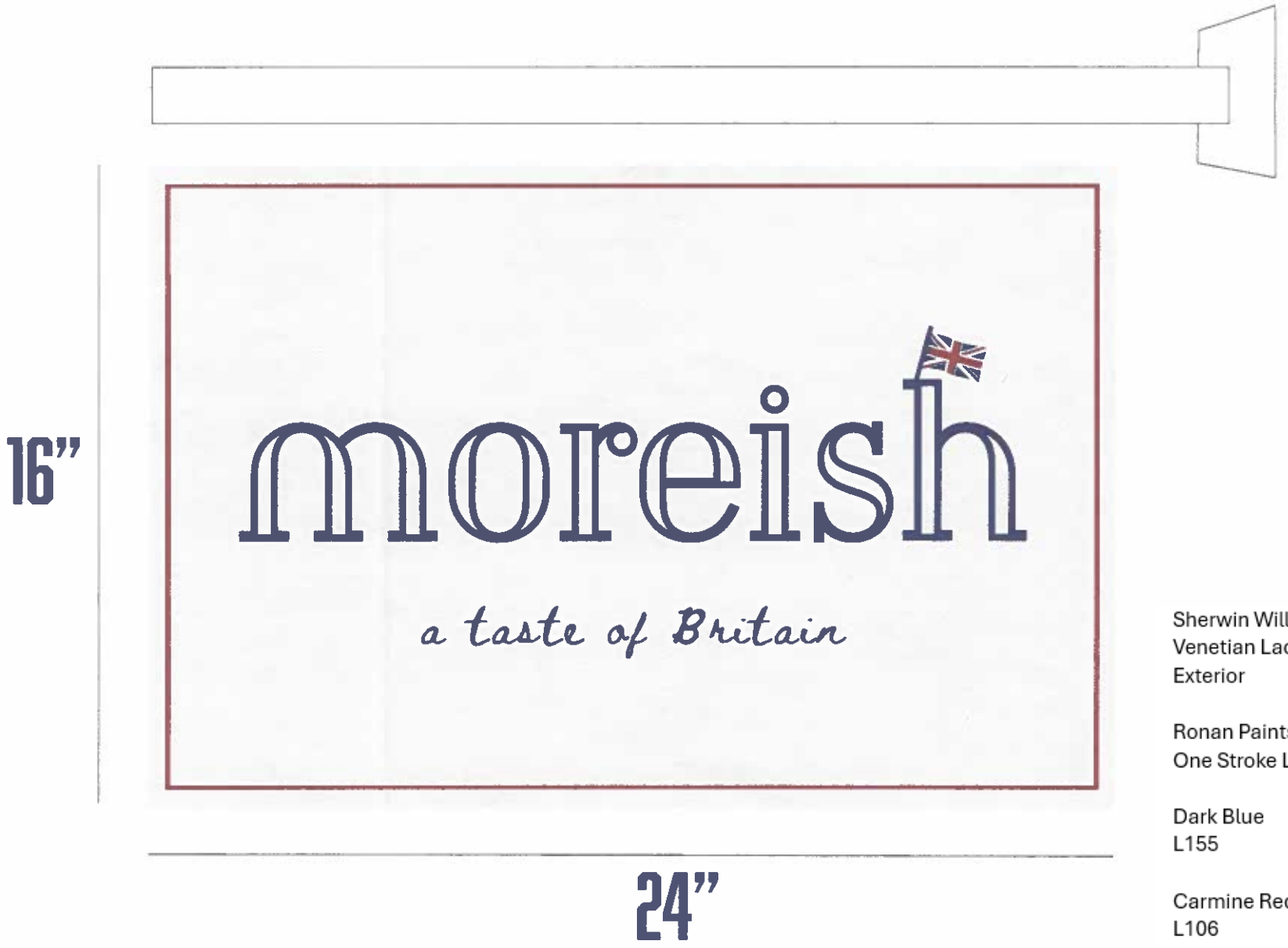
*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Lendita Mavraj, 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. X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon. ____
3. ALL tax payments due to the City of Beacon are current. X
4. Tax delinquencies exist on a parcel or parcels owned by me 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

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...
Signature of Owner

member
Title if owner is corporation



Sherwin Williams
Venetian Lace 7119
Exterior

Ronan Paints
One Stroke Lettering Enamel

Dark Blue
L155

Carmine Red
L106

White
L101

COVERAGE: 2.6 SQUARE FEET

City of Beacon Planning Board Agenda
03/11/2025

Title:

Certificate of Appropriateness – 39 Mountain Lane; New Single-Family House

ATTACHMENTS

39 Mountain PB 3.11.25 ARB app-plans sf house.pdf

RECEIVED 2/25/25 MP

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 02.25.2025

Project Address: 39 Mountain Lane, Beacon

Project Architect/Engineer: Beth Sigler Studio Architecture

Owner/Builder: Paula Dowd

Contact Phone No.: 845.372.3490 Email: beth@bsstudioarch.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Cedar and Hardie cement fiber shingles off-white

Roofing: Flat roof with black EPDM

Windows: Color: Black Type: Composite ext/Wood int

Trim: off-white drip edge to match shingles

Garage Door: Flush panel black

Stone/Brick: N/A

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

1 SITE PLAN
Scale: 1" = 50'-0"

Site Plan Based on Survey by Badey and Watson dated 12.18.2024

architect

Beth Sigler **STUDIO**
Architecture

11 SPRING STREET, 2H
NEWBURGH, NY 12550
845.762.5447
www.bsstudioarch.com

project

39 MOUNTAIN LANE

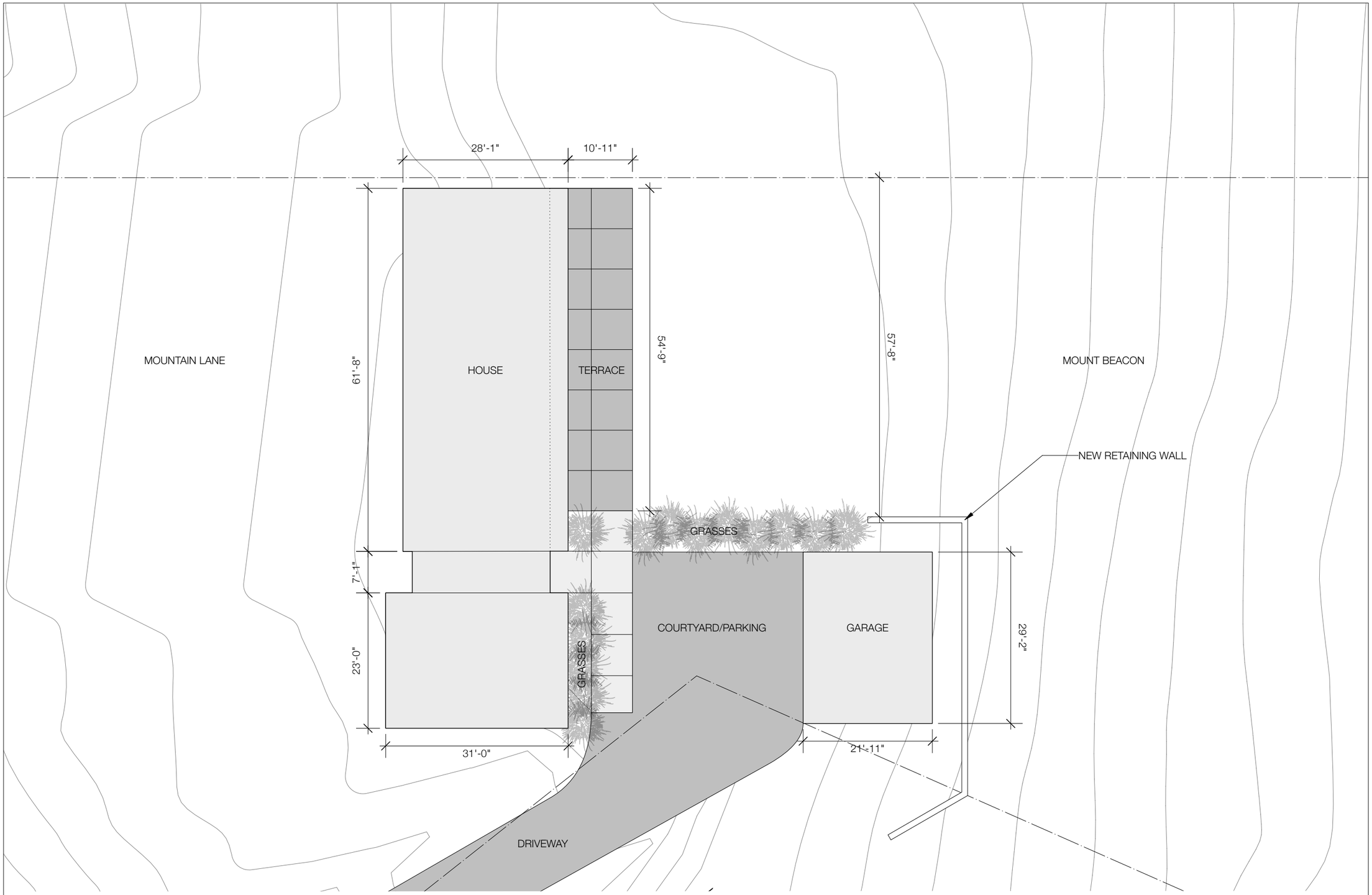
Beacon, NY 12508
Tax Map Number
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
SITE PLAN

sheet number
ARB-01



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

N

architect

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39 MOUNTAIN LANE

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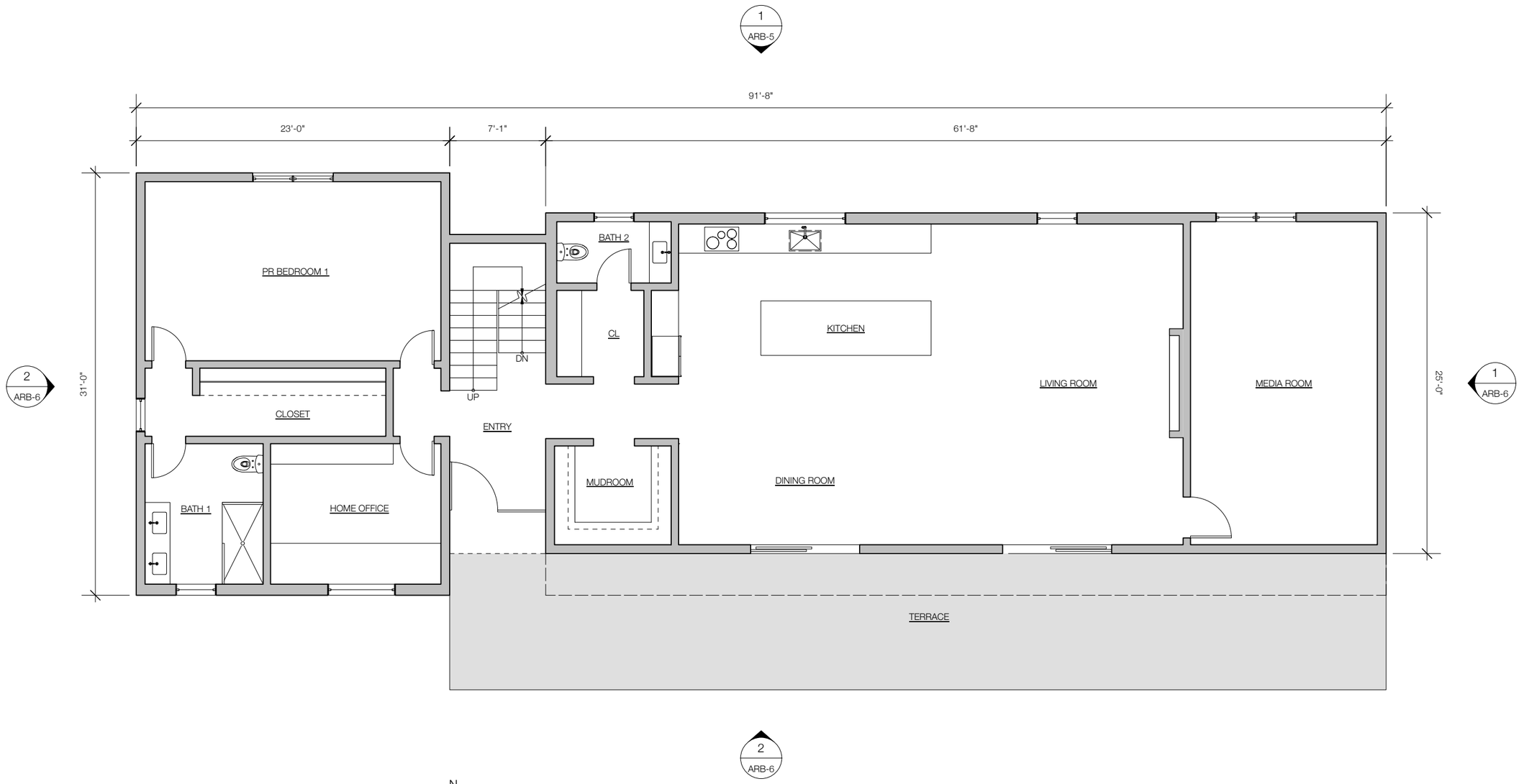
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
SITE PLAN

sheet number
ARB-02**200**



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

N

architect

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Architecture

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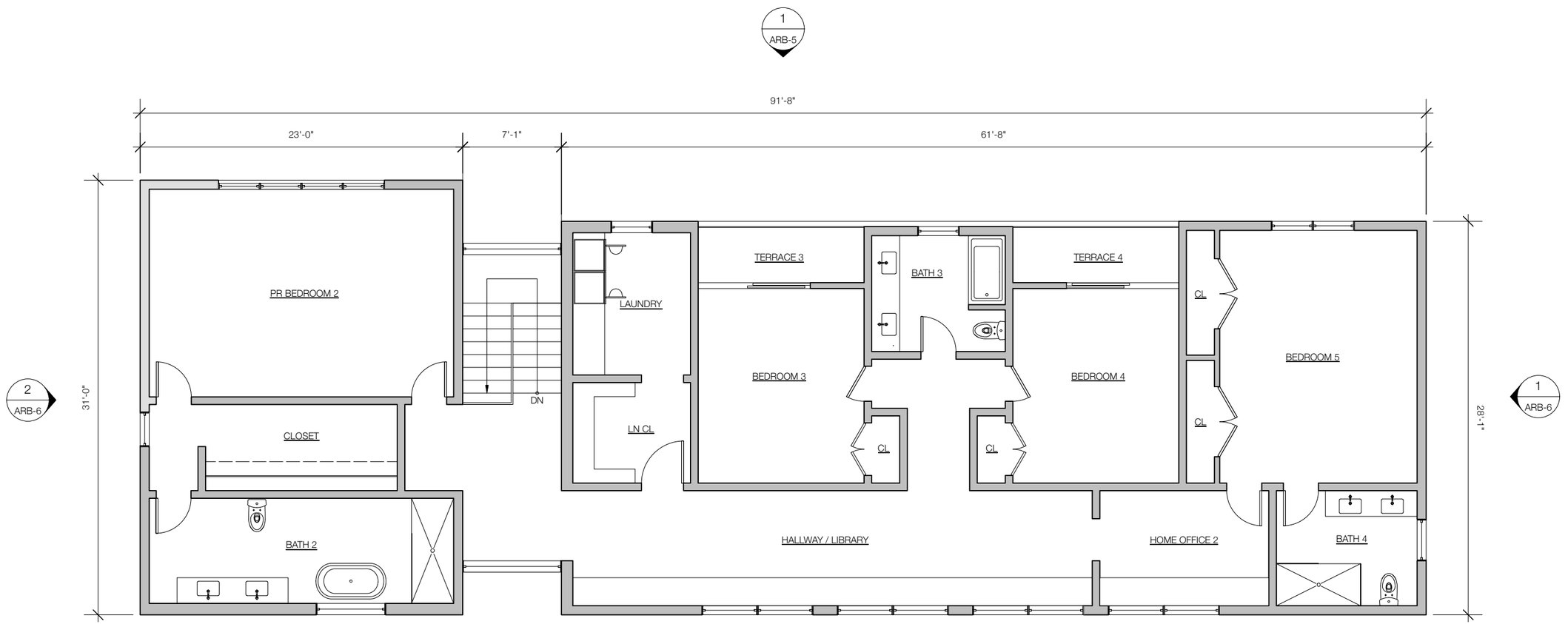
issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
FIRST FLOOR PLAN

sheet number
ARB-03



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

N

architect

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Architecture

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project

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issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
SECOND FLOOR PLAN

sheet number
ARB-04
202

1 WEST ELEVATION
Scale: 1/8" = 1'-0"

2 EAST ELEVATION
Scale: 1/8" = 1'-0"

architect

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Architecture

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project

39 MOUNTAIN LANE

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Tax Map Number
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

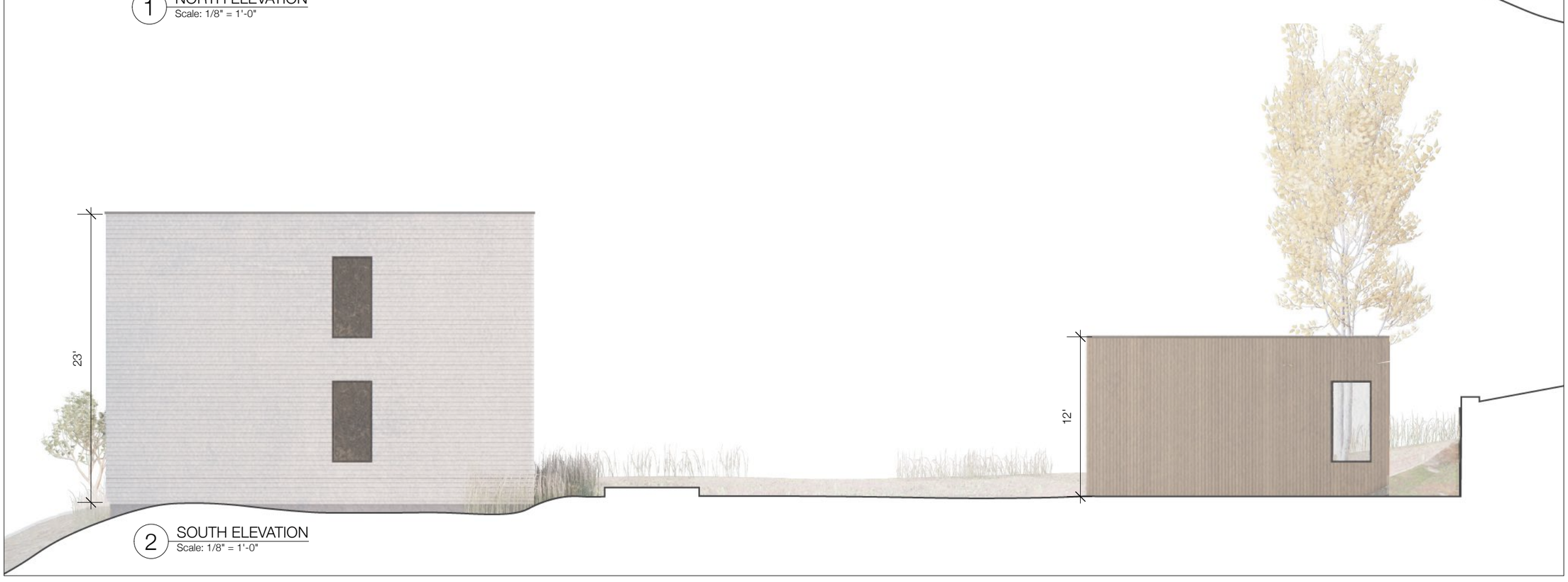
sheet title

EAST WEST ELEVATIONS

sheet number

ARB-05

1 NORTH ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

architect

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Architecture

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project

39 MOUNTAIN LANE

Beacon, NY 12508
Tax Map Number
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
NORTH SOUTH ELEVATIONS

sheet number
ARB-06

architect

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Architecture

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project

39 MOUNTAIN LANE

Beacon, NY 12508
Tax Map Number
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
PERSPECTIVE

sheet number
ARB-07

architect

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Architecture

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project

39 MOUNTAIN LANE

Beacon, NY 12508
Tax Map Number
6054 02 542598

issue/revision — *date*
ARB Review — 2/25/25

issue date
2/25/25

sheet title
PERSPECTIVE

sheet number
ARB-08

architect

Beth Sigler **STUDIO**
Architecture

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project

39 MOUNTAIN LANE

Beacon, NY 12508
Tax Map Number
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title

PERSPECTIVE

sheet number

ARB-09

architect

Beth Sigler **STUDIO**
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project

39 MOUNTAIN LANE

Beacon, NY 12508
Tax Map Number
6054 02 542598

issue/revision	*date*
ARB Review	2/25/25

issue date
2/25/25

sheet title
PERSPECTIVE

sheet number
ARB-10

City of Beacon Planning Board Agenda
03/11/2025

Title:

Certificate of Appropriateness – 17-19 South Avenue; Façade

ATTACHMENTS

17-19 South St. Andrew's PB 3.11.25 ARB windows.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: March 4, 2025

Project Address: 15 South Avenue Beacon, New York 12508

Project Architect/Engineer: Alfred Cappelli Architect and Church Services Group, LLC

Owner/Builder: The Board of Managers of the Diocesan Missionary Church Extension Society of the Protestant Episcopal Church in the Diocese of New York

Contact Phone No.: 212-316-7409 Email: jallen@dioceseny.org

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: N/A

Roofing: N/A

Windows: Color: See enclosed materials Type: _____

Trim: N/A

Garage Door: N/A

Stone/Brick: N/A

Interim Chief of Finance & Operations
Episcopal Diocese of New York
Signature of Owner

Judi Allen

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

ZARIN & STEINMETZ LLP

Brad K. Schwartz
bschwartz@zarin-steinmetz.com

March 4, 2025

Via Email

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

Re: St. Andrew's Episcopal Church
15 South Avenue, Beacon, NY
Application for Certificate of Appropriateness

Dear Chairman Gunn and Members of the Planning Board:

Our firm, together with Alfred Cappelli Architects and Church Services Group, LLC, represents St. Andrew's Episcopal Church located at 15 South Avenue.[1] The Church submits this Application for a Certificate of Appropriateness to remedy the removal of certain stained-glass windows from the Church without approval (the City issued an Order to Remedy Violation on December 2, 2024). We ask that this Application be placed on the Board's March 11 Agenda. The Church looks forward to working cooperatively with the Board to reach an amicable resolution.

Background

The Church, not realizing that approval was required because it is in the Historic District and Landmark Overlay Zone, removed 6 Tiffany windows to try to sell them to help fund planned improvements at its campus at 850 Wolcott Avenue, including ADA bathrooms. This was an inadvertent mistake. The windows that were removed are as follows:

- 1 panel containing imagery of St. Andrew on the west side (facing Route 9D)
    - This window has been installed in the Church's sanctuary at Wolcott Avenue. It is in the interior in front of an existing window, on the opposite side of the St. Luke window, so that both windows containing images of patron saints face the religious worship space.

[1] The property is owned by The Board of Managers of the Diocesan Missionary Church Extension Society of the Protestant Episcopal Church in the Diocese of New York.

- 4 panels on the south side
    - These windows were restored and reframed, and are currently being stored by Church Services Group, LLC (it specializes in the restoration of religious artifacts). They have not been sold. These windows were replaced with frosted glass (see enclosed photos).
- 1 panel on the north side
    - This window was sold to the Beacon Historical Society (and also replaced with frosted glass).

Proposed Remedy

The Church ownership and the new Priest in Charge, Charles Kramer (who just started on March 1), have been evaluating their options for remedying the Church's oversight. The Church wants to be a good neighbor and implement a reasonable solution that ensures that the character of the Historic District will be maintained. With these goals in mind, the Church proposes the following:

With respect to the 4 windows that were removed from the south side, the Church will simply put them back promptly. In the event the Church decides in the future to remove them (or any other windows), the Church now knows it needs to obtain City approvals to do so.

Regarding the other 2 windows, the Church proposes to replace them with a replica of the geometric glass so that the color pattern looks just like the original when viewed from the outside. As an aside, the St. Andrew replica likely will not contain an image of St. Andrew because the building may be used at times for non-religious purposes in the future. But for this Application, the critical point is that when viewed from the outside by individuals walking or driving along 9D, the replica window will appear the same as the original window. There will be no material discernible difference.

The proposed replacement would be completed in approximately 2-3 months due to the time it takes for the replication process. High-resolution photographs of the original windows would be placed and sealed on clear Lexan (a polycarbonate plastic) using special equipment. To illustrate, enclosed are "before and after" photographs of a replication job that Church Services Group coordinated at St. Matthew's United Evangelical Church in Scranton, Pennsylvania. These photos demonstrate the success of the replication process in achieving similarity in appearance.

Additional Window Needing Immediate Repair

There is one other window, "The Good Sheppard Window", which needs immediate repair (see enclosed photo). This window is quickly deteriorating. Among other problems, the frame is rotting, and glass is separating from the failing lead that holds it in place. Frosted glass will be installed during the period of repair (approximately 2 months).

We do not believe that approvals are required for such "ordinary maintenance and repair" under Section 134-6 of the City Code. But, given the current situation, we want to raise this with the Board and discuss it during the meeting. Nothing will happen until we confirm the correct steps with the City.

Conclusion

The Church looks forward to appearing before the Board on March 11, and hopefully reaching a cooperative resolution that evening. Thank you for your consideration.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By: Brad Schwartz

Brad Schwartz
Vincent Pedone

Encls.

cc: Nicholas Ward-Willis, Esq.
Judi Allen, Interim CFO
Charles Kramer, Priest in Charge
David Soles, Property Services Director
Joseph R. Harbeson, Esq.

PTZ

LORD ONE
GO·GIVE·THANKS·TO·GOD
AND·IN·LOVING·MEMORY·OF
GEORGIANA·DAVIDS
BY·HER·SISTER·JULIA·DAVIS·1900

In Memor

In Loving Memory of
Mary Kipp Gearhart
1843 ✝ 1902

In Memory of
Kate Gaston Price
1843 ✝ 1902

TO · THE · GLORY · OF · GOD
AND · IN · LOVING · MEMORY · OF

GEORGIANA · DE · WINDT
BY · HER · SISTER · JULIA · R · DAVIES · 1900

City of Beacon Planning Board Agenda
03/11/2025

Title:

City Council request to review proposed Local Law concerning use regulations for drive through facilities and self-storage businesses.

ATTACHMENTS

Refer Proposed LL Use Regs Drive-Through & Self-Storage.pdf

FEAF Part 1 Narrative.pdf

Full EAF Part 1.pdf

FACC to CC re Initial Zoning Recommendations.pdf

COB Zoning Map.pdf

Draft LL Use Regs for Drive-Through & Self-Storage.pdf

LL drive through & self storage DCDPD ZR25-044.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 29 OF 2025

RESOLUTION REFERRING A PROPOSED LOCAL LAW CONCERNING USE REGULATIONS FOR DRIVE-THROUGH FACILITIES AND SELF-STORAGE BUSINESSES TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning code concerning use regulations for drive-through facilities and self-storage businesses; and

WHEREAS, the City Council wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code Chapter 223 concerning use regulations for drive-through facilities and self-storage businesses to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for March 17, 2025 at 7:00 pm for a Proposed Local Law concerning use regulations for drive-through facilities and self-storage businesses.

Resolution No. 29 of 2025			**Date: February 18, 2025**				
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee					**x**
		George Mansfield	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

February 14, 2025

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning Drive-Through Facilities & Self-Storage Businesses

On February 10, 2025, the Beacon City Council introduced a local law to amend Chapter 223 of the Beacon City Code (the "Zoning Code"). This proposed local law would amend the City's permitted use regulations for drive-through facilities, self-storage businesses, and clarify that any uses not expressly permitted are prohibited.

Specifically, the proposed local law would amend the Zoning Code's schedule of permitted uses to eliminate drive-through facilities as a permitted use in all zoning districts when such use is only prohibited in the Central Main Street ("CMS") and Linkage ("L") districts. The proposed local law would also eliminate self-storage businesses from all zoning districts when such uses are only allowed in the General Business ("GB"), Light Industrial ("LI"), and Heavy Industrial ("HI") zoning districts. As such, the proposed local law would affect all zoning districts, except the CMS and L districts, in the City of Beacon by eliminating the two aforementioned uses from the Schedule of Permitted Uses as established by the Beacon Zoning Code § 223-17C.

The proposed local law would further amend Beacon Zoning Code § 223-17B to clarify that any uses not expressly permitted by the Zoning Code, or the Schedule of Permitted Uses established by § 223-17C, are prohibited.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Proposed Local Law Concerning Use Regulations for Drive-Through Facilities and Self-Storage Businesses		
Project Location (describe, and attach a general location map): City of Beacon		
Brief Description of Proposed Action (include purpose or need): A proposed local law to amend the City of Beacon's Zoning Code, Chapter 223 of the City Code, concerning permitted Use Regulations applicable to drive-through facilities and self-storage businesses. Specifically, the proposed local law would prohibit drive-through facilities in all zoning districts within the City when such uses are currently prohibited in only the CMS and L zoning districts. The proposed local law would also prohibit self-storage businesses in all zoning districts when such uses are currently allowed in only the GB, LI, and HI zoning districts. Finally, the proposed local law would also clarify that any uses not expressly permitted in a zoning district, or the City's Zoning Code, are prohibited.		
Name of Applicant/Sponsor: City of Beacon	Telephone: (845) 838-5000 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kyriacou	Telephone: (845) 838-5000 E-Mail: mayor@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: NY	Zip Code: 12508
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 Council, Town Board, or Village Board of Trustees ☑Yes☐No	City Council - Legislative Action re Adoption of Local Law	Proposed local law introduced at February 10, 2025 City Council meeting.
b. City, Town or Village Planning Board or Commission ☐Yes☐No		
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☐No		
e. County agencies ☐Yes☐No		
f. Regional agencies ☐Yes☐No		
g. State agencies ☐Yes☐No		
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? • **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	☑Yes☐No
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?) If Yes, identify the plan(s):	☐Yes☑No
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? If Yes, identify the plan(s):	☐Yes☑No

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?
All zoning districts are affected, except the CMS and L districts which already both prohibit drive-through facilities and self-storage business.

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

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? To prohibit drive-through facilities and self-storage businesses in all districts.

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 and various emergency medical services providers including the Beacon Volunteer Ambulance Corps.

d. What parks serve the project site?
Beacon City Parks.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

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

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ 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: _____ 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: _____
- 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: _____ 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): _____

_____

_____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of 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: _____

_____

_____

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

If Yes:

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

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

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

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes☐No

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

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

If Yes, identify:

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

_____

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

_____

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

_____

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

If Yes:

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

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

_____

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

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

_____

_____

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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

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

_____

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

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

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

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

If Yes:

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

_____

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

_____

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: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

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:

_____

_____

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:

_____

_____

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: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____

_____

- Operation: _____

_____

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

- Construction: _____

_____

- Operation: _____

_____

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			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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:

_____

_____

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

If Yes:

i. Dimensions of the dam and impoundment:

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

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

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

If Yes:

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

- If yes, cite sources/documentation: _____

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

_____

_____

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

_____

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

If Yes:

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

_____

_____

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

If Yes:

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

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

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

☐ Neither database

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

_____

_____

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

If yes, provide DEC ID number(s): _____

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

_____

_____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 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: _____ _____%
_____ _____%
_____ _____%

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

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% 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: _____

_____ _____ _____

_____ _____ _____

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): _____

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

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☐No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☐No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☐No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☐No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☐No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ 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 City of Beacon Date February 14, 2025

Signature _____ Title City Attorney

PRINT FORM

TO: Lee Kyriacou, Mayor

FR: Fishkill Avenue Concepts Committee

DATE: January 24, 2025

RE: Initial Zoning Recommendations by Fishkill Avenue Concepts Committee*

*The committee reserves the right to modify these recommendations based on forthcoming public input at an event on February 15, 2025

At the City Council meeting of November 25, 2024, the Mayor asked for initial zoning action items to be identified by the Fishkill Avenue Concepts Committee. A broad range of zoning and non-zoning recommendations are being considered by the committee, such as access points for the future rail trail; connecting to Matteawan Road; housing (affordable & market rate); appropriateness of ground floor residential uses; Complete Streets design that include options with continuous sidewalks, bike lanes, additional landscaping, bio orientation and on-street parking within the City's Right-of-Way; building heights and public scenic viewsheds, amongst others.

While comprehensive recommendations, feedback from the public, and a full report are forthcoming, the committee would like to submit following initial priority zoning recommendations:

Zoning/Land-Use - The committee has comprehensively evaluated the corridor from a zoning and land-use perspective and looks forward to sharing these ideas with the City Council and public at a later date. In general, the corridor has zoning districts which facilitate a wide range of uses, but as noted above, the committee is crafting a longer term vision for the corridor which promotes smart growth practices, pedestrian scale, housing (affordable & market rate), and a higher quality design.

From a Zoning and Land Use perspective, there are a few early action steps that the committee has discussed.

> **Recommendation 1:** One use that is permitted in a few of the corridor's Zoning Districts is Self Storage. While the committee recognizes that there is a need on some level for this use (and in fact, one self storage use exists in a reused former brick factory building adjacent to the Lofts), due to the low numbers of employment these uses provide, as well as their lack of contributions to vibrant corridors, the committee recommends that the use of "Self Storage Business" be separated from "Wholesale, warehouse storage and self storage business" and be prohibited within the zoning districts along the corridor.
>
> **Recommendation 2:** The committee has similar concerns regarding uses with a drive thru component. These uses typically focus on an auto-centric design and are

considered detrimental to pedestrian safety because they often create congested traffic patterns with cars entering and exiting at various angles, leading to increased risk of collisions with pedestrians. An evolution of the corridor with this type of use is not consistent with the overall pedestrian-scale vision that the committee is working towards. The committee recommends that "Drive through facilities, standalone or used in connection with any other uses" be expressly prohibited within all zoning districts along the Fishkill Avenue corridor.

Recommendation 3: It is noted that the committee was particularly impressed with the approved but not yet constructed mixed-use building at 397 Fishkill Avenue. This site design in this example which was approved by the Planning Board incorporates pleasing architectural design with the building situated towards the street frontage and parking to the rear. Members of the committee and public have noted that the prevalence of buildings along the corridor that are set back from the sidewalk or street edge, behind expanses of asphalt and parking, detracts from the walkability and vitality of the corridor by disrupting the "street wall," prioritizing vehicle access over pedestrian access, and detracting from over street aesthetics. The committee recommends that the Council consider reducing the required minimum front yard setback within the GB district from 15 ft to 10 ft, and that the following language be applied to surface parking facilities within the district - "All parking shall be located behind, underneath, or to the side of a building. If to the side, parking shall be screened by a low wall, hedge, or other landscaping to maintain continuity of street wall."

Recommendation 4: The committee has similar concerns as those noted in recommendations 1 and 2 with regards to other auto-oriented uses permitted within the GB zoning district. The committee recommends that the Council consider prohibiting the following auto-oriented uses, which are currently permitted by special permit in the GB District. The existing active auto-oriented uses within the corridor should be permitted to remain under the code as existing non-conforming uses, however, the change to zoning would allow these uses to potentially be phased out over time.

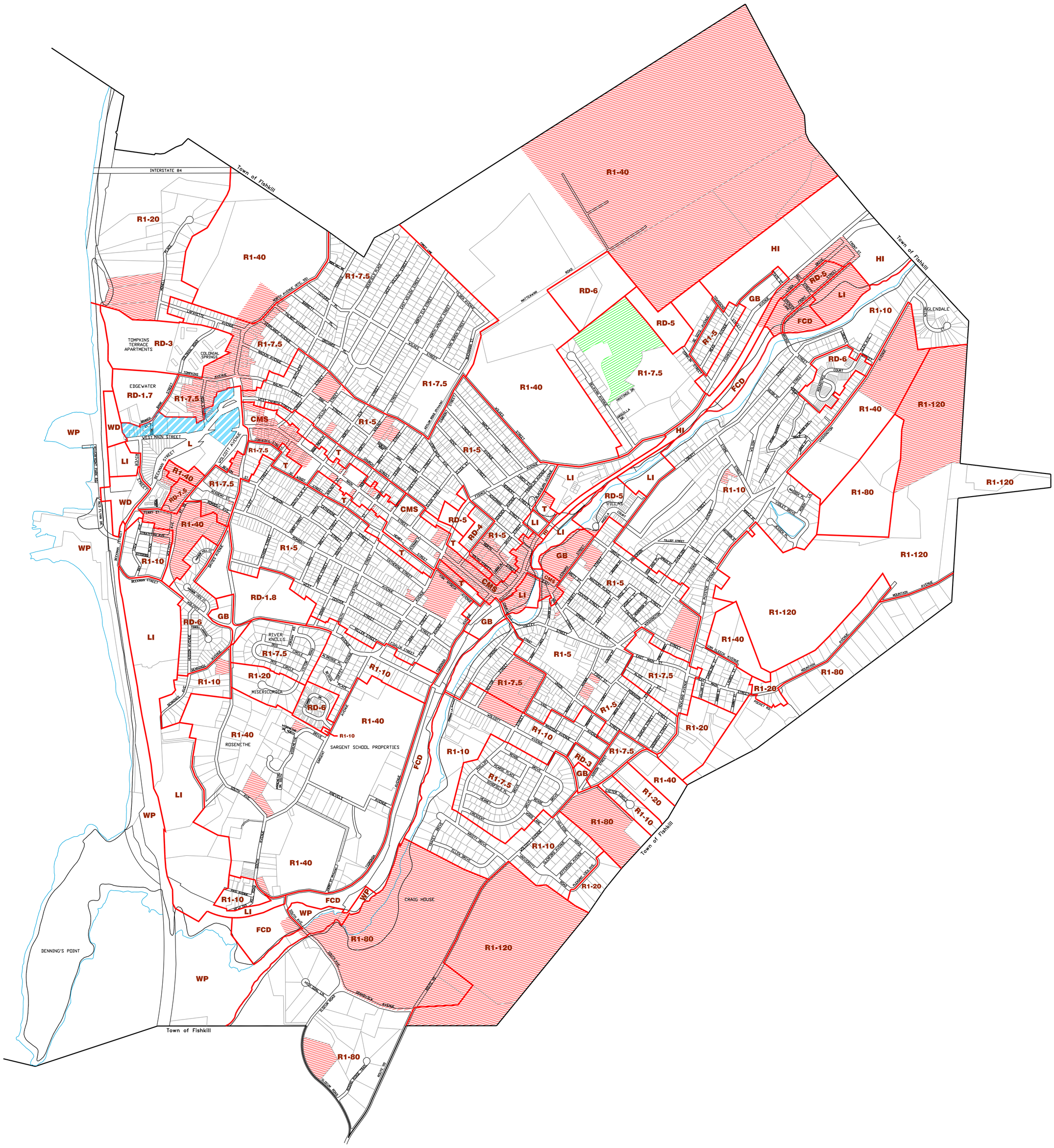
a. Gas filling stations and/or car wash
b. Vehicle sales or rental lot
c. Auto body or repair shop

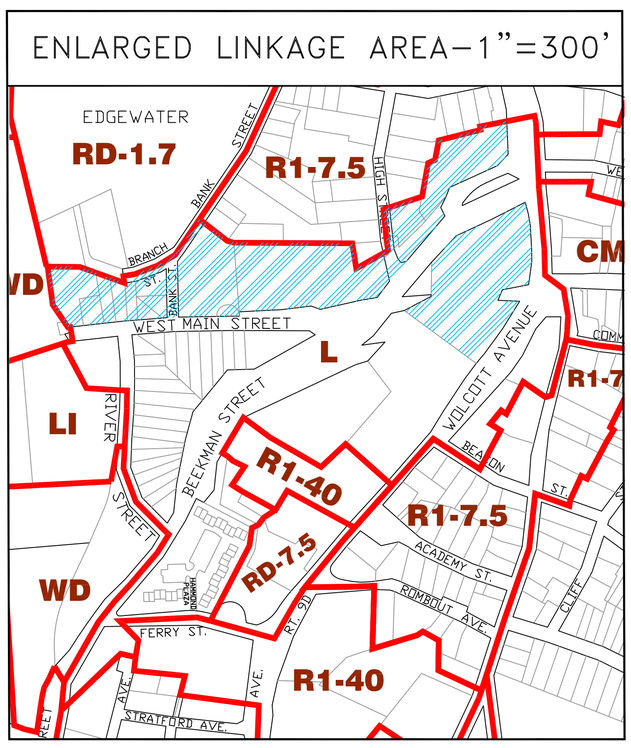
Please note that the above recommendations did not have unanimous support from all committee members. One committee member who is a business owner on the corridor felt that the prohibition of uses could be detrimental to existing businesses and property owners.

Please note that the committee believes these recommendations align with community input received during three (3) public engagement pop-ups and an online survey conducted

by the committee over the summer. It is the committee's intention to conduct additional public engagement to vet draft recommendations with the community prior to submission of a final report to the Mayor. As noted above, a public workshop is currently being planned for February 15, 2025 and the committee welcomes all stakeholder, including business owners, to attend and provide feedback.

Cc: J.C. Calderón, Committee Chair





LEGEND

- Historic District and Landmark Overlay Zone
- Senior Affordable Housing Overlay District
- Zoning District Boundary
- Flood Prone Area Boundary

INDUSTRIAL DISTRICTS

LI	Light Industrial
HI	Heavy Industrial

WATERFRONT DISTRICTS

WP	Waterfront Park
WD	Waterfront Development
FCD	Fishkill Creek Development

COMMERCIAL DISTRICTS

GB	General Business
T	Transitional
CMS	Central Main Street
L	Linkage

L District – additional commercial and industrial uses permitted.

RESIDENTIAL DISTRICTS

R1–120	One Family 120,000 sq.ft./dwelling
R1–80	One Family 80,000 sq.ft./dwelling
R1–40	One Family 40,000 sq.ft./dwelling
R1–20	One Family 20,000 sq.ft./dwelling
R1–10	One Family 10,000 sq.ft./dwelling
R1–7.5	One Family 7,500 sq.ft./dwelling
R1–5	One Family 5,000 sq.ft./dwelling
RD–7.5	Designed Residence 7,500 sq.ft./dwelling
RD–6	Designed Residence 6,000 sq.ft./dwelling
RD–5	Designed Residence 5,000 sq.ft./dwelling
RD–4	Designed Residence 4,000 sq.ft./dwelling
RD–3	Designed Residence 3,000 sq.ft./dwelling
RD–1.8	Designed Residence 1,800 sq.ft./dwelling
RD–1.7	Designed Residence 1,700 sq.ft./dwelling

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

ZONING

November 2, 2023

CITY OF BEACON, NY

N

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207, Goshen, NY 10924

Revised:	3/4/2024
Date:	6/7/96
Drawn By:	PRV
Figure:	

File: T:\Civil 3D Projects\175070BZM\DWGS\ZoningMap Mar. 4, 2024.dwg

LOCAL LAW NO. ___ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING USE REGULATIONS

A LOCAL LAW to amend Chapter 223 of the Beacon City Code to amend the Schedule of Use Regulations concerning drive-through facilities and self-storage business and to clarify only expressly permitted uses are allowed.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17 entitled "Schedule of Regulations," Subsection C, Attachment 2 entitled "Schedule of Use Regulations," is hereby amended as provided on the attached Schedule of Use Regulations.

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, entitled "Schedule of Regulations," Subsection B is hereby amended as follows:

§ 223-17 **Schedule of Regulations.**

...

B. Uses not expressly permitted are prohibited. ~~It is the intention that the~~Any use~~s~~ not expressly permitted in a district by this Chapter, or as set forth in § **223-17C**, Schedule of Use Regulations, ~~for each district shall not be~~is ~~permitted~~ prohibited ~~uses in any other district in the schedules, unless allowed specifically or by reference as permitted uses in said district~~.

...

Section 3. Chapter 223 of the Beacon City Code, Article IVD – Central Main Street (CMS) District, Section 223-41.18, entitled "Regulations," Subsection D is hereby amended as follows:

§ 223-41.18 **Regulations.**

…

D. ~~Prohibited uses. Uses not listed in Subsection **A** or **B** above and the following specific uses are prohibited in the CMS District~~RESERVED.~~:~~

~~(1) Gasoline filling stations.~~

~~(2) Drive-through facilities, standalone or used in connection with any other use.~~

…

Section 4. Chapter 223 of the Beacon City Code, Article IVE – Linkage District (L), Section 223-41.21, entitled "Regulations," Subsection C is hereby amended as follows:

§ 223-41.21 **Regulations.**

…

C. ~~Prohibited uses. Uses not listed in Subsection **A** or **B** above and the following specific uses are prohibited in the L District~~RESERVED.~~:~~

~~(1) Gasoline filling station.~~

~~(2) Drive-through facilities, stand-alone or used in connection with any other use.~~

…

Section 5. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 6. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 7. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 8. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business~~,~~ or warehouse storage ~~or self-storage business~~		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility		X	X	X	X	X	X	X	X	X	X	X
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	X	X	X	X	X	X	X	X
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law Concerning Use Regulations for Drive-Through Facilities and Self-Storage Businesses**

Applicant: **City of Beacon**

Address of Property:

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☑ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **3/13/2025**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **2/19/2025**	Notes:	☐ Major Project
Date Received: **2/19/2025**		
Date Requested: **3/13/2025**		Referral #: **ZR25-044**
Date Required: **3/20/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **2/27/2025**		

City of Beacon Planning Board Agenda
03/11/2025

Title:

City Council request to review proposed Local Law to amend the city zoning map concerning East Main Street.

ATTACHMENTS

Refer Proposed LL Concerning East Main Zoning Map.pdf

Memo 1 E Main Zone change 2-5-2025.pdf

SEAF Part 1 Narrative re East Main St Rezoning (4926-8108-3937.1).pdf

East Main St Rezone Law - SEAF Part 1 (2025) (4910-8130-2817.4).pdf

Beacon-Zoning-Map-March-4-2024.pdf

BE0803-223b Schedule of Use Regulations.pdf

LL re East Main St Rezoning (4931-8710-5313.2).pdf

LL E Main zoing DCDPD ZR25-057.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 33 OF 2025

RESOLUTION REFERRING A PROPOSED LOCAL LAW AMENDING THE ZONING MAP OF THE CITY OF BEACON CONCERNING EAST MAIN STREET TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning map concerning East Main Street; and

WHEREAS, the City Council wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending the zoning map of the City of Beacon concerning East Main Street to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for March 17, 2025 at 7:00 pm for a Proposed Local Law which would amend the City's zoning map concerning East Main Street.

Resolution No. 33 of 2025		**Date: March 3, 2025**					
☐ Amendments						**☐ 2/3 Required**	
☐ On roll call						**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
x		**Amber Grant**	**x**				
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee	**x**				
		George Mansfield	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

CITY OF BEACON
New York
Building Department

Bruce Flower
Building Inspector

845-838-5020
Email: bflower@beaconny.gov

To: Christopher White, City Administrator

From: Bruce Flower, Building Inspector

Re E Main Street Zoning recommendation

Date: February 5, 2025

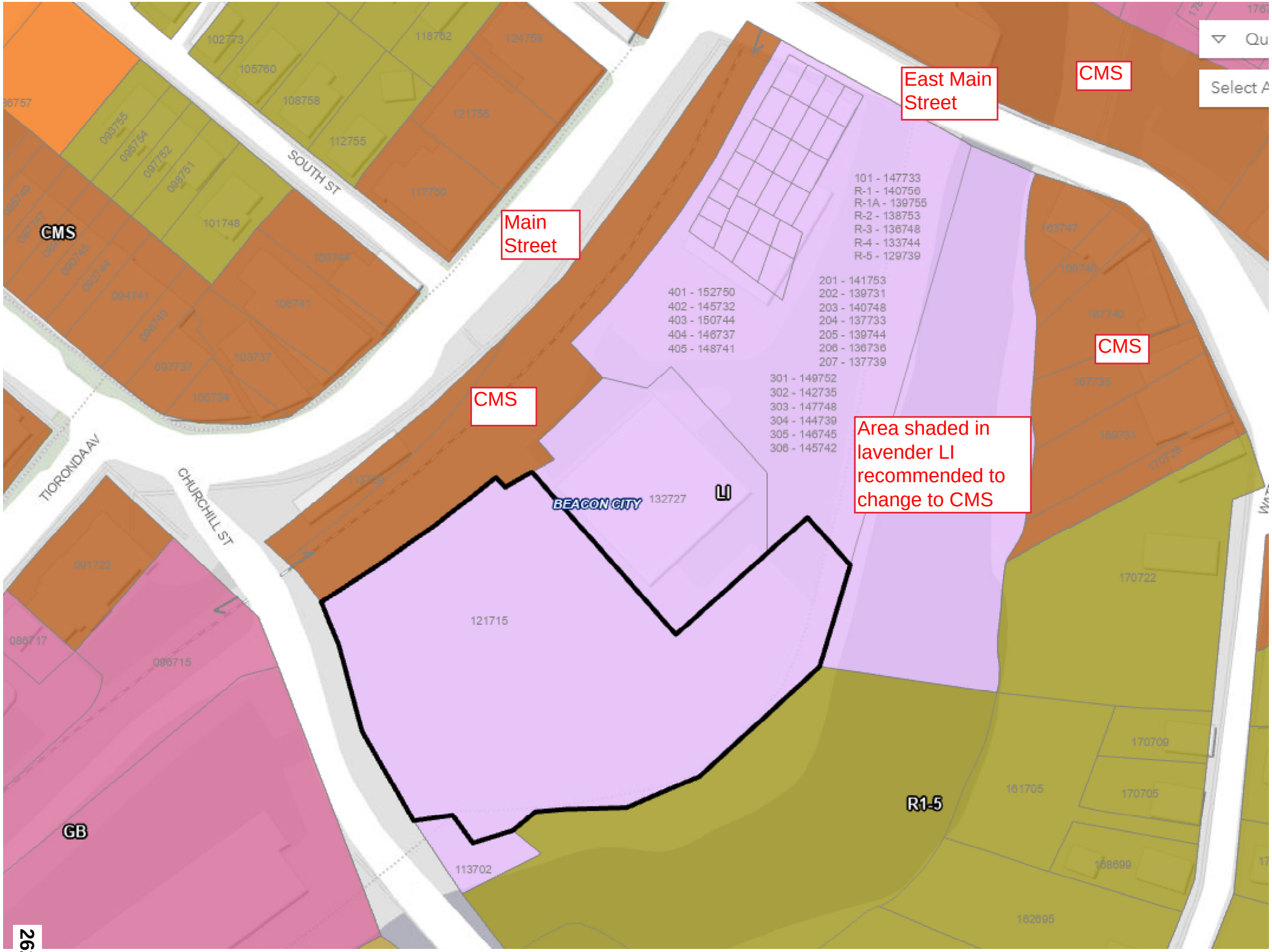
After reviewing the zoning regulations for the area around 1 East Main Street and talking to some of the owners of the retail units in 1 East Main Street, I recommend the City Council look into a possible change in zoning for a few parcels in this area. The parcels in question are 1 East Main Street (multiple grid numbers), 7 East Main Street (6054-38-132727) and Churchill Parking Lot (Grid # 6054-37-121715). Currently these parcels are located in the LI (Light Industrial) Zone, I would recommend to include these parcels into the adjacent CMS (Central Main Street) Zone for the following reasons.

1. Some of the businesses in the area have changed from their original use which are currently not allowed in the LI Zone. Some businesses have become more in line with the restaurant or coffeehouse uses which are allowed in the CMS Zone.
2. The majority of the properties surrounding these parcels are currently zoned CMS.
3. With the proposed conversion of the unused railroad tracks to an extension of the Dutchess County Rail Trail, the businesses along this path will become better connected to Main Steet directly after the trail is completed. Currently the railway right of way is zoned CMS which directly boarders Main Street in this area.
4. The conversions of the buildings in the area have been substantially renovated over the years. With the investments into these buildings the property owners will probably not convert the buildings back into the light industrial uses they were in the past.
5. The residential units within 1 East Main Street are more in line with multifamily dwellings as opposed to the artist live/work which are allowed.

Attached is a copy of the zoning use chart for CMS and LI and a marked up copy of the zoning map of the area described above.

Permitted Uses by District	Reference Notes	CMS	LI
Residential			
One-family detached dwelling		X	X
One-family attached/semidetached	Including townhouses	X	X
Two-family dwelling		X	X
Multifamily dwelling		P	X
Artist live/work space	Subject to § 223-14.2	P	P
Retail/Office/Service			
Retail, personal service, or bank		P	P
Office		P	P
Artist studio, art gallery/exhibit space		P	P
Funeral home		X	P
Commercial recreation, indoor		P	P
Auction gallery		X	P
Adult use	Subject to § 223-20.1	X	SP
Food/Lodging			
Restaurant or coffee house		P	X
Bar/brew pub/microbrewery/microdistillery		P	P
Food preparation business		SP	P
Short-term rental	Subject to § 223-26.5	P	P
Bed-and-breakfast	Subject to § 223-24.4	X	P
Inn		P	P
Hotel	Subject to § 223-14.1	P	P
Social/Community			
Spa/fitness center/exercise studio		P	P
Day-care center		X	SP
Park, preserve, community garden		P	P
Theater, concert or conference space		P	P
Museum		P	P
Place of worship/religious facility		X	P
Social club	Subject to § 223-24.2	P	SP
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see --> Article IVD		

Permitted Uses by District	Reference Notes	CMS	LI
Government facility		P	P
Golf course		X	X
Health Care			
Hospital or nursing home	Subject to 223-21.1/22	X	P
Animal care facility		X	SP
Educational			
College or university		P	P
Trade school or training program		P	P
Private school or nursery school		X	SP
Parking/Auto-Oriented			
Off-street parking or parking structure	Subject to § 223-26	SP	X
Vehicle sales or rental lot		X	SP
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	SP
Auto body or repair shop	Subject to Chapter 210	X	SP
Ambulance service		X	P
Industrial or Assembly			
Wholesale, warehouse storage or self-storage business		X	P
Workshop		P	P
Industrial or manufacturing use		X	P
Other			
Wireless communication facility	Subject to § 223-26.4	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P
Farm		X	X
Horticultural nursery		X	P
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)			
Accessory apartment	Subject to § 223-24.1	X	X
Private tennis court or pool	Subject to § 223-13	X	X
Home occupation or artist studio	Subject to § 223-17.1	X	X
Parking structure		P	X
Garden, roof garden, or greenhouse		P	P
Solar collectors	Subject to Article X	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see --> Article IVD		


East Main Street
CMS
Main Street
CMS
CMS
CMS
Area shaded in lavender LI recommended to change to CMS
LI
BEACON CITY
132727
121715
SOUTH ST
TIORONDA AV
CHURCHILL ST
GB
R1-5
101 - 147733
R-1 - 140756
R-1A - 139755
R-2 - 138753
R-3 - 136748
R-4 - 133744
R-5 - 129739
401 - 152750
402 - 145732
403 - 150744
404 - 146737
405 - 148741
201 - 141753
202 - 139731
203 - 140748
204 - 137733
205 - 139744
206 - 136736
207 - 137739
301 - 149752
302 - 142735
303 - 147748
304 - 144739
305 - 146745
306 - 145742

February 28, 2025

Beacon – SEAF Part 1 Narrative

Proposed Local Law Concerning the City of Beacon Zoning Map

On February 24, 2025, the Beacon City Council discussed a proposed Zoning Map amendment recommended by the former Building Inspector. Specifically, the proposed local law would amend the City's Zoning Map to change the zoning designations of 25 parcels at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District. Over the course of several years, 1 East Main Street has undergone substantial renovations which has resulted in residential units thereat being more akin to multifamily dwellings, which are permitted uses in the CMS Zoning District, than the artist/live work studios permitted in the LI Zoning District. Additionally, several businesses located at 1 East Main Street are now utilized in a manner similar to restaurants or coffee houses which is permitted in the CMS Zoning District as opposed to the LI Zoning District. The other retail/commercial uses present at 1 East Main Street would remain "use" compliant if the proposed local law is adopted. As such, the rezoning of the 25 parcels at 1 East Main Street is intended to bring the uses thereat into conformity with permitted uses by amending the Zoning District thereof from LI to CMS. Moreover, a majority of surrounding properties are currently within the CMS Zoning District.

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:

Proposed Local Law to amend the zoning designations of certain parcels from LI to CMS.

Project Location (describe, and attach a location map):

25 parcels and common area(s) thereto located at 1 East Main Street, Beacon NY.

Brief Description of Proposed Action:

A proposed local law to amend the Zoning Map of the City of Beacon to bring several parcels into conformity with the zoning uses permitted thereat. Specifically, the proposed local law would amend the zoning designations of 25 parcels, and common area(s) thereto including the parking lot, at 1 East Main Street from the Light Industrial (LI) Zoning District to the Central Main Street (CMS) Zoning District. This proposed change is a result of the former Beacon Building Inspector's recommendation. Here, 18 of the 25 parcels at 1 East Main are used for residential dwelling purposes,which is not permitted in the LI Zoning District but is a permitted use in the CMS. Furthermore, some of the commercial uses at 1 East Main Street have transitioned into uses which are more akin to the restaurant or coffee house uses permitted in the CMS Zoning District. The other retail/commercial retails at 1 East Main Street would remain zoning compliant uses if the proposed local law is adopted.

Name of Applicant or Sponsor:	Telephone: (845) 838-5000
City Council of the City of Beacon	E-Mail: cityofbeacon@beaconny.gov

Address:

1 Municipal Plaza

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☐	☐

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

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ 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:	☐	☐
_____		
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☐
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☐
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

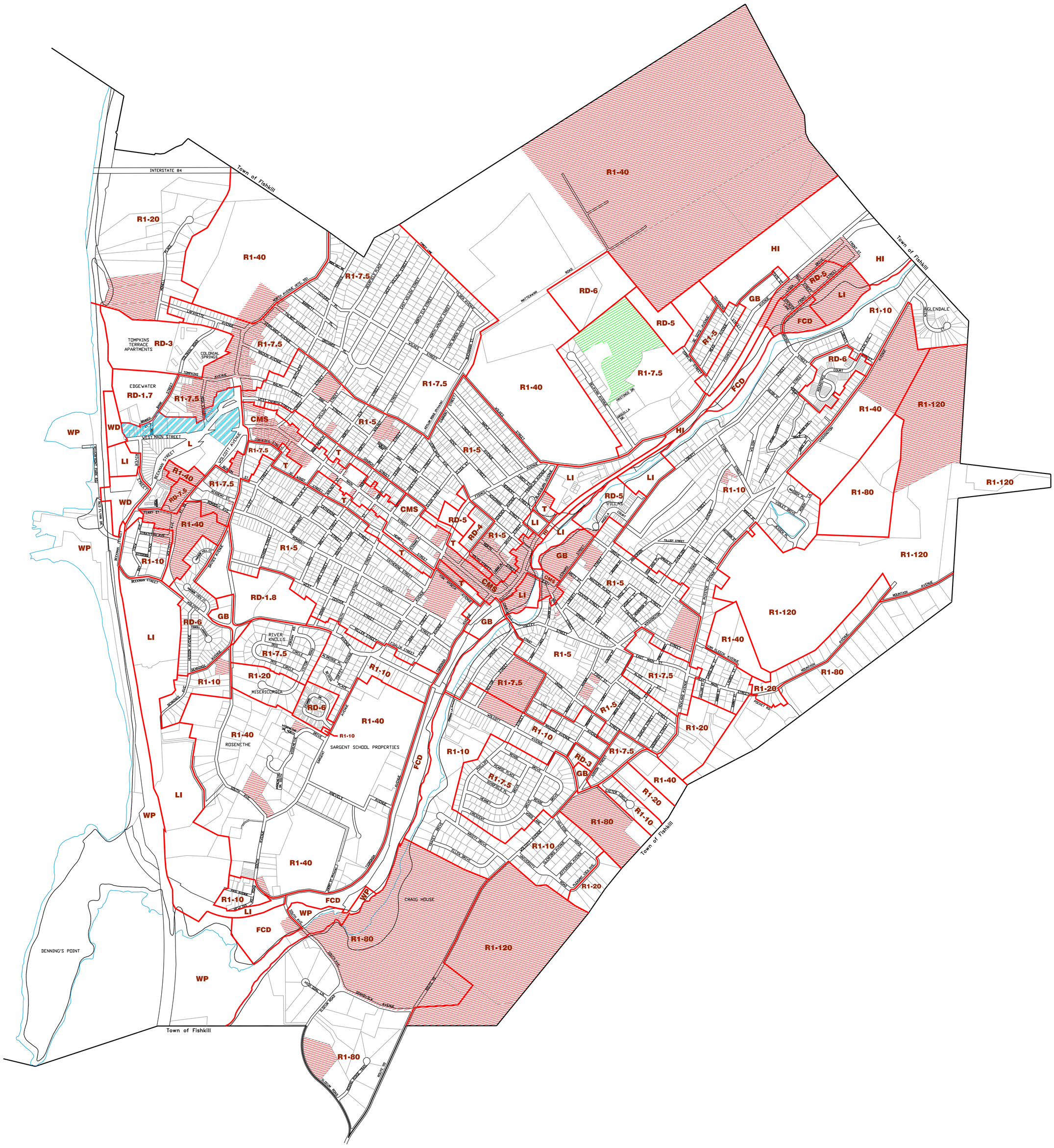
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☐
16. Is the project site located in the 100-year flood plan?	☐	☐
17. Will the proposed action create storm water discharge, 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: _____		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

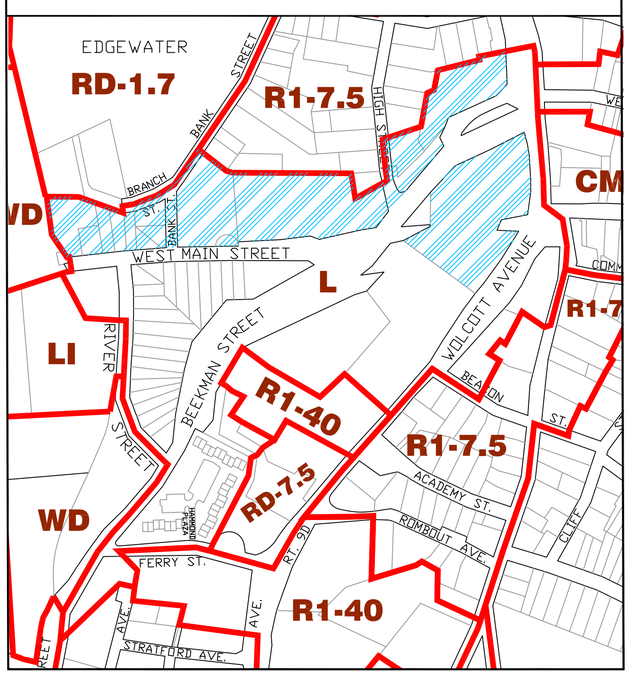
Applicant/sponsor/name: City of Beacon Date: March 11, 2025 (revised)

Signature: _____ Title: City Attorney

PRINT FORM



ENLARGED LINKAGE AREA – 1"=300'



LEGEND

- Historic District and Landmark Overlay Zone
- Senior Affordable Housing Overlay District
- Zoning District Boundary
- Flood Prone Area Boundary

INDUSTRIAL DISTRICTS

LI	Light Industrial
HI	Heavy Industrial

WATERFRONT DISTRICTS

WP	Waterfront Park
WD	Waterfront Development
FCD	Fishkill Creek Development

COMMERCIAL DISTRICTS

GB	General Business
T	Transitional
CMS	Central Main Street
L	Linkage

L District – additional commercial and industrial uses permitted.

RESIDENTIAL DISTRICTS

R1–120	One Family 120,000 sq.ft./dwelling
R1–80	One Family 80,000 sq.ft./dwelling
R1–40	One Family 40,000 sq.ft./dwelling
R1–20	One Family 20,000 sq.ft./dwelling
R1–10	One Family 10,000 sq.ft./dwelling
R1–7.5	One Family 7,500 sq.ft./dwelling
R1–5	One Family 5,000 sq.ft./dwelling
RD–7.5	Designed Residence 7,500 sq.ft./dwelling
RD–6	Designed Residence 6,000 sq.ft./dwelling
RD–5	Designed Residence 5,000 sq.ft./dwelling
RD–4	Designed Residence 4,000 sq.ft./dwelling
RD–3	Designed Residence 3,000 sq.ft./dwelling
RD–1.8	Designed Residence 1,800 sq.ft./dwelling
RD–1.7	Designed Residence 1,700 sq.ft./dwelling

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

ZONING

November 2, 2023

CITY OF BEACON, NY

N

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207, Goshen, NY 10924

Revised:	3/4/2024
Date:	6/7/96
Drawn By:	PRV
Figure:	

File: T:\Civil 3D Projects\175070BZM\DWGS\ZoningMap Mar. 4, 2024.dwg

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations

[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale, warehouse storage or self-storage business		X	X	X	P	X	X	X	X	X	P	P
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	X	X	X	X	X	X	X	X
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

LOCAL LAW NO. ___ OF 2025

CITY COUNCIL

CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND THE ZONING MAP OF THE CITY OF BEACON CONCERNING EAST MAIN STREET

A LOCAL LAW to amend the zoning map of the City of Beacon.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. The Zoning Map of the City of Beacon, established by Section 223-3 of the Beacon City Code entitled "Zoning Map," is hereby amended to change the Zoning District designation of the following parcels, from the Light Industrial ("LI") Zoning District to the Central Main Street ("CMS") Zoning District:

City of Beacon Tax Parcel No.: 6054-38-140756, which is located at 1 East Main Street, Retail 1;

City of Beacon Tax Parcel No.: 6054-38-139755, which is located at 1 East Main Street, Retail 1A;

City of Beacon Tax Parcel No.: 6054-38-138753, which is located at 1 East Main Street, Retail 2;

City of Beacon Tax Parcel No.: 6054-38-136748, which is located at 1 East Main Street, Retail 3;

City of Beacon Tax Parcel No.: 6054-38-133744, which is located at 1 East Main Street, Retail 4;

City of Beacon Tax Parcel No.: 6054-38-129739, which is located at 1 East Main Street, Retail 5;

City of Beacon Tax Parcel No.: 6054-38-147733, which is located at 1 East Main Street, Unit 101;

City of Beacon Tax Parcel No.: 6054-38-141753, which is located at 1 East Main Street, Unit 201;

City of Beacon Tax Parcel No.: 6054-38-139731, which is located at 1 East Main Street, Unit 202;

City of Beacon Tax Parcel No.: 6054-38-140748, which is located at 1 East Main Street, Unit 203;

City of Beacon Tax Parcel No.: 6054-38-137733, which is located at 1 East Main Street, Unit 204;

City of Beacon Tax Parcel No.: 6054-38-139744, which is located at 1 East Main Street, Unit 205;

City of Beacon Tax Parcel No.: 6054-38-136736, which is located at 1 East Main Street, Unit 206;

City of Beacon Tax Parcel No.: 6054-38-137739, which is located at 1 East Main Street, Unit 207;

City of Beacon Tax Parcel No.: 6054-38-149752, which is located at 1 East Main Street, Unit 301;

City of Beacon Tax Parcel No.: 6054-38-142735, which is located at 1 East Main Street, Unit 302;

City of Beacon Tax Parcel No.: 6054-38-147748, which is located at 1 East Main Street, Unit 303;

City of Beacon Tax Parcel No.: 6054-38-144739, which is located at 1 East Main Street, Unit 304;

City of Beacon Tax Parcel No.: 6054-38-146745, which is located at 1 East Main Street, Unit 305;

City of Beacon Tax Parcel No.: 6054-38-145742, which is located at 1 East Main Street, Unit 306;

City of Beacon Tax Parcel No.: 6054-38-152750, which is located at 1 East Main Street, Unit 401;

City of Beacon Tax Parcel No.: 6054-38-145732, which is located at 1 East Main Street, Unit 402;

City of Beacon Tax Parcel No.: 6054-38-150744, which is located at 1 East Main Street, Unit 403;

City of Beacon Tax Parcel No.: 6054-38-146737, which is located at 1 East Main Street, Unit 404;

City of Beacon Tax Parcel No.: 6054-38-148741, which is located at 1 East Main Street, Unit 405;

- and -

All common areas of the aforementioned parcels, including, but not limited to, the parking lot thereto.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein the Code of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability. The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State.

DRAFT

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law Amending the Zoning Map Concerning East Main Street**

Applicant: **City of Beacon**

Address of Property:

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☑ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **3/14/2025**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

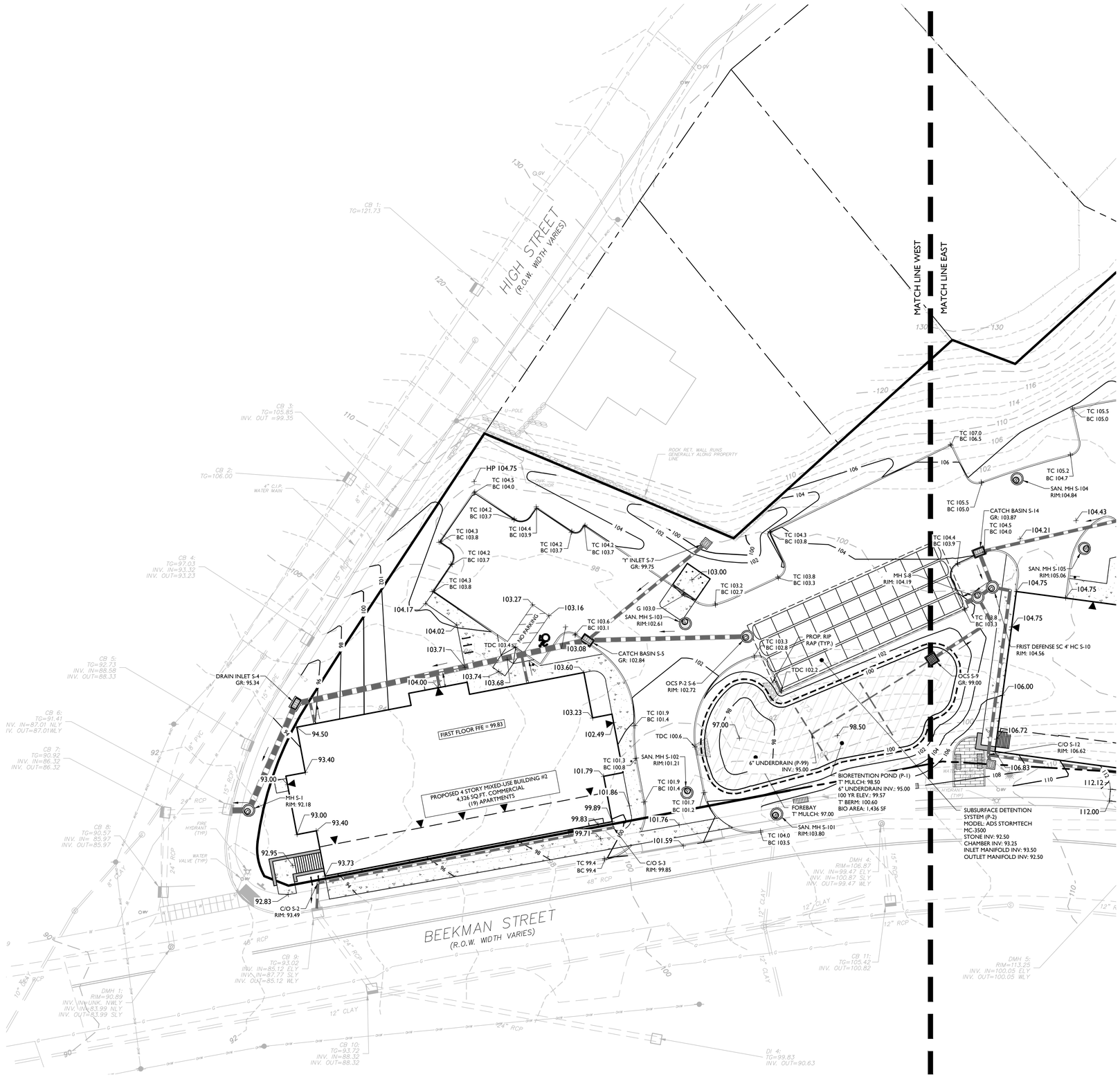
No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **3/4/2025**	Notes:	☐ Major Project
Date Received: **3/4/2025**		Referral #: **ZR25-057**
Date Requested: **3/14/2025**		
Date Required: **4/3/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **3/7/2025**		



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.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
x x	FENCES	x x
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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
8	02/25/25	-	-
-	-	-	-

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www.colliersengineering.com

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

Digitally signed by Justin E. Dates
Date: 2025.02.25 10:12:49-04'00'

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: 23010468A
DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (WEST)

SHEET NUMBER: 06 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

2023\23010468A\Engineering\Site Plans\C-GRAD.dwg\C-06-GRADING WEST By: KYLE SHALLOW

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
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(D)	STORM MANHOLE	(D)
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2023\23010468A\Engineering\Site Plans\C-GRAD.dwg|C-07-GRADING EAST By: KYLE SHALLOW

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Engineering & Design

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8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-

Digitally signed by Justin E. Dates
Date: 2025.02.25 10:17:41-04'00'

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FOR

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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-GRAD		

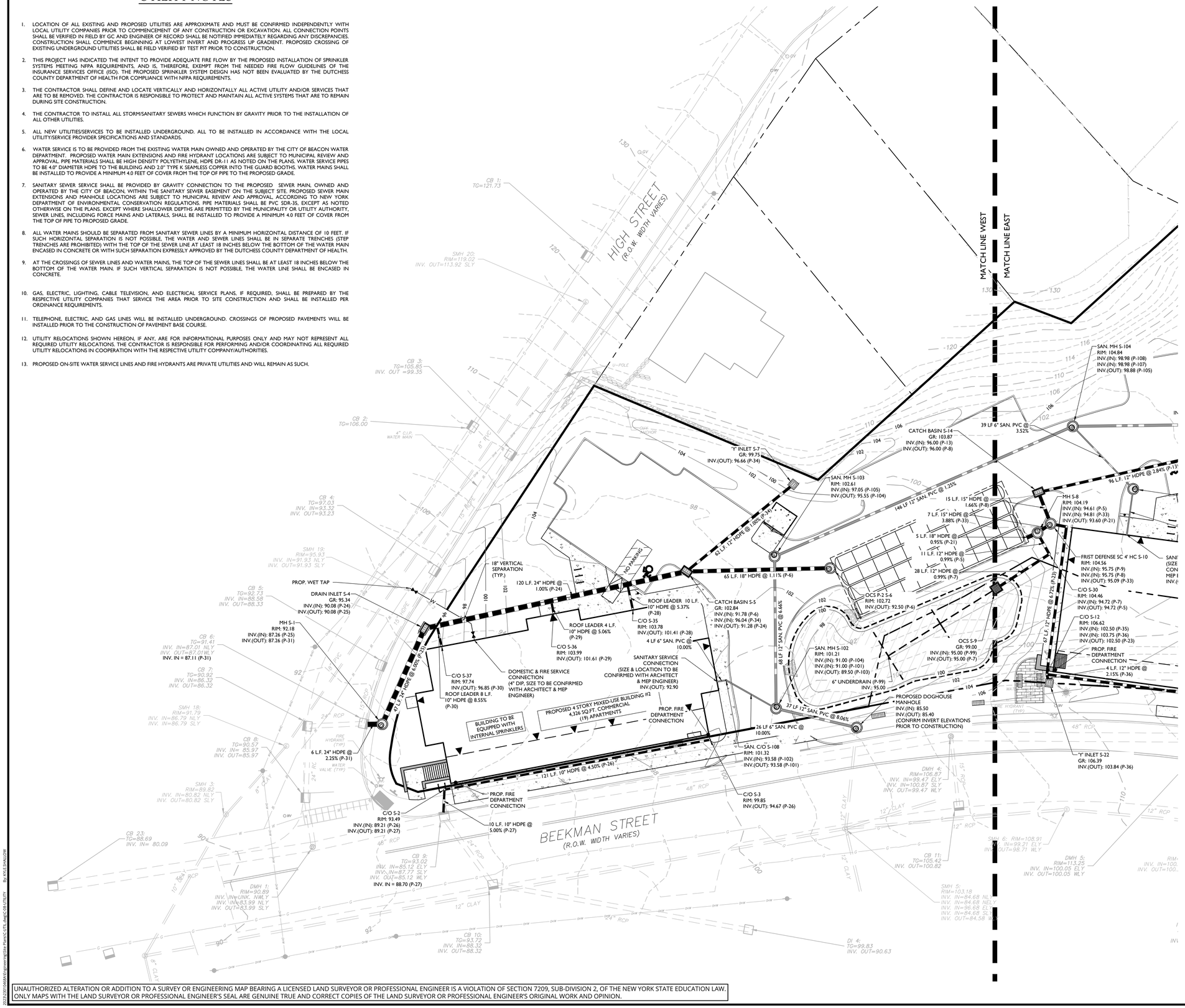
SHEET TITLE:
GRADING PLAN (EAST)

SHEET NUMBER:
07 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.
2. THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.
3. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.
4. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
5. ALL NEW UTILITIES/SERVICES TO BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.
6. WATER SERVICE IS TO BE PROVIDED FROM THE EXISTING WATER MAIN OWNED AND OPERATED BY THE CITY OF BEACON WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE HIGH DENSITY POLYETHYLENE, HDPE DR-11 AS NOTED ON THE PLANS. WATER SERVICE PIPES TO BE 4.0" DIAMETER HDPE TO THE BUILDING AND 2.0" TYPE K SEAMLESS COPPER INTO THE GUARD BOOTHS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.
7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO THE PROPOSED SEWER MAIN, OWNED AND OPERATED BY THE CITY OF BEACON, WITHIN THE SANITARY SEWER EASEMENT ON THE SUBJECT SITE. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.
8. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
9. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
10. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.
11. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.
12. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
13. PROPOSED ON-SITE WATER SERVICE LINES AND FIRE HYDRANTS ARE PRIVATE UTILITIES AND WILL REMAIN AS SUCH.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
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Digitally signed by Justin E. Dates
Date: 2025.02.25 10:17:41-04'00'

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:
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A

DRAWING NAME: C-UTIL

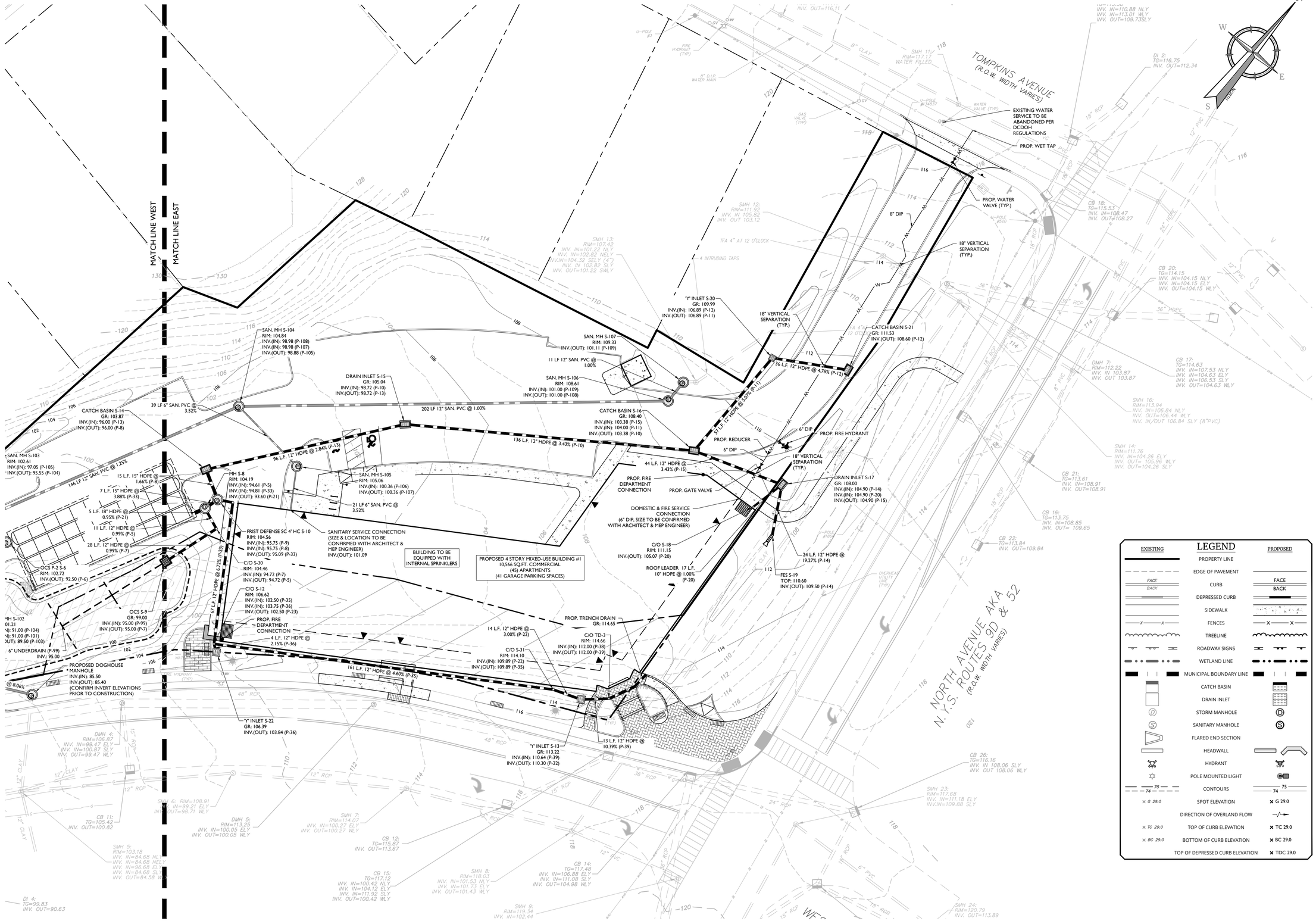
SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

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-UTIL.dwg|C-08 UTILITY By: KYLE SHALLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



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EXISTING		PROPOSED
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	DEPRESSED CURB	
	SIDEWALK	
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	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
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23010468A	C-UTIL

SHEET TITLE:

UTILITIES PLAN (EAST)

SHEET NUMBER:

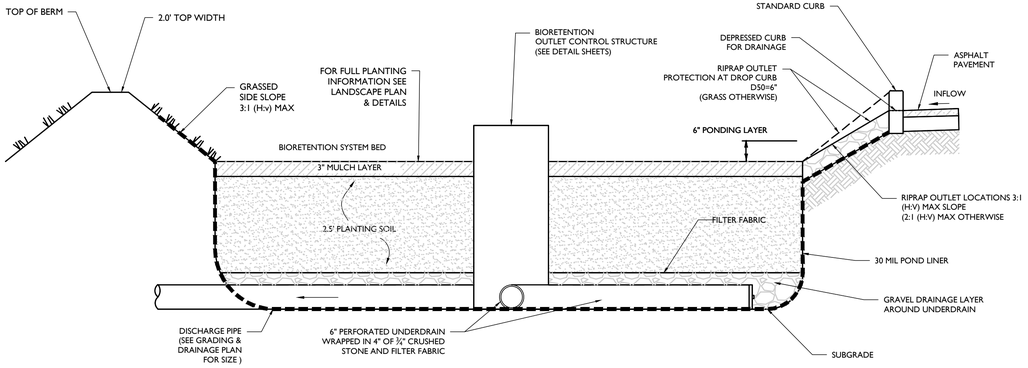
09 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

BIORETENTION ELEVATIONS					
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION
P-1	OCS S-8	4'X4'	98.50	99.57	100.60

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:



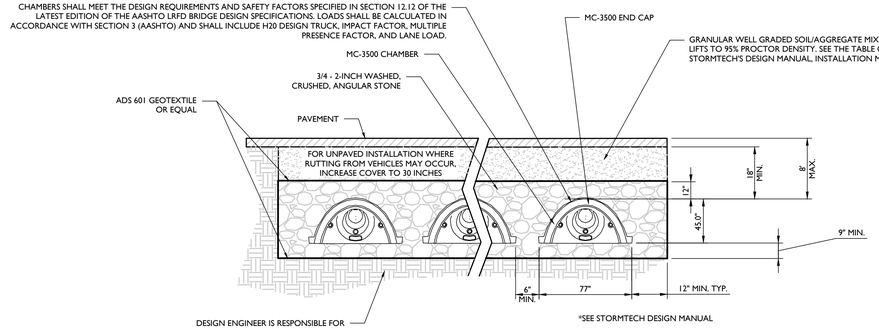
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

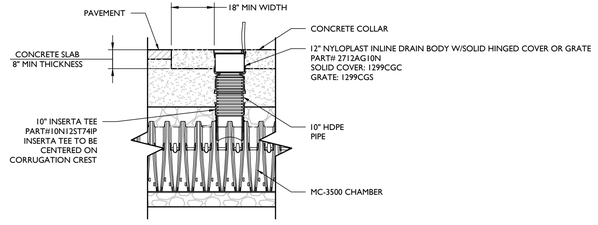
BIORETENTION SYSTEM CROSS SECTION DETAIL

NOT TO SCALE MCNY-UTIL-STMW-24001 07/01/19

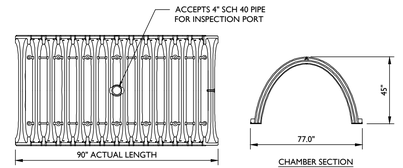
CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR, AND LANE LOAD.



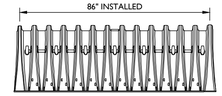
SYSTEM SECTION



STORMTECH STORM CHAMBER INSPECTION PORT DETAIL



CHAMBER SECTION



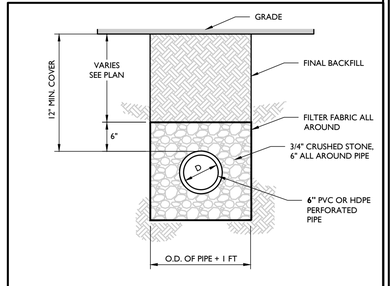
STORMTECH MC-3500 STORM CHAMBER DETAIL
N.T.S.

STORMTECH NOTES:

1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.
6. THE STONE USED FOR FILLING THE SUBSURFACE SYSTEM MUST BE CLEAN WASHED STONE FREE OF ALL SEDIMENT, FINES, AND DUST. THE CONTRACTOR MAY BE REQUIRED TO WASH THE STONE ON SITE UNTIL IT IS CLEAN TO THE TOUCH LEAVING NO RESIDUE BEHIND PRIOR TO PLACEMENT IN THE SYSTEM FOOTPRINT.
7. THE PROPOSED SUBSURFACE STORMWATER SYSTEM BOTTOM MUST BE PROTECTED FROM STORM RUNOFF AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE INFILTRATION CAPACITY OF THE VIRGIN SOIL IS NOT COMPROMISED.
8. VEHICLE TRAFFIC MUST AVOID THE CHAMBER FOOTPRINT DURING CONSTRUCTION.
9. CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW & APPROVAL.
10. END STONE TO BE 6" MIN. BEYOND END OF CHAMBER CAPS WITH 12" MIN. SIDE STONE TO PROVIDE MIN.

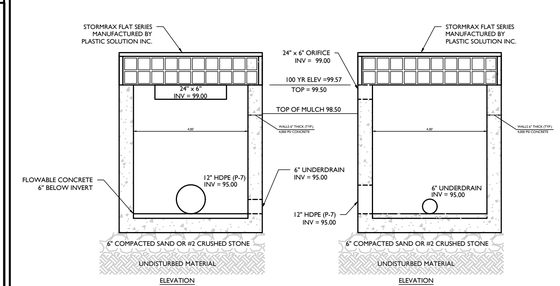
STORMTECH SUBSURFACE DETAIL

NOT TO SCALE MCNY-UTIL-STMW-3500 MOD: 01/20/21 07/01/19

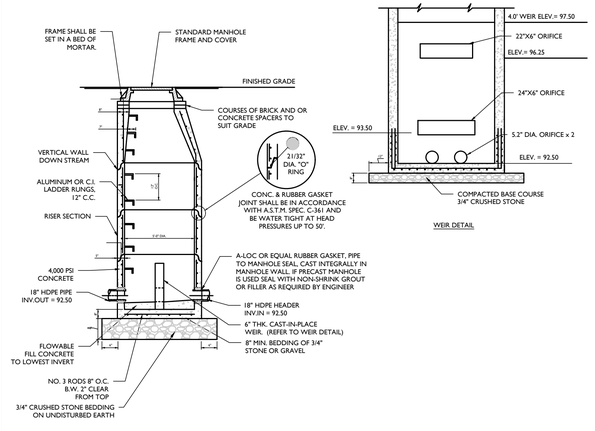


UNDERDRAIN DETAIL

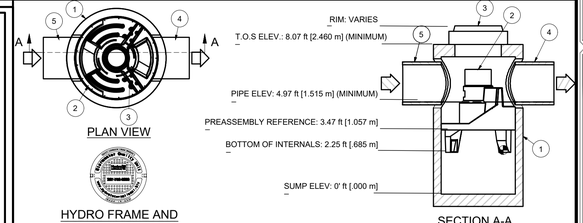
NOT TO SCALE MCNY-UTIL-STRM-2400 07/01/19



BIORETENTION BASIN P-1 OUTLET CONTROL STRUCTURE (S-9) DETAIL



OUTLET CONTROL STRUCTURE (S-6) DETAIL



HYDRO FRAME AND COVER (INCLUDED) GRADE RINGS BY OTHERS AS REQUIRED

NOTE: ADDITIONAL HEIGHT MAY BE REQUIRED DEPENDING ON PIPE SIZE

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
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.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

4' DIAMETER FIRST DEFENSE STORMWATER SEPARATOR

MOD: 09/25/20 07/01/19

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2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-18 DETAILS By: KYLE SHALLOW

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6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-

Digitally signed by Justin E. Dates
Date: 2025.02.25 10:17:41-04'00'

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: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 18 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION