COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

May 13, 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 April 8, 2025, minutes

Regular Meeting

1. Continue 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.
2. Public hearing for Subdivision Approval and continue public hearing for SEQRA and Site Plan Approval, and continue review of applications 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.
3. Public hearing and continue review of application for Site Plan Approval, accessory apartment, 10 Ackerman Street, submitted by Rachel Hutami.
4. Continue review of applications for for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.
5. Continue review of application for Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.
6. Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty.
7. Review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main LLC.
8. Review of applications for Subdivision and Site Plan Approval, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

Architectural Review

1. Certificate of Appropriateness - 6 Prospect Street; New Single-Family House

2. Certificate of Appropriateness - 516 Main Street; Facade

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Site Plan and Subdivision Approval, 37 units, "Beacon Views Townhouses" at Conklin Street, submitted by Beacon Views LLC.
2. Continue discussion of City Council request to review proposed Local Law to amend Chapter 223 concerning accessory apartment requirements.
3. City Council request to review proposed Local Law concerning use regulations for self-storage facilities.

City of Beacon Planning Board Agenda
05/13/2025

Title:

Continue 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 5.13.25 Response Letter_250429.pdf

291 Main PB 5.13.25 HLD Response Letter_2025-0429.pdf

291 Main PB 5.13.25 Site Plan Set_2025-0429.pdf

291 Main PB 5.13.25_Parking Study_2025-0429.pdf

Lanc & Tully 291 Main Street 05-06-25 review.pdf

KARC Review PB_291 Main Street_2025.05.12.pdf

291 Main PB 5.13.25 PH public comment Lerman.pdf

291 Main PB 5.13.25 PH public comment Muchow.pdf

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

March 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 April 3, 2025; and Lanc & Tully's Engineering Memorandum dated April 7, 2025.

KARC Planning Consultant's Comment Responses:

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.*

   Response: Mechanical equipment will be screened from view. The equipment will be located on the flat roof of the 3-story building section, screened by a parapet wall.

2. **Landscaped Area:** The proposed landscaping plan does not comply with Section 223-41.18(E)(12), which requires a minimum of 10% of the lot to be landscaped and a rear yard or courtyard provided. Per the Bulk Table provided on Sheet 1 of 8, only 8% of the lot is provided as landscaped area.

   Response: The Applicant is proposing street trees along South Brett to provide landscaping that is accessible to the public. Therefore, the proposed landscaping meets the 5% requirement.

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 for 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 applicant has indicated that existing commercial leases will be updated in the future to reflect a shared parking arrangement with the residential units, and that parking data for similarly sized projects on Main Street will be provided.*

   Response: Hudson Land Design submitted a parking analysis for the Board's review with this submittal.

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

4. **Parking Layout:** The three parking stalls beneath the addition range from 9 ft. to 11.28 ft. in width. The exterior parking stall is proposed to be 9ft in width, with columns on one side and landscaping on the other. It is recommended that the exterior stall width be increased to 10ft minimum to ensure passengers can navigate the columns and landscaping. It should be noted that if the applicant returns to a proposal with columns at each parking bay (Option 1 on Sheet 4), each stall shall not be less than 10 ft wide.

   Response: The parking layout has been revised to provide better vehicle maneuvering.

5. **Elevations:** Dimensions and material callouts will be required on the proposed elevations. *The applicant has indicated that these will be provided once there is general agreement on the direction of the building design.*

   Response: Comment acknowledged. The Applicant will provide dimensions and notes on elevation drawings.

6. **Refuse:** There is an interior trash room identified on the ground floor of the addition. The applicant should clarify the proposed logistics and exterior location for trash pickup.

   Response: The interior trash room will be used to store 90 gallon rolling containers until pick up days. The containers will be brought to the sidewalk on South Brett Street on pick up days, and returned to the interior trash room after pickup occurs.

7. **Building Height:** At the last Planning Board meeting it was suggested that the addition be reduced to one-story. The CMS district carries a minimum building height of two (2) stories pursuant to Section 223-41.18(E)(6).

   Response: Comment acknowledged. After consideration and review of Zoning requirements, the one story addition concept will no longer be considered.

8. **Historical Compatibility:** Section 223-41.18(J)(3) states "Proposed new buildings should be compatible with nearby historic-quality buildings along Main Street. References to the existing context should include scale, type and texture of materials, roof and cornice forms, spacing and proportion of windows and doors, signs, and street-front fixtures. Building exteriors in or directly adjoining the Historic District and Landmark Overlay sections of the CMS District shall reinforce historic patterns and neighboring buildings with an emphasis on continuity and compatibility, not contrast, but new construction may still be distinguishable in architectural details, most evident in window construction and interiors."

   Based on the section above and the comments issued by SHPO dated February 24, 2025, the proposed South Brett Street façade should be redesigned to more closely align with the scale, materials, and spacing and proportion of windows of the existing Telephone Building (Option 4 on Sheet 4) or the proposed Main Street addition façade (option not shown) to create a more cohesive and compatible approach for the entirety of the addition.

   Response: The Main Street façade has been designed to maximize compatibility while distinguishing the addition from the original historic building. Window proportions, cornice and trim details, alignment with the existing building elements, and materials have been designed to emphasize compatibility with the existing building. The South Brett Street façade has been redesigned to align with the nearby

residential properties. The Planning Board Chairman indicated that he believes this approach takes precedence over the SHPO recommendations for this situation.

9. **Lighting Plan:** A lighting plan shall be submitted to ensure there is no glare or light trespassing onto adjacent residential properties. The applicant has indicated that a lighting plan is forthcoming.

   Response: Light fixtures and specifications are included on Sheet 1 – Site Plan.

Lanc & Tully Comment Responses:

General Comments:

1. A lighting plan shall be prepared for the project and made part of the overall site.

   Response: Site lighting has been added to Sheet 1 – Site Plan

Site Plan (Sheet 1 of 8):

1. The dimension for the width of the ADA access aisle should be masked so that it is legible. Consideration should also be given to lightening the hatch on the access aisle.

   Response: Revisions for legibility have been made

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. 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.

   Response: The parking has been revised to allow for easier maneuvering. Columns between each bay have been eliminated to reduce vehicle conflicts.

Building Elevations & Views (Sheet 4 of 8):
"View 2" at the top of the sheet is not representative of what is proposed per the plan, as this does not reflect the parking stall located between the sidewalk and building. Submitted views shall be representative of what is to be constructed.

Response: View 2 was provided to show the original design in relation to the proposed options. Updated renderings will be provided for the new design.

Please refer to Hudson Land Design's letter for additional responses to Lanc & Tully comments.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

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

April 29, 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 April 3, 2025 comment letter, and KARC's April 7, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully April 3, 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 has been prepared by Aryeh Siegel. The lighting plan is included with this submission.

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.
3. Aryeh Siegel has responded to this comment under separate cover.
4. The outside parking space and the adjacent parking space beneath the building are now show to be 10 feet wide space on the site plan. The roof leader downspout locations have been moved such that they no longer are in conflict with the parking spaces.

Building Elevation & Views (Sheet 4 of 8)

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

Grading & Utility Plan (Sheet 5 of 8)

1. The landscaped island located along South Brett Street is no longer proposed to used as a snow storage area. The snow storage note has been moved to the landscaped island located at the west edge of the parking area. The landscaping proposed within this area has been changed to ornamental grasses which are dormant in the winter. The grasses are typically cut in the fall which allows for snow to be stored on them during the winter months.

Landscape Plan (Sheet 7 of 8)

1. The Thujas have been replaced with Inkberry shrubs which can be pruned to control their horizontal spread. The Inkberry is a coniferous shrub which will provide screening throughout the year and is salt tolerant.
2. See response to comment 1. The Thujas have been replaced with Inkberry shrubs.

KARC April 7, 2025 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. Comment noted. Section 223-41.18(E)(12) of the code states the following:*"Landscaped area: A minimum of 10% of the lot shall be landscaped with trees, shrubs, or grass in locations approved by the Planning Board that enhance the streetscape, provide a landscaped rear yard or courtyard, and are found to be consistent with the intent of the CMS District. This requirement shall be reduced to 5% if the landscaped area is accessible to the public."*. Two street trees within tree grates are now proposed along South Brett Street to provide a public benefit along South Brett Street. These street streets will provide shade for pedestrians using the sidewalk and cars parked along South Brett Street. The proposed street trees along with the landscaping proposed within the island adjacent to the parking area along South Brett street, and the planters that are proposed along the east side of the Telephone Building provide a public benefit. Therefore, the minimum landscaped area should be reduced to 5%. The proposed landscaping plan provides 8% landscaping on the lot. It should be noted that there is no landscaping on the existing lot, and it is 100% impervious. The proposed landscaping reduces the overall impervious area of the lot.
3. A parking evaluation has been prepared for the project that discusses shared parking between residential and commercial uses on site, and available parking within 800 feet of the project in existing municipal parking lots and side streets. The parking evaluation includes information related to the similarly sized 208 Main Street project that was previously approved by the City of Beacon Planning Board. The project required 16 spaces, with 3 spaces proposed on site, and noted the availability of municipal parking lots within 800' of the property. See attached letter report for more information.
4. The parking stalls have been adjusted to provide 10 feet width for the outer space and adjacent covered space. The next standard covered space is 9 feet wide, and the ADA space is 8 feet wide. Tish results in the ADA loading area is being slightly wider than minimum 8 feet required for a van loading area.
5. Aryeh Siegel has responded to this comment under separate cover.

6. Trash will be stored within individual roll-out receptacles provided by the refuse contractor. Lessees will be required to move their receptacles to the sidewalk on trash pickup days.
7. Aryeh Siegel has responded to this comment under separate cover.
8. Aryeh Siegel has responded to this comment under separate cover.
9. Aryeh Siegel has provided a lighting plan.

Five (5) copies of the following materials are submitted in support of the project:

- Updated Site Plan Set, and
- Parking Evaluation Letter.

Thank you for your attention to this matter. We look forward to discussing this project with you at your May 13, 2025 planning board meeting. 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)

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	5%	6,250

WALL MOUNTED LIGHT (L1)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET. DARK SKY COMPLIANT

CEILING MOUNTED UNDER BUILDING LIGHT (L2)
MODERN FORMS CEILING MOUNTED FIXTURE. MODEL FM-W9100-AL, LED 100W EQUIVALENT, CRI 90. COLOR TEMPERATURE - 3000K. DARK SKY COMPLIANT

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

WALL MOUNTED HOUSE LIGHT (L3)
ANTO L1010-200 WALL LIGHT WALL MOUNTED FIXTURE. LED 100W EQUIVALENT, DARK SKY COMPLIANT. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

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

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.

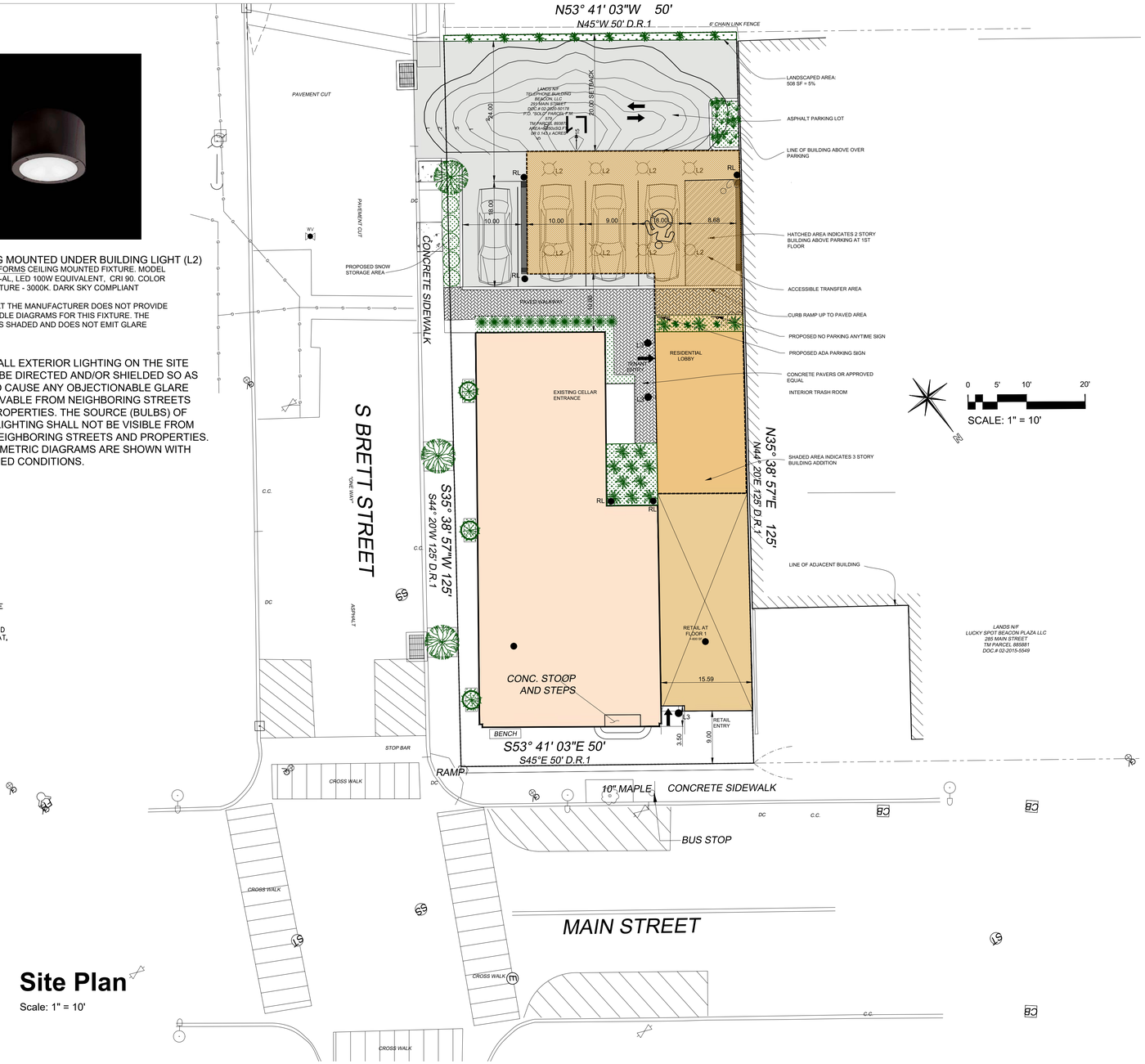
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ 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
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS



Site Plan
Scale: 1" = 10'

Location Map
Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	0.143 Acres (6,250 sf)
Building Footprint:	1,926 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed-Use: Retail / Office / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 space per dwelling unit (minimum)	3 dwelling units	3 parking spaces maximum
Commercial		
3 spaces per 1,000 sf GFA (minimum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**4 parking spaces** See Notes Below

Notes:

1. Parking for the residential use is provided on site. See Note 2 below for shared parking since there are both commercial and residential uses on the property. There is no other space for parking on the site.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. Two or more uses on same lot. Where two or more different uses occur on a single lot, the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces needed for each use individually, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.
4. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
5. Retail hours of operation: Monday through Sunday 7am – 11pm
6. 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.

Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Existing Conditions Plan
Sheet 3 of 8	Floor Plans
Sheet 4 of 8	Building Elevations & Renderings
Sheet 5 of 8	Grading & Utility Plan
Sheet 6 of 8	Erosion and Sediment Control Plan
Sheet 7 of 8	Landscape & Lighting Plan
Sheet 8 of 8	Construction Details

Site Plan Application
Sheet 1 of 8 - Site Plan

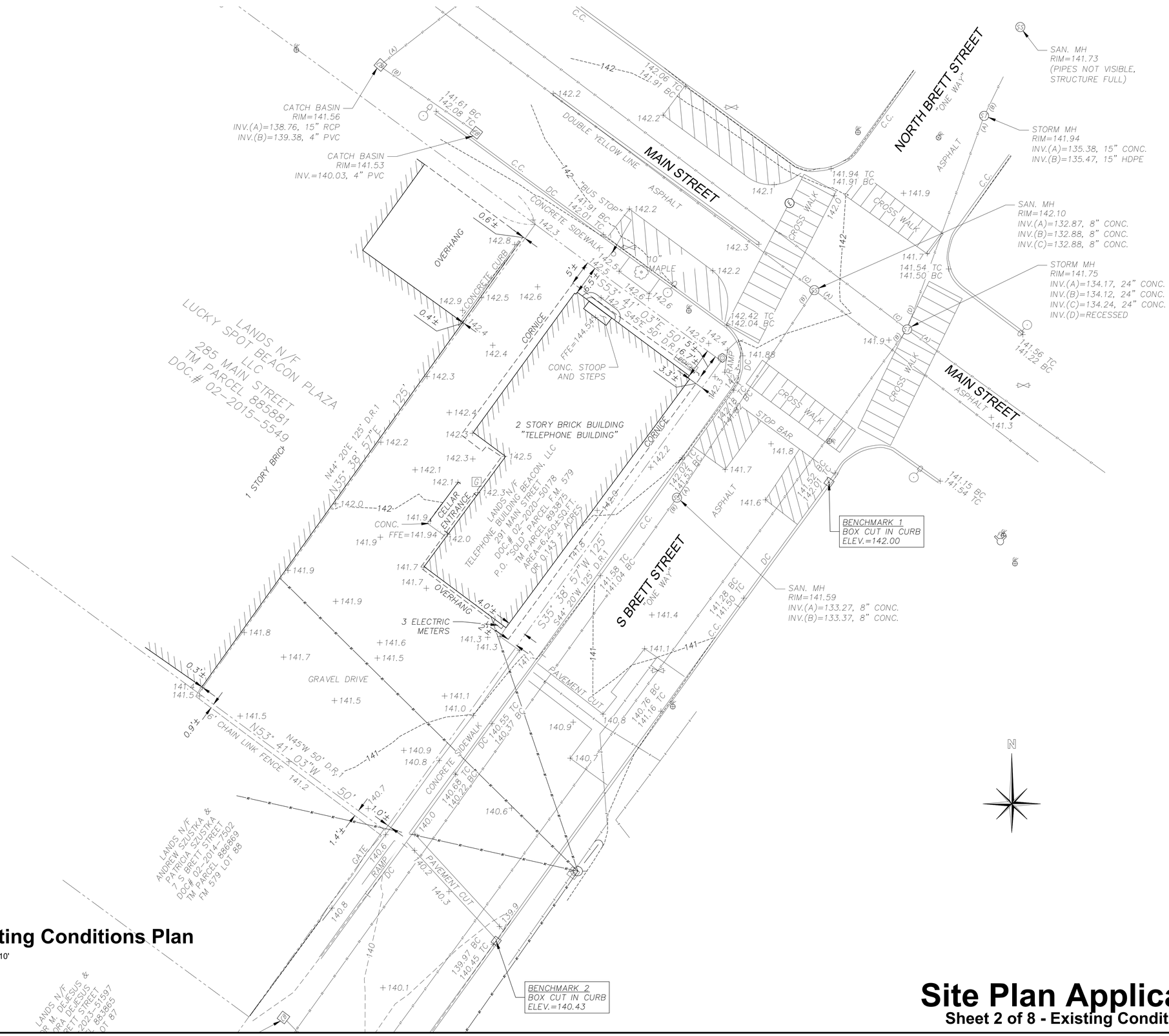
Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

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

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

291 Main Street - Telephone Building
Beacon, New York
Scale: 1" = 10'
October 1, 2024



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SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	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:
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21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
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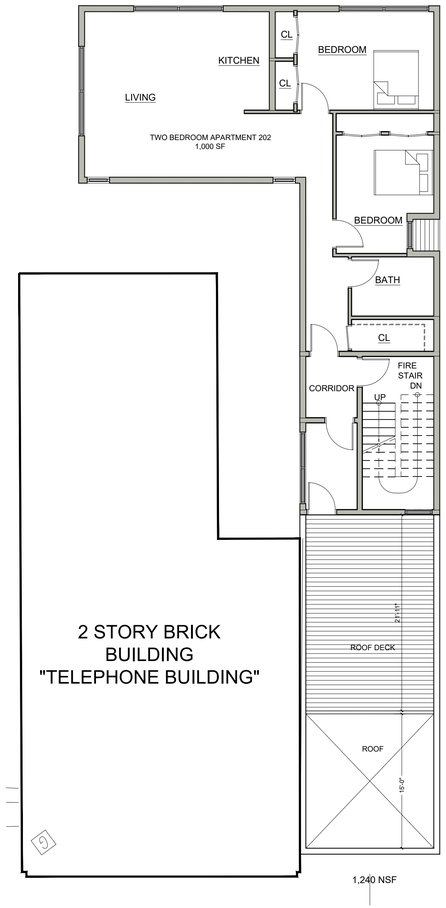
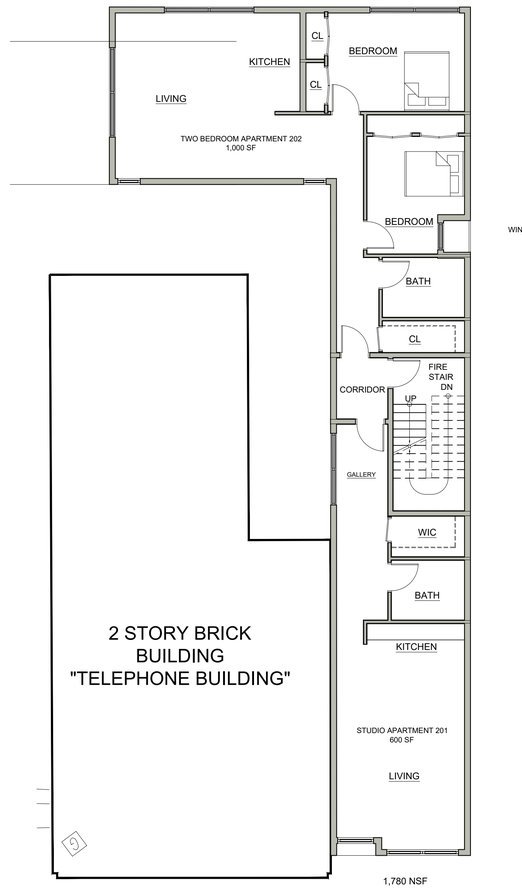
October 1, 2024



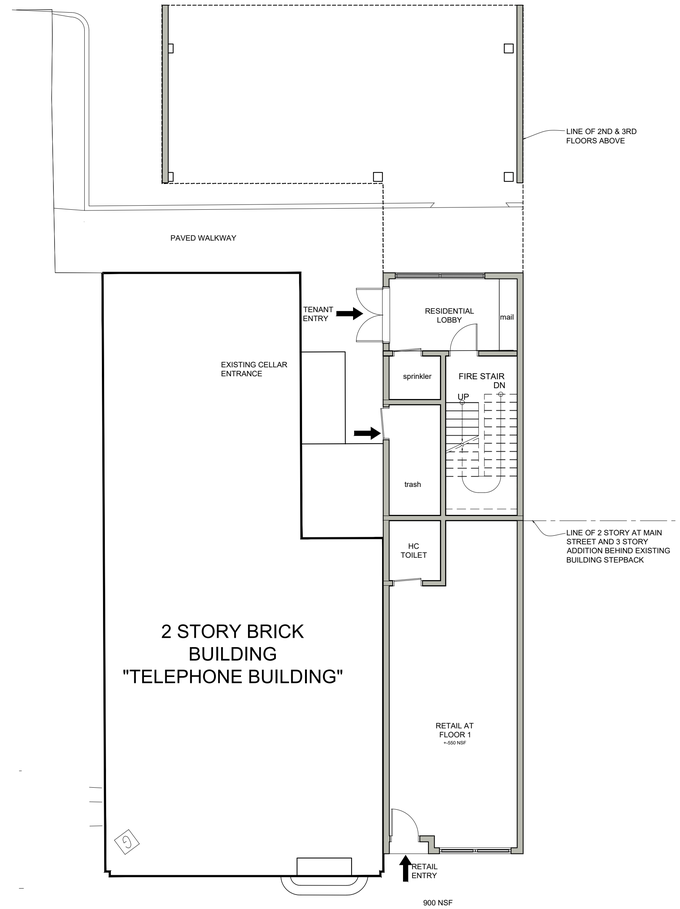
1,240 NSF

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



1,780 NSF

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



900 NSF

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

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4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	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

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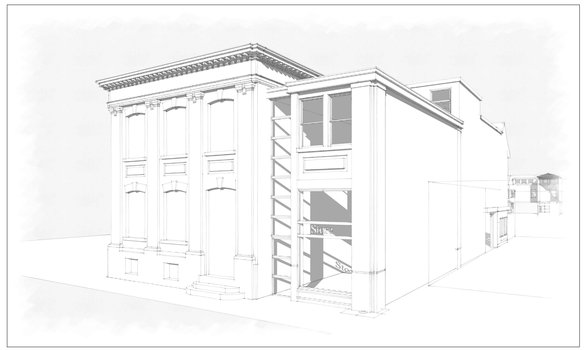
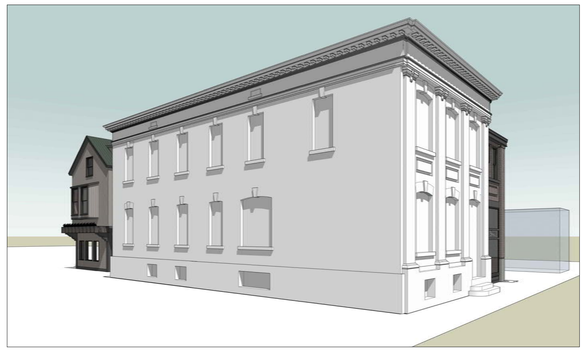


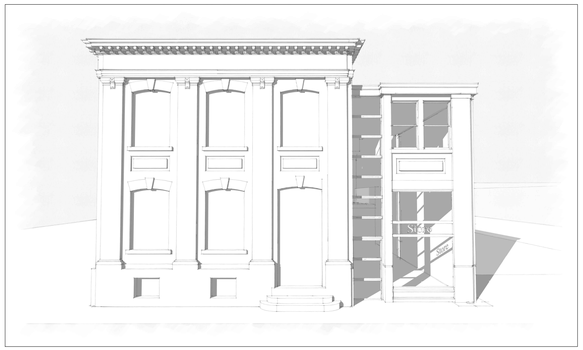
View 6: Main Street

Scale: NTS



View 5: Main and South Brett Street

Scale: NTS



View 4: Main Street

Scale: NTS

View 3: South Brett Street

Scale: NTS

View 2: South Brett Street

Scale: NTS

View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

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

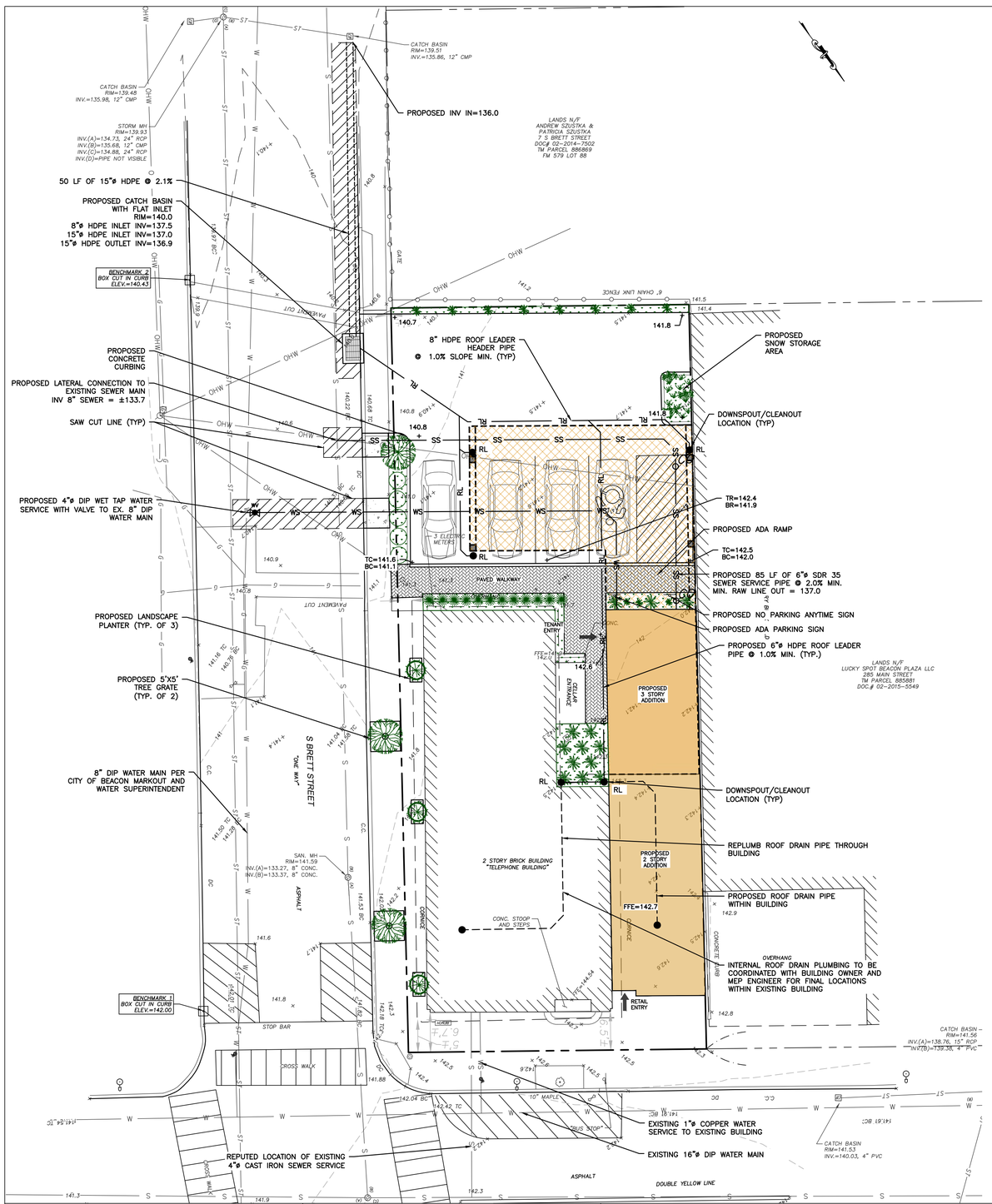
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

291 Main Street - Telephone Building

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



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- 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 _____ 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:			
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5	4/29/25	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 MICHAEL A. BODENDORF 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

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

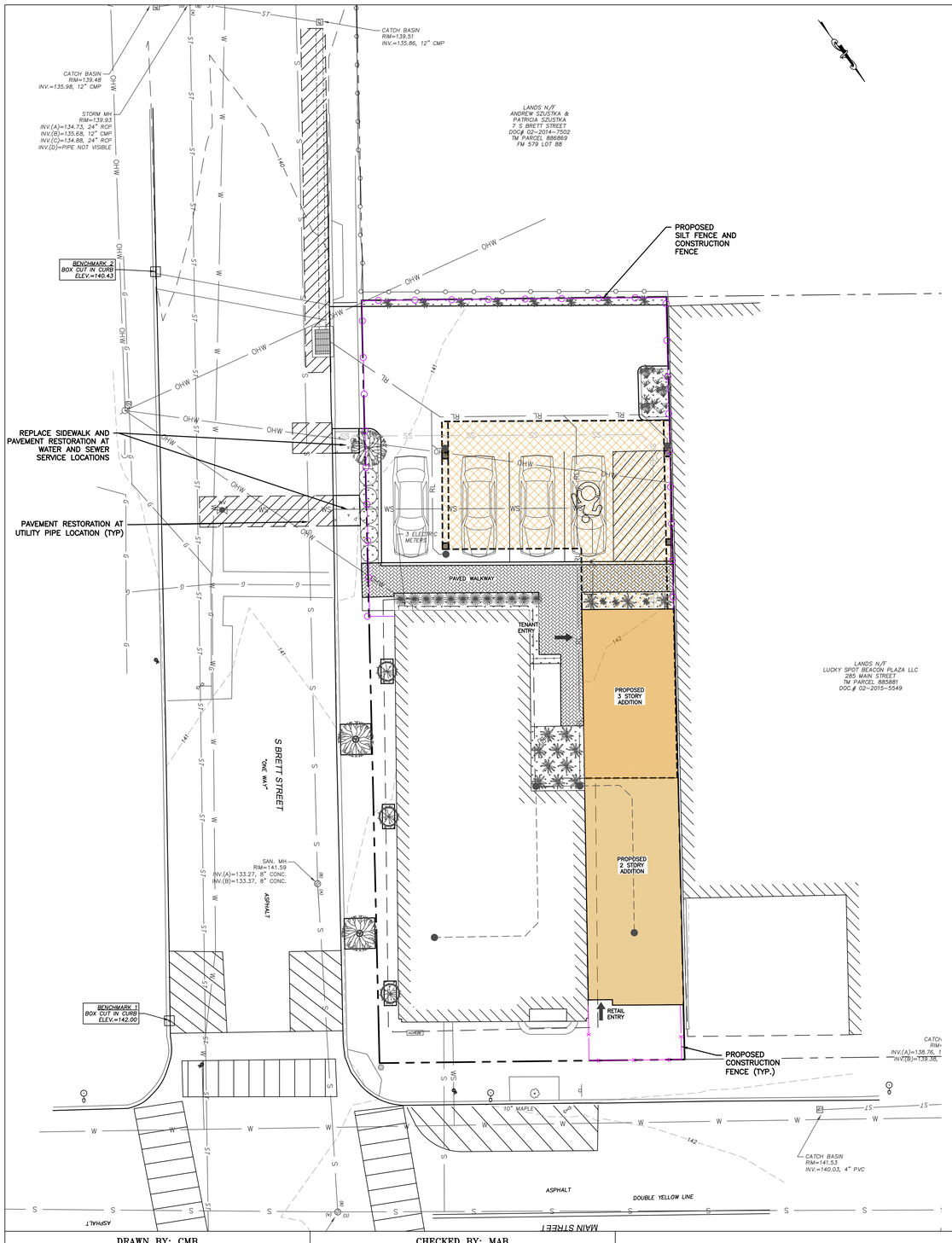
GRADING & UTILITY PLAN

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 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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STATE OF NEW YORK · MICHAEL A. BODENDORF · 085465 · LICENSED PROFESSIONAL ENGINEER

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EROSION & SEDIMENT CONTROL PLAN

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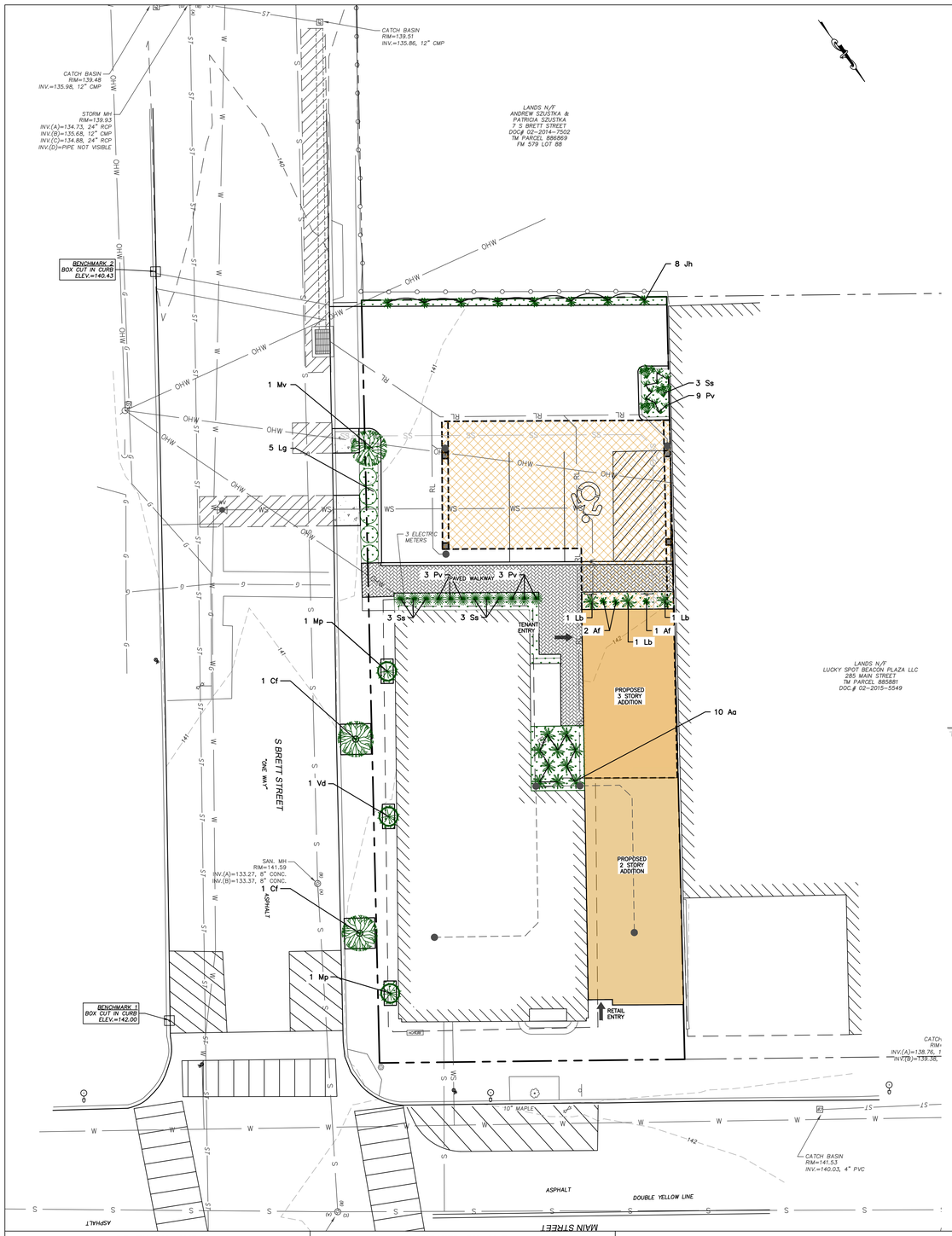

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PLANTING SCHEDULE

TREES

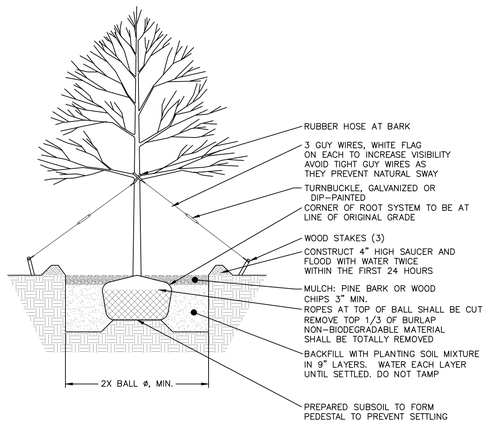
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN
Cf	2	CORNUS FLORIDA	FLOWERING DOGWOOD	6 FEET	AS SHOWN

SHRUBS

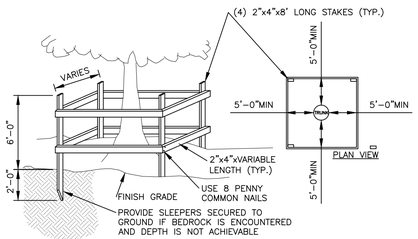
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Lb	3	LINDERA BENZOIN	SPICEBUSH	1 GALLON	6 FT
Pv	15	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	9	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT
Mp	2	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	2 GALLON	6 FT
Vd	1	VIBURNUM DENTATUM	ARROWOOD VIBURNUM	2 GALLON	6 FT
Af	3	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GALLON	2 FT
Ig	5	ILEX GLABRA	INKBERRY	2 GALLON	3 FT

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
   B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
8. ALL LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SITE.

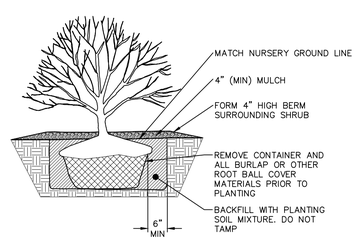


TREE PLANTING DETAIL
NOT TO SCALE



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

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_____ SECRETARY

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

DRAWN BY: CMB	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	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
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

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STATE OF NEW YORK DANIEL A. BODENDORF 085446 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

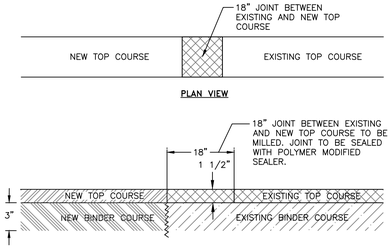
LANDSCAPING PLAN

291 MAIN STREET-TELPHONE BUILDING

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

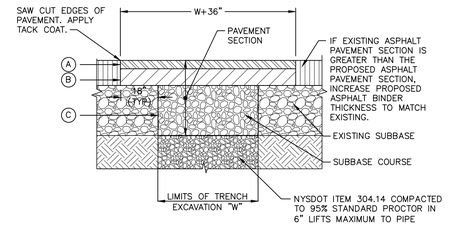
JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 8

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.

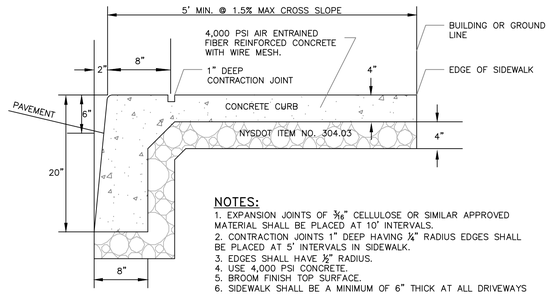
MILLED KEYWAY DETAIL
NOT TO SCALE



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

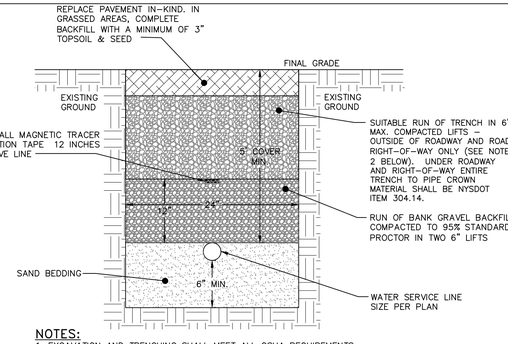
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



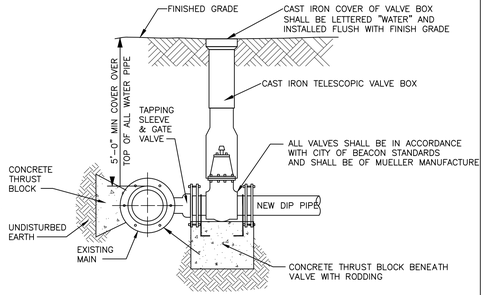
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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



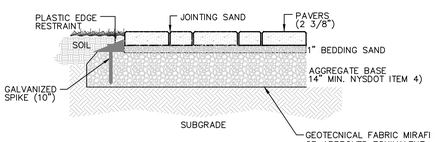
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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



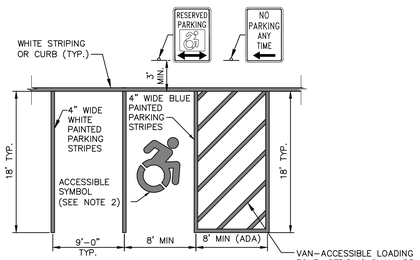
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH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

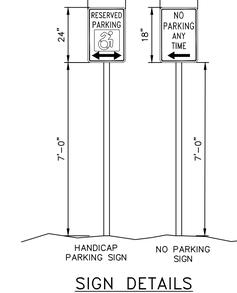
CONCRETE PAVER DETAIL
NOT TO SCALE



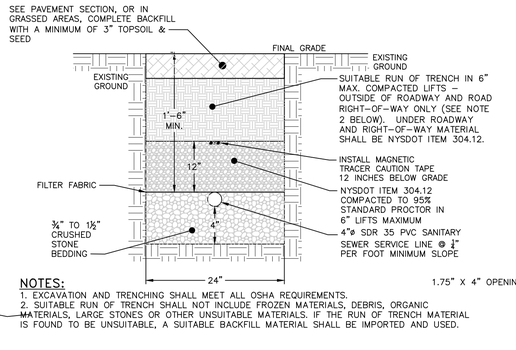
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE

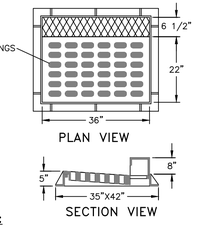


SIGN DETAILS
NOT TO SCALE



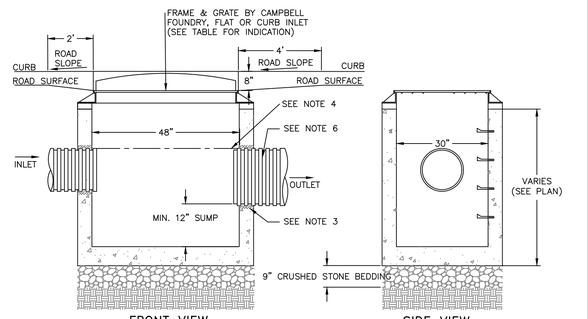
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



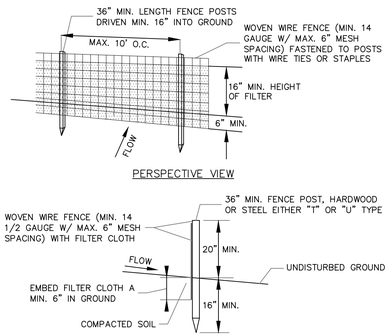
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



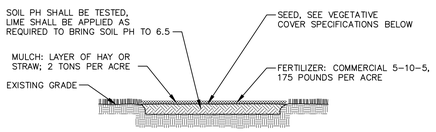
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



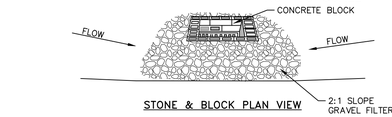
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



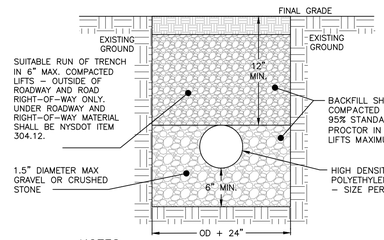
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS PER ACRE
   - 175 POUNDS PER ACRE
3. SEED MIXTURE FOR USE IN SHADY AREAS:
   - 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS — 138 POUNDS PER ACRE
   - 20% FINE FESCUE — 37 POUNDS PER ACRE
   - 175 POUNDS PER ACRE
4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB				
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB				
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK — MICHAEL A. BODENDORF — 084465 — LICENSED PROFESSIONAL ENGINEER

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

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

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

April 29, 2025

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

Re: 291 Main Street Residential Site Plan – Parking Evaluation
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 evaluated the potential traffic and parking impacts associated with the proposed redevelopment of 291 Main Street, commonly known as the "Telephone Building" ("the Project").

The Project involves redevelopment of the existing structure, including a new two- and three-story addition adjacent to the current building. The three-story section will be set back 40 feet from the two-story façade along Main Street. The new construction will include approximately 550 square feet of commercial space on the ground floor and three residential units on the upper levels. The site lies within the CMS zoning district and the Historic District and Landmark Overlay Zone (HDLO).

Access to the site will be provided via an existing curb cut on South Brett Street. A total of four (4) off-street parking spaces—including one ADA-accessible space—are proposed. The CMS zoning district does not impose minimum parking requirements due to its proximity to public transportation, municipal parking, and pedestrian-friendly streetscapes. A parking maximum of 17 spaces applies, based on the zoning calculation of one space per dwelling unit and three spaces per 1,000 square feet of commercial gross floor area (combining 588 SF of proposed retail with 3,550 SF of existing office space).

The subject parcel is located within 800 feet of three municipal parking lots:

- County Building lot at South Elm Street and Main Street – 92 spaces
- Eliza Lot at North Chestnut and Church Street – 90 spaces
- Lot at South Chestnut Street and Henry Street – 65 spaces

(See Exhibit A: Downtown Beacon Public Parking.)

Additionally, Main Street features two-hour street parking from 9 AM to 5 PM daily. Streets within 400 feet of the site—including North and South Walnut, Brett, and Cedar Streets, as well as Church and Dewindt Streets—offer unrestricted on-street parking 24/7. Many residential properties on these streets have private driveways or garages, which reduces competition for on-street spaces and maintains availability.

The existing commercial use within the Telephone Building is currently office space, which typically generates less parking demand than retail or service-oriented businesses. Additionally, office tenants do not park overnight; therefore, the lot is empty every night which accommodates residential usage. One current tenant utilizes two parking spaces only on Mondays, Wednesdays, and Fridays, and their parking arrangement will be revised under a new lease. Another tenant resides within walking distance and does not require dedicated parking.

Similar Projects Previously Approved by the Planning Board

208 Main Street was approved by the Planning Board in 2019. The approved project has a combination of retail and 4 apartments. Parking was not required because of the 1964 exception, but the parking analysis for 208 Main Street shows a similar parking requirement of 16 spaces, with 3 spaces proposed on site, and notes the availability of municipal parking lots within 800' of the property.

416-420 Main Street was approved by the Planning Board in 2021. The approved project has a combination of retail, office and 2 apartments. The parking requirement was 23 spaces and 2 on-site parking spaces were provided. The planning board waived the requirement of 21 parking spaces per resolution. The site plan notes the availability of municipal parking lots within 800' of the property. Site Plan information related to the 208 Main Street and 416-420 Main Street projects can be found within Exhibit B at the end of this letter.

HLD is currently conducting a parking utilization analysis during weekday/weekend AM and PM timeframes on municipal lots and side streets within 800 feet of the Project. The collected data will be presented at the May 13, 2025 planning board meeting. We trust this analysis, along with the upcoming data supports the Project's compatibility with local parking conditions.

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)

Exhibit A

EXHIBIT A - DOWNTOWN BEACON PUBLIC PARKING

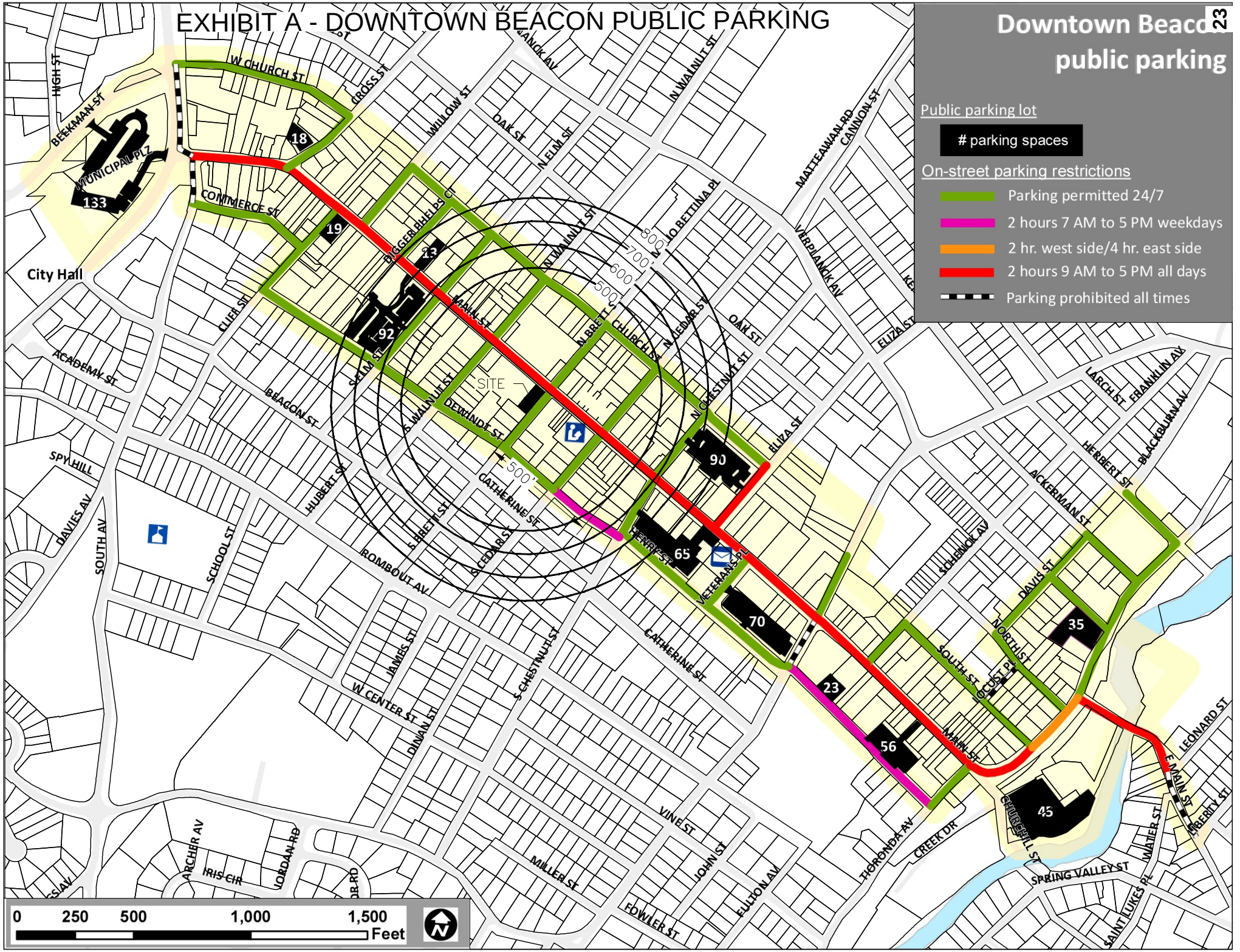


Exhibit B

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Frontage Required	Frontage Proposed	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area	Minimum Landscaped Area	Proposed Landscaped Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS	0' -10'	0	25	2.75' *	0'	25'	80%	100%	75'	101.62' **	3 stories. With special permit, 4 stories with a 15' step back above 38'	3 stories with stepped back 4th story at rear 35' at front, 46' at stepped back rear portion	4,753 sf	10,763	10% **	6%

* Existing condition

** Minimum landscaped area may be waived for lots smaller than 5,000 sf. Subject lot is 4,753 sf

PLANT SCHEDULE

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
Shrubs					
7	S-R	*Rhododendron maximus*	Rhododendron	30-36"	
Grass					
lbs	ECO-LAWN	*Buchloe dactyloides 'Texoka'*	Eco Lawn	Seed	April-October planting

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 ¾" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP. OR APPROVED EQUAL

L1: Wall Mounted

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

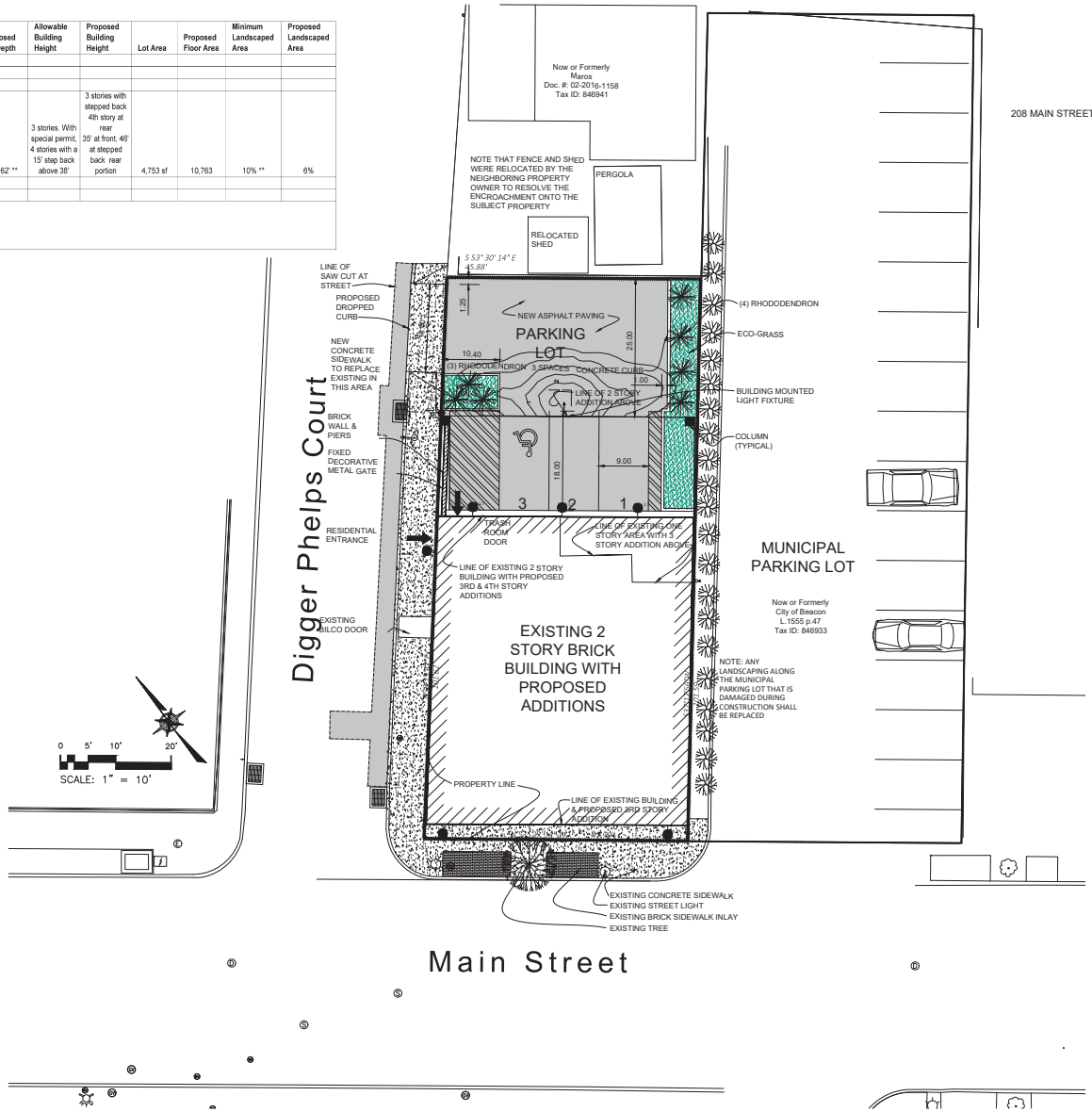
WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

Lighting

Not to Scale

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



Site Plan

Scale: 1" = 10'

Survey Date: February 6, 2018
TEC Land Surveying
15c Tioronda Ave.
Beacon, New York 12508

Location Map

Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-842935
Lot Area:	0.109 Acres (4,753 sf)
Building Footprint:	2,571 square feet
Historical Overlay District:	No
Parking Overlay District:	Yes
Existing Use:	Retail / Multi-Family Residential
Proposed Use:	Retail / Multi-Family Residential

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Residential				
1964 - 1 1/2 spaces per dwelling unit	4 apartments	6 parking spaces		
Present - 1 space per dwelling unit			9 apartments	9 parking spaces
Retail				
1964 - 1 space per 200 sf gross area excluding basement and utility areas	2,571 sf	13 parking spaces		
Present - 3 spaces per 1,000 sf of floor area			2,100 sf	7 parking spaces
Total Required Parking Spaces		*19 Parking Spaces*		*16 Parking Spaces*
Total Proposed Parking Spaces				**3 Parking Spaces (Note 1)**

Notes:

1. Parking is not required per Beacon Zoning Code Section 223-26 (B.2); The building was in existence on April 20, 1964. The new use is less than 25% greater intensity than the use existing in 1964. 19 parking spaces would have been required in 1964 for the uses in existence at that time. 16 parking spaces are required for the current proposed uses.

   Whenever a building or structure erected prior to or after April 20, 1964. or any land use shall undergo any increase in intensity of use in the number of dwelling units, floor area, seating capacity, number of employees or other unit of measurement specified hereinafter for required parking facilities, or from other causes, and further when said increase would result in a requirement for additional parking facilities through application of the Schedule of Off-Street Parking Requirements (Subsection I), additional parking facilities shall be provided accordingly, except that no building or structure erected prior to said date shall be required to provide parking facilities unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date, in which case parking spaces shall be provided on the basis of the total units of measurements of the new use or of the alteration or expansion of the existing use.
2. The existing use in 1964 was retail at the 1st floor, and 4 apartments on the 2nd, the 1964 Beacon Directory.
3. There are public parking lots within 800' of the property.
   a. Pleasant Ridge Pizza
   b. Dutchess County Motor Vehicles
4. Retail Hours of operation: 7am – 10pm, Monday through Sunday, inclusive
5. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage.
6. The Applicant met with the Architectural Review Board on June 22, 2018, and the Planning Board granted a Certificate of Appropriateness July 10, 2018. The Applicant proposes to amend the Certificate of Appropriateness with the proposed partial 4th story.
7. The original site plan approval for the rear and 3rd story addition was granted by the Planning Board July 10, 2018.
8. Note that the engineering plans have been re-submitted. The proposed amended design with the partial 4th story will have no material effect on the site engineering. Gutters and leaders will be adjusted to conform to the new conditions.

Index of Drawings

Sheet 1 of 6	Site Plan
Sheet 2 of 6	Existing Conditions Survey
Sheet 3 of 6	Floor Plans
Sheet 4 of 6	Elevations
Sheet 5 of 6	Grading, Utility and Erosion & Sediment Control Plan
Sheet 6 of 6	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	6/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	7/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Amendment to Site Plan Application

Sheet 1 of 6 - Site Plan

Owner
Lendita & Fadil Mavraj
59 River Glen Road
Wallkill NY 12589

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

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

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

208 Main Street
Beacon, New York
Scale: 1" = 10'
March 26, 2019

Bulk Zoning Regulations Table - Main Building

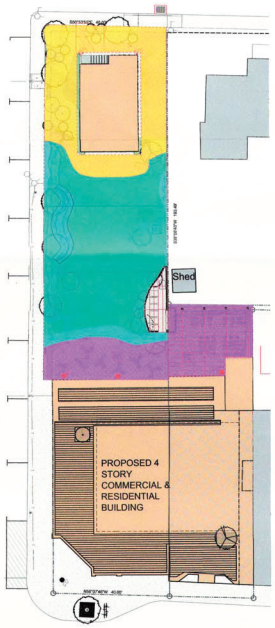
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	6'-3" - 7'-3" **	0'	118'	100%	100%	75'	Varies: 105' - 192'-11"	3 | 38' & 4th Story w/ Special Permit	4 Stories ***	10% 5% if open to public	25% (2,743 sf)	10,673 SF	11,715 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Main Building lies within the CMS District
** Front setback varies along Main Street
*** The City Council granted a Special Use Permit for the setback 4th story on March 1, 2021

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	9.24'***	10'	20'	7.99'	10'/10'	146'	100'	192'-11"	2.5 | 35'	2 stories | 27'	10,673 SF	1,320 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Live/Work Residence lies within the T District.
** 10' side yard towards neighbor. 10' side yard towards Schenck Ave.
*** To align with the average front yard setback of houses within 250' along the south side of South Street



Area Delineation Diagram

Scale: 1" = 20'

LIVE WORK PRIVATE AREA (YELLOW):	1,228 SF
CENTRAL PUBLIC GREEN SPACE AREA (BLUE):	2,425 SF
MAIN STREET BUILDING PRIVATE AREA (PURPLE):	1,208 SF

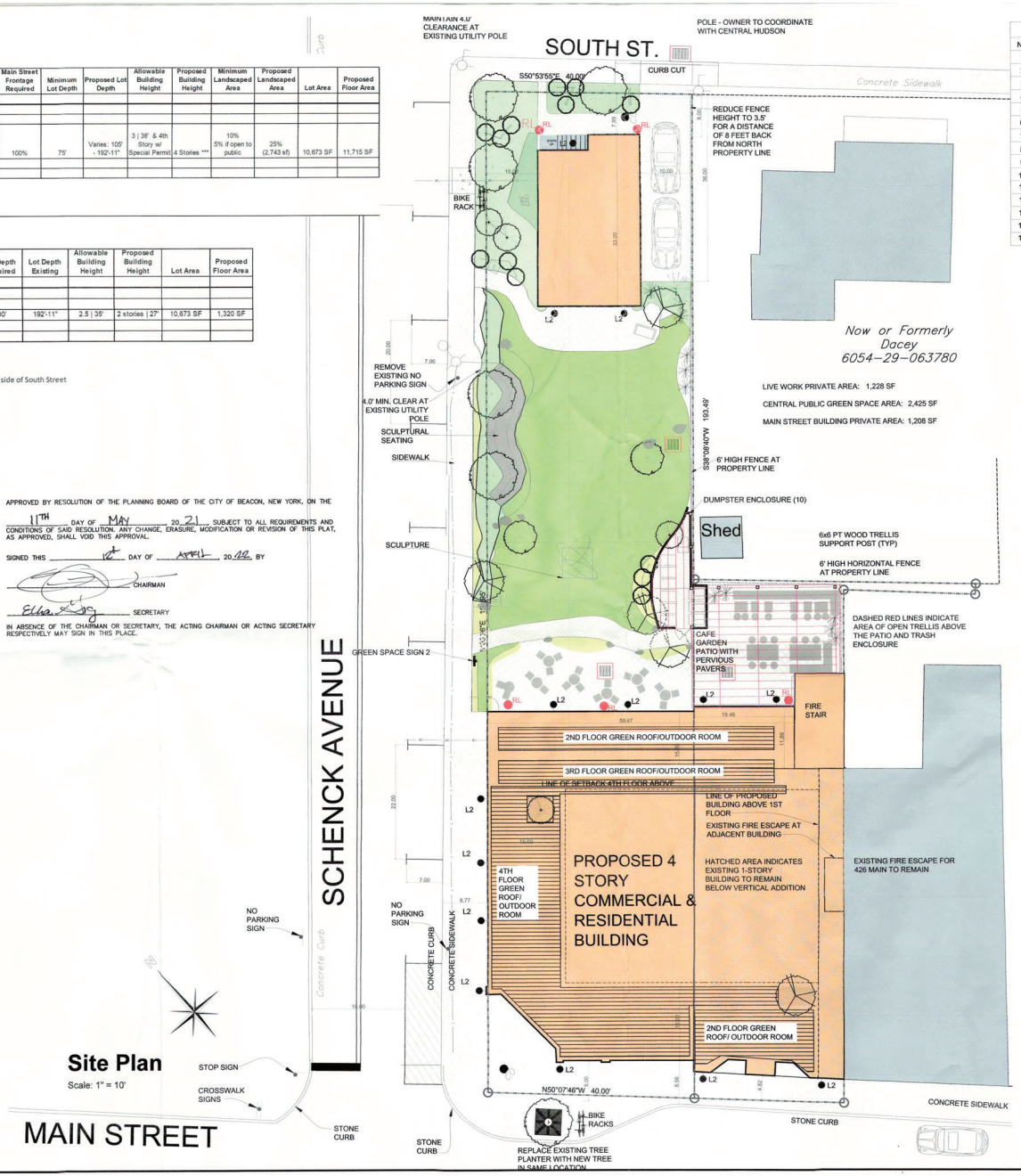
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 11TH DAY OF MAY 20 21, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 12 DAY OF APRIL 20 22 BY

CHAIRMAN

SECRETARY

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



Site Plan

Scale: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS
9	03/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
10	04/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS
11	07/27/21	NO CHANGE	AJS
12	08/31/21	NO CHANGE	AJS
13	01/10/22	FOR FINAL REVIEW	AJS
14	02/28/22	FOR FINAL REVIEW	AJS
15	03/11/22	FOR FINAL REVIEW	AJS

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,616 SF (Front Building) & 660 SF (Back Building) = 5,276 SF Total Footprint
Historical Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the T District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Artist Live Work Residential with Retail (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(1) Apartments in Front Building	1 parking spaces
(1) space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area	(1) one-bedroom Artist Live Work with retail	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	4,295 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	6,220 sf	12 parking spaces
Total Required		**23 parking spaces**
Total Provided		**2 parking spaces** See Note 1

Notes:

1. The Applicant proposes to provide 2 parking spaces for the residential uses and requests a waiver of the parking for commercial uses. A Zoning Variance to provide 6 parking spaces where 36 were required was granted for a previously approved project in 2013. Zoning Variance #2013-09
2. The Planning Board, in its Site Plan approval resolution, waived 21 parking spaces under the provisions in Section 223-41.18G(3).
3. There are public parking lots within 800' of the property:
   a. Churchill Street Parking Lot
   b. Van Nydeck Avenue Parking Lot (Behind Brothers Restaurant)
   c. Van Nydeck Avenue Parking Lot (Behind Fire House)
   d. Henry Street Parking Lot
4. No signage is proposed as part of this application apart from the sign indicating the public park. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

Sheet 1 of 1	Subdivision Plat
Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions & Demolition Plan
Sheet 3 of 11	Landscape Plan & Planting Schedule
Sheet 4 of 11	Building Plans
Sheet 5 of 11	Building Elevations & Renderings
Sheet 6 of 11	Grading & Utility Plan
Sheet 7 of 11	Erosion and Sediment Control Plan
Sheet 8 of 11	Utility Profiles
Sheet 9 of 11	Construction Details
Sheet 10 of 11	Construction Details
Sheet 11 of 11	Signing & Striping Plan

Site Plan Application

Sheet 1 of 11 - Site Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

Landscape Design:
Landscape Restorations
P.O. Box 286
Beacon, New York

416-420 Main Street
Beacon, New York
Scale: 1" = 10'
September 9, 2020

LANC & TULLY
Engineering and Surveying, P.C.

May 6, 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 March 25, 2025 (April 25, 2025?).
- Response correspondence from Hudson Land Design, dated April 29, 2025.
- Parking Evaluation Report, dated April 29, 2025, as prepared by Hudson Land Design.
- Plan set titled "291 Main Street – Telephone Building", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings, with the latest revision date of April 29, 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. ***Applicant's consultant notes that this will be provided with a future submission once the design has been generally accepted by the City.***

Site Plan (Sheet 1 of 8):

1. The snow storage area indicated on Sheet 1 should be revised to reflect the area provided on Sheet 5 of 8.

Building Elevations & Views (Sheet 4 of 8):

1. "View 2" at the top of the sheet is not representative of what is proposed per the plan, as this does not reflect the parking stall located between the sidewalk and building. Submitted views shall be representative of what is to be constructed. ***Applicant's consultant notes updated renderings will be provided for the new design.***

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.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 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:

- Comment response letter by Aryeh Siegel, dated March 25, 2025
- Comment response letter by Hudson Land Design, dated April 29, 2025
- Parking Evaluation Report by Hudson Land Design, dated April 29, 2025
- Site Plan Set (8 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised April 29, 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 façade facing Main Street 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.** The applicant has stated that mechanical equipment will be located on the flat roof of the 3-story building section, screened by a parapet wall. The Board may request a roof plan be provided to indicate the exact location of the proposed units, as well as height of units compared to the proposed parapet height to ensure there are screened from public view.

2. **Landscaped Area:** The Bulk Table provided on Sheet 1 of 8 should indicate a proposed landscaped area of 8% as noted in the response letter from HLD dated April 29, 2025, and a diagram demonstrating how the minimum 5% is met should be provided. Per Section 223-41.18(E)(12), the landscaping requirement shall be reduced to 5% if the landscaped area is accessible to the public. Two (2) new proposed street trees (Flowering Dogwood) are proposed along S. Brett, which provide numerous public benefits and are accessible to the public. It should be confirmed that the minimum required sidewalk clearance is provided with the addition of the street trees.

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. A total of 4 parking spaces are currently proposed on site, one of which will be a dedicated ADA space. The applicant has demonstrated several municipal parking facilities within 800 ft of the project and will be providing utilization data for those lots. The applicant also provided information on similar projects on Main Street, recently approved with reduced on-site parking.

4. **Elevations:** Dimensions and material callouts will be required on the proposed elevations. ***The applicant has indicated that dimensions and notes will be provided on a future submission.*** It is recommended that the applicant's justification of historic compatibility, Per Section 223,41.18(j)(3) and Chapter 134, also be added as notes on the final elevations sheet so they become a part of the final site plan set.

5. **Lighting Plan:** The Index of Drawings indicates Sheet 7 of 8 as the Landscaping & Lighting Plan, however lighting locations, details, and labels are shown on Sheet 1 of 8. Additionally, several lights on Sheet 1 are labelled at "RL", which is not indicated in the lighting details. The applicant should clarify if "RL" is intended to indicate lighting fixture L1 and the above noted errors corrected.

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: Scott Lerman
To: Mercedes Perez
Subject: Fwd: Photos of Telephone Building
Date: Saturday, April 19, 2025 11:07:28 AM

Ms. Perez, please forward to the Planning Board. Thank you, Scott

---

To the Planning Board:

The architect for the proposed addition to the Telephone Building commented on the low visibility/prominence of the cornice when approaching from West to East—asserting that the annex design would not much affect critical views of the historic building. These photos give a fair sense of what a pedestrian sees from the North Sidewalk. Perhaps the developer would like to insert their proposed structure into these near and far images...

Regards,
Scott Lerman
917.561.0444

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Chinese Restaurant
TEL:831-1338/0599
ALPS HU

Main St

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CAR WASH
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From: Karl Muchow
To: Mercedes Perez
Subject: spam>For Chairman John Gunn re 291 Main Street
Date: Tuesday, April 29, 2025 8:00:40 AM

Ms. Perez, Thank you so much for passing this to the Chairman. Regards, Karl.
Dear Chairman John Gunn,
As a once 7 year resident of Beacon and continuous patron of all its wonderful stores, I am reaching out to you to offer full-throated support of the proposed development of the site at 291 Main Street in Beacon. I recently looked at the plans and renderings and was struck by how much they will transform that (let's face it) challenging part of the city. With a less than attractive car wash to one side and older supermarket across the street, the proposed building will fill in the awkward gaps around the Telephone building that make it look isolated and separate from the rest of the cityscape. The Main street side of the development will give the entire block a fresh look that adds to the charm of the area, de-emphasize the ugly metal girder at the car wash exit, and add to the retail value of that block substantially. The side street portion of the development will not only offer more housing but greatly improve the appearance of what is now a plain, asphalt flat top. We all know the importance of historic structures like Beacon's Telephone building, and the development around it will enhance it and add real value to a nearly industrial part of town. I encourage you and the board to support it.
Regards,
Karl Muchow

City of Beacon Planning Board Agenda
05/13/2025

Title:

Public hearing for Subdivision Approval and continue public hearing for SEQRA and Site Plan Approval, and continue review of applications 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 5.13.25 Supplemental Submission - Cover Letter.pdf

45 Beekman PB 5.13.25 Ex A - SHPO No Impact Letter 4-29-25.pdf

45 Beekman PB 5.13.25 Ex B - Colliers Response 4-29-25.pdf

45 Beekman PB 5.13.25 Ex C - Aryeh Siegel Response 4-29-25.pdf

45 Beekman PB 5.13.25 Architectural Plan Sheet A105 rev 4-29-25.pdf

45 Beekman PB 5.13.25 Architectural Plan Sheet A106 rev 4-29-25.pdf

45 Beekman PB 5.13.25 Architectural Plan Sheet A107 rev 4-29-25.pdf

45 Beekman PB 5.13.25 Site Plan Sheets rev 4-29-25.pdf

45 Beekman PB 5.13.25 Subdivision Plat_Lot Consolidation Plan 4-28-25(6421949.1).pdf

45 Beekman PB 5.13.25 SWPPP rev 4-29-25.pdf

Lanc & Tully 45 Beekman Street 05-08-25 review.pdf

KARC Review PB_45 Beekman_2025.05.12.pdf

45 Beekman St-High St - FEAF Part 3.pdf

45 Beekman St-High St - SEQRA Negative Declaration.pdf

45 Beekman St-High St - LWRP Resolution.pdf

45 Beekman PB 5.13.25 PH public comment Case (2).pdf

45 Beekman PB 5.13.25 PH public comment Case.pdf

45 Beekman PB 5.13.25 PH public comment Lerman.pdf

45 Beekman PB 5.13.25 PH public comment Reynolds.pdf

45 Beekman PB 5.13.25 PH public comment Chong.pdf

45 Beekman PB 5.13.25 PH public comment Chong (2).pdf

45 Beekman PB 5.13.25 public comment Zellinger.pdf

45 Beekman PB 5.13.25 PH public comment Riley.pdf

45 Beekman and High St Detrmination letter metal panel 5.12.25.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

April 29, 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, Site Plan, & Subdivision Public Hearings
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").

PROJECT PUBLIC HEARING STATUS AND THE APPLICANTS' REQUEST FOR THE BOARD'S ISSUANCE OF A SEQR NEGATIVE DECLARATION:

At the February 11, 2025 meeting, the Planning Board opened the Public Hearings for this matter's Site Plan Application and State Environmental Quality Review Act ("SEQR") review, which hearings were continued at the Board's March 11th and April 8th meeting to the upcoming May 13th meeting Agenda. At the April 8th meeting, the Board also set the Public Hearing for the Subdivision (lot merger) Application for the May 13th meeting upon the condition that this submittal included a subdivision (lot merger) plat. A copy of the subdivision (lot merger) plat prepared by Colliers Engineering and Design, P.C. ("Colliers") is enclosed.

Before the Planning Board opens the Subdivision Public Hearing, the Applicants respectfully request the Board close the SEQR Hearing and adopt SEQR findings (e.g., Negative Declaration) for the Project. The Board has reviewed, in depth, draft SEQR findings prepared by the City Attorney, i.e., Negative Declaration and Environmental Assessment Form ("EAF") Parts II and III, during the March 11th and April 8th meetings. This all follows the Applicants' fourteen (14) appearances before the Planning Board, three (3) appearances before the Planning Board's Architectural Review Board Subcommittee (the "ARB"), nineteen (19) submittals to the Board

that collectively demonstrate that an exhaustive analysis has been undertaken relating to all potential environmental considerations, and that the state of the record supports a Determination of Significance that the instant proposal will not create any potentially significant adverse environmental impacts (i.e., a Negative Declaration).

For the Board's further consideration in completing the SEQR review of the Project, enclosed please find a copy of a further "No Impact" letter that the Applicants received from the New York State Parks, Recreation and Historic Preservation ("OPRHP" or "SHPO") on April 29, 2025, confirming, again, that the Project *will not* have any impacts on archaeological or historic resources with the inclusion of certain construction protections that the Applicant will be incorporating into the Project. *See* **Exhibit A** – SHPO No Impact Letter ("it is the OPRHP's opinion that the two-building mixed-use residential and retail project **continues** to have No Adverse Impact on historic and archaeological resources") (emphasis added).[1]

THE APPLICANTS' REQUEST FOR A REFERRAL AND POSITIVE RECOMMENDATION TO THE CITY ZONING BOARD OF APPEALS ("ZBA"):

Should the Planning Board take action to adopt SEQR findings on the Project at the May 13th meeting, the Applicants respectfully request that the Board consider referring the Project to the ZBA relative to area variance relief from Zoning Code Section 223-41.21.F(1).

This Section mandates certain parking setbacks from rights-of-way in order to effectuate the Linkage District's purpose of improving the pedestrian streetscape along Beekman Street between Main Street and the Train Station.[2] Due to the irregular shape of the Premises, the area variance relief is needed for certain portions of the off-street parking proposed along High Street, not Beekman Street, as was intended by the L District restrictions. Moreover, the small number of parking spaces located in the setback—three (3) spaces—is the minimum amount required in order to meet the necessary amount of parking, as advised by the City's Traffic Consultant, as

[1] Note: Following the issuance of SHPO's letter dated April 7, 2025, the Applicants met with SHPO staff on April 22, 2025 to review the proposed rooftop mechanical equipment and provided responsive, updated design materials to SHPO on April 25, 2025 showing such equipment moved towards Beekman Street. Based upon those updates, the enclosed letter attests that "it is the OPRHP's opinion that the two-building mixed-use residential and retail project continues to have No Adverse Impact on historic and archaeological resources" with the inclusion of the above referenced construction plan, which plan, per our discussions with SHPO, is prepared concurrently with the construction drawings for the Project, i.e., post-discretionary approvals.

[2] *See* CITY OF BEACON ZONING CODE § 223-41.9; CITY OF BEACON COMPREHENSIVE PLAN, AT PAGES 8 & 66.

these spaces could not be located elsewhere throughout the Premises given the locations of necessary stormwater controls, off-street loading areas, emergency access, and associated vehicular maneuverability around the site. As such, the Applicants' respectfully request this Board consider sending a positive recommendation along with its referral to the ZBA.

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 Sets and written memoranda in response to comments made by this Board and its consultants at and in advance of the April 8th meeting date.[3] *See* enclosed Site Plan Set prepared by Colliers dated January 30, 2024, last revised April 29, 2025 & Architectural Plan Set prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised April 29, 2025; *see also* **Exhibit B** – Colliers Response to City Engineer Comments; **Exhibit C –** Architect Response to City Planner Comments.

INDEX OF ENCLOSURES & CONCLUSION:

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

Exhibit A: Additional "No Impact" Letter from New York State Parks, Recreation and Historic Preservation, dated April 29, 2025;

Exhibit B: Response to Comments Memorandum prepared by Colliers Engineering and Design, P.C., dated April 29, 2025, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated April 3, 2025; and

Exhibit C: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated April 29, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated April 8, 2025.

[3] Note: This Board will recall that the Applicants worked to respond to the comments provided by members of the public during the April 8th Public Hearing.

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 April 29, 2025 numbered and titled as follows (unless otherwise noted):
    - Sheet 1 of 19 – Cover Sheet.
    - Sheet 5 of 19 – Grading Plan (Overall).
    - 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.
- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised April 29, 2025, numbered and titled as follows (unless otherwise noted):
    - Sheet 5 of 7 - Site Section Diagram (A-105).
    - Sheet 6 of 7 - Elevations (A-106).
    - Sheet 7 of 7 - Elevations 2 (A-107).
- Subdivision (Lot Merger) Plat entitled "Lot Consolidation Plan" prepared by Colliers Engineering and Design, P.C. dated April 28, 2025.
- Stormwater Pollution Prevention Plan ("SWPPP") prepared by Colliers Engineering and Design, P.C., dated April 29, 2025, revised in response to the comments provided in the City Engineering Consultant Lanc & Tully's memorandum dated April 3, 2025.

We look forward to appearing at the Board's May 13th meeting, at which time we respectfully request that the Board consider adopting a SEQR Negative Declaration for the Project and then closing the Site Plan and SEQR Public Hearings on the Project. Should the Board adopt SEQR findings for the Project, we would respectfully request the Board positively refer this matter to the ZBA for review of the requested area variance relief for the Project;

and that the Board also consider opening the additional Public Hearing on the Subdivision component of 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: Jennifer L. Gray, Esq.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Bryan Murphy, City of Beacon Building Inspector
Creighton Manning Engineering, LLP
Aryeh J. Siegel Architect
Colliers Engineering and Design, P.C.

6421830.v2

April 29, 2025

Kyle Shallow
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553

Re: DEC
45 Beekman Street Mixed-Use Redevelopment
45 Beekman St, Beacon, NY 12508
24PR09913
23010468A

Dear Kyle Shallow:

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 materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). 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.

We reviewed the updated design materials, submitted to our office on April 25, 2025. We note that the rooftop and mechanical equipment have been moved towards Beekman Street. Based upon that review, it is the OPRHP's opinion that the two-building mixed-use residential and retail project continues to have No Adverse Impact on historic and archaeological resources, provided the following condition is met:

1. Submit a Construction Protection Plan for historic resources within 90 feet of proposed construction activities. A construction protection plan should, at a minimum, include a pre-work photo survey of historic resources, vibration monitoring surveys, construction barriers, and a post-work photo survey of historic resources. For more information, please refer to the link : https://www.nps.gov/orgs/1739/upload/tech-note-temporary-protection-03-during-construction.pdf

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

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

Colliers
Engineering & Design

April 29, 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

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 April 3, 2025. The comments have been repeated for clarity.

Lanc & Tully Engineering and Surveying dated 04/03/25:

General Comments:

Comment 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.*

Response 1: **This updated submission includes a "Preliminary Plat" which identifies the proposed consolidation of existing parcels, land dedication to the City of Beacon for Right-of-Way on High Street and Tompkins Avenue & land acquisition from NYSDOT along Beekman Street to create a single parcel.**

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's engineer notes that they are currently preparing this plan, and it will be submitted as part of a future submission.*

Response 2: **See Response #1 above.**

Comment 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.*

Response 3: **Comment noted. Prior response remains.**

Colliers
Engineering & Design

Comment 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.*

Response 4: Comment noted. Prior response remains.

Comment 5. As the current plans show grading, drainage improvements, and sidewalks within 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.*

Response 5: Comment noted. Prior response remains.

Sheet 4 of 19:

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

Response 1: Comment noted. The Applicant will be making an Application to the Zoning Board of Appeals for the above noted variance.

Sheet 8 & 9 of 19:

Comment 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.

Colliers
Engineering & Design

Response 1: **Colliers has pursued dye-testing for 9 & 11 Tompkins Avenue to determine where the sewer services for each of these dwellings drain to. However, we have not been able to schedule the testing with the owners. An alternative approach to get this information is being conducted by the Applicant. The existing sewer line in Tompkins Avenue is being televised on April 29, 2025 and the results will be shared with the City upon receipt.**

Comment 2. 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.*

Response 2: **Comment noted. See Response #1 above.**

Comment 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.*

Response 3: **The existing sewer line is being televised on April 29, 2025 and the results will be shared with the City upon receipt.**

Stormwater Pollution Prevention Plan:

Comment 1. Once the soil testing has been conducted at the site, the findings from the soil testing shall be added to the Stormwater Pollution Prevention Plan (SWPPP).

Response 1: **Soil testing for the two stormwater basins was conducted on 4/18/2025. A representative from Lanc & Tully Engineering and Surveying was present to witness the tests. Due to some legal and physical constraints of the existing site, including active utilities, the availability to test soils within the footprint of the stormwater basins was limited.**

Test pit #4, located 9' from the subsurface system, encountered groundwater at an elevation of 91.5', 1' below the bottom of the subsurface system and 3.5' below the bioretention basin. No rock or groundwater was observed in the other tests. Based on the limited information available, both systems are proposed with an impermeable liner. Notes have been added to the plans that the liner can possibly be removed if additional soil testing, conducted by the engineer of record, and witnessed by the City, are provided showing adequate separation distance.

The results of the testing have been added to the SWPPP, and the testing location are provided on the plans (sheet 8of 19).

Colliers
Engineering & Design

Comment 1. The detail provided within the report for the bioretention area in the "Bioretention Basin with Underdrain (No infiltration)" belongs to the 2015 Stormwater Design manual. The applicant should update the detail to that as provided in the 2024 Stormwater Design manual so that it is representative of current bioretention requirements. (See page 6-55 of the design manual).

Response 1: The detail on Page 17 of the SWPPP Report has been updated to reflect the detail provided in the 2024 Stormwater Design Manual.

Comment 2. The design sheet for the proposed Filtration Bioretention (F-5) shows the average ponding depth as 0.25 feet. The 2024 Stormwater Design Manual, Section 6.4.4.2 - "Sizing Criteria" allows for a maximum average ponding depth of 0.50 feet. Applicant to update the Bioretention design to reflect this.

Response 2: No change to the average ponding depth has been made. The design uses half (0.25') of the maximum average ponding depth (0.50 feet), which is allowable if the design treats the water quality volume. The GI worksheets show that the ponding depth, filter area, and other provided design criteria provide the required water quality volume. If the low-level outlet is raised to pound an additional 0.25', the system's freeboard would be reduced to less than 12 inches. Making the pond deeper to provide the additional 0.25' of ponding would also require the subsurface system to be deeper, and also lower the pipe run from S-6 to S-1.

Comment 3. Section 6.4.2 of the 2024 Stormwater Design Manual States that "For Design F-5, except where a liner is provided, underdrain systems shall be designed to create an internal storage of one of the following methods:

3a. Provide an upturned elbow, set 10 inches above the bottom of the practice. (See Appendix C – Figure C.12 – Upturned elbow)

3b. Set the outlet pipe invert, at the outlet control structure, 10 inches above the bottom of the practice; or

3c. Increase the drainage layer depth to provide 8 inches of stone below the underdrains.

Applicant shall provide one such measure for the proposed bioretention. The Proposed Bioretention detail shall be updated to reflect this.

Response 3: The proposed Bioretention detail does indicate a liner which negates the need for creating internal storage via one of the methods listed in Section 6.4.2 of the Manual. If the liner were removed (see response 1) the need for internal storage would be provided by option 3a.

Colliers
Engineering & Design

Comment 4. Table 9 "Swirl Chamber Sizing Calculations" states that the tributary area is PDA- 1C which is not consistent with the areas modeled in the HydroCAD model. Applicant to define what areas this tributary area is comprised of, or to revise sub- catchment labeling accordingly.

Response 4: **Table 9 on Page 19 of the SWPPP Report has been updated to reflect the correct watersheds (PWS-3, 4, 5 & 9).**

Comment 5. The Swirl Chamber is considered a flow-based alternative practice. Applicant to provide required Water Quality calculations for this practice in accordance with Section 9.3 and Appendix B of the 2024 Stormwater Design Manual as part of the appendices in the Stormwater Pollution Prevention Plan (SWPPP) report. The 2024 New York State Department of Environmental Conservation (NYSDEC) Green Infrastructure (G.I.) worksheets provide calculation worksheets for these calculations. (See worksheets "Appendix B Calculations" and "Flow Based Alternative Practice"). The latest version of the NYSDEC worksheets can be found on their official website (https://dec.ny.gov/environmental- protection/water/water-quality/stormwater/construction-stormwater-toolbox).

Response 5: **The Water Quality Peak Flow Rate GI worksheet has been added to Appendix 3 of the SWPPP report. Additionally, a line has been added to table 5 of the SWPPP to summarize the WQv provided by the alternative rate-based practice.**

Comment 6. Section 6, page 6-1 of the 2024 Stormwater Design Manual defines the purpose of a pre-treatment area is to "trap course sediments and debris before they enter the practice to reduce the maintenance burden and ensure long-term performance of the practice." The current layout of the forebay/Bioretention area does not properly allow for the forebay to meet the definition of pre-treatment, since there is no clear separation between the forebay and the bioretention bed. The applicant shall provide a berm with a spillway to ensure that no course sediments flow into the bioretention bed.

Response 6: **The grading plan has been revised to better define the bioretention forebay and provide a stabilized overflow weir into the bio basin. The forebay has been sized to provide volume equal to 25% the water quality volume treated by the Bioretention basin. The HydroCAD model has been revised to include the forebay as a separate pond.**

Comment 7. The proposed Bioretention detail shall specify a drainage layer depth of 12 inches as mentioned on page 16, in the "Bioretention Basin with Underdrain (No Infiltration)" section of the SWPPP report.

Colliers
Engineering & Design

Response 7: **This SWPPP narrative has been revised to call out a 10" drainage layer. The Bioretention detail has been updated to show a 10" drainage layer. See sheet 18 of the site plans and page 16 of the SWPPP.**

Comment 8. Runoff Reduction volumes reported in page 12 of the SWPPP report shall be consistent with the calculations shown in the G.I. worksheet for the proposed Bioretention practice.

Response 8: **Table 6 on page 12 the SWPPP report has been updated for consistency with the GI worksheets.**

Comment 9. The provided surface bed area for the proposed bioretention practice in the HydroCAD model is not consistent with the provided surface bed area reported within the G.I. worksheet. Applicant shall revise for consistency.

Response 9: **The HydroCAD model and G.I. worksheet have been revised for consistency.**

Comment 10. The way that the stormwater routing is laid out on the driveway entrance on the southern side of the site, appears to allow for a portion of the runoff to bypass the proposed bioretention. This should be adjusted so that the entirety of the tributary area being credited to the proposed bioretention is directed to it.

Response 10: **The area delineated as PWS-1 on Proposed Drainage Map, Sheet 2, is the true area that is directly tributary to the proposed bioretention pond. The portion of the driveway that is bypassing the bioretention pond is doing so because the existing grade along Beekman St. is steep enough that it would not be feasible to capture the entirety of the driveway without an additional structure. Additional spot elevations along the driveway have been added to better clarify the proposed drainage break lines.**

Comment 11. The Contractor's Certification Form in Appendix 11 shall be updated to the latest General Permit (GP-0-25-001). Certification statement to match the statement in the General Permit Part 111.A.7.

Response 11: **The Contractor's Certification Form in Appendix 11 and the Certification statement has been updated to the latest general permit.**

Comment 12. The MS4 SWPPP Acceptance Form used for this project shall be consistent with the one provided in the General Permit (GP-0-25-001), Appendix G.

Response 12: **The MS4 SWPPP Acceptance Form has been updated to the latest general permit.**

If you have any questions regarding the above project responses, please feel free to call me at (845) 875-4952. We look forward to the continued discussions with the Board on this project at the next available meeting.

Colliers
Engineering
& Design

Sincerely,

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

Justin Dates,
Geographic Discipline Leader

R:\Projects\2023\23010468A\Correspondence\OUT\250429 JED Comment Response.docx

ARYEH SIEGEL
ARCHITECT

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

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

April 29, 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, April 8, 2025.

KARC Planning Consultant's Comment Responses:

1. **Finished Building Materials:** Section 223-41.21(K)(10) discusses permitted and prohibited materials within the Linkage District. The regulation specifically prohibits "sheet metal siding or sheet trim." A determination from the Building Inspector will be required to clarify if the proposed architectural "metal panel & metal trim" fall within this category. Additional material spec sheets or samples from the applicant may be required to facilitate a determination.

   Response: Comment acknowledged. We are currently awaiting the building inspector's determination after providing material specifications and examples of previous approval of metal siding.

2. **Parking Variance**: As previously noted, three (3) parking stalls on the southwest portion of the lot are located within the 40 ft setback from High Street and will therefore require a variance from the Zoning Board of Appeals. If the Board acts on SEQRA, this matter should be referred to the Zoning Board of Appeals for review.

   Response: Comment acknowledged. A variance application is being submitted to the Zoning Board of Appeals concurrent with this submittal. Should the Board take action on SEQR at the May meeting, the Applicants will request formal referral to the Zoning Board of Appeals.

3. **Subdivision:** As the Applicant is requesting that a public hearing be scheduled for the subdivision component of the project, a lot-line merger plan and subdivision plan should be provided prior to the scheduled public hearing.

   Response: Comment acknowledged. The lot line merger/subdivision plan is provided in this submittal.

4. **Elevations:** Building elevations are provided on sheet A-105 through A-107. To confirm compliance with Section 223-41.19(D)(5), a label or note should be added to indicate that rooftop mechanicals will not project greater than 15 ft above the maximum height. Additionally, the applicant should discuss how they intend to address comments from NYS OPRHP in a letter dated April 7, 2025, which request "a revised rooftop design, locating it further from the High Street view."

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

Response: A note has been added to indicate that rooftop mechanical will not project greater than 15 feet above the maximum height. The Applicant's team met with SHPO to review how the rooftop design has been modified to locate the mechanical equipment further from the High Street view. The SHPO representative indicated that the issue has been resolved after this clarification. A copy of SHPO's letter confirming the same is attached to this submittal.

5. **Easement Agreement:** The proposed sidewalk connection to NYS Route 9D and the proposed sculpture area extend beyond the proposed property boundary, into the right-of-way that is proposed to be retained by NYS DOT. A DOT Highway Permit may be required, and any proposed easement agreements may require review by the Board's Legal Counsel.

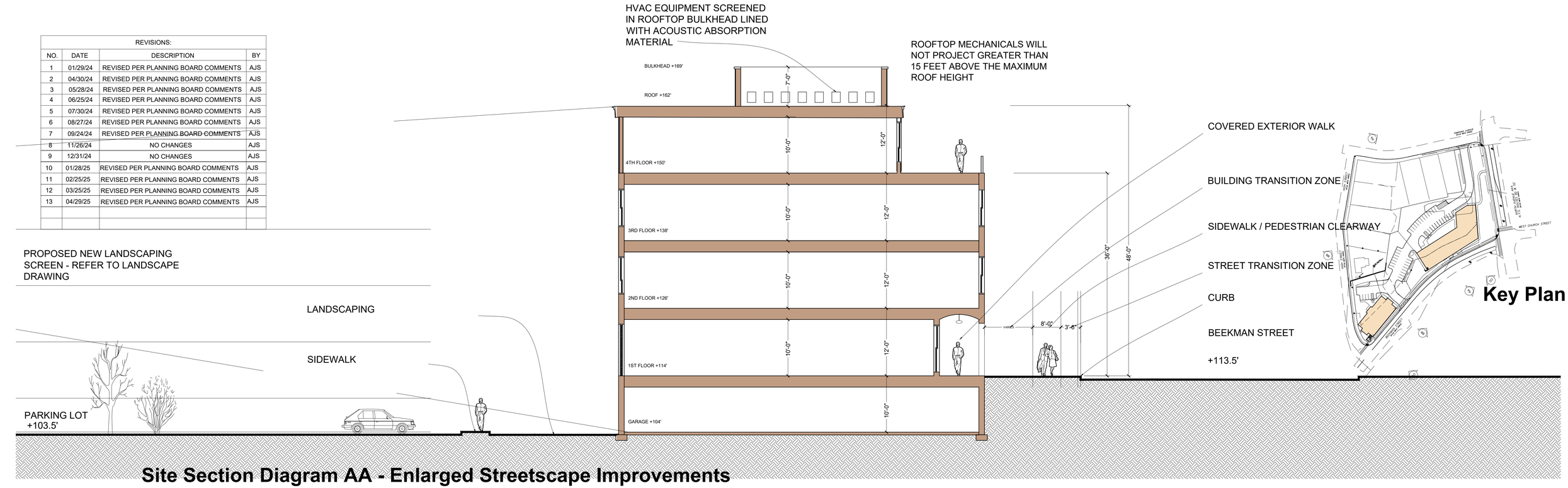
   Response: Comment acknowledged. The Applicant will seek the required NYS DOT approvals.

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

Sincerely,

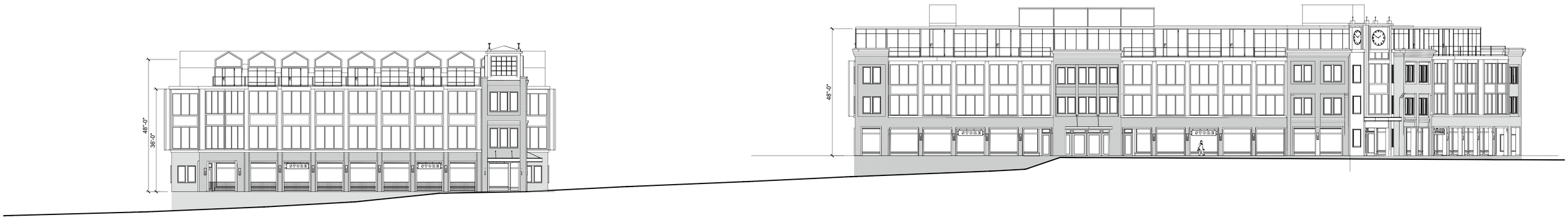
Aryeh Siegel
Aryeh Siegel, Architect

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Section Diagram AA - Enlarged Streetscape Improvements

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



HIGH STREET BUILDING

BEEKMAN STREET BUILDING

Site Section Diagram CC - At Sidewalk Along Beekman Street

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

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

Site Plan Application

Sheet A-105 - Site Section Diagram

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

ROOFTOP MECHANICALS WILL NOT PROJECT GREATER THAN 15 FEET ABOVE THE MAXIMUM ROOF HEIGHT

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

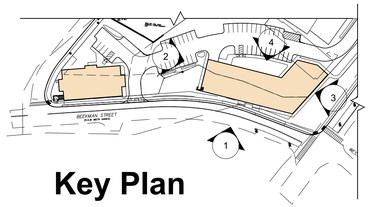
BRICK: GLEN GARY 53DD MIX
W/ MORTAR COLOR 'G601'

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

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

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

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY



Key Plan

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

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

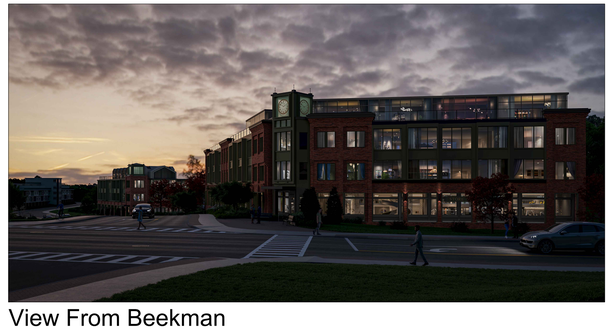
4 Beekman Street Building - Elevation
Scale: 1/16" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

View From Beekman

View From Beekman

View From Beekman



View From Beekman

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

ROOFTOP MECHANICALS WILL NOT PROJECT GREATER THAN 15 FEET ABOVE THE MAXIMUM ROOF HEIGHT

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

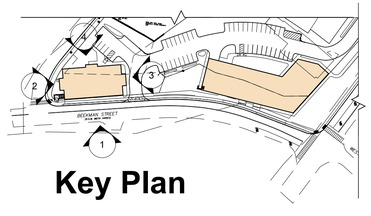
DOUBLE GLAZED INSULATED CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

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

View From High Street (With Landscaping)

View From High Street (Without Landscaping)

View at Corner

View From Beekman

View From Beekman

View From Beekman

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

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

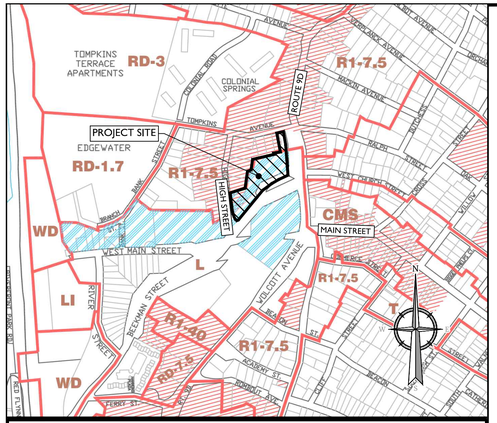
PRELIMINARY SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

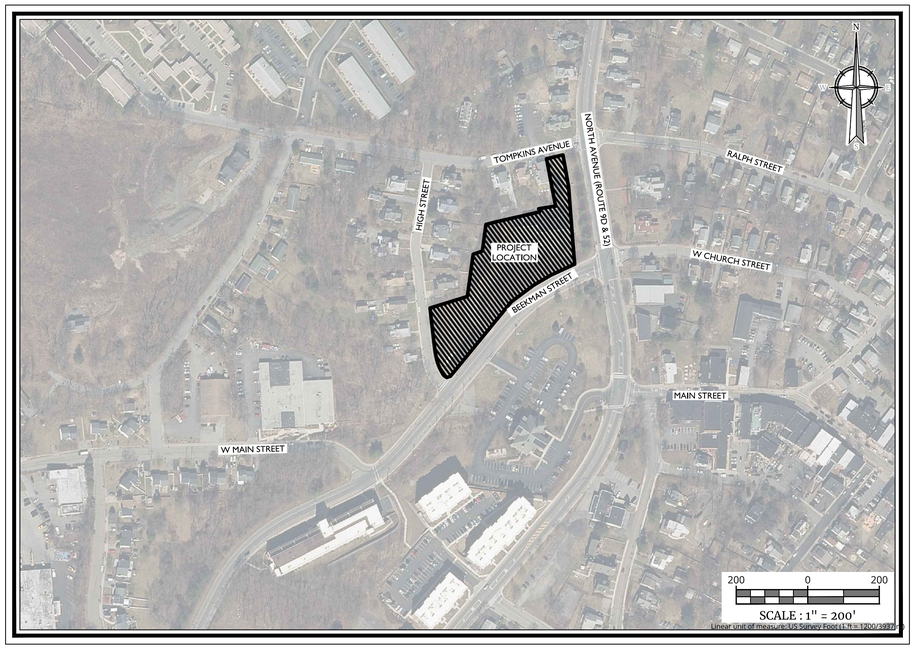
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE



ZONING MAP

SCALE: 1" =500'

SOURCE: CITY OF BEACON ZONING MAP



LOCATION MAP

SOURCE: NEW YORK STATE G.I.S. CLEARINGHOUSE

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	4/29/2025
2	EXISTING CONDITIONS & SITE DEMOLITION PLAN	4/29/2025
3	TREE REMOVAL PLAN	4/29/2025
4	DIMENSION PLAN	4/29/2025
5-7	GRADING PLANS	4/29/2025
8-9	UTILITY PLANS	4/29/2025
10	SOIL EROSION & SEDIMENT CONTROL PLAN	4/29/2025
11	SOIL EROSION & SEDIMENT CONTROL DETAILS	4/29/2025
12	LANDSCAPE PLAN	4/29/2025
13	LIGHTING PLAN	4/29/2025
14-19	CONSTRUCTION DETAILS	4/29/2025

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.

GENERAL INFORMATION

1. THE SUBJECT PROPERTIES ARE KNOWN BY THE FOLLOWING TAX IDS: 5955-19-706012, 5954-26-689990, 5954-26-781983 AS SHOWN ON THE DUTCHESS COUNTY TAX MAP OF THE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK, TAX YEAR 2023.
2. THE PROPERTY IS LOCATED IN THE L (LINKAGE) ZONING DISTRICT AND IN THE R1-7.5 (RESIDENTIAL) CONTAINS A TOTAL TRACT AREA OF 2.06 ACRES.

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

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

3. BOUNDARY AND TOPOGRAPHICAL MAPPING IS TAKEN FROM A SURVEY TITLED "BOUNDARY SURVEY OF THE LANDS OF BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC" PREPARED BY JONATHAN N. MILLEN NY, P.L.S. (LICENSE NO. 050746) OF AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED NOVEMBER 03, 2023 AND REVISED TO JUNE 06, 2024.
4. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
5. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HERON, IS NOT A SURVEY.
6. NO 100 YEAR FLOOD PLAINS ARE KNOW TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP 36027C0463E DATED 05/02/2012, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
8. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
10. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
11. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED IN ACCORDANCE WITH MS4'S GP-0-24-001. PRESENT AT THE MEETING SHALL BE THE MS4 OPERATOR, CONTRACTOR(S) RESPONSIBLE FOR IMPLEMENTING THE SWPPP FOR CONSTRUCTION ACTIVITY, AND QUALIFIED STORMWATER INSPECTOR FOR THE PROJECT.
12. UPON COMPLETION OF PROJECT CONSTRUCTION, AN AS-BUILT SURVEY SHALL BE PREPARED OF THE PROJECT. THE AS-BUILT SURVEY SHALL INCLUDE THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES INSTALLED ON THE PROJECT SITE.
13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
    - "PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN (PRELIMINARY SWPPP)" PREPARED FOR BEEKMAN ARTS CENTER LLC & BAYRIDGE STUDIOS LLC PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED JANUARY 30, 2024.
    - "TRAFFIC & PARKING STUDY" PREPARED FOR BEEKMAN ARTS CENTER LLC & BAYRIDGE STUDIOS LLC PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED NOVEMBER 28, 2023 AND REVISED TO JUNE 24, 2024.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON ACCESSIBLE RAMPS.
3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018; AS SUPPLEMENTED.
    B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
    C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
    D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. 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.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT. ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE SHALL BE PROVIDED FROM THE CITY OF BEACON. THE PROJECT SHALL CONNECT TO THE MUNICIPAL SYSTEM VIA THE EXISTING WATER MAINS IN TOMPKINS AVENUE AND HIGH STREET SUBJECT TO THE APPLICABLE REGULATIONS AND THE APPROVAL OF THE MUNICIPALITY & THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE EXISTING CITY OF BEACON SANITARY MAIN LOCATED IN HIGH STREET.
6. 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 MUNICIPALITY.
7. 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 (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. 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 OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. ALL UTILITY CONNECTION LOCATIONS MUST BE CONFIRMED WITH THE GOVERNING AUTHORITY & WITH A TEST PIT BY THE CONTRACTOR PRIOR TO INSTALLATION.
10. UTILITY INSTALLATION WITHIN THE NYSDOT RIGHT-OF-WAY TO BE COORDINATED WITH THE APPLICABLE NYSDOT PERMIT PLANS.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

Colliers Engineering & Design

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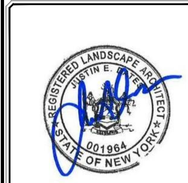
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	06/25/24	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	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/27/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/2025	KAS	REVISED PER PLANNING BOARD COMMENTS



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-COVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: 01 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2023\23010468A\Engineering\Site Plans\C-COVER.dwg|C-01-COVER By: CMCOSMACK

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
4. LANDSCAPED AND LAWN AREAS THAT ARE COMPACTED DURING CONSTRUCTION SHALL BE RESTORED PER THE NYS DEC DEEP-RIPPING AND DECOMPACTION MANUAL. (SEE SWPPP APPENDIX 12)

ADA INSTRUCTIONS TO CONTRACTOR:

1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

   (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

   A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

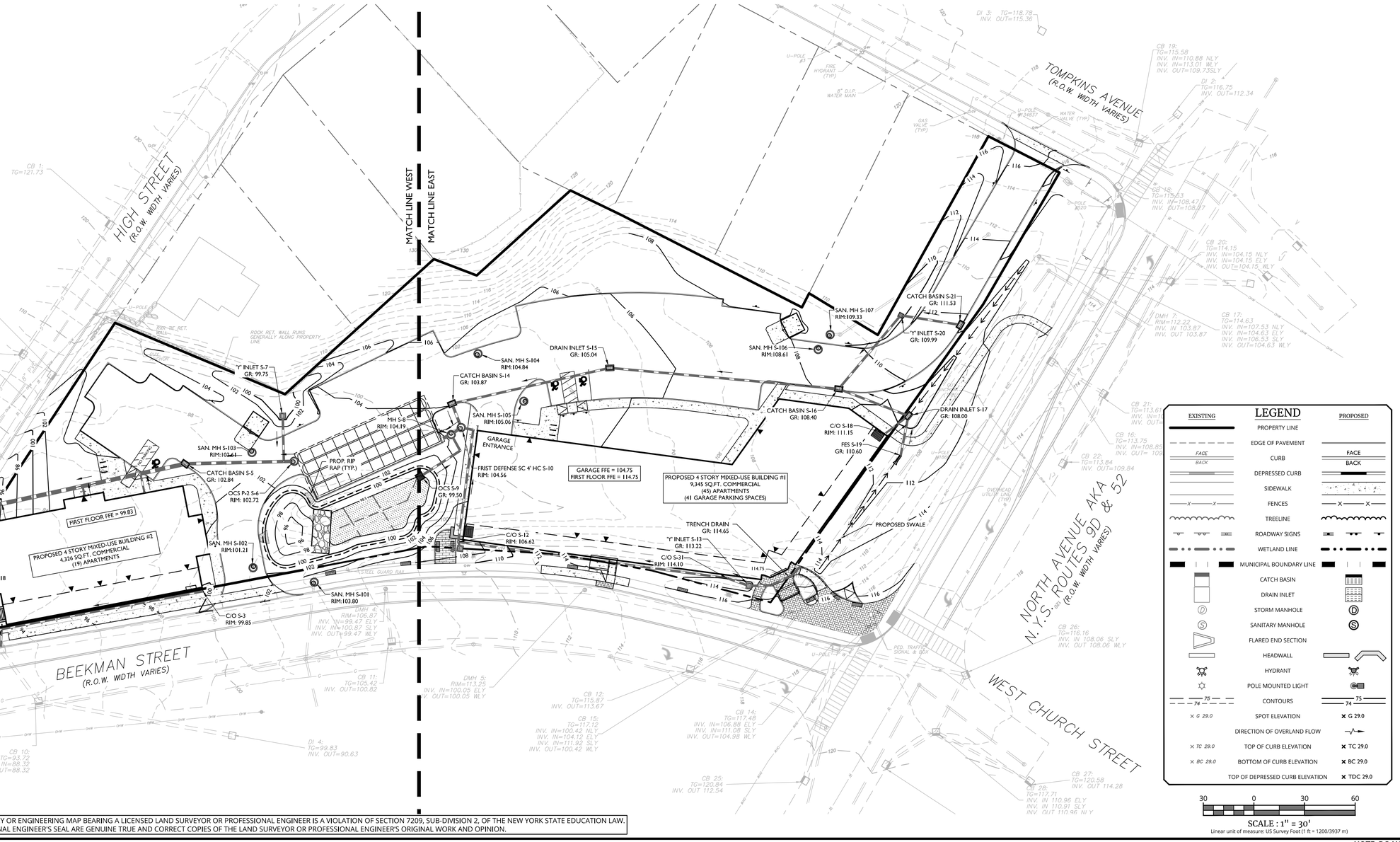
   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THE MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1 :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

   E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

   F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.



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

REV	DATE	DRAWN BY	DESCRIPTION
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REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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
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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

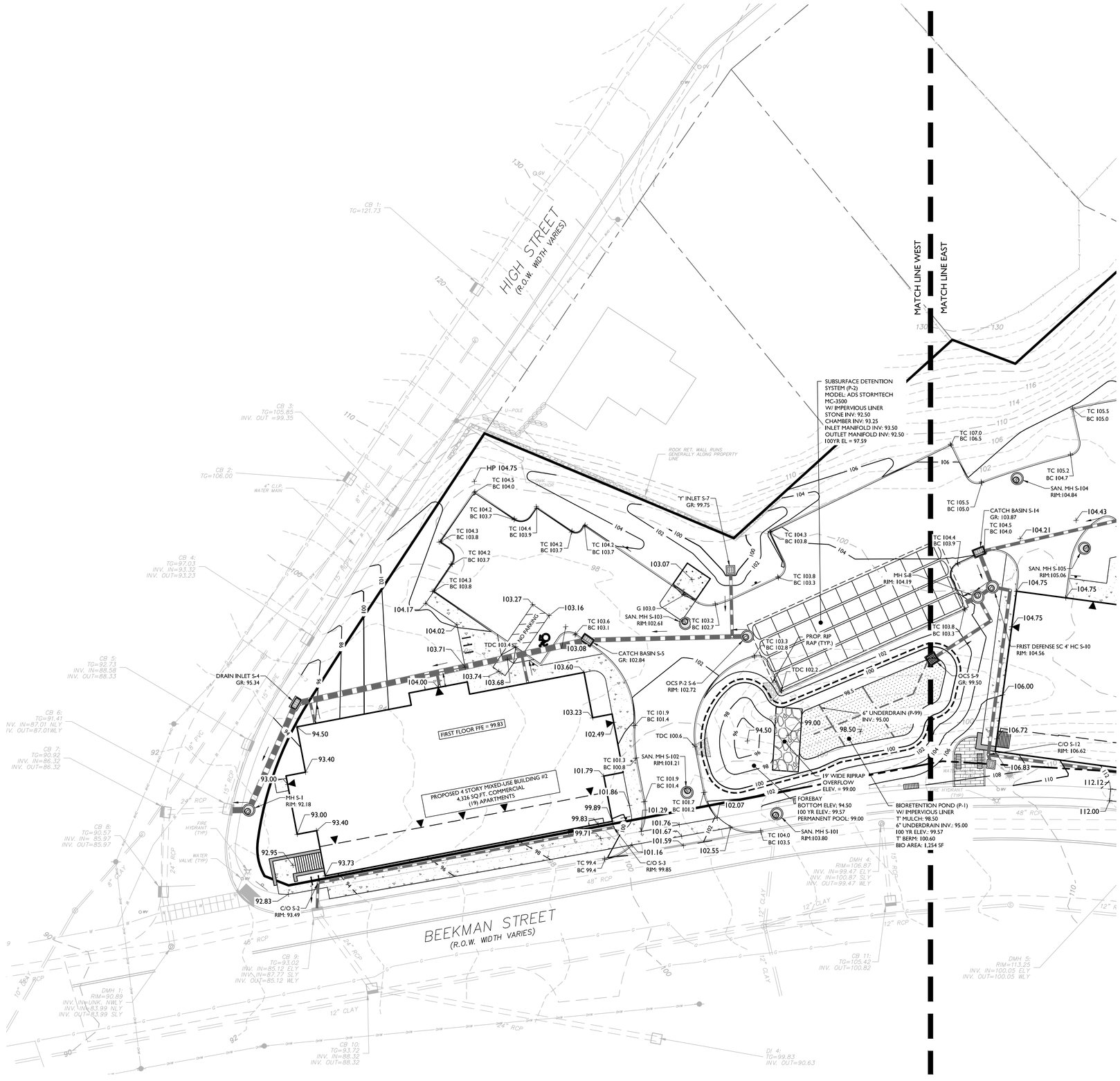
PROJECT NUMBER: 23010468A
DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (OVERALL)

SHEET NUMBER: 05 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20232301068A\Engineering\Site Plans\C-GRAD.dwg\C-GRADING Overall By: CMCCORMACK



LEGEND

EXISTING		PROPOSED
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	SIDEWALK	
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	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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REGISTERED LANDSCAPE ARCHITECT
JUSTIN E. DATES
001964
STATE OF NEW YORK

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
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

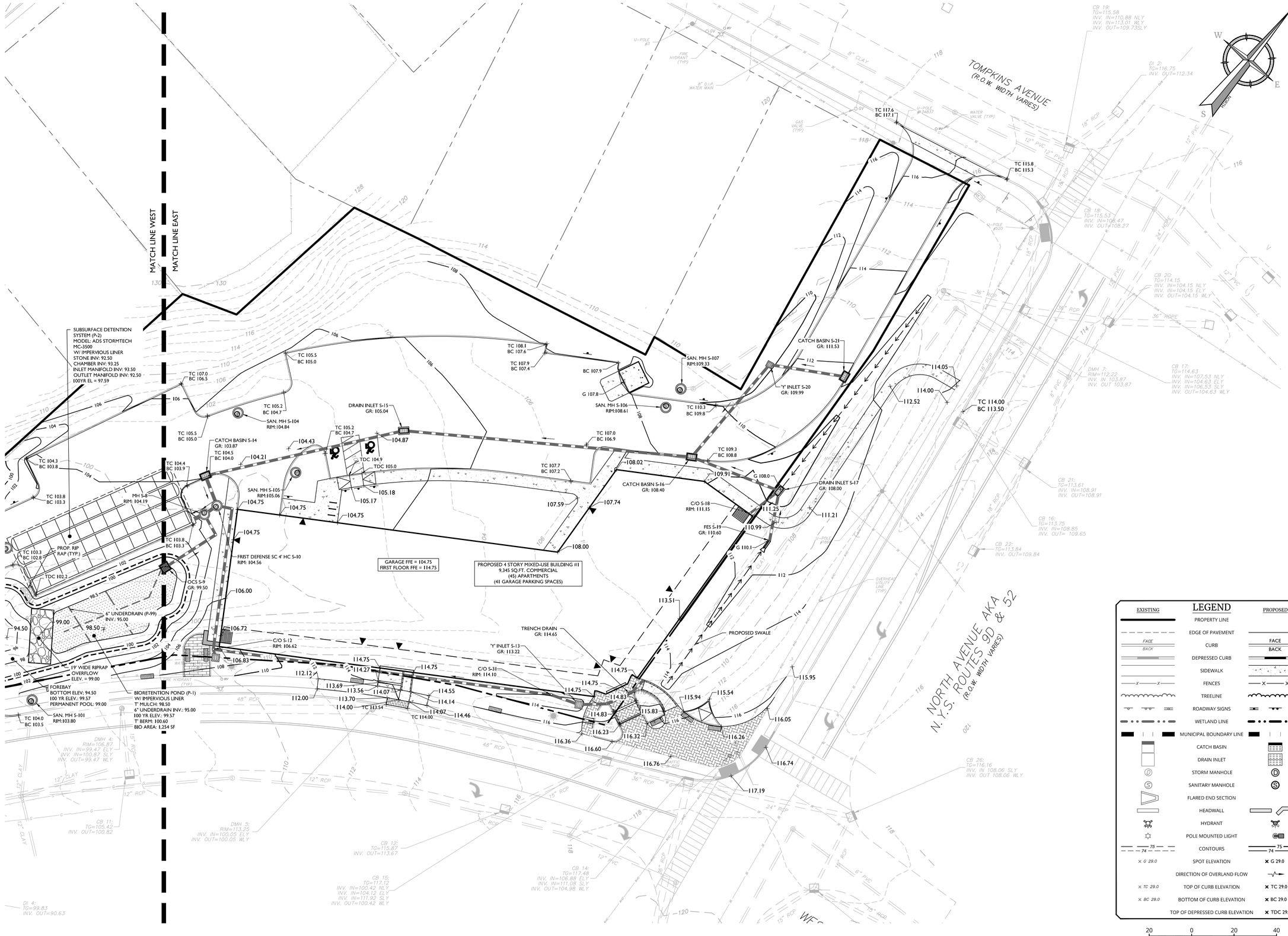
PROJECT NUMBER:	DRAWING NAME:
23010468A	C-GRAD

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-GRADING WEST By: CMCCORMACK



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	
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	POLE MOUNTED LIGHT	
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2023\23010468A\Engineering\Cow Plains\C-GRAD.dwg\C-01-GRADING EAST By: CMCCORMACK

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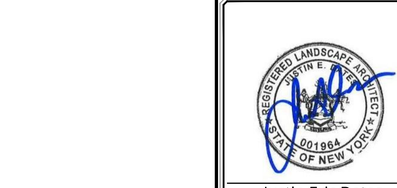

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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FOR

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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.

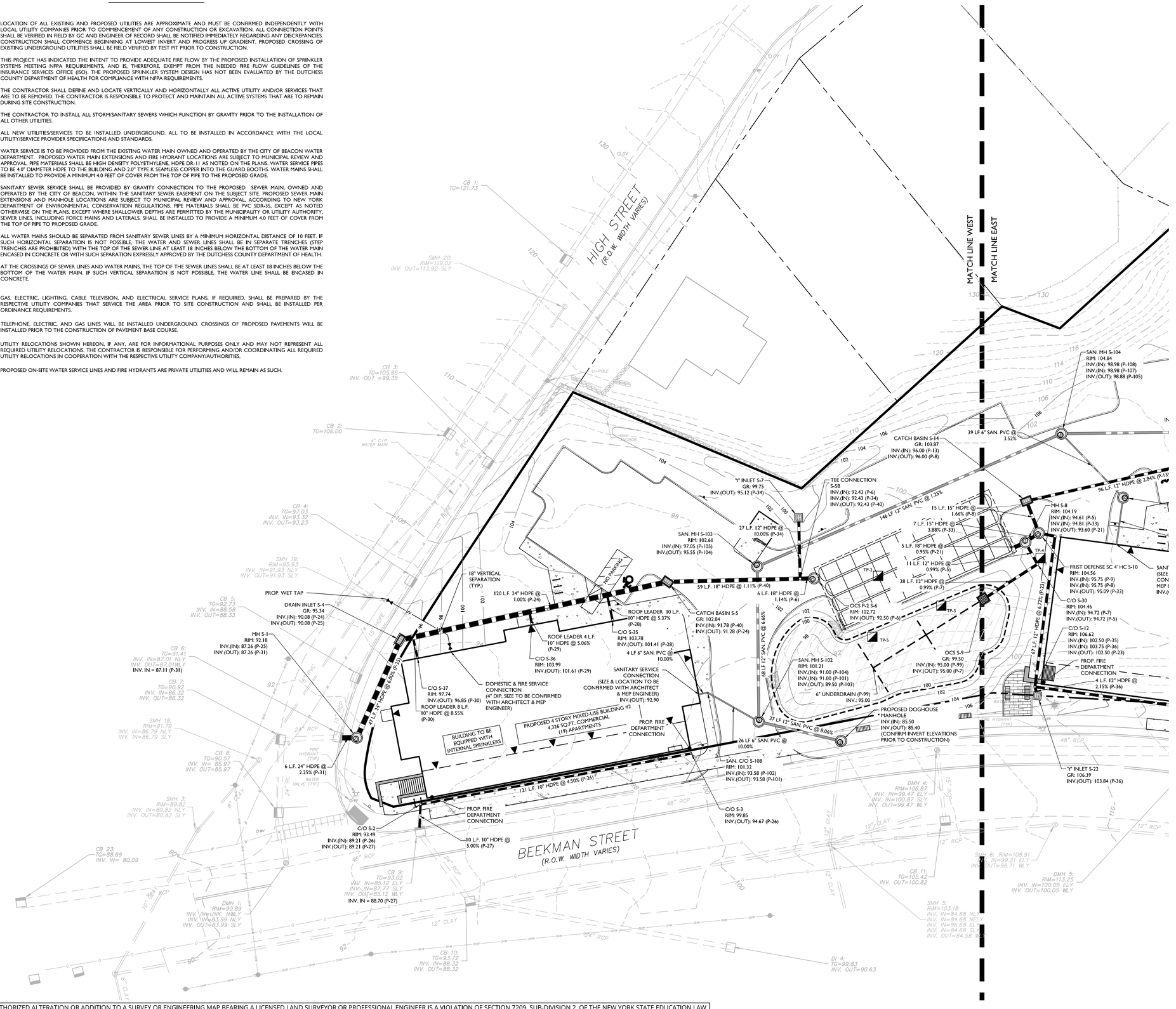
9. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.

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	
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75 / 74	CONTOURS	75 / 74
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SCALE : 1" = 20'

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

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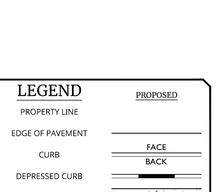

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
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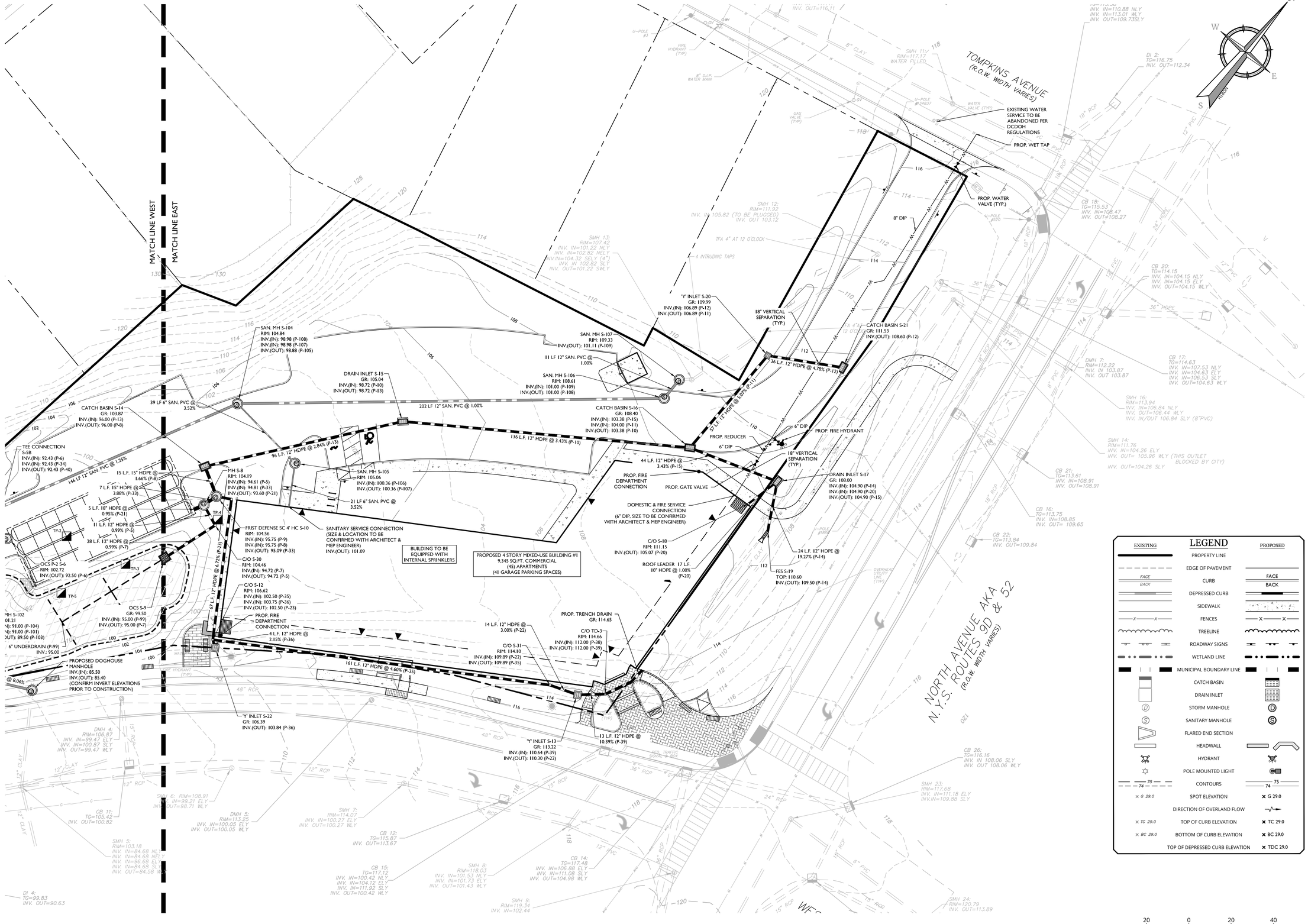
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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SHEET TITLE: UTILITIES PLAN (EAST)

SHEET NUMBER: 09 of 19

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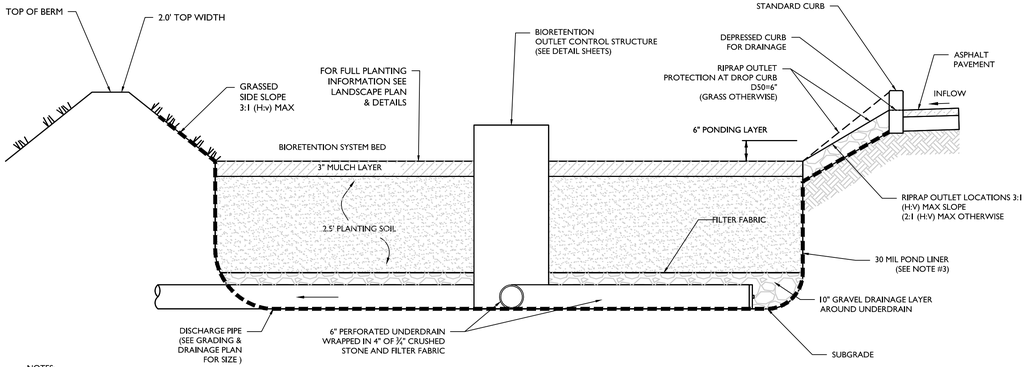
BIORETENTION ELEVATIONS					
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION
P-1	OCS S-8	4'X4'	98.50	99.57	100.60

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:



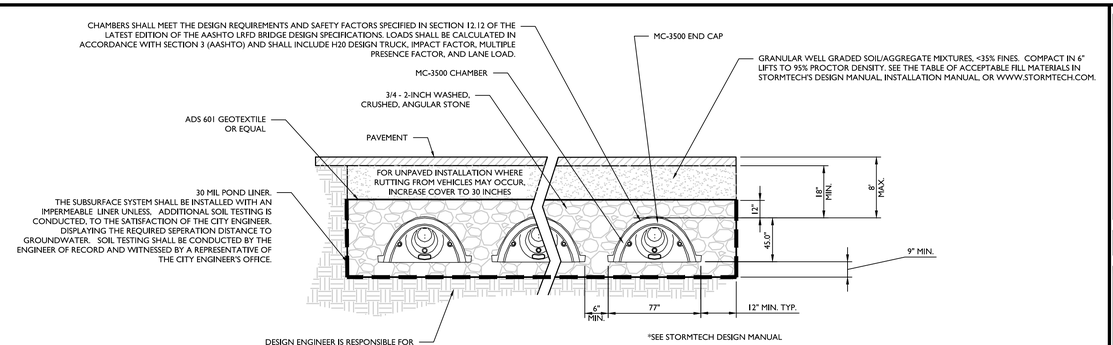
NOTES:

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.
3. BIORETENTION BASIN SHALL BE INSTALLED WITH AN IMPERMEABLE LINER UNLESS, ADDITIONAL SOIL TESTING IS CONDUCTED, TO THE SATISFACTION OF THE CITY ENGINEER. DISPLAYING THE REQUIRED SEPERATION DISTANCE TO ROCK AND GROUNDWATER. SOIL TESTING SHALL BE CONDUCTED BY THE ENGINEER OF RECORD AND WITNESSED BY A REPRESENTATIVE OF THE CITY ENGINEER'S OFFICE.

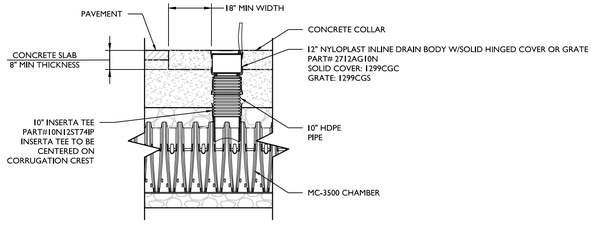
BIORETENTION SYSTEM CROSS SECTION DETAIL

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

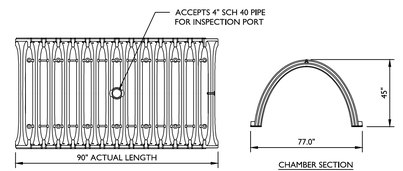
CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR,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



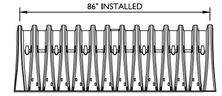
SYSTEM SECTION



STORMTECH STORM CHAMBER INSPECTION PORT DETAIL



CHAMBER SECTION



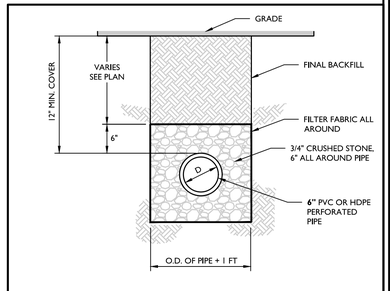
STORMTECH MC-3500 STORM CHAMBER DETAIL
N.T.S.

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.

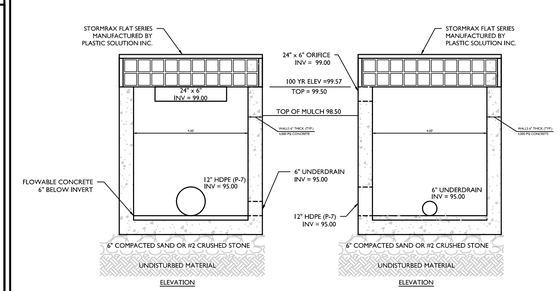
STORMTECH SUBSURFACE DETAIL

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

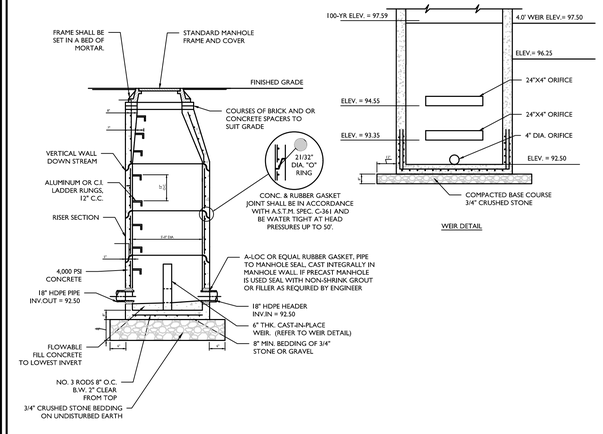


UNDERDRAIN DETAIL

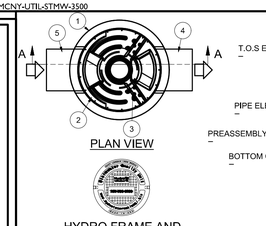
NOT TO SCALE MCNY-UTIL-STRM-2400 07/01/19



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



OUTLET CONTROL STRUCTURE (S-6) DETAIL

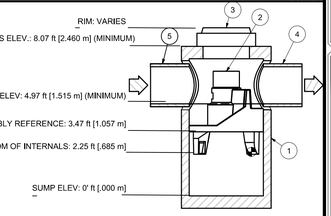


HYDRO FRAME AND COVER (INCLUDED) GRADE RINGS BY OTHERS AS REQUIRED

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.



NOTE: ADDITIONAL HEIGHT MAY BE REQUIRED DEPENDING ON PIPE SIZE

SECTION A-A

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

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

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

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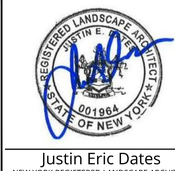
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
4	10/29/24	JED	REVISED PER PLANNING BOARD COMMENTS
5	11/26/24	KAS	REVISED PER PLANNING BOARD COMMENTS
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/25/25	KAS	REVISED PLANNING BOARD COMMENTS
10	04/29/2025	KAS	REVISED PER PLANNING BOARD COMMENTS



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

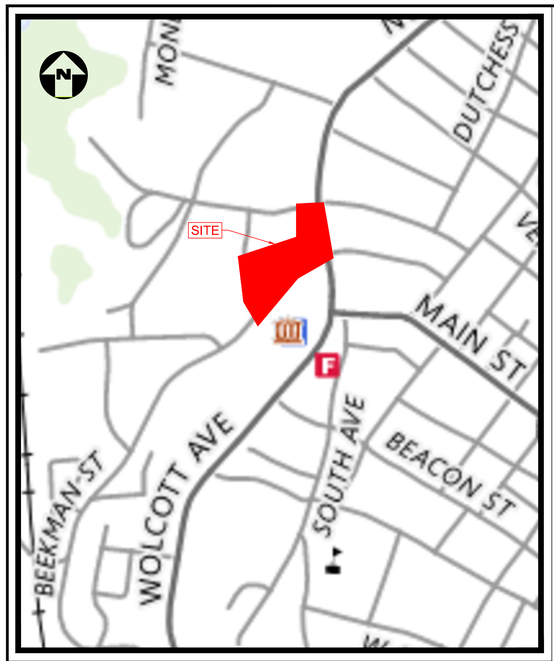
PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTL5

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 18 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2023\23010468A\Engineering\Dwg Files\C-DTL5.dwg|C-18-DETAILS By: CMCCORMACK



VICINITY MAP
U.S.G.S. QUANDRANGLE MAP
WAPPINGERS FALLS, NY
SCALE: 1" = 400'
SOURCE: USGS

ZONING DISTRICT:

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

ZONING DISTRICT:

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

HDLO: (HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE) PARCEL 689990 AND PORTION OF 781983

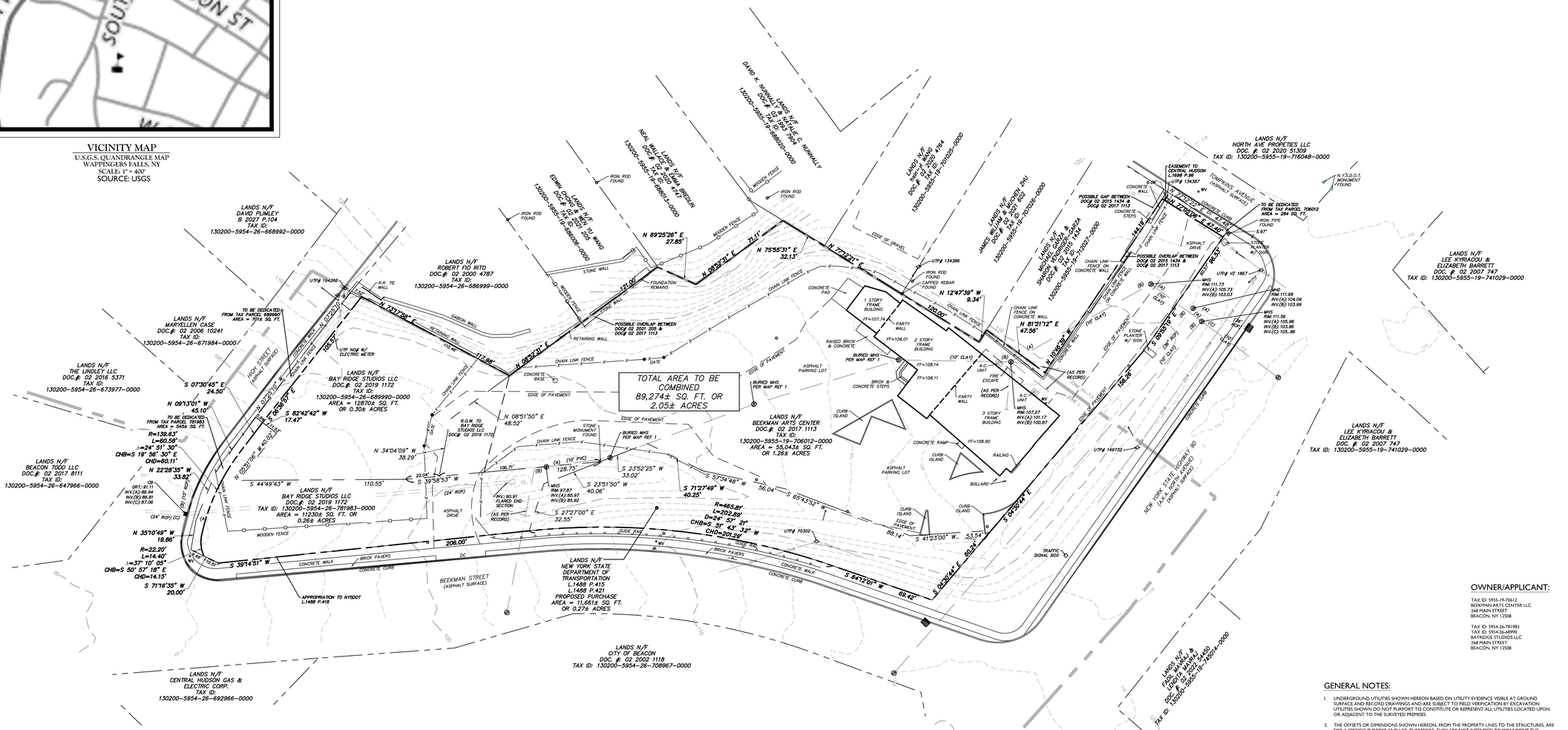
TAX LOTS:

5955-19-706012
AREA = 1.26 ACRES
54,759 S.F.

5954-26-781983
AREA = 0.25 ACRES
10,685 S.F.

5954-26-689990
AREA = 0.28 ACRES
12,169 S.F.

NYSDOT PROPERTY
AREA = 0.27 ACRES
11,661 S.F.



OWNER/APPLICANT:

TAX ID: 5955-19-70612
BEEKMAN ARTS CENTER LLC
368 MAIN STREET
BEACON, NY 12508

TAX ID: 5954-26-781983
TAX ID: 5954-26-68990
BAYRIDGE STUDIOS LLC
368 MAIN STREET
BEACON, NY 12508

GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING NYSNET. THE HORIZONTAL DATUM IS RELATIVE TO NAD83.
7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE NYSNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988. CONTOURS SHOWN AS PER MAP REF. 3.
8. MAPPING PREPARED FROM A FIELD SURVEY COMPLETED BY COLLIERS ENGINEERING & DESIGN ON FEBRUARY 26 - 28 & MARCH 11 - 13, 2025.
9. ON THE DATE OF THE FIELD SURVEY OF THE SITE DEPICTED ON THIS MAP, SNOW ACCUMULATION OBSCURED PHYSICAL FEATURES ON THE SITE. THE SURVEYOR MAKES NO CLAIM TO THE ACCURACY OR EXISTENCE OF FEATURES, NOT SHOWN OR NOT FULLY DERICTED ON THIS MAP, THAT MAY HAVE BEEN PARTIALLY OR COMPLETELY OBSCURED BY SNOW, ICE OR ANY OTHER MATERIAL ACCUMULATION RELATED TO WINTER PRECIPITATION.

MAP REFERENCES:

1. MAP ENTITLED "BOUNDARY SURVEY OF THE LANDS OF BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC, PREPARED FOR TAX MAP PARCELS 5955 19 706012, 5955 19 689990 & 5955 19 781983, AKA 45 BEEKMAN STREET & HIGH STREET, SITUATED IN THE CITY OF BEACON, COUNTY OF DUTCHESS, NEW YORK", PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING, DATED NOVEMBER 03, 2023. LAST REVISED MAY 01, 2024.
2. MAP ENTITLED "TOPOGRAPHIC CONTOURS SURVEY OF THE LANDS OF BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC, PREPARED FOR TAX MAP PARCELS 5955 19 706012, 5955 19 689990 & 5955 19 781983, AKA 45 BEEKMAN STREET & HIGH STREET, SITUATED IN THE CITY OF BEACON, COUNTY OF DUTCHESS, NEW YORK", PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC. PROFESSIONAL LAND SURVEYING, DATED NOVEMBER 03, 2023.

LEGEND

- TRAVERSE LINE, CENTER LINE OF BASELINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB LINE
- DEPRESSED CURB
- CHAIN FENCE
- WETLAND LINE
- MUNICIPAL BOUNDARY
- TREELINE
- ELECTRICAL MANHOLE
- WATER MANHOLE
- TELEPHONE MANHOLE
- UNMARKED MANHOLE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- TOP OF CURB ELEV.
- BOTTOM OF CURB ELEV.
- U/G CABLE TV LINE
- U/G FIBER OPTIC LINE
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER MAIN
- GAS MAIN
- SAN. SEWER LATERAL
- SAN. SEWER MAIN
- STORM PIPE
- WETLAND MARKER
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MAILBOX
- TRAFFIC SIGNAL POLE
- POLE MOUNTED LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SANITARY CLEANOUT
- CONCRETE MONUMENT
- CAPPED REBAR/IRON PIPE
- STORM INLET TYPE 'A'
- STORM INLET TYPE 'B'
- STM. DBL. INLET TYPE 'B'
- STORM INLET TYPE 'E'
- STM. DBL. INLET TYPE 'E'
- FLARED END SECTION
- HEADWALL

ABBREVIATIONS

D.C. = DEPRESSED CURB
BC = BOTTOM OF CURB
TC = TOP OF CURB
BOL = BOLLARD
CRT = CRATE
MB = MAILBOX
FF = FINISH FLOOR
UV = UNKNOWN VALVE
MH = MANHOLE
DEP. = DEPRESSED
CL = CENTERLINE
PM = PARKING METER
MHWL = MEAN HIGH WATERLINE
MLWL = MEAN LOW WATERLINE
TW = TOP OF WALL
BW = BOTTOM WALL

30 0 30 60
SCALE : 1" = 30'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL DRAWINGS.

STATE OF NEW YORK · LUCAS J. BOYER · 050888 · LICENSED LAND SURVEYOR

Lucas James Boyer
NEW YORK LICENSED LAND SURVEYOR
LICENSE NUMBER: 050889
MASER CONSULTING CONNECTICUT, P.C.
N.Y. C.O.A #: 0008671

LOT CONSOLIDATION PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC AND N.Y.S.D.O.T.

TAX I.D. NUMBERS
130200-5955-19-706012-0000
130200-5954-23-689990-0000
130200-5954-26-781983-0000

CITY OF BEACON
COUNTY OF DUTCHESS
STATE OF NEW YORK

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	4/28/2025	JHM	UJB

PROJECT NUMBER:	DRAWING NAME:
23010468A	Y SURV-RECOMB

SHEET TITLE:
PRELIMINARY PLAT

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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Stormwater Pollution Prevention Plan

April 29, 2025

45 Beekman Street Mixed-Use Development
City of Beacon, Dutchess County, New York

Prepared for:

Beekman Arts Center LLC &
Bay Ridge Studios LLC
268 Main Street
Beacon, NY 12508

Prepared by:

Digitally signed by Connor Patrick McCormack
Date: 2025.04.29 10:15:40-04'00'

Connor P. McCormack, P.E.
New York State
Professional Engineer
License No. 103756

Colliers Engineering & Design
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Main: 845.564.4495
Colliersengineering.com

Project No. 23010468A

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Appendix 6 – Draft Notice of Termination (NOT)
Appendix 7 – MS4 Acceptance Form
Appendix 8 – NRCS Hydrologic Soil Mapping
Appendix 9 – Construction Site Logbook
Appendix 10 – NYSDEC Construction Stormwater Inspection Manual
Appendix 11 – Contractor Certification Form
Appendix 12 – NYSDEC Deep-Ripping & Decompaction Manual
Appendix 13 – NOAA Precipitation Data
Appendix 14 – Erosion and Sediment Control Plans
Appendix 15 – NJ CAT Certification – First Defense
Appendix 16 – Soil Testing Map & Boring Logs

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EXECUTIVE SUMMARY

Project Name:	Owner Name and Address:
45 Beekman Street Mixed-Use Development City of Beacon Dutchess County New York	Beekman Arts Center LLC & Bay Ridge Studios LLC 268 Main Street Beacon, NY 12508
Project Location:	**Project Engineer and Firm:**
45 Beekman Street City of Beacon, Dutchess County , NY 12508 Tax lots: 5955-19-706012, 5954-26-689990, 5954-26-781983	Connor P. McCormack, P.E. Colliers Engineering & Design 555 Hudson Valley Avenue, Ste 101 New Windsor, NY 12553 (845) 564-4495
MS4 Contact:	**Contractor Name and Address:**
City of Beacon (NYR20A040) 1 Municipal Plaza Beacon, NY 12508	TBD

Figure 1: Project Location Aerial

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INTRODUCTION

The project site is in the city of Beacon, Dutchess County, New York, bounded by North Avenue (Rt 9D), Beekman Street, High Street, and Tompkins Avenue. The property is comprised of tax lots 5955-19-706012, 5954-26-689990, & 5954-26-781983 and is located within the Linkage (L) Zoning District and has a total lot area 77,717 square feet, or 1.79 acres. The existing site is partially developed with an existing art studio, driveways, and parking lot. The balance of the site is maintained by lawn and woods.

The applicant proposes to redevelop the site with two (2) 4-story mixed-use buildings with ground floor commercial space and multi-family residential units. The project will include off-street surface and garage parking facilities (91 total spaces) using existing driveway connections to Tompkins Avenue and Beekman Street. The site improvements also include water and sanitary sewer service connections to City of Beacon mains, stormwater management features necessary to support the development, and landscaping and lighting improvements.

To meet the stormwater requirements, (1) one bioretention basin, (1) one subsurface detention system, and (1) hydrodynamic separator is proposed on site. These stormwater features have been designed in accordance with the July 31, 2024 New York State Stormwater Management Design Manual and local municipal requirements.

Due to the size of the project, coverage under the State Pollutant Discharge Elimination System General Permit (SPDES GP 0-25-001), administered by New York State Department of Environmental Conservation (NYSDEC), is required.

STORMWATER MANAGEMENT GOALS

The Stormwater Pollution Prevention Plan (SWPPP) has been prepared in compliance with the New York State Department of Environmental Conservation (NYSDEC), State Pollutant Discharge Elimination System (SPDES) and The General Permit for Stormwater Discharges from Construction Activity, Permit No. GP-0-25-001 (See ***Appendix 4***). The SWPPP is a plan for controlling runoff and pollutants from a site during and after construction activities. The principal objective of this document is to comply with the SPDES Permit for construction activities by planning and implementing the following practices:

- Reduction or elimination of erosion and sediment loading to water bodies during and after construction.
- Control of the impact of stormwater runoff on the water quality of the receiving waters.
- Control of the peak rate of runoff during and after construction.
- Maintenance of stormwater controls during and after completion of construction.

Classification & Standards

The activities associated with this project are eligible for coverage under this permit. Using the General Permit guidelines for coverage, a summary of classification and requirements is provided below:

Project Type:

- *Commercial developments.*
- *Multi-family residential developments.*

Classification: ***Appendix B***, Table 2, of the GP-0-25-001 "Construction activities that require the preparation of a SWPPP that includes Post Construction Stormwater Practices".

The following guidance documents, in addition to various resources located on the NYS Department of Environmental Conservation website, were used in the preparation of this SWPPP.

- The New York State Stormwater Management Design Manual, by New York State Department of Environmental Conservation, July 31,2024.
- New York Standard Specifications for Erosion and Sediment Control, by New York State Department of Environmental Conservation, November 2016.

The SWPPP is intended to be a *'living'* document and should be revised and updated whenever site conditions dictate. Any proposed modifications shall be reviewed by the owner/operator prior to incorporation in the SWPPP and implementation at the project site. The certifying engineer of this SWPPP document shall be notified of any proposed modifications to this document. Modifications shall be in accordance with the NYSDEC technical standards.

METHODOLOGY

1. The watersheds are divided into subareas, by topography, soils, and land use. A summary of the watershed areas, composite curve numbers, and travel times are shown in Table 1.
2. Rainfall depths used for this analysis were taken from NOAA Atlas 14 data for the 100, 10, and 1-year 24-hour storms as directed in the NYSSMDM.
3. Topographical mapping is taken from a survey titled "Topographic Contour Survey of the lands Beekman Arts Center, LLC & Bayridge Studios, LLC", prepared by Jonathan N. Millen, LLS; Dated 11/3/2023 and supplemented with best available mapping.
4. The required water quality volume (WQv) was calculated in accordance with Section 4.2 and Chapter 9 (redevelopment) of the NYSSMDM. This is also the required RRv as per Section 4.3 of the NYSSMDM.
5. The provided RRv was calculated with the Green Infrastructure (GI) Worksheets, Version 1.6, provided by NYSDEC. The worksheets are included in ***Appendix 3***.
6. As this project is defined as re-development with an increase in impervious areas, the study shows mitigation of the proposed impervious areas as required per the NYSSMDM.
7. The peak flows from the watersheds in the existing condition are computed using the runoff curve numbers taken from TR-55 to determine undeveloped peak runoff and runoff hydrographs at the design points. The existing peak flows are presented in the report.
8. In the post-development condition, the peak flows from the proposed development are computed using the runoff curve numbers taken from TR-55. The watersheds are adjusted for the proposed improvements and grading of the site. The runoff flows are hydraulically routed for updated travel times, diversions, and new storage structures, as necessary. The resulting proposed peak flows at the design point are presented in the report.

9. Erosion and sediment control plans and details have been included with the site plans. A full Erosion & Sediment Control Plan (plans and construction sequencing) designed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (aka the "bluebook") has been included in the ***Appendix*** of this document.
10. Maps indicating the various drainage conditions are enclosed in this report. Schematic diagrams of the flow models in the existing and proposed conditions are included in the HydroCAD output within ***Appendix 2***.
11. A Notice of Intent (NOI) for GP-0-23-001 has been included in the ***Appendix*** of this report.

DISCUSSION

Discussion of Design Points

The Project has one (1) design point, studied to mitigate stormwater peak flow and provide the required water quality requirements. The design point and drainage area were limited, wherever possible to the area of the proposed project site. The design point evaluated in this report is described as follows:

Design Point 1 is located at a storm drain at the northern corner of Beekman Street and High Street. It receives runoff from the project site, the surrounding rights-of-way, and the surrounding properties to the north and west of the project site. The runoff enters the design point via storm pipes either from other inlets on High Street or from the flared outlet section located on the project site along Beekman Street.

Table 1: Watershed Characteristics

Existing Conditions			
WS Name	**Area**	**CN**	**Tc (min)**
WS 1	4.348	76	15.4
Totals	4.348	-	-
Proposed Conditions			
WS Name	**Area**	**CN**	**Tc**
PWS-1	0.602	80	6.0
PWS-2	0.621	72	6.0
PWS-3	0.121	98	6.0
PWS-4	0.257	98	6.0
PWS-5	2.099	75	6.0
PWS-6	0.178	98	6.0
PWS-7	0.015	91	6.0
PWS-8	0.388	85	6.0
PWS-9	0.068	85	6.0
Totals	4.348	-	-

Soil Types

Soil data for this project was obtained from the NRCS Web Soil Survey (WSS) operated by the USDA Natural Resources Conservation Service (NRCS) (See ***Appendix 8***)

One (1) soil designation is identified within the project site. The project site consists entirely of Dutchess-Cardigan complex, undulating, rocky (DwB). A further detailed description of the soil characteristics and properties can be found in ***Appendix 8*** of this report.

Hydrologic Soil Group (HSG)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four (4) groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long duration storms. The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D and C/D). Conservatively, dual-class soil groups are considered "D" soils.

Table 2: Hydrologic soil groups

HSG	Soil (abbreviation)
B	DwB

On-site Soil testing

Soil testing for the two stormwater basins was conducted on 4/18/2025. A representative from Lanc & Tully Engineering and Surveying was present to witness the tests.

Test pit #4, located 9' from the subsurface system, encountered groundwater at an elevation of 91.5', 1' below the bottom of the subsurface system and 3.5' below the bioretention basin. No rock or groundwater was observed in the other tests. Based on the limited information available, both systems are proposed with an impermeable liner. Notes have been added to the plans that the liner can possibly be removed if additional soil testing, conducted by the engineer of record, and witnessed by the City, are provided showing adequate separation distance. A sketch of the test locations and the boring logs are included in appendix 16 of this report.

Redevelopment.

As defined in Chapter 9 of the NYSSMDM, redevelopment activity is disturbance and reconstruction of existing impervious surfaces. This includes impervious surfaces removed within the last five (5) years. Redevelopment is distinguished from new development in that new development refers to construction on land where there had not been previous construction. Redevelopment specifically applies to constructed areas with impervious surface.

According to the Design Manual, Redevelopment of previously developed sites is encouraged from a watershed protection standpoint because it often provides an opportunity to

conserve natural resources in less impacted areas by targeting development to areas with existing services and infrastructure. At the same time, redevelopment provides an opportunity to correct existing problems and reduce pollutant discharges from older developed areas that were constructed without effective stormwater pollution controls.

Site constraints associated with pre-developed project sites are another factor that makes it more difficult to provide standard stormwater practices (SMPs). The biggest constraints encountered on this site are primarily the presence of highly compacted and poorly drained soils. Chapter 9 of the NYSSMDM sets forth alternative design criteria for certain redevelopment projects because the technical standards contained elsewhere in the Manual were primarily intended for new development projects and compliance with those standards may present a challenge to some redevelopment projects.

All of the new development is located within the watershed's tributary to design point 1, therefore the net increase in impervious surface (0.31 acres) has been treated in these watersheds. A breakdown of the change in impervious areas for the project has been included below.

Table 3: Redevelopment Impervious Cover Comparison

Existing Tributary Impervious Area (Acres)	Proposed Tributary Impervious Area (Acres)	Net Change in Tributary Impervious Area (Acres)	Percent Change in Tributary Impervious Area
1.90	2.21	0.31	16%

Section 9.2.1 of the NYSSMDM details the sizing criteria for both water quantity and water quality control practices. If redevelopment results in no increase or a reduction of impervious area or changes to hydrology that increase the discharge rate, the one-, ten-, and hundred-year criteria will not be necessary. This consideration does not mean that quality or existing quantity controls may be neglected in planned designs. Since there are no existing quality or quantity controls on site, they cannot be neglected; therefore, the proposed design incorporates practices ensuring the reduction of peak flow rates for all criteria at all design points.

Because the project is considered "redevelopment with an increase in the impervious area", the water quality design will utilize two sets of design criteria. The 0.31 acres of additional impervious area will be considered new development. A Bioretention basin within underdrains has been decided to provide WQv for this "new development" (see table 5). The remaining impervious area shall be treated as redevelopment. As outlined in Section 9.2.1.B.IV of the design manuals. **The redevelopment water quality requirement shall be designed to treat 75% of the water quality volume from the impervious area within the LOD (1.469 Acres).**

The project has been designed to treat the required redevelopment water quality volume using an alternative treatment practice, a hydrodynamic separator. The hydrodynamic separator is a

rate-based practice but has been designed to capture and treat the required impervious area outlined below:

- Required redevelopment treatment area = 75% * 1.469 acres = 1.102 acres
- Provided redevelopment treatment area = 1.26 acres (impervious area from watersheds PWS-3, PWS-4, PWS-5 & PWS-9)

The sizing information for the hydrodynamic separator has been included later in this report.

Zero-Net Increase:

The proposed storm water improvements for the site provide the required channel protection (CPv), overbank flood protection (Qp), and extreme flood protection (Qf). Peak flows have been reduced at the selected design point in the proposed condition for the 100, 10, and 1-year storms. These peak flow reductions can also be found in Table 4 below.

Table 4: Existing and Proposed Peak Flow Summary

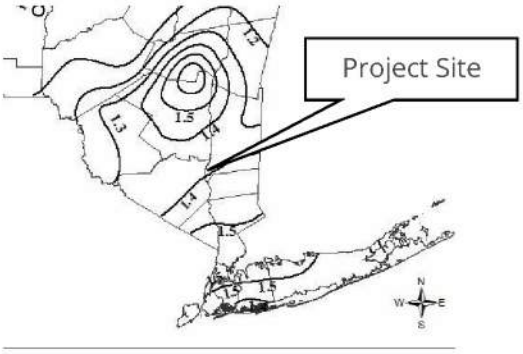
	Storm Events	Existing	Proposed	Diff.	Percent
DP 1	1	2.47	2.35	-0.12	-4.86%
	10	9.68	9.55	-0.13	-1.34%
	100	19.50	18.72	-0.78	-4.00%

*Peak Flows in Cubic Feet per second (CFS)

As is evident in the table above, attenuation of the peak flows by diversion, site planning, and the utilization of SMP's with RRv capacity have effectively reduced or maintained the peak discharge while providing the required water quality, which will be further discussed below.

Water Quality Volume (WQv):

The Water Quality Volume (WQv) is designed to improve water quality. The design captures and treats 90% of the average annual stormwater runoff volume. The WQv is directly related to the impervious cover created at a site. The 90% rainfall event value (P) used in the calculations (1.40") is shown below in the portion of Figure 4.1 from Section 4.2, pages 4-3 in the NYSSMDM.



90% Rule:

$WQ_v = [(P)(R_v)(A)] /12$
$Rv = 0.05+0.009(I)$
I = Impervious Cover (Percent)
Minimum Rv = 0.2
P = 90% Rainfall Event Number (See Figure 4.1)
A = site area in acres

Colliers Engineering & Design determined the impervious area for each watershed in the proposed condition. The Runoff Coefficient "Rv" in the computation of Water Quality Volume WQv is dependent on the percent impervious cover. As per Section 4.2 of the NYSSMDM, 100% of the water quality volume shall be treated.

Table 5: Required Water Quality Calculation

Watershed	Area (A) Acres	90% Rainfall Event Number (P) Inches	Impervious Area treated Acres	Percent Impervious (I) %	Runoff Coefficient Rv	Required WQv Cf	Provided WQv Cf
PWS-1	0.60	1.40	0.31	52%	0.52	1,570	1,570
PWS 3, 4, 5 9*	2.55	1.40	1.26	49%	0.49	5,688*	6,411*

* This is the redevelopment portion of the project. The required WQv is based on the flow based alternative practice.

The total required water quality volume per NYSDEC standards is based on the proposed increase in impervious area (new development) 0.31 acres, is 1,570 Cf or 0.036 Ac-ft. When including the redevelopment portion of the project, the total required water quality volume is 0.17 Acre FT ot 7,259 CF. As shown in table 5 above, the current design provides the required Water quality volume.

Runoff Reduction Volume

The runoff reduction volume (RRv) is designed to reduce the stormwater volume leaving the site by capturing an amount equal to the computed water quality volume and infiltrating it onsite. However, for sites that cannot reduce runoff in an amount equal to the water quality volume, a minimum RRv is allowed if the project demonstrates acceptable limitations. The minimum RRv requirement (in acre-feet) was calculated as follows:

$RRv_{min} = [(P)(\overline{R}v)(S)(Aic)]/12$ where,
I = Percent Impervious Cover (must be 100%)
P = 90% rainfall event = 1.4

$\overline{R}v = 0.05 + [(0.009)(I)] = 0.95$

S = Hydrologic Soil Group Reduction Factor = 0.40 (100% HSG B)

Aic = Total Area of new impervious cover (acres) = 0.31

$$RRv_{min} = \frac{[(P)(\overline{R}v)(S)(Aic)]}{12} = \frac{[(1.4)(0.95)(0.40)(0.31)]}{12} = 0.014 \text{ Acre-ft} = \mathbf{599\ ft^3}$$

Runoff from the new development impervious area has been treated by bioretention basins. Within these proposed practices, the entire WQv has not been reduced using standard SMPs with RRv capacity. The RRv and for each proposed practice is included in Table 6 below. Supporting calculations are provided in ***Appendix 3***.

Table 6 –RRv Volumes Provided

Watershed	Treatment Practice	RRv Provided (CF.)
PWS-1	Bioretention Basin (F-5)	1,104

The proposed development requires a minimum runoff reduction of 5991 cf (0.014 Ac-Ft) to be reduced and total water quality to be treated for the proposed improvements. The proposed design exceeds the minimum requirement, providing an RRv of 1,104cf (0.025 Ac-ft) and meets the requirement set forth by the NYSDEC requirements. This aspect of the design has been met.

Runoff Reduction Volume (RRv) through Site Planning:

The application of site planning and green infrastructure to reduce water quality volume with runoff reduction practices can either reduce the required water quality volume to be treated; or can completely account for the required water quality volume. The summary of this analysis can be found below. The combination of practices provided on site exceeds the minimum required water quality and runoff reduction for the proposed development.

The basic premise of runoff reduction is to recognize the water quality benefits of certain practices by allowing for a reduction in the water quality treatment volume. Runoff reduction is first achieved through better site design during the planning stages and has been implemented in the planning and design of this project as described in this report.

In accordance with Section 5.2 "Planning for Green Infrastructure: Reduction of Impervious Cover" of the NYSDEC Stormwater Management Design Manual, the proposed site plan has been designed to meet the planning techniques as follows:

Table 7: Green Infrastructure Site Planning

Preservation of undisturbed Areas	
Delineate and place into permanent conservation undisturbed forests, native vegetated areas, riparian corridors, wetlands, and natural terrain.	The extent of the clearing was limited to meet the user's needs. The project site is within the city and most of the site has been disturbed for construction in the past.
Preservations of Buffers	
Define, delineate and preserve naturally vegetated buffers along perennial streams, rivers, shorelines and wetlands.	Not applicable for this project.
Reduction of Clearing & Grading	
Limit clearing and grading to the minimum amount needed for roads, driveways, foundations, utilities and stormwater management facilities.	The clearing limit was minimized using maximum allowable slopes and retaining walls to meet grade where applicable.
Locating Development in Less Sensitive Areas	
Avoid sensitive resource areas such as floodplains, steep slopes, erodible soils, wetlands, mature forests and critical habitats by locating development to fit the terrain in areas that will create the least impact.	The project is classified as redevelopment and there are no environmentally sensitive areas on site.
Open Space Design	
Use clustering, conservation design or open space design to reduce impervious cover, preserve more open space and protect water resources.	Open areas are proposed on site.
Soil Restoration	
Restore the original properties and porosity of the soil by deep till and amendment with compost to reduce the generation of runoff and enhance the runoff reduction performance of post construction practices.	Compacted soils located in open areas without shallow existing utilities will be tilled in order to restore the original properties of the soil prior to seeding. (*see **Appendix 11***)
Roadway Reduction	
Minimize roadway widths and lengths to reduce site impervious area.	Roadway widths were reduced wherever possible to meet the end users needs and for emergency vehicle access.
Sidewalk Reduction	

Minimize sidewalk lengths and widths to reduce site impervious area.	Sidewalks added where needed to adequately and safely serve the pedestrian needs of the facility.
Driveway Reduction	
Minimize driveway lengths and widths to reduce site impervious area.	The proposed driveways have been minimized wherever possible.
Cul-de-Sac Reduction	
Minimize the number of cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.	N/A no Cul-de-Sacs are proposed.
Building Footprint Reduction	
Reduce the impervious footprint of residences and commercial buildings by using alternate or taller buildings while maintaining the same floor to area ratio.	The building were designed to meet the potential end user's needs.
Parking Reduction	
Reduce imperviousness on parking lots by eliminating unneeded spaces, providing compact car spaces and efficient parking lanes, minimizing stall dimensions, using porous pavement surfaces in overflow parking areas, and using multi-storied parking decks where appropriate.	The parking spaces were limited to what is required by local municipal code and the end users needs.

Green Infrastructure Techniques (GITs):

After considering the reductions through Site Planning mentioned above, RRv remains to be treated through GITs and/or Standard SMPs. Chapter 5 of the NYSSMDM outlines the various Green Infrastructure Techniques that can be implemented on-site to achieve runoff reduction. The GI Worksheets included in the ***Appendix*** of this report provide the calculations for the Green Infrastructure Techniques chosen to treat the Runoff Reduction Volume for this project. Below is a brief description of each Green Infrastructure Technique along with a discussion regarding the feasibility of each technique with respect to this project.

Table 8: Green Infrastructure Feasibility

Conservation of Natural Areas	
Retain the pre-development hydrologic and water quality characteristics of undisturbed natural areas, stream and wetland buffers by	There are no natural areas on the project site. it is located at the center of the City of beacon and is surrounded on all sides with development.

restoring and/or permanently conserving these areas on a site.	
Sheetflow to Riparian Buffers or Filter Strips	
Undisturbed natural areas such as forested conservation areas and stream buffers or vegetated filter strips and riparian buffers can be used to treat and control stormwater runoff from some areas of a development project.	Not applicable for this project.
Vegetated Open Swale	
The natural drainage paths, or properly designed vegetated channels, can be used instead of constructing underground storm sewers or concrete open channels to increase time of concentration, reduce the peak discharge, and provide infiltration.	Vegetated open swales were used to divert clean runoff around the site, towards the design point.
Tree Planting/Tree Box	
Plant or conserve trees to reduce stormwater runoff, increase nutrient uptake, and provide bank stabilization. Trees can be used for applications such as landscaping, stormwater management practice areas, conservation areas and erosion and sediment control.	Tree planting has been proposed through the site but has not been quantified as a stormwater mitigation.
Disconnection of Rooftop Runoff	
Direct runoff from residential rooftop areas and upland overland runoff flow to designated pervious areas to reduce runoff volumes and rates.	Based on the site of the proposed building this is not a recomendded pratice.
Stream Daylighting for Redevelopment Projects	
Stream Daylight previously-culverted/piped streams to restore natural habitats, better attenuate runoff by increasing the storage size, promoting infiltration, and help reduce pollutant loads.	This strategy is not applicable to the project.
Rain Garden	
Manage and treat small volumes of stormwater runoff using a conditioned planting soil bed and planting materials to filter runoff stored within a shallow depression.	There are a few green locations proposed throughout the development but rain gardens have not been proposed on site.
Green Roof	

Capture runoff by a layer of vegetation and soil installed on top of a conventional flat or sloped roof. The rooftop vegetation allows evaporation and evapotranspiration processes to reduce volume and discharge rate of runoff entering conveyance system.	The structural design and use of the proposed buildings do not allow for this technique.
Stormwater Planter	
Small landscaped stormwater treatment devices that can be designed as infiltration or filtering practices. Stormwater planters use soil infiltration and biogeochemical processes to decrease stormwater quantity and improve quality.	Landscaping in green areas and planted beds are proposed throughout the development, but planters have not been proposed for treatment. No credit has been taken in the SWPPP.
Rain Tank or Cistern	
Capture and store stormwater runoff to be used for irrigation systems or filtered and reused for non-contact activities.	This practice has not been used for the proposed development.
Porous Pavement	
Pervious types of pavements that provide an alternative to conventional paved surfaces, designed to infiltrate rainfall through the surface, thereby reducing stormwater runoff from a site and providing some pollutant uptake in the underlying soils.	Due to maintenance concerns and the redevelopment classification of the site, this practice was not proposed.

The bioretention basins account for the runoff reduction as required. The site has been designed to meet the required water quality requirements without accounting for the pretreatment volume tributary to the proposed basins.

Soil restoration efforts, including mechanical decompaction and compost amendment in accordance with Section 5.1.6 and Table 5.3 of the NYSSMDM, are proposed for areas to be disturbed for improvements that will not be impervious at the final buildout.

Refer to Tables 7 and 8 above for the decision-making matrices utilized here. The design for the project utilized standard SMPs with RRv capacity to attain the required minimum runoff reduction volume and water quality for new construction and redevelopment, respectively. NYSDEC Green Infrastructure (GI) worksheets can be found in ***Appendix 3*** summarizing calculations.

Bioretention Basin with Underdrain (No Infiltration):

The proposed development causes an increase in impervious cover. As such the runoff must be mitigated for water quality. One of the SMPs utilized for the proposed development is the use of bioretention with a proposed underdrain (F-5). Runoff from the development is proposed to be routed to a bioretention basin to provide runoff reduction capacity as well as water quality treatment volume. The basins are proposed with a 3-inch mulch layer, 2.5 feet of soil media, and a 10-inch drainage layer with a 6-inch underdrain which ultimately connects to an outlet control structure and discharges downstream to provide WQv. Bioretention soils shall meet the design criteria outlined in Appendix H of the NYSSMDM; soil deep ripping and de-compaction shall be in accordance with the NYSDEC guidelines found in the Appendix.

The sizing calculation for the bioretention system was completed in accordance with the design requirements set forth in Section 6.4.4 of the NYSSMDM. Flush curbs with rip rap leading to a forebay with a storage volume of 1,772 CF have been provided in all locations for pre-treatment of the sheet flow from the paved areas.

The stage/storage information of the bioretention areas can be found in the HydroCAD output within the Appendix of this report. The NYSDEC GI worksheet for runoff reduction and water quality treatment can be found in the Appendix for RRv capacity calculations (See NYSDEC GI worksheet). A summary of the water quality provided in these facilities can be found in Table 6.

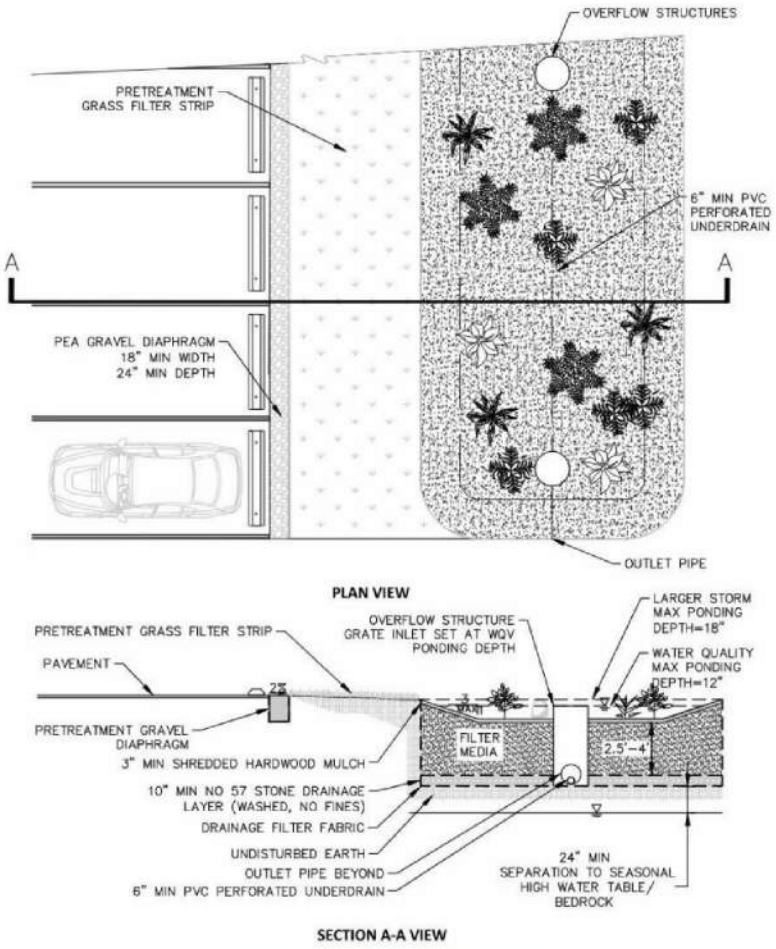


Figure 6.20 Filtration Bioretention (F-5)

StormTech Subsurface Detention Chamber:

The StormTech MC-3500 is a subsurface resin chamber that allows the storage of large volumes at reasonable depths. One underground system has been designed to the west of the proposed building #1. Sizing for these systems include the standard 9" stone base to increase storage capacity for the given footprint and can be found in the HydroCAD output. The system has been designed to provide detention only and no credit is taken for infiltration of stormwater. The calculations shown include the volume within the chambers and stone voids (StormTech assumes a porosity of 40%).

Hydrodynamic Separator (Swirl Chamber):

The applicant proposes to install a hydrodynamic separator to provide water quality for the redevelopment portions of the site. Hydrodynamic separators are devices that move water in a circular, centrifugal manner to accelerate the separation and deposition of primary sediment from the water. They are suitable for the removal of coarse particles, oils, and fuels over small drainage areas. The NYSDEC refers to the New Jersey Department of Environmental Protection for a list of

Stormwater Manufactured Treatment Devices which have received Interim Certification (included in the Appendix). One of the products on the list is the Hydro International First Defense unit.

Sizing of the First Defense system (an alternative stormwater practice) requires the application of a "rate-based" sizing approach for water quality treatment. In the "rate-based" approach, the device should be sized to treat the peak rate of runoff from the WQv storm; utilizing the WQv storm precipitation depth, the peak runoff for each tributary area can then be determined, and the associated devices sized appropriately. HydroCAD was used to determine the water quality flow rate for treatment sizing of the First Defense system. The table below lists the water quality storm event, its associated flowrate for the treatment structure, the tributary catchments, and the appropriately sized First Defense system capacity which provides in excess of the required flow, for the location shown on the plans

Table 1. First Defense® High Capacity Design Criteria.

First Defense® High Capacity Model Number	Diameter	Typical TSS Treatment Flow Rates			Peak Online Flow Rate	Maximum Pipe Diameter[1]	Oil Storage Capacity	Typical Sediment Storage Capacity[2]	Minimum Distance from Outlet Invert to Top of Rim[3]	Standard Distance from Outlet Invert to Sump Floor
		NJDEP Certified	106µm	230µm						
	(ft / m)	(cfs / L/s)	(cfs / L/s)	(cfs / L/s)	(cfs / L/s)	(in / mm)	(gal / L)	(yd^3 / m^3)	(ft / m)	(ft / m)
FD-3HC	3 / 0.9	0.84 / 23.7	0.3 / 8.77	0.53 / 15.0	15 / 424	18 / 457	125 / 473	0.4 / 0.3	2.0 - 3.5 / 0.6 - 1.0	3.71 / 1.13
FD-4HC	4 / 1.2	1.50 / 42.4	0.7 / 20	1.2 / 34	18 / 510	24 / 600	191 / 723	0.7 / 0.5	2.3 - 3.9 / 0.7 - 1.2	4.97 / 1.5
FD-5HC	5 / 1.5	2.34 / 66.2	1.3 / 37.9	2.2 / 62.2	20 / 566	24 / 609	300 / 1135	1.1 / .84	2.5 - 4.5 / 0.7 - 1.3	5.19 / 1.5
FD-6HC	6 / 1.8	3.38 / 95.7	2.2 / 63	3.8 / 108	32 / 906	30 / 750	496 / 1,878	1.6 / 1.2	3.0 - 5.1 / 0.9 - 1.6	5.97 / 1.8
FD-8HC	8 / 2.4	6.00 / 169.9	5.1 / 144	8.6 / 243	50 / 1,415	48 / 1219	1120 / 4239	2.8 / 2.1	3.0 - 6.0 / 0.9 -1.8	7.40 / 2.2

[1]Contact Hydro International when larger pipe sizes are required.
[2]Contact Hydro International when custom sediment storage capacity is required.
[3]Minimum distance for models depends on pipe diameter.

The First Defense treatment system has the capacity of bypassing high flow rates internally as well as controlling flow through the treatment chamber so as to avoid wash-out of previously captured pollutants. The HydroCAD output can be found in the Appendix of this report. Specifications for the First Defense Systems can also be found in the appendix of this report along with certification from NYSDEC that it is an accepted proprietary device. The NJCAT testing certification is also included within the Appendix.

Table 9: Swirl Chamber Sizing Calculations

Proposed First Defense System	90% Rainfall Event Number (P) Inches	Tributary Catchment Areas (WS-#)	Required Water Quality Flow, cfs	Hydro International First Defense Model	Treatment Capacity, cfs	Peak Hydraulic Flow, cfs	100 YR Flow, cfs
S-10 (4' Dia)	1.4	PWS-3 PWS-4 PWS-5 PWS-9	0.6	FD-4HC	1.50	18.0	15.7

Stormwater Conveyance & Pipe Capacity

The storm pipes and structures were designed to convey flows from the 25-year storm event per New York State standards. Drainage areas to each drainage structures were delineated, and the land uses within the drainage area were calculated. The design information, along with the proposed pipe sizes, material, slopes and inlet capacities were entered into the HydroFlow Storm sewer program to analyze the capacity of the storm conveyance system. It should be noted that this program uses the rational method for calculation while the HydroCAD program uses TR-55.

EROSION & SEDIMENT CONTROL

General Erosion Control Plan:

Construction operations shall be carried out in such a manner that erosion will be controlled and sediment migration minimized. Federal, State, and Local laws concerning pollution reduction will be followed. The control practices indicated in the attached Erosion & Sediment Control Plans shall be installed and used on this project.

In the event control practices not contained within the attached Erosion & Sediment Control Plans are required due to unforeseen/unknown existing conditions this SWPPP document contains applicable Erosion and Sediment Control details in ***Appendix 14*** as a reference. Details in ***Appendix 14*** are considered, as needed, and are not part of the construction documents for bidding purposes.

The list of measures and practices below are contained in the attached Erosion and Sediment Control Plans and shall be installed and maintained per the most current edition of the New York Standard Specifications for Erosion and Sediment Control Handbook. All erosion control measures implemented shall be in accordance with the construction sequence schedule as described in Section VIII of this narrative.

Temporary Measures

- *Silt Fence* – Silt fence shall be placed at a minimum along the toe of all fill areas or any location where surface sheet flow could be expected in accordance with temporary soil erosion and sediment control plans serving to reduce runoff velocity and effect deposition of transported sediment load. Where silt fence ends, the end shall turn and run perpendicular to contours for a length of ten (10) feet, or for a difference in elevation of two (2) feet, whichever comes first.
- *Mulching* – Mulching of all disturbed surfaces will be mandatory. Hydroseeding with mulch only mixes will be the preferred method.
- *Stabilized Construction Access* - A stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area. The purpose of stabilized construction access is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.

The access shall be maintained in a condition which will prevent tracking of sediment onto public rights-of-way or streets. This may require periodic top dressing with additional aggregate. All

sediment spilled, dropped, or washed onto public rights-of-way must be removed immediately. When necessary, wheels must be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with aggregate, which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches, or watercourses.

- *Concrete Washout Station* - A temporary concrete washout station is to be used near the entrance to the site. The station will have a depth of 24 inches and shall be a minimum of 10 feet by 10 feet. The station shall be lined with a 10mil waterproof plastic membrane. Tools or equipment that were used for concrete work will be cleaned here before leaving the site.

Permanent Measures

- *Topsoil, Seed & Mulch* – Final vegetative stabilization shall be used at all locations where the ground has been disturbed and impervious covers are not specified. Mulch shall be applied with, or immediately after seeding.
- *Rock outlet protection* - Stone riprap is to be placed at the outlet end of the culverts beneath the flared end section to slow down the flow of the runoff and reduce erosion.
- *Site grading and retaining walls* – The site grading has been designed to reduce the steep slopes on site, reducing the possibility of erosion due to runoff.

Maintenance and Inspection of Measures

All temporary and permanent soil erosion and sediment measures shall be maintained by the contractor during the life of the project. The contractor shall have a *trained contractor,* as defined in the GP-0-25-001 (See ***Appendix 4***), on site at all times. The *trained contractor* shall be responsible for the day-to-day construction and maintenance of all erosion and sediment control measures.

All temporary measures (silt fence, inlet protection, etc.) and permanent measures (landscaping) shall be inspected by the *Qualified Inspector* every seven (7) calendar days. The *Qualified Inspector* role and inspection requirements are outlined in Part IV.C of the GP-0-25-001 (See ***Appendix 4***). All inspections are required to be completed within one calendar day. Any comments, suggestions or corrective actions the *Qualified Inspector* notes shall be addressed by the contractor within 24 hours of the inspection.

Construction Sequence:

The construction sequence for the proposed development will be as follows:

- Schedule a pre-construction meeting at least 1 week prior to any construction site disturbance or equipment staging. At a minimum, the pre-construction meeting shall consist of the Cities Representatives including the Engineer as well as Contractors, Project Managers and Foreman.
- Install construction entrance.
- Stake limits of disturbance and orange construction fence for wetland protection.
- Install perimeter silt fencing on downhill areas as shown on plan.
- Install sediment ponds. Install temporary swales to direct all open soil area disturbance to sediment ponds, as necessary. Locations and size of the erosions and sediment control

practices are noted on the plan. these may vary depending on the contractor's schedule and approach but 3,600 cf of storage must be provided at a minimum per acre of upstream disturbance. Sediment traps shall be installed in accordance with the plans and details. Sediment traps and basins shall be sized in accordance with the New York standards and specifications for erosion and sediment control manual.

- Rough grade the site to allow for the construction of the northern retaining wall. Once complete, the proposed driveway/road and building footprint shall be rough graded. The building foundation and wall shall be installed to stabilize the center of the phase 1 construction as soon as practicable.
- Disturbed soils shall be temporarily stabilized as soon as practical. Materials stored in stockpiles shall be cordoned off with a silt fence per the appropriate specifications and details. The operator shall initiate stabilization measures as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than (14) days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Utilities shall be installed. (non-pressure utilities shall be installed prior to watermain)
- Construct roads, drives, buildings, parking areas and install drainage systems.
- Topsoil/hay/seed lawn areas.
- When upstream drainage areas have been stabilized, the bioretention media, plantings and mulch can be installed and the sediment ponds can be removed. The phase 1 construction

- The project site must meet final stabilization criteria prior to removing all erosion and sediment control devices and closing out the project. Litter and construction debris shall be removed as practical throughout the life of the project.

    - *Final Stabilization* means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock riprap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

- Upon final stabilization being met, the Contractor shall clear drainage pipes and structures of any sediment which may have accumulated. Additional erosion control measures shall be installed, as may be necessary, required and/or requested by authorities, to prevent the incidental discharge of silt laden runoff from entering a water course or a drainage system. The general permit for stormwater discharges from construction activities states that it is unlawful for any person to cause or contribute to a violation of water quality standards.

- Additional erosion control measures shall be installed, as may be necessary, required and/or requested by authorities, to prevent the incidental discharge of silt laden runoff from entering a water course or a drainage system. The general permit for stormwater discharges from construction activities states that it is unlawful for any person to cause or contribute to a violation of water quality standards.

For additional, general Erosion and Sediment Control notes including seeding, please refer to the Erosion and Sediment Control Plans.

Good Housekeeping

Good housekeeping practices are inexpensive, relatively easy to implement, and are often effective in preventing stormwater contamination. Specific activities that should be completed by the contractor are listed below:

Spill Inventory

The materials or substances listed below are expected to be present on-site during construction:

- Concrete
- Fertilizers
- Piping
- Paints (enamel & latex)
- Treated and non-treated wood
- Seed
- Tar
- Petroleum-based products
- Reinforcing steel
- Cleaning solvents
- Masonry block
- Paving materials

Material Management Practices

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff:

- Products shall be kept in original containers unless they are not resealable.
- Original labels and material safety data sheets (MSDS) shall be retained; they contain important product information.
- An effort shall be made to store only enough products required to do the job.
- All materials stored onsite shall be stored in a neat, orderly manner in their appropriate containers, and if possible, under a roof or other enclosure and/or on non-porous blacktop.
- Products shall be kept in their original containers with the original manufacturer's label.
- Substances shall not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all a product shall be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal shall be followed.
- The contractor's site superintendent shall inspect daily to ensure proper use and disposal of materials on site.

Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices shall be followed for spill prevention and cleanup.

- Spills, of any size, of toxic or hazardous material and/or petroleum products shall be reported to the NYSDEC and Central Hudson's Environmental Affairs division.
- Manufacturer's recommended methods for spill cleanup shall be clearly posted and site personnel shall be made aware of the procedures and the locations of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup shall be kept in the material storage area onsite. Equipment and materials shall include but not be limited to brooms, dust pans, mops, rags, gloves, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills shall be cleaned up immediately after discovery.
- The spill area shall be kept well ventilated, and personnel shall wear appropriate PPE to prevent injury from contact with a hazardous substance.
- The spill prevention plan shall be adjusted to include measures to prevent toxic or hazardous material spills from recurring and how to clean up the spill. A description of the spill, what caused it, and the cleanup measures shall also be included.

The contractor's site superintendent is responsible for the day-to-day site operations and shall be the spill prevention and cleanup coordinator.

Product Specific Practices

The following product specific practices shall be followed onsite.

- Petroleum Products – All onsite vehicles shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers that are clearly labeled. Any asphalt substances used on site shall be applied according to manufacturer's recommendations.
- Fertilizers – Fertilizers shall be applied only in the minimum amounts recommended by the manufacturer. Use only fertilizers that have five (5) or fewer parts phosphorous. Once applied, fertilizers shall be worked into the soil to limit exposure to stormwater. Storage shall be in a covered shed. The contents of any partially used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.
- Paints – All containers shall be tightly sealed and stored when not required for use. Excess paint shall not be discharged to the storm sewer system but shall be properly disposed of according to the manufacturer's instructions or state and local regulations.
- Concrete Trucks – Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on the site, unless in approved clean-out areas.
- Waste Disposal – All waste materials shall be collected and stored in a securely lidded metal dumpster rented from a licensed solid waste management company. The dumpster shall meet all local and any State solid waste management regulations. All trash and construction

debris from the site shall be deposited in the dumpster. The dumpster shall be emptied as necessary, and the trash shall be hauled to a NYSDEC permitted landfill. No construction waste materials shall be buried onsite. All personnel shall be instructed regarding the correct procedure for waste disposal.

- Hazardous Waste – All hazardous waste materials shall be disposed of in a manner specified by local or State regulations or the manufacturer. Site personnel shall be instructed in these practices.
- Sanitary Waste – All sanitary waste shall be collected from the portable units by a licensed sanitary waste management contractor, as required by local regulation and as required to protect public health and safety.
- Recyclable Waste – All recyclable waste (cardboard, wood, etc.) shall be collected and recycled on a weekly schedule.

Responsible Parties

Implementation of SWPPP

The owner/operator is responsible for implementing the provisions of the SWPPP and ensuring that the appropriate contractors and subcontractors on the site provide certification in accordance with the provisions of the GP-0-25-001.

The owner/operator is also responsible for having *Trained Contractor* and *Qualified Inspector* inspect the active construction site in accordance with section 6.3 of this report and all provisions for inspections defined in the GP-0-25-001, (See ***Appendix 10)*** A *Trained Contractor* cannot conduct *Qualified Inspector* site inspections unless they meet the *Qualified Inspector* qualifications listed in appendices of the GP-0-25-001.

Inspection Requirements

The owner/operator is responsible for implementing inspections of all erosion and sediment control measures. To do so, the owner/operator shall have a *Qualified Inspector* inspect the site in accordance with the guidelines of Part IV of the GP-0-25-001. A sample inspection template is provided in this document (See ***Appendix 9***).

The owner/operator shall maintain a record of all inspection reports in a site logbook. The site logbook shall be kept on site and be made available to the permitting authority upon request. The owner/operator shall also retain a copy of this SWPPP document at the construction site during the life of the project.

End of Project – Termination of Permit

Final Inspection

Prior to filing the Notice of Termination (NOT), or at the end of the permit term, the owner/operator shall have a Qualified Inspector perform a final site inspection. The inspector shall certify that the site has undergone final stabilization using either vegetative or structural stabilization methods. Final stabilization means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of 80% has been established on all unpaved areas and areas not covered by permanent structures.

Notice of Termination (NOT)

When the site has been finally stabilized, the owner/operator must submit a Notice of Termination (NOT) form to terminate coverage under SPDES General Permit GP-0-25-001. The permittee must identify all the permanent stormwater management structures that have been constructed. In addition, a manual describing the operation and maintenance practices that will be necessary for the structures(s) to function as designed after the site is stabilized must be developed and in place. The permittee must also certify that the permanent structure(s) have been constructed in conformance with this document. A copy of NOT is provided in this document (see ***Appendix 6***).

Record Keeping

The owner/operator shall retain copies of SWPPP, any reports submitted in conjunction with this permit, and records of all data used to complete the NOI & NOT for a period of at least five (5) years from the date that the site is finally stabilized. A topographic as-built shall be provided for the stormwater facilities, as well as a certification letter being provided to the City of Beacon by the project engineer certifying that the stormwater facilities were constructed in accordance with the SWPPP and plans.

SUMMARY OF PROPOSED STORMWATER IMPROVEMENTS

The proposed project falls under the New York State definition of redevelopment with an increase in impervious area, requiring coverage under the General permit. The site runoff has been attenuated for peak flows in the peak design storms. The proposed development has been designed to treat the required water quality through SMP's with RRv capacity, and Alternative practices. The design utilizes DEC approved practices that help maintain the existing hydrology.

CONCLUSION

As the storm water pollution prevention plan meets the water quality requirements for a new and redevelopment portion of the project, and meets peak flow mitigation to the applicable

standards, there should be no adverse impacts due to storm water, on-site or off-site, as a result of the proposed site improvements.

r:\projects\2023\23010468a\reports\drainage\250429\report\pieces\250429_beekman_d&h report.docx

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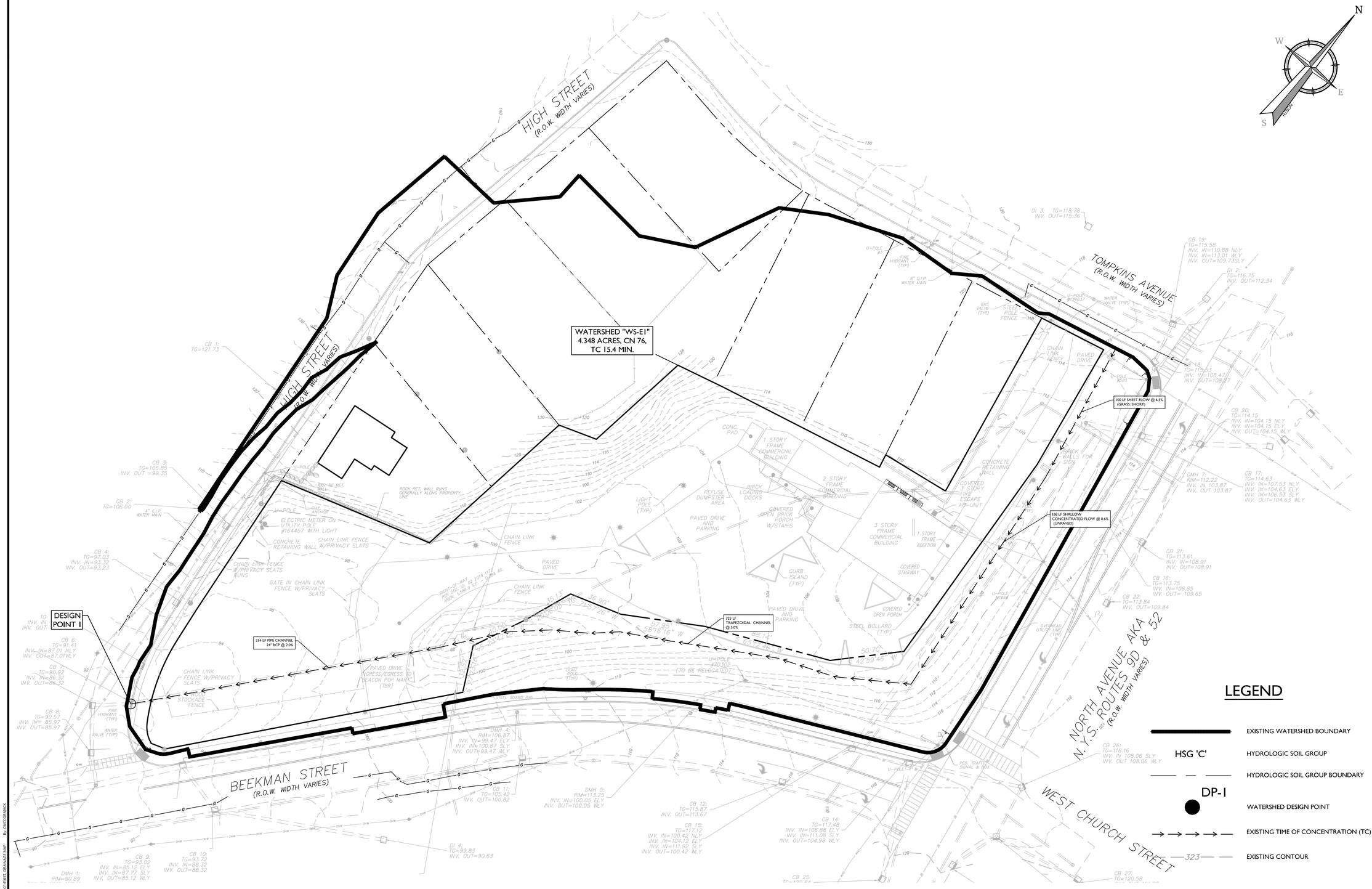
APPENDIX 1

WATERSHED MAPS



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\Drainage Maps\C-DRING.dwg|C-DRING, By: CMCCORMACK

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

REV	DATE	DRAWN BY	DESCRIPTION
1	06/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS.
2	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS.

WATERSHED MAP

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

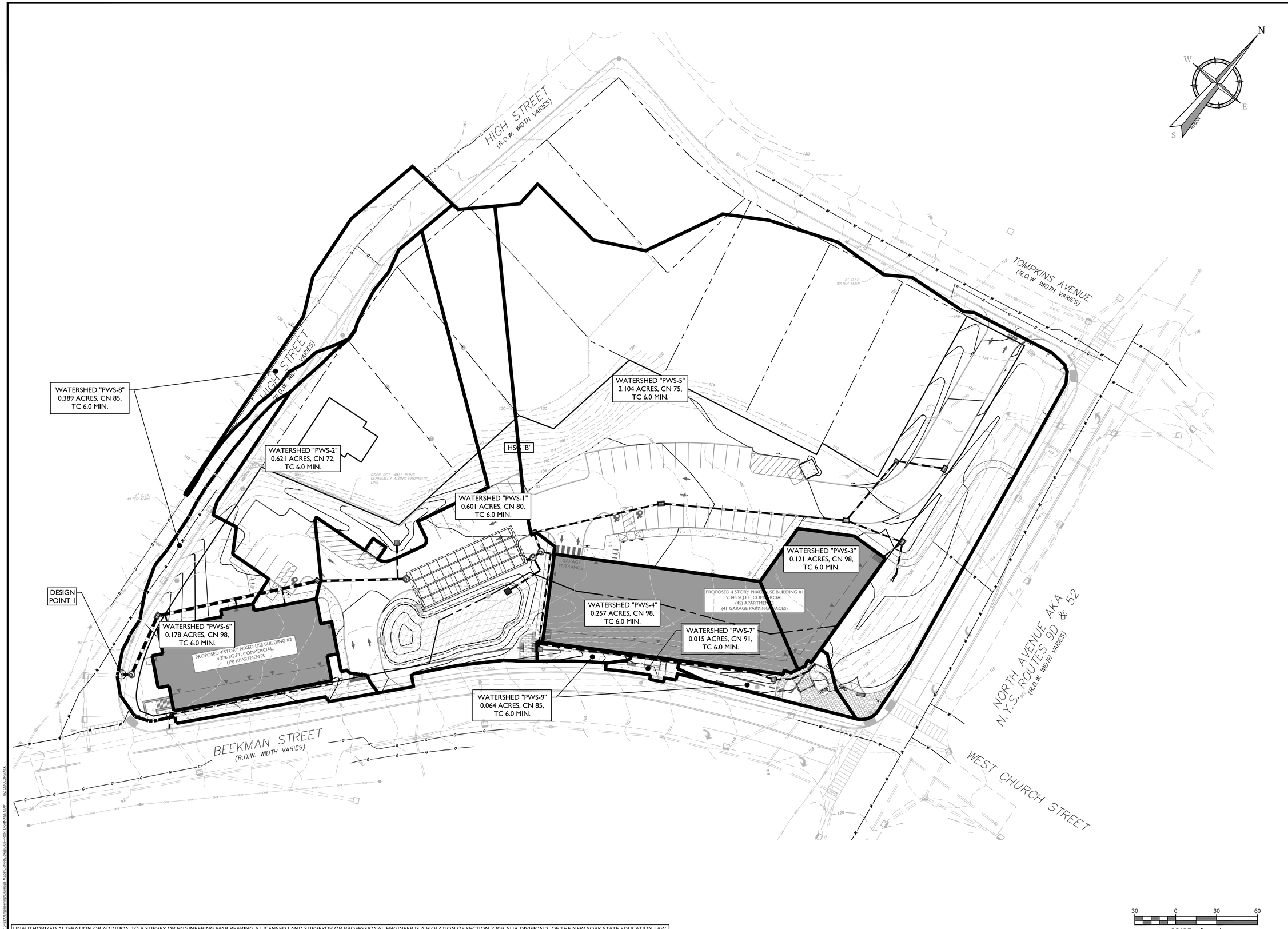
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	1/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DRING

SHEET TITLE: EXISTING DRAINAGE MAP

SHEET NUMBER: 01 of 02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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

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

REV	DATE	DRAWN BY	DESCRIPTION
1	06/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS.
2	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS.

WATERSHED MAP

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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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	1/30/2024	KAS	CPM

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-DRNG

SHEET TITLE:
PROPOSED DRAINAGE MAP

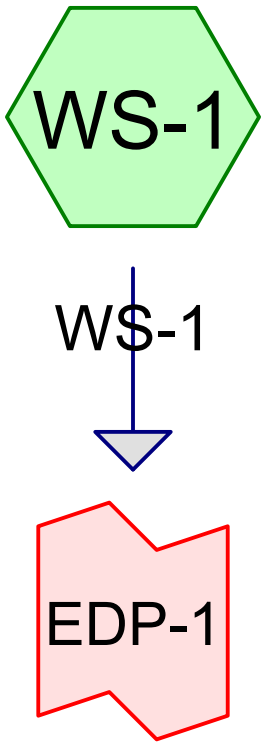
SHEET NUMBER:
02 of 02

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

APPENDIX 2

HYDROCAD MODEL OUTPUT

existing



Subcat Reach Pond Link

Routing Diagram for 250429_Beekman Drainage - Copy
Prepared by Colliers Engineering & Design, Printed 4/29/2025
HydroCAD® 10.20-5c s/n 04431 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment WS-1: WS-1

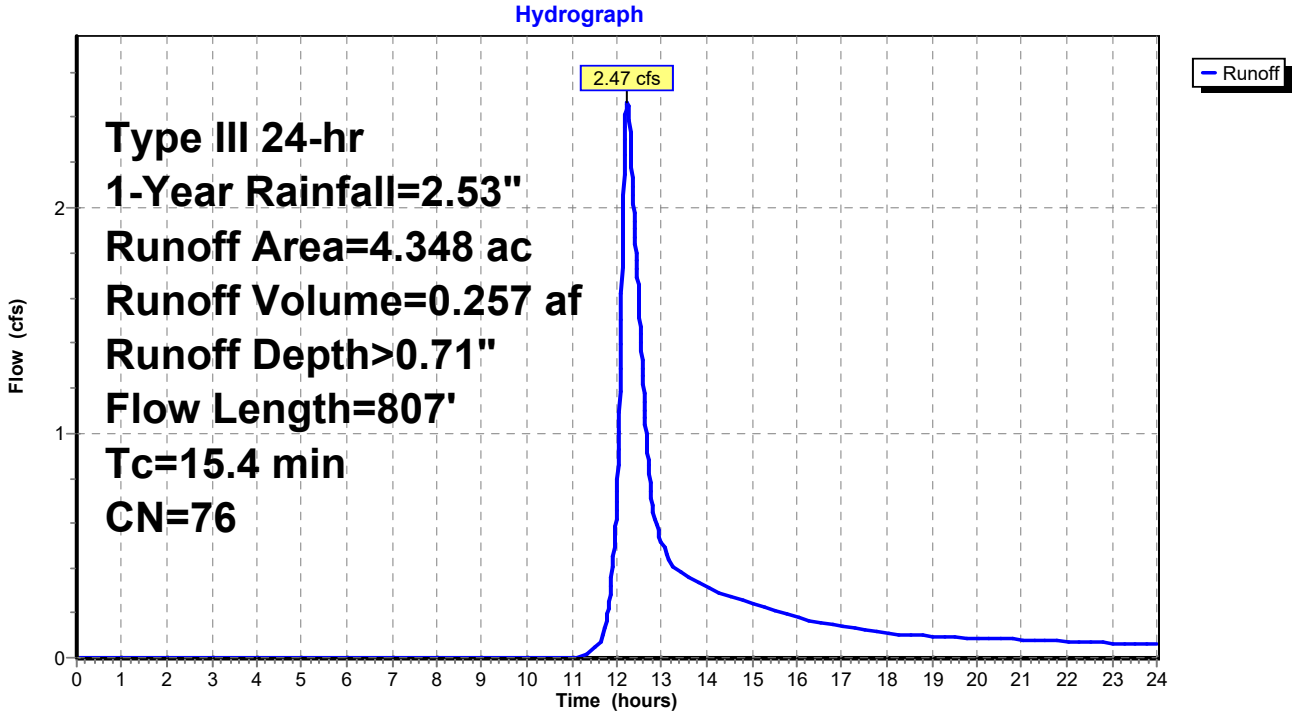
Runoff = 2.47 cfs @ 12.23 hrs, Volume= 0.257 af, Depth> 0.71"
Routed to Link EDP-1 : EDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
1.895	98	Paved parking, HSG B
0.963	55	Woods, Good, HSG B
1.490	61	>75% Grass cover, Good, HSG B
4.348	76	Weighted Average
2.453		56.42% Pervious Area
1.895		43.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0650	0.27		**Sheet Flow, grass: short** Grass: Short n= 0.150 P2= 3.15"
2.2	168	0.0060	1.25		**Shallow Concentrated Flow, unpaved** Unpaved Kv= 16.1 fps
6.7	325	0.0500	0.81	0.19	**Trap/Vee/Rect Channel Flow,** Bot.W=2.00' D=0.10' Z= 5.0 & 2.0 '/' Top.W=2.70' n= 0.080 Earth, long dense weeds
0.3	214	0.0200	11.03	34.66	**Pipe Channel, RCP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
15.4	807	Total			

Subcatchment WS-1: WS-1

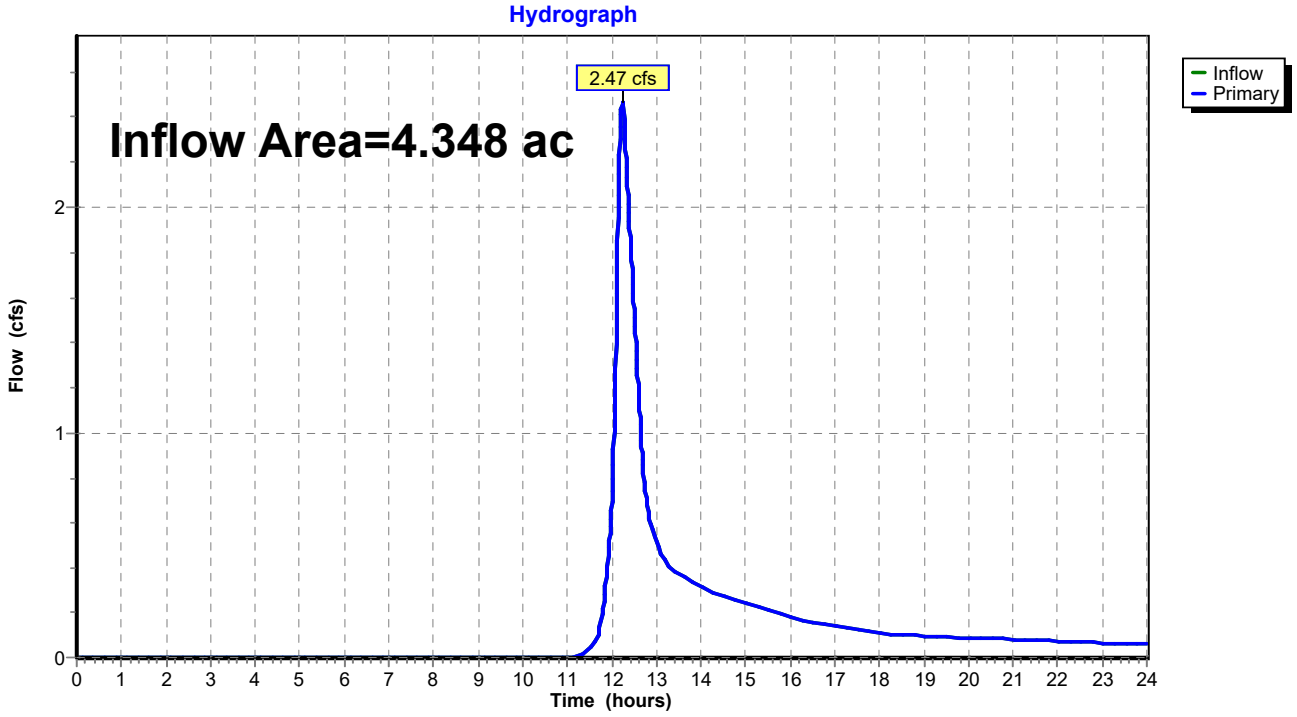


Summary for Link EDP-1: EDP-1

Inflow Area = 4.348 ac, 43.58% Impervious, Inflow Depth > 0.71" for 1-Year event
Inflow = 2.47 cfs @ 12.23 hrs, Volume= 0.257 af
Primary = 2.47 cfs @ 12.23 hrs, Volume= 0.257 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link EDP-1: EDP-1



Summary for Subcatchment WS-1: WS-1

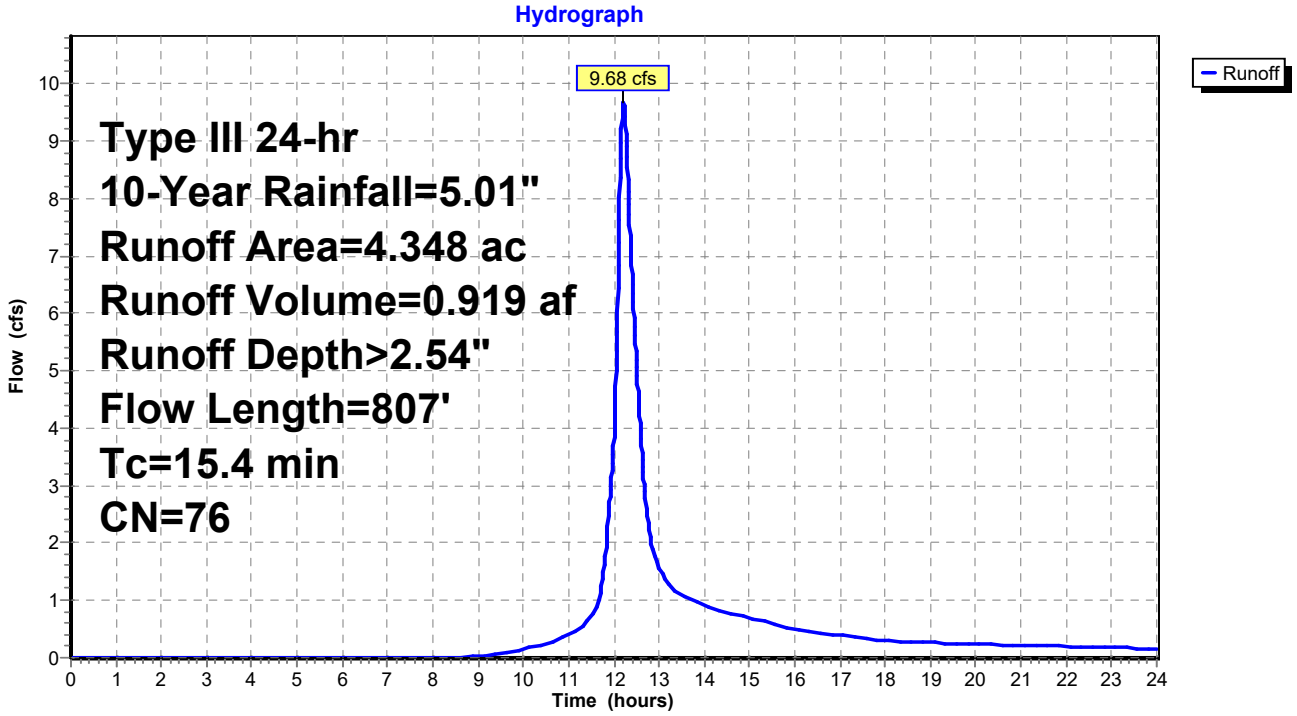
Runoff = 9.68 cfs @ 12.21 hrs, Volume= 0.919 af, Depth> 2.54"
Routed to Link EDP-1 : EDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
1.895	98	Paved parking, HSG B
0.963	55	Woods, Good, HSG B
1.490	61	>75% Grass cover, Good, HSG B
4.348	76	Weighted Average
2.453		56.42% Pervious Area
1.895		43.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0650	0.27		**Sheet Flow, grass: short** Grass: Short n= 0.150 P2= 3.15"
2.2	168	0.0060	1.25		**Shallow Concentrated Flow, unpaved** Unpaved Kv= 16.1 fps
6.7	325	0.0500	0.81	0.19	**Trap/Vee/Rect Channel Flow,** Bot.W=2.00' D=0.10' Z= 5.0 & 2.0 '/' Top.W=2.70' n= 0.080 Earth, long dense weeds
0.3	214	0.0200	11.03	34.66	**Pipe Channel, RCP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
15.4	807	Total			

Subcatchment WS-1: WS-1

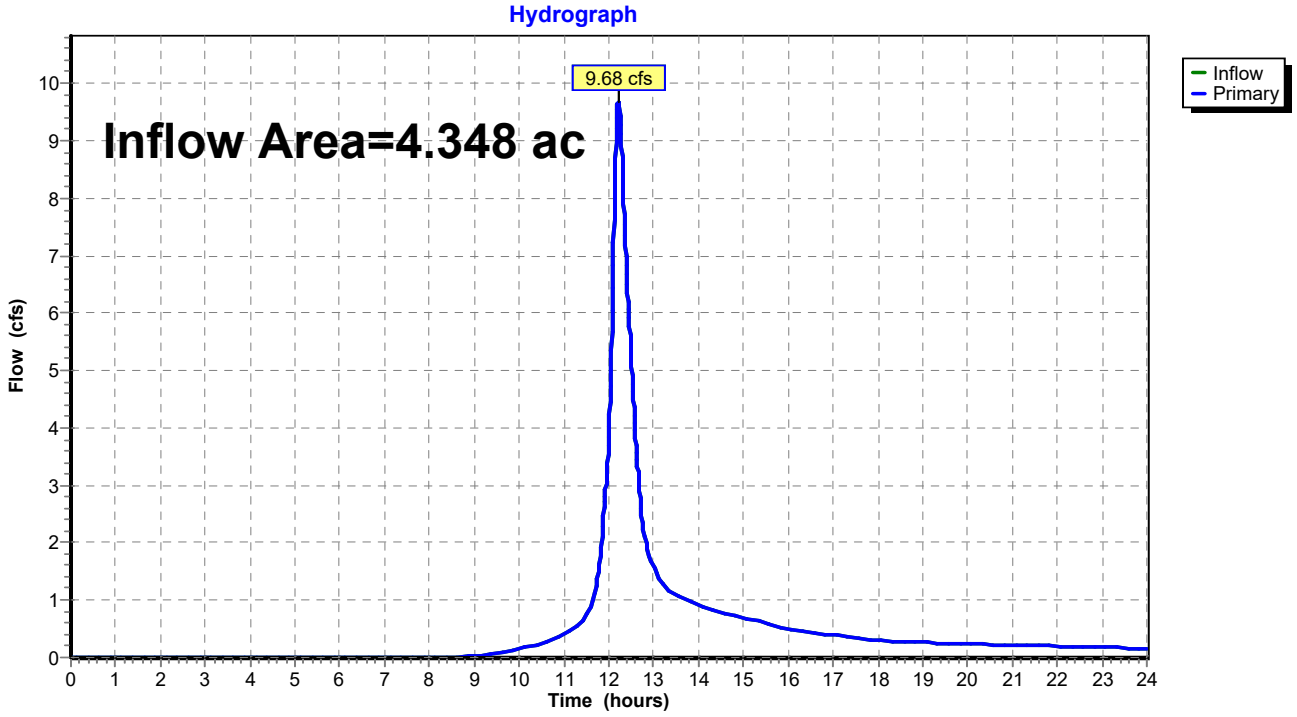


Summary for Link EDP-1: EDP-1

Inflow Area = 4.348 ac, 43.58% Impervious, Inflow Depth > 2.54" for 10-Year event
Inflow = 9.68 cfs @ 12.21 hrs, Volume= 0.919 af
Primary = 9.68 cfs @ 12.21 hrs, Volume= 0.919 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link EDP-1: EDP-1



Summary for Subcatchment WS-1: WS-1

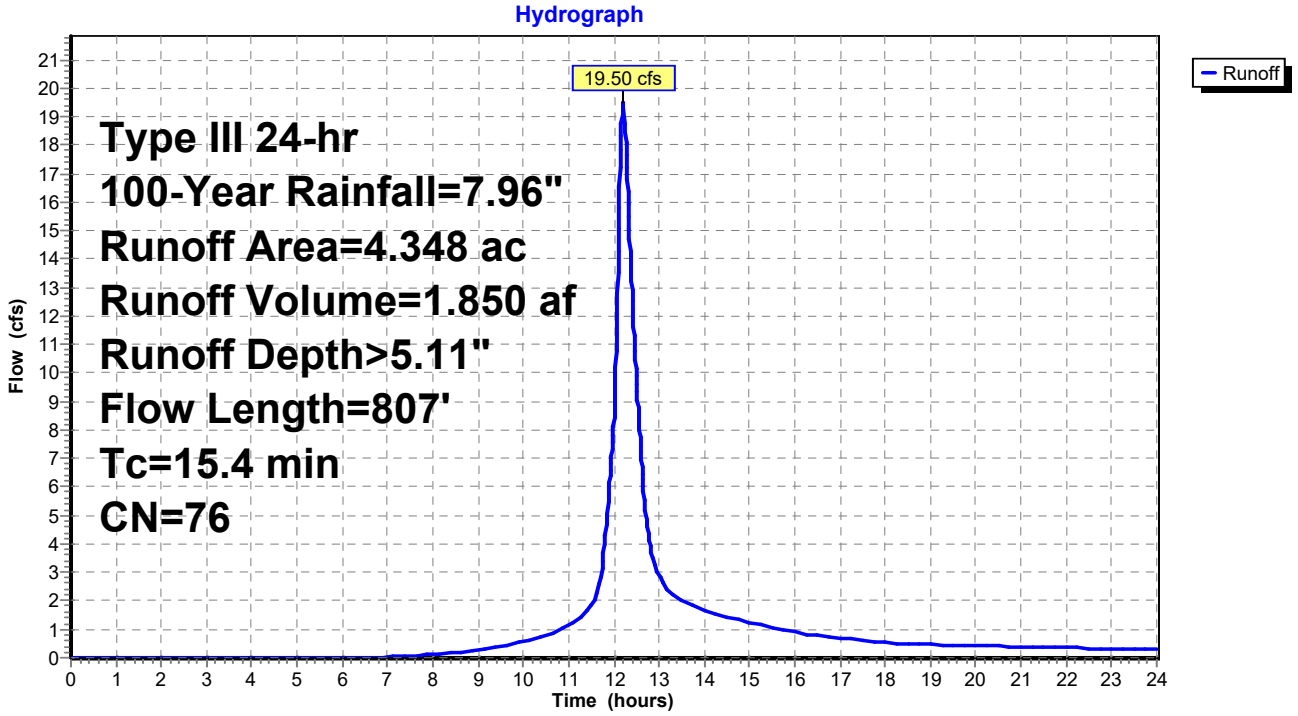
Runoff = 19.50 cfs @ 12.20 hrs, Volume= 1.850 af, Depth> 5.11"
Routed to Link EDP-1 : EDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
1.895	98	Paved parking, HSG B
0.963	55	Woods, Good, HSG B
1.490	61	>75% Grass cover, Good, HSG B
4.348	76	Weighted Average
2.453		56.42% Pervious Area
1.895		43.58% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.2	100	0.0650	0.27		**Sheet Flow, grass: short** Grass: Short n= 0.150 P2= 3.15"
2.2	168	0.0060	1.25		**Shallow Concentrated Flow, unpaved** Unpaved Kv= 16.1 fps
6.7	325	0.0500	0.81	0.19	**Trap/Vee/Rect Channel Flow,** Bot.W=2.00' D=0.10' Z= 5.0 & 2.0 '/' Top.W=2.70' n= 0.080 Earth, long dense weeds
0.3	214	0.0200	11.03	34.66	**Pipe Channel, RCP_Round 24"** 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
15.4	807	Total			

Subcatchment WS-1: WS-1

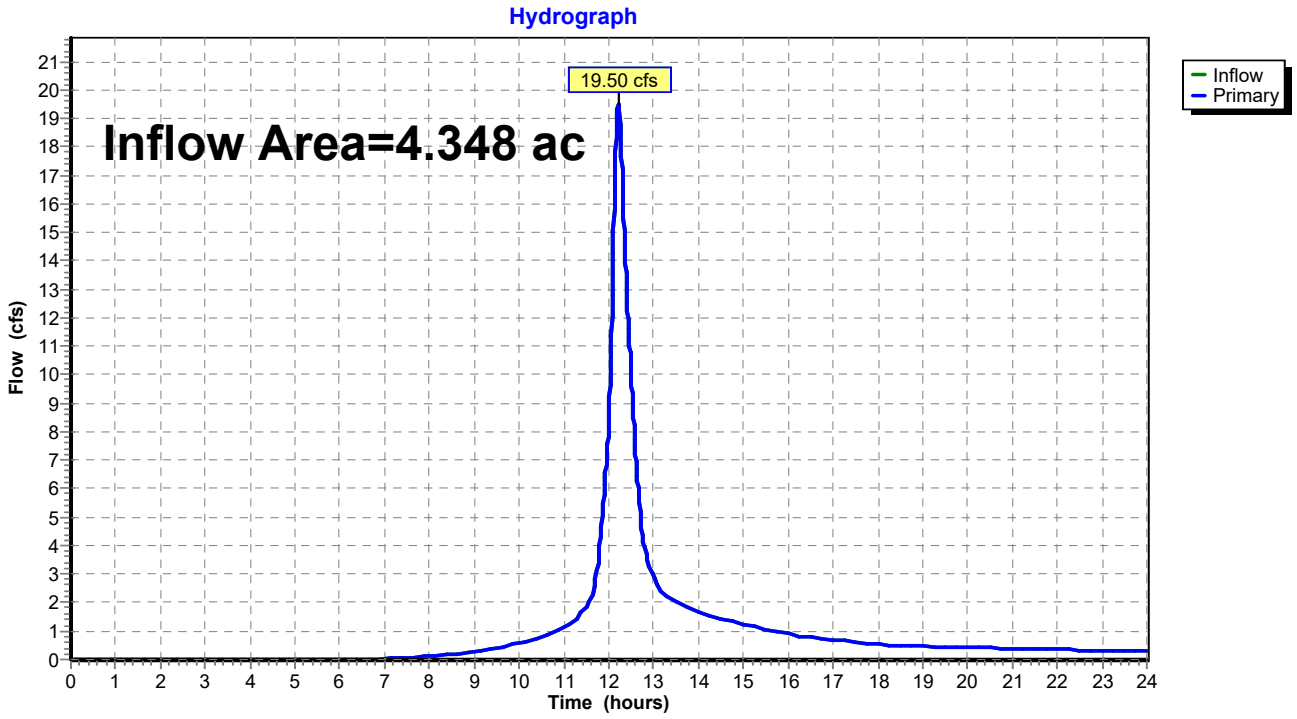


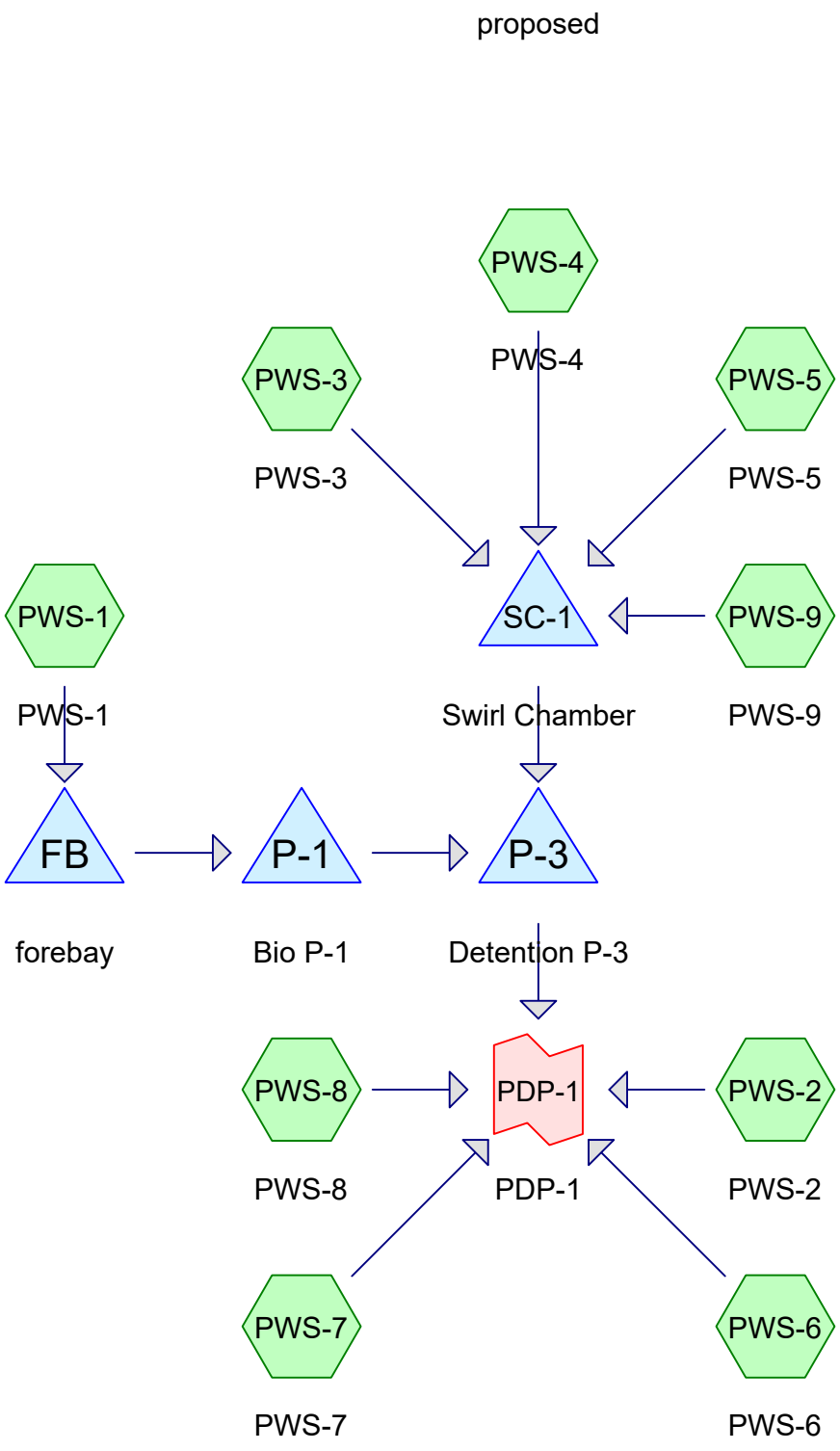
Summary for Link EDP-1: EDP-1

Inflow Area = 4.348 ac, 43.58% Impervious, Inflow Depth > 5.11" for 100-Year event
Inflow = 19.50 cfs @ 12.20 hrs, Volume= 1.850 af
Primary = 19.50 cfs @ 12.20 hrs, Volume= 1.850 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link EDP-1: EDP-1





Routing Diagram for 250429_Beekman Drainage - Copy
Prepared by Colliers Engineering & Design, Printed 4/29/2025
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Summary for Subcatchment PWS-1: PWS-1

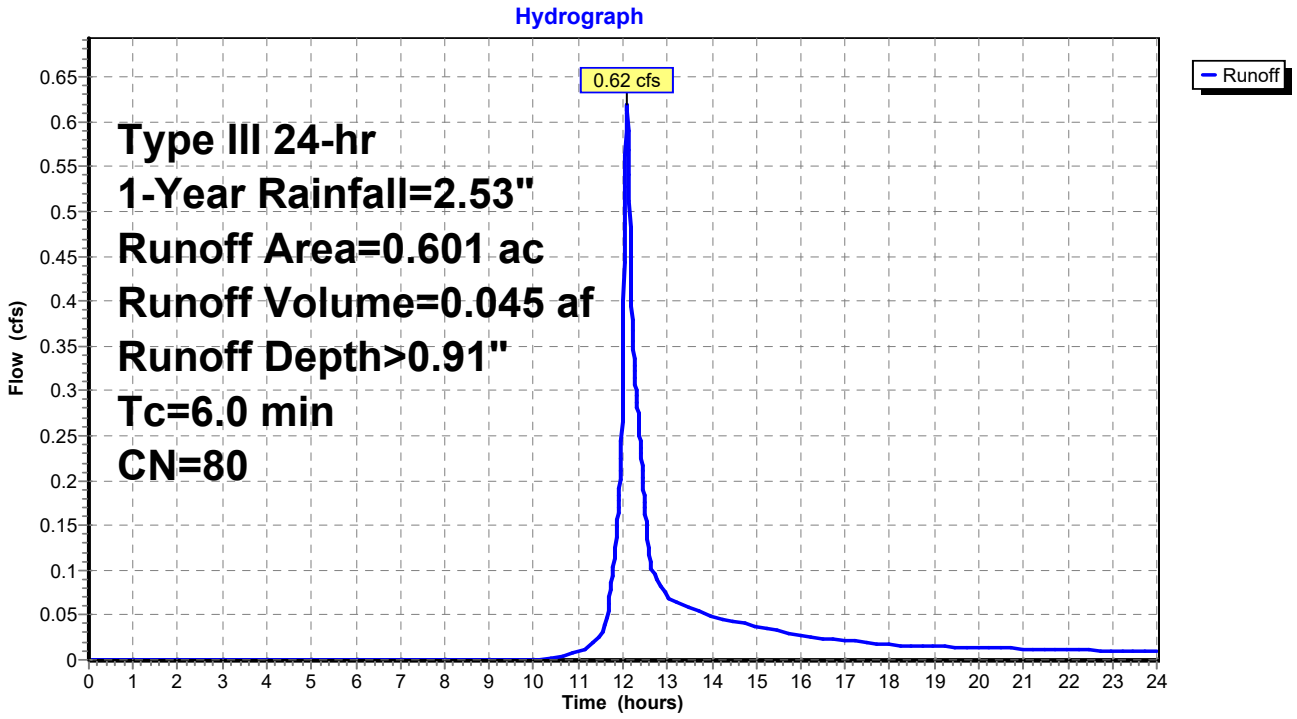
Runoff = 0.62 cfs @ 12.09 hrs, Volume= 0.045 af, Depth> 0.91"
Routed to Pond FB : forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.312	98	Paved parking, HSG B
0.260	61	>75% Grass cover, Good, HSG B
0.029	55	Woods, Good, HSG B
0.601	80	Weighted Average
0.289		48.09% Pervious Area
0.312		51.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-1: PWS-1



Summary for Subcatchment PWS-2: PWS-2

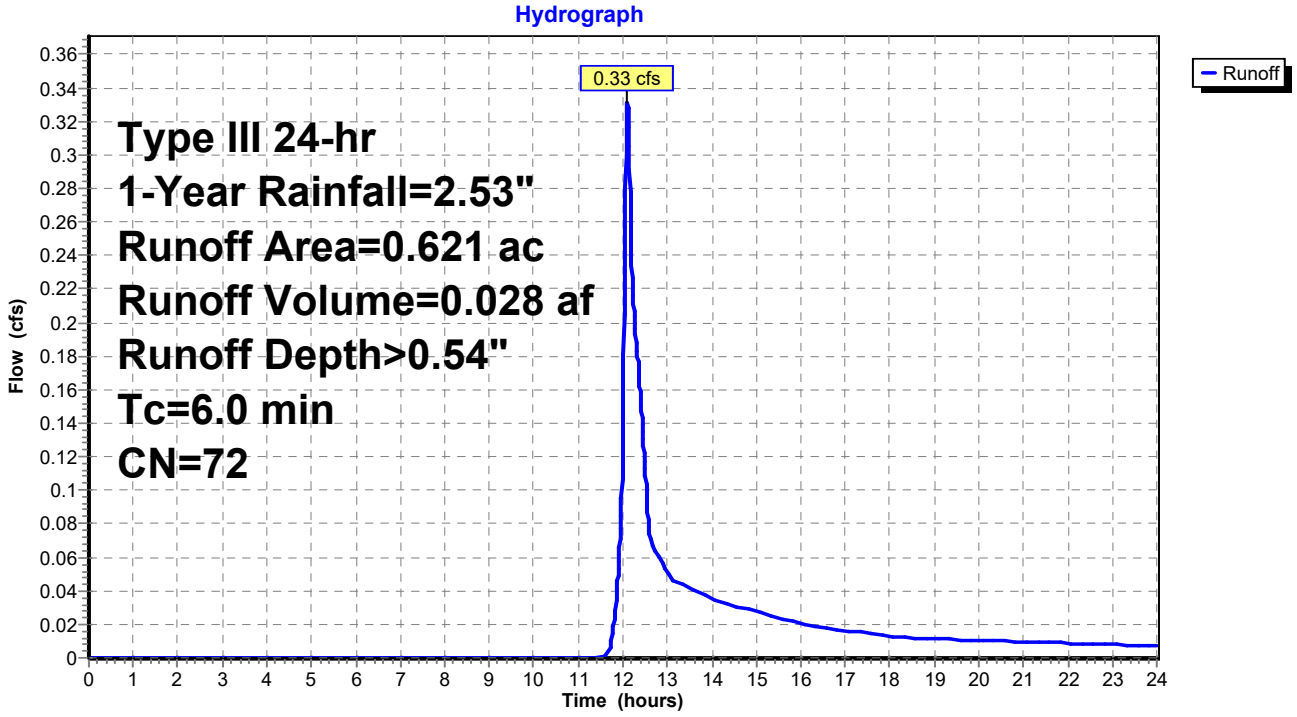
Runoff = 0.33 cfs @ 12.10 hrs, Volume= 0.028 af, Depth> 0.54"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.191	98	Paved parking, HSG B
0.356	61	>75% Grass cover, Good, HSG B
0.074	55	Woods, Good, HSG B
0.621	72	Weighted Average
0.430		69.24% Pervious Area
0.191		30.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-2: PWS-2



Summary for Subcatchment PWS-3: PWS-3

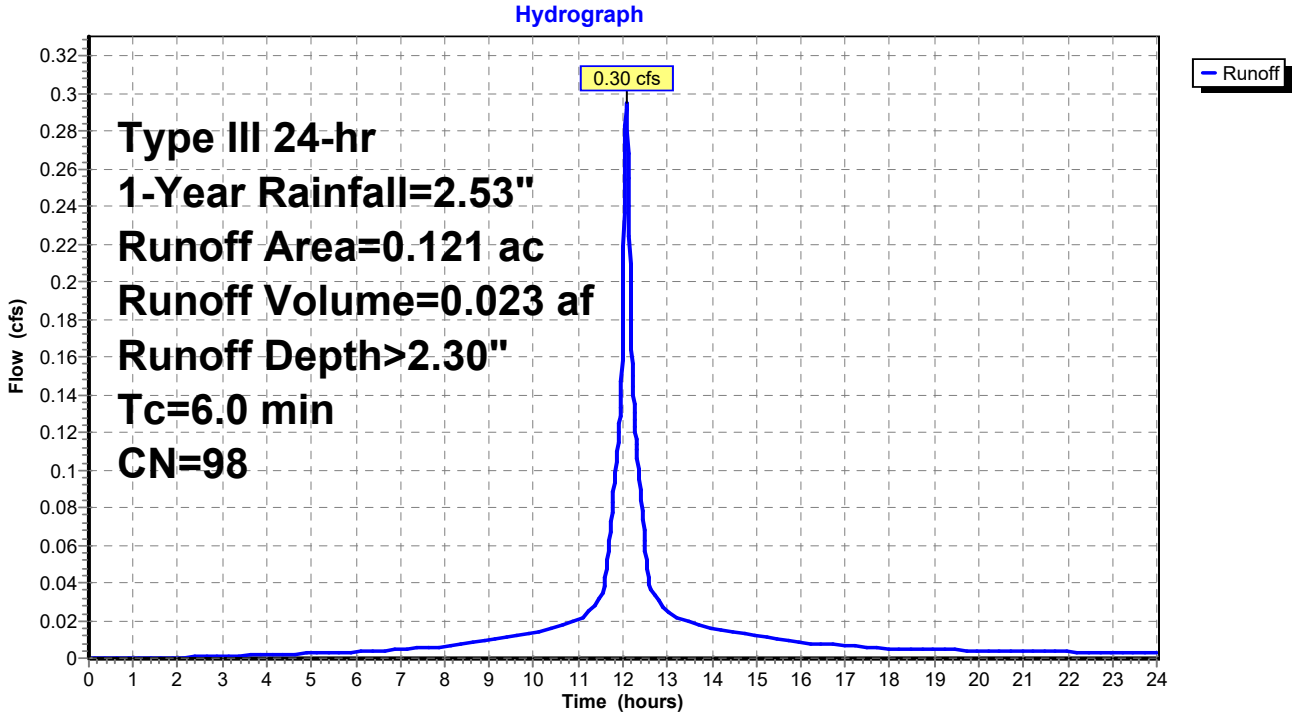
Runoff = 0.30 cfs @ 12.08 hrs, Volume= 0.023 af, Depth> 2.30"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.121	98	Roofs, HSG B
0.121		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-3: PWS-3



Summary for Subcatchment PWS-4: PWS-4

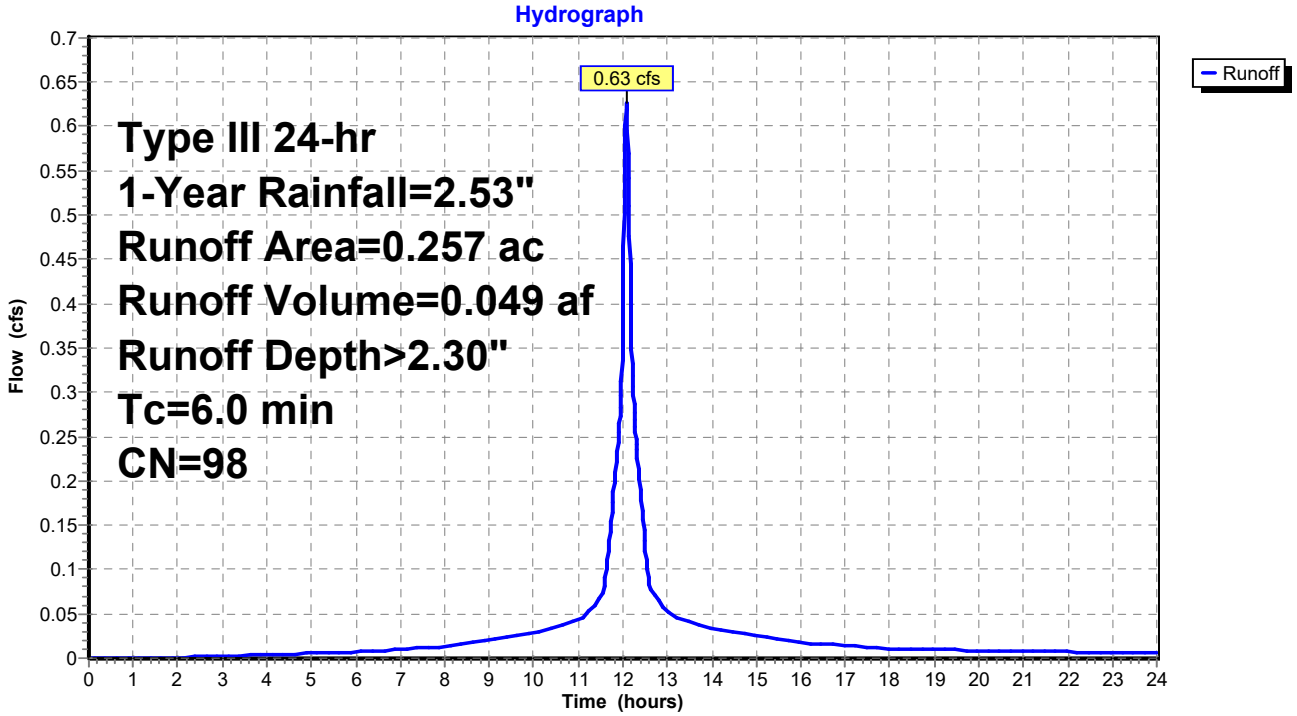
Runoff = 0.63 cfs @ 12.08 hrs, Volume= 0.049 af, Depth> 2.30"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.257	98	Roofs, HSG B
0.257		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-4: PWS-4



Summary for Subcatchment PWS-5: PWS-5

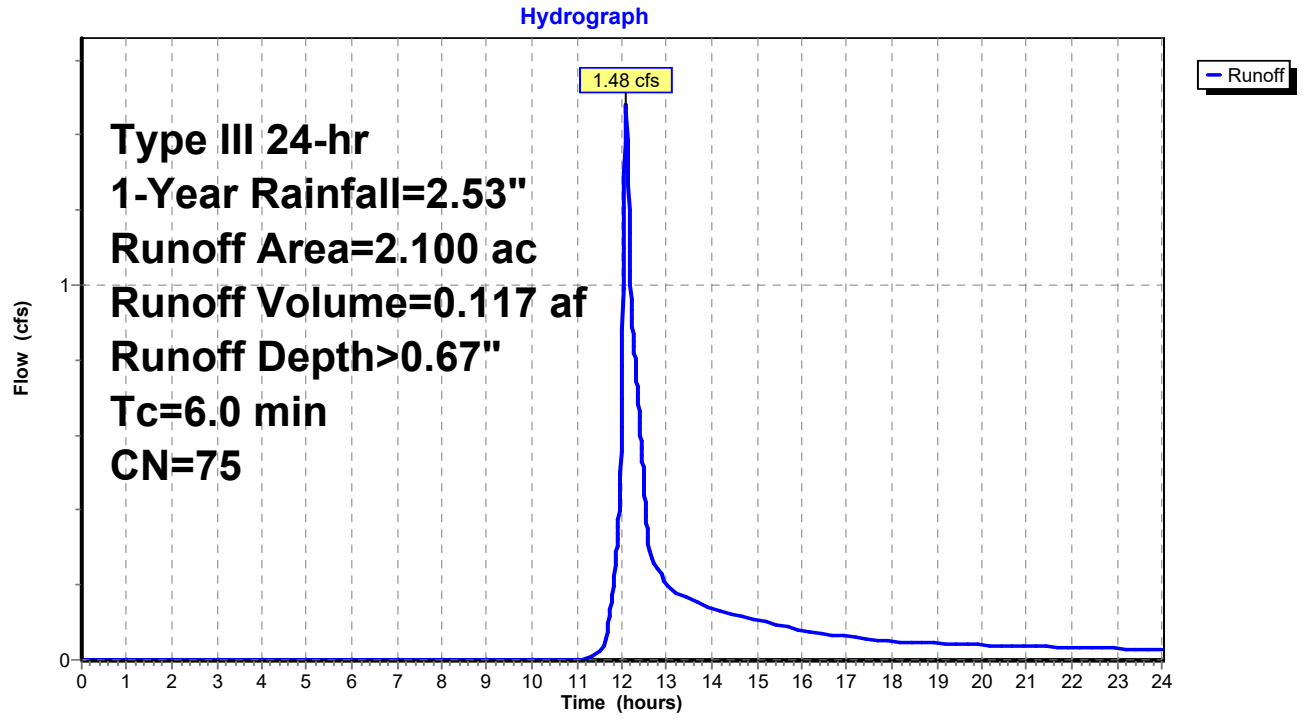
Runoff = 1.48 cfs @ 12.10 hrs, Volume= 0.117 af, Depth> 0.67"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.838	98	Paved parking, HSG B
0.993	61	>75% Grass cover, Good, HSG B
0.269	55	Woods, Good, HSG B
2.100	75	Weighted Average
1.262		60.10% Pervious Area
0.838		39.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-5: PWS-5



Summary for Subcatchment PWS-6: PWS-6

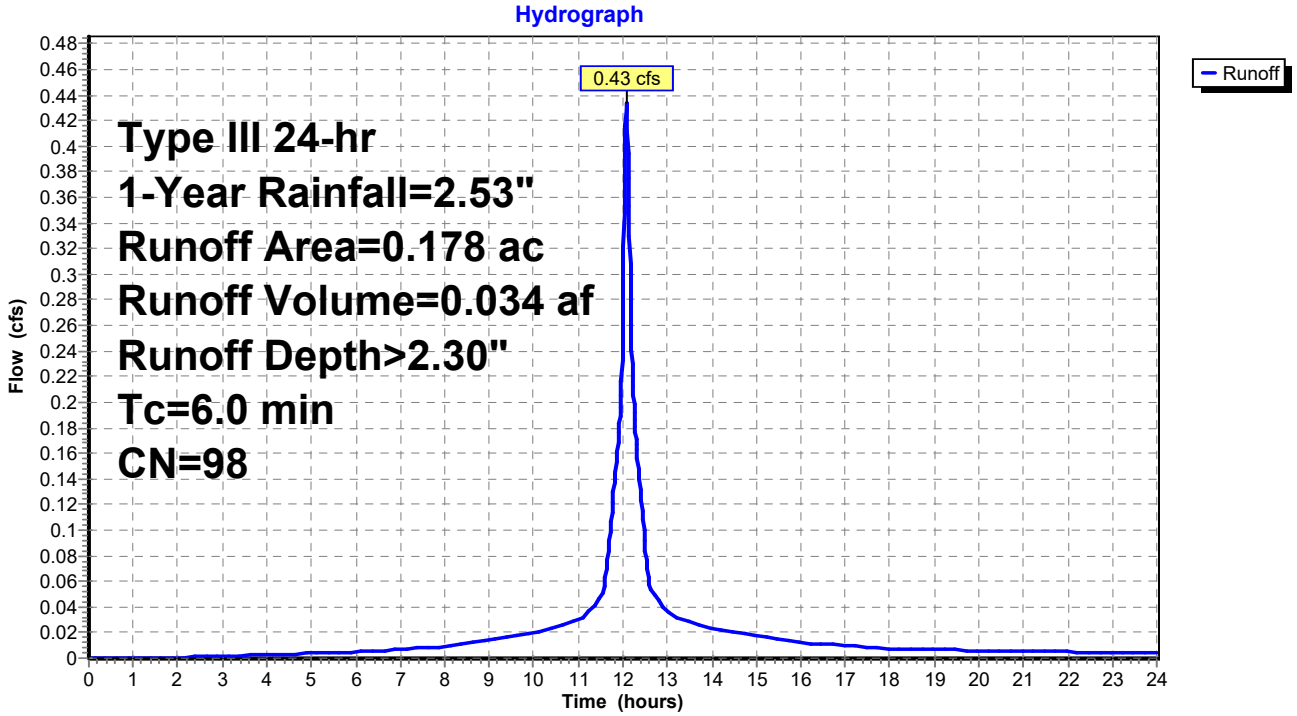
Runoff = 0.43 cfs @ 12.08 hrs, Volume= 0.034 af, Depth> 2.30"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.178	98	Roofs, HSG B
0.178		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-6: PWS-6



Summary for Subcatchment PWS-7: PWS-7

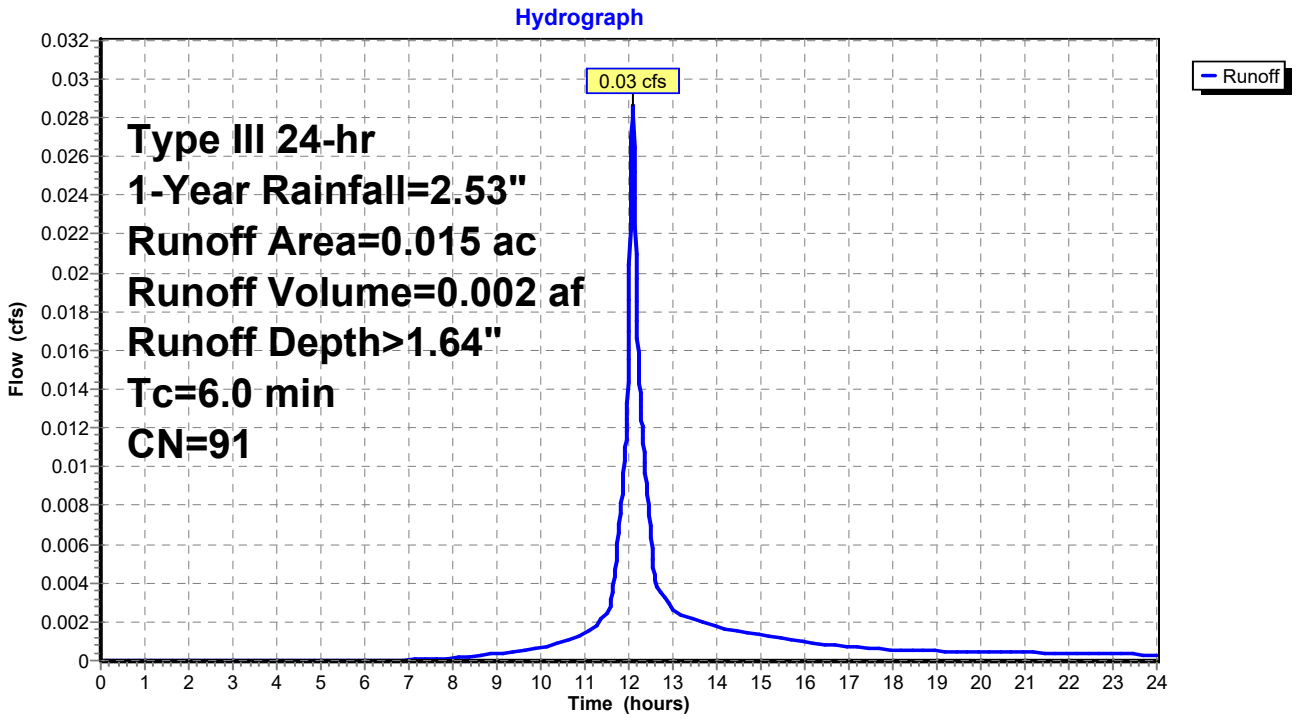
Runoff = 0.03 cfs @ 12.09 hrs, Volume= 0.002 af, Depth> 1.64"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.012	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.015	91	Weighted Average
0.003		20.00% Pervious Area
0.012		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-7: PWS-7



Summary for Subcatchment PWS-8: PWS-8

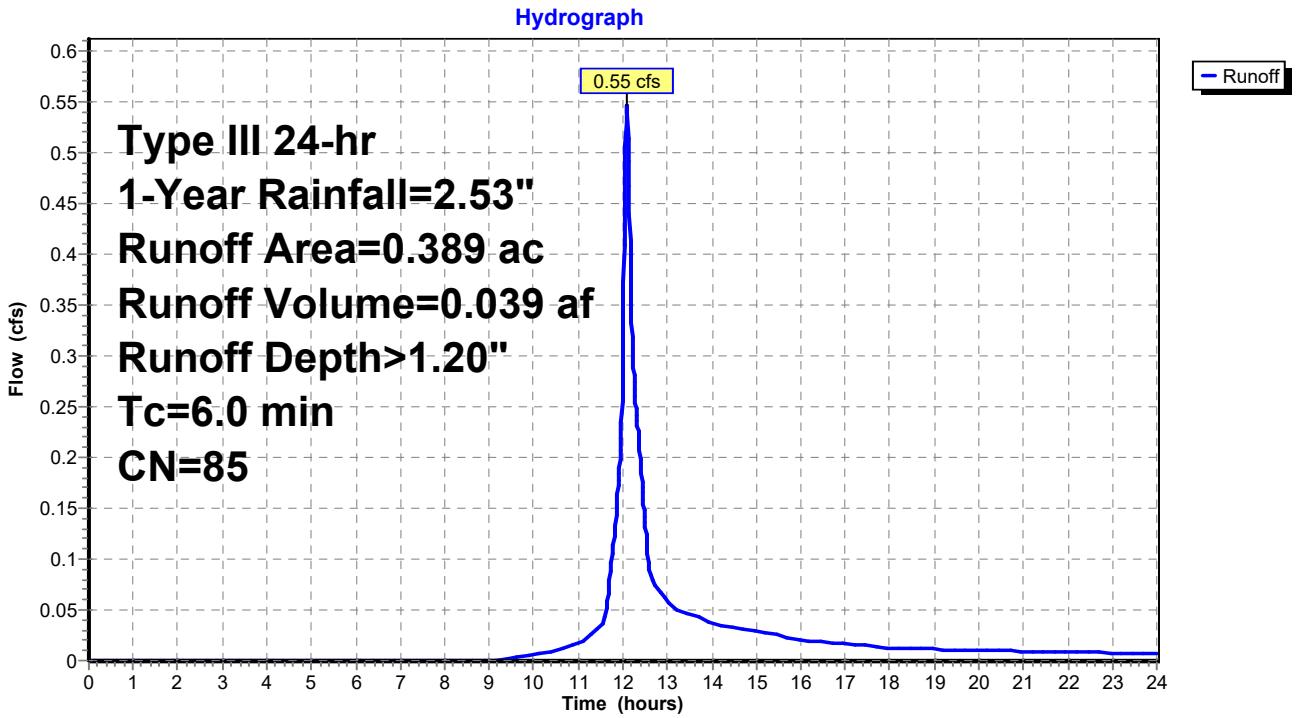
Runoff = 0.55 cfs @ 12.09 hrs, Volume= 0.039 af, Depth> 1.20"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.252	98	Paved parking, HSG B
0.137	61	>75% Grass cover, Good, HSG B
0.389	85	Weighted Average
0.137		35.22% Pervious Area
0.252		64.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-8: PWS-8



Summary for Subcatchment PWS-9: PWS-9

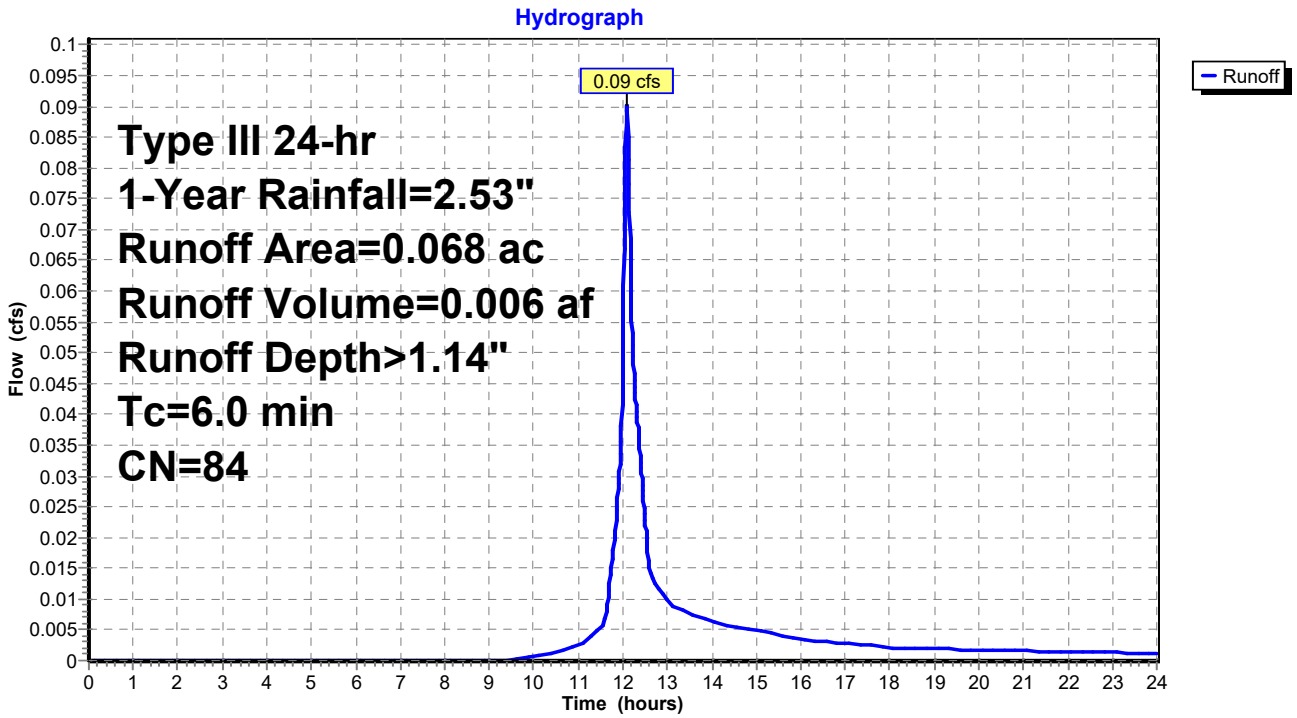
Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.006 af, Depth> 1.14"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 1-Year Rainfall=2.53"

Area (ac)	CN	Description
0.043	98	Paved parking, HSG B
0.025	61	>75% Grass cover, Good, HSG B
0.068	84	Weighted Average
0.025		36.76% Pervious Area
0.043		63.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-9: PWS-9



Summary for Pond FB: forebay

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 0.91" for 1-Year event
Inflow = 0.62 cfs @ 12.09 hrs, Volume= 0.045 af
Outflow = 0.61 cfs @ 12.11 hrs, Volume= 0.045 af, Atten= 2%, Lag= 1.0 min
Primary = 0.61 cfs @ 12.11 hrs, Volume= 0.045 af
Routed to Pond P-1 : Bio P-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Starting Elev= 99.00' Surf.Area= 886 sf Storage= 1,379 cf
Peak Elev= 99.07' @ 12.65 hrs Surf.Area= 905 sf Storage= 1,441 cf (62 cf above start)

Plug-Flow detention time= 384.5 min calculated for 0.014 af (30% of inflow)
Center-of-Mass det. time= 6.0 min (860.8 - 854.8)

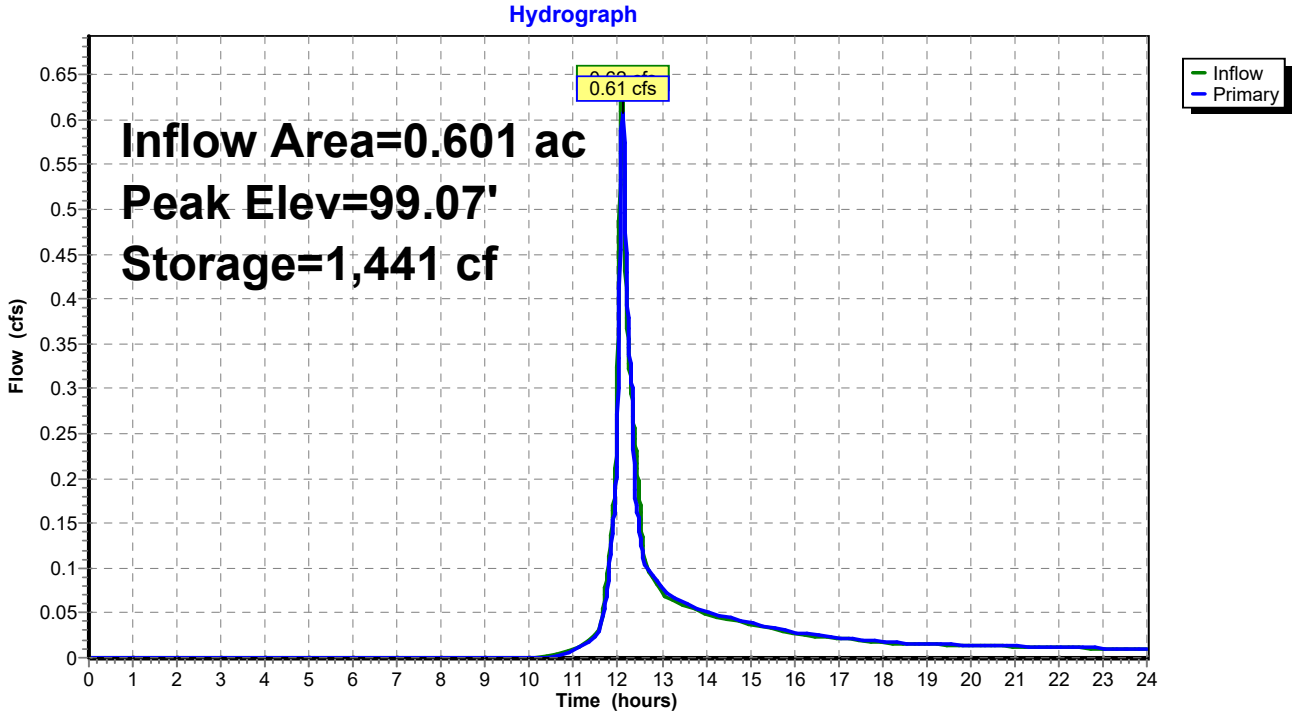
Volume	Invert	Avail.Storage	Storage Description
#1	94.50'	3,036 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
94.50	3	0	0
95.50	65	34	34
96.50	199	132	166
97.50	400	300	466
98.50	656	528	994
99.00	886	386	1,379
99.50	1,027	478	1,857
100.50	1,331	1,179	3,036

Device	Routing	Invert	Outlet Devices
#1	Primary	99.00'	**19.0' long + 3.0 '/' SideZ x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.61 cfs @ 12.11 hrs HW=99.06' TW=98.79' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.61 cfs @ 0.56 fps)

Pond FB: forebay



Summary for Pond P-1: Bio P-1

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 0.90" for 1-Year event
Inflow = 0.61 cfs @ 12.11 hrs, Volume= 0.045 af
Outflow = 0.10 cfs @ 12.65 hrs, Volume= 0.029 af, Atten= 83%, Lag= 32.2 min
Primary = 0.10 cfs @ 12.65 hrs, Volume= 0.029 af
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 99.07' @ 12.65 hrs Surf.Area= 1,596 sf Storage= 812 cf

Plug-Flow detention time= 208.0 min calculated for 0.029 af (63% of inflow)
Center-of-Mass det. time= 93.5 min (954.2 - 860.8)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,616 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

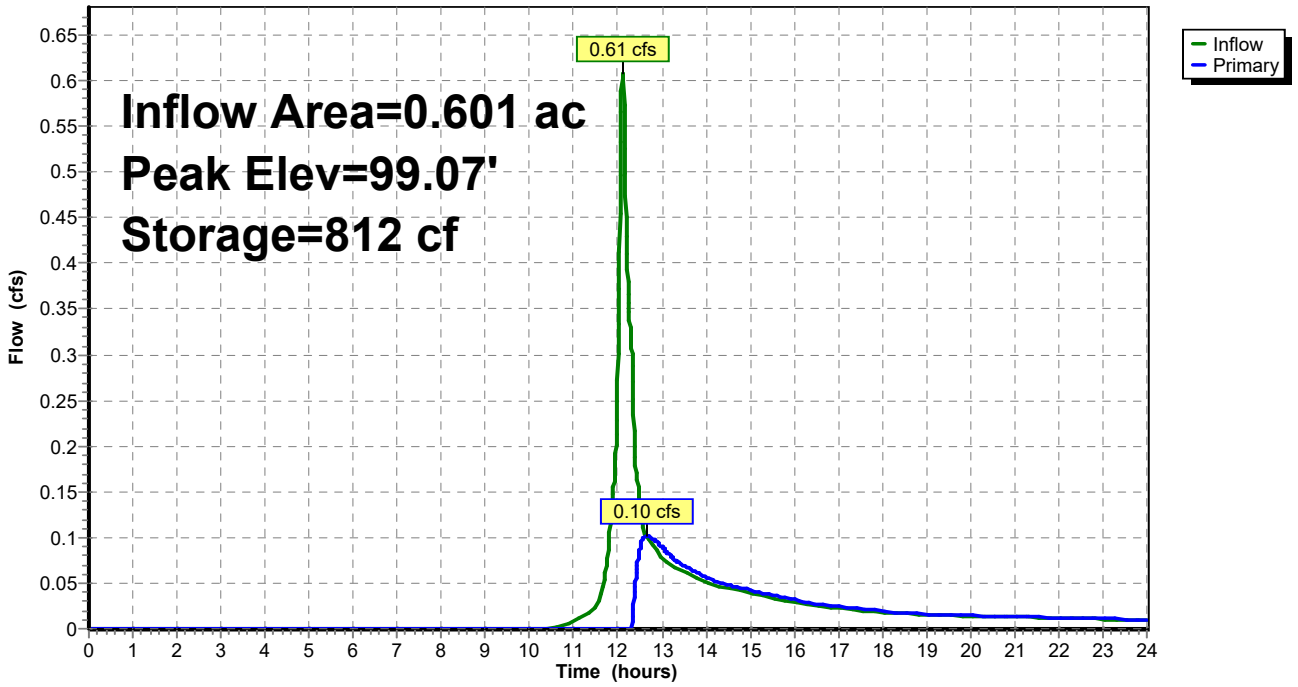
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.50	1,254	0	0
99.00	1,560	704	704
99.50	1,818	845	1,548
100.50	2,317	2,068	3,616

Device	Routing	Invert	Outlet Devices
#1	Device 3	99.00'	**2.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Device 3	99.50'	**14.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	95.00'	**12.0" Round Culvert** L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 95.00' / 94.61' S= 0.0103 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.10 cfs @ 12.65 hrs HW=99.07' TW=93.49' (Dynamic Tailwater)
└─**3=Culvert** (Passes 0.10 cfs of 7.14 cfs potential flow)
  ├─**1=Broad-Crested Rectangular Weir** (Weir Controls 0.10 cfs @ 0.74 fps)
  └─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P-1: Bio P-1

Hydrograph



Summary for Pond P-3: Detention P-3

Inflow Area = 3.147 ac, 49.92% Impervious, Inflow Depth > 0.85" for 1-Year event
Inflow = 2.48 cfs @ 12.09 hrs, Volume= 0.224 af
Outflow = 1.46 cfs @ 12.22 hrs, Volume= 0.221 af, Atten= 41%, Lag= 7.6 min
Primary = 1.46 cfs @ 12.22 hrs, Volume= 0.221 af
Routed to Link PDP-1 : PDP-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 93.65' @ 12.22 hrs Surf.Area= 0.058 ac Storage= 0.037 af

Plug-Flow detention time= 36.5 min calculated for 0.221 af (98% of inflow)
Center-of-Mass det. time= 27.6 min (874.1 - 846.5)

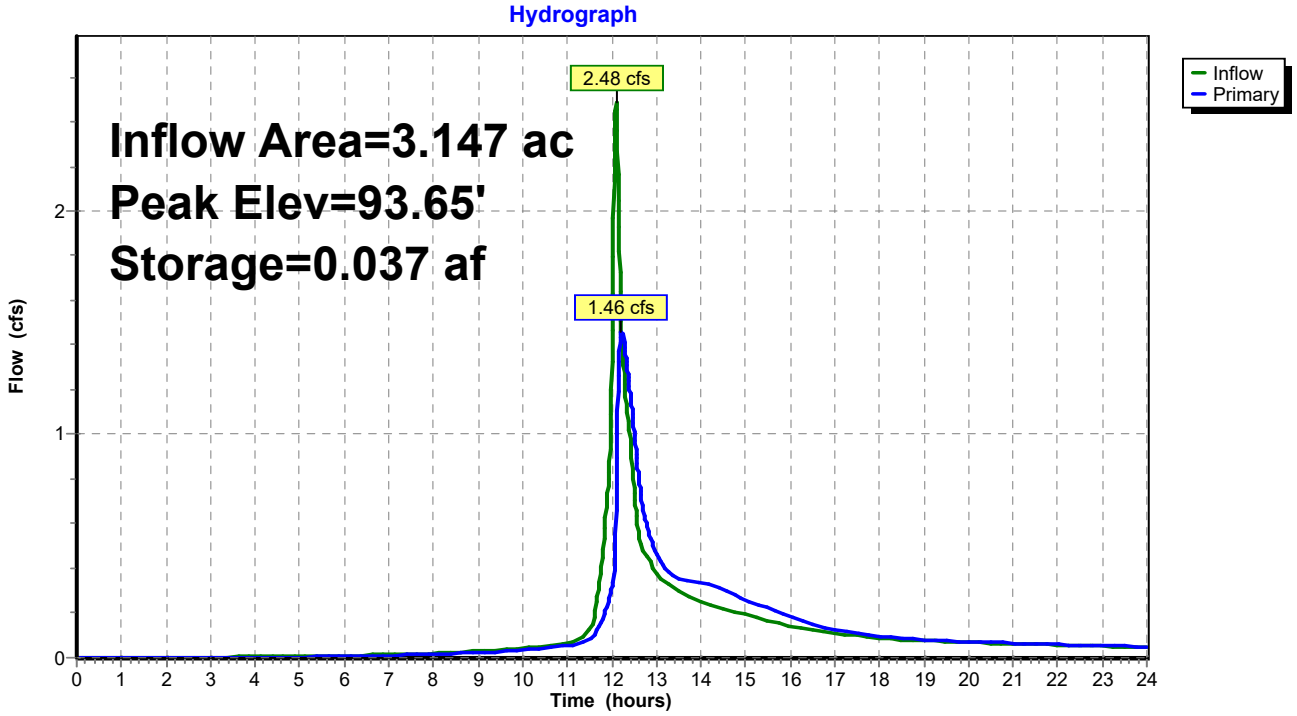
Volume	Invert	Avail.Storage	Storage Description
#1A	92.50'	0.082 af	**29.92'W x 84.57'L x 5.50'H Field A** 0.319 af Overall - 0.114 af Embedded = 0.206 af x 40.0% Voids
#2A	93.25'	0.114 af	**ADS_StormTech MC-3500 d +Cap**x 44 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 44 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf
		0.196 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.50'	**18.0" Round Culvert** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 92.50' / 92.00' S= 0.0111 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	92.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	93.35'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	94.55'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	97.50'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=1.46 cfs @ 12.22 hrs HW=93.65' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 1.46 cfs of 5.29 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.42 cfs @ 4.77 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 1.04 cfs @ 1.75 fps)
  ├─**4=Orifice/Grate** (Controls 0.00 cfs)
  └─**5=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond P-3: Detention P-3

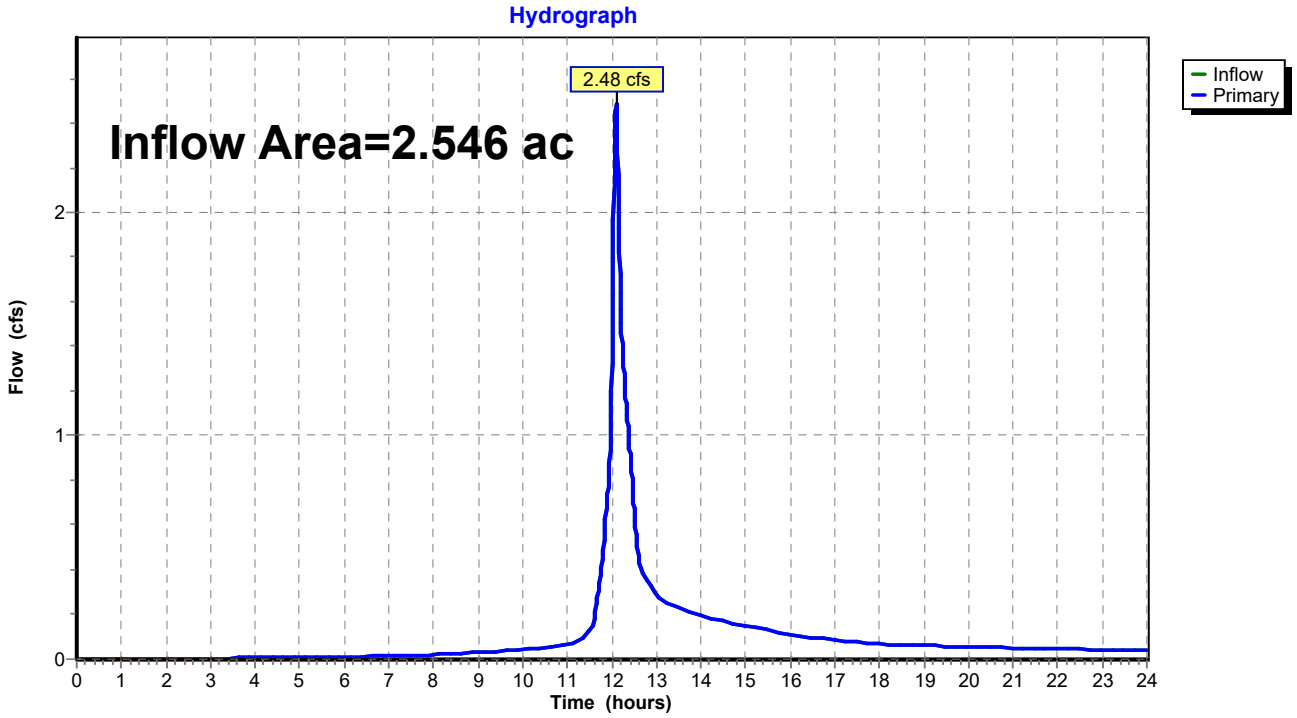


Summary for Pond SC-1: Swirl Chamber

Inflow Area = 2.546 ac, 49.45% Impervious, Inflow Depth > 0.92" for 1-Year event
Inflow = 2.48 cfs @ 12.09 hrs, Volume= 0.196 af
Primary = 2.48 cfs @ 12.09 hrs, Volume= 0.196 af, Atten= 0%, Lag= 0.0 min
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Pond SC-1: Swirl Chamber

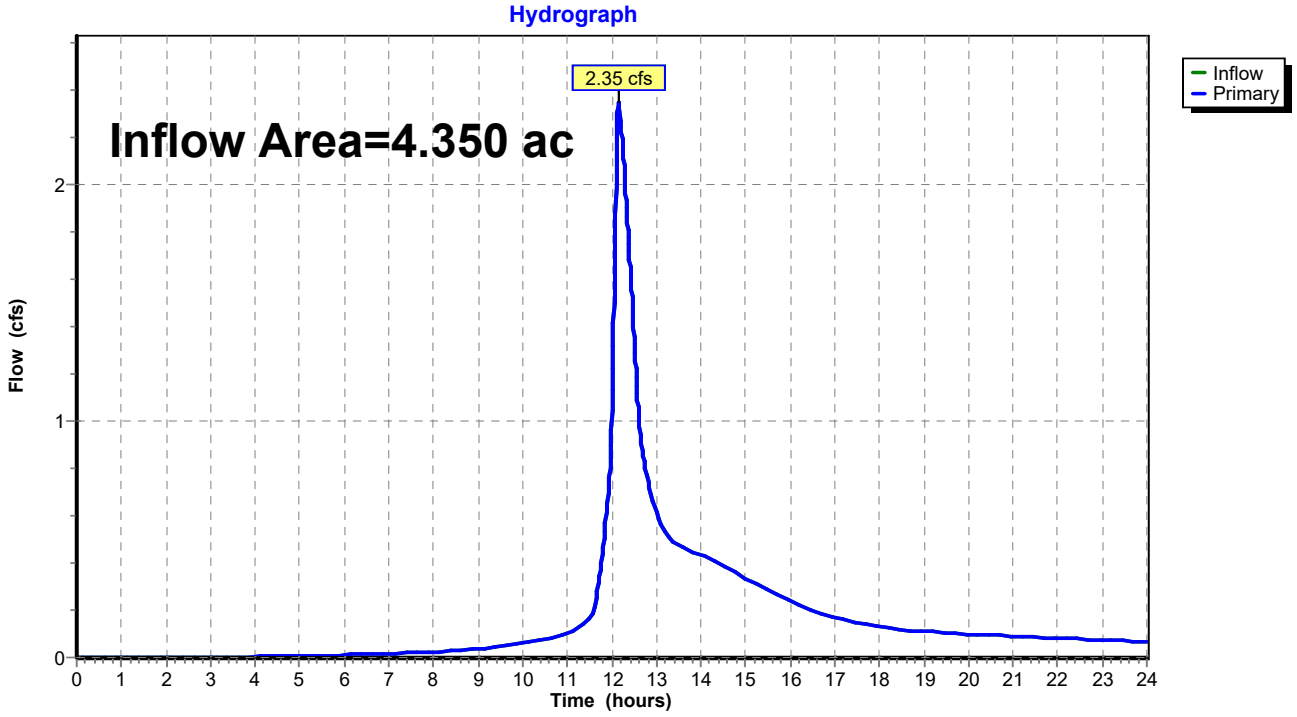


Summary for Link PDP-1: PDP-1

Inflow Area = 4.350 ac, 50.67% Impervious, Inflow Depth > 0.89" for 1-Year event
Inflow = 2.35 cfs @ 12.15 hrs, Volume= 0.324 af
Primary = 2.35 cfs @ 12.15 hrs, Volume= 0.324 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link PDP-1: PDP-1



Summary for Subcatchment PWS-1: PWS-1

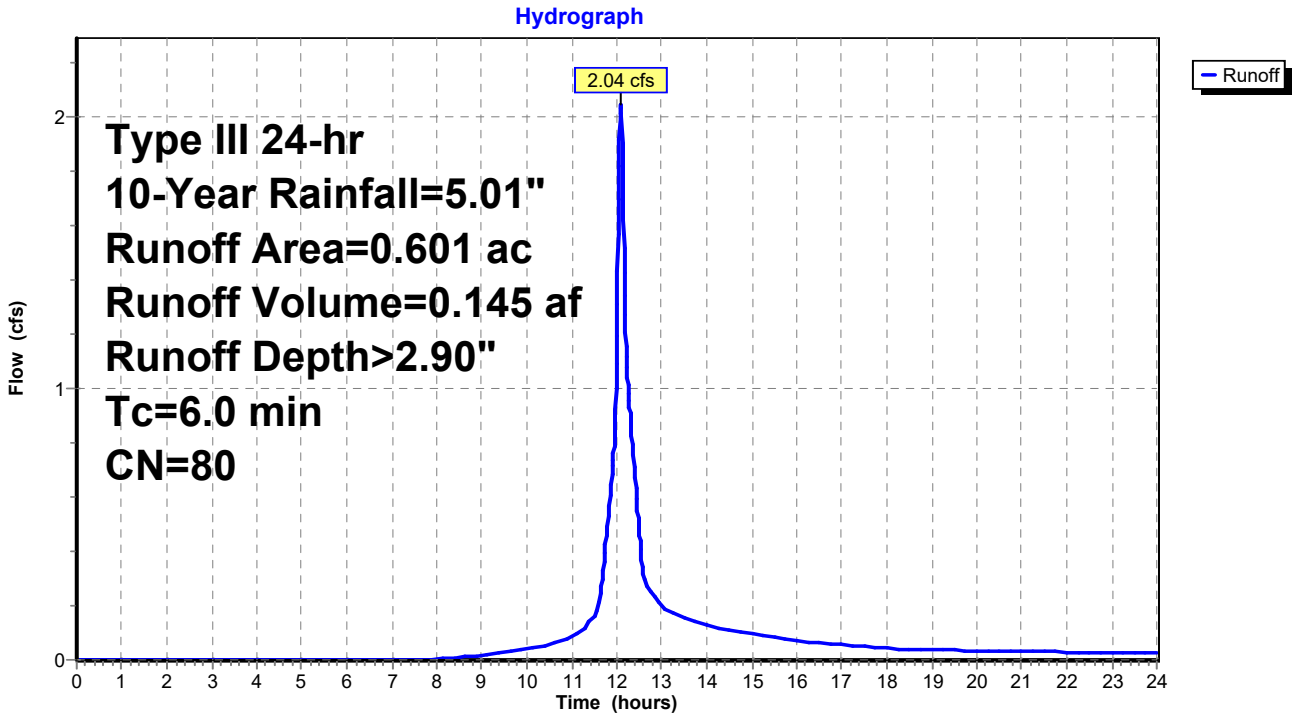
Runoff = 2.04 cfs @ 12.09 hrs, Volume= 0.145 af, Depth> 2.90"
Routed to Pond FB : forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.312	98	Paved parking, HSG B
0.260	61	>75% Grass cover, Good, HSG B
0.029	55	Woods, Good, HSG B
0.601	80	Weighted Average
0.289		48.09% Pervious Area
0.312		51.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-1: PWS-1



Summary for Subcatchment PWS-2: PWS-2

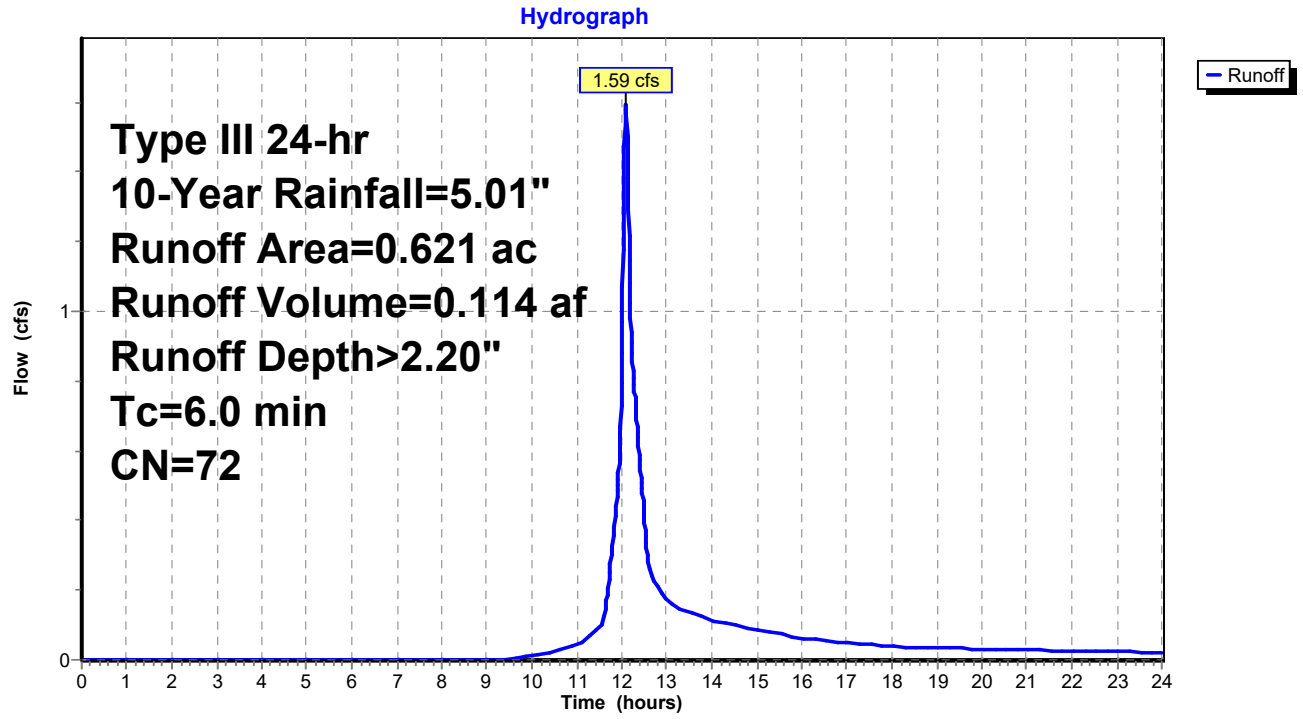
Runoff = 1.59 cfs @ 12.09 hrs, Volume= 0.114 af, Depth> 2.20"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.191	98	Paved parking, HSG B
0.356	61	>75% Grass cover, Good, HSG B
0.074	55	Woods, Good, HSG B
0.621	72	Weighted Average
0.430		69.24% Pervious Area
0.191		30.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-2: PWS-2



Summary for Subcatchment PWS-3: PWS-3

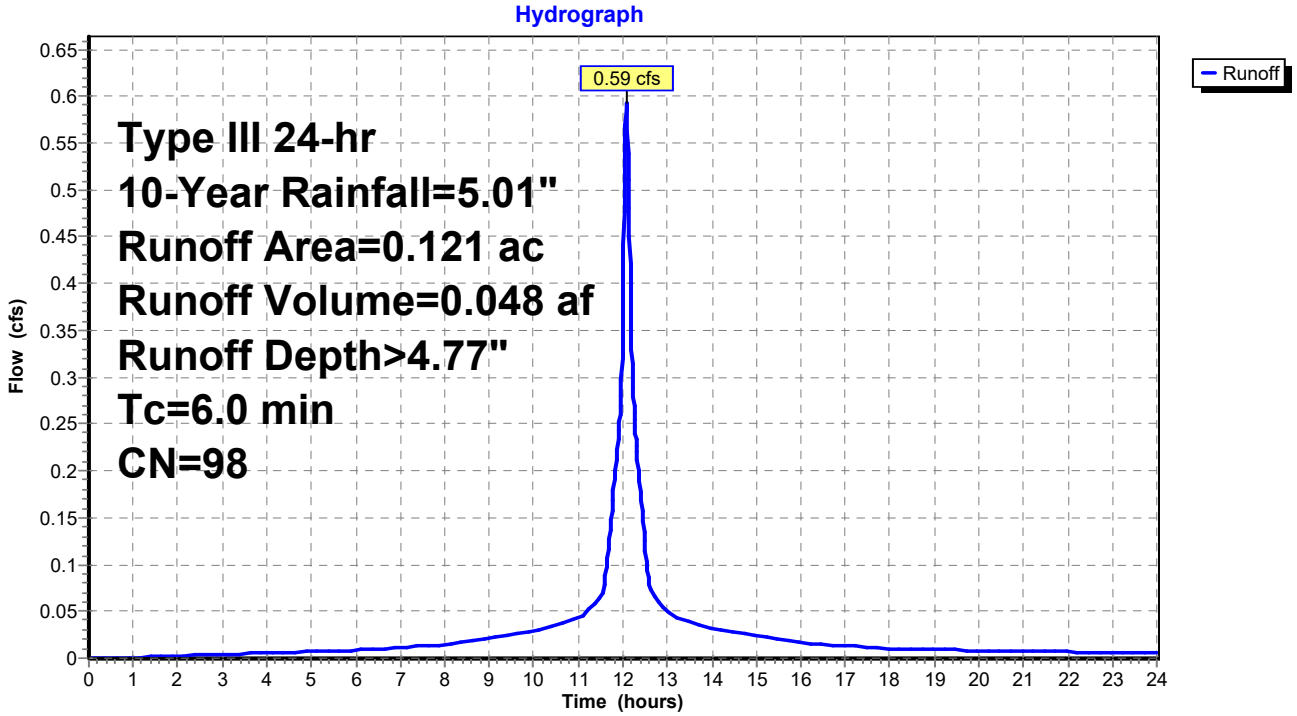
Runoff = 0.59 cfs @ 12.08 hrs, Volume= 0.048 af, Depth> 4.77"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.121	98	Roofs, HSG B
0.121		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-3: PWS-3



Summary for Subcatchment PWS-4: PWS-4

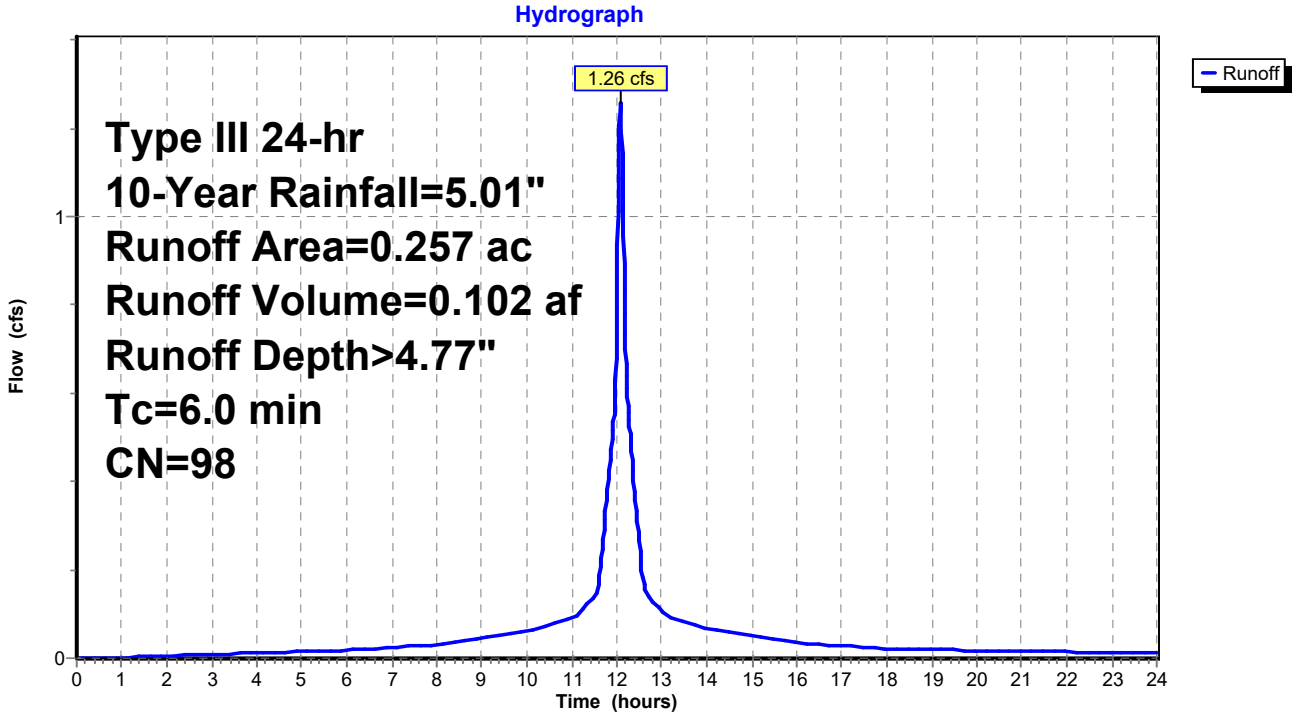
Runoff = 1.26 cfs @ 12.08 hrs, Volume= 0.102 af, Depth> 4.77"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.257	98	Roofs, HSG B
0.257		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-4: PWS-4



Summary for Subcatchment PWS-5: PWS-5

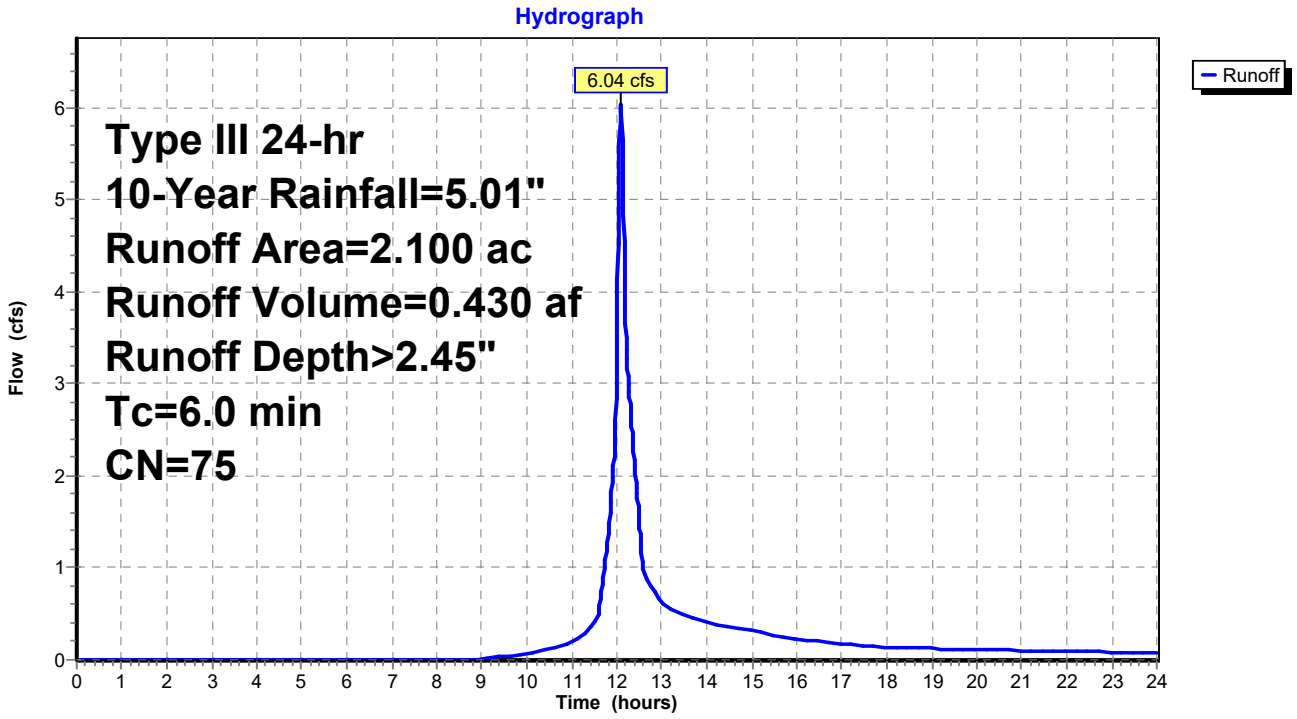
Runoff = 6.04 cfs @ 12.09 hrs, Volume= 0.430 af, Depth> 2.45"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.838	98	Paved parking, HSG B
0.993	61	>75% Grass cover, Good, HSG B
0.269	55	Woods, Good, HSG B
2.100	75	Weighted Average
1.262		60.10% Pervious Area
0.838		39.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-5: PWS-5



Summary for Subcatchment PWS-6: PWS-6

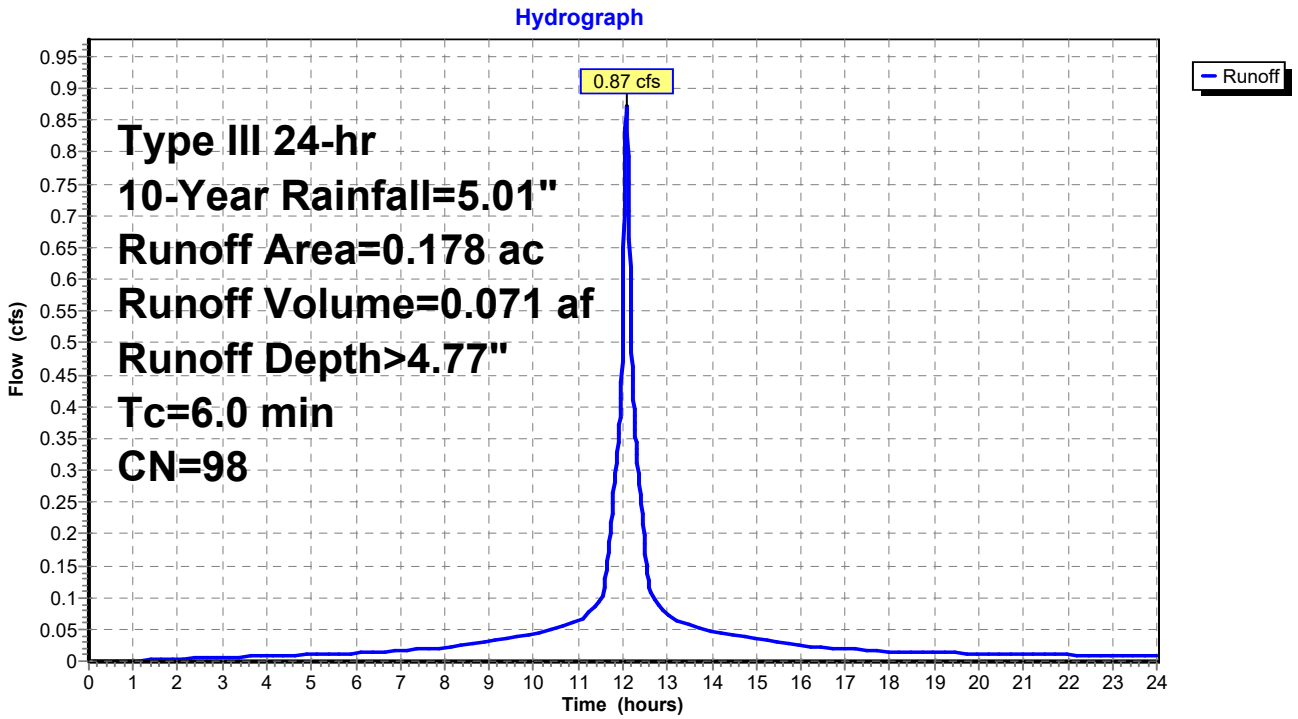
Runoff = 0.87 cfs @ 12.08 hrs, Volume= 0.071 af, Depth> 4.77"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.178	98	Roofs, HSG B
0.178		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-6: PWS-6



Summary for Subcatchment PWS-7: PWS-7

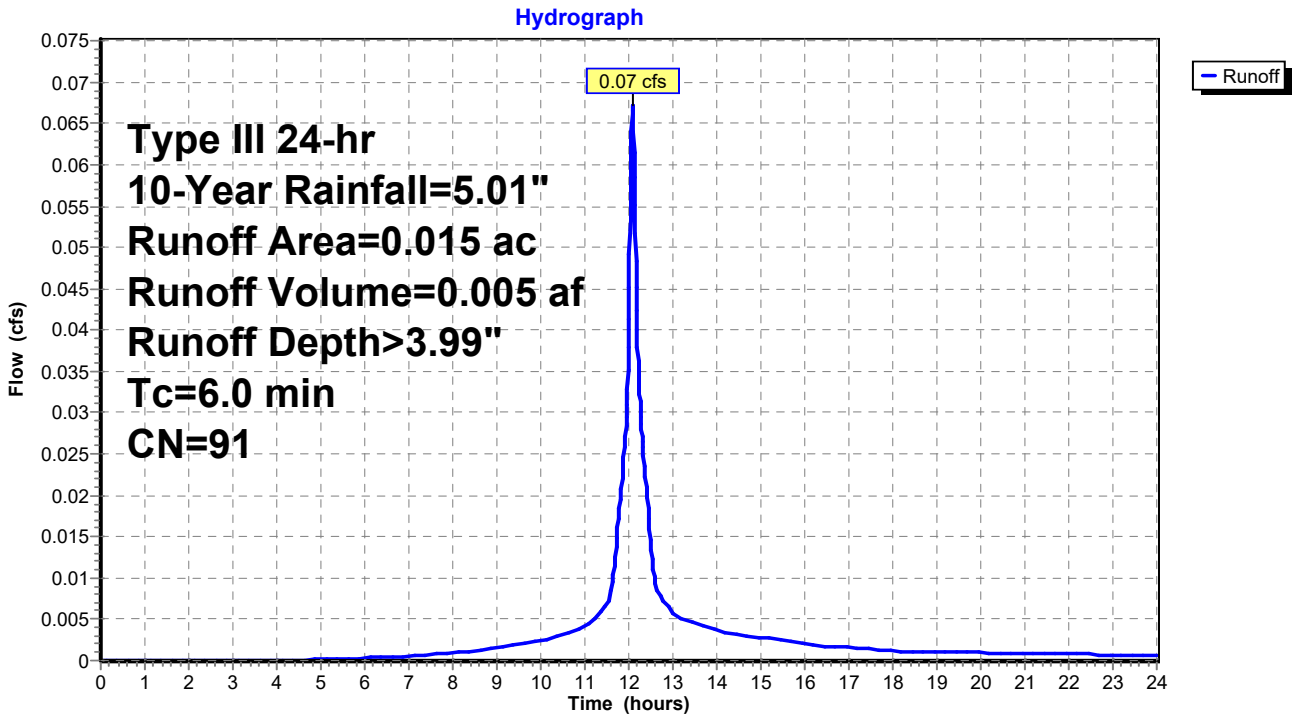
Runoff = 0.07 cfs @ 12.08 hrs, Volume= 0.005 af, Depth> 3.99"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.012	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.015	91	Weighted Average
0.003		20.00% Pervious Area
0.012		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-7: PWS-7



Summary for Subcatchment PWS-8: PWS-8

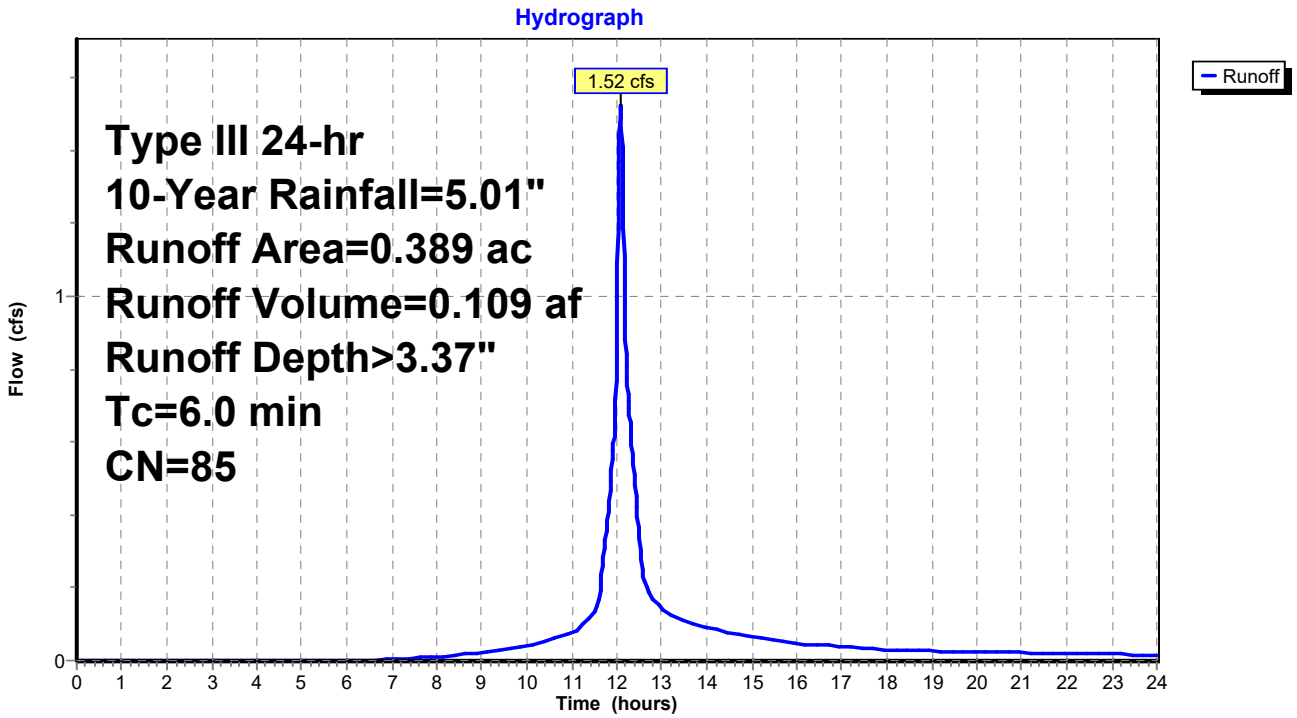
Runoff = 1.52 cfs @ 12.09 hrs, Volume= 0.109 af, Depth> 3.37"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.252	98	Paved parking, HSG B
0.137	61	>75% Grass cover, Good, HSG B
0.389	85	Weighted Average
0.137		35.22% Pervious Area
0.252		64.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-8: PWS-8



Summary for Subcatchment PWS-9: PWS-9

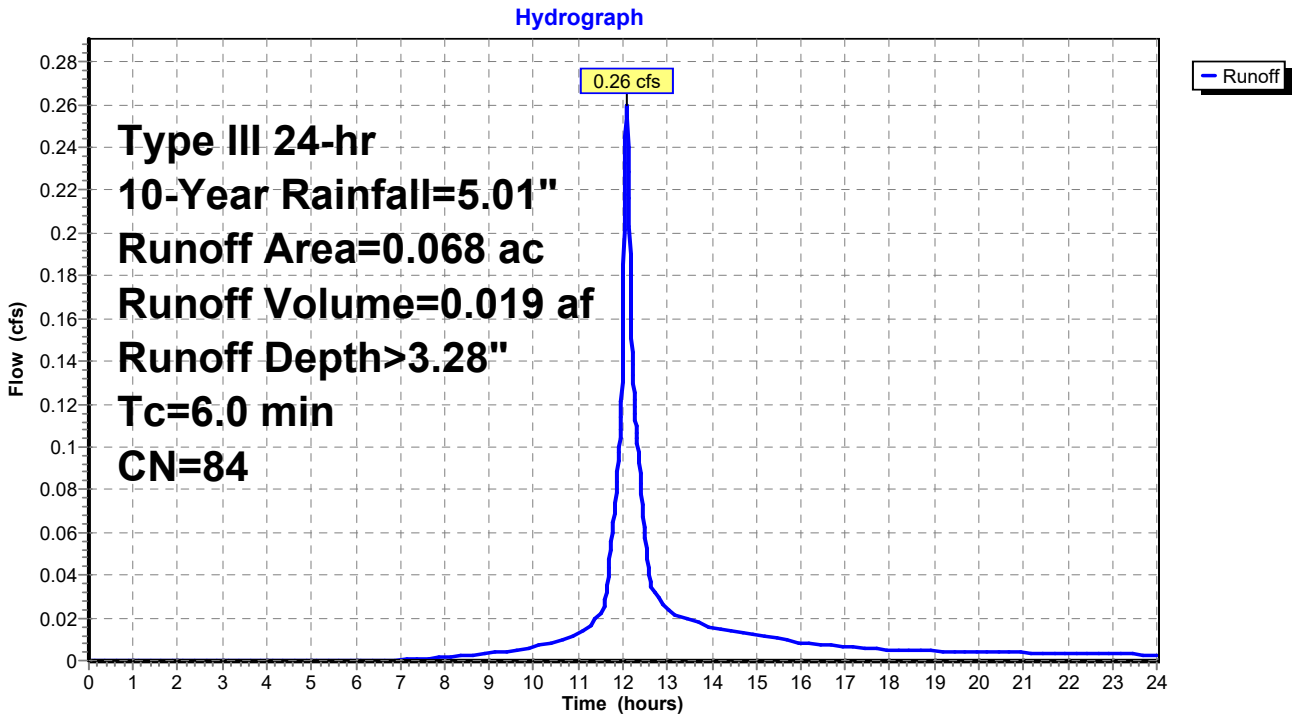
Runoff = 0.26 cfs @ 12.09 hrs, Volume= 0.019 af, Depth> 3.28"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-Year Rainfall=5.01"

Area (ac)	CN	Description
0.043	98	Paved parking, HSG B
0.025	61	>75% Grass cover, Good, HSG B
0.068	84	Weighted Average
0.025		36.76% Pervious Area
0.043		63.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-9: PWS-9



Summary for Pond FB: forebay

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 2.90" for 10-Year event
Inflow = 2.04 cfs @ 12.09 hrs, Volume= 0.145 af
Outflow = 1.67 cfs @ 12.10 hrs, Volume= 0.145 af, Atten= 18%, Lag= 0.5 min
Primary = 1.67 cfs @ 12.10 hrs, Volume= 0.145 af
Routed to Pond P-1 : Bio P-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Starting Elev= 99.00' Surf.Area= 886 sf Storage= 1,379 cf
Peak Elev= 99.38' @ 12.19 hrs Surf.Area= 992 sf Storage= 1,731 cf (352 cf above start)

Plug-Flow detention time= 127.6 min calculated for 0.113 af (78% of inflow)
Center-of-Mass det. time= 5.1 min (826.1 - 821.0)

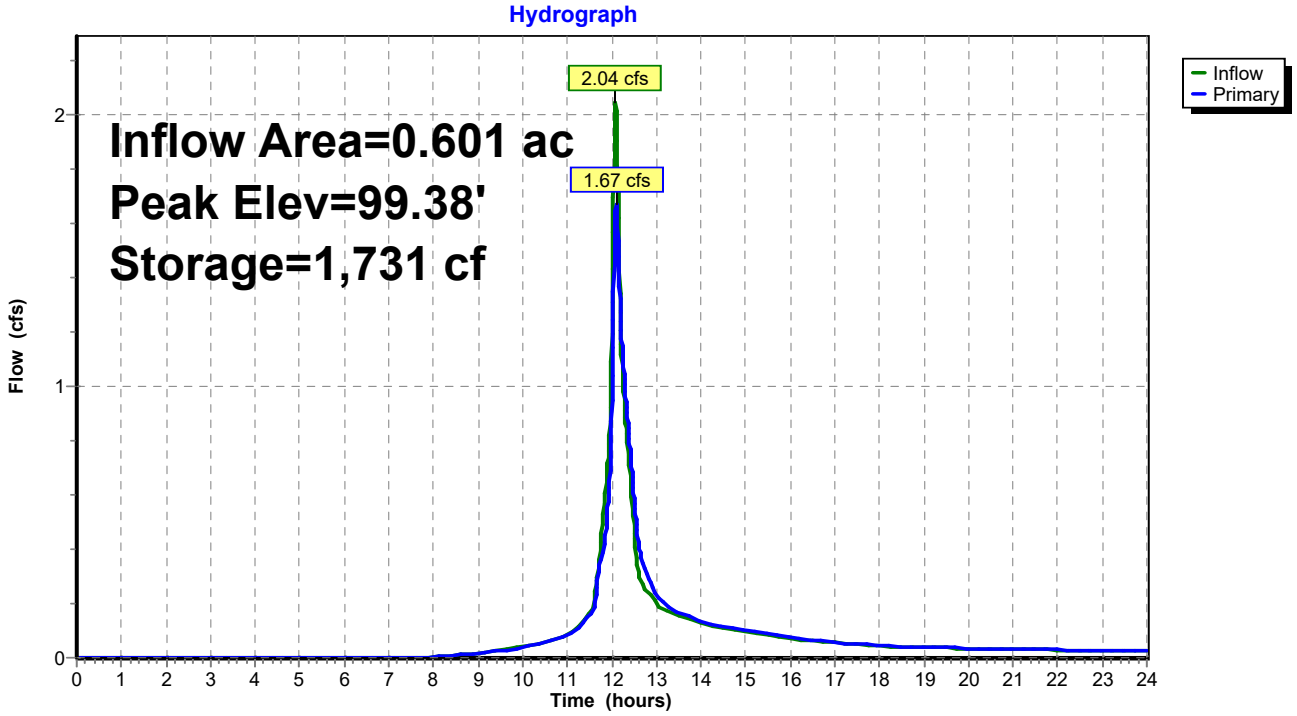
Volume	Invert	Avail.Storage	Storage Description
#1	94.50'	3,036 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
94.50	3	0	0
95.50	65	34	34
96.50	199	132	166
97.50	400	300	466
98.50	656	528	994
99.00	886	386	1,379
99.50	1,027	478	1,857
100.50	1,331	1,179	3,036

Device	Routing	Invert	Outlet Devices
#1	Primary	99.00'	**19.0' long + 3.0 '/' SideZ x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=99.32' TW=99.33' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond FB: forebay



Summary for Pond P-1: Bio P-1

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 2.89" for 10-Year event
Inflow = 1.67 cfs @ 12.10 hrs, Volume= 0.145 af
Outflow = 1.33 cfs @ 12.18 hrs, Volume= 0.128 af, Atten= 20%, Lag= 4.9 min
Primary = 1.33 cfs @ 12.18 hrs, Volume= 0.128 af
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 99.37' @ 12.18 hrs Surf.Area= 1,753 sf Storage= 1,324 cf

Plug-Flow detention time= 86.7 min calculated for 0.128 af (88% of inflow)
Center-of-Mass det. time= 32.3 min (858.4 - 826.1)

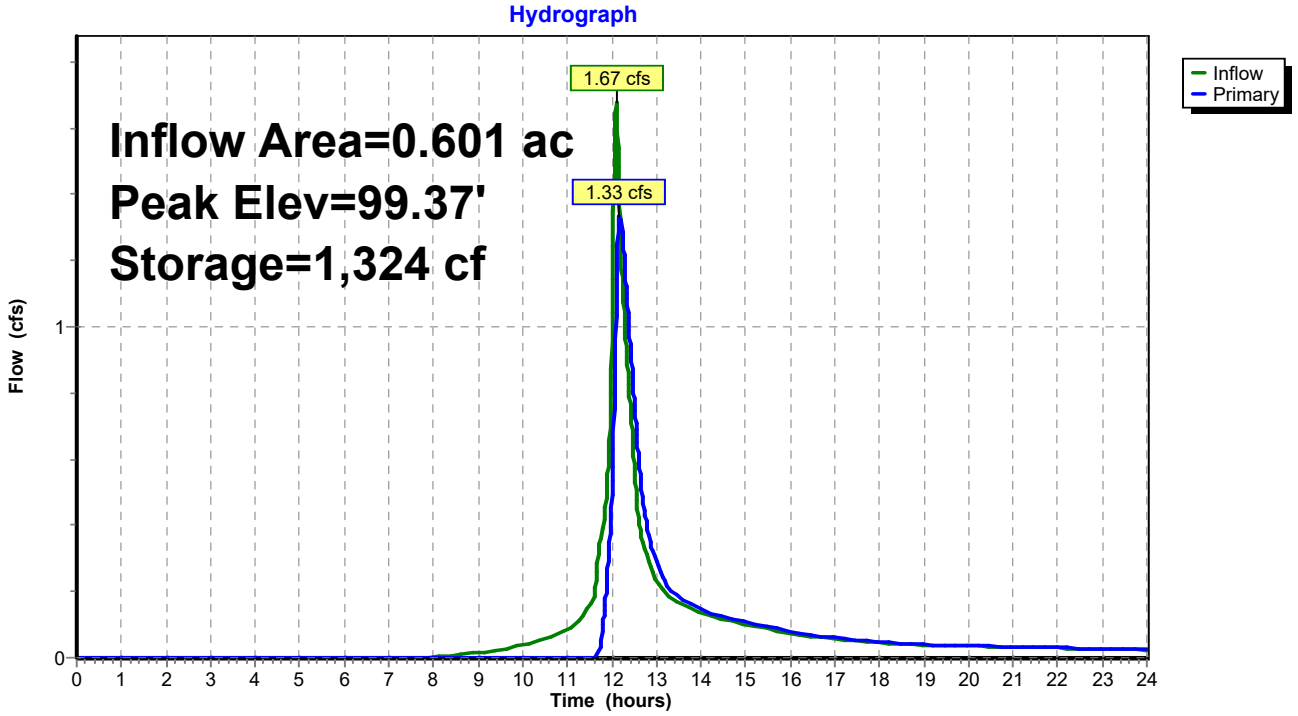
Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,616 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.50	1,254	0	0
99.00	1,560	704	704
99.50	1,818	845	1,548
100.50	2,317	2,068	3,616

Device	Routing	Invert	Outlet Devices
#1	Device 3	99.00'	**2.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Device 3	99.50'	**14.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	95.00'	**12.0" Round Culvert** L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 95.00' / 94.61' S= 0.0103 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=1.33 cfs @ 12.18 hrs HW=99.37' TW=95.06' (Dynamic Tailwater)
└─**3=Culvert** (Passes 1.33 cfs of 7.44 cfs potential flow)
  ├─**1=Broad-Crested Rectangular Weir** (Weir Controls 1.33 cfs @ 1.78 fps)
  └─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P-1: Bio P-1



Summary for Pond P-3: Detention P-3

Inflow Area = 3.147 ac, 49.92% Impervious, Inflow Depth > 2.77" for 10-Year event
Inflow = 9.18 cfs @ 12.09 hrs, Volume= 0.726 af
Outflow = 6.50 cfs @ 12.19 hrs, Volume= 0.720 af, Atten= 29%, Lag= 5.6 min
Primary = 6.50 cfs @ 12.19 hrs, Volume= 0.720 af
Routed to Link PDP-1 : PDP-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 95.06' @ 12.19 hrs Surf.Area= 0.058 ac Storage= 0.103 af

Plug-Flow detention time= 24.8 min calculated for 0.720 af (99% of inflow)
Center-of-Mass det. time= 19.9 min (839.6 - 819.8)

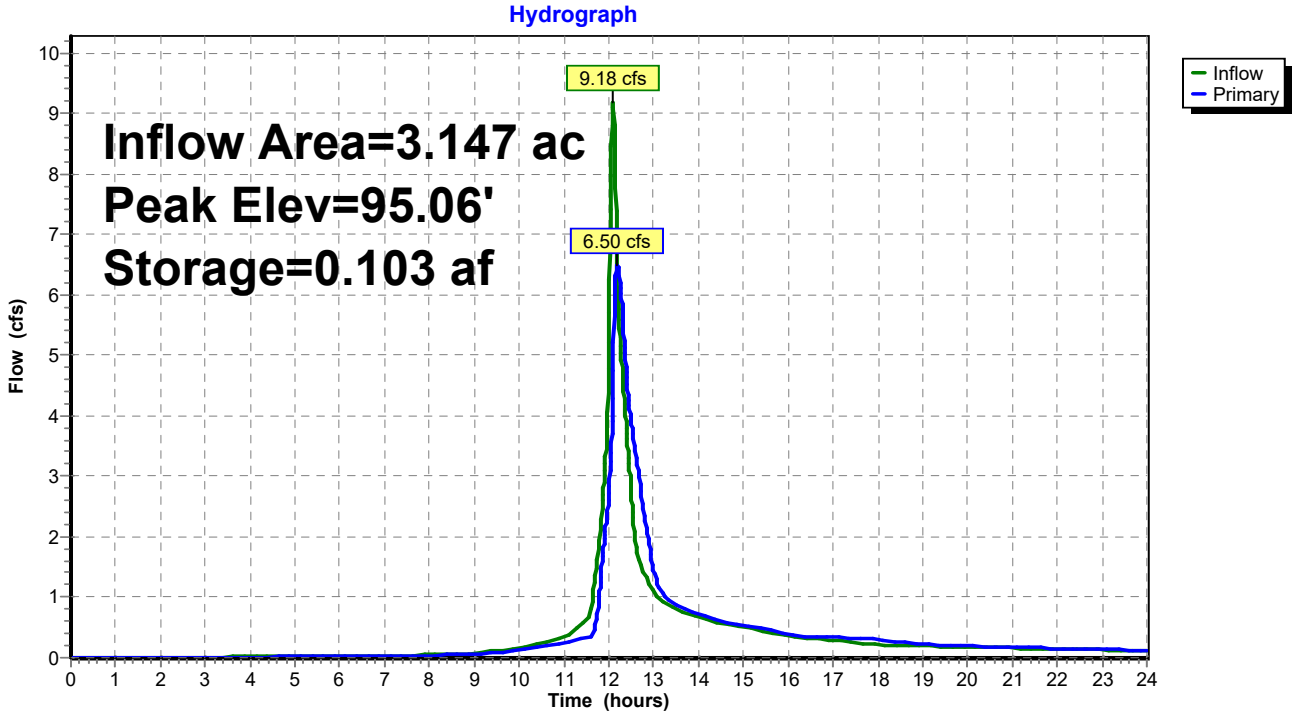
Volume	Invert	Avail.Storage	Storage Description
#1A	92.50'	0.082 af	**29.92'W x 84.57'L x 5.50'H Field A** 0.319 af Overall - 0.114 af Embedded = 0.206 af x 40.0% Voids
#2A	93.25'	0.114 af	**ADS_StormTech MC-3500 d +Cap**x 44 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 44 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf
		0.196 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.50'	**18.0" Round Culvert** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 92.50' / 92.00' S= 0.0111 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	92.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	93.35'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	94.55'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	97.50'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=6.50 cfs @ 12.19 hrs HW=95.06' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 6.50 cfs of 11.45 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.65 cfs @ 7.45 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 3.99 cfs @ 5.98 fps)
  ├─**4=Orifice/Grate** (Orifice Controls 1.86 cfs @ 2.79 fps)
  └─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P-3: Detention P-3

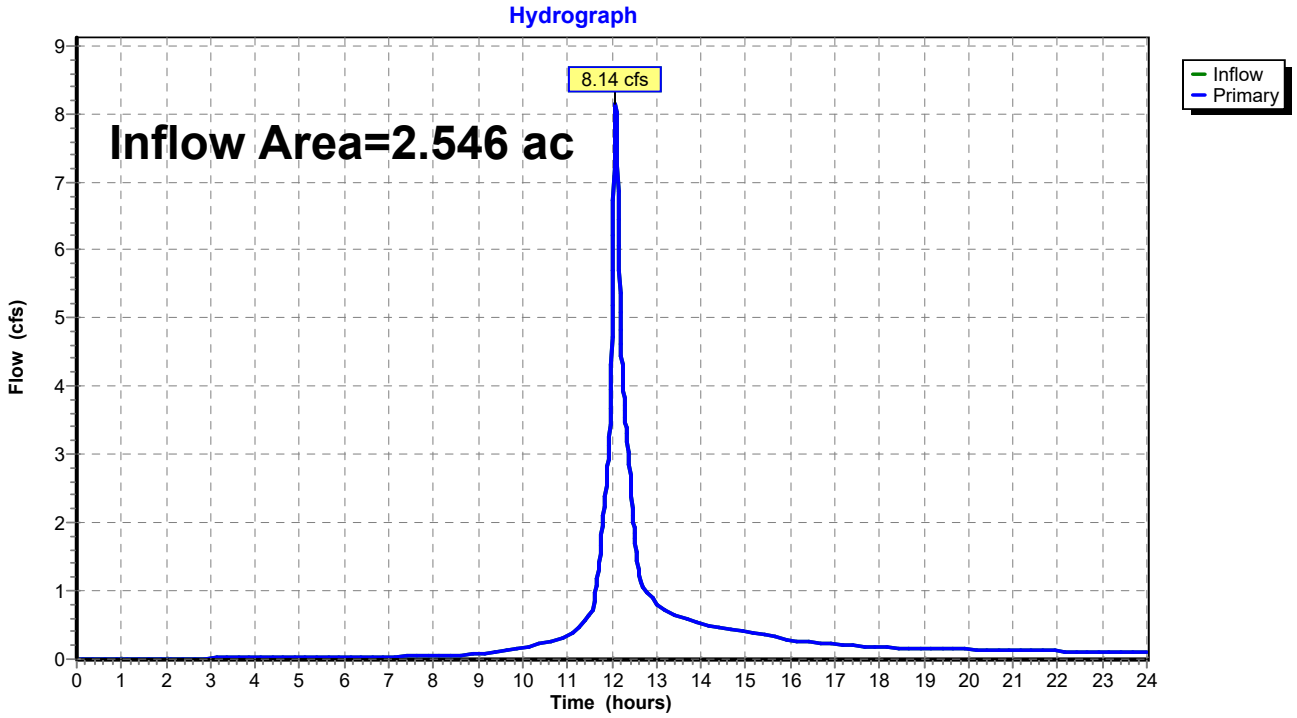


Summary for Pond SC-1: Swirl Chamber

Inflow Area = 2.546 ac, 49.45% Impervious, Inflow Depth > 2.82" for 10-Year event
Inflow = 8.14 cfs @ 12.09 hrs, Volume= 0.598 af
Primary = 8.14 cfs @ 12.09 hrs, Volume= 0.598 af, Atten= 0%, Lag= 0.0 min
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Pond SC-1: Swirl Chamber

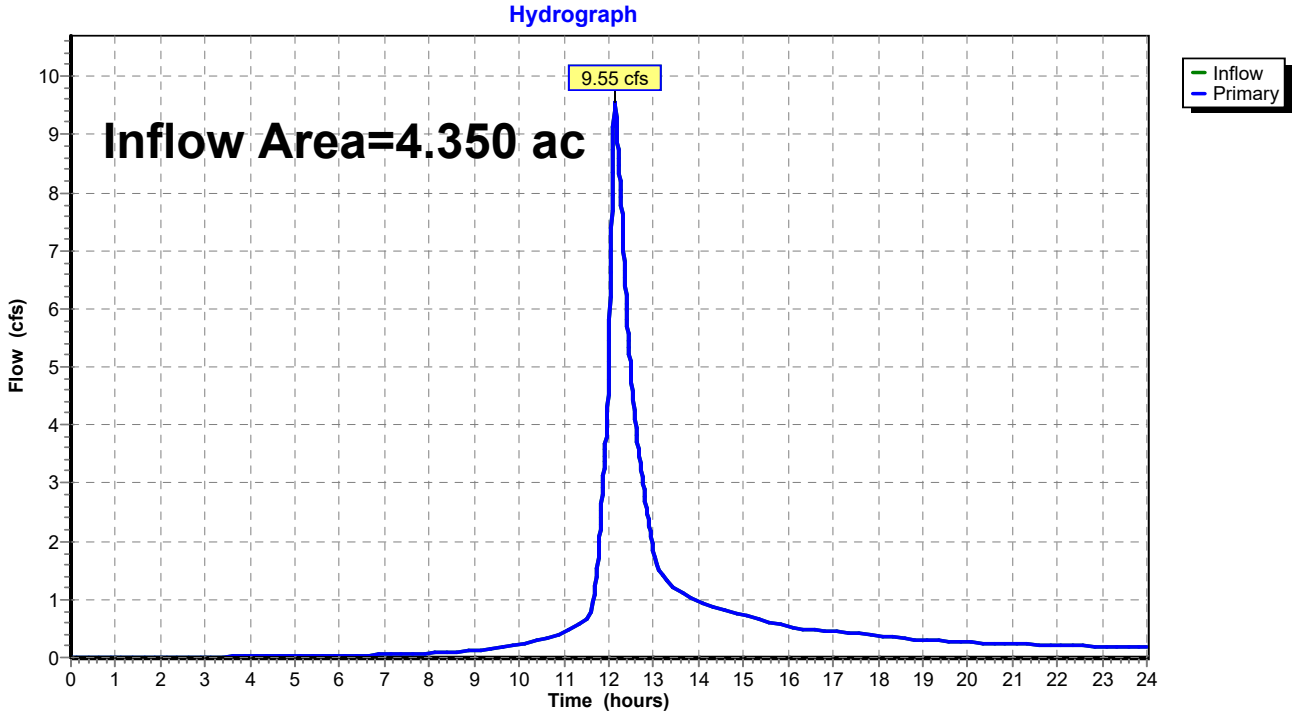


Summary for Link PDP-1: PDP-1

Inflow Area = 4.350 ac, 50.67% Impervious, Inflow Depth > 2.81" for 10-Year event
Inflow = 9.55 cfs @ 12.14 hrs, Volume= 1.019 af
Primary = 9.55 cfs @ 12.14 hrs, Volume= 1.019 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link PDP-1: PDP-1



Summary for Subcatchment PWS-1: PWS-1

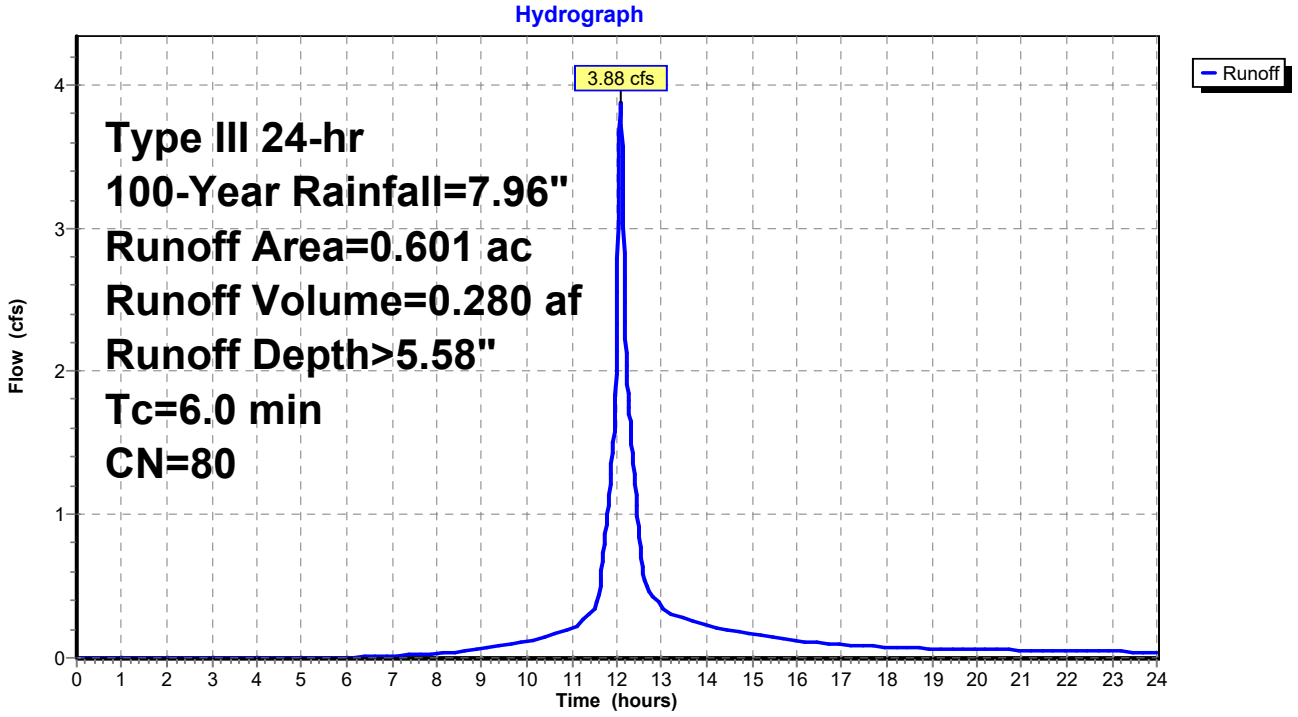
Runoff = 3.88 cfs @ 12.09 hrs, Volume= 0.280 af, Depth> 5.58"
Routed to Pond FB : forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.312	98	Paved parking, HSG B
0.260	61	>75% Grass cover, Good, HSG B
0.029	55	Woods, Good, HSG B
0.601	80	Weighted Average
0.289		48.09% Pervious Area
0.312		51.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-1: PWS-1



Summary for Subcatchment PWS-2: PWS-2

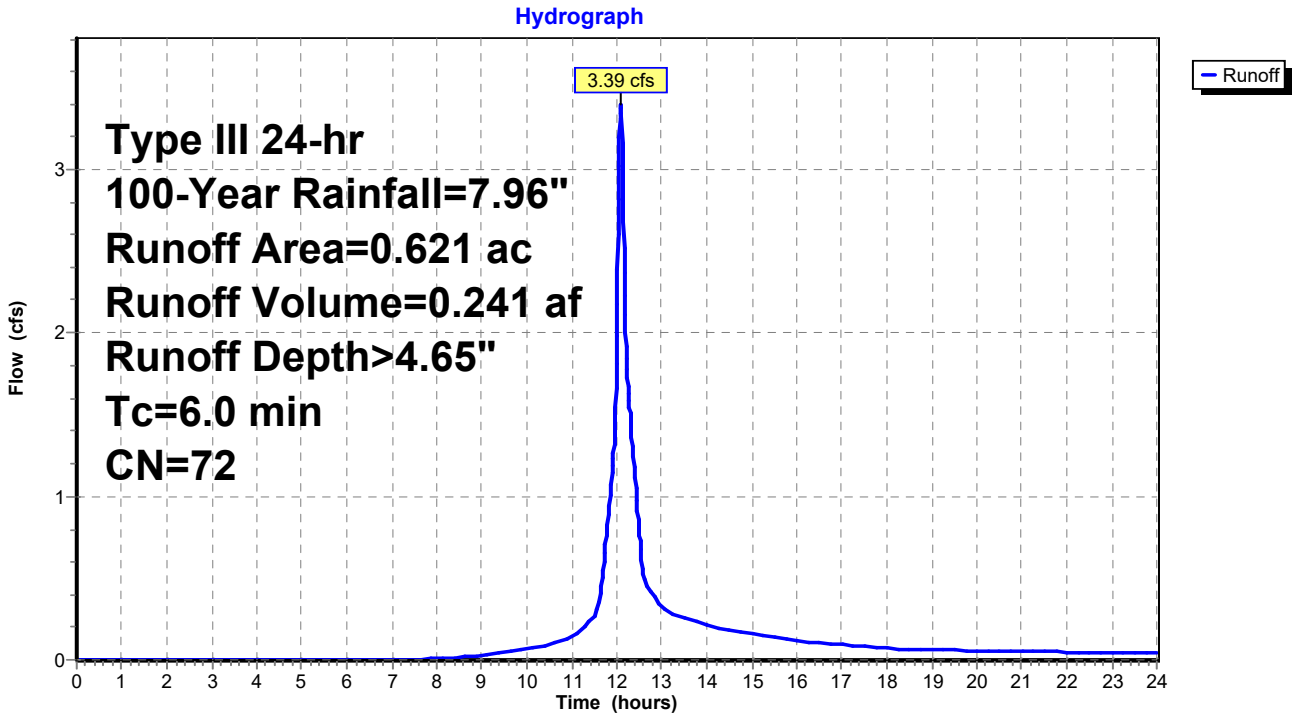
Runoff = 3.39 cfs @ 12.09 hrs, Volume= 0.241 af, Depth> 4.65"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.191	98	Paved parking, HSG B
0.356	61	>75% Grass cover, Good, HSG B
0.074	55	Woods, Good, HSG B
0.621	72	Weighted Average
0.430		69.24% Pervious Area
0.191		30.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-2: PWS-2



Summary for Subcatchment PWS-3: PWS-3

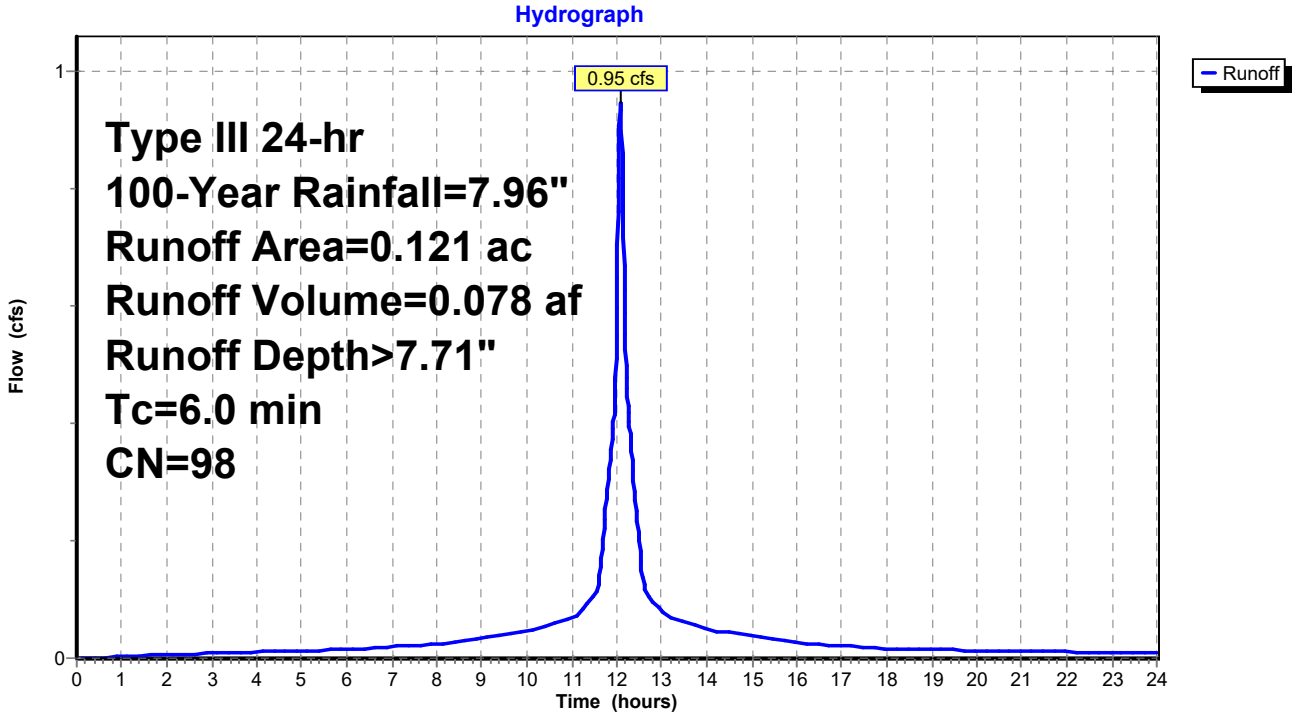
Runoff = 0.95 cfs @ 12.08 hrs, Volume= 0.078 af, Depth> 7.71"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.121	98	Roofs, HSG B
0.121		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-3: PWS-3



Summary for Subcatchment PWS-4: PWS-4

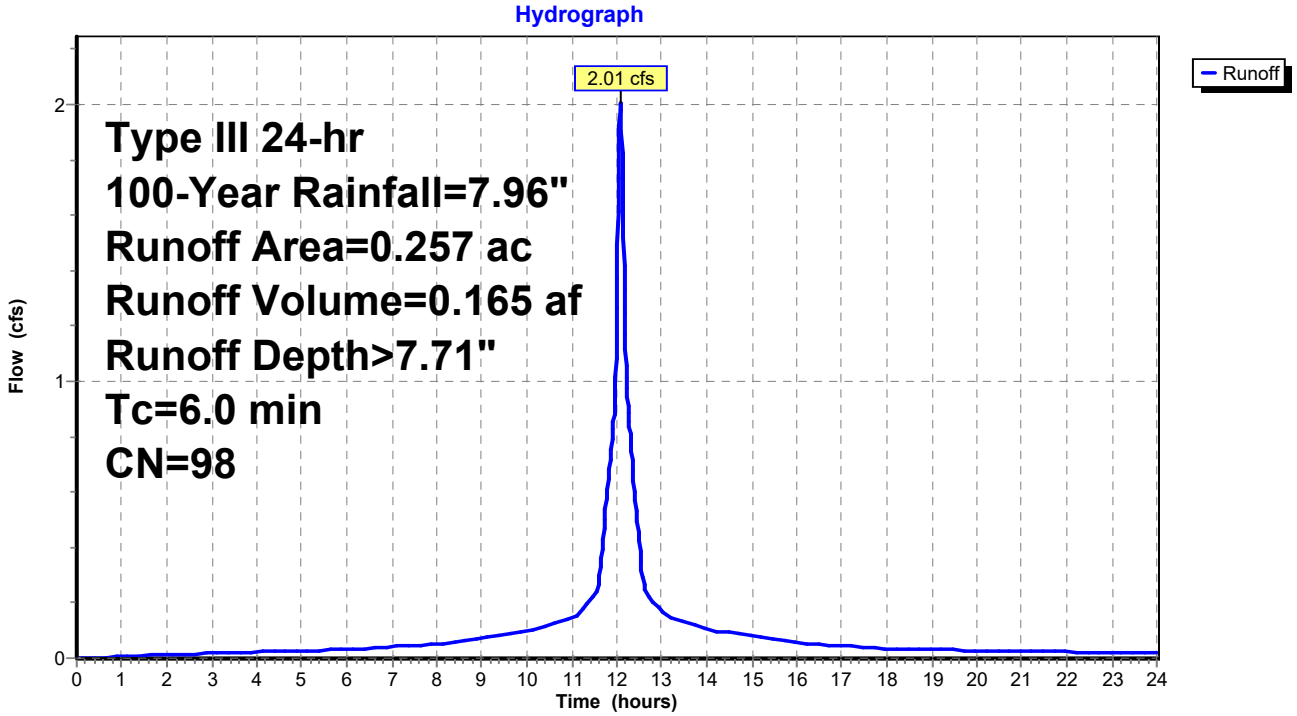
Runoff = 2.01 cfs @ 12.08 hrs, Volume= 0.165 af, Depth> 7.71"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.257	98	Roofs, HSG B
0.257		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-4: PWS-4



Summary for Subcatchment PWS-5: PWS-5

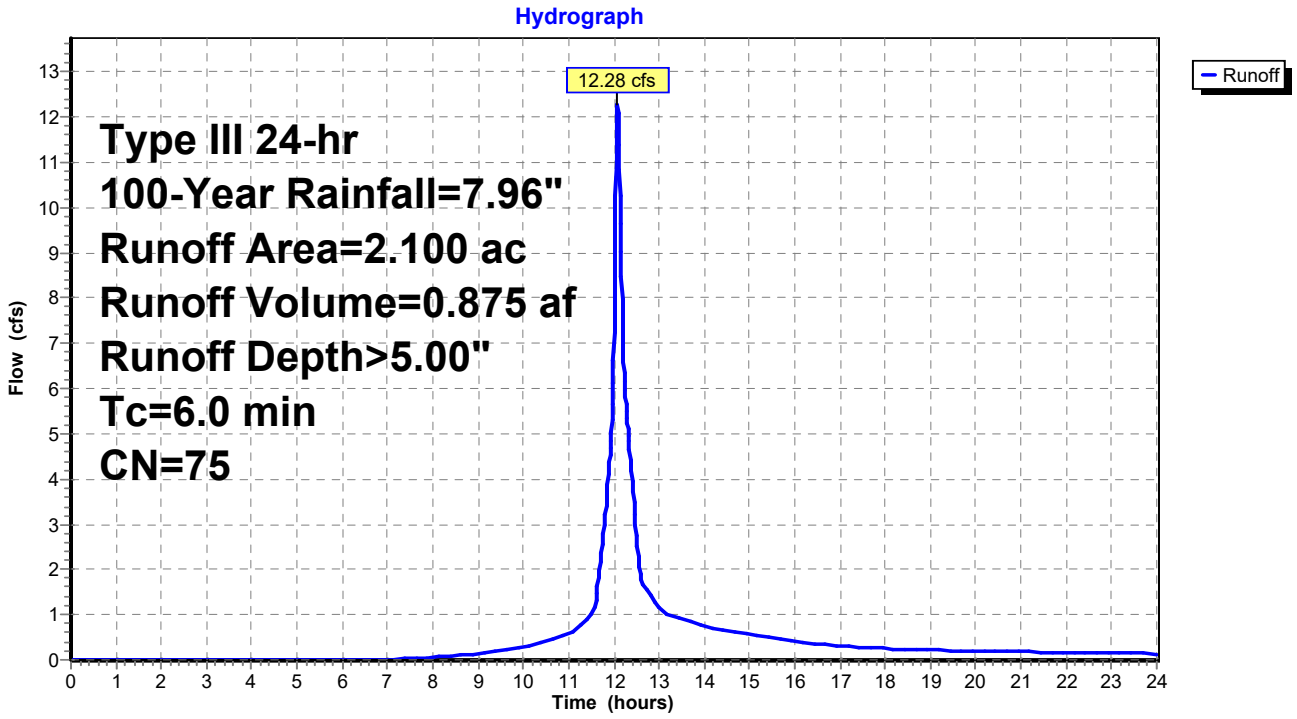
Runoff = 12.28 cfs @ 12.09 hrs, Volume= 0.875 af, Depth> 5.00"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.838	98	Paved parking, HSG B
0.993	61	>75% Grass cover, Good, HSG B
0.269	55	Woods, Good, HSG B
2.100	75	Weighted Average
1.262		60.10% Pervious Area
0.838		39.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-5: PWS-5



Summary for Subcatchment PWS-6: PWS-6

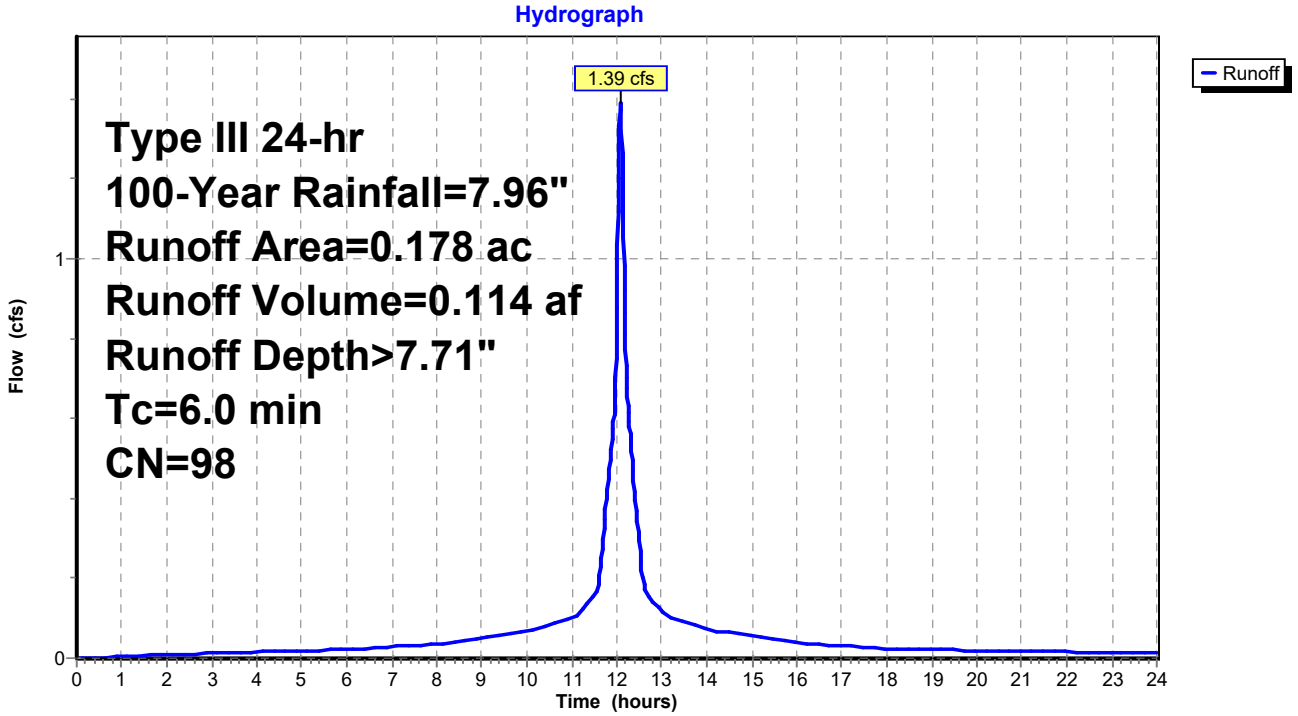
Runoff = 1.39 cfs @ 12.08 hrs, Volume= 0.114 af, Depth> 7.71"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.178	98	Roofs, HSG B
0.178		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-6: PWS-6



Summary for Subcatchment PWS-7: PWS-7

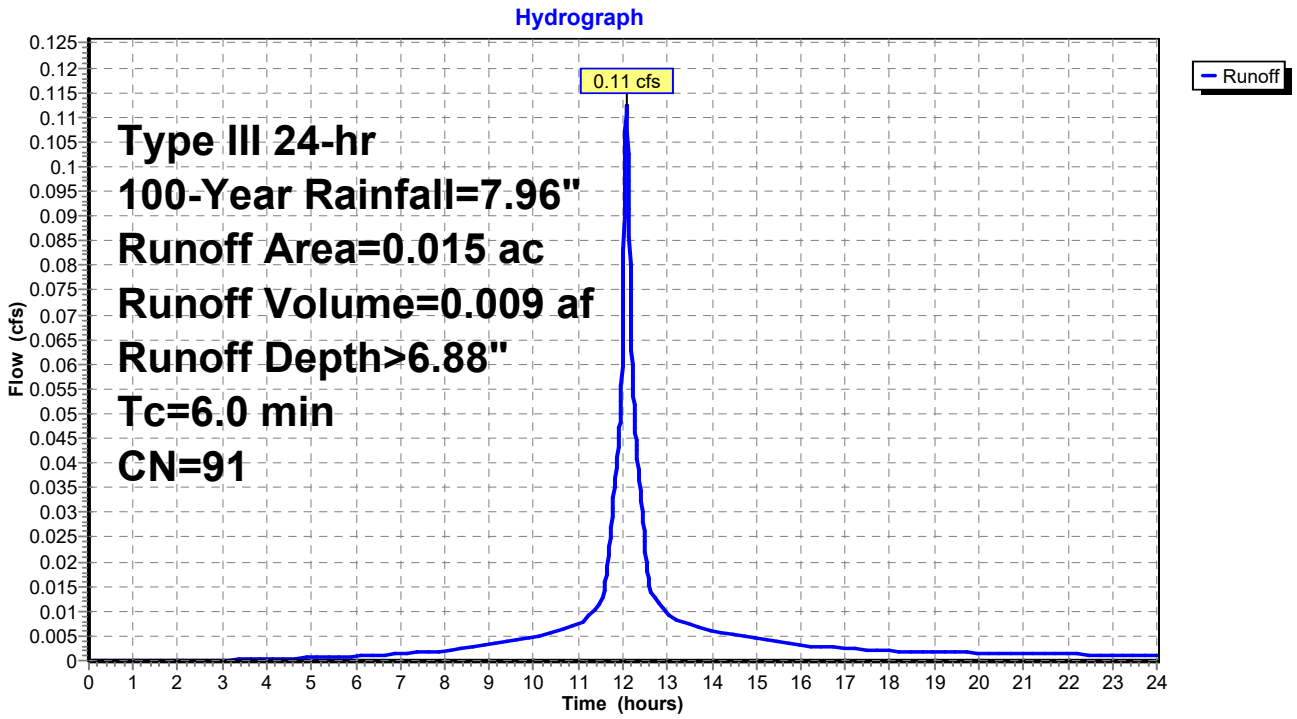
Runoff = 0.11 cfs @ 12.08 hrs, Volume= 0.009 af, Depth> 6.88"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.012	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.015	91	Weighted Average
0.003		20.00% Pervious Area
0.012		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-7: PWS-7



Summary for Subcatchment PWS-8: PWS-8

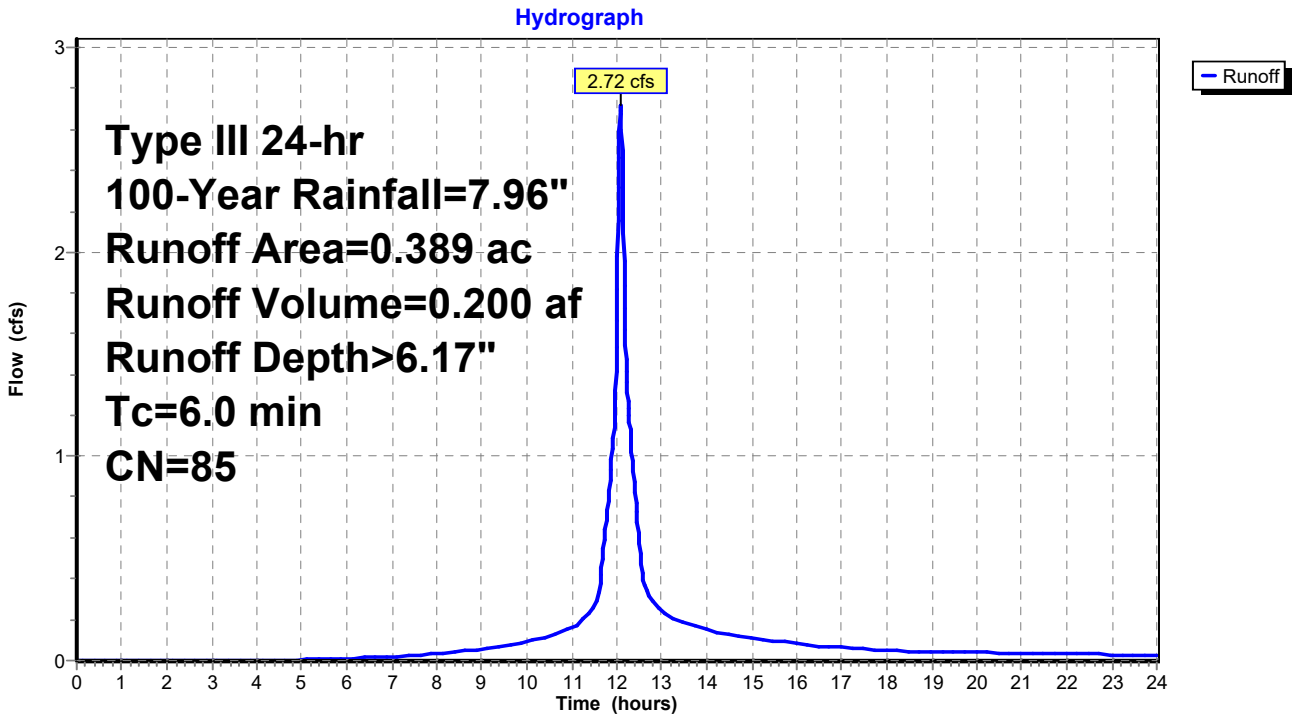
Runoff = 2.72 cfs @ 12.09 hrs, Volume= 0.200 af, Depth> 6.17"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.252	98	Paved parking, HSG B
0.137	61	>75% Grass cover, Good, HSG B
0.389	85	Weighted Average
0.137		35.22% Pervious Area
0.252		64.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-8: PWS-8



Summary for Subcatchment PWS-9: PWS-9

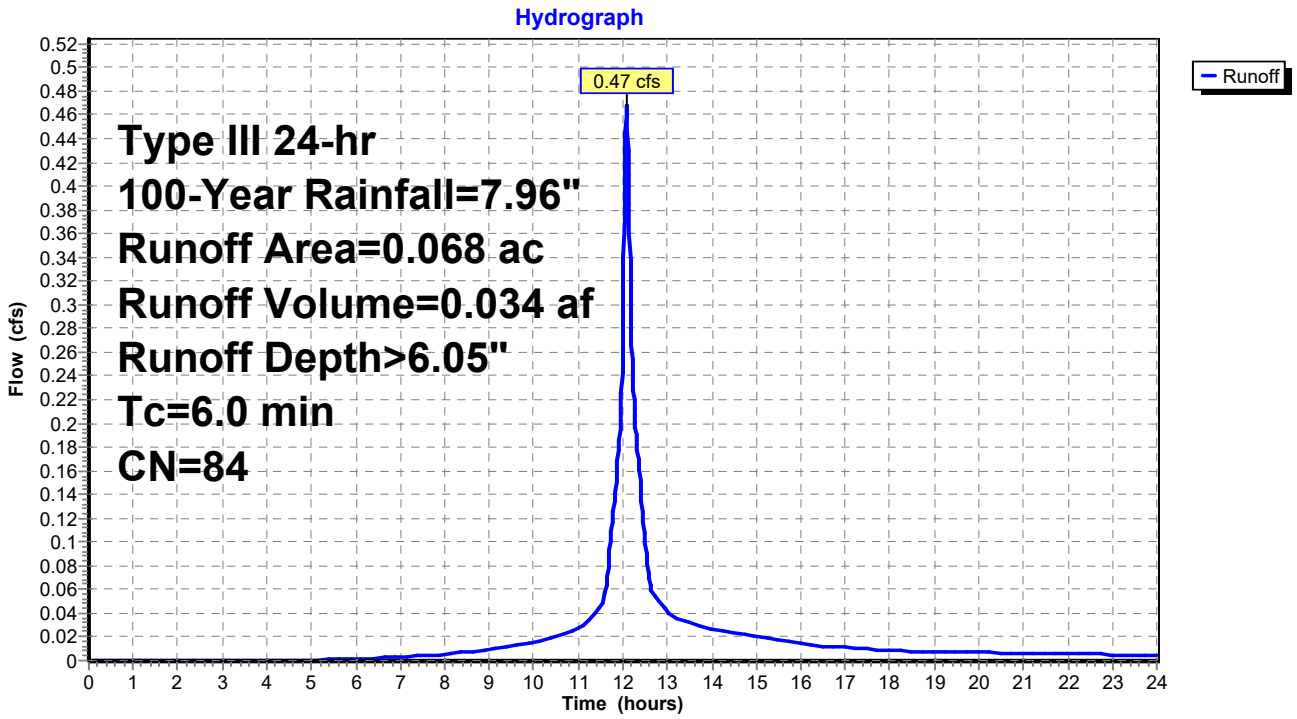
Runoff = 0.47 cfs @ 12.09 hrs, Volume= 0.034 af, Depth> 6.05"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100-Year Rainfall=7.96"

Area (ac)	CN	Description
0.043	98	Paved parking, HSG B
0.025	61	>75% Grass cover, Good, HSG B
0.068	84	Weighted Average
0.025		36.76% Pervious Area
0.043		63.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-9: PWS-9



Summary for Pond FB: forebay

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 5.58" for 100-Year event
Inflow = 3.88 cfs @ 12.09 hrs, Volume= 0.280 af
Outflow = 3.45 cfs @ 12.10 hrs, Volume= 0.279 af, Atten= 11%, Lag= 1.0 min
Primary = 3.45 cfs @ 12.10 hrs, Volume= 0.279 af
Routed to Pond P-1 : Bio P-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Starting Elev= 99.00' Surf.Area= 886 sf Storage= 1,379 cf
Peak Elev= 99.57' @ 12.14 hrs Surf.Area= 1,048 sf Storage= 1,928 cf (549 cf above start)

Plug-Flow detention time= 84.8 min calculated for 0.247 af (88% of inflow)
Center-of-Mass det. time= 4.5 min (807.0 - 802.4)

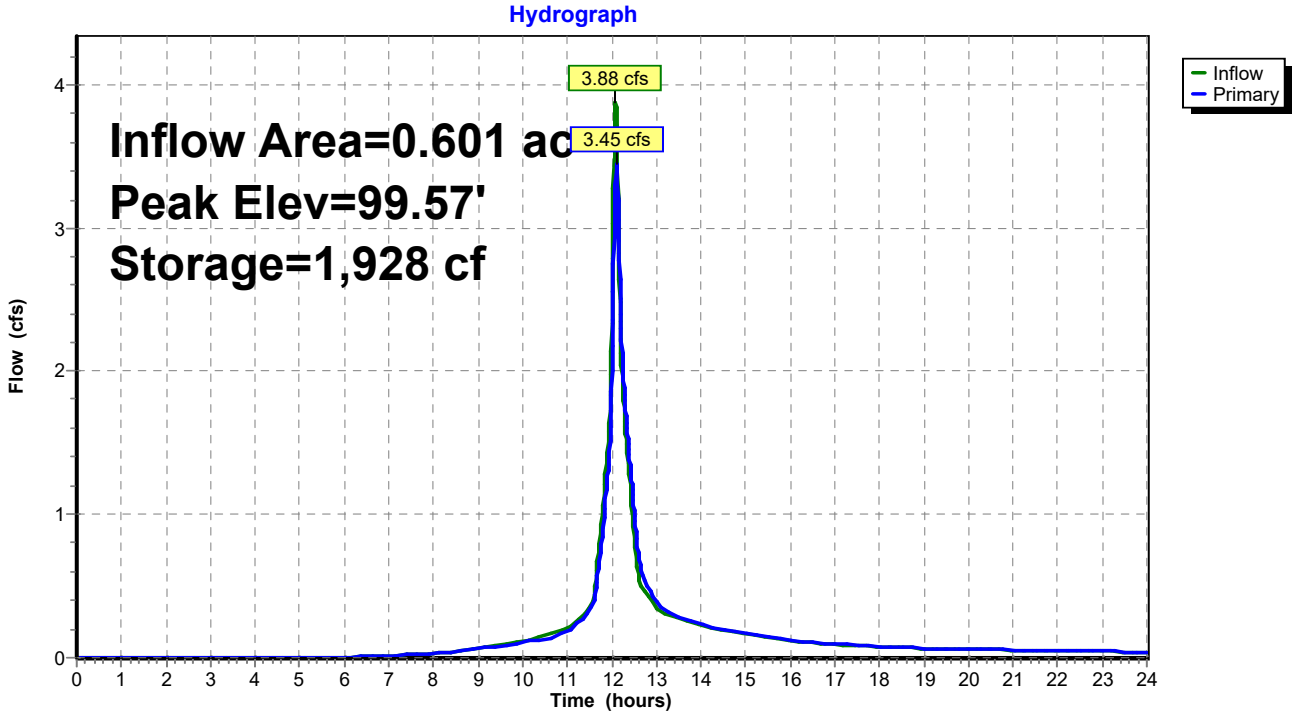
Volume	Invert	Avail.Storage	Storage Description
#1	94.50'	3,036 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
94.50	3	0	0
95.50	65	34	34
96.50	199	132	166
97.50	400	300	466
98.50	656	528	994
99.00	886	386	1,379
99.50	1,027	478	1,857
100.50	1,331	1,179	3,036

Device	Routing	Invert	Outlet Devices
#1	Primary	99.00'	**19.0' long + 3.0 '/' SideZ x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.00 cfs @ 12.10 hrs HW=99.55' TW=99.55' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond FB: forebay



Summary for Pond P-1: Bio P-1

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 5.57" for 100-Year event
Inflow = 3.45 cfs @ 12.10 hrs, Volume= 0.279 af
Outflow = 3.28 cfs @ 12.13 hrs, Volume= 0.261 af, Atten= 5%, Lag= 1.8 min
Primary = 3.28 cfs @ 12.13 hrs, Volume= 0.261 af
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 99.57' @ 12.13 hrs Surf.Area= 1,851 sf Storage= 1,670 cf

Plug-Flow detention time= 57.6 min calculated for 0.261 af (94% of inflow)
Center-of-Mass det. time= 24.3 min (831.3 - 807.0)

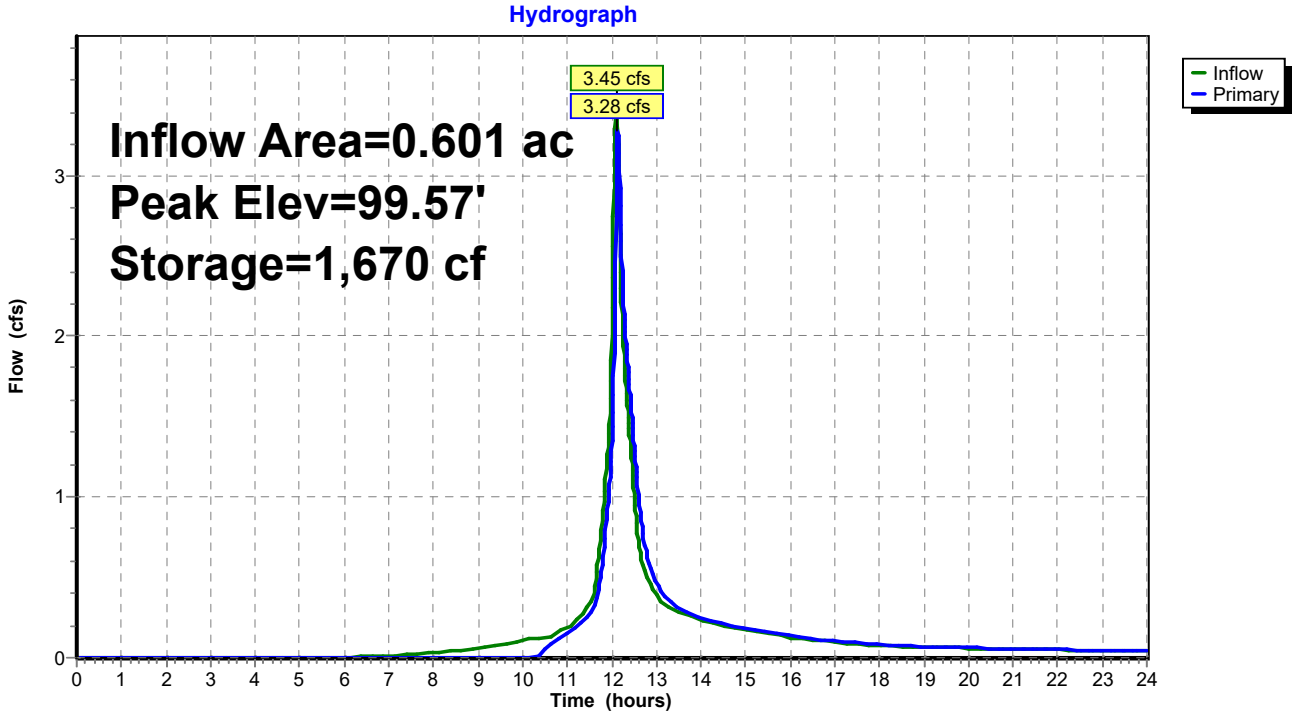
Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,616 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.50	1,254	0	0
99.00	1,560	704	704
99.50	1,818	845	1,548
100.50	2,317	2,068	3,616

Device	Routing	Invert	Outlet Devices
#1	Device 3	99.00'	**2.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Device 3	99.50'	**14.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	95.00'	**12.0" Round Culvert** L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 95.00' / 94.61' S= 0.0103 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=3.27 cfs @ 12.13 hrs HW=99.57' TW=97.22' (Dynamic Tailwater)
└**3=Culvert** (Passes 3.27 cfs of 5.79 cfs potential flow)
  ├**1=Broad-Crested Rectangular Weir** (Weir Controls 2.60 cfs @ 2.30 fps)
  └**2=Broad-Crested Rectangular Weir** (Weir Controls 0.67 cfs @ 0.72 fps)

Pond P-1: Bio P-1



Summary for Pond P-3: Detention P-3

Inflow Area = 3.147 ac, 49.92% Impervious, Inflow Depth > 5.39" for 100-Year event
Inflow = 18.46 cfs @ 12.10 hrs, Volume= 1.414 af
Outflow = 13.13 cfs @ 12.18 hrs, Volume= 1.403 af, Atten= 29%, Lag= 5.0 min
Primary = 13.13 cfs @ 12.18 hrs, Volume= 1.403 af
Routed to Link PDP-1 : PDP-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 97.59' @ 12.18 hrs Surf.Area= 0.058 ac Storage= 0.186 af

Plug-Flow detention time= 20.6 min calculated for 1.403 af (99% of inflow)
Center-of-Mass det. time= 16.1 min (819.9 - 803.9)

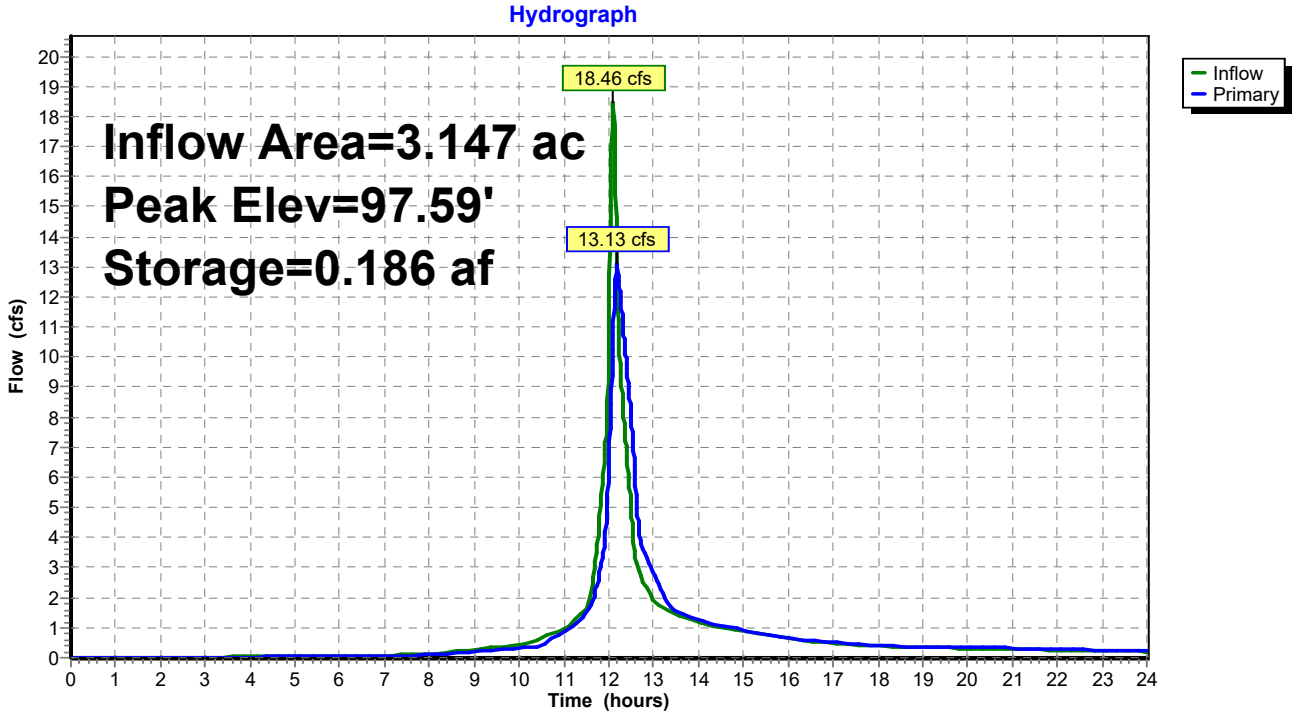
Volume	Invert	Avail.Storage	Storage Description
#1A	92.50'	0.082 af	**29.92'W x 84.57'L x 5.50'H Field A** 0.319 af Overall - 0.114 af Embedded = 0.206 af x 40.0% Voids
#2A	93.25'	0.114 af	**ADS_StormTech MC-3500 d +Cap**x 44 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 44 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf
		0.196 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.50'	**18.0" Round Culvert** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 92.50' / 92.00' S= 0.0111 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	92.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	93.35'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	94.55'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	97.50'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=13.12 cfs @ 12.18 hrs HW=97.59' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 13.12 cfs of 17.72 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.93 cfs @ 10.68 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 6.47 cfs @ 9.71 fps)
  ├─**4=Orifice/Grate** (Orifice Controls 5.44 cfs @ 8.15 fps)
  └─**5=Broad-Crested Rectangular Weir** (Weir Controls 0.28 cfs @ 0.82 fps)

Pond P-3: Detention P-3

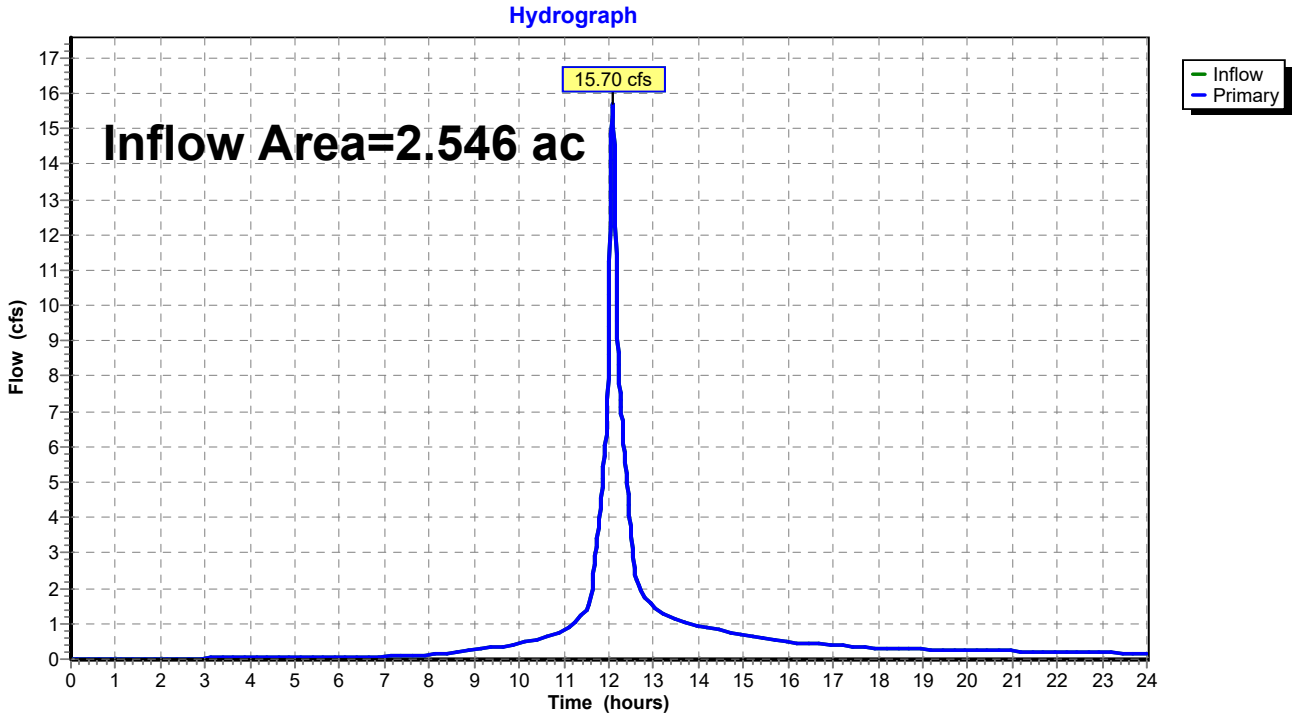


Summary for Pond SC-1: Swirl Chamber

Inflow Area = 2.546 ac, 49.45% Impervious, Inflow Depth > 5.43" for 100-Year event
Inflow = 15.70 cfs @ 12.09 hrs, Volume= 1.152 af
Primary = 15.70 cfs @ 12.09 hrs, Volume= 1.152 af, Atten= 0%, Lag= 0.0 min
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Pond SC-1: Swirl Chamber

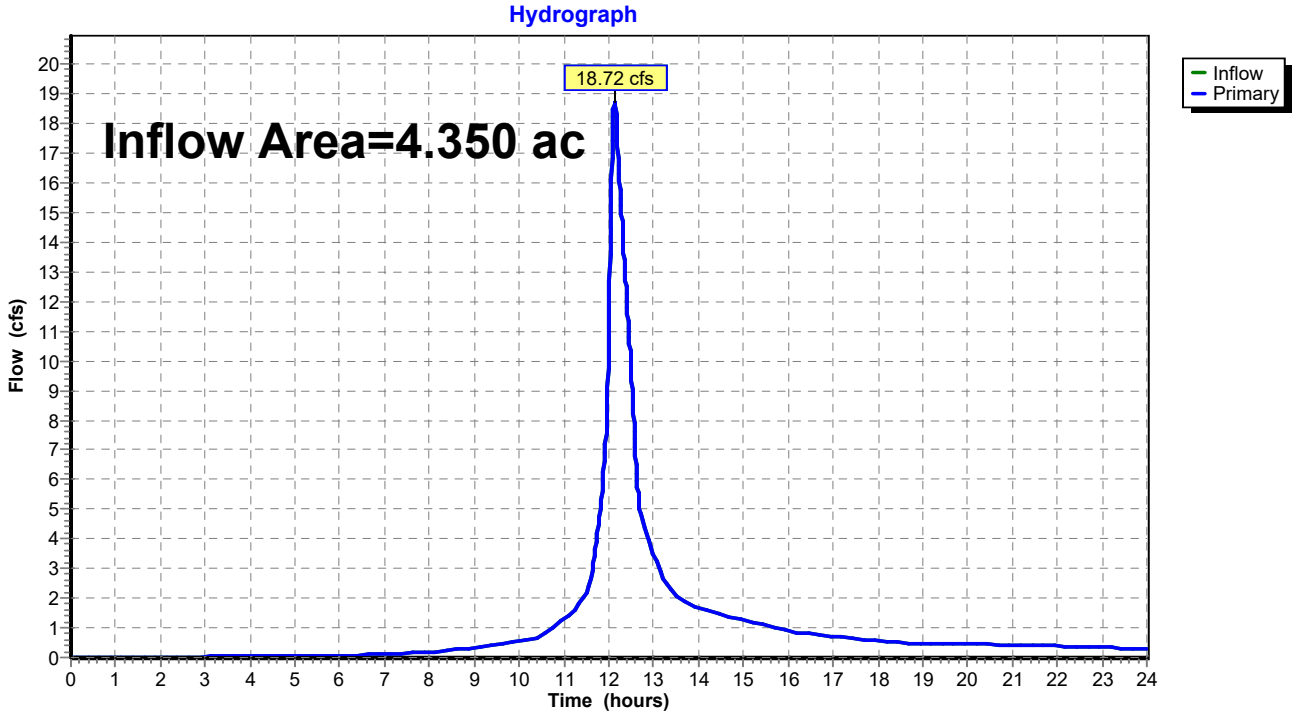


Summary for Link PDP-1: PDP-1

Inflow Area = 4.350 ac, 50.67% Impervious, Inflow Depth > 5.43" for 100-Year event
Inflow = 18.72 cfs @ 12.13 hrs, Volume= 1.967 af
Primary = 18.72 cfs @ 12.13 hrs, Volume= 1.967 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link PDP-1: PDP-1



Summary for Subcatchment PWS-1: PWS-1

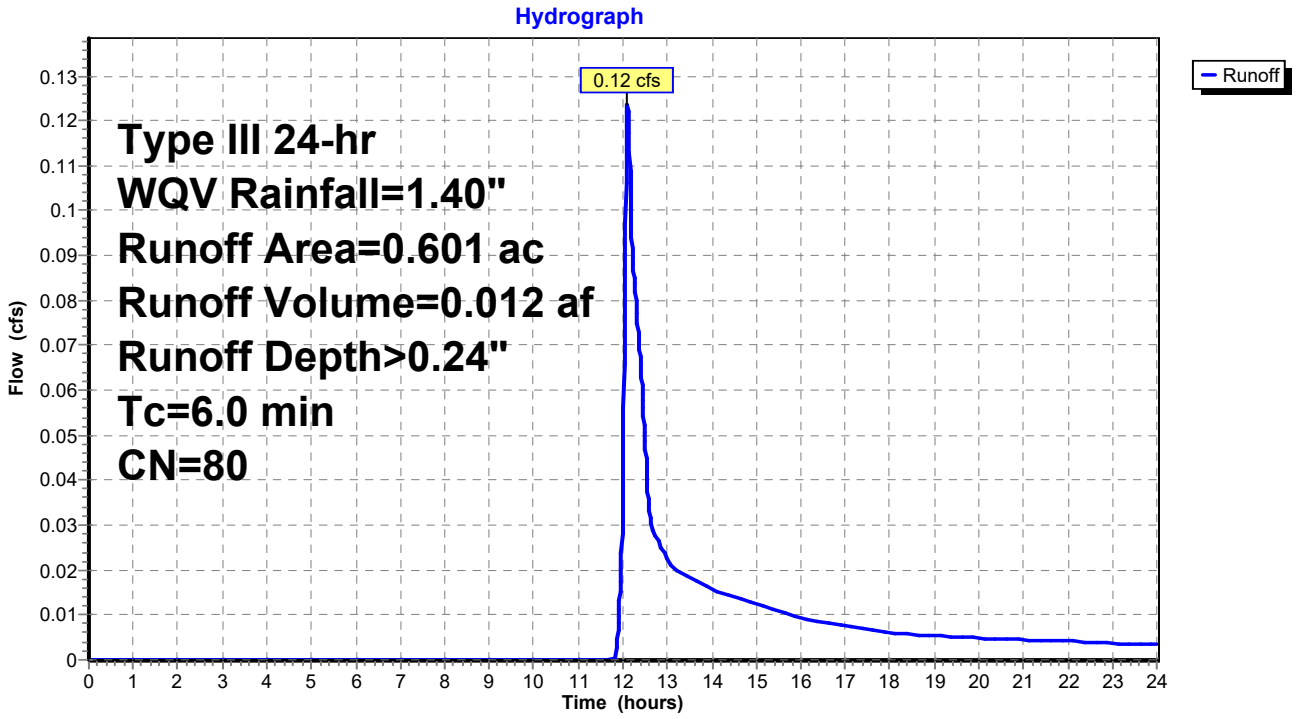
Runoff = 0.12 cfs @ 12.11 hrs, Volume= 0.012 af, Depth> 0.24"
Routed to Pond FB : forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.312	98	Paved parking, HSG B
0.260	61	>75% Grass cover, Good, HSG B
0.029	55	Woods, Good, HSG B
0.601	80	Weighted Average
0.289		48.09% Pervious Area
0.312		51.91% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-1: PWS-1



Summary for Subcatchment PWS-2: PWS-2

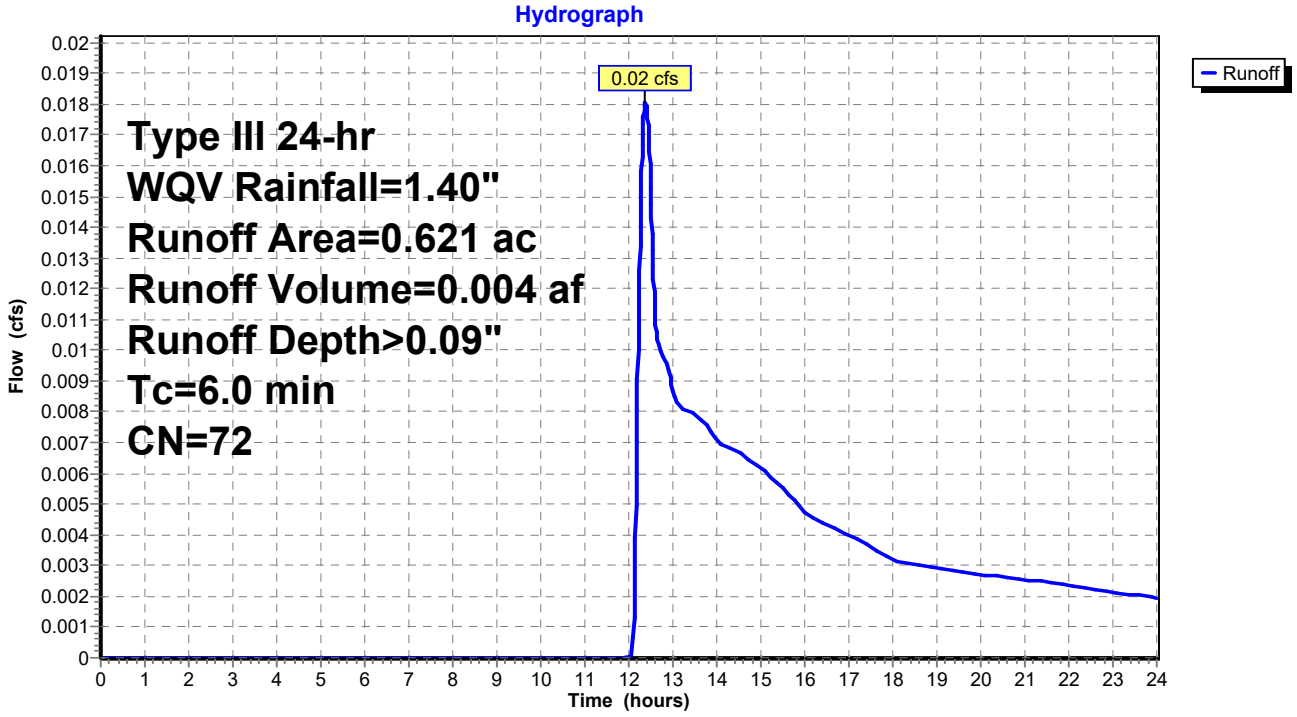
Runoff = 0.02 cfs @ 12.38 hrs, Volume= 0.004 af, Depth> 0.09"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.191	98	Paved parking, HSG B
0.356	61	>75% Grass cover, Good, HSG B
0.074	55	Woods, Good, HSG B
0.621	72	Weighted Average
0.430		69.24% Pervious Area
0.191		30.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-2: PWS-2



Summary for Subcatchment PWS-3: PWS-3

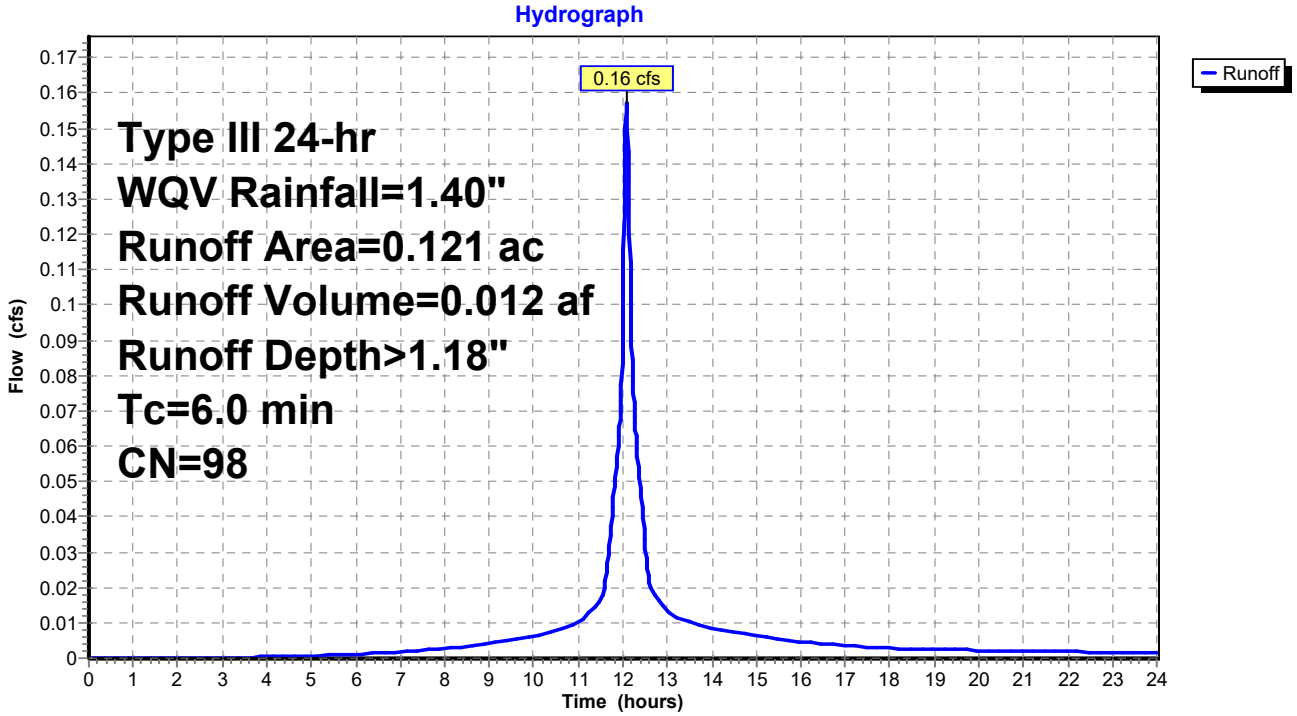
Runoff = 0.16 cfs @ 12.08 hrs, Volume= 0.012 af, Depth> 1.18"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.121	98	Roofs, HSG B
0.121		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-3: PWS-3



Summary for Subcatchment PWS-4: PWS-4

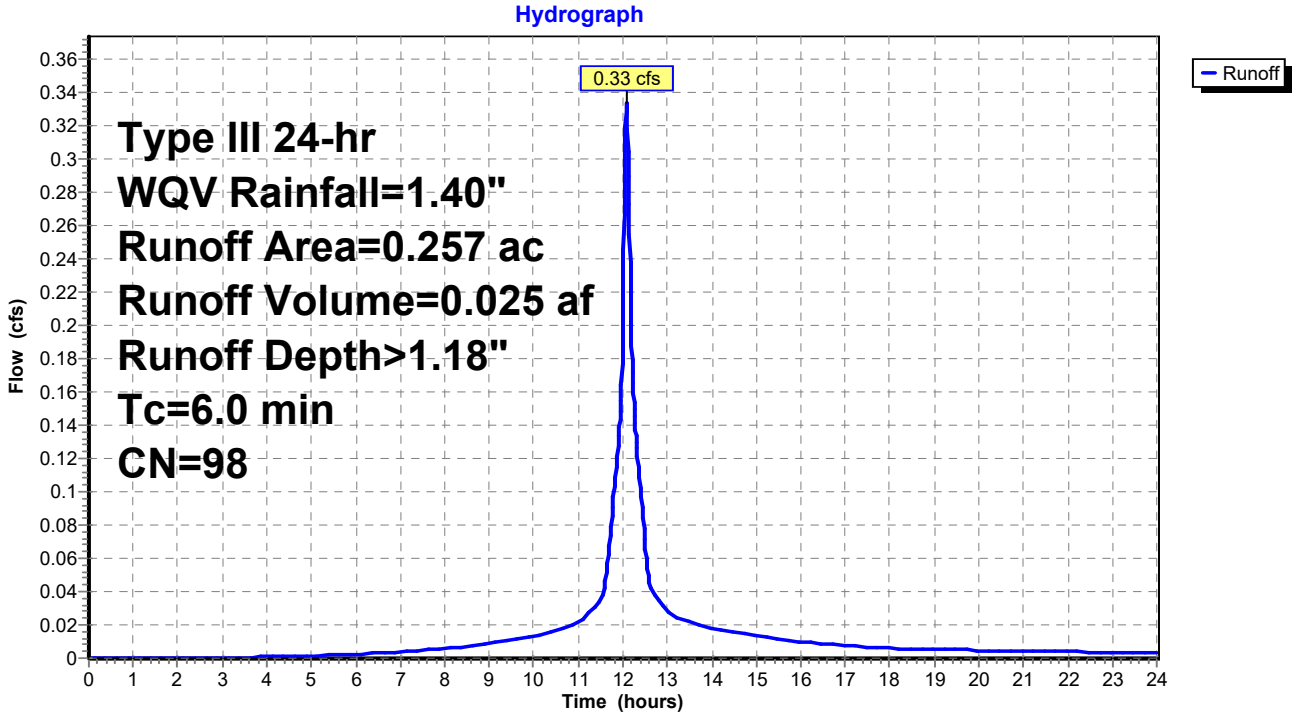
Runoff = 0.33 cfs @ 12.08 hrs, Volume= 0.025 af, Depth> 1.18"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.257	98	Roofs, HSG B
0.257		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-4: PWS-4



Summary for Subcatchment PWS-5: PWS-5

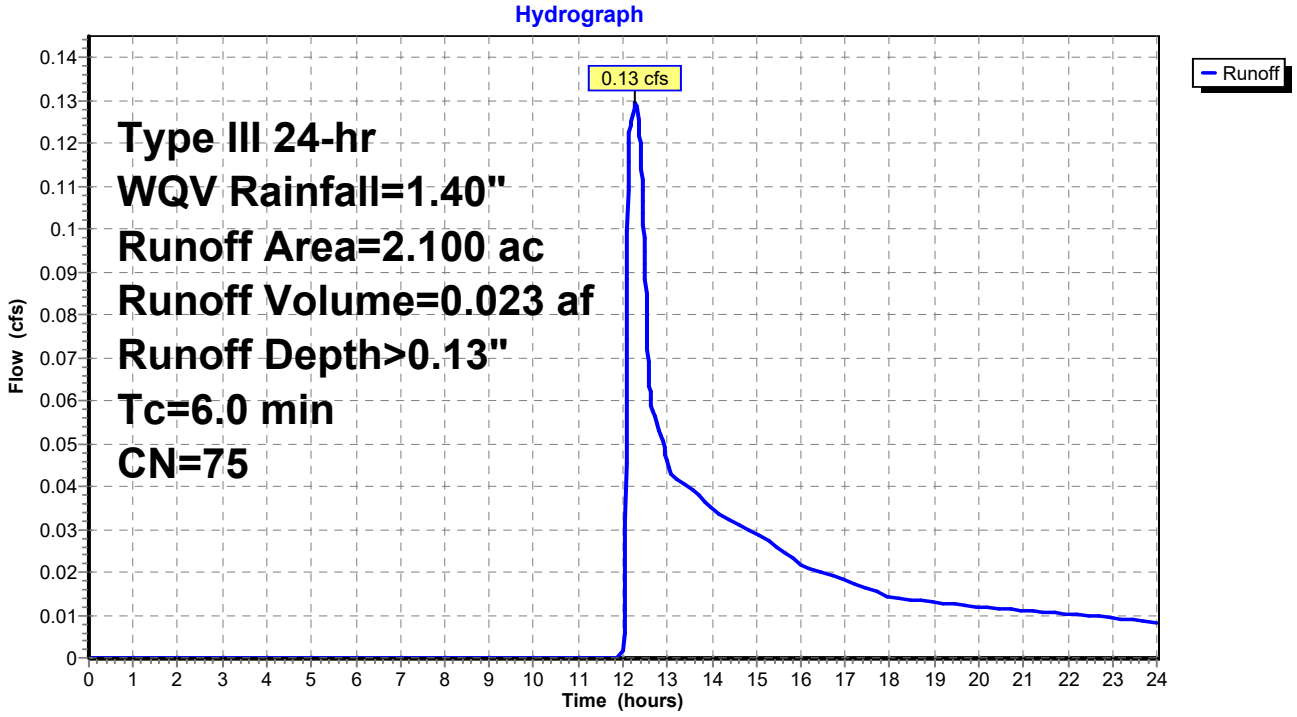
Runoff = 0.13 cfs @ 12.29 hrs, Volume= 0.023 af, Depth> 0.13"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.838	98	Paved parking, HSG B
0.993	61	>75% Grass cover, Good, HSG B
0.269	55	Woods, Good, HSG B
2.100	75	Weighted Average
1.262		60.10% Pervious Area
0.838		39.90% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-5: PWS-5



Summary for Subcatchment PWS-6: PWS-6

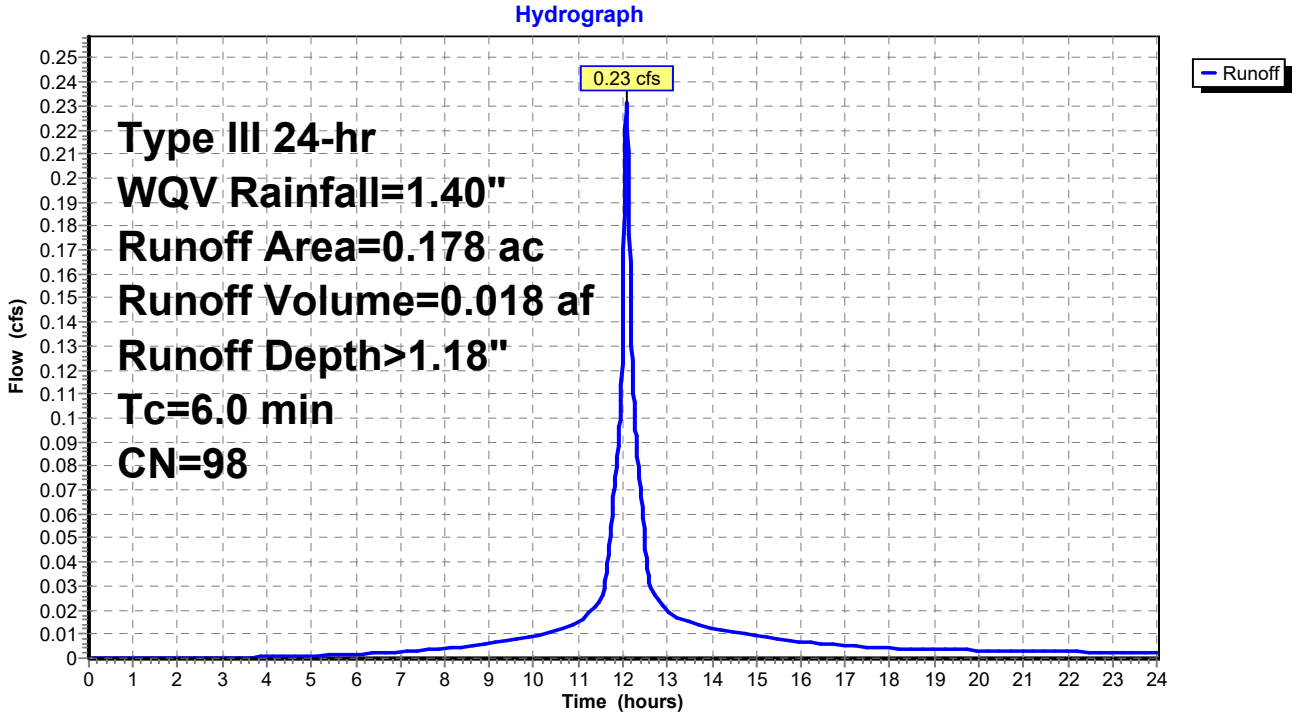
Runoff = 0.23 cfs @ 12.08 hrs, Volume= 0.018 af, Depth> 1.18"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.178	98	Roofs, HSG B
0.178		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-6: PWS-6



Summary for Subcatchment PWS-7: PWS-7

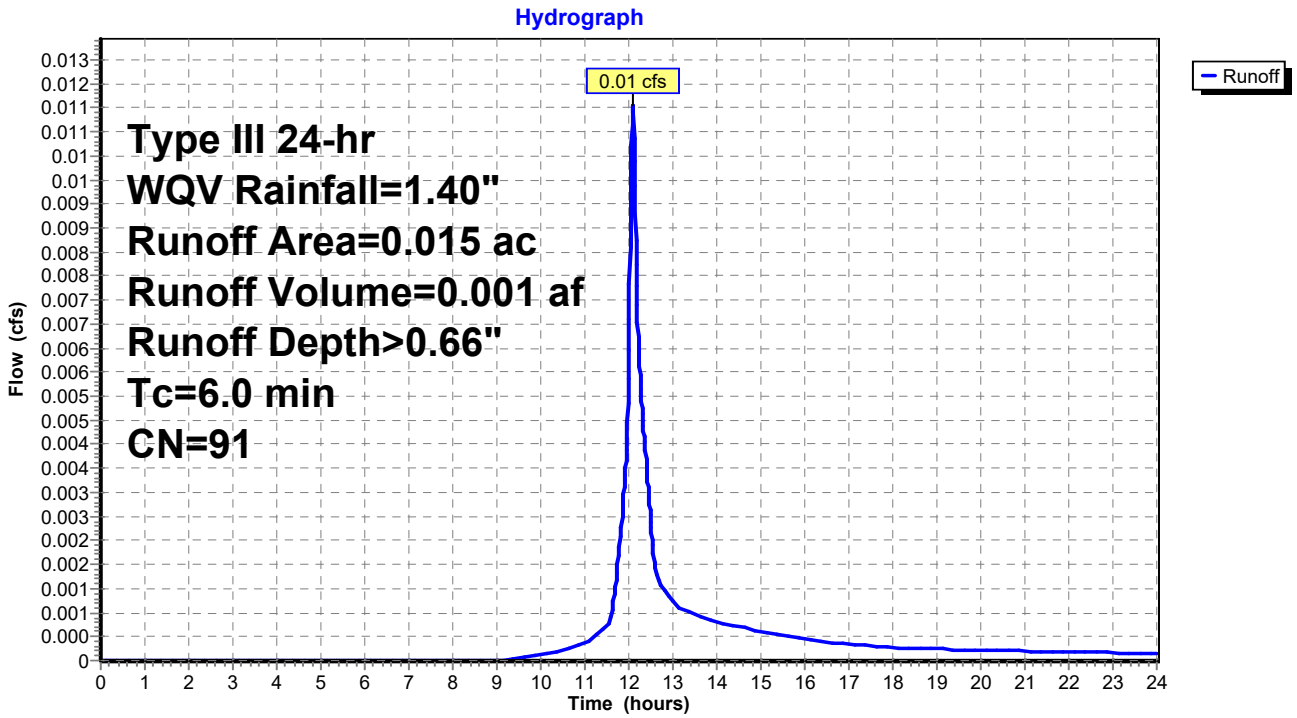
Runoff = 0.01 cfs @ 12.09 hrs, Volume= 0.001 af, Depth> 0.66"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.012	98	Paved parking, HSG B
0.003	61	>75% Grass cover, Good, HSG B
0.015	91	Weighted Average
0.003		20.00% Pervious Area
0.012		80.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-7: PWS-7



Summary for Subcatchment PWS-8: PWS-8

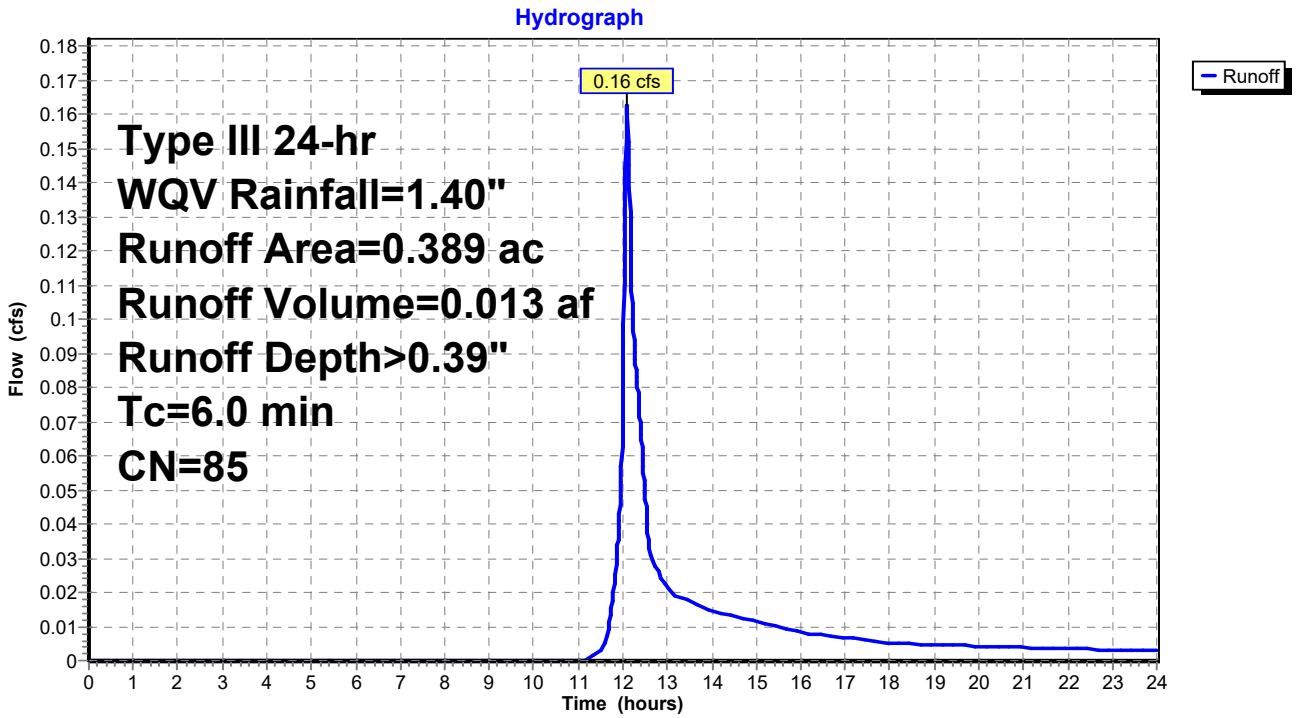
Runoff = 0.16 cfs @ 12.10 hrs, Volume= 0.013 af, Depth> 0.39"
Routed to Link PDP-1 : PDP-1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.252	98	Paved parking, HSG B
0.137	61	>75% Grass cover, Good, HSG B
0.389	85	Weighted Average
0.137		35.22% Pervious Area
0.252		64.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-8: PWS-8



Summary for Subcatchment PWS-9: PWS-9

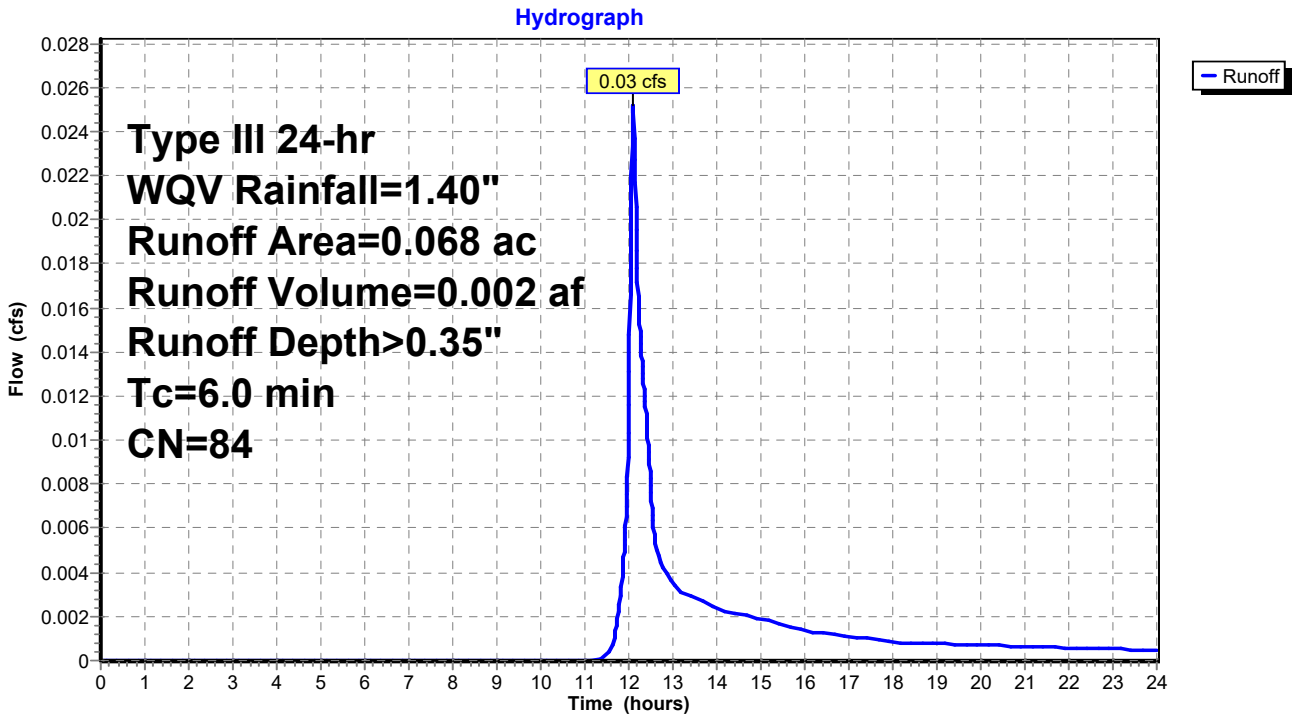
Runoff = 0.03 cfs @ 12.10 hrs, Volume= 0.002 af, Depth> 0.35"
Routed to Pond SC-1 : Swirl Chamber

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr WQV Rainfall=1.40"

Area (ac)	CN	Description
0.043	98	Paved parking, HSG B
0.025	61	>75% Grass cover, Good, HSG B
0.068	84	Weighted Average
0.025		36.76% Pervious Area
0.043		63.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PWS-9: PWS-9



Summary for Pond FB: forebay

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 0.24" for WQV event
Inflow = 0.12 cfs @ 12.11 hrs, Volume= 0.012 af
Outflow = 0.12 cfs @ 12.14 hrs, Volume= 0.012 af, Atten= 5%, Lag= 1.8 min
Primary = 0.12 cfs @ 12.14 hrs, Volume= 0.012 af
Routed to Pond P-1 : Bio P-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Starting Elev= 99.00' Surf.Area= 886 sf Storage= 1,379 cf
Peak Elev= 99.02' @ 12.14 hrs Surf.Area= 891 sf Storage= 1,396 cf (17 cf above start)

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= 3.0 min (903.4 - 900.4)

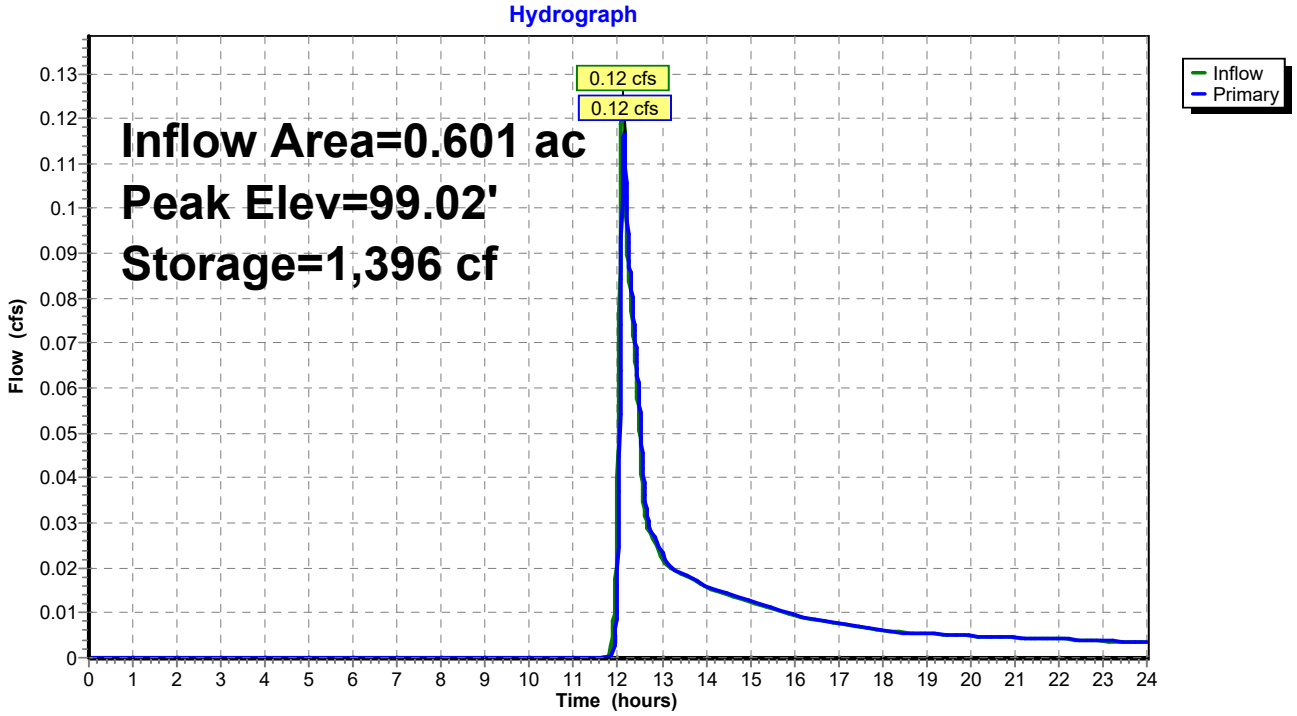
Volume	Invert	Avail.Storage	Storage Description
#1	94.50'	3,036 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
94.50	3	0	0
95.50	65	34	34
96.50	199	132	166
97.50	400	300	466
98.50	656	528	994
99.00	886	386	1,379
99.50	1,027	478	1,857
100.50	1,331	1,179	3,036

Device	Routing	Invert	Outlet Devices
#1	Primary	99.00'	**19.0' long + 3.0 '/' SideZ x 6.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=0.12 cfs @ 12.14 hrs HW=99.02' TW=98.53' (Dynamic Tailwater)
↑—**1=Broad-Crested Rectangular Weir** (Weir Controls 0.12 cfs @ 0.33 fps)

Pond FB: forebay



Summary for Pond P-1: Bio P-1

Inflow Area = 0.601 ac, 51.91% Impervious, Inflow Depth > 0.24" for WQV event
Inflow = 0.12 cfs @ 12.14 hrs, Volume= 0.012 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 98.88' @ 24.00 hrs Surf.Area= 1,485 sf Storage= 517 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	98.50'	3,616 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

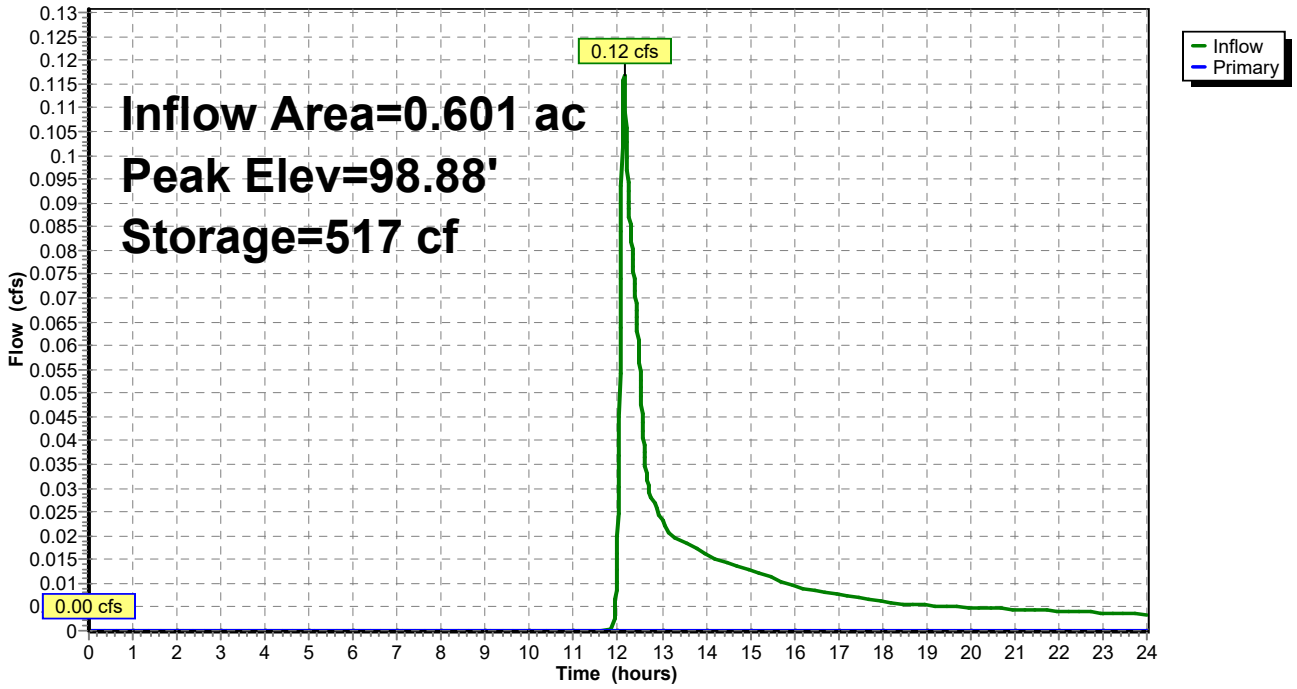
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.50	1,254	0	0
99.00	1,560	704	704
99.50	1,818	845	1,548
100.50	2,317	2,068	3,616

Device	Routing	Invert	Outlet Devices
#1	Device 3	99.00'	**2.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Device 3	99.50'	**14.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	95.00'	**12.0" Round Culvert** L= 38.0' Ke= 0.500 Inlet / Outlet Invert= 95.00' / 94.61' S= 0.0103 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=98.50' TW=92.50' (Dynamic Tailwater)
└─**3=Culvert** (Passes 0.00 cfs of 6.55 cfs potential flow)
  ├─**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)
  └─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond P-1: Bio P-1

Hydrograph



Summary for Pond P-3: Detention P-3

Inflow Area = 3.147 ac, 49.92% Impervious, Inflow Depth > 0.24" for WQV event
Inflow = 0.60 cfs @ 12.10 hrs, Volume= 0.062 af
Outflow = 0.26 cfs @ 12.43 hrs, Volume= 0.060 af, Atten= 57%, Lag= 19.7 min
Primary = 0.26 cfs @ 12.43 hrs, Volume= 0.060 af
Routed to Link PDP-1 : PDP-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Peak Elev= 93.04' @ 12.43 hrs Surf.Area= 0.058 ac Storage= 0.013 af

Plug-Flow detention time= 50.0 min calculated for 0.060 af (97% of inflow)
Center-of-Mass det. time= 33.6 min (874.1 - 840.5)

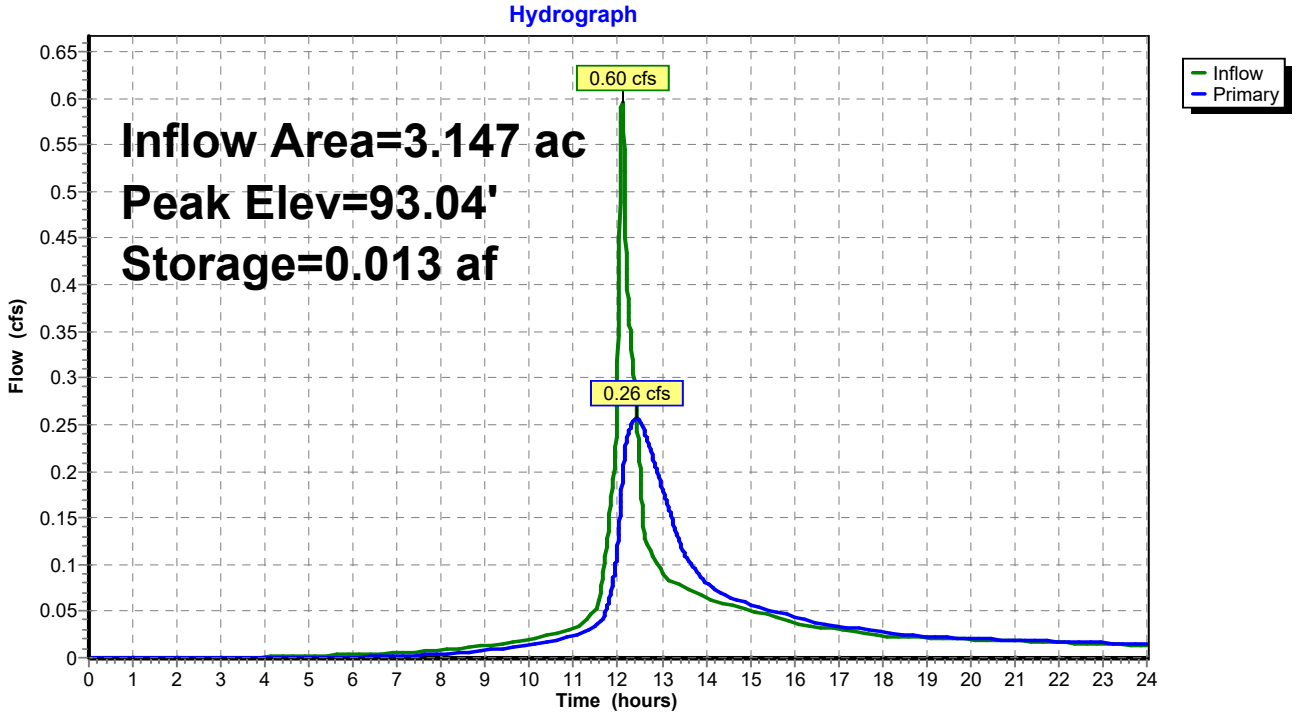
Volume	Invert	Avail.Storage	Storage Description
#1A	92.50'	0.082 af	**29.92'W x 84.57'L x 5.50'H Field A** 0.319 af Overall - 0.114 af Embedded = 0.206 af x 40.0% Voids
#2A	93.25'	0.114 af	**ADS_StormTech MC-3500 d +Cap**x 44 Inside #1 Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap 44 Chambers in 4 Rows Cap Storage= 14.9 cf x 2 x 4 rows = 119.2 cf
		0.196 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.50'	**18.0" Round Culvert** L= 45.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 92.50' / 92.00' S= 0.0111 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf
#2	Device 1	92.50'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	93.35'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	94.55'	**24.0" W x 4.0" H Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Device 1	97.50'	**4.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Primary OutFlow Max=0.26 cfs @ 12.43 hrs HW=93.04' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.26 cfs of 1.44 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.26 cfs @ 2.95 fps)
  ├─**3=Orifice/Grate** (Controls 0.00 cfs)
  ├─**4=Orifice/Grate** (Controls 0.00 cfs)
  └─**5=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Pond P-3: Detention P-3

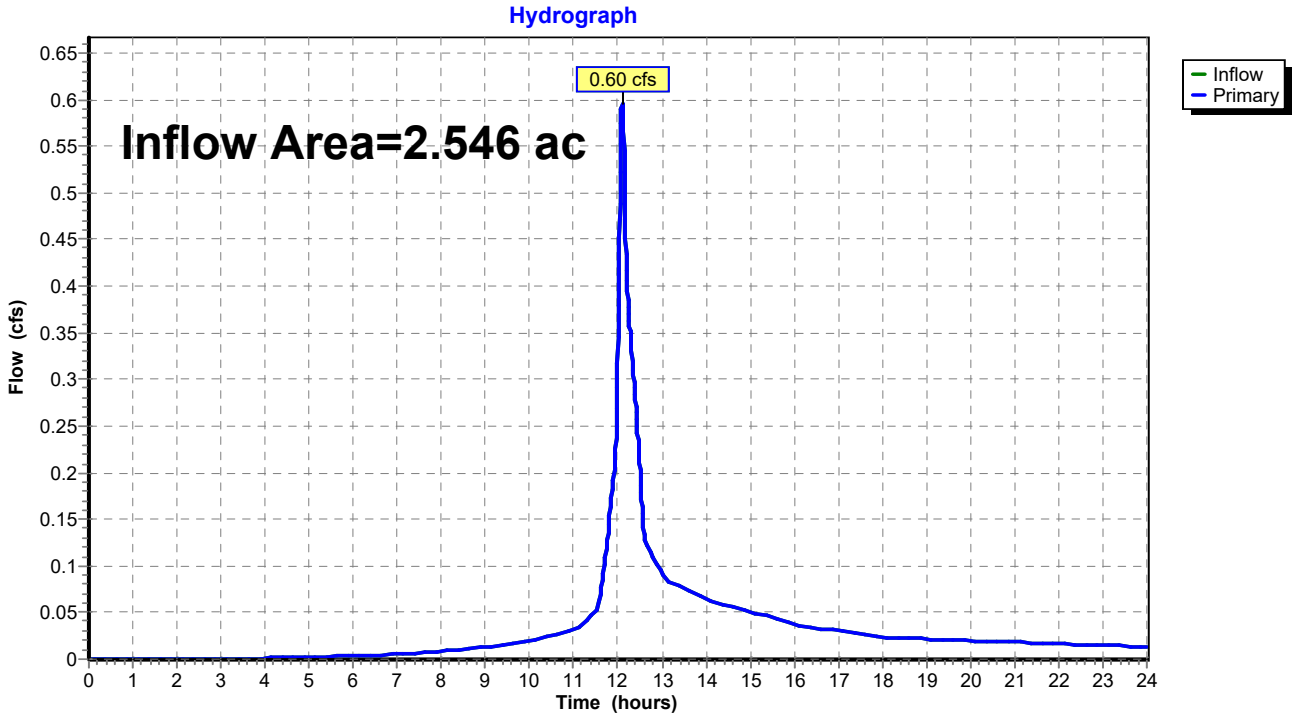


Summary for Pond SC-1: Swirl Chamber

Inflow Area = 2.546 ac, 49.45% Impervious, Inflow Depth > 0.29" for WQV event
Inflow = 0.60 cfs @ 12.10 hrs, Volume= 0.062 af
Primary = 0.60 cfs @ 12.10 hrs, Volume= 0.062 af, Atten= 0%, Lag= 0.0 min
Routed to Pond P-3 : Detention P-3

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Pond SC-1: Swirl Chamber

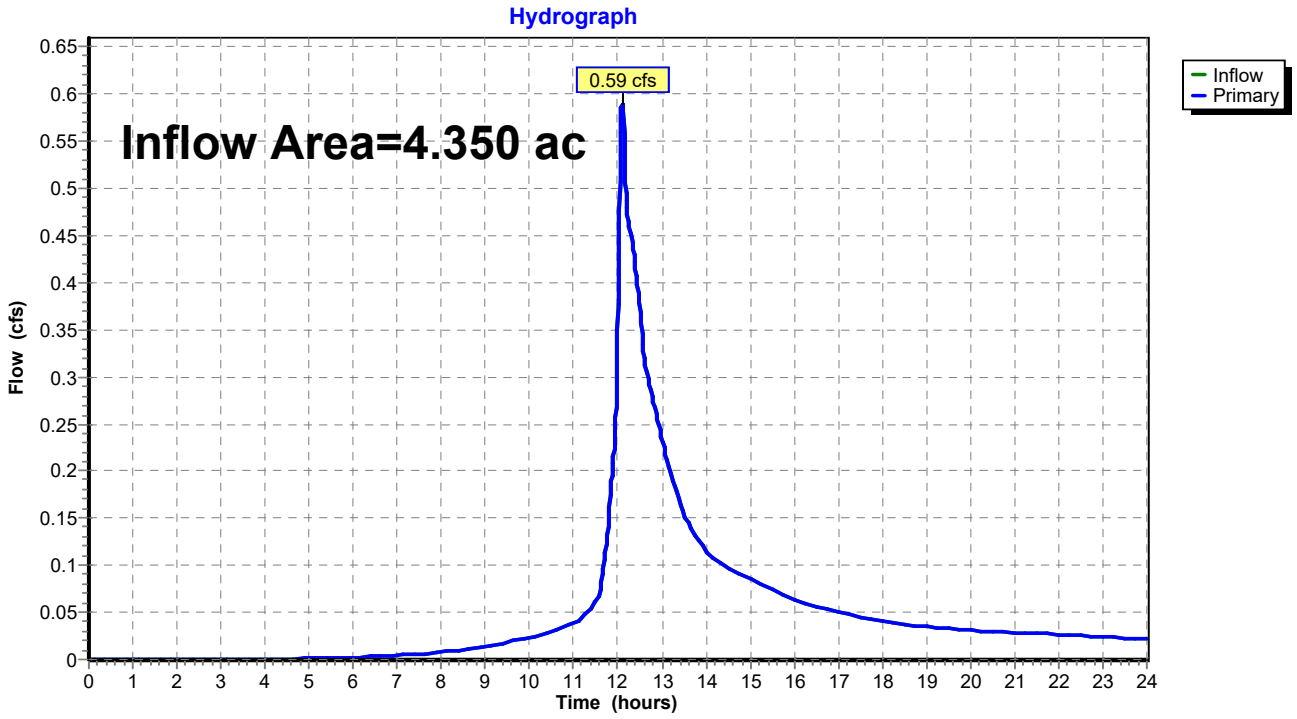


Summary for Link PDP-1: PDP-1

Inflow Area = 4.350 ac, 50.67% Impervious, Inflow Depth > 0.26" for WQV event
Inflow = 0.59 cfs @ 12.10 hrs, Volume= 0.096 af
Primary = 0.59 cfs @ 12.10 hrs, Volume= 0.096 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link PDP-1: PDP-1



APPENDIX 3

NYSDEC GREEN INFRASTRUCTURE WORKSHEETS

Step 2 - Calculate Water Quality Volume

Is this project subject to Section 4.3 of the NYS Design Manual for Enhanced Phosphorus Removal?	No
What is the nature of this construction project?	Redevelopment with increase in impervious area

Design Point:	1		
P=	1.40	inches	*Enter 90% Rainfall Event as P*

Calculate Required WQv

Drainage Area Number	Contributing Area (Acres)	Impervious Area (Acres)	Percent Impervious %	Rv	WQv (cf)	SMP Description
1	0.60	0.31	52	0.52	1,570	Filtration Bioretention
2	2.55	1.26	49	0.49	6,411	Flow Based Alternative Practice
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
Total	3.15	1.57	50	0.50	**7981**	**Required WQv**

Filtration Bioretention (F-5)

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (cf)	**Precipitation** (in)	**Description**
1	0.60	0.31	52	0.52	1,570	1.40	Filtration Bioretention

Design Criteria		
Enter underlying soil infiltration rate (based on geotechnical testing, refer to Appendix D)	0	Underdrains required
Is the contributing area to the practice a stormwater hotspot?	No	
Is the practice the first in series for treatment of a Level 1 (Infiltration Restricted) hotspot?	No	
Is contributing area greater than max. contributing area?	No	
Enter depth to seasonal high water table (ft)	3.5	
Enter depth to bedrock (ft)	3.5	
Is pretreatment provided, in conformance with Section 6.4.3.1	Yes	
Enter average height of ponding (ft)	0.25	
Enter depth of surface layer (inches)	3	
Enter depth of filter media (ft)	2.5	
Enter depth of drainage layer (inches)	10	
Enter slope of maintenance access (%)	5	
Enter width of maintenance access (ft)	12	

Sizing Criteria				
		Value	Units	Notes
Permeability Flow Rate	k	1	ft/day	
Filter Time	tf	2	days	
Required Filter Area	Af	714	sf	
Enter Provided Filter Area	Af	1213	sf	
Recalculated Water Quality Volume (based on provided filter area)	WQv calc	2668.6	cf	

Calculate Runoff Reduction			
RRv Provided	**1,067**	***cf***	
WQv Treated	503	cf	This is the portion of the WQv that is not reduced in the practice.

Flow Based Alternative Practice

Design Point:	1

Enter Site Data For Drainage Area to be Treated by Practice							
Drainage Area Number	**Contributing Area** (Acres)	**Impervious Area** (Acres)	**Percent Impervious** %	**Rv**	**WQv** (ft^3)	**Precipitation** (in)	**Description**
2	2.55	1.26	49	0.49	6,411	1.40	Flow Based Alternative Practice

Design Criteria		
Is the alternative practice included in the NJCAT Verification Database, NJDEP list of approved Manufactured Treatment Devices or TAPE list of Approved Technologies for General Use Level?	Yes	
Is the flow based practice proposed for area of new development?	No	
If proposed for new development, is the practice included on NYSDEC list for Verified Proprietary Practices for New Development?		
Is the practice being designed off-line?	No	Practice must have adequate bypass capacity
If designed off-line, has flow diversion been included?		Not applicable
Enter Extreme Flood peak flow rate (cfs)	15.7	
Enter alternative practice bypass capacity (cfs)	18	
Enter name and manufacturer of alternative practice	Hydo Internation First Defense Stormwater Separator	

Sizing Criteria				
		Value	Units	Notes
Water Quality Peak Flow Rate	WQf	0.6	cfs	Taken from hydrologic modeling
Enter Maximum Treatment Flow Rate (MTFR) of Alternative Practice	Q	1.5	cfs	
Determine the Water Quality Volume Treated				
Water Quality Volume Treated		**6,411**	**cf**	

APPENDIX 4

DRAFT SPDES GENERAL PERMIT GP 0-25-001

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL
CONSERVATION (NYSDEC)

SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

CONSTRUCTION ACTIVITY

Permit No. GP-0-25-001

Construction General Permit (CGP)

Issued Pursuant to Article 17, Titles 7, 8 and Article 70

of the Environmental Conservation Law

Effective Date: January 29, 2025 Expiration Date: January 28, 2030

Scott E. Sheeley

Chief Permit Administrator

Scott E. Sheeley JAN. 29, 2025

Authorized Signature Date

Address: NYSDEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

PREFACE

Pursuant to Section 402 of the Clean Water Act (CWA), and 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), *stormwater discharges* from certain *construction activities* are unlawful unless they are authorized by a National Pollutant Discharge Elimination System (NPDES) permit or by a state permit program. New York State administers the approved State Pollutant Discharge Elimination System (SPDES) program with permits issued in accordance with the New York State Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and Article 70, as well as 6 NYCRR Parts 621 and 750.

C*onstruction activities* constitute construction of a *point source* and, therefore, pursuant to ECL sections 17-0505, 17-0701, and 17-0803, the *owner or operator* must have coverage under a SPDES permit prior to *commencement of construction activities*. The *owner or operator* cannot wait until there is an actual *discharge* from the *construction site* to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES CONSTRUCTION GENERAL PERMIT (CGP) GP-0-25-001
FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES

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Part I. How to Obtain Coverage and General Requirements

To be covered under this permit, the *owner or operator* must meet all eligibility requirements in Part I.A. and follow the requirements for obtaining permit coverage in Part I.D., F., or G.

A. Eligibility Requirements

For a *common plan of development or sale*, the *phase(s)* that meet the eligibility requirements in Part I.A. may obtain coverage under this permit even if other *phase(s)* of the same *common plan of development or sale* do not meet the eligibility requirements and require an individual SPDES permit.

1. The *owner's or operator's construction activities* involve soil disturbances of:

    a. one or more acres; or

    b. less than one acre which are part of a *common plan of development or sale* that will ultimately disturb one or more acres; or

    c. less than one acre where NYSDEC has determined that a SPDES permit is required for *stormwater discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of pollutants to *surface waters of the State*.

        i. 5,000 square feet or more, but less than one acre, and are in the New York City Watershed located east of the Hudson River, Appendix C Figure 1; or

        ii. 20,000 square feet or more, but less than one acre, within the municipal boundaries of the City of New York (NYC); or

        iii. less than 20,000 square feet which are part of a *common plan of development or sale* that will ultimately disturb 20,000 square feet or more, but less than one acre, within the municipal boundaries of NYC; or

        iv. that creates 5,000 square feet or more of *impervious area* within the municipal boundaries of NYC.

2. *Discharges* from the *owner's or operator's construction activities* are/were not:

    a. already covered by a different SPDES permit; or

    b. covered under a different SPDES permit that was denied, terminated, or revoked; or

    c. identified in an expired individual SPDES permit that was not renewed; or

    d. required to obtain an individual SPDES permit or another general SPDES permit in accordance with Part VII.K.

3. If *construction activities* may adversely affect a species that is endangered or threatened, the *owner or operator* must obtain a:

    a. permit issued pursuant to 6 NYCRR Part 182 for the project; or

    b. letter issued by NYSDEC of non-jurisdiction pursuant to 6 NYCRR Part 182 for the project.

4. If *construction activities* have the potential to affect an *historic property*, the *owner or operator* must obtain one of the following:

    a. documentation that the *construction activity* is not within an archeological buffer area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the *construction site* within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the *construction site* within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant:

        i. 1-5 acres of disturbance - 20 feet; or

        ii. 5-20 acres of disturbance - 50 feet; or

iii. 20+ acres of disturbance - 100 feet.

b. NYSDEC consultation form sent to OPRHP,[1] and copied to NYSDEC's Agency Historic Preservation Officer (APO), and

i. the State Environmental Quality Review Act (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or

ii. documentation from OPRHP that the *construction activity* will result in No Impact; or

iii. documentation from OPRHP providing a determination of No Adverse Impact; or

iv. a Letter of Resolution signed by the *owner or operator*, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA).

c. documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:

i. No Affect; or

ii. No Adverse Affect; or

iii. Executed Memorandum of Agreement.

d. documentation that SHPA Section 14.09 has been completed by NYSDEC or another state agency.

5. If *construction activities* are subject to SEQR, the *owner or operator* must obtain documentation that SEQR has been satisfied.

6. If *construction activities* are not subject to SEQR, but subject to the equivalent environmental review from another New York State or federal agency, the

[1] The consultation form can be submitted, along with other project information, through OPRHP's Cultural Resource Information System (CRIS) portal. If submitted through CRIS, paper copies of the consultation form need not be mailed.

owner or operator must obtain documentation that project review, pursuant to a process equivalent to SEQR from another New York State or federal agency, has been satisfied.

7. If *construction activities* require Uniform Procedures Act (UPA) Permits (see 6 NYCRR Part 621) from NYSDEC, or the equivalent from another New York State or federal agency, the *owner or operator* must:

    a. obtain all such necessary permits; or

    b. receive notification from NYSDEC pursuant to 6 NYCRR 621.3(a)(4) excepting Part I.A.7.a.

8. *Construction activities* are not eligible if they meet the following criteria in Part I.A.8.a. or b.:

    a. For linear transportation and linear utility project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb two or more acres of *steep slope*.

    b. For all other project types, the *construction activities*:

        i. are within the watershed of *surface waters of the State* classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website; and

        ii. are undertaken on land with no existing *impervious cover*; and

        iii. disturb one or more acres of *steep slope*.

B. Types of *Discharges* Authorized

1. The following *stormwater discharges* are authorized under this permit:

   a. *Stormwater discharges*, including *stormwater* runoff, snowmelt runoff, and surface runoff and drainage, associated with *construction activity*, are authorized under this permit provided that appropriate *stormwater* controls are designed, installed, and maintained in accordance with Part II. and Part III.

   b. *Stormwater discharges* from construction support activities at the *construction site* (including concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, and borrow areas) if the following requirements are met:

      i. The support activity is directly related to the *construction site* required to have permit coverage for *stormwater discharges*; and

      ii. The support activity is not a commercial operation, nor does it serve multiple unrelated *construction sites*; and

      iii. The support activity does not continue to operate beyond the completion of the *construction activity* at the site it supports; and

      iv. *Stormwater* controls are implemented in accordance with Part II. and Part III. for *discharges* from the support activity areas.

2. The following non-*stormwater discharges* associated with *construction activity* are authorized under this permit:

   a. Non-*stormwater discharges* listed in 6 NYCRR 750-1.2(a)(29)(vi), with the following exception: "*Discharges* from firefighting activities are authorized only when the firefighting activities are emergencies/unplanned"; and

   b. Non-*stormwater discharges* of waters to which other components have not been added that are used in accordance with the *SWPPP* to control dust or irrigate vegetation in stabilized areas; and

   c. Uncontaminated *discharges* from *dewatering* operations

3. Authorized *discharges* of *stormwater* or authorized *discharges* of non-*stormwater*, commingled with a *discharge* authorized by a different SPDES permit and/or a *discharge* that does not require SPDES permit authorization, are also authorized under this permit.

C. Prohibited *Discharges*

1. Non-*stormwater discharges* prohibited under this permit include but are not limited to:

    a. Wastewater from washout of concrete; and

    b. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials; and

    c. Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance; and

    d. Soaps, solvents, or detergents used in vehicle and equipment washing or external building washdown; and

    e. Toxic or hazardous substances from a spill or other release.

D. Electronic Notice of Intent (eNOI) Submittal

To receive authorization in accordance with Part I.D.3.b., the *owner or operator* must submit a complete eNOI in accordance with the requirements in Part I.D. The eNOI contains questions to: ensure eligibility requirements in Part I.A. have been met; obtain *owner or operator* contact information; obtain the total area to be disturbed and the existing/future *impervious areas* (rounded to the nearest tenth of an acre); confirm *Traditional Land Use Control MS4 Operator* jurisdiction over construction projects; satisfy the EPA eRule requirements; confirm that the Water Quality-Based Effluent Limitations in Part II. have been met; demonstrate consideration of the future risks due to climate change in accordance with Part III.A.2.; and confirm that the other *Stormwater Pollution Prevention Plan (SWPPP)* requirements in Part III. have been met.

1. An eNOI may be submitted for:

    a. *construction activities* that are not part of a *common plan of development or sale*; or

b. an entire *common plan of development or sale*; or

c. separate *phase(s)* of a *common plan of development or sale* if the following requirements are met:

    i. the *common plan of development or sale* meets the eligibility requirements of Part I.A.5. or 6.; and

    ii. the *phase(s)* meet(s) all other eligibility requirements of Part I.A.; and

    iii. Part III.C. Required *SWPPP* Components by Project Type is based on the *common plan of development or sale*, not the *phase(s)*; or

d. *tree clearing* that is associated with, or will support, a *renewable energy* generation, transmission, or storage project that meets Part I.A.5. and 6., if the *tree clearing*:

    i. meets all other eligibility requirements of Part I.A.; and

    ii. will occur in NYSDEC's Regions 3-9; and

    iii. is not within ¼ mile of a bat hibernaculum protected pursuant to 6 NYCRR Part 182; and

    iv. will occur between November 1st and March 31st.

2. As prerequisites for submitting an eNOI, the *owner or operator* must:

    a. prepare a *SWPPP* for Part I.D.1.a., b., c., or d. in accordance with Part III.; and

    b. based on the following criteria, upload the following signature forms signed in accordance with Part VII.J. to the eNOI prior to submission:

        i. for all eNOIs:

            1. the SWPPP Preparer Certification Form, Appendix F, signed by the *SWPPP* preparer; and

2. the Owner/Operator Certification Form, Appendix J, signed by the *owner or operator*; and

ii. if an eNOI includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that will *discharge* to the *MS4(s)*:

1. determine if the *Traditional Land Use Control MS4 Operator(s)* have review authority. A *Traditional Land Use Control MS4 Operator* does not have review authority where:

a. the *owner or operator* of the *construction activities* in Part I.D.2.b.ii. is the same entity as the *Traditional Land Use Control MS4 Operator* identified in Part I.D.2.b.ii.; or

b. there is a statute exempting the *owner or operator* from zoning review by the *Traditional Land Use Control MS4 Operator*; or

c. there is no such statute per Part I.D.2.b.ii.1.b., the *Traditional Land Use Control MS4 Operator* concludes, after public hearing, that it does not have zoning review authority in accordance with Legal Memorandum LU14 Updated January 2020 “Governmental Immunity from Zoning and Other Legislation”; and

2. if the *Traditional Land Use Control MS4 Operator(s)* have review authority, submit the *SWPPP* to the *Traditional Land Use Control MS4 Operator(s)* for review and have:

a. if outside the municipal boundaries of NYC: the MS4 SWPPP Acceptance Form, Appendix G, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.; or

b. if within the municipal boundaries of NYC: The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval Form, Appendix H, signed by the principal executive officer or ranking elected official from the Traditional Land Use Control MS4 Operator, or by a duly authorized representative of that person in accordance with Part VII.J.2.; and

3. if the *Traditional Land Use Control MS4 Operator* does not have review authority, have the MS4 No Jurisdiction Form, Appendix I, signed by the principal executive officer or ranking elected official from the *Traditional Land Use Control MS4 Operator,* or by a duly authorized representative of that person in accordance with Part VII.J.2.

3. Submitting an eNOI:

a. The *owner or operator* must submit a complete Notice of Intent electronically using a NYSDEC approved form.[2]

b. The *owner or operator* is authorized to *commence construction activity* as of the authorization date indicated in the Letter of Authorization (LOA), which is sent by NYSDEC after a complete eNOI is submitted.

i. If an eNOI is received for a *SWPPP* that deviates from one of the technical standards but demonstrates *equivalence* in accordance with Part III.B.1.a.ii. or Part III.B.2.b.ii., if the *SWPPP* includes *construction activities* that are not within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)*, and/or if the *SWPPP* includes *construction activities* within the municipal boundary(ies) of *Traditional Land Use Control MS4 Operator(s)* that do not have review authority in accordance with Part I.D.2.b.ii.1., the authorization date indicated in the LOA will be 60 business days after the eNOI submission date.

[2] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

c. If *Traditional Land Use Control MS4 Operator(s)* have review authority in accordance with Part I.D.2.b.ii.2., the *owner or operator* must, within five business days of receipt of the LOA, send an electronic copy of the LOA to the *Traditional Land Use Control MS4 Operator(s)* with review authority.

E. General Requirements for *Owners or Operators* with Permit Coverage

1. As of the date the LOA is received, the *owner or operator* must make the eNOI, *SWPPP*, and LOA available for review and copying in accordance with the requirements in Part VII.H. When applicable, as of the date an updated LOA is received, the *owner or operator* must make the updated LOA available for review and copying in accordance with the requirements in Part VII.H.

2. The *owner or operator* must ensure compliance with all requirements of this permit and that the provisions of the *SWPPP*, including any changes made to the *SWPPP* in accordance with Part III.A.5., are properly implemented and maintained from the *commencement of construction activity* until:

   a. all areas of disturbance have achieved *final stabilization;* and

   b. the owner's or operator's coverage under this permit is terminated in accordance with Part V.A.5.a.

3. As of the date of the *commencement of construction activities* until Part I.E.2.a. and b. have been met, the *owner or operator* must maintain at the *construction site*, a copy of:

   a. all documentation necessary to demonstrate eligibility with this permit; and

   b. this permit; and

   c. the *SWPPP*; and

   d. the signed SWPPP Preparer Certification Form; and

   e. the signed MS4 SWPPP Acceptance Form or signed NYCDEP SWPPP Acceptance/Approval Form or signed MS4 No Jurisdiction Form (when applicable); and

   f. the signed Owner/Operator Certification Form; and

g. the eNOI; and

h. the LOA; and

i. the LOA transmittal to the Traditional Land Use Control MS4 Operator in accordance with Part I.D.3.c. (when applicable).

4. The *owner or operator* must maintain at the *construction site*, until Part I.E.2.a. and b. have been met, as of the date the documents become final or are received, a copy of the:

   a. responsible contractor's or subcontractor's certification statement(s) in accordance with Part III.A.7.; and

   b. inspection reports in accordance with Part IV.C.4. and 6.; and

   c. Request to Disturb Greater Than Five Acres and the Authorization Letter to Disturb Greater Than Five Acres in accordance with Part I.E.6. (when applicable); and

   d. Request to Continue Coverage and the Letter of Continued Coverage (LOCC) in accordance with Part I.F.2. and 4. (when applicable); and

   e. The updated LOA(s) in accordance with Part I.E.9. (when applicable).

5. The *owner or operator* must maintain the documents in Part I.E.3. and 4. in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. The documents must be paper documents unless electronic documents are accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be. If electronic documents are kept on site, the *owner or operator* must maintain functional equipment on site available to an inspector during normal hours of operation such that an inspector may view the electronic documents in a format that can be read in a similar manner as a paper record and in a legally dependable format with no less evidentiary value than their paper equivalent.

6. The *owner or operator* must meet the following requirements prior to disturbing greater than five acres of soil at any one time:

   a. The *owner or operator* must submit a written Request to Disturb Greater Than Five Acres to:

i. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, if a *Traditional Land Use Control MS4 Operator* does not have review authority in accordance with Part I.D.2.b.ii.1.; or

ii. the *Traditional Land Use Control MS4 Operator*, if a *Traditional Land Use Control MS4 Operator* has review authority in accordance with Part I.D.2.b.ii.1.; or

iii. NYSDEC's Regional Office Division of Water staff based on the project location, Appendix E, and each involved *Traditional Land Use Control MS4 Operator*, if the project spans multiple municipalities with more than one *Traditional Land Use Control MS4 Operator* involved with review authority in accordance with Part I.D.2.b.ii.1.

b. The written Request to Disturb Greater Than Five Acres must include:

i. The SPDES permit identification number (Permit ID); and

ii. Full technical justification demonstrating why alternative methods of construction that would result in five acres of soil disturbance or less at any one time are not feasible; and

iii. The phasing plan for the project and sequencing plans for all *phases* from the *SWPPP* in accordance with Part III.B.1.d.; and

iv. Plans with locations and details of erosion and sediment control practices such that the heightened concern for erosion when disturbing greater than five acres at one time has been addressed; and

v. Acknowledgment that "the *owner or operator* will comply with the requirements in Part IV.C.2.b."; and

vi. Acknowledgment that "the *owner or operator* will comply with the requirements in Part II.B.1.b."

c. The *owner or operator* must be in receipt of an Authorization Letter to Disturb Greater Than Five Acres, which will include when the

authorization begins and ends and indicate a maximum area (acres) of soil disturbance allowed at any one time, from:

i. NYSDEC, if Part I.E.6.a.i. or iii. apply; or

ii. the *Traditional Land Use Control MS4 Operator*, if Part I.E.6.a.ii. applies.

7. Upon a finding of significant non-compliance with the practices described in the *SWPPP* or violation of this permit, NYSDEC may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order must be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

8. If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE).[3] *Construction activity* shall not resume until written permission to do so has been received from the RWE.

9. To be authorized to implement modifications to the information previously submitted in the eNOI, the *owner or operator* must:

   a. notify NYSDEC via email at Stormwater_info@dec.ny.gov requesting access to update the eNOI; and

   b. update the eNOI to reflect the modifications and resubmit the eNOI in accordance with Part I.D.; and

   c. receive an updated LOA.

10. The eNOI, *SWPPP*, LOA, updated LOAs (when applicable), and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

[3] The Regional Water Manager where a DEC Region does not have a RWE.

F. Permit Coverage for *Discharges* Authorized Under GP-0-20-001

When applicable:

1. Upon the effective date of this permit, an *owner or operator* of *a construction activity*, with coverage under GP-0-20-001, will have interim coverage under GP-0-25-001 for 45 calendar days starting on the effective date of GP-0-25-001 so long as the *owner or operator* maintains compliance with all applicable requirements of this permit.

2. Within 30 calendar days of the effective date of this permit, the *owner or operator*, with coverage under GP-0-20-001, must submit a complete Request to Continue Coverage electronically using a NYSDEC approved form,[4] which contains the information identified in Part I.F.3. below, if:

   a. the *owner or operator* continues to implement the SMP component in conformance with the technical standards in place at the time of initial project authorization; and

   b. the *owner or operator* will comply with all non-design requirements of GP-0-25-001.

3. The Request to Continue Coverage form contains questions to: ensure eligibility requirements in Part I.A. have been met; verify *owner or operator* contact information; verify the permit identification number; verify the original eNOI submission ID, if applicable; verify Part I.F.2.a. and b.; verify the version of the Design Manual that the technical/design components conform to; and receive an updated Owner/Operator Certification Form, Appendix I.

4. The *owner or operator* has obtained continued coverage under GP-0-25-001 as of the date indicated in the LOCC, which is sent by NYSDEC after a complete Request to Continue Coverage form is submitted.

5. If the owner or operator does not submit the Request to Continue Coverage form in accordance with Part I.F.2. and 3., coverage under this permit is automatically terminated after interim coverage expires.

[4] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

G. Change of *Owner or Operator*

When applicable:

1. When property ownership changes, or when there is a change in operational control over the construction plans and specifications, the following process applies:

    a. The new *owner or operator* must meet the applicable prerequisites for submitting an eNOI in accordance with Part I.D.2.; and

    b. The new *owner or operator* must submit an eNOI in accordance with Part I.D.3.; and

    c. Permit coverage for the new *owner or operator* will be effective upon receipt of the LOA in accordance with Part I.D.3.b.; and

    d. The new *owner or operator*, upon receipt of their LOA, must provide their Permit ID to the original *owner or operator*; and

    e. If the original *owner or operator* will no longer be the *owner or operator* of the *construction activity* identified in the original *owner's or operator's* eNOI, the original *owner or operator*, upon receipt of the new *owner's or operator's* Permit ID in accordance with Part I.G.1.d., must submit to NYSDEC a completed eNOT in accordance with Part V. that includes the name and Permit ID of the new *owner or operator*; or

    f. If the original *owner or operator* maintains ownership of a portion of the *construction activity*, the original *owner or operator* must maintain their coverage under the permit by modifying their eNOI; modifications to the eNOI must include:

        i. the revised area of disturbance and/or *impervious area(s)*; and

        ii. the revised SMP information, if applicable; and

        iii. a narrative description of what has changed; and

        iv. the new *owner's or operator's* Permit ID for the portion of the project removed from the eNOI.

    Owners or operators must follow Part I.E.9. to modify the eNOI.

Part II. Water Quality-Based Effluent Limitations

A. Maintaining Water Quality

NYSDEC expects that compliance with the requirements of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any *discharge* to either cause or contribute to a violation of the following *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York:

1. There must be no increase in turbidity that will cause a substantial visible contrast to natural conditions; and

2. There must be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There must be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the *stormwater discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standard,* the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this permit and document in accordance with Part IV.C.4. of this permit. To address the *water quality standard* violation the *owner or operator* must include and implement appropriate controls in the *SWPPP* to correct the problem or obtain an individual SPDES permit.

If, despite compliance with the requirements of this permit, it is demonstrated that the *stormwater discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or if NYSDEC determines that a modification of this permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit, and the *owner or operator* must obtain an individual SPDES permit prior to further *discharges* from the *construction site*.

B. Effluent Limitations Applicable to *Discharges* from *Construction Activities*

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part II.B.1.a., b., c., d., and e. These limitations represent the

degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement, and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part II.B.1.a., b., c., d., and e. and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (BB), dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in *SWPPP* the reason(s) for the deviation, or alternative design, and provide information in the *SWPPP* demonstrating that the deviation or alternative design is *equivalent* to the technical standard.

    a. **Erosion and Sediment Controls.** At a minimum, erosion and sediment controls must be selected, designed, installed, implemented, and maintained to:

        i. *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s; and

        ii. Control *stormwater discharge*s, including both peak flow rates and total *stormwater* volume, to *minimize* channel and *streambank* erosion and scour in the immediate vicinity of the *discharge* points; and

        iii. *Minimize* the amount of soil exposed during *construction activity*; and

        iv. *Minimize* the disturbance of *steep slope*; and

        v. *Minimize* sediment *discharge*s from the site; and

        vi. Provide and maintain *natural buffers* around surface waters, direct *stormwater* to vegetated areas and maximize *stormwater* infiltration to reduce *pollutant discharge*s, unless *infeasible*; and

        vii. *Minimize* soil compaction. *Minimizing* soil compaction is not required

where the intended function of a specific area of the site dictates that it be compacted; and

viii. Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover; and

ix. *Minimize* dust. On areas of exposed soil, *minimize* dust through the appropriate application of water or other dust suppression techniques to control the generation of *pollutants* that could be discharged from the site.

b. **Soil Stabilization**. In areas where soil disturbance activity has ceased, whether permanently or *temporarily ceased*, the application of soil stabilization measures must be initiated by the end of the next business day and completed within 14 calendar days from the date the current soil disturbance activity ceased. For *construction sites* that *directly discharge* to one of the 303(d) segments listed in Appendix D, or are located in one of the watersheds listed in Appendix C, or are authorized to disturb greater than five acres in accordance with Part I.E.5.a.viii., the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven calendar days from the date the soil disturbance activity ceased.

c. **Dewatering**. *Discharge*s from *dewatering* activities, including *discharge*s from *dewatering* of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Select, design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be selected, designed, installed, implemented, and maintained to:

i. *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. Soaps, detergents and solvents cannot be used; and

ii. *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, hazardous and toxic waste, and other materials present on the site to precipitation

and to *stormwater*. *Minimization* of exposure is not required in cases where the exposure to precipitation and to *stormwater* will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of *stormwater* contamination (such as final products and materials intended for outdoor use); and

iii. Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Surface Outlets.** When discharging from basins and impoundments, the surface outlets must be designed, constructed, and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion at or below the outlet does not occur.

C. Post-Construction Stormwater Management Practice (SMP) Requirements

1. The *owner or operator* of a *construction activity* that requires post-construction SMPs, in accordance with Part III.C., must select, design, install, implement, and maintain the SMPs to meet the *performance criteria* in the New York State Stormwater Management Design Manual, dated July 31, 2024 (DM), using sound engineering judgment. Where SMPs are not designed in conformance with the *performance criteria* in the DM, the *owner or operator* must include in the *SWPPP* the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity*, that requires SMPs in accordance with Part III.C., must design the practices to meet the applicable *sizing criteria* in Part II.C.2.a., b., c., or d.

a. Sizing Criteria for *New Development*

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the total WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv must be calculated in accordance with the criteria in Section 4.2 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the requirements in Part II.C.2.a.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible*.

   In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.4 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

   1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

   2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs without detention or velocity controls; or

   3. The site *directly discharges* into a fifth order or larger water body (stream, river, or lake), or tidal waters, where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams, or

2. A downstream analysis reveals that *overbank* control is not required.

b. *Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watersheds

i. Runoff Reduction Volume (RRv) and Water Quality Volume (WQv):

1. Reduce the WQv by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24-hour design storm over the post-developed watershed and must be calculated in accordance with the criteria in Section 4.3 of the DM; or

2. Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part II.C.2.b.i.1. due to *site limitations* must direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv must be documented in the *SWPPP*. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the *SWPPP* must include

documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.5 of the DM. The remaining portion of the total WQv that cannot be reduced must be treated by application of standard SMPs.

ii. Channel Protection Volume (CPv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event, remaining after runoff reduction. Where a CPv control orifice is provided, the minimum orifice size must be 3 inches, with acceptable external trash rack or orifice protection. The CPv requirement does not apply when:

1. Reduction of the entire CPv is achieved by application of runoff reduction techniques or infiltration systems; or

2. The 1-year post-development peak *discharge* is less than or equal to 2.0 cfs; or

3. The site *directly discharges* to tidal waters, or a fifth order or larger water body (stream, river, or lake) where the increase in smaller flows will not impact the stream bank or channel integrity. However, the point of *discharge* must be adequately protected against scour and erosion by the increased peak *discharge*.

iii. *Overbank* Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

iv. Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

1. the site *directly discharges* to tidal waters or fifth order or larger streams; or

2. A downstream analysis reveals that *overbank* control is not required.

c. *Sizing Criteria* for *Redevelopment Activity*

i. Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* must be addressed by one of the following options, as outlined in Section 9.2.1. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C) must calculate the WQv in accordance with Section 4.3 of the DM. All other *redevelopment activities* must calculate the WQv in accordance with Section 4.2 of the DM.

1. Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the DM must be applied to all newly created pervious areas; or

2. Capture and treat 100% of the required WQv, for a minimum of 25% of the disturbed redevelopment *impervious area*, by implementation of standard SMPs or reduced by application of runoff reduction techniques; or

3. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a volume-based alternative SMP, as defined in Section 9.4 of the DM; or

4. Capture and treat 100% of the required WQv, for a minimum of 75% of the disturbed redevelopment *impervious area*, by implementation of a flow-through alternative SMP sized to treat the peak rate of runoff from the WQv design storm; or

5. Application of a combination of 1 through 4 above that provide a weighted average of at least two of the above methods. Application of this method must be in accordance with the criteria in Section 9.2.1(A)(V) of the DM; or

6. If there is an existing SMP located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 through 5 above.

ii. Channel Protection Volume (CPv) is not required if there is 0% change to hydrology that increases the *discharge* rate and volume from the project site.

iii. *Overbank* Flood Control (Qp) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

iv. Extreme Flood Control (Qf) is not required if there is 0% change to hydrology that increases the *discharge* rate from the project site.

d. *Sizing Criteria* for Combination of *Redevelopment Activity* and *New Development*

Construction projects, that include both *new development* and *redevelopment activity*, must use SMPs that meet the *sizing criteria* calculated as an aggregate of the *sizing criteria* in Part II.C.2.a. or b. for the *new development* portion of the project and Part II.C.2.c. for the *redevelopment activity* portion of the project.

Part III. Stormwater Pollution Prevention Plan (SWPPP)

A. General *SWPPP* Requirements

1. A *SWPPP* must be prepared and implemented by the *owner or operator* of all *construction activity* covered by this permit. All authorized *discharges* must be identified in the *SWPPP*. The *SWPPP* must document the selection, design, installation, implementation and maintenance of the control measures and

practices that will be used to meet the effluent limitations in Part II.B. and, where applicable, the SMP requirements in Part II.C.

2. The *SWPPP* must demonstrate consideration in narrative format of the future physical risks due to climate change pursuant to the Community Risk and Resiliency Act (CRRA), 6 NYCRR Part 490, and associated guidance.

    a. The owner or operator must consider:

        i. the following physical risks due to climate change:

            (i) increasing temperature; and

            (ii) increasing precipitation; and

            (iii) increasing variability in precipitation, including chance of drought; and

            (iv) increasing frequency and severity of flooding; and

            (v) rising sea level; and

            (vi) increasing storm surge; and

            (vii) shifting ecology.

        ii. for each of the following:

            (i) overall site planning; and

            (ii) location, elevation, and sizing of:

                a. control measures and practices; and

                b. conveyance system(s); and

                c. detention system(s).

3. The *SWPPP* must describe the erosion and sediment control practices and where required, SMPs that will be used and/or constructed to reduce the *pollutants* in *stormwater discharges* and to assure compliance with the

requirements of this permit. In addition, the *SWPPP* must identify potential sources of pollution which may reasonably be expected to affect the quality of *stormwater discharges*.

4. All *SWPPPs*, that require the SMP component in accordance with Part III.B.2., must be prepared by a *qualified professional*.

5. The *owner or operator* must keep the *SWPPP* current so that, at all times, it accurately documents the erosion and sediment control practices that are being used or will be used during construction, and all SMPs that will be constructed on the site. At a minimum, the *owner or operator* must modify the *SWPPP*, including construction drawings:

   a. whenever the current provisions prove to be ineffective in *minimizing pollutants* in *stormwater discharges* from the site; and

   b. whenever there is a change in design, construction, or operation at the *construction site* that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* NYSDEC, or other regulatory authority; and

   d. to document the final construction conditions in an as-built drawing.

6. NYSDEC may notify the *owner or operator* at any time that the *SWPPP* does not meet one or more of the minimum requirements of this permit. The notification must be in writing and identify the provisions of the *SWPPP* that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by NYSDEC, the *owner or operator* must make the required changes to the *SWPPP* and submit written notification to NYSDEC that the changes have been made. If the *owner or operator* does not respond to NYSDEC's comments in the specified time frame, NYSDEC may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.D.4.

7. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the *SWPPP* and the

contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the *SWPPP*. The *owner or operator* must have each of the contractors and subcontractors identify at least one person from their company to be *trained contractor* that will be responsible for implementation of the *SWPPP*. The *owner or operator* must ensure that at least one *trained contractor* is on site daily when soil disturbance activities are being performed.

The *owner or operator* must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the *commencement of construction activities*:

> "I hereby certify under penalty of law that I understand and agree to comply with the requirements of the *SWPPP* and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

In addition to providing the certification statement above, the certification page must also identify the specific elements of the *SWPPP* that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for *SWPPP* implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* must attach the certification statement(s) to the copy of the *SWPPP* that is maintained at the *construction site*. If new or additional contractors are hired to implement measures identified in the *SWPPP* after the *commencement of construction activities*, they must also sign the certification statement and provide the information listed above prior to performing *construction activities*.

B. Required *SWPPP* Contents

1. Erosion and sediment control component - The *owner or operator* must prepare a *SWPPP* that includes erosion and sediment control practices.

    a. Erosion and sediment control practices must be designed:

        i. in conformance with the BB; or

        ii. *equivalent* to the BB if deviating from Part III.B.1.a.i.

    b. If the erosion and sediment control practices are designed in conformance with Part III.B.1.a.ii., the *SWPPP* must include a demonstration of *equivalence* to the BB.

    c. At a minimum, the erosion and sediment control component of the *SWPPP* must include the following:

        i. Background information about the scope of the project, including the location, type and size of project; and

        ii. A site map/construction drawing(s) with north arrows for the project, including a general location map. At a minimum, the site map must show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the *stormwater discharge*(s) and receiving surface water(s); and

        iii. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG); and

        iv. A phasing plan for the project and sequencing plans for all *phases*, both of which must address clearing and grubbing, excavation and grading, utility and infrastructure installation, *final stabilization*,

and any other *construction activity* at the site that will result in soil disturbance.

1. The phasing plan must include:

    a. a map delineating and labeling the limits of soil disturbance for all *phases* of a project; and

    b. a table identifying the order and intended schedule of when each *phase* will begin and end its sequencing plan. The table must identify the total disturbed area for each *phase* at any one time and the total disturbed area for the overall project at any one time all on one timeline showing all overlapping quantities of disturbed area at any one time; and

2. A sequencing plan for a specific *phase* must include:

    a. a table indicating the order and intended schedule of *construction activities* within a *phase*, and corresponding construction drawings with a description of the work to be performed; and

    b. all permanent and *temporary stabilization* measures; and

v. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented; and

vi. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice; and

vii. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any

temporary sediment basins and structural practices that will be used to divert flows from exposed soils; and

viii. A maintenance inspection schedule for the contractor(s) and subcontractor(s) identified in Part III.A.7. to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule must be in accordance with the requirements in the BB technical standard; and

ix. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the *stormwater discharges*; and

x. A description and location of any *stormwater discharges* associated with industrial activity other than construction at the site, including, but not limited to, *stormwater discharges* from asphalt plants and concrete plants located on the *construction site*; and

xi. Identification of any elements of the design that are not in conformance with the design criteria in the BB technical standard. Include the reason for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. SMP component – The *owner or operator* of *construction activity* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs.

   a. SMPs must be designed in conformance with the applicable *sizing criteria* in Part II.C.2.a., c., or d.; and

   b. SMPs must be designed in conformance with the *performance criteria*:

      i. in the DM; or

      ii. *equivalent* to the DM if deviating from Part III.B.2.b.i.; or

      iii. in the New York State Stormwater Management Design Manual, dated January 2015 (2015 Design Manual), or *equivalent* to it, if the following criteria are met:

1. The eNOI is submitted in accordance with Part I.D. before January 29, 2027 for *construction activities* that are either:

    a. subject to governmental review and approval:

        i. where the *owner or operator* made any application to that governmental entity prior to the effective date of this permit; and

        ii. such application included a *SWPPP* developed using the 2015 Design Manual or *equivalent* to it; or

    b. not subject to governmental review and approval:

        i. where a fiscal allocation for the *construction activities* has been developed and approved by a governmental entity; and

        ii. the *SWPPP* was developed using the 2015 Design Manual or *equivalent* to it; and

c. If SMPs are designed in conformance with Part III.B.2.b.ii., the *SWPPP* must include the reason(s) for the deviation or alternative design and a demonstration of *equivalence* to the DM; and

d. If SMPs are designed in conformance with Part III.B.2.b.iii., the *SWPPP* must include supporting information or documentation demonstrating that Part III.B.2.b.iii.1.a. or b. apply; and

e. The SMP component of the *SWPPP* must include the following:

    i. Identification of all SMPs to be constructed as part of the project, including which option the SMP designs conform to, either Part III.B.2.b.i., ii., or iii. Include the dimensions, material specifications and installation details for each SMP; and

    ii. A site map/construction drawing(s) showing the specific location and size of each SMP; and

iii. A Stormwater Modeling and Analysis Report that includes:

(i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points; and

(ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and SMPs; and

(iii) Results of *stormwater* modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre- and post-development runoff rates and volumes for the different storm events; and

(iv) Summary table, with supporting calculations, which demonstrates that each SMP has been designed in conformance with the *sizing criteria* included in the DM; and

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part II.C.; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the DM. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the DM.

iv. Soil testing results and locations (test pits, borings); and

v. Infiltration test results, when required in accordance with Part III.B.2.a.; and

vi. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each SMP. The plan must identify the entity

that will be responsible for the long-term operation and maintenance of each practice; and

3. Enhanced Phosphorus Removal Standards - The *owner or operator* of *construction activity* identified in Table 2 of Appendix B that is located in a watershed identified in Appendix C must prepare a *SWPPP* that includes SMPs designed in conformance with the applicable *sizing criteria* in Part II.C.2.b., c., or d. and the *performance criteria* Enhanced Phosphorus Removal Standards included in the DM. At a minimum, the SMP component of the *SWPPP* must meet the requirements of Part III.B.2.

C. Required *SWPPP* Components by Project Type

Owners or operators of *construction activities*, identified in Table 1 of Appendix B, are required to prepare a *SWPPP* that only includes erosion and sediment control practices designed in accordance with Part III.B.1. *Owners or operators* of the *construction activities*, identified in Table 2 of Appendix B, must prepare a *SWPPP* that also includes SMPs designed in accordance with Part III.B.2 or 3.

For the entire area of disturbance, including the entire *common plan of development or sale* if applicable, the owner or operator must evaluate every bullet from Appendix B Table 1 and Table 2 separately. If bullets from both Table 1 and Table 2 apply, the *SWPPP* must include erosion and sediment control practices for all *construction activities* but SMPs for only those portions of the *construction activities* that fall under Table 2 bullet(s).

Part IV. Inspection and Maintenance Requirements

A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures), and all SMPs identified in the *SWPPP*, are inspected and maintained in accordance with Part IV.B. and C.

B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity*, identified in Tables 1 and 2 of Appendix B, must have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being

implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor must:

a. if the corrective action does not require engineering design:

    i. begin implementing corrective actions within one business day; and

    ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

    i. begin the engineering design process within five business days; and

    ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

2. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. The *trained contractor* must begin conducting the maintenance inspections in accordance with Part IV.B.1. as soon as soil disturbance activities resume.

3. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections in accordance with Part IV.B.1. if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational.

C. *Qualified Inspector* Inspection Requirements

1. With the exception of the following *construction activities* identified in Tables 1 and 2 of Appendix B, a *qualified inspector* must conduct site inspections for all other *construction activities* identified in Tables 1 and 2 of Appendix B:

    a. the construction of a single-family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than or equal to five (5) acres and is

not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

b. the construction of a single-family home that involves soil disturbances of one (1) or more acres but less than or equal to five (5) acres and is not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D; and

c. construction on *agricultural property* that involves soil disturbances of one (1) or more acres but less than five (5) acres; and

d. *construction activities* located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances of 5,000 square feet or more, but less than one acre.

2. The *qualified inspector* must conduct site inspections in accordance with the following timetable:

a. For *construction sites* where soil disturbance activities are on-going, the *qualified inspector* must conduct a site inspection at least once every seven (7) calendar days; or

b. For *construction sites* where soil disturbance activities are on-going and the *owner or operator* has received authorization in accordance with Part I.E.6. to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days; or

c. For *construction sites* where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* must conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas under the jurisdiction of a *Traditional Land Use Control MS4 Operator,* the *Traditional Land Use Control MS4 Operator* (provided the *Traditional Land Use Control MS4 Operator* is not the *owner or operator* of the *construction activity*) by hard copy or email prior to reducing the inspections to this frequency and again by hard copy or email prior to re-commencing construction; or

d. For *construction sites* where soil disturbance activities have been shut down with partial project completion, the requirement to have the *qualified inspector* conduct inspections ceases if all areas disturbed as of the project shutdown date have achieved *final stabilization* and all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational. The *owner or operator* must notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix E) or, in areas subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1., the *Traditional Land Use Control MS4 Operator(s)* (provided the *Traditional Land Use Control MS4 Operator(s)* are not the *owners or operators* of the *construction activity*) in writing prior to the shutdown and again in writing prior to resuming *construction activity*. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* must terminate coverage by meeting the requirements of Part V; or

e. For *construction sites* involving soil disturbance of one (1) or more acres that *directly discharge* to one of the 303(d) segments listed in Appendix D or is located in one of the watersheds listed in Appendix C, the *qualified inspector* must conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections must be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* must inspect:

   a. all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness; and

   b. all SMPs under construction to ensure that they are constructed in conformance with the *SWPPP*; and

   c. all areas of disturbance that have not achieved *final stabilization*; and

   d. all points of *discharge* to *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site*; and

   e. all points of *discharge* from the *construction site*.

4. The *qualified inspector* must prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report must include and/or address all of the following, for all *construction activities* except those listed in Part IV.C.1.:

   a. Permit identification number; and

   b. Date and time of inspection; and

   c. Name and title of person(s) performing inspection; and

   d. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection, including the temperature at the time of the inspection; and

   e. A description of the condition of the runoff at all points of *discharge* from the *construction site*. This must include identification of any *discharges* of sediment from the *construction site*. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow; and

   f. A description of the condition of all *surface waters of the State* located within, or immediately adjacent to, the property boundaries of the *construction site* which receive runoff from disturbed areas. This must include identification of any *discharges* of sediment to the *surface waters of the State*; and

   g. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance; and

   h. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced; and

   i. Description and sketch (map) of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection; and

   j. Estimates, in square feet or acres, of the following areas:

i. Total area with active soil disturbance (not requiring either *temporary stabilization* or *final stabilization*); and

ii. Total area with inactive soil disturbance (requiring either *temporary stabilization* or *final stabilization*); and

iii. Total area that has achieved *temporary stabilization*; and

iv. Total area that has achieved *final stabilization*; and

k. Current stage of construction of all SMPs and identification of all *construction activity* on site that is not in conformance with the *SWPPP* and technical standards; and

l. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the SMP(s); and

m. Identification and status of all corrective actions that were required by previous inspection; and

n. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* must attach color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* must also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* must attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* must notify the *owner or operator*, and appropriate contractor or subcontractor identified in Part III.A.7., of any corrective actions that need to be taken. The contractor or subcontractor must:

a. if the corrective action does not require engineering design:

i. begin implementing corrective actions within one business day; and

ii. complete the corrective actions within five business days; or

b. if the corrective action requires engineering design:

i. begin the engineering design process within five business days; and

ii. complete the corrective action in a reasonable time frame but no later than within 60 calendar days.

6. All inspection reports must be signed by the *qualified inspector.* In accordance with Part I.E.3., the inspection reports must be maintained on site with the *SWPPP*.

Part V. How to Terminate CGP Coverage

A. Electronic Notice of Termination (eNOT) Submittal

The eNOT contains questions to ensure requirements in Part V.A. have been met.

1. An *owner or operator* must terminate coverage when one or more of the following requirements have been met:

a. Total project completion:

i. all *construction activity* identified in the *SWPPP* has been completed; and

ii. all areas of disturbance have achieved *final stabilization*; and

iii. all temporary, structural erosion and sediment control measures have been removed; and

iv. all SMPs have been constructed in conformance with the *SWPPP* and are operational; and

v. an as-built drawing has been prepared; or

b. Planned shutdown with partial project completion:

   i. all soil disturbance activities have ceased; and

   ii. all areas disturbed as of the project shutdown date have achieved *final stabilization*; and

   iii. all temporary, structural erosion and sediment control measures have been removed; and

   iv. all SMPs required for the completed portion of the project have been constructed in conformance with the *SWPPP* and are operational; and

   v. an as-built drawing has been prepared; or

c. In accordance with Part I.G. Change of Owner or Operator; or

d. The *owner or operator* has obtained coverage under an alternative general SPDES permit or an individual SPDES permit.

2. For *construction activities* that require *qualified inspector* inspections in accordance with Part IV.C.1. and have met Part V.A.1.a. or b., the *owner or operator* must have the *qualified inspector* perform a final site inspection prior to submitting the eNOT. The *qualified inspector* must, by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice(s)" certification statements on the eNOT, certify that all the requirements in Part V.A.1.a. or b. have been achieved.

3. For *construction activities* that are subject to the review authority of *Traditional Land Use Control MS4 Operator(s)* in accordance with Part I.D.2.b.ii.1. and meet Part V.A.1.a. or b., the *owner or operator* must have the *Traditional Land Use Control MS4 Operator(s)* sign the "MS4 Acceptance" statement on the eNOT in accordance with the requirements in Part VII.J. A *Traditional Land Use Control MS4 Operator* official, by signing this statement, determined that it is acceptable for the *owner or operator* to submit the eNOT in accordance with the requirements of this Part. A *Traditional Land Use Control MS4 Operator* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) when required in Part V.A.2.

4. For *construction activities* that require SMPs and meet Part V.A.1.a. or b., the *owner or operator* must, prior to submitting the eNOT, ensure one of the following:

    a. for SMP(s) that were constructed by a private entity, but will be owned, operated, and maintained by a public entity, the SMP(s) and any right-of-way(s) needed to operate and maintain such practice(s) have been deeded to the municipality in which the practice(s) is located; or

    b. for SMP(s) that are privately owned, but will be operated and maintained by a public entity, an executed operation and maintenance agreement is in place with the municipality that will operate and maintain the SMP(s); or

    c. for SMP(s) that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record; or

    d. for SMP(s) that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility, the *owner or operator* has policies and procedures in place that ensure operation and maintenance of the practices in accordance with the operation and maintenance plan.

5. An *owner or operator* that has met the requirements of Part V.A.1., 2., 3., and 4. must request termination of coverage under this permit by submitting a complete Notice of Termination form electronically using a NYSDEC approved form.[5]

    a. The owner's or operator's coverage is terminated as of the termination date indicated in the Letter of Termination (LOT), which is sent by NYSDEC after a complete eNOT is submitted.

[5] Unless NYSDEC grants a waiver in accordance with 40 CFR 127.15(c) or (d). All waiver requests must be submitted to Stormwater_info@dec.ny.gov or NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505.

Part VI. Record Retention and Reporting

A. Record Retention

The *owner or operator* must retain a copy of the documents listed in Part I.E.3. and a copy of the LOT for a period of at least five years from the date that NYSDEC accepts a complete NOT submitted in accordance with Part V.

B. Reporting

Except for the eNOI, the signature forms associated with the eNOI, and the eNOT, all other written correspondence requested by NYSDEC, including individual permit applications, must be sent to the address of the appropriate DOW (SPDES) Program contact at the Regional Office listed in Appendix E.

Part VII. Standard Permit Requirements

For the purposes of this permit, examples of contractors and subcontractors include: third-party maintenance and construction contractors.

A. Duty to Comply

The *owner or operator*, and all contractors or subcontractors, must comply with all requirements of this permit. Any non-compliance with the requirements of this permit constitutes a violation of the New York State Environmental Conservation Law (ECL), and its implementing regulations, and is grounds for enforcement action. Filing of a request for termination of coverage under this permit, or a notification of planned changes or anticipated non-compliance, does not limit, diminish or stay compliance with any requirements of this permit.

B. Need to Halt or Reduce Activity Not a Defense

The necessity to halt or reduce the *construction activity* regulated by this permit, in order to maintain compliance with the requirements of this permit, must not be a defense in an enforcement action.

C. Penalties

There are substantial criminal, civil, and administrative penalties associated with violating the requirements of this permit. Fines of up to $37,500 per day for each

violation and imprisonment for up to 15 years may be assessed depending upon the nature and degree of the offense.

D. False Statements

Any person who knowingly makes any false material statement, representation, or certification in any application, record, report, or other document filed or required to be maintained under this permit, including monitoring reports or reports of compliance or noncompliance must, upon conviction, be punished in accordance with ECL §71-1933 and or New York State Penal Law Articles 175 and 210.

E. Re-Opener Clause

Upon issuance of this permit, a determination has been made on the basis of a submitted Notice of Intent, plans, or other available information, that compliance with the specified permit requirements will reasonably protect classified water use and assure compliance with applicable *water quality standards*. Satisfaction of the requirements of this permit notwithstanding, if operation pursuant to this permit causes or contributes to a condition in contravention of State *water quality standards* or guidance values, or if NYSDEC determines that a modification is necessary to prevent impairment of the best use of the waters or to assure maintenance of *water quality standards* or compliance with other provisions of ECL Article 17 or the Clean Water Act (CWA), or any regulations adopted pursuant thereto, NYSDEC may require such modification and the Commissioner may require abatement action to be taken by the *owner or operator* and may also prohibit such operation until the modification has been implemented.

F. Duty to Mitigate

The *owner or operator*, and its contractors and subcontractors, must take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

G. Requiring Another General Permit or Individual SPDES Permit

NYSDEC may require any *owner or operator* authorized to *discharge* in accordance with this permit to apply for and obtain an individual SPDES permit or apply for authorization to *discharge* in accordance with another general SPDES permit.

1. Cases where an individual SPDES permit or authorization to discharge in accordance with another general SPDES permit may be required include, but is not limited to the following:

a. the *owner or operator* is not in compliance with the conditions of this permit or does not meet the requirements for coverage under this permit; and

b. a change has occurred in the availability of demonstrated technology or practices for the control or abatement of *pollutants* applicable to the *point source*; and

c. new effluent limitation guidelines or new source performance standards are promulgated that are applicable to *point sources* authorized to *discharge* in accordance with this permit; and

d. existing effluent limitation guidelines or new source performance standards that are applicable to *point sources* authorized to *discharge* in accordance with this permit are modified; and

e. a water quality management plan containing requirements applicable to such *point sources* is approved by NYSDEC; and

f. circumstances have changed since the time of the request to be covered so that the *owner or operator* is no longer appropriately controlled under this permit, or either a temporary or permanent reduction or elimination of the authorized *discharge* is necessary; and

g. the *discharge* is in violation of section 17-0501 of the ECL; and

h. the *discharge(s)* is a significant contributor of *pollutants*. In making this determination, NYSDEC may consider the following factors:

   i. the location of the *discharge(s)* with respect to *surface waters of the State*; and

   ii. the size of the *discharge(s)*; and

   iii. the quantity and nature of the *pollutants discharged* to *surface waters of the State*; and

   iv. other relevant factors including compliance with other provisions of ECL Article 17, or the CWA.

2. When NYSDEC requires any *owner or operator* authorized by this permit to apply for an individual SPDES permit as provided for in this subdivision, it must notify the *owner or operator* in writing that a permit application is required. This notice must include a brief statement of the reasons for this decision, an application

form, a statement setting a time for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from the *owner's or operator's* receipt of the notification letter, whereby the authorization to *discharge* under this permit must be terminated. NYSDEC may grant additional time upon demonstration, to the satisfaction of the RWE,[6] that additional time to apply for an alternative authorization is necessary or where NYSDEC has not provided a permit determination in accordance with 6 NYCRR Part 621.

3. When an individual SPDES permit is issued to an *owner or operator* authorized to *discharge* under this permit for the same *discharge(s)*, this permit authorization for *construction activities* authorized under the individual SPDES permit is automatically terminated on the effective date of the individual SPDES permit unless termination is earlier in accordance with 6 NYCRR Part 750.

H. Duty to Provide Information

The *owner or operator* must furnish to NYSDEC, within five business days, unless otherwise set forth by NYSDEC, any information that NYSDEC may request to determine whether cause exists to determine compliance with this permit or to determine whether cause exists for requiring an individual SPDES permit in accordance with 6 NYCRR 750-1.21(e) (see Part VII.G. Requiring Another General Permit or Individual Permit).

The *owner or operator* must make available to NYSDEC, for inspection and copying, or furnish to NYSDEC within 25 business days of receipt of a NYSDEC request for such information, any information retained in accordance with this permit.

Except for Part I.D.4. and 5. and Part I.G., the following applies: where the *owner or operator* becomes aware that it failed to submit any relevant facts on the Notice of Intent, or submitted incorrect information in a Notice of Intent or in any report to NYSDEC, the *owner or operator* must submit such facts or corrected information to NYSDEC within five business days.

I. Extension

In the event a new permit is not issued and effective prior to the expiration of this permit, and this permit is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, then the *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the requirements of this permit until a new permit is issued and effective.

[6] The Regional Water Manager where a DEC Region does not have a RWE.

J. Signatories and Certification

The Notice of Intent, Notice of Termination, and reports required by this permit must be signed as provided in 40 CFR §122.22.

1. All Notices of Intent and Notices of Termination must be signed as follows:

    a. For a corporation. By a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

        (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation; or

        (ii) the manager of one or more manufacturing, production or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Notice of Intent or Notice of Termination requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

        Note: NYSDEC does not require specific assignments or delegations of authority to responsible corporate officers identified in 40 CFR §122.22(a)(1)(i). NYSDEC will presume that these responsible corporate officers have the requisite authority to sign the Notice of Intent or Notice of Termination unless the corporation has notified NYSDEC to the contrary. Corporate procedures governing authority to sign a Notice of Intent or Notice of Termination may provide for assignment or delegation to applicable corporate positions under 40 CFR §122.22(a)(1)(ii) rather than to specific individuals.

    b. For a partnership or sole proprietorship. By a general partner or the proprietor, respectively.

c. For a municipality, State, Federal, or other public agency. By either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

    1. the chief executive officer of the agency; or

    2. a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. All reports required by this permit, and other information requested by NYSDEC, must be signed by a person described in Part VII.J.1., or by a duly authorized representative of that person. A person is a duly authorized representative only if:

    a. The authorization is made in writing by a person described in Part VII.J.1. or using the Duly Authorized Form, found on the DEC website; and

    b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

    c. The written authorization is submitted to NYSDEC.

3. Changes to authorization. If an authorization under Part VII.J.2. is no longer accurate because a different individual or position has responsibility for the overall operation of the *construction activity*, a new authorization satisfying the requirements of Part VII.J.2. must be submitted to NYSDEC prior to or together with any reports, information, or applications to be signed by an authorized representative.

4. Certification. Any person signing a document under Part VII.J.1. or 2. must make the following certification:

    I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who

manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

5. Electronic reporting. If documents described in Part VII.J.1. or 2. are submitted electronically by or on behalf of the *construction activity* with coverage under this permit, any person providing the electronic signature for such documents must meet all relevant requirements of this section, and must ensure that all of the relevant requirements of 40 CFR Part 3 (including, in all cases, subpart D to Part 3) (Cross-Media Electronic Reporting) and 40 CFR Part 127 (NPDES Electronic Reporting Requirements) are met for that submission.

K. Inspection and Entry

The *owner or operator* must allow NYSDEC, the USEPA Regional Administrator, the applicable county health department, or any authorized representatives of those entities, or, in the case of a *construction site* which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the *discharge*, upon the presentation of credentials and other documents as may be required by law, to:

1. enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the requirements of this permit; and

2. have access to and copy at reasonable times, any records that must be kept under the requirements of this permit, including records required to be maintained for purposes of operation and maintenance; and

3. inspect at reasonable times any facilities, equipment (including monitoring and control equipment), practices or operations regulated or required under this permit; and

4. sample or monitor at reasonable times, for the purposes of assuring general SPDES permit compliance or as otherwise authorized by the CWA or ECL, any substances or parameters at any location; and

5. enter upon the property of any contributor to the regulated facility or activity under authority of the *owner or operator*.

L. Confidentiality of Information

The following must not be held confidential: this permit, the fact sheet for this permit, the name and address of any *owner or operator*, effluent data, the Notice of Intent, and information regarding the need to obtain an individual permit or an alternative general SPDES permit. This includes information submitted on forms themselves and any attachments used to supply information required by the forms (except information submitted on usage of substances). Upon the request of the *owner or operator*, NYSDEC must make determinations of confidentiality in accordance with 6 NYCRR Part 616, except as set forth in the previous sentence. Any information accorded confidential status must be disclosed to the Regional Administrator upon his or her written request. Prior to disclosing such information to the Regional Administrator, NYSDEC will notify the Regional Administrator of the confidential status of such information.

M. Other Permits May Be Required

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

N. NYSDEC Orders or Civil Decrees/Judgments

The issuance of this permit by the NYSDEC, and the coverage under this permit by the *owner or operator*, does not supersede, revoke, or rescind any existing order on consent or civil Decree/Judgment, or modification to any such documents or to any order issued by the Commissioner, or any of the terms, conditions, or requirements contained in such order or modification therefore, unless expressly noted.

O. Property Rights

Coverage under this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations, nor does it obviate the necessity of obtaining the assent of any other jurisdiction as required by law for the *discharge* authorized.

P. Compliance with Interstate Standards

If the *construction activity* covered by this permit originates within the jurisdiction of an interstate water pollution control agency, then the *construction activity* must also comply with any applicable effluent standards or *water quality standards* promulgated by that interstate agency and as set forth in this permit for such *construction activities*.

Q. Oil and Hazardous Substance Liability

Coverage under this permit does not affect the imposition of responsibilities upon, or the institution of any legal action against, the *owner or operator* under section 311 of the CWA, which must be in conformance with regulations promulgated pursuant to section 311 governing the applicability of section 311 of the CWA to *discharges* from facilities with *NPDES* permits, nor must such issuance preclude the institution of any legal action or relieve the *owner or operator* from any responsibilities, liabilities, or penalties to which the *owner or operator* is or may be subject pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. (CERCLA).

R. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, must not be affected thereby.

S. NYSDEC Approved Forms

The *owner or operator* must provide all relevant information that is requested by NYSDEC, and required by this permit, on all NYSDEC approved forms.

APPENDIX A – Abbreviations and Definitions

Abbreviations

APO – Agency Preservation Officer
BB – New York State Standards and Specifications for Erosion and Sediment Control (Blue Book), dated November 2016
BMP – Best Management Practice
CPESC – Certified Professional in Erosion and Sediment Control
CPv – Channel Protection Volume
CWA – Clean Water Act (or the Federal Water Pollution Control Act, 33 U.S.C. §1251 et seq)
DM – New York State Stormwater Management Design Manual (Design Manual), dated July 31, 2024
DOW – Division of Water
EAF – Environmental Assessment Form
ECL – chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law
EPA – U.S. Environmental Protection Agency
HSG – Hydrologic Soil Group
MS4 – Municipal Separate Storm Sewer System
NOI – Notice of Intent
NOT – Notice of Termination
NPDES – National Pollutant Discharge Elimination System
NYC – The City of New York
NYCDEP – The City of New York Department of Environmental Protection
NYSDEC – The New York State Department of Environmental Conservation
OPRHP – Office of Parks, Recreation and Historic Places
Qf – Extreme Flood
Qp – Overbank Flood
RR – Runoff Reduction
RRv – Runoff Reduction Volume
RWE – Regional Water Engineer
SEQR – State Environmental Quality Review Act
SHPA – State Historic Preservation Act
SMP – Post-Construction Stormwater Management Practice
SPDES – State Pollutant Discharge Elimination System
SWPPP – Stormwater Pollution Prevention Plan
TMDL – Total Maximum Daily Load
UPA – Uniform Procedures Act
USDA – United States Department of Agriculture
WQv – Water Quality Volume

Definitions

All definitions in this section are solely for the purposes of this permit. If a word is not italicized in the permit, use its common definition.

Agricultural Building – a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products; excluding any structure designed, constructed or used, in whole or in part, for human habitation, as a place of employment where agricultural products are processed, treated or packaged, or as a place used by the public.

Agricultural Property – the land for construction of a barn, *agricultural building*, silo, stockyard, pen or other structural practices identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023).

Alter Hydrology from Pre- to Post-Development Conditions – the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

Combined Sewer System – a sewer system which conveys sewage and *stormwater* through a single pipe system to a publicly owned treatment works.

Commence (Commencement of) Construction Activities – the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the *SWPPP*. See definition for "*Construction Activity(ies)*" also.

Common Plan of Development or Sale – a contiguous area where multiple separate and distinct *construction activities* are occurring, or may occur, under one plan. The "common plan" of development or sale is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQR) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating *construction activities* may occur on a specific plot. A *common plan of development or sale* is comprised of two or more *phases*.

Common plan of development or sale does not include separate and distinct *construction activities* that are occurring, or may occur, under one plan that are at least 1/4 mile apart provided any interconnecting road, pipeline or utility project that is part of the same "common plan" is not concurrently being disturbed.

Construction Activity(ies) – identified within 40 CFR 122.26(b)(14)(x), 122.26(b)(15)(i), and 122.26(b)(15)(ii), any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, mechanized logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal.

Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, which is excluded from the calculation of the soil disturbance for a project. Routine maintenance includes, but is not limited to:

- Re-grading of gravel roads or parking lots; and
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of the ditch; and
- Replacement of existing culverts that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity of a ditch; and
- Replacement of existing bridges that maintains the approximate original line and grade, and maintains or improves the hydraulic capacity beneath the bridges; and
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch); and
- Placement of aggregate shoulder backing that stabilizes the transition between the road shoulder and the ditch or *embankment*; and
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material; and
- Long-term use of equipment storage areas at or near highway maintenance facilities; and
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or *embankment*; and
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts; and
- Maintenance of ski trails including brush hog use and mowing; and
- Above ground snowmaking pipe replacement; and
- Replacement of existing utility poles; etc.

Construction Site – the land area where *construction activity(ies)* will occur. See also the definitions for "*Commence (Commencement of) Construction Activities"* and "*Common Plan of Development or Sale."*

Dewatering – the act of draining rainwater and/or groundwater from building foundations, vaults or excavations/trenches.

Directly Discharge(s)(ing) (to a specific surface waterbody) – runoff flows from a *construction site* by overland flow and the first point of *discharge* is the specific surface waterbody, or runoff flows from a *construction site* to a separate storm sewer system and the first point of *discharge* from the separate storm sewer system is the specific surface waterbody.

Discharge(s)(d) – any addition of any *pollutant* to waters of the State through an outlet or *point source*.

Embankment – an earthen or rock slope that supports a road/highway.

Equivalent (Equivalence) – the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

Final Stabilization – all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other *equivalent* stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement.

Historic Property – any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State or National Registers of Historic Places.

Impervious Area (Cover) – all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

Infeasible – not technologically possible, or not economically practicable and achievable considering best industry practices.

Minimize(ing)(ation) – reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains):

1. owned or operated by a State, city, town, village, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, *stormwater*, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA, that *discharges* to *surface waters of the State*; and

2. designed or used for collecting or conveying *stormwater*; and

3. which is not a *combined sewer system*; and

4. which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Natural Buffer(s) – an undisturbed area with natural cover running along a surface water (e.g. wetland, stream, river, lake, etc.).

New Development – any land disturbance that does not meet the definition of *Redevelopment Activity* included in this appendix.

New York State Erosion and Sediment Control Certificate Program – a certificate program that establishes and maintains a process to identify and recognize individuals who are capable of developing, designing, inspecting and maintaining erosion and sediment control plans on projects that disturb soils in New York State. The certificate program is administered by the New York State Conservation District Employees Association.

Nonpoint Source(s) – any source of water pollution or *pollutants* which is not a discrete conveyance or *point source* permitted pursuant to Title 7 or 8 of Article 17 of the Environmental Conservation Law (see ECL Section 17-1403).

Overbank – flow events that exceed the capacity of the stream channel and spill out into the adjacent floodplain.

Owner or Operator – the person, persons, or legal entity which owns or leases the property on which the *construction activity* is occurring; an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications; and/or an entity that has day-to-day operational control of those activities at a project that are necessary to ensure compliance with the permit requirements.

Performance Criteria – the six performance criteria for each group of SMPs in Chapters 5 and 6 of the technical standard, New York State Stormwater Management Design Manual (DM), dated July 31, 2024. These include feasibility, conveyance, pretreatment, treatment, landscaping, and maintenance. It does not include the *Sizing Criteria* (i.e. WQv, RRv, CPv, Qp and Qf) in Part I.C.2. of the permit.

Phase – a defined area in which *construction activities* are occurring or will occur separate from other defined area(s).

Point Source – any discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or landfill leachate collection system from which *pollutants* are or may be *discharged*.

Pollutant(s) – dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast *discharged* into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq.

Qualified Inspector – a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder or other NYSDEC endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any SMPs that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

Qualified Professional – a person that is knowledgeable in the principles and practices of *stormwater* management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other NYSDEC endorsed individual(s). Individuals preparing *SWPPPs* that require the SMP component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the *SWPPP* that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York.

Redevelopment Activity(ies) – the disturbance and reconstruction of existing *impervious area*, including *impervious areas* that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

Renewable Energy – electricity or thermal energy generated by renewable energy systems through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

Site Limitations – site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical *site limitations* include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of *site limitations* shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

Sizing Criteria – the criteria included in Part I.C.2 of the permit that are used to size SMPs. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), *Overbank* Flood (Qp), and Extreme Flood (Qf).

Steep Slope – land area designated on the current United States Department of Agriculture (USDA) Soil Survey as Soil Slope Phase D, (provided the map unit name or description is inclusive of slopes greater than 25%), or Soil Slope Phase E or F, (regardless of the map unit name), or a combination of the three designations.

Stormwater – that portion of precipitation that, once having fallen to the ground, is in excess of the evaporative or infiltrative capacity of soils, or the retentive capacity of surface features, which flows or will flow off the land by surface runoff to waters of the State.

Streambank – the terrain alongside the bed of a creek or stream. The bank consists of the sides of the channel, between which the flow is confined.

Stormwater Pollution Prevention Plan (SWPPP) – a project specific report, including construction drawings, that among other things: describes the *construction activity(ies)*, identifies the potential sources of pollution at the *construction site*; describes and shows the *stormwater* controls that will be used to control the *pollutants* (i.e. erosion and sediment controls; for many projects, includes SMPs); and identifies procedures the *owner or operator* will implement to comply with the requirements of the permit. See Part III of the permit for a complete description of the information that must be included in the *SWPPP*.

Surface Waters of the State – shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

Temporarily Ceased – an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

Temporary Stabilization – exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

Total Maximum Daily Load (TMDL) – the sum of the allowable loads of a single *pollutant* from all contributing point and *nonpoint source*s. It is a calculation of the maximum amount of a *pollutant* that a waterbody can receive and still meet *water quality standards*, and an allocation of that amount to the *pollutant's* sources. A TMDL stipulates Waste Load Allocations (WLA) for *point source discharges*, Load Allocations (LA) for *nonpoint source*s, and a margin of safety (MOS).

Traditional Land Use Control MS4 Operator – a city, town, or village with land use control authority that is authorized to *discharge* under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) or the City of New York's Individual SPDES Permit for their Municipal Separate Storm Sewer Systems (NY-0287890).

Trained Contractor – an employee from the contracting (construction) company, identified in Part III.A.7., that has received four (4) hours of NYSDEC endorsed training

in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.7., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, *New York State Erosion and Sediment Control Certificate Program* holder, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of NYSDEC endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other NYSDEC endorsed entity).

The *trained contractor* is responsible for the day-to-day implementation of the *SWPPP*.

Tree Clearing – *construction activities* limited to felling and removal of trees.

Tree clearing does not include hand felling and leaving the trees in place with no support from mechanized equipment, which is not considered *construction activity* requiring coverage under this permit.

Water Quality Standard – such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

APPENDIX B – Required SWPPP Components by Project Type

Table 1
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities* that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:

- Single-family home not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions with 25% or less *impervious cover* at total site build-out and not located in one of the watersheds listed in Appendix C and not *directly discharging* to one of the 303(d) segments listed in Appendix D
- Construction of a barn or other *agricultural building*, silo, stock yard or pen.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that include construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.

The following *construction activities* that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:

- All construction activities located in the New York City Watershed located east of the Hudson River, see Appendix C Figure 1, that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

Within the municipal boundaries of NYC:

- Stand-alone road reconstruction, where the total soil disturbance from only that road construction, is less than one (1) acre of land.

The following *construction activities*:

- Installation of underground linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains
- Environmental enhancement projects, such as wetland mitigation, *stormwater* retrofits, stream restoration, and resiliency projects that reconstruct shoreline areas to address sea level rise
- Pond construction
- Linear bike paths running through areas with vegetative cover, including bike paths surfaced with an *impervious cover*
- Cross-country ski trails, walking/hiking trails, and mountain biking trails, including a de minimis parking lot (maximum 10 spaces total, sized for passenger cars) with 35 feet minimum preservation of undisturbed area downgradient from the parking lot
- Dam rehabilitation (the structure of the dam itself)
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are not part of residential, commercial, or institutional development;
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that include incidental shoulder or curb work along an existing highway to support construction of the sidewalk, bike path, or walking path.

Table 1 (Continued)
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS

The following *construction activities*:

- Slope stabilization
- Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics
- Spoil areas that will be covered with vegetation
- Vegetated open space (i.e. recreational parks, lawns, meadows, fields, downhill ski trails) that do not *alter hydrology from pre- to post-development* conditions
- Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions
- Demolition where vegetation will be established, and no *redevelopment activity* is planned[1]
- Installation or replacement of either an overhead electric transmission line or a ski lift tower that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*.
- Solar array field areas that have tables elevated off the ground, spaced one table width apart, do not *alter hydrology from pre- to post-development conditions*, and address water quality volume and runoff reduction volume by maintaining sheet flow on slopes less than 8%.
- Structural agricultural conservation practices as identified in Table II in the "Agricultural Best Management Practice Systems Catalogue" (dated June 2023) that do not include construction or reconstruction of *impervious area* and do not *alter hydrology from pre- to post-development* conditions.
- Temporary access roads, median crossovers, detour roads, lanes, or other temporary *impervious areas* that will be restored to pre-construction conditions once the *construction activity* is complete (in this context, "temporary" means the *impervious area* will be in place for two years or less)
- Other *construction activities* that do not include the construction or reconstruction of *impervious area*, and do not *alter hydrology from pre- to post-development* conditions, and are not listed in Table 2.

1. If the site is redeveloped in the future, a new eNOI must be submitted.

Table 2
CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Single-family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family home that disturbs five (5) or more acres of land
- Single-family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix D
- Single-family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of between 20,000 square feet and one (1) acre of land within the municipal boundaries of NYC with greater than 25% *impervious cover* at total site build-out
- Single-family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single-family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a *common plan of development or sale* that will ultimately disturb five (5) or more acres of land
- Multi-family residential developments; includes duplexes, townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Creation of 5,000 square feet or more of *impervious area* in the municipal boundaries of NYC
- Airports
- Amusement parks
- Breweries, cideries, and wineries, including establishments constructed on agricultural land
- Campgrounds
- Cemeteries that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other *agricultural building* (e.g. silo) that involves soil disturbance greater than five acres.
- Structural agricultural conservation practices as identified in Table II in the “Agricultural Best Management Practice Systems Catalogue” (dated June 2023) that involves soil disturbance greater than five acres and include the construction or reconstruction of *impervious area* or *alter hydrology from pre- to post-development* conditions.
- Facility buildings, including ski lodges, restroom buildings, pumphouses, ski lift terminals, and maintenance and groomer garages
- Institutional development; includes hospitals, prisons, schools and colleges
- Industrial facilities; includes industrial parks
- Landfills; including creation of landfills or capping landfills.
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTWs, water treatment plants, and water storage tanks
- Golf courses
- Office complexes

Table 2 (Continued)

CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A *SWPPP* THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES (SMPS)

The following *construction activities*:

- Permanent laydown yards and equipment storage lots
- Playgrounds that include the construction or reconstruction of *impervious area*
- Sports complexes
- Racetracks; includes racetracks with earthen (dirt) surfaces
- Road construction or reconstruction, outside the municipal boundaries of NYC
- Road construction within the municipal boundaries of NYC
- Stand-alone road reconstruction, within the municipal boundaries of NYC where the total soil disturbance from that road reconstruction involves soil disturbance of one (1) acre or more of land
- Parking lot construction or reconstruction (as with all Table 2 bullets, this includes parking lots constructed as part of the *construction activities* listed in Table 1, unless a Table 1 bullet specifies otherwise)
- Athletic fields (natural grass) that include the construction or reconstruction of *impervious area* (>5% of disturbed area) or *alter the hydrology from pre- to post-development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations, and well drilling pads, surfaced with *impervious cover,* and constructed as part of an overhead electric transmission line, wind-power, cell tower, oil or gas well drilling, sewer or water main, ski lift, or other linear utility project
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of a residential, commercial or institutional development
- Sidewalks, bike paths, or walking paths, surfaced with an *impervious cover*, that are part of highway construction or reconstruction
- Solar array field areas on slopes greater than 8% that cannot maintain sheet flow using management practices identified in the BB or the DM
- Solar array field areas on slopes less than 8% that will *alter the hydrology from pre- to post-development* conditions
- Solar array field areas with tables that are not elevated high enough to achieve *final stabilization* beneath the tables
- Traditional *impervious areas* associated with solar development (e.g. roads, buildings, transformers)
- Utility pads surfaced with *impervious cover*, including electric vehicle charging stations
- All other *construction activities* that include the construction or reconstruction of *impervious area* or *alter the hydrology from pre- to post-development* conditions, and are not listed in Table 1

APPENDIX C – Watersheds Requiring Enhanced Phosphorus Removal

Watersheds where *owners or operators* of *construction activities* identified in Table 2 of Appendix B must prepare a *SWPPP* that includes SMPs designed in conformance with the Enhanced Phosphorus Removal Standards included in the DM technical standard.

- Entire New York City Watershed located east of the Hudson River – Figure 1
- Onondaga Lake Watershed – Figure 2
- Greenwood Lake Watershed – Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

Figure 1 - New York City Watershed East of the Hudson

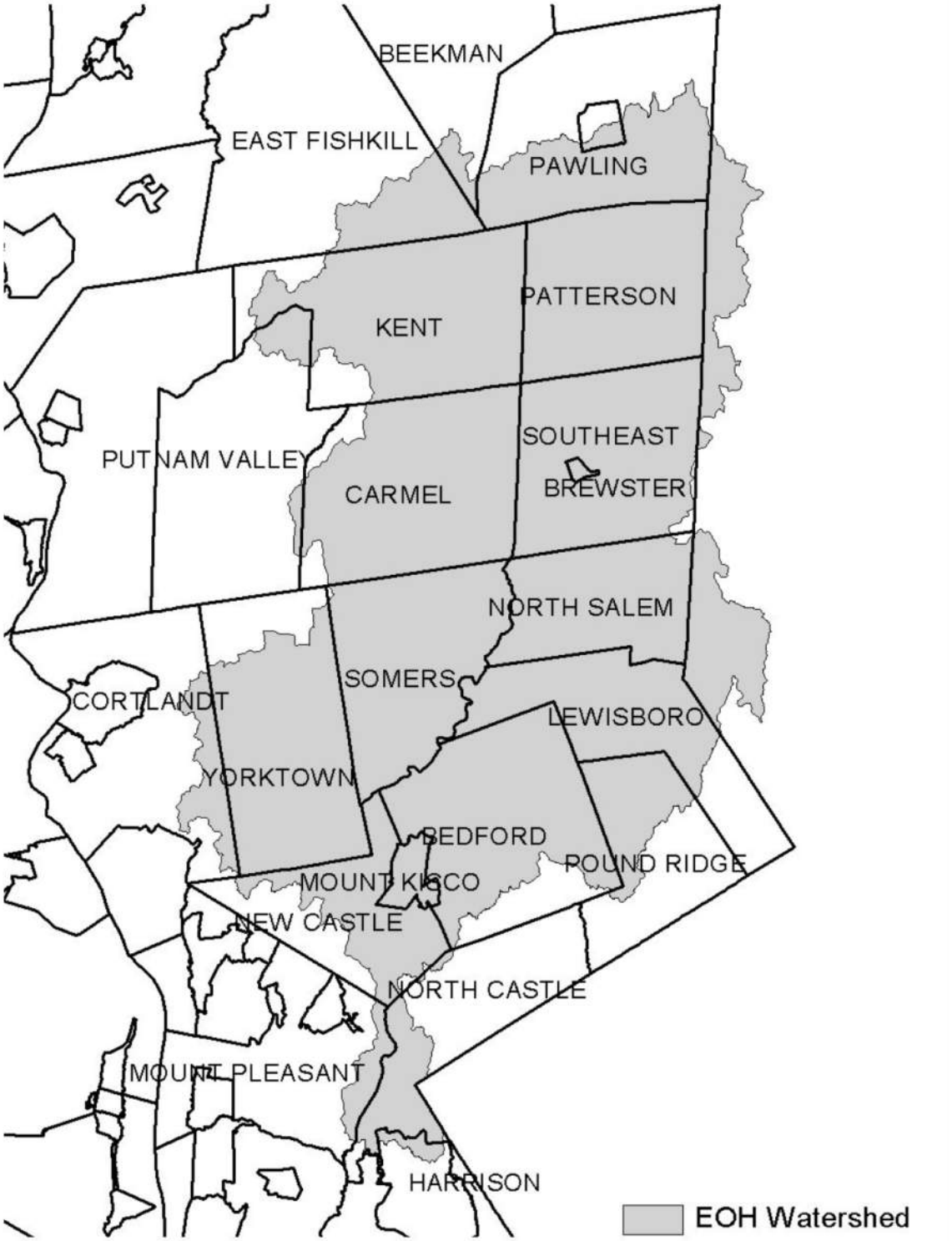


Figure 2 - Onondaga Lake Watershed

Figure 3 - Greenwood Lake Watershed

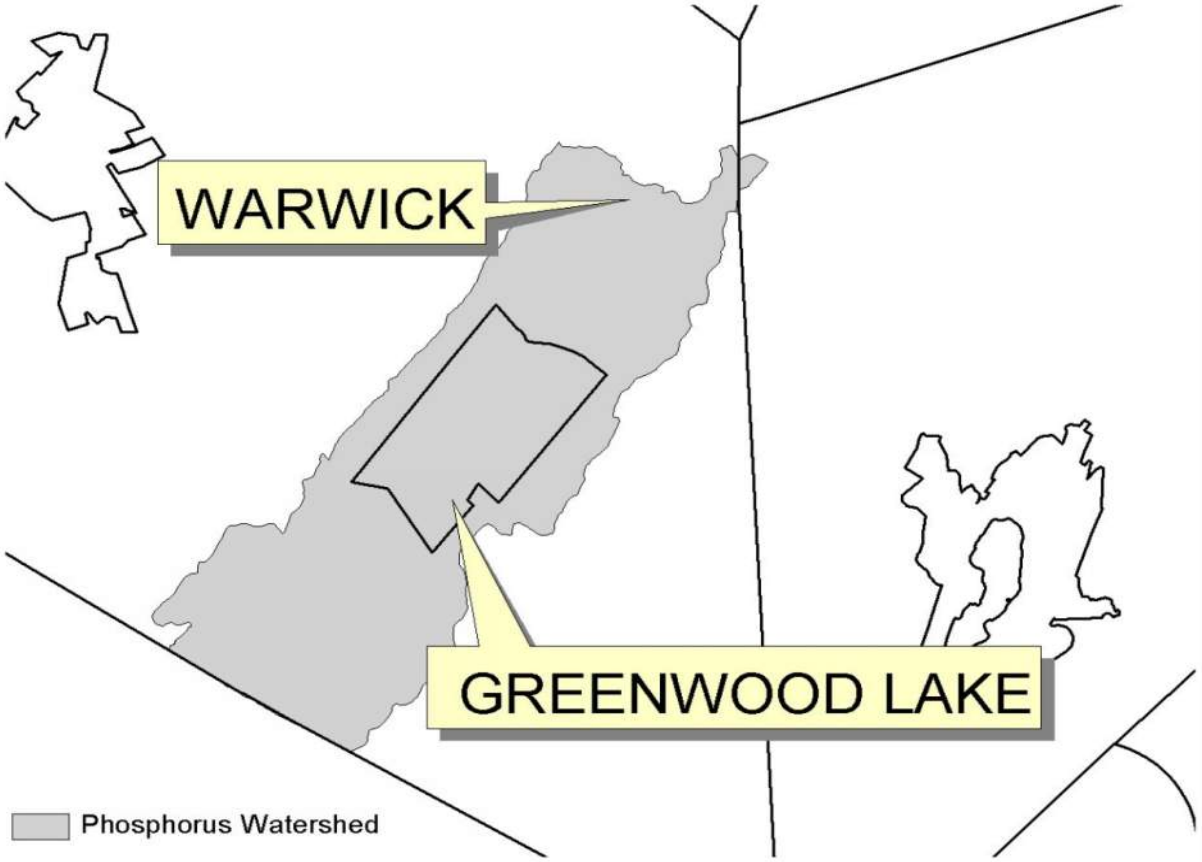


Figure 4 - Oscawana Lake Watershed

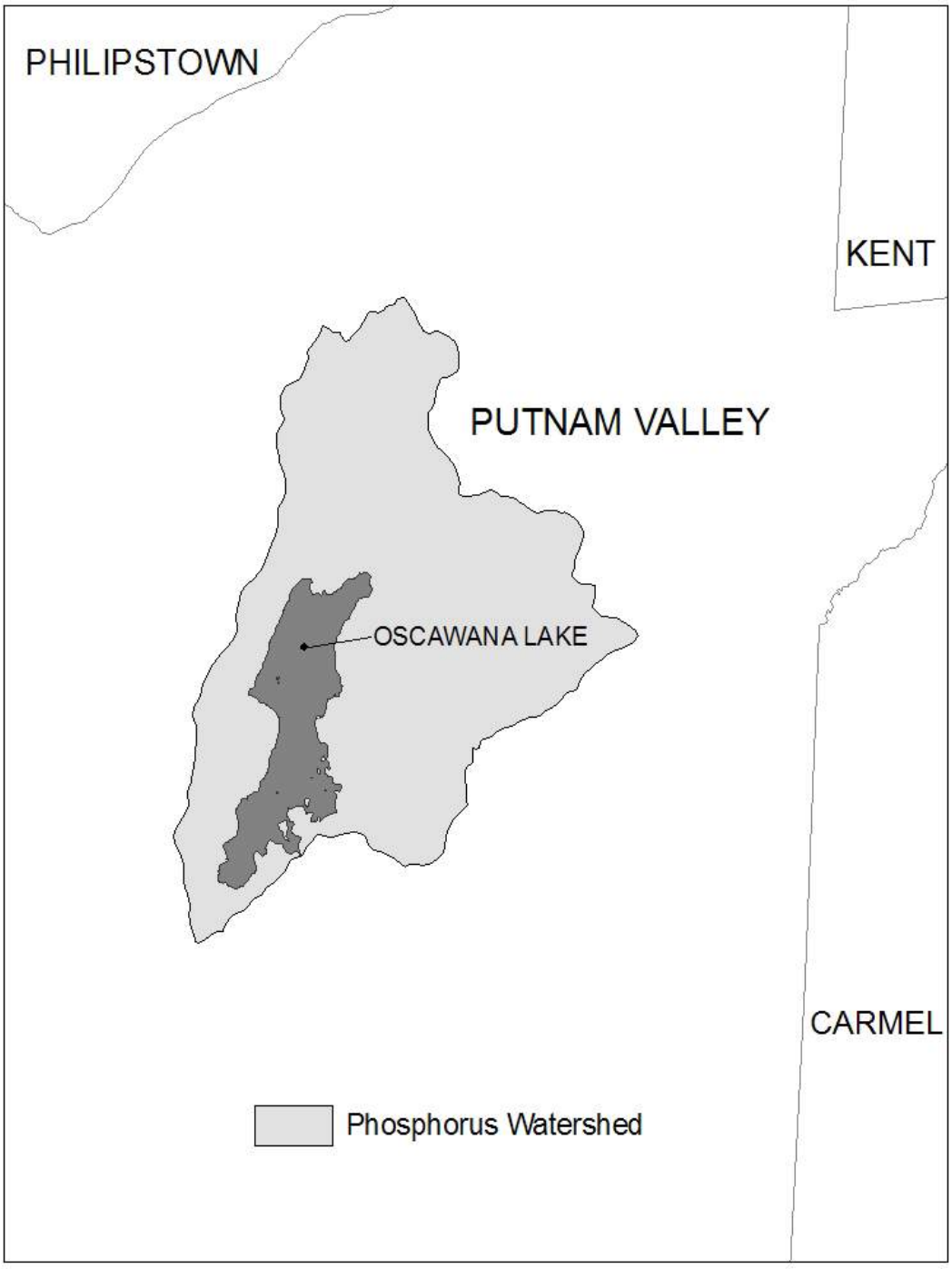
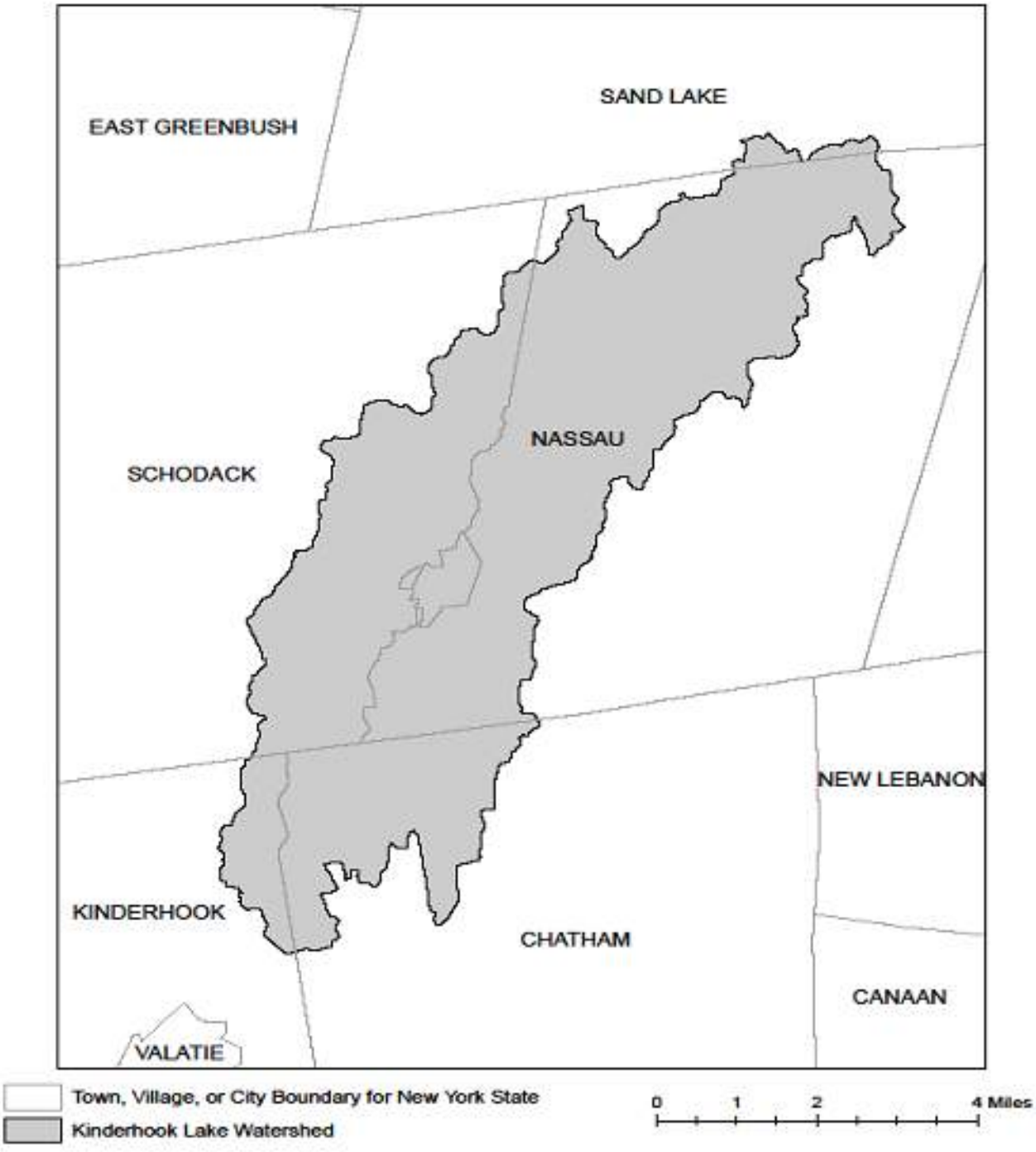


Figure 5 - Kinderhook Lake Watershed



APPENDIX D – Impaired Waterbodies (by Construction Related Pollutants)

List of waterbodies impaired by *pollutants* related to *construction activity*, including turbidity, silt/sediment, and nutrients (e.g. nitrogen, phosphorus). This list is a subset of "The Final New York State 2018 Section 303(d) List of Impaired Waters Requiring a TMDL" dated June 2020.

County	Waterbody	Pollutant
Albany	Ann Lee (Shakers) Pond, Stump Pond (1201-0096)	Phosphorus
Albany	Lawsons Lake (1301-0235)	Phosphorus
Allegany	Amity Lake, Saunders Pond (0403-0054)	Phosphorus
Allegany	Andover Pond (0403-0056)	Phosphorus
Bronx	Reservoir No.1/Lake Isle (1702-0075)	Phosphorus
Bronx	Van Cortlandt Lake (1702-0008)	Phosphorus
Broome	Blueberry, Laurel Lakes (1404-0033)	Phosphorus
Broome	Fly Pond, Deer Lake (1404-0038)	Phosphorus
Broome	Minor Tribs to Lower Susquehanna (0603-0044)	Phosphorus
Broome	Whitney Point Lake/Reservoir (0602-0004)	Phosphorus
Cattaraugus	Allegheny River/Reservoir (0201-0023)	Phosphorus
Cattaraugus	Beaver Lake/Alma Pond (0201-0073)	Phosphorus
Cattaraugus	Case Lake (0201-0020)	Phosphorus
Cattaraugus	Linlyco/Club Pond (0201-0035)	Phosphorus
Cayuga	Duck Lake (0704-0025)	Phosphorus
Cayuga	Owasco Inlet, Upper, and tribs (0706-0014)	Nutrients
Chautauqua	Chadakoin River and tribs (0202-0018)	Phosphorus
Chautauqua	Hulburt/Clymer Pond (0202-0079)	Phosphorus
Chautauqua	Middle Cassadaga Lake (0202-0002)	Phosphorus
Clinton	Great Chazy River, Lower, Main Stem (1002-0001)	Silt/Sediment
Columbia	Robinson Pond (1308-0003)	Phosphorus
Cortland	Dean Pond (0602-0077)	Phosphorus
Dutchess	Fallkill Creek (1301-0087)	Phosphorus
Dutchess	Hillside Lake (1304-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Phosphorus
Dutchess	Wappingers Lake (1305-0001)	Silt/Sediment
Erie	Beeman Creek and tribs (0102-0030)	Phosphorus
Erie	Delaware Park Pond (0101-0026)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Phosphorus
Erie	Ellicott Creek, Lower, and tribs (0102-0018)	Silt/Sediment
Erie	Green Lake (0101-0038)	Phosphorus
Erie	Little Sister Creek, Lower, and tribs (0104-0045)	Phosphorus
Erie	Murder Creek, Lower, and tribs (0102-0031)	Phosphorus

Erie	Rush Creek and tribs (0104-0018)	Phosphorus
Erie	Scajaquada Creek, Lower, and tribs (0101-0023)	Phosphorus
Erie	Scajaquada Creek, Middle, and tribs (0101-0033)	Phosphorus
Erie	Scajaquada Creek, Upper, and tribs (0101-0034)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Phosphorus
Erie	South Branch Smoke Cr, Lower, and tribs (0101-0036)	Silt/Sediment
Genesee	Bigelow Creek and tribs (0402-0016)	Phosphorus
Genesee	Black Creek, Middle, and minor tribs (0402 0028)	Phosphorus
Genesee	Black Creek, Upper, and minor tribs (0402-0048)	Phosphorus
Genesee	Bowen Brook and tribs (0102-0036)	Phosphorus
Genesee	LeRoy Reservoir (0402-0003)	Phosphorus
Genesee	Mill Pond (0402-0050)	Phosphorus
Genesee	Oak Orchard Cr, Upper, and tribs (0301-0014)	Phosphorus
Genesee	Oatka Creek, Middle, and minor tribs (0402-0031)	Phosphorus
Genessee	Tonawanda Cr, Middle, Main Stem (0102-0002)	Phosphorus
Greene	Schoharie Reservoir (1202-0012)	Silt/Sediment
Greene	Sleepy Hollow Lake (1301-0059)	Silt/Sediment
Herkimer	Steele Creek tribs (1201-0197)	Phosphorus
Herkimer	Steele Creek tribs (1201-0197)	Silt/Sediment
Kings	Hendrix Creek (1701-0006) 18	Nitrogen
Kings	Prospect Park Lake (1701-0196)	Phosphorus
Lewis	Mill Creek/South Branch, and tribs (0801-0200)	Nutrients
Livingston	Christie Creek and tribs (0402-0060)	Phosphorus
Livingston	Conesus Lake (0402-0004)	Phosphorus
Livingston	Mill Creek and minor tribs (0404-0011)	Silt/Sediment
Monroe	Black Creek, Lower, and minor tribs (0402-0033)	Phosphorus
Monroe	Buck Pond (0301-0017)	Phosphorus
Monroe	Cranberry Pond (0301-0016)	Phosphorus
Monroe	Durand, Eastman Lakes (0302-0037)	Phosphorus
Monroe	Lake Ontario Shoreline, Western (0301-0069) 9	Phosphorus
Monroe	Long Pond (0301-0015)	Phosphorus
Monroe	Mill Creek and tribs (0302-0025)	Phosphorus 2
Monroe	Mill Creek/Blue Pond Outlet and tribs (0402-0049)	Phosphorus
Monroe	Minor Tribs to Irondequoit Bay (0302-0038)	Phosphorus
Monroe	Rochester Embayment - East (0302-0002) [9]	Phosphorus
Monroe	Rochester Embayment - West (0301-0068) 9	Phosphorus
Monroe	Shipbuilders Creek and tribs (0302-0026)	Phosphorus 2
Monroe	Thomas Creek/White Brook and tribs (0302-0023)	Phosphorus

Nassau	Bannister Creek/Bay (1701-0380)	Nitrogen
Nassau	Beaver Lake (1702-0152)	Phosphorus
Nassau	Browswere Bay (1701-0383)	Nitrogen
Nassau	Camaans Pond (1701-0052)	Phosphorus
Nassau	East Meadow Brook, Upper, and tribs (1701-0211)	Silt/Sediment
Nassau	East Rockaway Channel (1701-0381)	Nitrogen
Nassau	Glen Cove Creek, Lower, and tribs (1702-0146)	Silt/Sediment
Nassau	Grant Park Pond (1701-0054)	Phosphorus
Nassau	Hempstead Bay, Broad Channel (1701-0032)	Nitrogen
Nassau	Hempstead Lake (1701-0015)	Phosphorus
Nassau	Hewlett Bay (1701-0382)	Nitrogen
Nassau	Hog Island Channel (1701-0220)	Nitrogen
Nassau	Massapequa Creek, Upper, and tribs (1701-0174)	Phosphorus
Nassau	Milburn/Parsonage Creeks, Upp, and tribs (1701-0212)	Phosphorus
Nassau	Reynolds Channel, East (1701-0215) [12]	Nitrogen
Nassau	Reynolds Channel, West (1701-0216) 12	Nitrogen
Nassau	Tidal Tribs to Hempstead Bay (1701-0218)	Nitrogen
Nassau	Tribs (fresh) to East Bay (1701-0204)	Silt/Sediment
Nassau	Tribs (fresh) to East Bay (1701-0204)	Phosphorus
Nassau	Tribs to Smith Pond/Halls Pond (1701-0221)	Phosphorus
Nassau	Woodmere Channel (1701-0219)	Nitrogen
New York	Harlem Meer (1702-0103)	Phosphorus
New York	The Lake in Central Park (1702-0105)	Phosphorus
Niagara	Bergholtz Creek and tribs (0101-0004)	Phosphorus
Niagara	Hyde Park Lake (0101-0030)	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0053) 9	Phosphorus
Niagara	Lake Ontario Shoreline, Western (0301-0072) 9	Phosphorus
Oneida	Ballou, Nail Creeks (1201-0203)	Phosphorus
Onondaga	Ley Creek and tribs (0702-0001) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nutrients (phosphorus)
Onondaga	Minor Tribs to Onondaga Lake (0702-0022) 10	Nitrogen (NH3, NO2)
Onondaga	Onondaga Creek, Lower (0702-0023) 10	Nutrients (phosphorus)
Onondaga	Onondaga Creek, Lower, and tribs (0702-0023)	Turbidity
Onondaga	Onondaga Creek, Middle, and tribs (0702-0004)	Turbidity
Onondaga	Onondaga Creek, Upper, and tribs (0702-0024)	Turbidity
Ontario	Great Brook and minor tribs (0704-0034)	Phosphorus 2
Ontario	Great Brook and minor tribs (0704-0034)	Silt/Sediment

Ontario	Hemlock Lake Outlet and minor tribs (0402-0013)	Phosphorus
Ontario	Honeoye Lake (0402-0032)	Phosphorus
Orange	Brown Pond Reservoir (1303-0013)	Phosphorus
Orange	Lake Washington (1303-0012)	Phosphorus
Orange	Minor Tribs to Middle Wallkill (1306-0061)	Phosphorus
Orange	Monhagen Brook and tribs (1306-0074)	Phosphorus
Orange	Orange Lake (1301-0008) [16]	Phosphorus
Orange	Quaker Creek and tribs (1306-0025)	Phosphorus
Orange	Wallkill River, Middle, Main Stem (1306-0038)	Phosphorus
Orange	Wallkill River, Upper, and Minor tribs (1306-0017)	Phosphorus
Orleans	Glenvwood Lake (0301-0041)	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0070) 9	Phosphorus
Orleans	Lake Ontario Shoreline, Western (0301-0071) 9	Phosphorus
Oswego	Lake Neatahwanta (0701-0018)	Nutrients (phosphorus)
Oswego	Pleasant Lake (0703-0047)	Phosphorus
Putnam	Lost Lake, Putnam Lake (1302-0053)	Phosphorus
Putnam	Minor Tribs to Croton Falls Reservoir (1302-0001)	Phosphorus
Queens	Bergen Basin (1701-0009) 18	Nitrogen
Queens	Jamaica Bay, Eastern, and tribs, Queens (1701-0005) 18	Nitrogen
Queens	Kissena Lake (1702-0258)	Phosphorus
Queens	Meadow Lake (1702-0030)	Phosphorus
Queens	Shellbank Basin (1701-0001) 18	Nitrogen
Queens	Willow Lake (1702-0031)	Phosphorus
Rensselaer	Nassau Lake (1310-0001)	Phosphorus
Rensselaer	Snyders Lake (1301-0043)	Phosphorus
Richmond	Grassmere Lake/Bradys Pond (1701-0357)	Phosphorus
Rockland	Congers Lake, Swartout Lake (1501-0019)	Phosphorus
Rockland	Rockland Lake (1501-0021)	Phosphorus
Saratoga	Ballston Lake (1101-0036)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Phosphorus
Saratoga	Dwaas Kill and tribs (1101-0007)	Silt/Sediment
Saratoga	Lake Lonely (1101-0034)	Phosphorus
Saratoga	Round Lake (1101-0060)	Phosphorus
Saratoga	Tribs to Lake Lonely (1101-0001)	Phosphorus
Schenectady	Collins Lake (1201-0077)	Phosphorus
Schenectady	Duane Lake (1311-0006)	Phosphorus
Schenectady Lake	Mariaville Lake (1201-0113)	Phosphorus
Schuyler	Cayuta Lake (0603-0005)	Phosphorus

Seneca	Reeder Creek and tribs (0705-0074)	Phosphorus
St.Lawrence	Black Lake Outlet, Black Lake (0906-0001)	Phosphorus
St.Lawrence	Fish Creek and minor tribs (0906-0026)	Phosphorus
Steuben	Smith Pond (0502-0012)	Phosphorus
Suffolk	Agawam Lake (1701-0117)	Phosphorus
Suffolk	Big/Little Fresh Ponds (1701-0125)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Phosphorus
Suffolk	Canaan Lake (1701-0018)	Silt/Sediment
Suffolk	Fresh Pond (1701-0241)	Phosphorus
Suffolk	Great South Bay, East (1701-0039)	Nitrogen
Suffolk	Great South Bay, Middle (1701-0040)	Nitrogen
Suffolk	Great South Bay, West (1701-0173)	Nitrogen
Suffolk	Lake Ronkonkoma (1701-0020)	Phosphorus
Suffolk	Mattituck/Marratooka Pond (1701-0129)	Phosphorus
Suffolk	Mill and Seven Ponds (1701-0113)	Phosphorus
Suffolk	Millers Pond (1702-0013)	Phosphorus
Suffolk	Moriches Bay, East (1701-0305)	Nitrogen
Suffolk	Moriches Bay, West (1701-0038)	Nitrogen
Suffolk	Quantuck Bay (1701-0042)	Nitrogen
Suffolk	Shinnecock Bay and Inlet (1701-0033)	Nitrogen
Suffolk	Tidal Tribs to West Moriches Bay (1701-0312)	Nitrogen
Sullivan	Bodine, Mongomery Lakes (1401-0091)	Phosphorus
Sullivan	Davies Lake (1402-0047)	Phosphorus
Sullivan	Evens Lake (1402-0004)	Phosphorus
Sullivan	Pleasure Lake (1402-0055)	Phosphorus
Sullivan	Swan Lake (1401-0063)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Phosphorus
Tompkins	Cayuga Lake, Southern End (0705-0040)	Silt/Sediment
Ulster	Ashokan Reservoir (1307-0004)	Silt/Sediment
Ulster	Esopus Creek, Lower, Main Stem (1307-0010) [17]	Turbidity
Ulster	Esopus Creek, Middle, Main Stem (1307-0003) 17	Turbidity
Ulster	Esopus Creek, Upper, and minor tribs (1307-0007)[3]	Silt/Sediment
Ulster	Wallkill River, Lower, Main Stem (1306-0027)	Phosphorus
Warren	Hague Brook and tribs (1006-0006)	Silt/Sediment
Warren	Huddle/Finkle Brooks and tribs (1006-0003)	Silt/Sediment
Warren	Indian Brook and tribs (1006-0002)	Silt/Sediment
Warren	Lake George (1006-0016) and tribs	Silt/Sediment
Warren	Tribs to Lake George, East Shore (1006-0020)	Silt/Sediment
Warren	Tribs to Lake George, Lk.George Village (1006-0008)	Silt/Sediment

Washington	Wood Cr/Champlain Canal and tribs (1005-0036)	Phosphorus
Westchester	Lake Katonah (1302-0136)	Phosphorus
Westchester	Lake Lincolndale (1302-0089)	Phosphorus
Westchester	Lake Meahagh (1301-0053)	Phosphorus
Westchester	Lake Mohegan (1301-0149)	Phosphorus
Westchester	Lake Shenorock (1302-0083)	Phosphorus
Westchester	Mamaroneck River, Lower (1702-0071)	Silt/Sediment
Westchester	Mamaroneck River, Upp, & minor tribs (1702-0123)	Silt/Sediment
Westchester	Saw Mill River (1301-0007)	Phosphorus
Westchester	Saw Mill River, Middle, and tribs (1301-0100)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Phosphorus
Westchester	Sheldrake River (1702-0069)	Silt/Sedimnt
Westchester	Silver Lake (1702-0040)	Phosphorus
Westchester	Teatown Lake (1302-0150)	Phosphorus
Westchester	Truesdale Lake (1302-0054)	Phosphorus
Westchester	Wallace Pond (1301-0140)	Phosphorus

APPENDIX E – List of NYSDEC Regional Offices

Region	Covering the following counties:	DIVISION OF ENVIRONMENTAL PERMITS (DEP) Permit Administrators	DIVISION OF WATER (DOW) Water (SPDES) Program
1	Nassau and Suffolk	50 Circle Road Stony Brook, NY 11790 Tel. (631) 444-0365	50 Circle Road Stony Brook, NY 11790-3409 Tel. (631) 444-0405
2	Bronx, Kings, New York, Queens and Richmond	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4997	1 Hunters Point Plaza, 47-40 21st St. Long Island City, NY 11101-5407 Tel. (718) 482-4933
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester	21 South Putt Corners Road New Paltz, NY 12561-1696 Tel. (845) 256-3059	220 White Plains Road, Suite 110 Tel. (914) 428 - 2505
4	Albany, Columbia, Delaware, Greene, Montgomery, Otsego, Rensselaer, Schenectady and Schoharie	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2069	1130 North Westcott Road Schenectady, NY 12306-2014 Tel. (518) 357-2045
5	Clinton, Essex, Franklin, Fulton, Hamilton, Saratoga, Warren and Washington	1115 State Route 86, Po Box 296 Ray Brook, NY 12977-0296 Tel. (518) 897-1234	232 Golf Course Road Warrensburg, NY 12885-1172 Tel. (518) 623-1200
6	HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE	STATE OFFICE BUILDING 317 WASHINGTON STREET WATERTOWN, NY 13601-3787 TEL. (315) 785-2245	STATE OFFICE BUILDING 207 GENESEE STREET UTICA, NY 13501-2885 TEL. (315) 793-2554
7	BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7438	5786 WIDEWATERS PARKWAY SYRACUSE, NY 13214-1867 TEL. (315) 426-7500
8	CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES	6274 EAST AVON-LIMA ROADAVON, NY 14414-9519 TEL. (585) 226-2466	6274 EAST AVON-LIMA RD. AVON, NY 14414-9519 TEL. (585) 226-2466
9	ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7165	700 DELAWARE AVENUE BUFFALO, NY 14209-2999 TEL. (716) 851-7070

APPENDIX F – SWPPP Preparer Certification Form

The SWPPP Preparer Certification Form required by this permit begins on the following page.

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

Project/Site Name:

eNOI Submission ID:

Owner/Operator Name:

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) has been prepared in accordance with the requirements of GP-0-25-001. I certify under penalty of law that the SWPPP and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

SWPPP Preparer First Name | MI | SWPPP Preparer Last Name

Signature | Date

Revised: January 2025

APPENDIX G – MS4 SWPPP Acceptance Form

The MS4 SWPPP Acceptance Form required by this permit begins on the following page.

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

APPENDIX H – NYCDEP SWPPP Acceptance/Approval Form

The City of New York Department of Environmental Protection (NYCDEP) SWPPP Acceptance/Approval form required by this permit begins on the following page.

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Environmental Planning and Analysis
59-17 Junction Blvd., 9th Floor; Flushing, NY 11373

SWPPP Acceptance/Approval

Application Number:

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance/Approval
8. SWPPP Reviewed by:
9. Title/Position: /
10. Date Final SWPPP Reviewed and Accepted:
11. Acceptance/Approval Expiration Date:
IV. Regulated MS4 Information for projects that require coverage under the NY State Pollution Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity
12. Name of MS4: *CITY OF NEW YORK*
13. MS4 SPDES Permit Identification Number: *NY-0287890*
14. Contact Person:
15. Street Address: *59-17 Junction Blvd. 9th Floor*
16. City/State/Zip: *Flushing, NY 11373*
17. Telephone Number:

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

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V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s).

Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Conditions of Acceptance/Approval and Additional Information

Projects in the MS4 area must submit a copy of this SWPPP Acceptance with a Notice of Intent for coverage under the NY SPDES General Permit for Stormwater Discharges from Construction Activity to: NYS Department of Environmental Conservation, Division of Water; 625 Broadway, 4th Floor; Albany, New York 12233-3505.

APPENDIX I – MS4 No Jurisdiction Form

The MS4 No Jurisdiction Form required by this permit begins on the following page.

MS4 No Jurisdiction Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

a. Owner/Operator Name:

b. Contact Person:

c. Street Address:

d. City/State/Zip:

II. Project Site Information

a. Project/Site Name:

b. Street Address:

c. City/State/Zip:

d. eNOI Submission ID:

III. Traditional Land Use Control MS4 Operator Information

a. Name of MS4 Operator:

b. MS4 SPDES Permit ID Number: NYR20A

c. Street Address:

d. City/State/Zip:

e. Telephone Number:

IV. Certification Statement

In accordance with CGP Part I.D.2.b.ii.3., I hereby certify that the Traditional Land Use Control MS4 Operator identified in section III. of this form does not have review authority over the construction project identified in section II. of this form, which is owned/operated by the entity identified in section I. of this form. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

a. Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.:

b. Title/Position:

c. Signature:

d. Date:

APPENDIX J – Owner/Operator Certification Form

The Owner/Operator Certification Form required by this permit begins on the following page.

Owner/Operator Certification Form

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b. or Part I.F.2. and 3., the completed form must be attached to the eNOI or the Request to Continue Coverage, and submitted to NYSDEC electronically.

Project/Site Name: _____

eNOI Submission ID: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I hereby certify that I read, and will comply with, the GP-0-25-001 permit requirements. I understand that authorization to discharge under the permit for the project/site named above is dependent on receipt of a Letter of Authorization (LOA) or a Letter of Continued Coverage (LOCC) from the New York State Department of Environmental Conservation (NYSDEC) in accordance with CGP Part I.D.3.b. or Part I.F.4. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner/Operator First Name MI Owner/Operator Last Name

_____

Signature

_____

Date

Revised: January 2025

APPENDIX 5

DRAFT NOTICE OF INTENT (NOI)

Multi-Sector General Permit (MSGP) Notice of Intent GP-0-23-001

version 1.9

(Submission #: HQB-B09H-SVVYH, version 1)

Details

Originally Started By	Kyle Shallow
Submission ID	HQB-B09H-SVVYH
Status	Draft

Form Input

Owner Information

Owner/Operator Name
Beekman Arts Center, LLC & Bay Ridge Studios, LLC

What type of organization owns the facility?
LLC

Department of State ID Number
4925575

The Department of State ID can be found using the following link:
Department of State | Division of Corporations

Owner/Operator Address

45 BEEKMAN ST
BEACON, NY 12508-2523

Owner/Operator Contact Information

First and Last Name	Phone	Email
Nidal Hassan	8458380984	nidalhassen7@gmail.com

Billing Information

Please only check yes if the annual fee bill is to go to another location than the owner/operator address.

Is the Billing Information different that the Owner/Operator Information?
No

Facility Information

Facility Name
45 Beekman Street Mixed-Use Development

Facility Physical Location

45 Beekman Street
Beacon, NY 12508
Dutchess

Facility Location
41.50965470960857,-73.97820291198144

Has this facility been assigned a SPDES ID under previous versions of the MSGP?
No

Eligibility Information

1. Does your facility meet all eligibility requirements listed in Part I.B of the MSGP to gain coverage under this general permit?
Yes

2. Does your facility conduct any activities listed in Part I.C of the SPDES Multi-Sector General Permit which would make your facility ineligible for coverage under this general permit?
No

3. Has a Stormwater Pollution Prevention Plan (SWPPP) been prepared for this facility in accordance with the requirements of the MSGP GP-0-23-001?
Yes

4. Where will the SWPPP be located?
On site at the facility

Waterbody Information (1 of 1)

Waterbody locator

Please use the stormwater interactive mapper to find the name of the waterbody. Start to type the name in the dropdown box to get to the waterbody name. The map is also used to answer other questions on this page.
Stormwater Interactive Map

1. Provide the name of the nearest surface waterbody into which site runoff will discharge.
Hudson River (Class B) - 1301-0003

2. Has the surface waterbody been identified as an impaired waterbody on the CWA 303(D) list or in a watershed for which a Total Maximum Daily Load (TMDL) strategy has been approved?
Yes

2A. Is the pollutant(s) causing the impairment a pollutant of concern included in the benchmarks and/or effluent limitations which the facility is subject to in Part VII of the MSGP?
No

3. Does site runoff enter a Municipal Separate Storm Sewer System (MS4) including roadside drains, swales, ditches, culverts, etc.?
Yes

3A. What is the name of the municipality or entity that owns the MS4?
City of Beacon - NYR20A040

Outfall Information

1. What is the facilities primary SIC Code?
4225 - General Warehousing and Storage

2. Are there other SIC codes?
No

3. Does the facility fall under sectors A, C, D, E, J, K, L, O or S?
No

Outfall and Sector Information

Outfall #	SIC and Sector Codes	EPA Point Source	Acres	Latitude	Longitude
001	4225-P	N	2.60	41.979	-73.979

4. Is a Representative Outfall Waiver being requested in accordance with Part IV.G? If the facility currently has a waiver, to continue the waiver, answer yes.
No

CERTIFICATION

The MSGP Owner/Operator has read and understands the MSGP as it pertains to permit requirements as well as the timeframes for compliance set forth in the permit.
Yes

I am a member of the corporation's executive team, a partner in the partnership, the sole proprietor of the business, or the ranking elected official of the municipality and will be submitting under my name.
No

As a representative of the MSGP covered facility, you cannot sign the Notice of Intent. Please download the certification form from the link below. Have the Corporate Executive, Partner, Ranking Elected Official or Principal Executive Officer complete and sign the certification form. Upload form to your computer and attach to this NOI.

This certification form must be signed and uploaded every time this form is submitted, unless a Corporate Executive Officer, Ranking Elected Official, Partner or Sole Proprietor is going to electronically sign and submit the form.
Certification Form

Attach completed certification form.
NONE PROVIDED
Comment
NONE PROVIDED

APPENDIX 6

DRAFT NOTICE OF TERMINATION (NOT)

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505
(NOTE: Submit completed form to address above)

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR ____ ____ ____ ____ ____ ____

I. Owner or Operator Information

1. Owner/Operator Name: Beekman Arts Center, LLC & Bay Ridge Studios, LLC

2. Street Address: 268 Main Street

3. City/State/Zip: Beacon, NY 12508

4. Contact Person: Nidal Hassen | 4a. Telephone: 845 838 0984

4b. Contact Person E-Mail: nidalhassen7@gmail.com

II. Project Site Information

5. Project/Site Name: 45 Beekman Street Mixed-Use Development

6. Street Address: 45 Beekman Street

7. City/Zip Beacon, NY 12508

8. County: Dutchess

III. Reason for Termination

9a. □ All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. ***Date final stabilization completed** (month/year): _____

9b. □ Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR ____ ____ ____ ____ ____ ____
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c. □ Other (Explain on Page 2)

IV. Final Site Information:

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices? □ yes □ no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed? □ yes □ no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?

_____

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit? □ yes □ no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

□ Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.

□ Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).

□ For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.

□ For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? _____ (acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4? □ yes □ no

(If Yes, complete section VI - "MS4 Acceptance" statement

V. Additional Information/Explanation:

(Use this section to answer questions 9c. and 10b., if applicable)

VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:	Date:

NOTICE OF TERMINATION for Storm Water Discharges Authorized under the SPDES General Permit for Construction Activity - continued

VII. Qualified Inspector Certification - Final Stabilization:

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

IX. Owner or Operator Certification

I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name:	
Title/Position:	
Signature:	Date:

(NYS DEC Notice of Termination - January 2015)

APPENDIX 7

MS4 ACCEPTANCE FORM

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information
1. Owner/Operator Name:
2. Contact Person:
3. Street Address:
4. City/State/Zip:
II. Project Site Information
5. Project/Site Name:
6. Street Address:
7. City/State/Zip:
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information
8. SWPPP Reviewed by:
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted:
IV. Regulated MS4 Information
11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP). Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name[1]:

Title/Position:

Signature:

Date:

VI. Additional Information

[1] Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

(NYSDEC - MS4 SWPPP Acceptance Form - January 2025)

APPENDIX 8

NRCS HYDROLOGIC SOIL MAPPING

Map Scale: 1:1,110 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 20, Sep 5, 2023

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DwB	Dutchess-Cardigan complex, undulating, rocky	B	1.9	100.0%
Totals for Area of Interest			**1.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX 9

APPENDIX H – CONSTRUCTION SITE LOG BOOK

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM FOR CONSTRUCTION ACTIVITIES

CONSTRUCTION SITE LOG BOOK

Table of Contents

I. Pre-Construction Meeting Documents
   a. Preamble to Site Assessment and Inspections
   b. Operator's Certification
   c. Qualified Professional's Credentials & Certification
   d. Pre-Construction Site Assessment Checklist

II. Construction Duration Inspections
   a. Directions
   b. Modification to the SWPPP

III. Monthly Summary Reports

IV. Monitoring, Reporting, and Three-Month Status Reports
   a. Operator's Compliance Response Form

Properly completing forms such as those contained in Appendix H meet the inspection requirement of NYS-DEC SPDES GP for Construction Activities. Completed forms shall be kept on site at all times and made available to authorities upon request.

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified professional[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements.

When construction starts, site inspections shall be conducted by the qualified professional at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater (Construction Duration Inspections). The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request. The Operator shall post at the site, in a publicly accessible location, a summary of the site inspection activities on a monthly basis (Monthly Summary Report).

The operator shall also prepare a written summary of compliance with this general permit at a minimum frequency of every three months (Operator's Compliance Response Form), while coverage exists. The summary should address the status of achieving each component of the SWPPP.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified professional perform a final site inspection. The qualified professional shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 "Qualified Professional means a person knowledgeable in the principles and practice of erosion and sediment controls, such as a Certified Professional in Erosion and Sediment Control (CPESC), soil scientist, licensed engineer or someone working under the direction and supervision of a licensed engineer (person must have experience in the principles and practices of erosion and sediment control).

2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.

3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Operators Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. Further, I hereby certify that the SWPPP meets all Federal, State, and local erosion and sediment control requirements. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

c. Qualified Professional's Credentials & Certification

"I hereby certify that I meet the criteria set forth in the General Permit to conduct site inspections for this project and that the appropriate erosion and sediment controls described in the SWPPP and as described in the following Pre-construction Site Assessment Checklist have been adequately installed or implemented, ensuring the overall preparedness of this site for the commencement of construction."

Name (please print): _____

Title _____ **Date:** _____

Address: _____

Phone: _____ **Email:** _____

Signature: _____

d. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Perimeter Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. Directions:
Inspection Forms will be filled out during the entire construction phase of the project.
Required Elements:

(1) On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;

(2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

(3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

(4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

(5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

(6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Professional (print name)	**Qualified Professional Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions
Yes No NA
[ ] [ ] [ ] Is construction site litter and debris appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing
Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

Runoff Control Practices

1. Excavation Dewatering
Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

2. Level Spreader
Yes No NA
[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales
Yes No NA
[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Stabilized Construction Entrance

Yes No NA

[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

2. Silt Fence

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

3. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.

Sediment accumulation ___% of design capacity.

4. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.

Sediment accumulation is ___% of design capacity.

5. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.

Sediment accumulation is ___% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design.
Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

APPENDIX 10

NYSDEC CONSTRUCTION STORMWATER INSPECTION MANUAL

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Construction Stormwater Inspection Manual

Primarily for Government Inspectors Evaluating Compliance with Construction Stormwater Control Requirements

New York State
Department of Environmental Conservation

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Version 1.05 (8/27/07)

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1.0 INTRODUCTION AND PURPOSE

The New York State Department of Environmental Conservation Division of Water (DOW) considers there to be two types of inspections germane to construction stormwater; compliance inspections and self-inspections.

This manual is for use by DOW and other regulatory oversight construction stormwater inspectors in performing compliance inspections, as well as for site operators in performing self inspections. The manual should be used in conjunction with the *New York State Standards and Specifications for Erosion and Sediment Control,* August 2005.

1.1 Compliance Inspections

Regulatory compliance inspections are performed by regulatory oversight authorities such as DOW staff, or representatives of DOW and local municipal construction stormwater inspectors. These inspections are intended to determine compliance with the state or local requirements for control of construction stormwater through erosion and sediment control and post construction practices. Compliance inspections focus on determinations of compliance with legal and water quality standards. Typically, compliance inspections can be further sub-categorized to include comprehensive inspections, and follow-up or reconnaissance inspections.

Compliance inspectors will focus on determining whether:

- the project is causing water quality standard violations;
- the required Stormwater Pollution Prevention Plan (SWPPP) includes appropriate erosion and sediment controls and, to some extent, post construction controls;
- the owner/operator is complying with the SWPPP;
- where required, self-inspections are being properly performed; and
- where self-inspections are required, the owner/operator responds appropriately to the self-inspector's reports.

1.1.1 Comprehensive Inspection

Comprehensive inspections are designed to verify permittee compliance with all applicable regulatory requirements, effluent controls, and compliance schedules. This inspection involves records reviews, visual observations, and evaluations of management practices, effluents, and receiving waters.

Comprehensive inspections should be conducted according to a neutral or random inspection scheme, or in accordance with established priorities. A neutral monitoring scheme provides some objective basis for scheduling inspections and sampling visits by establishing a system (whether complex factor-based, alphabetic, or geographic) for setting prioritiesto ensure that a particular facility is not unfairly selected for inspection or sampling. The selection of which

facility to inspect must be made without bias to ensure that the regulatory oversight authority, if challenged for being arbitrary and capricious manner, can reasonably defend itself.

A neutral inspection scheme should set the criteria the inspector uses to choose which facilities to inspect, but the schedule for the actual inspection should remain confidential, and may be kept separate from the neutral plan.

A routine comprehensive compliance inspection is most effective when it is unannounced or conducted with very little advance warning.

1.1.2 Reconnaissance Inspection

A reconnaissance inspection is performed in lieu of, or following a comprehensive inspection to obtain a preliminary overview of an owner/operator's compliance program, to respond to a citizen complaint, or to assess a non-permitted site. The inspector performs a brief (generally about an hour) visual inspection of the site, discharges and receiving waters. A reconnaissance inspection uses the inspector's experience and judgement to summarize potential compliance problems, without conducting a full comprehensive inspection. The objective of a reconnaissance inspection is to expand inspection coverage without increasing inspection resource expenditures. The reconnaissance inspection is the shortest and least resource intensive of all inspections.

Reconnaissance inspections may be initiated in response to known or suspected violations, a public complaint, a violation of regulatory requirements, or as follow-up to verify that necessary actions were taken in response to a previous inspection.

1.2 Self-inspections

For some projects, the site owner/operator is required by their State Pollutant Discharge Elimination System (SPDES) Permit and/or local requirements to have a qualified professional[1] perform a "self-inspection" at the site. In self-inspections, the qualified professional determines whether the site is being managed in accordance with the SWPPP, and whether the SWPPP's recommended erosion and sediment controls are effective. If activities are not in accordance with the SWPPP, or if the SWPPP erosion and sediment controls are not effective, the qualified professional inspecting the site recommends corrections to the owner/operator.

[1] A "Qualified professional" is a person knowledgeable in the principles and practice of erosion and sediment controls, such as a licensed professional engineer, Certified Professional in Erosion and Sediment Control (CPESC), licensed landscape architect or soil scientist.

2.0 PRE-INSPECTION ACTIVITIES

2.1 Regulatory Oversight Authorities

This section is intended for inspectors with regulatory oversight authority such as agents of the DOW or a local municipality, or others acting on their behalf, such as county Soil and Water Conservation District staff. Examples of other regulatory oversight authorities include: the United States Environmental Protection Agency (EPA); New York City Department of Environmental Protection (DEP), Adirondack Park Agency (APA); the Lake George Park Commission (LGPC), and the Skaneateles Lake Watershed Authority (SLWA). Before arriving on-site to conduct the inspection, considerations concerning communication, documentation and equipment must be made.

Regulatory oversight authority is granted by state or local law to government agencies or, depending upon the particular law, an authorized representative of state or local government. SPDES rules 6 NYCRR 750-2.3 and Environmental Conservation Law 17-0303(6) and 17-0829(a) all allow for authorized representatives of the (NYSDEC) commissioner to perform all the duties of an inspector.

2.1.1 Communication

Coordination with Other Entities

Where appropriate, prior to selecting sites for inspection, compliance inspectors should communicate with other regulatory oversight authorities to avoid unnecessary duplication or to coordinate follow-up to inspections performed by other regulatory oversight authorities.

Announced vs. Unannounced Inspection

Inspections may be announced or unannounced. Each method has its own advantages and disadvantages. Unannounced inspections are preferred, however many job sites are not continuously manned, or not always staffed by someone who is familiar with the SWPPP, thus necessitating an announced inspection. As an alternative, when an announced inspection is necessary, inspectors should try to give as little advanced warning as possible (24 hours is suggested).

Itinerary

For obvious safety reasons, inspectors should be sure to inform someone in their office which site or sites they will be visiting prior to leaving the to perform inspections.

2.1.2 Documentation

Data Review

The inspector should review any available information such as:

- Notice of Intent
- Stormwater Pollution Prevention Plan
- Past inspection records
- Phasing plan

- Construction sequence
- Inspection and Maintenance schedules
- Site specific issues
- Consent Orders
- Access agreements

Inspection Form

The inspector should have copies of, and be familiar with, the inspection form used by their regulatory oversight authority (example in Attachment 1) before leaving the office. Static information such as name, location and permit number can be entered onto the inspection form prior to arriving at the inspection site.

Credentials

Inspectors should always carry proper identification to prove that they are employed by an entity with jurisdictional authority. Failure to display proper credentials may be legal grounds for denial of entry to a site.

2.1.3 Equipment

Personal Protective Equipment

DOW employees must conform to the DOW Health and Safety policy as it relates to personal protective equipment. Other regulatory oversight authorities should have their own safety policies or, if not, may wish to consult the OSHA health and safety tool at: www.osha.gov/dep/etools/ehasp/ to develop a health and safety plan.

The following is a list of some of the most common health and safety gear that may be needed:

- Hard hat (Class G, Type1 or better)
- Safety toe shoes
- Reflective vest
- Hearing protection (to achieve 85 dBA - 8 hr TWA)
- Safety glasses with side shields

If the construction is on an industrial site or a hazardous waste site, special training may be required prior to entering the site. The inspector should consult with OSHA or NYSDEC prior to entering such a site.

Monitoring Equipment

The following is a list of some equipment that may be helpful to document facts and verify compliance:

- Digital Camera
- Measuring tape or wheel
- Hand level or clinometer
- Turbidity meter (in limited circumstances)

2.2 Permittee's Self-inspection

This section is intended for qualified professionals who conduct site self-inspections on behalf of owner/operators. Self-inspectors are responsible for performing inspections in accordance with permit requirements and reporting to site owners and operators the results and any recommendations resulting from the inspection.

Prior to conducting inspections, qualified professionals should ensure familiarity with the Stormwater Pollution Prevention Plan and previous inspection reports.

3.0 ON-SITE INSPECTION PROCESS

3.1 Compliance Inspections

3.1.1 Professionalism

Don't Pretend to Possess Knowledge

Unless the inspector has experience with a particular management practice, do not pretend to possess knowledge. Inspectors cannot be expert in all areas; their job is to collect information, not to demonstrate superior wisdom. Site operators are often willing to talk to someone who is inquisitive and interested. Within reason, asking questions to obtain new information about a management practice, construction technique or piece of equipment is one of the inspector's main roles in an inspection.

Don't Recommend Solutions

The inspector should not recommend solutions or endorse products. The solution to a compliance problem may appear obvious based on the inspector's experience. However, the responsibility should be placed on the site owner to implement a workable solution to a compliance problem that meets NYSDEC standards. The inspector should refer the site operator to the New York Standards and Specifications for Erosion and Sediment Control (the Blue Book) or the New York State Stormwater Management Design Manual (the Design Manual).

Key advice must be offered carefully. One experienced stormwater inspector suggests saying: "I can't direct you or make recommendations, but what we've seen work in other situations is ..."

The way inspectors present themselves is important to the effectiveness of the inspection. An inspector cannot be overly familiar, but will be more effective if able to establish a minimum level of communication.

3.1.2 Safety

DOW employees must conform to Division health and safety policies when on a construction site. Other regulatory oversight authorities should have their own safety policies or, if not, may

wish to consult the OSHA health and safety tool at:

www.osha.gov/dep/etools/ehasp to develop a health and safety plan.

Some general protections for construction sites are:

- Beware of heavy equipment, avoid operator blind spots and make sure of operator eye contact around heavy equipment.
- Avoid walking on rock rip-rap if possible. Loose rock presents a slip hazard.
- Stay out of confined spaces like tanks, trenches and foundation holes.
- Avoid lightning danger. Monitor weather conditions, get out of water, avoid open areas and high points, do not huddle in groups or near trees.
- Protect yourself from sun and heat exposure. Use sun screen or shading clothing. Remain hydrated by drinking water, watching for signs of heat cramps, exhaustion (fatigue, nausea, dizziness, headache, cool or moist skin), or stroke (high body temperature; red, hot and dry skin)
- Protect yourself from cold weather. Wear multiple layers of thin clothing. Wear a warm hat. Drink warm fluids or eat hot foods, and keep dry.
- Avoid scaffolding in excess of 4 feet above grade.
- Beware of ticks, stinging insects, snakes and poison ivy or sumac.

3.1.3 Legal access

DOW has general powers, set forth under ECL 17-0303, subparagraph 6, to enter premises for inspections. In addition, ECL 3-0301.2 conveys general statutory authority granting the DOW the power to access private property to fulfill DOW obligations under the law.

ECL 15-0305 gives the DOW the authority to enter at all times in or upon any property, public or private, for the purpose of inspecting or investigating conditions affecting the construction of improvements to or developments of water resources for the public health, safety or welfare.

ECL 17-0829 allows an authorized DOW representative, upon presentation of their credentials, to enter upon any premises where any effluent source is located, or in which records are required to be maintained. The representative may at reasonable times have access to, and sample discharges/pollutants to the waters or to publicly owned treatment plants where the effluent source is located. This subparagraph provides DOW representatives performing their duties authority to enter a site to pursue administrative violations. Pursuing criminal violations may require a warrant or the owner's permission to enter the site.

For sites that are permitted, DOW has authority under the permit to enter the site.

If the owner/operator's representatives onsite deny access, the inspector *should not* physically force entry. Under these circumstances the attorney representing the inspector should be immediately notified and consideration should be given to soliciting the aid of a law officer to obtain entry.

DOW staff have the right to enter at any reasonable time. If no one is available, and the site is fenced or posted, DOW staff should make all reasonable efforts to identify, contact and notify the owner that the DOW is entering the site. If the inspector has made all reasonable efforts to contact site owners, but was unable to do so, the site can then be accessed. All efforts should be taken not to cause any damage to the facility.

Other regulatory oversight authorities should seek advice on their legal authorities to enter a job site. Municipalities that have adopted Article 6 of the New York State Sample Local Law for Stormwater Management and Erosion and Sediment Control (NYSDEC, 2004, updated 2006) will have legal authority to enter sites in accordance with that chapter and any other existing municipal authority .

Agents of DOW have authority similar DOW staff authority to enter sites. However, DOW staff enjoy significant personal liability protections as state employees. That liability protection may not be the same for authorized representatives of DOW. For authorized representatives of DOW (or other regulatory oversight authorities), it is prudent to obtain permission to enter the site. If such permission is denied, the authorized representatives should inform the appropriate DOW contact, usually the regional water manager.

3.1.4 Find the Legally Responsible Party (Construction Manager, Self-inspector)

The first action a compliance inspector should take upon entering a construction site is to find the construction trailer or the construction or project manager if they are available. The inspector should present appropriate identification to the site's responsible party and state the reason for the inspection; construction stormwater complaint response or neutral construction stormwater inspection. If the inspection is initiated as a response to a complaint, frequently the responsible party will ask who made the complaint. DOW keeps private individual complainants confidential. If the complainant is another regulatory oversight authority, DOW tends to make that known to the site's responsible party.

3.1.5 On-site records review (NOI, SWPPP, Self-inspection Reports, Permit)

Generally, the compliance inspector should next review the on-site records. Verify that a copy of the construction stormwater permit and NOI are on-site. Verify that the acreage, site conditions, and receiving water listed on the NOI are accurate. Compare the on-site documentation with documentation already submitted to, or obtained by the compliance inspector.

If the SWPPP has not been reviewed in the office, verify that it exists and contains the minimum required components (16 for a basic plan and 22 for a full plan). On-site review of the SWPPP should determine if: there is an appropriate phasing plan; the acreage disturbed in each phase, construction sequence for each phase; proposed implementation of erosion and sediment control measures; and, where required, post construction controls. For each of the erosion and sediment control practices, the SWPPP must show design details in accordance with the NYS Standards for Erosion and Sediment Controls. The SWPPP must also include provisions for maintenance of practices during construction. On-site review of post construction controls is generally limited to verification that the proposed stormwater management practices are shown on the site plan.

Where self-inspections are required, self-inspection reports are a significant tool for the compliance inspector to determine the performance history of the site. The self-inspection reports should be done with the required frequency . Self-inspection reports must include all the details required by the permit. Generally, it is desirable for permit information to be shown on a site plan. The compliance inspector should become familiar with the report and use that familiarity to judge whether the self-inspections are being performed correctly and that the site operator is correcting deficiencies noted in the report.

3.1.6 Walk the Site

During wet weather conditions, it may be advantageous to observe the receiving waters prior to walking the rest of the site. At some point during the inspection, the receiving water conditions must be observed and noted. It is critical to note if there is a substantial visible contrast to natural conditions, or evidence of deposition, streambank erosion, construction debris or waste materials (e.g. concrete washdown) in the receiving stream.

Each inspector should evaluate actual implementation and maintenance of practices on-site compared to how implementation and maintenance is detailed in the SWPPP. At a minimum, the compliance inspector should observe all areas of active construction. Observing equipment or materials storage, recently stabilized areas, or stockpile areas is also appropriate to evaluate the effectiveness of management practices.

3.1.7 Taking Photographs

Evidence of poor receiving water conditions and poor or ineffective practices should be documented with digital photographs. Those photographs should be logged date stamped and stored on media that cannot be edited (e.g. write only CDs). Photos should also be appended to the site inspector's report.

It is also beneficial to take photographs of good practices for educational and technology transfer reasons.

3.1.8 Exit Interview

Clearly communicate expectations and consequences. If it is clear from the inspection that the owner/operator must modify the SWPPP, or modify management practices within an assigned period (e.g. 24 hours, 48 hours, one week, two weeks), then that finding should be communicated at the time of the exit interview. The inspector should assign the period based on factors such as how long it would reasonably take to complete such modifications and the level of risk to water quality associated with failure to make such modifications.

The inspector should make clear that NYSDEC reserves rights to future enforcement actions. If the inspector's supervisor or enforcement coordinator determines additional enforcement actions are necessary, the inspector *should not* reassure the owner/operator that the current situation is acceptable.

3.2 Non-permitted Site Inspections

For sites not authorized in accordance with state or local laws, the process will be abbreviated. First verify the need for authorization and observe receiving waters to detect water quality standard violations. If there is a violation, notify the owner of the violation or other compliance actions in response to their illicit activity. For DOW staff, Attachment 2 or a similar notice can be used to notify the site owner/operator that stormwater authorization is required.

3.3 Self-inspections

The role of the self-inspector is to verify that the site is complying with stormwater requirements. In particular, the self-inspector verifies that the SWPPP is being properly implemented. The self-inspector also documents SWPPP implementation so regulatory agencies can review implementation activities.

It is <u>not</u> the role of the self-inspector to report directly to regulatory authorities.

Appendix H of *The New York Standards and Specifications for Erosion and Sediment Control* - August 2005 (the Blue Book) includes a Construction Duration Inspection checklist that can be used by the owner/operators qualified professional for self-inspections. The Blue Book is available on the NYSDEC website.

3.3.1 Purpose

The self inspector should ensure that the project's SWPPP is being properly implemented. This includes ensuring that the erosion and sediment control practices are properly installed and being maintained in accordance with the SWPPP/Blue Book.

The project must be properly phased to limit the disturbance to less than five acres, and the construction sequence for each phase must be followed. The SWPPP must also be modified to address evolving circumstances. Finally, and most importantly, receiving waters must be protected.

If a soil disturbance will be greater than five acres at any given time, the site operator must obtain written permission from the DOW regional office.

3.3.2 Pre-construction Conference

The parties responsible for various aspects of stormwater compliance should be identified at the pre-construction conference. Responsible parties may include, but are not limited to, owner's engineer, owner/operator/permittee, contractors, and subcontractors.

Typical responsibilities include: installation of erosion and sediment control (E & SC) practices; maintenance of E & SC practices, inspection of E&SC practices, installation of post construction stormwater management practices (SMPs), inspection of post construction SMPs, SWPPP revisions, and contractor direction.

All parties should clearly know what is expected of them. Responsible parties should complete the Pre-construction Site Assessment Checklist provided in Appendix H of the Blue Book.

3.3.3 Inspection Preparation

The inspector should review the project's SWPPP (including the phasing plan, construction sequence and site specific issues) and the last few inspection reports (if the inspector has them available).

3.3.4 Self-inspection Components

Inspect installation, performance and maintenance of all E&SC practices

The self inspector should inspect all areas that are under active construction or disturbance and areas that are vulnerable to erosion. The self-inspector should also inspect areas that will be disturbed prior to the next inspection for measures required prior to construction (e.g. silt barriers, stabilized construction entrance, diversions). Finally, self-inspectors should inspect post-construction controls during and after installation.

Identify site deficiencies and corrective measures

The self-inspector's reports must be maintained in a log book on site and the log book must be made available to the regulatory authorities. Although the legal responsibility for filing a Notice of Termination lies with the owner/operator, the self-inspector may also be called upon to perform a final site inspection, including post construction SMPs, prior to filing the Notice of Termination.

4.0 POST-INSPECTION ACTIVITIES

4.1 Regulatory Oversight Authorities

This section is intended for inspectors with regulatory oversight authority such as agents of the DOW or a local municipality, or others acting on their behalf (such as County Soil and Water Conservation District staff.) Upon completion of an inspection, inspection results should be documented for the record.

4.1.1 Written Notification

The inspector should inform the permittee or the on-site representative of their inspection results in writing by sending the permittee a complete, signed copy of the inspection report. The inspection report should be transmitted under a cover letter which elaborates on any deficiencies noted in the inspection report. It is not a good idea to commend exceptional efforts by the owner/operator in a letter, because such letters tend to undermine enforcement efforts when compliance status at a site degrades.

The inspector should consider providing a copy of the cover letter and inspection report to other parties with including:

- Permittee
- Contractor(s)
- Other regulatory oversight authorities
- Other parties present during the inspection (e.g. SWPPP preparer, permittee's self-inspector, etc.)

For DOW staff, an example of the inspection cover letter is included as Attachment 3.

4.1.2 Inspection Tracking

DOW staff must enter their inspection results into the electronic *Water Compliance System*.

Local municipalities and other regulatory oversight authorities are encouraged to develop an electronic tracking system in which to record their inspections.

4.2 Permittee's Self-inspections

This section is intended for qualified professionals who conduct site inspections for permittees in accordance with a SPDES permit or local requirements.

4.2.1 Written Records

Inspection Reports
The inspector shall prepare a written report summarizing inspection results. The inspection report is then provided to the permittee, or the permittee's duly authorized representative, and to the contractor responsible for implementing stormwater controls on-site in order to correct deficiencies noted in the inspection report. Finally, the inspection report must be added to the site log book that is required to be maintained on-site, and be available to regulatory oversight authorities for review.

4.2.2 Stormwater Pollution Prevention Plan Revisions

The inspector must inform the permittee of his/her duty to amend the Stormwater Pollution Prevention Plan (SWPPP) whenever an inspection proves the SWPPP to be ineffective in:

- Eliminating or significantly minimizing pollutants from on-site sources
- Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity
- Eliminating discharges that cause a substantial visible contrast to natural conditions

ATTACHMENT 1

Construction Stormwater Compliance Inspection Report

Project Name and Location: Municipality: County:	Date:	Page 1 of 2
	Permit # (if any): **NYR**	
	Entry Time:	Exit Time:
On-site Representative(s) and contact information:	Weather Conditions:	
Name and Address of SPDES Permittee/Title/Phone/Fax Numbers: Contacted: Yes ☐ No ☐		

INSPECTION CHECKLIST

SPDES Authority

	Yes	No	N/A		Law, rule or permit citation
1.	☐	☐	☐	Is a copy of the NOI posted at the construction site for public viewing?	
2.	☐	☐	☐	Is an up-to-date copy of the signed SWPPP retained at the construction site?	
3.	☐	☐	☐	Is a copy of the SPDES General Permit retained at the construction site?	

SWPPP Content

	Yes	No	N/A		Law, rule or permit citation
4.	☐	☐	☐	Does the SWPPP describe and identify the erosion & sediment control measures to be employed?	
5.	☐	☐	☐	Does the SWPPP provide a maintenance schedule for the erosion & sediment control measures?	
6.	☐	☐	☐	Does the SWPPP describe and identify the post-construction SW control measures to be employed?	
7.	☐	☐	☐	Does the SWPPP identify the contractor(s) and subcontractor(s) responsible for each measure?	
8.	☐	☐	☐	Does the SWPPP include all the necessary 'CONTRACTOR CERTIFICATION' statements?	
9.	☐	☐	☐	Is the SWPPP signed/certified by the permittee?	

Recordkeeping

	Yes	No	N/A		Law, rule or permit citation
10.	☐	☐	☐	Are inspections performed as required by the permit (every 7 days and after ½" rain event)?	
11.	☐	☐	☐	Are the site inspections performed by a qualified professional?	
12.	☐	☐	☐	Are all required reports properly signed/certified?	
13.	☐	☐	☐	Does the SWPPP include copies of the monthly/quarterly written summaries of compliance status?	

Visual Observations

	Yes	No	N/A		Law, rule or permit citation
14.	☐	☐	☐	Are all erosion and sediment control measures installed/constructed?	
15.	☐	☐	☐	Are all erosion and sediment control measures maintained properly?	
16.	☐	☐	☐	Have all disturbances of 5 acres or more been approved prior to the disturbance?	
17.	☐	☐	☐	Are stabilization measures initiated in inactive areas?	
18.	☐	☐	☐	Are permanent stormwater control measures implemented?	
19.	☐	☐	☐	Was there a discharge into the receiving water on the day of inspection?	
20.	☐	☐	☐	Are receiving waters free of there evidence of turbidity, sedimentation, or oil ? (If no , complete Page 2)	

Overall Inspection Rating: ❑ Satisfactory ❑ Marginal ❑ Unsatisfactory	
Name/Agency of Lead Inspector:	**Signature of Lead Inspector:**
Names/Agencies of Other Inspectors:	

Water Quality Observations

Describe the discharge(s) [source(s), impact on receiving water(s), etc.] _____

_____

_____

_____

_____

Describe the quality of the receiving water(s) both upstream and downstream of the discharge_____

_____

_____

_____

_____

Describe any other water quality standards or permit violations _____

_____

_____

Additional Comments:_____

_____

_____

_____

_____

ATTACHMENT 2

**** NOTICE ****

On March 10, 2003, provisions of the Federal Clean Water Act went into effect that apply to many construction operations.

If your construction operations result in the disturbance of one acre or greater and stormwater runoff from your site reaches surface waters (i.e., lake, stream, road side ditch, swale, storm sewer system, etc.), the stormwater runoff from your site must be covered by a State Pollutant Discharge Elimination System (SPDES) Permit issued by the New York State Department of Environmental Conservation (NYSDEC).

To facilitate your compliance with the law, NYSDEC has issued a General Permit which may be applicable to your project. To obtain coverage under this General Permit, you need to prepare a Stormwater Pollution Prevention Plan (SWPPP) and then file a Notice of Intent (NOI) to the NYSDEC headquarters in Albany. The NOI form is available on the DEC website. You may also obtain a copy of the NOI form at the nearest NYSDEC regional offices.

When you file your NOI you are certifying that you have developed a SWPPP and that it will be implemented prior to commencing construction. When you submit the NOI you need to indicate if your SWPPP is in conformance with published NYSDEC technical standards; if it is, your SPDES permit coverage will be effective in as few as five business days. If your SWPPP does not conform to the DEC technical standards, coverage will not be available for at least 60 business days.

Failure to have the required permit can result in legal actions which include Stop Work Orders and/or monetary penalties of up to $37,500/day

If your construction operations are already in progress and you are not covered by an appropriate NYSDEC permit contact the NYSDEC Regional Water Engineer as soon as possible. If your construction field operations have not yet commenced, review the NOI and the General Permit on the DEC's website or at the DEC regional office for your area. When you are comfortable that you understand and comply with the requirements, file your NOI.

The requirement to file an NOI does not replace any local requirements. Developers/Contractors are directed to contact the Local Code Enforcement Officer or Stormwater Management Officer for local requirements.

ATTACHMENT 3

<< Date >>

Mr. John Smith
123 Main Street
Ferracane, NY 12345

Re: Stormwater Inspection
SPDES Permit Identification No. NYR10Z000 (through SPDES No. GP-02-01)
Blowing Leaves Subdivision
Gasper (T), Eaton (Co.)

Dear Mr. Smith:

On the afternoon of << date >> I conducted an inspection of the construction activities associated with the Blowing Leaves Subdivision located on County Route 1 in the town of Gasper, Eaton County. The inspection was conducted in the presence of you and Mr. Samuel Siltfence of Acme Excavating Co., Inc. The purpose of the inspection was to verify compliance with the *State Pollutant Discharge Elimination System (SPDES) General Permit for Storm Water Discharges from Construction Activity* ("the general permit").

The overall rating for the project at the time of the inspection was ***unsatisfactory***. A copy of my inspection report is attached for your information. In addition to the report, I would like to elaborate on the following:

SPDES Authority

- In accordance with subdivision 750-2.1 (a) of Title 6 of the Official Compilation of Codes, Rules, and Regulations of the State of New York (6 NYCRR), a copy of your permit must be retained at the construction site. You did not have a copy of the general permit at the site. **Your failure to retain a copy of the general permit at the construction site is a violation of 6 NYCRR Part 750-2.1 (a).** Please retain a copy of the general permit at the site from this point forward.

SWPPP Content

- In accordance with Part III.E.2. of the general permit, contractors and subcontractors must certify that they understand the terms and conditions of the general permit and the SWPPP before undertaking any construction activity at the site. Your SWPPP does not include a certification statement from Acme Excavating Co., Inc. **The failure of your contractor to sign this certification before undertaking construction activity at the site is a violation of Part III.E.2. of the general permit.** Please obtain copies of all necessary certifications and provide copies of them to each party who holds a copy of your SWPPP.

- In accordance with Part V.H.2. of the general permit, SWPPP's must be certified by the permittee. Your SWPPP was not certified by you. **Your failure to certify your SWPPP is a**

violation of Part V.H.2. of the general permit. Please certify your SWPPP.

Recordkeeping

- In accordance with Parts III.D.3.a. and III.D.3.b. of the general permit, permittees must have a qualified professional conduct site inspections within 24 hours of the end of 0.5" or greater rain events and at least once per week. A review of your records revealed that your "self-inspections" are only being conducted about two or three times per month. **Your failure to have a qualified professional conduct inspections at the required frequency is a violation of Part III.D.3.b. of the general permit.** Please immediately direct your qualified professional to conduct your site inspections at the required frequency.

- Although the frequency of self-inspections does not meet rquirements, the quality of them is very good. Your qualified professional has accurately noted the same SWPPP deficiencies and necessary maintenance activities that I also observed, and prepared thorough sketches on the self-inspection site maps.

- In accordance with Part V.H.2. of the general permit, the permittee must certify all reports required by the permit. A review of your records showed that your self-inspection reports were not certified. **Your failure to certify your self-inspection reports is a violation of Part V.H.2. of the general permit.** Please sign and certify any and all existing and future self-inspection reports.

Visual Observations

- In accordance with Parts III.A.2. and III.A.3. of the general permit, all erosion and sediment controls (E&SC) measures must be installed (as detailed in the SWPPP) prior to the initiation of construction. During the inspection, I noted all of your E&SC measures have been correctly installed at the right times and locations.

- In accordance with Part V.L. of the general permit, all of the E&SC measures at your site must be maintained properly. While on site I observed that, among other things, the section of silt fence in place parallel to County Route 1 is in various stages of disrepair. **The failure of your contractor to adequately maintain the E&SC measures currently in place at your site is a violation of Part V.L of the general permit.** Please direct your contractor to repair this silt fence immediately and to diligently maintain all of the other required E&SC measures as they are brought to his attention by your qualified professional.

- This inspection was conducted during a rain event which resulted in a stormwater discharge to the municipal separate storm sewer system (MS4) being operated by the Eaton County Department of Public Works. Your discharge was visibly turbid whereas upstream water MS4 was clear. As a result, the discharge from the MS4 outfall into Karimipour Creek was causing

Mr. John Smith << Date >>
Re: SPDES Inspection
Blowing Leaves Subdivision
Gasper (T), Eaton (Co.)

slight turbidity. Please be advised that the narrative water quality standard for turbidity in Karimipour Creek is “no increase that will cause a substantial visible contrast to natural conditions.” I attribute the lack of maintenance of your E&SC measures to be the primary cause of the turbid discharge. Please be reminded that the general permit does not authorize you cause or contribute to a condition in contravention of any water quality standards.

If you have any questions or comments, please feel free to contact me at (999) 456-5432.

Sincerely,

Hector D. Inspector, CPESC
Environmental Program Specialist 2

HDI:ms
Attachment

cc w/att.: Chester Checkdam, (T) Gasper Code Enforcement Officer
Samuel Siltfence, Acme Excavating Co., Inc.

APPENDIX 11

CONTRACTOR CERTIFICATION FORM

CONTRACTOR'S CERTIFICATION
Pursuant to
NYS DEC GENERAL PERMIT GP-0-25-001

Prior to the commencement of construction activity, the owner or operator must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting, and maintaining the erosion and sediment control practices included in the SWPPP and the 30 Part III.A.7. contractor(s) and subcontractor(s) that will be responsible for constructing the SMPs included in the SWPPP. The owner or operator must have each of the contractors and subcontractors identify at least one person from their company to be trained contractor that will be responsible for implementation of the SWPPP. The owner or operator must ensure that at least one trained contractor is on site daily when soil disturbance activities are being performed. The owner or operator must have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before the commencement of construction activities:

"I hereby certify under penalty of law that I understand and agree to comply with the requirements of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the requirements of the most current version of the New York State Pollutant Discharge Elimination System (SPDES) Construction General Permit (CGP) for Stormwater Discharges from Construction Activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations" In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the trained contractor responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The owner or operator must attach the certification statement(s) to the copy of the SWPPP that is maintained at the construction site. If new or additional contractors are hired to implement measures identified in the SWPPP after the commencement of construction activities, they must also sign the certification statement and provide the information listed above prior to performing construction activities."

Signature	Print Name	Date

Contracting Firm Information:

Contracting Firm Name:

Address:

Telephone Number:

Address of Site: _____

Name of trained individual responsible for SWPPP implementation, and who shall be on site on a daily basis when soil disturbance activities are being performed:

Name: _____ Title: _____

APPENDIX 12

NYSDEC DEEP-RIPPING & DECOMPACTION MANUAL

New York State
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water

Deep-Ripping and Decompaction

April 2008

New York State
Department of Environmental Conservation

Document Prepared by:

John E. Lacey,
Land Resource Consultant and Environmental Compliance Monitor
(Formerly with the Division of Agricultural Protection and Development Services,
NYS Dept. of Agriculture & Markets)

Alternative Stormwater Management
Deep-Ripping and Decompaction

Description

The two-phase practice of 1) “Deep Ripping;” and 2) “Decompaction” (deep subsoiling), of the soil material as a step in the cleanup and restoration/landscaping of a construction site, helps mitigate the physically induced impacts of soil compression; i.e.: soil compaction or the substantial increase in the bulk density of the soil material.

Deep Ripping and Decompaction are key factors which help in restoring soil pore space and permeability for water infiltration. Conversely, the physical actions of cut-and-fill work, land grading, the ongoing movement of construction equipment and the transport of building materials throughout a site alter the architecture and structure of the soil, resulting in: the mixing of layers (horizons) of soil materials, compression of those materials and diminished soil porosity which, if left unchecked, severely impairs the soil’s water holding capacity and vertical drainage (rainfall infiltration), from the surface downward.

In a humid climate region, compaction damage on a site is virtually guaranteed over the duration of a project. Soil in very moist to wet condition when compacted, will have severely reduced permeability. Figure 1 displays the early stage of the deep-ripping phase (Note that all topsoil was stripped prior to construction access, and it remains stockpiled until the next phase – decompaction – is complete). A heavy-duty tractor is pulling a three-shank ripper on the first of several series of incrementally deepening passes through the construction access corridor's densely compressed subsoil material. Figure 2 illustrates the approximate volumetric composition of a loam surface soil when conditions are good for plant growth, with adequate natural pore space for fluctuating moisture conditions.

Fig. 1. A typical deep ripping phase of this practice, during the first in a series of progressively deeper “rips” through severely compressed subsoil.

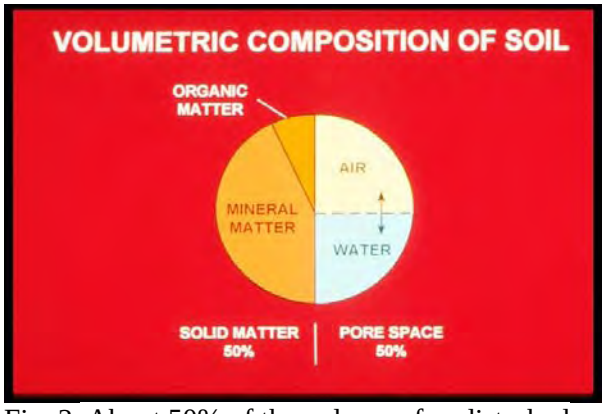

Fig. 2. About 50% of the volume of undisturbed loam surface soil is pore space, when soil is in good condition for plant growth. Brady, 2002.

Recommended Application of Practice

The objective of Deep Ripping and Decompaction is to effectively fracture (vertically and laterallly) through the thickness of the physically compressed subsoil material (see Figure 3), restoring soil porosity and permeability and aiding infiltration to help reduce runoff. Together with topsoil stripping, the "two-phase" practice of Deep Ripping and Decompaction first became established as a "best management practice" through ongoing success on commercial farmlands affected by heavy utility construction right-of-way projects (transmission pipelines and large power lines).

Fig. 3. Construction site with significant compaction of the deep basal till subsoil extends 24 inches below this exposed cut-and-fill work surface.

Soil permeability, soil drainage and cropland productivity were restored. For broader construction application, the two-phase practice of Deep Ripping and Decompaction is best adapted to areas impacted with significant soil compaction, on contiguous open portions of large construction sites and inside long, open construction corridors used as temporary access over the duration of construction. Each mitigation area should have minimal above-and-below-ground obstructions for the easy avoidance and maneuvering of a large tractor and ripping/decompacting implements. Conversely, the complete two-phase practice is not recommended in congested or obstructed areas due to the limitations on tractor and implement movement.

Benefits

Aggressive "deep ripping" through the compressed thickness of exposed subsoil before the replacement/respreading of the topsoil layer, followed by "decompaction," i.e.: "sub-soiling," through the restored topsoil layer down into the subsoil, offers the following benefits:

- Increases the project (larger size) area's direct surface infiltration of rainfall by providing the open site's mitigated soil condition and lowers the demand on concentrated runoff control structures

- Enhances direct groundwater recharge through greater dispersion across and through a broader surface than afforded by some runoff-control structural measures

- Decreases runoff volume generated and provides hydrologic source control

- May be planned for application in feasible open locations either alone or in

conjunction with plans for structural practices (e.g., subsurface drain line or infiltration basin) serving the same or contiguous areas

- Promotes successful long-term revegetation by restoring soil permeability, drainage and water holding capacity for healthy (rather than restricted) root-system development of trees, shrubs and deep rooted ground cover, minimizing plant drowning during wet periods and burnout during dry periods.

Feasibility / Limitations

The effectiveness of Deep Ripping and Decompaction is governed mostly by site factors such as: the original (undisturbed) soil's hydrologic characteristics; the general slope; local weather/timing (soil moisture) for implementation; the space-related freedom of equipment/implement maneuverability (noted above in **Recommended Application of Practice**), and by the proper selection and operation of tractor and implements (explained below in **Design Guidance**). The more notable site-related factors include:

Soil

In the undisturbed condition, each identified soil type comprising a site is grouped into one of four categories of soil hydrology, Hydrologic Soil Group A, B, C or D, determined primarily by a range of characteristics including soil texture, drainage capability when thoroughly wet, and depth to water table. The natural rates of infiltration and transmission of soil-water through the undisturbed soil layers for Group A is "high" with a low runoff potential while soils in Group B are moderate in infiltration and the transmission of soil-water with a moderate runoff potential, depending somewhat on slope. Soils in Group C have slow rates of infiltration and transmission of soil-water and a moderately high runoff potential influenced by soil texture and slope; while soils in Group D have exceptionally slow rates of infiltration and transmission of soil-water, and high runoff potential.

In Figure 4, the profile displays the undisturbed horizons of a soil in Hydrologic Soil Group C and the naturally slow rate of infiltration through the subsoil. The slow rate of infiltration begins immediately below the topsoil horizon (30 cm), due to the limited amount of macro pores, e.g.: natural subsoil fractures, worm holes and root channels. Infiltration after the construction-induced mixing and compression of such subsoil material is virtually absent; but can be restored back to this natural level with the two-phase practice of deep ripping and decompaction, followed by the permanent establishment of an appropriate, deep taproot

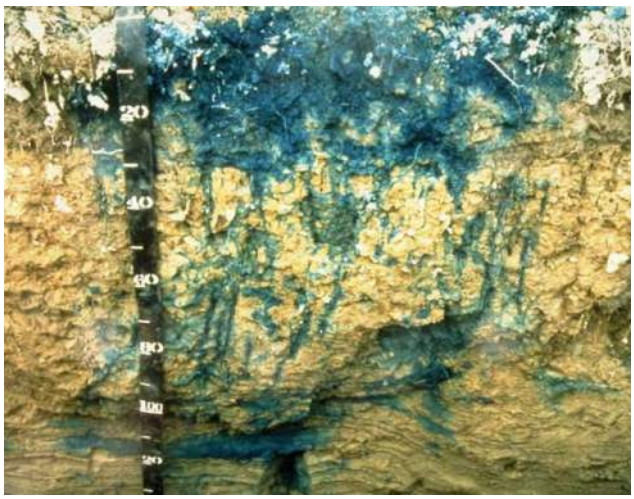

Fig. 4. Profile (in centimeters) displaying the infiltration test result of the natural undisturbed horizons of a soil in Hydrologic Soil Group C.

lawn/ground cover to help maintain the restored subsoil structure. Infiltration after construction-induced mixing and compression of such subsoil material can be notably rehabilitated with the Deep Ripping and Decompaction practice, which prepares the site for the appropriate long-term lawn/ground cover mix including deep taproot plants such as clover, fescue or trefoil, etc. needed for all rehabilitated soils.

Generally, soils in Hydrologic Soil Groups A and B, which respectively may include deep, well-drained, sandy-gravelly materials or deep, moderately well-drained basal till materials, are among the easier ones to restore permeability and infiltration, by deep ripping and decompaction. Among the many different soils in Hydrologic Soil Group C are those unique glacial tills having a natural fragipan zone, beginning about 12 to 18 inches (30 – 45cm), below surface. Although soils in Hydrologic Soil Group C do require a somewhat more carefully applied level of the Deep Ripping and Decompaction practice, it can greatly benefit such affected areas by reducing the runoff and fostering infiltration to a level equal to that of pre-disturbance.

Soils in Hydrologic Soil Group D typically have a permanent high water table close to the surface, influenced by a clay or other highly impervious layer of material. In many locations with clay subsoil material, the bulk density is so naturally high that heavy trafficking has little or no added impact on infiltration; and structural runoff control practices rather than Deep Ripping and Decompaction should be considered.

The information about Hydrologic Soil Groups is merely a general guideline. Site-specific data such as limited depths of cut-and-fill grading with minimal removal or translocation of the inherent subsoil materials (as analyzed in the county soil survey) or, conversely, the excavation and translocation of deeper, unconsolidated substratum or consolidated bedrock materials (unlike the analyzed subsoil horizons' materials referred to in the county soil survey) should always be taken into account.

Sites made up with significant quantities of large rocks, or having a very shallow depth to bedrock, are not conducive to deep ripping and decompation (subsoiling); and other measures may be more practical.

Slope

The two-phase application of 1) deep ripping and 2) decompaction (deep subsoiling), is most practical on flat, gentle and moderate slopes. In some situations, such as but not limited to temporary construction access corridors, inclusion areas that are moderately steep along a project's otherwise gentle or moderate slope may also be deep ripped and decompacted. For limited instances of moderate steepness on other projects, however, the post-construction land use and the relative alignment of the potential ripping and decompaction work in relation to the lay of the slope should be reviewed for safety and practicality. In broad construction areas predominated by moderately steep or steep slopes, the practice is generally not used.

Local Weather/Timing/Soil Moisture

Effective fracturing of compressed subsoil material from the exposed work surface, laterally and vertically down through the affected zone is achieved only when the soil material is moderately dry to moderately moist. Neither one of the two-phases, deep ripping nor decompaction (deep

subsoiling), can be effectively conducted when the soil material (subsoil or replaced topsoil) is in either a "plastic" or "liquid" state of soil consistency. Pulling the respective implements legs through the soil when it is overly moist only results in the "slicing and smearing" of the material or added "squeezing and compression" instead of the necessary fracturing. Ample drying time is needed for a "rippable" soil condition not merely in the material close to the surface, but throughout the material located down to the bottom of the physically compressed zone of the subsoil.

The "poor man's Atterberg field test" for soil plasticity is a simple "hand-roll" method used for quick, on-site determination of whether or not the moisture level of the affected soil material is low enough for: effective deep ripping of subsoil; respreading of topsoil in a friable state; and final decompaction (deep subsoiling). Using a sample of soil material obtained from the planned bottom depth of ripping, e.g.: 20 - 24 inches below exposed subsoil surface, the sample is hand rolled between the palms down to a 1/8-inch diameter thread. (Use the same test for stored topsoil material before respreading on the site.) If the respective soil sample crumbles apart in segments no greater than 3/8 of an inch long, by the time it is rolled down to 1/8 inch diameter, it is low enough in moisture for deep ripping (or topsoil replacement), and decompaction. Conversely, as shown in Figure 5, if the rolled sample stretches out in increments greater than 3/8 of an inch long before crumbling, it is in a "plastic" state of soil consistency and is too wet for subsoil ripping (as well as topsoil replacement) and final decompaction.

Fig. 5. Augered from a depth of 19 inches below the surface of the replaced topsoil, this subsoil sample was hand rolled to a 1/8-inch diameter. The test shows the soil at this site stretches out too far without crumbling; it indicates the material is in a plastic state of consistence, too wet for final decompaction (deep subsoiling) at this time.

Design Guidance

Beyond the above-noted site factors, a vital requirement for the effective Deep Ripping and Decompaction (deep subsoiling), is implementing the practice in its distinct, two-phase process:

1) Deep rip the affected thickness of exposed subsoil material (see Figure 10 and 11), aggressively fracturing it before the protected topsoil is reapplied on the site (see Figure 12); and

2) Decompact (deep subsoil), simultaneously through the restored topsoil layer and the upper half of the affected subsoil (Figure 13). The second phase, "decompaction," mitigates the partial recompaction which occurs during the heavy process of topsoil spreading/grading. Prior to deep ripping and decompacting the site, all construction activity, including construction equipment and material storage, site cleanup and trafficking (Figure 14), should be finished; and the site closed off to further disturbance. Likewise, once the practice is underway and the area's soil permeability and

rainfall infiltration are being restored, a policy limiting all further traffic to permanent travel lanes is maintained.

The other critical elements, outlined below, are: using the proper implements (deep, heavy-duty rippers and subsoilers), and ample pulling-power equipment (tractors); and conducting the practice at the appropriate speed, depth and pattern(s) of movement.

Note that an appropriate plan for the separate practice of establishing a healthy perennial ground cover, with deep rooting to help maintain the restored soil structure, should be developed in advance. This may require the assistance of an agronomist or landscape horticulturist.

Implements

Avoid the use of all undersize implements. The small-to-medium, light-duty tool will, at best, only "scarify" the uppermost surface portion of the mass of compacted subsoil material. The term "chisel plow" is commonly but incorrectly applied to a broad range of implements. While a few may be adapted for the moderate subsoiling of non-impacted soils, the majority are less durable and used for only lighter land-fitting (see Figure 6).

Fig. 6. A light duty chisel implement, not adequate for either the deep ripping or decompaction (deep subsoiling) phase.

Fig. 7. One of several variations of an agricultural ripper. This unit has long, rugged shanks mounted on a steel V-frame for deep, aggressive fracturing through Phase 1.

Use a "heavy duty" agricultural-grade, deep ripper (see Figures 7,9,10 and 11) for the first phase: the lateral and vertical fracturing of the mass of exposed and compressed subsoil, down and through, to the bottom of impact, prior to the replacement of the topsoil layer. (Any oversize rocks which are uplifted to the subsoil surface during the deep ripping phase are picked and removed.) Like the heavy-duty class of implement for the first phase, the decompaction (deep subsoiling) of Phase 2 is conducted with the heavy-duty version of the deep subsoiler. More preferable is the angled-leg variety of deep subsoiler (shown in Figures 8 and 13). It minimizes the inversion of the subsoil and topsoil layers while laterally and vertically fracturing the upper half of the previously ripped subsoil layer and all of the topsoil layer by delivering a momentary, wave-like "lifting and shattering" action up through the soil layers as it is pulled.

Pulling-Power of Equipment

Use the following rule of thumb for tractor horsepower (hp) whenever deep ripping and decompacting a significantly impacted site: For both types of implement, have at least 40 hp of tractor pull available for each mounted shank/ leg.

Using the examples of a 3-shank and a 5-shank implement, the respective tractors should have 120 and 200 hp available for fracturing down to the final depth of 20-to-24 inches per phase. Final depth for the deep ripping in Phase 1 is achieved incrementally by a progressive series of passes (see Depth and Patterns of Movement, below); while for Phase 2, the full operating depth of the deep subsoiler is applied from the beginning.

The operating speed for pulling both types of implement should not exceed 2 to 3 mph. At this slow and managed rate of operating speed, maximum functional performance is sustained by the tractor and the implement performing the soil fracturing. Referring to Figure 8, the implement is the 6-leg version of the deep angled-leg subsoiler. Its two outside legs are "chained up" so that only four legs will be engaged (at the maximum depth), requiring no less than 160 hp, (rather than 240 hp) of pull. The 4-wheel drive, articulated-frame tractor in Figure 8 is 174 hp. It will be decompacting this unobstructed, former construction access area simultaneously through 11 inches of replaced topsoil and the upper 12 inches of the previously deep-ripped subsoil. In constricted areas of Phase 1) Deep Ripping, a medium-size tractor with adequate hp, such as the one in Figure 9 pulling a 3-shank deep ripper, may be more maneuverable.

Fig. 8. A deep, angled-leg subsoiler, ideal for Phase 2 decompaction of after the topsoil layer is graded on top of the ripped subsoil.

Fig. 9. This medium tractor is pulling a 3-shank deep ripper. The severely compacted construction access corridor is narrow, and the 120 hp tractor is more maneuverable for Phase 1 deep ripping (subsoil fracturing), here.

Some industrial-grade variations of ripping implements are attached to power graders and bulldozers. Although highly durable, they are generally not recommended. Typically, the shanks or "teeth" of these rippers are too short and stout; and they are mounted too far apart to achieve the well-distributed type of lateral and vertical fracturing of the soil materials necessary to restore soil permeability and infiltration. In addition, the power graders and bulldozers, as pullers, are far less maneuverable for turns and patterns than the tractor.

Depth and Patterns of Movement

As previously noted both Phase 1 Deep Ripping through significantly compressed, exposed subsoil and Phase 2 Decompaction (deep subsoiling) through the replaced topsoil and upper subsoil need to be performed at maximum capable depth of each implement. With an implement's guide wheels attached, some have a "normal" maximum operating depth of 18 inches, while others may go deeper. In many situations, however, the tractor/implement operator must first remove the guide wheels and other non essential elements from the implement. This adapts the ripper or the deep subsoiler for skillful pulling with its frame only a few inches above surface, while the shanks or legs, fracture the soil material 20-to-24 inches deep.

There may be construction sites where the depth of the exposed subsoil's compression is moderate, e.g.: 12 inches, rather than deep. This can be verified by using a ¾ inch cone penetrometer and a shovel to test the subsoil for its level of compaction, incrementally, every three inches of increasing depth. Once the full thickness of the subsoil's compacted zone is finally "pieced" and there is a significant drop in the psi measurements of the soil penetrometer, the depth/thickness of compaction is determined. This is repeated at several representative locations of the construction site. If the thickness of the site's subsoil compaction is verified as, for example, ten inches, then the Phase 1 Deep Ripping can be correspondingly reduced to the implement's minimum operable depth of 12 inches. However, the Phase 2 simultaneous Decompation (subsoiling) of an 11 inch thick layer of replaced topsoil and the upper subsoil should run at the subsoiling implements full operating depth.

Fig. 10. An early pass with a 3-shank deep ripper penetrating only 8 inches into this worksite's severely compressed subsoil.

Fig. 11. A repeat run of the 3-shank ripper along the same patterned pass area as Fig. 9; here, incrementally reaching 18 of the needed 22 inches of subsoil fracture.

Typically, three separate series (patterns) are used for both the Phase 1 Deep Ripping and the Phase 2 Decompaction on significantly compacted sites. For Phase 1, each series begins with a moderate depth of rip and, by repeat-pass, continues until full depth is reached. Phase 2 applies the full depth of Decompation (subsoiling), from the beginning.

Every separate series (pattern) consists of parallel, forward-and-return runs, with each progressive

pass of the implement's legs or shanks evenly staggered between those from the previous pass. This compensates for the shank or leg-spacing on the implement, e.g., with 24-to-30 inches between each shank or leg. The staggered return pass ensures lateral and vertical fracturing actuated every 12 to 15 inches across the densely compressed soil mass.

Large, Unobstructed Areas

For larger easy areas, use the standard patterns of movement:

- The first series (pattern) of passes is applied lengthwise, parallel with the longest spread of the site; gradually progressing across the site's width, with each successive pass.

- The second series runs obliquely, crossing the first series at an angle of about 45 degrees.

- The third series runs at right angle (or 90 degrees), to the first series to complete the fracturing and shattering on severely compacted sites, and avoid leaving large unbroken blocks of compressed soil material. (In certain instances, the third series may be optional, depending on how thoroughly the first two series loosen the material and eliminate large chunks/blocks of material as verified by tests with a ¾-inch cone penetrometer.)

Fig. 12. Moderately dry topsoil is being replaced on the affected site now that Phase 1 deep ripping of the compressed subsoil is complete.

Fig. 13. The same deep, angled-leg subsoiler shown in Fig. 7 is engaged at maximum depth for Phase 2, decompaction (deep soiling), of the replaced topsoil and the upper subsoil materials.

Corridors

In long corridors of limited width and less maneuverability than larger sites, e.g.: along compacted areas used as temporary construction access, a modified series of pattern passes are used.

- First, apply the same initial lengthwise, parallel series of passes described above.

● A second series of passes makes a broad “S” shaped pattern of rips, continually and gradually alternating the “S” curves between opposite edges inside the compacted corridor.

● The third and final series again uses the broad, alternating S pattern, but it is “flip-flopped” to continually cross the previous S pattern along the corridor’s centerline. This final series of the S pattern curves back along the edge areas skipped by the second series.

Maintenance and Cost

Once the two-phase practice of Deep Ripping and Decompation is completed, two items are essential for maintaining a site’s soil porosity and permeability for infiltration. They are: planting and maintaining the appropriate ground cover with deep roots to maintain the soil structure (see Figure 15); and keeping the site free of traffic or other weight loads.

Note that site-specific choice of an appropriate vegetative ground-cover seed mix, including the proper seeding ratio of one or more perennial species with a deep taproot system and the proper amount of lime and soil nutrients (fertilizer mix) adapted to the soil-needs, are basic to the final practice of landscaping, i.e: surface tillage, seeding/planting/fertilizing and culti-packing or mulching is applied. The "maintenance" of an effectively deep-ripped and decompacted area is generally limited to the successful perennial (long-term) landscape ground cover; as long as no weight-bearing force of soil compaction is applied.

Fig. 14. The severely compacted soil of a temporary construction yard used daily by heavy equipment for four months; shown before deep ripping, topsoil replacement, and decompaction.

Fig. 15. The same site as Fig. 14 after deep ripping of the exposed subsoil, topsoil replacement, decompaction through the topsoil and upper subsoil and final surface tillage and revegetation to maintain soil permeability and infiltration.

The Deep Ripping and Decompaction practice is, by necessity, more extensive than periodic subsoiling of farmland.The cost of deep ripping and decompacting (deep subsoiling), will vary according to the depth and severity of soil-material compression and the relative amount of tractor and implement time that is required. In some instances, depending on open maneuverability, two-to-three acres of compacted project area may be deep-ripped in one day. In other situations of more severe compaction and - or less maneuverability, as little as one acre may be fully ripped in a day. Generally, if the Phase 1) Deep Ripping is fully effective, the Phase 2) Decompaction should be completed in 2/3 to 3/4 of the time required for Phase 1.

Using the example of two acres of Phase 1) Deep Ripping in one day, at $1800 per day, the net cost is $900 per acre. If the Phase 2) Decompacting or deep subsoiling takes 3/4 the time as Phase 1, it costs $675 per acre for a combined total of $1575 per acre to complete the practice (these figures do not include the cost of the separate practice of topsoil stripping and replacement). Due to the many variables, it must be recognized that cost will be determined by the specific conditions or constraints of the site and the availability of proper equipment.

Resources

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- Examples of implements:

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- Soils data of USDA Natural Resources Conservation Service. *NRCS Web Soil Survey.* http://websoilsurvey.nrcs.usda.gov/app/ and *USDA-NRCS Official Soil Series Descriptions; View by Name.* http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdname.cgi . *Last visited Jan. 08.*

- Soil penetrometer information. Access by internet searches of: *Diagnosing Soil Compaction using a Penetrometer (soil compaction tester), PSU Extension;* as well as *Dickey-john Soil Compaction Tester*. http://www.dickey-johnproducts.com/pdf/SoilCompactionTest.pdf and http://cropsoil.psu.edu/Extension/Facts/uc178pdf Last visited Sept. 07

APPENDIX 13

NOAA PRECIPITATION DATA

NOAA Atlas 14, Volume 10, Version 3
Location name: Beacon, New York, USA*
Latitude: 41.5095°, Longitude: -73.9785°
Elevation: 104 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.342** (0.260-0.441)	**0.403** (0.306-0.521)	**0.503** (0.381-0.652)	**0.585** (0.440-0.762)	**0.699** (0.511-0.940)	**0.785** (0.563-1.07)	**0.874** (0.610-1.23)	**0.968** (0.648-1.39)	**1.10** (0.710-1.62)	**1.20** (0.760-1.81)
10-min	**0.484** (0.368-0.625)	**0.571** (0.433-0.738)	**0.712** (0.538-0.922)	**0.829** (0.624-1.08)	**0.990** (0.724-1.33)	**1.11** (0.798-1.52)	**1.24** (0.864-1.74)	**1.37** (0.918-1.97)	**1.56** (1.01-2.30)	**1.70** (1.08-2.56)
15-min	**0.570** (0.433-0.736)	**0.671** (0.509-0.868)	**0.837** (0.633-1.08)	**0.975** (0.734-1.27)	**1.16** (0.851-1.57)	**1.31** (0.939-1.79)	**1.46** (1.02-2.05)	**1.62** (1.08-2.32)	**1.83** (1.18-2.71)	**2.00** (1.27-3.01)
30-min	**0.779** (0.592-1.01)	**0.918** (0.696-1.19)	**1.14** (0.865-1.48)	**1.33** (1.00-1.73)	**1.59** (1.16-2.14)	**1.79** (1.28-2.44)	**1.99** (1.38-2.79)	**2.20** (1.47-3.16)	**2.48** (1.60-3.67)	**2.70** (1.71-4.07)
60-min	**0.989** (0.751-1.28)	**1.16** (0.883-1.50)	**1.45** (1.10-1.88)	**1.69** (1.27-2.20)	**2.01** (1.47-2.70)	**2.26** (1.62-3.09)	**2.52** (1.75-3.52)	**2.78** (1.86-3.99)	**3.13** (2.03-4.63)	**3.40** (2.16-5.12)
2-hr	**1.28** (0.974-1.64)	**1.50** (1.14-1.92)	**1.86** (1.42-2.40)	**2.17** (1.64-2.80)	**2.59** (1.90-3.46)	**2.90** (2.09-3.94)	**3.23** (2.27-4.51)	**3.58** (2.40-5.11)	**4.06** (2.64-5.97)	**4.45** (2.82-6.65)
3-hr	**1.46** (1.12-1.87)	**1.72** (1.32-2.21)	**2.16** (1.65-2.77)	**2.51** (1.91-3.24)	**3.01** (2.22-4.01)	**3.38** (2.45-4.59)	**3.77** (2.66-5.26)	**4.20** (2.82-5.97)	**4.80** (3.12-7.03)	**5.29** (3.36-7.88)
6-hr	**1.80** (1.39-2.28)	**2.16** (1.67-2.75)	**2.76** (2.12-3.52)	**3.25** (2.49-4.16)	**3.93** (2.92-5.23)	**4.44** (3.24-6.01)	**4.98** (3.55-6.96)	**5.60** (3.78-7.92)	**6.52** (4.25-9.48)	**7.28** (4.64-10.8)
12-hr	**2.16** (1.68-2.73)	**2.66** (2.06-3.36)	**3.48** (2.69-4.41)	**4.16** (3.20-5.30)	**5.10** (3.82-6.76)	**5.79** (4.26-7.82)	**6.54** (4.71-9.15)	**7.44** (5.04-10.5)	**8.79** (5.74-12.7)	**9.94** (6.36-14.6)
24-hr	**2.55** (1.99-3.20)	**3.18** (2.48-3.98)	**4.20** (3.27-5.28)	**5.05** (3.91-6.38)	**6.22** (4.68-8.20)	**7.08** (5.25-9.52)	**8.02** (5.81-11.2)	**9.16** (6.23-12.8)	**10.9** (7.15-15.7)	**12.4** (7.96-18.1)
2-day	**2.98** (2.34-3.70)	**3.67** (2.88-4.58)	**4.82** (3.77-6.02)	**5.76** (4.48-7.24)	**7.07** (5.35-9.25)	**8.03** (5.98-10.7)	**9.08** (6.61-12.6)	**10.4** (7.06-14.4)	**12.3** (8.10-17.6)	**14.0** (9.00-20.3)
3-day	**3.26** (2.58-4.05)	**4.00** (3.15-4.96)	**5.20** (4.08-6.47)	**6.19** (4.84-7.74)	**7.56** (5.75-9.86)	**8.57** (6.40-11.4)	**9.67** (7.06-13.3)	**11.0** (7.53-15.2)	**13.1** (8.62-18.6)	**14.8** (9.57-21.4)
4-day	**3.50** (2.77-4.34)	**4.27** (3.37-5.28)	**5.51** (4.34-6.84)	**6.54** (5.13-8.16)	**7.97** (6.07-10.4)	**9.02** (6.75-12.0)	**10.2** (7.43-14.0)	**11.6** (7.92-15.9)	**13.7** (9.03-19.4)	**15.5** (10.0-22.4)
7-day	**4.13** (3.29-5.09)	**4.97** (3.94-6.12)	**6.33** (5.01-7.82)	**7.46** (5.87-9.26)	**9.02** (6.90-11.6)	**10.2** (7.63-13.4)	**11.4** (8.36-15.6)	**12.9** (8.88-17.7)	**15.2** (10.0-21.4)	**17.1** (11.1-24.5)
10-day	**4.76** (3.79-5.83)	**5.64** (4.50-6.93)	**7.09** (5.63-8.73)	**8.30** (6.55-10.3)	**9.95** (7.63-12.8)	**11.2** (8.41-14.6)	**12.5** (9.15-16.9)	**14.1** (9.69-19.2)	**16.4** (10.9-23.0)	**18.3** (11.9-26.1)
20-day	**6.74** (5.41-8.21)	**7.74** (6.21-9.44)	**9.39** (7.50-11.5)	**10.7** (8.54-13.2)	**12.6** (9.70-16.0)	**14.0** (10.6-18.1)	**15.5** (11.3-20.6)	**17.1** (11.9-23.2)	**19.4** (12.9-27.0)	**21.2** (13.8-30.1)
30-day	**8.42** (6.79-10.2)	**9.51** (7.66-11.6)	**11.3** (9.06-13.8)	**12.8** (10.2-15.6)	**14.8** (11.4-18.7)	**16.4** (12.3-21.0)	**18.0** (13.1-23.6)	**19.6** (13.6-26.4)	**21.8** (14.6-30.3)	**23.5** (15.3-33.2)
45-day	**10.5** (8.51-12.7)	**11.7** (9.47-14.2)	**13.7** (11.0-16.6)	**15.3** (12.3-18.6)	**17.5** (13.6-22.0)	**19.3** (14.5-24.5)	**21.0** (15.3-27.3)	**22.7** (15.8-30.5)	**24.9** (16.7-34.4)	**26.5** (17.3-37.3)
60-day	**12.3** (9.95-14.8)	**13.6** (11.0-16.4)	**15.7** (12.7-19.0)	**17.4** (14.0-21.2)	**19.8** (15.4-24.8)	**21.7** (16.4-27.5)	**23.6** (17.1-30.5)	**25.3** (17.7-33.9)	**27.6** (18.5-38.0)	**29.2** (19.1-40.9)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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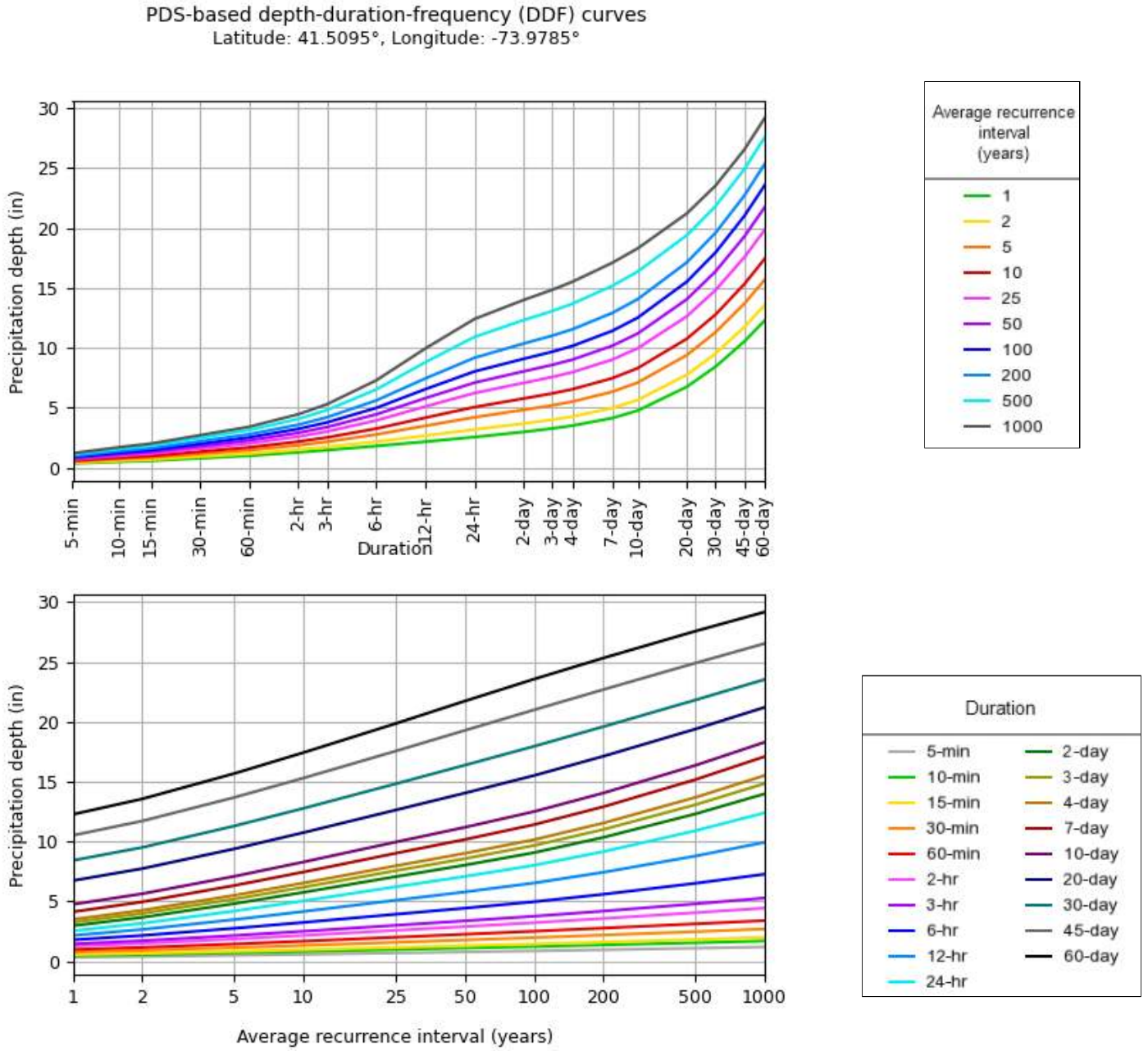
PF graphical



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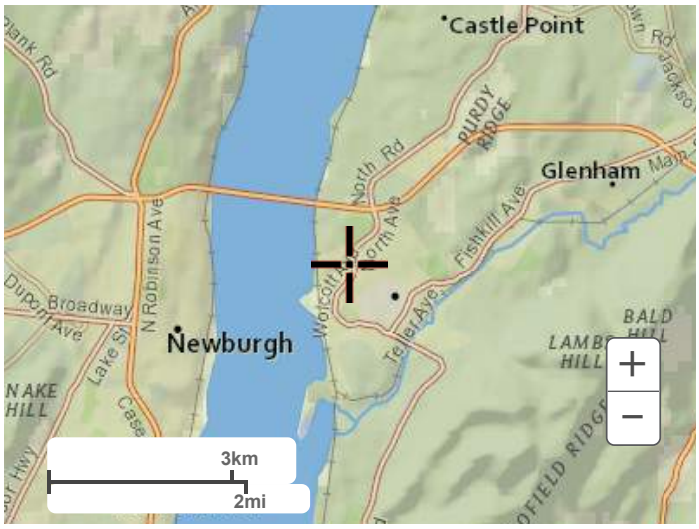
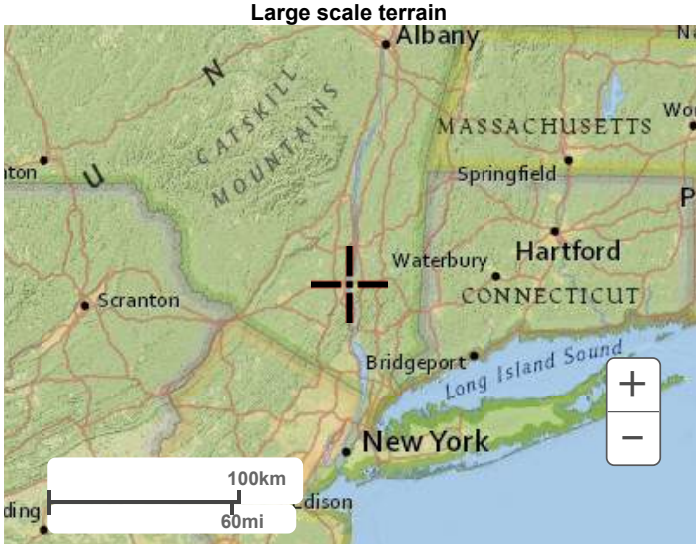
Maps & aerials

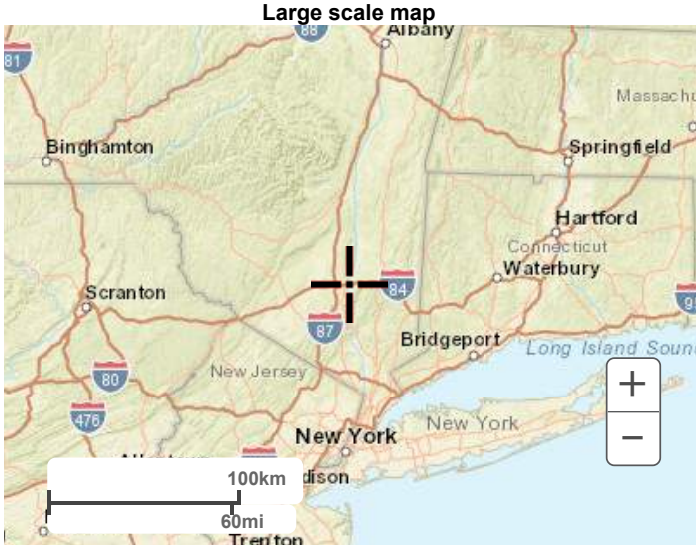
Small scale terrain



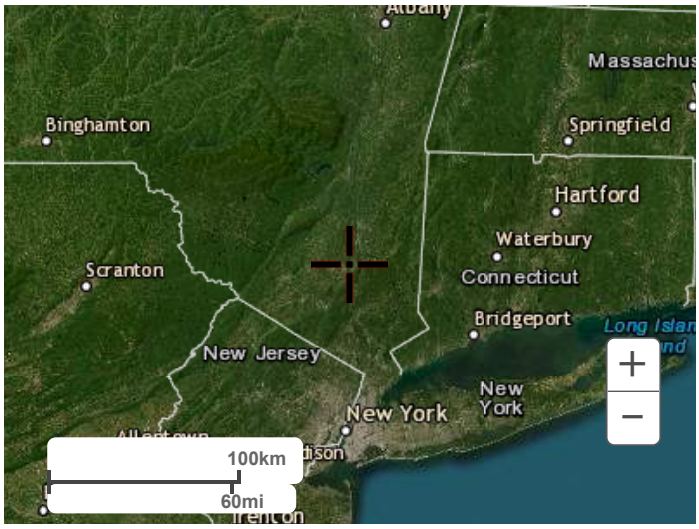
Large scale terrain



Large scale map



Large scale aerial



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APPENDIX 14

EROSION AND SEDIMENT CONTROL PLAN

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.
23. BOTTOM AND BERM ELEVATIONS OF TEMPORARY SEDIMENT BASINS TO BE REVIEWED WITH THE CONTRACTOR BASED ON THEIR PROPOSED CONSTRUCTION SEQUENCE FOR THE PROJECT.

CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCES.
- STAKE LIMITS OF DISTURBANCE AND ORANGE CONSTRUCTION FENCE.
- INSTALL PERIMETER SILT FENCING ON DOWNHILL AREAS AS SHOWN ON PLAN.
- INSTALL SEDIMENT PONDS. INSTALL TEMPORARY SWALES TO DIRECT ALL OPEN SOIL AREA DISTURBANCE TO SEDIMENT PONDS, AS NECESSARY. LOCATIONS AND SIZE OF THE EROSIONS AND SEDIMENT CONTROL PRACTICES ARE NOTED ON THE PLAN. THESE MAY VARY DEPENDING ON THE CONTRACTOR'S SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. SEDIMENT TRAPS AND BASINS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL.
- SEDIMENT POND RESTORATION: WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE EMBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF. SEDIMENT CAN BE DISPOSED OF BY EXPORTING IT OFF SITE FOR DISPOSAL OR BE USED AS FILL IN LAWN AREAS. SEDIMENT PONDS IN FUTURE OPEN SPACE OR LAWN AREAS MAY BE PUMPED DRY, GRADED, AND BACKFILLED. SEDIMENT PONDS IN PAVED OR STRUCTURAL AREAS MUST HAVE THE BASIN MATERIAL AND TRAPPED SEDIMENTS REMOVED, SAFELY DISPOSED OF, AND BACKFILLED WITH STRUCTURAL FILL. SEDIMENT PONDS IN LOCATIONS OF FUTURE STORMWATER PONDS MUST HAVE THE TRAPPED SEDIMENT REMOVED LEAVING THE BASIN AREA OPEN FOR THE DEVELOPMENT OF THE FINAL STORMWATER POND.
- ROUGH GRADE PROPOSED DRIVEWAY/ROAD.
- DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL. MATERIALS STORED IN STOCKPILES SHALL BE CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- CONSTRUCT ROADS, DRIVES, BUILDINGS, PARKING AREAS AND INSTALL DRAINAGE SYSTEMS.
- TOPSOIL/HAYSEED LAWN AREAS.
- THE PROJECT SITE MUST MEET FINAL STABILIZATION CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
- UPON FINAL STABILIZATION BEING MET, THE CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

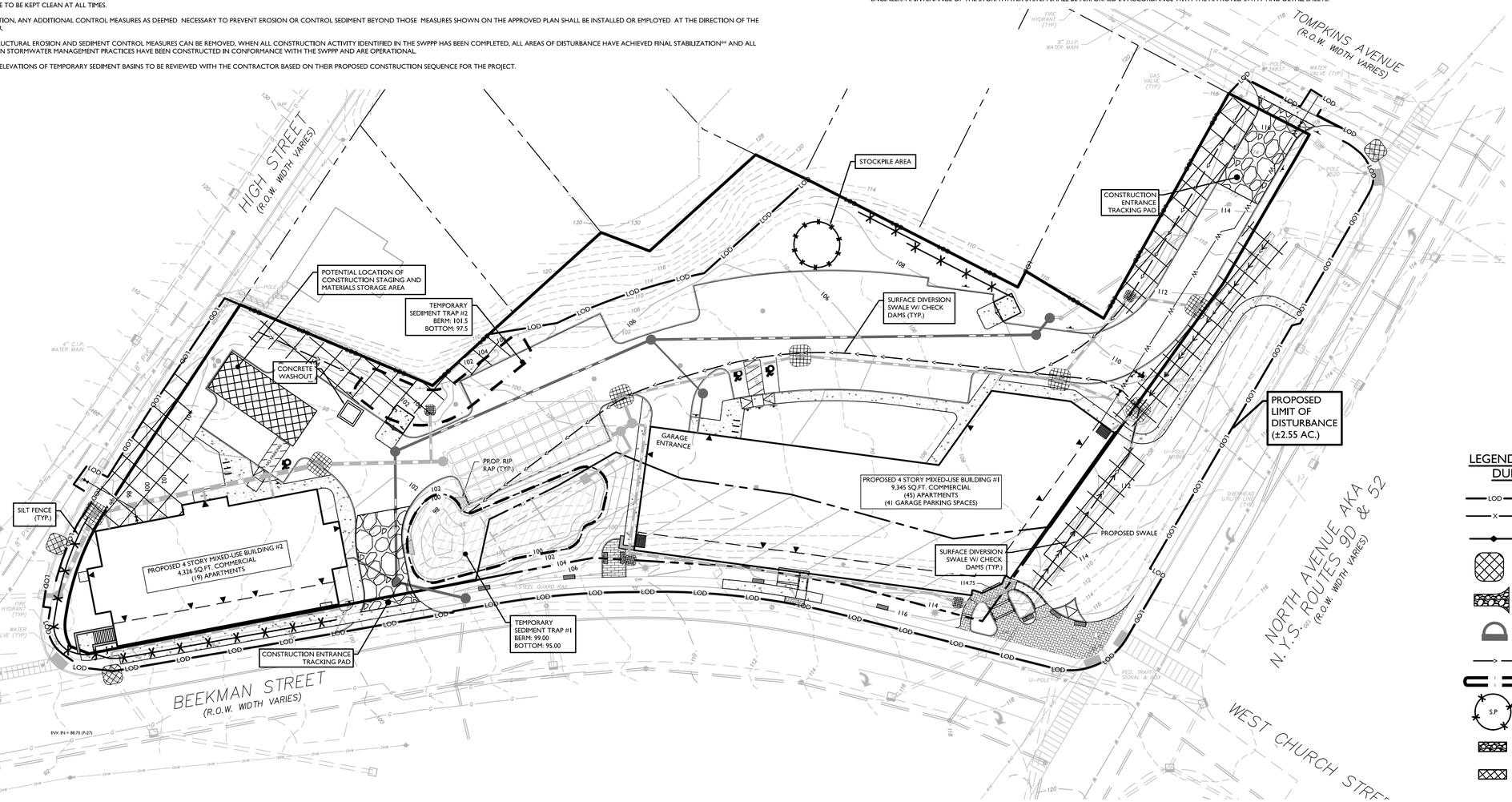
**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001 OR AS AMENDED. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

MAINTENANCE AGREEMENT NOTE:

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY (IF AN MS4 COMMUNITY). RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE MUNICIPALITY TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- LOD — CONSTRUCTION LIMIT LINE
- X — SILT FENCE
- ORANGE CONSTRUCTION FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP OUTLET
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- S.P — MATERIAL STOCKPILE
- CHECK DAM
- SLOPE MATTING

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

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

2023\23010468A\Engineering\Site Plans\C-SESC.dwg|C-10|SOIL EROSION By: CMCCORMACK

REV	DATE	DRAWN BY	DESCRIPTION
1	06/25/24	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	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/27/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/202	KAS	REVISED PER PLANNING BOARD COMMENTS

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SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
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5954-26-689990
5954-26-781983

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DUTCHESS COUNTY
NEW YORK STATE

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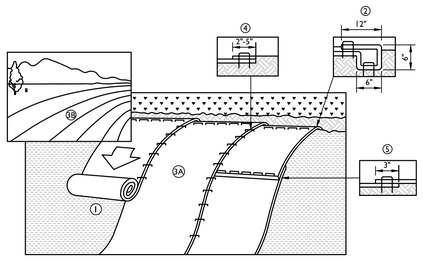
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-SESC		

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

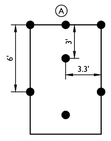
SHEET NUMBER:
10 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

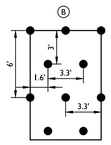


SLOPE INSTALLATION

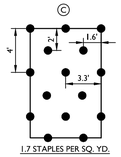
STAPLES PATTERN GUIDE
6.67' WIDE ROLLS



0.7 STAPLES PER SQ. YD.



1.15 STAPLES PER SQ. YD.



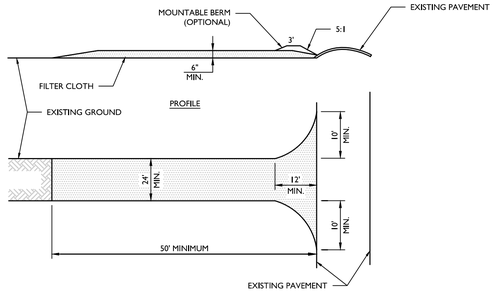
1.7 STAPLES PER SQ. YD.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
   * WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECP'S SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKESSHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
6. MATTING SHALL BE 100% BIODEGRADABLE
   * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

EROSION MATTING DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-2200 | 07/01/19



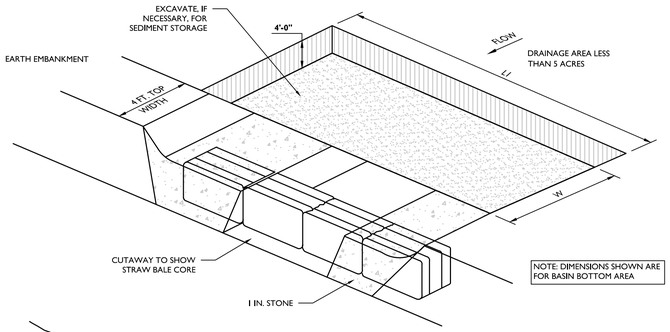
PLAN VIEW

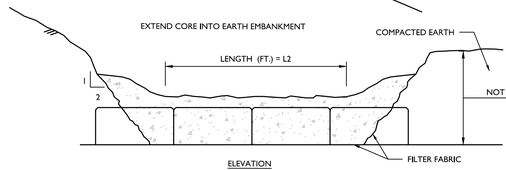
NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1000 | 07/01/19





ELEVATION

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

SIZING CALCULATIONS

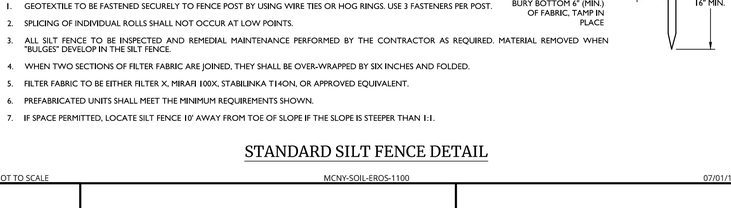
NOTE:

1. 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS AND CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

STONE OUTLET SEDIMENT TRAP DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1601 | 07/01/19

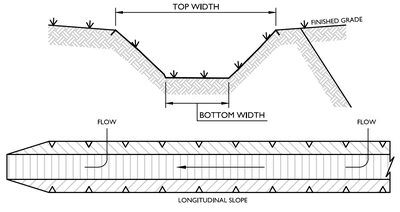


NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

STANDARD SILT FENCE DETAIL

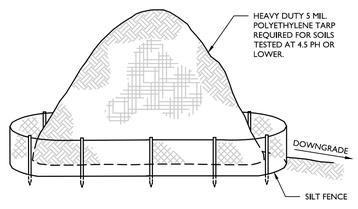
NOT TO SCALE | MCNY-SOIL-EROS-1100 | 07/01/19



PLAN

VEGETATED SWALE					
SWALE	BOTTOM WIDTH	SIDE SLOPE	LONGITUDINAL SLOPE	DEPTH	LENGTH
1R	2.0 FT	50%	2.00%		506'

VEGETATIVE SWALE DETAIL

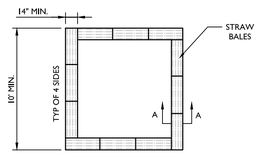


NOTES:

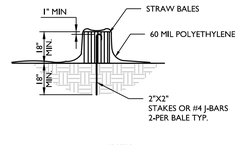
1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

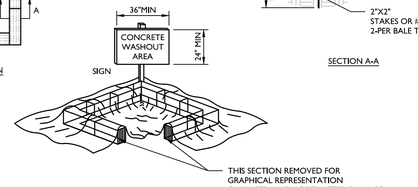
NOT TO SCALE | MCNY-SOIL-EROS-2500 | 07/01/19



BALE CONFIGURATION



SECTION A-A



DETAIL NOTES:

1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

CONCRETE WASHOUT DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1700 | 07/01/19

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	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/202	KAS	REVISED PER PLANNING BOARD COMMENTS

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www.colliersengineering.com

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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-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
11 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\Cive Plans\C-SESC.dwg\C11-DSE, EROSION DETAILS By: CMCCONMACK

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

APPENDIX 15

NJ CAT CERTIFICATION – FIRST DEFENSE

First Defense® High Capacity

A Simple Solution for your Trickiest Sites

Product Profile

The First Defense® High Capacity is an enhanced vortex separator that combines an effective stormwater treatment chamber with an integral peak flow bypass. It efficiently removes sediment total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® High Capacity is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints (**Table 1**, next page).

Applications

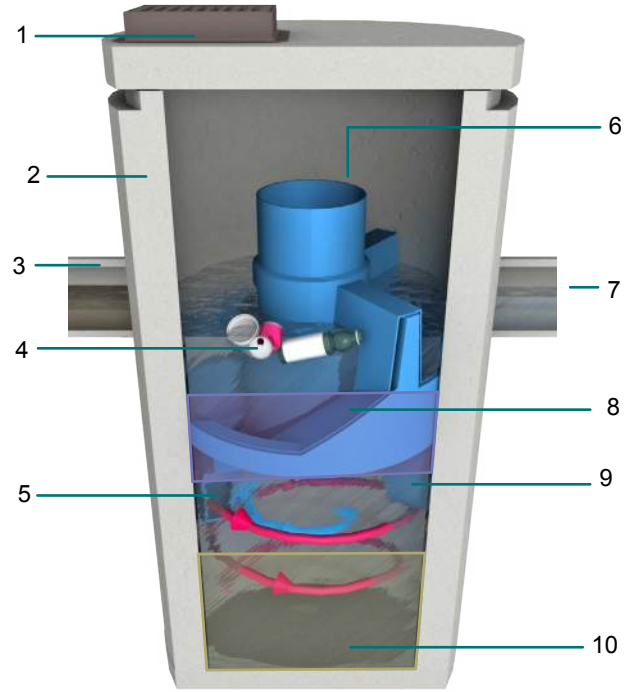
- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- Pretreatment for filters, infiltration and storage

Advantages

- Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Proven to prevent pollutant washout at up to 450% of its treatment flow
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

Verified by NJCAT and NJDEP

Fig.1 The First Defense® High Capacity has internal components designed to efficiently capture pollutants and prevent washout at peak flows.



Components

1. Inlet Grate (optional)
2. Precast chamber
3. Inlet Pipe (optional)
4. Floatables Draw Off Slot (not pictured)
5. Inlet Chute
6. Internal Bypass
7. Outlet pipe
8. Oil and Floatables Storage
9. Outlet chute
10. Sediment Storage Sump

How it Works

The First Defense® High Capacity has internal components designed to remove and retain gross debris, total suspended solids (TSS) and hydrocarbons (**Fig.1**).

Contaminated stormwater runoff enters the inlet chute from a surface grate and/or inlet pipe. The inlet chute introduces flow into the chamber tangentially to create a low energy vortex flow regime (magenta arrow) that directs sediment into the sump while oils, floating trash and debris rise to the surface.

Treated stormwater exits through a submerged outlet chute located opposite to the direction of the rotating flow (blue arrow). Enhanced vortex separation is provided by forcing the rotating flow within the vessel to follow the longest path possible rather than directly from inlet to outlet.

Higher flows bypass the treatment chamber to prevent turbulence and washout of captured pollutants. An internal bypass conveys infrequent peak flows directly to the outlet eliminating the need for, and expense of, external bypass control structures. A floatables draw off slot functions to convey floatables into the treatment chamber prior to bypass.

Hydro International, 94 Hutchins Drive, Portland, ME 04102
Tel: (207) 756-6200 Fax: (207) 756-6212
Email: stormwaterinquiry@hydro-int.com Web: www.hydro-int.com

First Defense® High Capacity

Sizing & Design

This adaptable online treatment system works easily with large pipes, multiple inlet pipes, inlet grates and now, contains a high capacity bypass for the conveyance of large peak flows. Designed with site flexibility in mind, the First Defense® High Capacity allows engineers to maximize available site space without compromising treatment level.

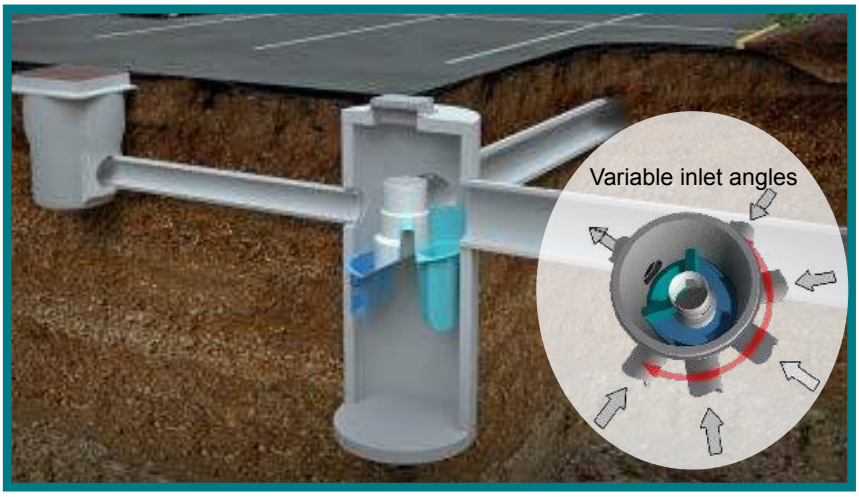


Fig 2. Works with multiple inlet pipes and grates

Free *Stormwater Separator Sizing Calculator* for Engineers

This simple online tool will recommend the best separatror, model size and online/offline arrangement based on site-specific data entered by the user.

Go to hydro-int.com/sizing to access the tool.

Inspection and Maintenance

Nobody maintains our systems better than we do. To ensure optimal, ongoing device performance, be sure to recommend Hydro International as a preferred service and maintenance provider to your clients.

Call **1 (800) 848-2706** to schedule an inspection and cleanout or learn more at **hydro-int.com/service**

Fig 3. Maintenance is done with a vactor truck

Table 1. First Defense® High Capacity Design Criteria.

First Defense® High Capacity Model Number	Diameter	Typical TSS Treatment Flow Rates			Peak Online Flow Rate	Maximum Pipe Diameter[1]	Oil Storage Capacity	Typical Sediment Storage Capacity[2]	Minimum Distance from Outlet Invert to Top of Rim[3]	Standard Distance from Outlet Invert to Sump Floor
		NJDEP Certified	106µm	230µm						
	(ft / m)	(cfs / L/s)	(cfs / L/s)	(cfs / L/s)	(cfs / L/s)	(in / mm)	(gal / L)	(yd^3 / m^3)	(ft / m)	(ft / m)
FD-3HC	3 / 0.9	0.84 / 23.7	0.3 / 8.77	0.53 / 15.0	15 / 424	18 / 457	125 / 473	0.4 / 0.3	2.0 - 3.5 / 0.6 - 1.0	3.71 / 1.13
FD-4HC	4 / 1.2	1.50 / 42.4	0.7 / 20	1.2 / 34	18 / 510	24 / 600	191 / 723	0.7 / 0.5	2.3 - 3.9 / 0.7 - 1.2	4.97 / 1.5
FD-5HC	5 / 1.5	2.34 / 66.2	1.3 / 37.9	2.2 / 62.2	20 / 566	24 / 609	300 / 1135	1.1 / .84	2.5 - 4.5 / 0.7 - 1.3	5.19 / 1.5
FD-6HC	6 / 1.8	3.38 / 95.7	2.2 / 63	3.8 / 108	32 / 906	30 / 750	496 / 1,878	1.6 / 1.2	3.0 - 5.1 / 0.9 - 1.6	5.97 / 1.8
FD-8HC	8 / 2.4	6.00 / 169.9	5.1 / 144	8.6 / 243	50 / 1,415	48 / 1219	1120 / 4239	2.8 / 2.1	3.0 - 6.0 / 0.9 -1.8	7.40 / 2.2

[1]Contact Hydro International when larger pipe sizes are required.
[2]Contact Hydro International when custom sediment storage capacity is required.
[3]Minimum distance for models depends on pipe diameter.

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Nonpoint Pollution Control
Division of Water Quality
401-02B
Post Office Box 420
Trenton, New Jersey 08625-0420
609-633-7021 Fax: 609-777-0432
http://www.state.nj.us/dep/dwq/bnpc_home.htm

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

April 4, 2016

Lisa Lemont, CPSWQ
Business Development Manager
Hydro International
94 Hutchins Drive
Portland, ME 04102

Re: MTD Lab Certification
First Defense® HC (FDHC) Stormwater Treatment Device by Hydro International

TSS Removal Rate 50%

Dear Ms. Lemont:

The Stormwater Management rules under N.J.A.C. 7:8-5.5(b) and 5.7 (c) allow the use of manufactured treatment devices (MTDs) for compliance with the design and performance standards at N.J.A.C. 7:8-5 if the pollutant removal rates have been verified by the New Jersey Corporation for Advanced Technology (NJCAT) and have been certified by the New Jersey Department of Environmental Protection (NJDEP). Hydro International has requested an MTD Laboratory Certification for the First Defense® HC Stormwater Treatment Device.

The projects falls under the "Procedure for Obtaining Verification of a Stormwater Manufactured Treatment Device from New Jersey Corporation for Advance Technology" dated January 25, 2013. The applicable protocol is the "New Jersey Laboratory Testing Protocol to Assess Total Suspended Solids Removal by a Hydrodynamic Sedimentation Manufactured Treatment Device" dated January 25, 2013.

NJCAT verification documents submitted to the NJDEP indicate that the requirements of the aforementioned protocol have been met or exceeded. The NJCAT letter also included a recommended certification TSS removal rate and the required maintenance plan. The NJCAT Verification Report with the Verification Appendix (dated February 2016) for this device is published online at http://www.njcat.org/verification-process/technology-verification-database.html.

The NJDEP certifies the use of the First Defense® HC Stormwater Treatment Device by Hydro International at a TSS removal rate of 50% when designed, operated and maintained in accordance with the information provided in the Verification Appendix and the following conditions:

1. The maximum treatment flow rate (MTFR) for the manufactured treatment device (MTD) is calculated using the New Jersey Water Quality Design Storm (1.25 inches in 2 hrs) in N.J.A.C. 7:8-5.5.

2. The First Defense® HC Stormwater Treatment Device shall be installed using the same configuration reviewed by NJCAT and shall be sized in accordance with the criteria specified in item 6 below.

3. This First Defense® HC Stormwater Treatment Device cannot be used in series with another MTD or a media filter (such as a sand filter) to achieve an enhanced removal rate for total suspended solids (TSS) removal under N.J.A.C. 7:8-5.5.

4. Additional design criteria for MTDs can be found in Chapter 9.6 of the New Jersey Stormwater Best Management Practices (NJ Stormwater BMP) Manual which can be found on-line at www.njstormwater.org.

5. The maintenance plan for a site using the First Defense® HC Stormwater Treatment Device shall incorporate, at a minimum, the maintenance requirements noted in the attached document. However, it is recommended to review the maintenance website at http://www.hydro-int.com/UserFiles/downloads/FD_O%2BM_F1512.pdf for any changes to the maintenance requirements.

6. Sizing Requirements:

   The example below demonstrates the sizing procedure for the First Defense® HC Stormwater Treatment Device:

   Example: A 0.25 acre impervious site is to be treated to 50% TSS removal using a First Defense® HC Stormwater Treatment Device. The impervious site runoff (Q) based on the New Jersey Water Quality Design Storm was determined to be 0.79 cfs.

   Maximum Treatment Flow Rate (MTFR) Evaluation:

   The site runoff (Q) was based on the following:
   time of concentration = 10 minutes
   i=3.2 in/hr (page 5-8, Fig. 5-3 of the NJ Stormwater BMP Manual)
   c=0.99 (curve number for impervious)
   Q=ciA=0.99x3.2x0.25=0.79 cfs

   Given the site runoff is 0.79 cfs and based on Table 1 below, the First Defense® HC Model 4-ft with a MTFR of 1.5 cfs would be the smallest model approved that could be used for this site that could remove 50% of the TSS from the impervious area without exceeding the MTFR.

   The sizing table corresponding to the available system models is noted below. Additional specifications regarding each model can be found in the Verification Appendix under Table A-1 and Table A-2 of the NJCAT Verification Report.

Table 1 First Defense® HC Models

First Defense® Model	Manhole Diameter (ft)	Maximum Treatment Flowrate, MTFR (cfs)
4-ft	4-ft	1.50
6-ft	6-ft	3.38
8-ft	8-ft	6.00

Be advised a detailed maintenance plan is mandatory for any project with a Stormwater BMP subject to the Stormwater Management Rules, N.J.A.C. 7:8. The plan must include all of the items identified in the Stormwater Management Rules, N.J.A.C. 7:8-5.8. Such items include, but are not limited to, the list of inspection and maintenance equipment and tools, specific corrective and preventative maintenance tasks, indication of problems in the system, and training of maintenance personnel. Additional information can be found in Chapter 8: Maintenance of the New Jersey Stormwater Best Management Practices Manual.

If you have any questions regarding the above information, please contact Mr. Titus Magnanao of my office at (609) 633-7021.

Sincerely,

James J. Murphy, Chief
Bureau of Nonpoint Pollution Control

Attachment: Maintenance Plan
C: Chron File
Richard Magee, NJCAT
Vince Mazzei, DLUR
Ravi Patraju, NJDEP
Gabriel Mahon, BNPC
Titus Magnanao, BNPC

PART 1 - GENERAL

1.01 SCOPE

A. Work described in this section includes furnishing all labor, equipment, materials, tools and incidentals required for a complete and operable installation of the First Defense® stormwater treatment system as shown on the drawings and specified herein.

B. The manufacturer shall design and supply the equipment listed herein and the Contractor shall install the equipment in accordance with the manufacturer's Handling, Storage, and Installation Instructions.

1.02 GENERAL REQUIREMENTS

A. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff. The system shall be self-activating with no mechanical parts or external power requirements.

B. Upon request, independently certified performance data and references shall be made available to the Engineer of Record for use in determining that the treatment system meets the design criteria and performance requirements stated herein.

1.03 SUBMITTALS

A. Submittals shall be provided and shall include the following:

i. Site plan showing location and orientation of proposed pipe sizes, connections and excavation limits.

ii. Product installation drawings showing plan and elevation views with water elevations for the flow conditions specified herein.

iii. Performance data as required in Part 2.

iv. Inspection and maintenance procedures.

1.04 QUALITY ASSURANCE

A. The treatment system shall be manufactured under the direction of an ISO 9001 Certified Company.

B. Inspection

The treatment system shall be subject to inspection by the Engineer of Record or the owner's representative at either the place of manufacture or the project site. Any and all observed defects shall be repaired to the satisfaction of the owner or owner's representative or replacement shall be made available.

C. Warranty

The manufacturer shall guarantee the treatment system free from defects in materials and workmanship for a period of two years following installation. If during the warranty period defects in materials or workmanship are noted, then the manufacturer shall be promptly notified. The decision to repair or replace affected units shall be made at the discretion of the manufacturer.

D. Patent Indemnity

Upon request, the manufacturer shall warrant that the treatment system does not infringe upon or violate any patent, copyright, trade secret or any other proprietary right of any third party and shall indemnify the Owner against any loss, cost, expense or liability arising out of such claim whether or not such claim is successful.

E. Certificate of Compliance

Upon request, the manufacturer shall provide a "Letter of Certification" to certify that the treatment system adheres to the specifications required herein and complies with the project's stormwater management permit.

1.05 MANUFACTURER

A. The treatment system shall be supplied by a manufacturer regularly engaged in such work who has furnished similar installations that have been in successful and continuous operation for a minimum period of five years. The manufacturer shall be a Stormwater Equipment Manufacturer Association (SWEMA) member.

B. The treatment system shall be certified by an acceptable State agency, such as a State Department of Environmental Protection (DEP) or industry verification or assessment agency (e.g.: ETV, NJCAT, NETE, MaSTEP).

PART 2 – STORMWATER HVS

2.01 General

A. The treatment system shall use a tangential inlet chute to establish rotational flow within a cylindrical vortex chamber and be able to treat the Water Quality Flow Rate stated herein without re-suspending and releasing captured pollutants. The treatment system shall not release captured floating pollutants during surcharge conditions.

B. The treatment system shall not exceed the pressure drop (headloss) for the design flow rates specified herein as determined by ASTM C1745 / C1745M – 11.

C. The treatment system shall fit within the limits of excavation (area and depth) as shown in the project plans and will not exceed the dimensions for the design flow rates specified herein.

D. The storage capacities for pollutants that settle (sediment) and float (oil) shall not be less than the volumes listed in Table 1. The treatment system shall operate as

intended and perform as specified herein as pollutants accumulate. The accumulation of pollutants that settle shall not reduce the volume required in the treatment system for separation and for preventing re-suspension and washout, or reduce the floatables storage volume capacity.

E. Minimum 24-inch frame and cover shall provide access to the sediment storage volumes from the surface for inspection and maintenance. Removal of pollutants from the treatment system shall be possible without requiring confined space entry.

2.02 Performance

A. Performance of the treatment system shall be based on independent full-scale laboratory testing and shall adhere to the Performance Specifications listed in Table 1. The laboratory testing used as the basis of product performance shall be undertaken in accordance with testing protocols approved or endorsed by SWEMA or acceptable State agency, such as a State Department of Environmental Protection (DEP) or recognized verification agency (e.g.: ETV, NJCAT, NETE, MaSTEP).

B. Performance of the treatment system shall be based on treating the Water Quality Flow rate (WQF) without internally bypassing and without re-suspension and washout of captured pollutants (scour). The Maximum Treatment Flow Rate(s) (MTFR-106 and/or MTFR-230) shall be greater than or equal to the WQF. The treatment system shall remove greater than or equal to 90% of TSS based on the Target Particle Size (TPS) of 106 microns and/or 80% of TSS based on the TPS of 230 microns at MTFR-106 and MTFR-230, respectively.

C. The treatment system shall convey the Peak On-line Flow Rates listed in Table 1 without causing upstream surcharge conditions. Full-scale independent laboratory scour testing shall demonstrate effluent control of less than or equal to 5 mg/L for all flows up to 200% of MTFR-106.

D. The treatment system shall be capable of capturing and retaining fine silt and sand size particles. Analysis of captured sediment from full-scale field installations shall demonstrate particle sizes predominately in the 20-micron range.

Table 1.

First Defense® Model	Diameter	Maximum Treatment Flow Rates (MTFR)		Peak Online Flow Rate	Maximum Pipe Diameter	Oil Storage Capacity	Minimum Sediment Storage Capacity	Min. Cover (F/G to Invert)	Min. Depth
		106µm	230µm						
	(ft/m)	(cfs/ L/s)	(cfs/ L/s)	(cfs /L/s)	(in/mm)	(gal/L)	(yd^3/m^3)	(ft/m)	(ft/m)
FD-4	4/1.2	0.7/20	1.2/34	6.0/170	18/450	180/681	1.3/ 1.0	3.1/1.1	5.47/1.7
FD-4HC				18.0/510	24/600			2.3-3.9/0.7-1.2	
FD-6	6/1.8	2.2/63	3.8/108	18.0/510	24/600	420/1,590	3.3/ 2.5	4.0 / 1.2	6.52/2.0
FD-6HC				32/906	30/750			3.0-5.1/0.9-1.6	

PART 3 – EQUIPMENT

A. The treatment system shall be manufactured with materials typically used in stormwater drainage systems that have a minimum life expectancy of 30 years.

(i) Materials of construction shall be cross-linked polyethylene (XLPE) and/or Type 304 stainless steel or carbon steel powder coated in accordance with ASTM 775/ ASTM A775M. All components shall be designed to withstand normal loadings associated with fabrication, shipping, site installation, and normal operation of the equipment.

(ii) Precast shall be manufactured with concrete that has attained a compressive strength of 4,000 psi after 28 days. The structure shall be reinforced to withstand an HS20-44 loading. Shiplap joints shall be sealed with butyl rubber mastic sealant conforming to ASTM C990. Slab tops shall be suitably reinforced and provided with manhole openings and covers as required. The cast iron manhole frames and covers shall be sized as per the manufacturer's drawings and shall be in accordance with ASTM A48, CL.35B and AASHTO M105. The masonry fixing bolts shall be Type 304 stainless steel.

(iii) All piping connections and ancillary items not listed herein shall be provided by the Contractor.

PART 4 - EQUIPMENT DELIVERY

A. The treatment components of the treatment system shall be delivered within six weeks of date of approved technical submittal.

B. The components of the treatment system shall be preassembled and delivered to the site fully fabricated and ready for the final assembly.

C. Off-loading, storage, and installation shall be by the Contractor.

D. The Contractor shall inspect and provide signed acceptance of equipment prior to unloading, or notify the manufacturer of any damage to equipment to effect proper remedial action. Failure to notify the manufacturer of damage to equipment prior to unloading will void all warranties pertaining to subject equipment.

PART 5 - EQUIPMENT INSTALLATION

A. The system shall be installed in strict accordance with the site plans, and the manufacturer's general arrangement drawings and Handling, Storage and Installation Instructions. The Contractor shall be responsible for installing the equipment and all necessary site connections.

B. The Manufacturer shall be notified immediately of any equipment which is damaged during unloading, storage, or installation. The damaged equipment shall be repaired or replaced at the discretion of the manufacturer and entirely at the Contractor's expense.

C. The precast concrete structure shall be set on a granular or compacted sand sub-base in accordance with local requirements for standard manhole installation. In no instances shall the compacted sub-base material have a thickness of less than 12 inches.

D. The precast concrete structure shall be set level and plumb to within 0.5%.

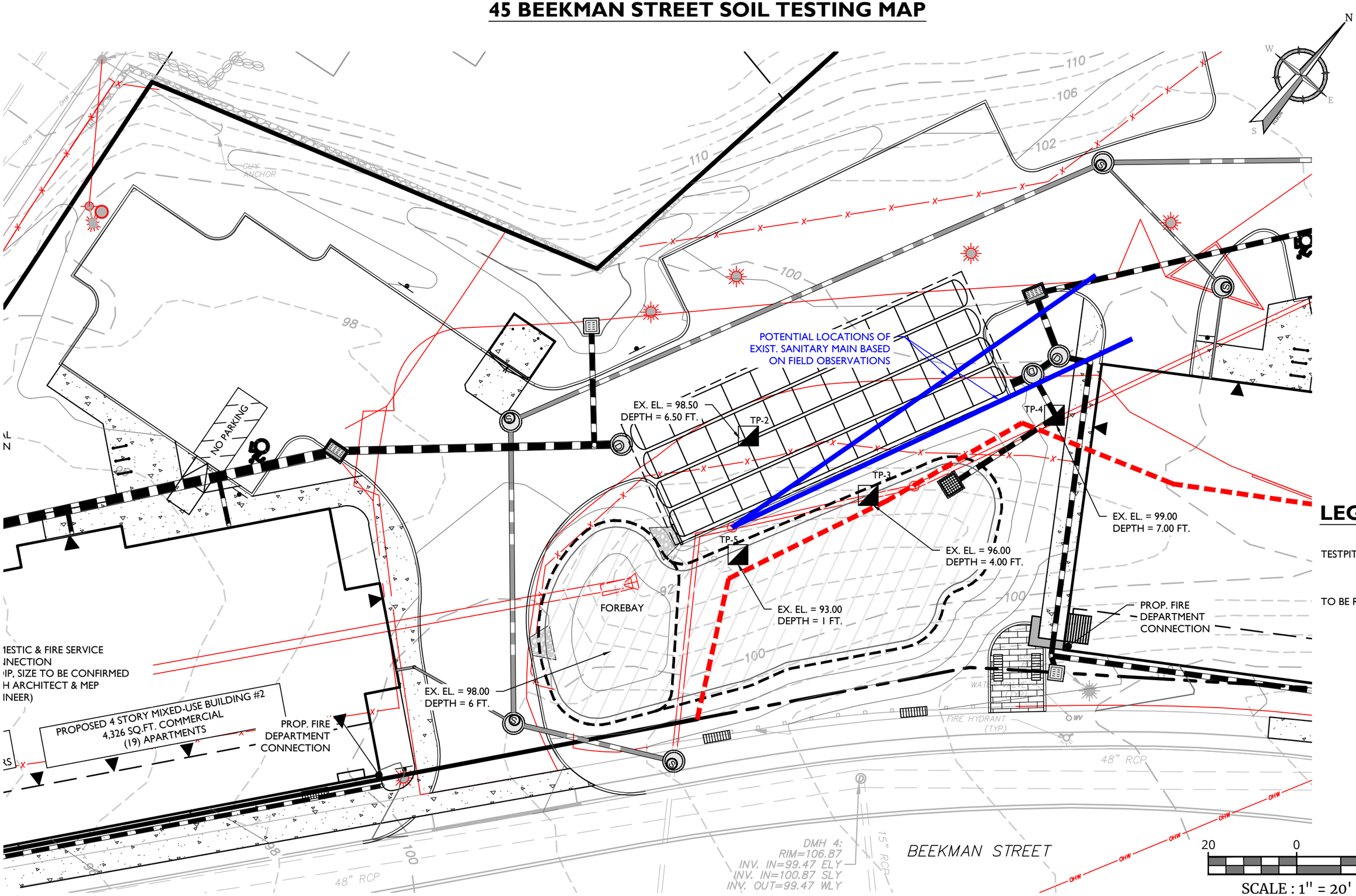
E. Non-shrink grout or hydraulic cement conforming to ASTM C 595 shall be used to provide a water tight seal in the lift holes, any drain holes and around the concrete knock-outs for the inlet and outlet pipes.

F. The Contractor shall, at the discretion of the owner or owner's representative, test the concrete structure for water tightness before backfilling.

APPENDIX 16

SOIL TESTING MAP & BORING LOGS

45 BEEKMAN STREET SOIL TESTING MAP



45 Beekman Street

BOREHOLE NUMBER B- TP-2

Sheet 1 of 3

DISTRICT _____ COUNTY _____ HIGHWAY _____

CSJ _____ STRUCTURE _____ STATION _____ OFFSET _____

DATE STARTED 04/18/25 COMPLETED _____ COORDINATES _____

DRILLING CONTRACTOR Joe GROUND ELEVATION 98.5 ft FINAL DEPTH 92 ft

DRILLING METHOD(S) _____ GROUNDWATER LEVELS

EQUIPMENT _____ HAMMER EFFICIENCY _____ % ▽ AT TIME OF DRILLING _____

HOLE SIZE _____ CORING BIT SIZE _____ ▼ 15MIN AFTER _____

LOGGED BY _____ ORGANIZATION _____ ▼ 24HR POST DRILLING _____

DEPTH (FT)	ELEVATION (FT)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE INFO TYPE	SAMPLE INFO NUMBER	RECOVERY% RQD (%)	UNCORRECTED SPT (N-VALUE)	POCKET PEN. (TSF)	STRENGTH TESTS TEST TYPE	STRENGTH TESTS COMP. STH (TSF)	TOTAL UNIT WT (PCF)	MOISTURE CONTENT (%)	ATTERB. LIMITS LL	ATTERB. LIMITS PI	PASSING #200 (%)
0.5			topsoil												
			br silt loam pieces of asphalt, boulders												
6.5															
10															
15															
20															
25															
30															

NOTES _____

Template: TemplateDev_TxDOT_2.0 / Strip Set: / Produced on : February 26 2025 by OpenGround

BOREHOLE NUMBER B- TP-3

Sheet 1 of 3

DISTRICT _____ COUNTY _____ HIGHWAY _____

CSJ _____ STRUCTURE _____ STATION _____ OFFSET _____

DATE STARTED _____ COMPLETED _____ COORDINATES _____

DRILLING CONTRACTOR _____ GROUND ELEVATION 96 ft FINAL DEPTH 93 ft

DRILLING METHOD(S) _____ GROUNDWATER LEVELS

EQUIPMENT _____ HAMMER EFFICIENCY _____ % ▽ AT TIME OF DRILLING _____

HOLE SIZE _____ CORING BIT SIZE _____ ▼ 15MIN AFTER _____

LOGGED BY _____ ORGANIZATION _____ ⧩ 24HR POST DRILLING _____

DEPTH (FT)	ELEVATION (FT)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE INFO TYPE	SAMPLE INFO NUMBER	RECOVERY% RQD (%)	UNCORRECTED SPT (N-VALUE)	POCKET PEN. (TSF)	STRENGTH TESTS TEST TYPE	STRENGTH TESTS COMP. STH (TSF)	TOTAL UNIT WT (PCF)	MOISTURE CONTENT (%)	ATTERB. LIMITS LL	ATTERB. LIMITS PI	PASSING #200 (%)
			topsoil												
			br silt loam												
			hit rocks, not bedrock												
5			tough angle for excavator												
			on down hill slope												
10															
15															
20															
25															
30															

NOTES _____

BOREHOLE NUMBER B- TP-4

Sheet 1 of 3

DISTRICT _____ COUNTY _____ HIGHWAY _____

CSJ _____ STRUCTURE _____ STATION _____ OFFSET _____

DATE STARTED _____ COMPLETED _____ COORDINATES _____

DRILLING CONTRACTOR _____ GROUND ELEVATION 99 ft FINAL DEPTH 92 ft

DRILLING METHOD(S) _____ GROUNDWATER LEVELS

EQUIPMENT _____ HAMMER EFFICIENCY _____ % ▽ AT TIME OF DRILLING _____

HOLE SIZE _____ CORING BIT SIZE _____ ▼ 15MIN AFTER _____

LOGGED BY _____ ORGANIZATION _____ ▽ 24HR POST DRILLING _____

DEPTH (FT)	ELEVATION (FT)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE INFO TYPE	SAMPLE INFO NUMBER	RECOVERY% RQD (%)	UNCORRECTED SPT (N-VALUE)	POCKET PEN. (TSF)	STRENGTH TESTS TEST TYPE	STRENGTH TESTS COMP. STH (TSF)	TOTAL UNIT WT (PCF)	MOISTURE CONTENT (%)	ATTERB. LIMITS LL	ATTERB. LIMITS PI	PASSING #200 (%)
0.5			topsoil												
			br silt loam w/ bbers												
5															
6.5															
7.5			▽ wet clay												
10															
15															
20															
25															
30															

NOTES _____

BOREHOLE NUMBER B-

TP-5

DISTRICT _____ COUNTY _____ HIGHWAY _____

CSJ _____ STRUCTURE _____ STATION _____ OFFSET _____

DATE STARTED _____ COMPLETED _____ COORDINATES _____

DRILLING CONTRACTOR _____ GROUND ELEVATION 93 ft FINAL DEPTH 92 ft

DRILLING METHOD(S) _____ GROUNDWATER LEVELS

EQUIPMENT _____ HAMMER EFFICIENCY _____ % ▽ AT TIME OF DRILLING _____

HOLE SIZE _____ CORING BIT SIZE _____ ▼ 15MIN AFTER _____

LOGGED BY _____ ORGANIZATION _____ ▼ 24HR POST DRILLING _____

DEPTH (FT)	ELEVATION (FT)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE INFO: TYPE	SAMPLE INFO: NUMBER	RECOVERY% RQD (%)	UNCORRECTED SPT (N-VALUE)	POCKET PEN. (TSF)	STRENGTH TESTS: TEST TYPE	STRENGTH TESTS: COMP. STH (TSF)	TOTAL UNIT WT (PCF)	MOISTURE CONTENT (%)	ATTERB. LIMITS: LL	ATTERB. LIMITS: PI	PASSING #200 (%)
			topsoil w/ organic materials												
5															
10															
15															
20															
25															
30															

NOTES _____

LANC & TULLY
Engineering and Surveying, P.C.

May 8, 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 April 29, 2025, from Cuddy & Feder.
- Correspondence dated April 29, 2025, from NYS Parks, Recreation and Historic Preservation.
- Correspondence dated April 29, 2025, from Colliers Engineering & Design.
- Correspondence dated April 29, 2025, from Aryeh Siegel, Architect.
- Stormwater Pollution Prevention Plan (SWPPP) titled "45 Beekman Street Mixed-Use Development", dated April 29, 2025.
- Plan titled "Lot Consolidation Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC and NYSDOT – Tax ID Numbers 130200-5955-19-706012, 130200-5954-23-689990, and 130200-5954-26-781983", dated April 28, 2025, as prepared by Colliers Engineering & Design.
- Plans titled "Site Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC", with the latest revision date of April 29, 2025, and consisting of Sheets 1, 5, 6, 7, 8, 9 and 18 of 19, as prepared by Colliers Engineering & Design.
- Architectural plan Sheets A-105, A-106 and A-107 titled "45 Beekman Street", with the latest revision date of April 29, 2025, 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 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.***

2. 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.***

3. As the current plans show grading, drainage improvements, and sidewalks within 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.***

Lot Consolidation Plan:

1. Descriptions shall be prepared and submitted for review for the areas to be dedicated to the City of Beacon along Tompkins Avenue and High Street.

2. The plan should include an enlarged section for each of the areas to be dedicated to the City of Beacon.

3. The call-out for the areas to be dedicated shall be revised to read "To Be Dedicated to City of Beacon ..."

4. An enlargement shall be provided on the plan of the Central Hudson Easement located At the entrance from Tompkins Avenue.

5. The plan shall clearly show all existing lot lines for each of the parcels and note on the plans those lines that are to be removed.

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. ***Applicant notes that they will be making an application to the Zoning Board of Appeals for the required variance.***

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.

   Applicant notes that they have continued to pursue dye testing of the homes along Tompkins Avenue without success and they will now be televising the sewer main along Tompkins Avenue in order to determine which homes along Tompkins Avenue are connected to the sewer main and which are not, with the results being shared with the City of Beacon.

2. 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. Contractor will be performing additional televising work which will allow for determination of which utilities can be revised and/or adjusted.***

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 the existing sewer line will be televised on April 29, 2025, and the results will be shared with the City upon receipt.***

Stormwater Pollution Prevention Plan:

1. Once the soil testing has been conducted at the site, the findings from the soil testing shall be added to the Stormwater Pollution Prevention Plan (SWPPP). ***Soil Testing was conducted at the site on April 18, 2025, with the City Engineer's office witnessing all soil testing conducted. Based upon the testing conducted, both the bioretention basin and subsurface system are proposed with an impermeable liner.***

2. At this time we find the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project to be acceptable. This may change based upon any future revisions to the site layout and/or site grading as the project progresses.

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.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 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 April 29, 2025
- Exhibit A: Additional "No Impact" Letter from New York State Parks, Recreation and Historic Preservation, dated April 29, 2025
- Exhibit B: Response to Comments Memo prepared by Colliers Engineering and Design, dated April 29, 2025
- Exhibit C: Responses to Comments Memo prepared by Aryeh Siegel Architect, dated April 29, 2025
- Site Plan Sheets (7 sheets) prepared by Colliers Engineering and Design, dated January 30, 2024, last revised April 29, 2025
- Architectural Sheets (3 sheets) prepared by Aryeh Siegel Architect, dated November 28, 2023, last revised April 29, 2025
- Subdivision (Lot Merger) Plat prepared by Colliers Engineering and Design, dated April 28, 2025
- Stormwater Pollution Prevention Plan (SWPPP) prepared by Colliers Engineering and Design, dated April 29, 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. **Finished Building Materials:** Section 223-41.21(K)(10) discusses permitted and prohibited materials within the Linkage District. The regulation specifically prohibits "sheet metal siding or sheet trim." A determination from the Building Inspector will be required to clarify if the proposed

architectural "metal panel & metal trim" fall within this category. Additional material spec sheets or samples from the applicant may be required to facilitate a determination.

2. **Parking Variance:** As previously noted, three (3) parking stalls on the southwest portion of the lot are located within the 40 ft setback from High Street and will therefore require a variance from the Zoning Board of Appeals. If the Board acts on SEQRA, this matter should be referred to the Zoning Board of Appeals for review.

3. **Easement Agreement**. The proposed sidewalk connection to NYS Route 9D and the proposed sculpture area extend beyond the proposed property boundary, into the right-of-way that is proposed to be retained by NYS DOT. A DOT Highway Permit may be required, and any proposed easement agreements may require review by the Board's Legal Counsel.

4. **Lighting Plan**: At the April meeting, it was discussed whether uplighting of the proposed buildings could be utilized to highlight cornices and vertical elements, and to further enhance the site as a "gateway project" for the City. The Planning Board and applicant are encouraged to continue exploring this idea, with attention to how architectural uplighting can reinforce the building's identity and nighttime presence. Consideration should also be given to fixture design, placement, and intensity to ensure compatibility with dark sky principles and to avoid potential impacts on neighboring properties.

5. **Elevations**: At it's April meeting the Board indicated that additional architectural review of the rear portions of the proposed buildings (visible from High Street and Tompkins Ave) may be required. A line drawing elevation of the Beekman Street Building is shown on Sheet A-106, whereas a partial rendering is shown in the top-right image on Sheet A-107. There is a discrepancy between the two graphics regarding vertical tower-like features shown. The applicant should present the intent for this façade and provide consistent plans for further review.

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

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City Staff and Consultants, public comments, and testimony during public meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 45 Beekman Street/High Street	
Name of Lead Agency: City of Beacon Planning Board	
Name of Responsible Officer in Lead Agency: John Gunn	
Title of Responsible Officer: Chairperson	
Signature of Responsible Officer in Lead Agency:	Date:
Signature of Preparer (if different from Responsible Officer)	Date: 5-13-2025

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5005

E-mail: mperez@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN,
SUBDIVISION AND CERTIFICATE OF APPROPRIATENESS APPROVALS
FOR 45 BEEKMAN STREET/HIGH STREET

Parcel Nos. 5955-19-706012, 5954-26-689990 & 5954-26-781983

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, acting as Lead Agency, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the development of two (2) 4-story mixed-use buildings that will be comprised of commercial (retail/office) and tenant amenity spaces on the first floor, together with multi-family residences on the upper floors on property located at 45 Beekman Street and High Street, known and designated on the Tax Map as Parcel No. 5955-19-706012, 5954-26-689990 & 5954-26-781983 in the Linkage (L) Zoning District, partially located within the Historic District and Landmark Overlay (HDLO) District and Residential R1-7.5 District, as well as within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property"). The Proposed Action includes 64 residential units with a mix of 33 1-bedroom units and 31 2-bedroom units, 13,670 square feet of commercial space, and 91 off-street parking spaces.

The Proposed Action includes a Site Plan application, Subdivision (lot merger) application to combine multiple parcels which comprise the development site, and a Certificate of Appropriateness. As a result of 1970's urban renewal, the right-of-way adjacent to the Property is unusually wide which means there is quite a distance from the edge of road pavement to the boundary of the Property. The Applicant is currently pursuing the acquisition of a portion of the NYSDOT right-of-way adjacent to the Property. The project design which is the subject of this environmental review assumes the Applicant will ultimately acquire that portion of the

NYSDOT right-of-way. Such acquisition will allow development of the Property in a manner that is more consistent with the purposes of the Linkage District than the development of the Property without such right-of-way acquisition. In the event the right-of-way is not acquired by the Applicant, this Negative Declaration may require amendment.

The Proposed Action is a Type I action. The Planning Board circulated Notice of Intent to act as Lead Agency and received no objections. The Planning Board opened a duly noticed public hearing on the Site Plan application and to consider comments regarding any environmental impacts of the Proposed Action on February 11, 2025 and continued the hearing to March 11, 2025, April 8, 2025 and May 13, 2025 at which time members of the public were given an opportunity to be heard. The SEQRA public hearing was closed on May 13, 2025 and the Site Plan public hearing was continued to June 10, 2025.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment.

In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The Property is located in the Linkage Zoning District and currently is improved with a building and parking lot. The portion of the Property at the corner of Beekman Street and High Street was also previously used as a contractor's yard. The Project is located on a previously developed site and will require demolition of the existing building. The Proposed Action involves the merging of existing lots and the construction of two 4-story mixed-use buildings with garage and surface parking areas and associated improvements along with typical grading and site work associated with such construction.

  The Property slopes downward from Route 9D and Beekman Avenue and also includes a slope at the rear of the Property extending up to residential properties on High Street. Limited grading on this rear slope is proposed. Earthwork in this area will tie into the existing grade at or before an existing retaining wall on the neighboring 16 High Street property. A drainage structure is proposed to be installed approximately 10 feet from the retaining wall, but no other excavation is proposed at the base of the existing retaining wall. All disturbances to slopes are proposed to be appropriately stabilized pursuant to best management practices. A portion of the proposed off-street surface parking located along High Street will require a setback variance from the City of Beacon Zoning Board of Appeals.

No wetlands or wetland buffer areas will be disturbed as a result of the Project and any disturbance of slopes will be stabilized using best management practices during construction and post-construction.

For these reasons the Proposed Action will not have an adverse impact as a result of physical changes to the project site.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

Residential land uses are generally not associated with the discharge of contaminants into aquifers or other ground water sources. There will be no bulk storage of petroleum or chemicals on-site. The Project does not include or require wastewater discharged to groundwater, and is not located within 100 feet of potable drinking water or irrigation sources.

Site disturbance will exceed 1-acre and therefore a full Stormwater Pollution Prevention Plan (SWPPP), last revised April 29, 2025, was submitted in order to obtain coverage under NYSDEC SPDES General Permit. The City Engineer reviewed the SWPPP and found it to be in general compliance with NYSDEC requirements, but it cannot be accepted until soil testing is conducted at the site and the Applicant completes the land acquisition process with NYSDOT. SWPPP acceptance will occur prior to any Site Plan approval by the Planning Board.

The proposed stormwater practices shown on the plans and described in the SWPPP are designed in general compliance with the NYSDEC Stormwater Management Design Manual and City of Beacon requirements. S*ee* SWPPP dated April 29, 2025, prepared by Colliers Engineering and Design (CED); Sheets 5-7 of the Site Plan Set. A bioretention basin, subsurface detention system, and hydrodynamic separator are proposed as part of the Project. The Project involves implementation of several soil erosion measures to ensure that there will be no measurable increase in erosion or flooding. *N*o wetlands or wetland buffer area will be disturbed by the Project. All stormwater facilities will be inspected by a licensed engineer annually with a report being provided to the City Building Department.

The Project will be connected to the existing public water distribution system. At full build-out, the Project is expected to require 11,940 gallons of water per day. The public water system has sufficient capacity to support the Project.

The Project will be connected to the existing public sanitary sewer system. At full build out, the Project is expected to generate 11,940 gallons of wastewater per day. The public sanitary sewer system has sufficient capacity to support the Project. The Applicant has explored and is continuing to explore whether surrounding residential properties are connected to the site's existing sewer line. It is the Applicants' intent to remove any such connections, and service such residences to the existing sanitary sewer main in Tompkins Avenue. The Applicants have confirmed that the sewer lateral for the residence at 7 Tomkins is connected to the site's sewer line and the Applicant proposes to reconnect this sewer service to the sewer main in Tompkins Avenue. The Applicant is continuing efforts to contact the owners of 9 and 11 Tompkins Avenue to determine whether the sewer service lines for these dwellings are connected to the site's sewer line. As a alternative to such efforts, the Applicant recently televised the existing sewer line in Tompkins Avenue and Beekman Street and results will be submitted to the City.

For these reasons the Proposed Action will not have an adverse impact on surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

  See discussion above regarding the SWPPP submitted and reviewed for the Project.

  Green infrastructure practices will be implemented to the greatest extent possible to reduce runoff, including avoidance of sensitive areas, minimizing grading and soil disturbance, minimizing impervious areas on internal access ways, driveways and parking areas. Parking spaces and drive aisles are 9'x18' with a 24' drive aisle, to comply with the City Code requirements and consistency with the "Greenway Connections" and NYSDEC stormwater objectives to reduce impervious surfaces.

  For these reasons the Proposed Action will not have an adverse impact on or alter drainage flows or patterns or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Site. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and

stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with the final filed site plan and in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons the Proposed Action will not have an adverse impact on surface or air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The Full EAF indicates that the Property may contain or serve as habitat for the Indiana Bat, Atlantic Sturgeon and Shortnose Sturgeon.

The Property does not contain any streams or waterbodies and there will be no impact to the Atlantic and Shortnose Sturgeon populations. The main impact of concern for the Indiana Bat is the removal of potential roost trees. The proposed project will require the removal of trees which may serve as habitat for the Indiana Bat. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between November 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees. The Proposed Action also includes shielded, cut-off light fixtures that direct light down to minimize light pollution and not interfere with potential bat foraging activities. Also, native vegetation is proposed to enhance wildlife habitat.

For these reasons the Proposed Action will not have an adverse impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Site.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, or visible from any publicly

accessible vantage points either seasonally nor year around. The roof plan of the Beekman Street building was adjusted to conceal rooftop mechanical equipment with screening on all sides to help shield potential views. The Local Waterfront Revitalization Program (LWRP), adopted in 1991 and amended in 2011, does not list viewsheds from the Site, or viewsheds that would be obscured by the Project. The nearest viewshed to the Premises as articulated in the City's LWRP is the viewshed located at the intersection of Main Street and NYS Route 9D. The LWRP describes the viewpoint as follows: "The traffic light at the intersection of Route 9D and Main Street is the western entrance to the City's business district. Due to urban renewal demolition, the view to the west is unobstructed from an elevation of 100 feet. In the foreground the land is bulldozed stumps and some weed trees. The middle ground is dominated by Beekman Street and the old residential neighborhood of High Street. The background is a clear view of the Hudson River, the Newburgh waterfront to the City's center and the hills beyond."

The Applicant submitted an LWRP Consistency Statement which was reviewed by the City's former Planning Consultant who found it to be acceptable in a memorandum dated December 8, 2023. The Project is consistent with the relevant polices of the LWRP. Further, the Project's architecture was extensively reviewed by the Architectural Review Subcommittee of the Planning Board/Architectural Review Board and discussed at length at multiple Planning Board meetings with specific attention paid to views of the buildings from local roadways.

For these reasons the Proposed Action will not have an adverse impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

The Project will not cause a significant adverse environmental impact on historic or archeological resources.

The Property is located in proximity to the Bogardus DeWindt House and the Lower Main Street Historic District. A portion of the Property along High Street is also located in the City of Beacon's Historic District and Landmark Overlay District and partially located within the High Street/Tompkins Avenue Historic District which was deemed by SHPO to be eligible for listing on the National Register of Historic Places in November 2024. According to the evaluation form available on the Cultural Resource Information System (CRIS) database, the High Street/Tompkins Avenue Historic District was deemed eligible because it embodies the distinctive characteristics of a type, period or method of construction, specifically its intact representation of Queen Anne style architecture. The evaluation further notes that "most of the homes

located within the district retain significant historic integrity, including original wood spindlework, multi-story towers, one-story porches, and decorative corner brackets." 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. The Property is similarly removed from the Lower Main Street Historic District which begins over 100 feet east of the intersection of NYS Route 9D and Main Street.

Regarding the High Street/Tompkins Avenue Historic District, the portion of the Property located within this district is the currently vacant area along High Street that was formerly occupied as a contractor's yard. The Applicant prepared rear elevations and renderings of the views of the Project from High Street. Section diagrams were also reviewed which show sight lines from the top of the slope on High Street toward the proposed buildings. The Project design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties. The design incorporates gabled roofs, dormers and corner towers in response to the design of the nearby homes in the Historic District. It is noted that the Property is located at a lower elevation than the residences in the High Street/Tompkins Avenue Historic District. Further, existing trees and proposed landscaping will limit some views of the Project from High Street. On April 29, 2025, the Division of Historic Preservation of the State Office of Parks, Recreation and Historic Preservation issued a letter which states that it is OPRHP's opinion that the Project has no adverse impact on historic and archeological resources provided a Construction Protection Plan for historic resources within 90 feet of the proposed construction activities is submitted to the OPRHP. The Applicant will submit the Construction Protection Plan to OPRHP which will include a pre-work photo survey, construction barriers, and a post-work photo survey of historic resources.

The portion of the Project located in the HDLO District is subject to the issuance of a Certificate of Appropriateness pursuant to Chapter 134 of the City Code.

No archaeological or historic sites have been identified on the Project Site.

For these reasons the Proposed Action will not have an adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee

may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

For these reasons the Proposed Action will not have an adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

A Traffic Impact Study, dated November 28, 2023, revised January 26, 2024 and June 24, 2024 (the "TIS") was prepared by Colliers Engineering & Design ("CED") for review by the Planning Board. This Study is based upon the standards established by the Institute of Transportation Engineers ("ITE") and set forth in the Parking Generation Manual, 6th Edition, in addition to data provided by the NYSDOT and collected on the ground by CED. The TIS was prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the Project. The analysis of future traffic conditions in the TIS is conservative because no credit was taken for the potential reduction in the Project's traffic generation resulting from the Project's proximity to the Beacon Metro-North Train Station. The TIS was subject to review and comment by the Planning Board's Traffic Consultant, Creighton Manning Engineers, LLP.

The Project proposes access to the Site at Tompkins Avenue and Beekman Street.

The following intersections were studied:

- North Avenue (NYS Route 9D) and Verplanck Avenue
- North Avenue (NYS Route 9D) and Tompkins Avenue/Ralph Street
- North Avenue (NYS Route 9D) and Beekman Street/W. Church Street
- Wolcott Avenue/North Avenue (NYS Route 9D) and Main Street/Municipal Plaza
- Beekman Street and High Street

The TIS included the projected traffic increases associated with each of the following approved projects:

- Mirbeau Beacon
- 364 Main Street
- Edgewater
- Beacon Commons (16 West Main Street)
- Prophecy Theater (1113 Wolcott Avenue)

As requested by the Planning Board, the Applicant also conducted additional studies assessing a separate southbound right turn lane on North Avenue (NYS Route 9D) for vehicles turning onto Beekman Street. As is more fully detailed in CED's Southbound Right Turn Lane Memorandum dated July 30, 2024, the study ". . . did not find that a southbound right turn lane is merited or necessary to mitigate any minimal potential traffic generated by the Project . . ." Instead, the key improvements to the overall Level of Service in this corridor were those previously highlighted in the TIS – namely traffic signal phasing and timing modifications. The City's Traffic Consultant noted in its August 12, 2024 letter that although the southbound right turn lane is not necessary for mitigation related to the Project, pursuit of the additional southbound right turn lane should be considered to provide additional capacity.

The TIS also assessed the Dutchess County Transportation Council's Complete Streets Analysis for Beekman Street dated January 29, 2018 ("DCTC Analysis"). In addressing the DCTC Analysis, it found the Project does not interfere with the implementation of any of the recommendations contained therein. Furthermore, the TIS acknowledges that any modifications at the intersection of North Avenue/Beekman Street intersection, as discussed below, will consider the recommendation of the DCTC Analysis.

Additionally, the TIS included historical crash data from the NYSDOT for several surrounding area intersections. As is further detailed therein, the calculated accident rate for the selected intersections was generally found to be comparable to the statewide average accident rate for similar type intersections.

The TIS demonstrates that the intersection of North Avenue (NYS Route 9D) and Beekman Street/W. Church Street exhibits current operational constraints during all study periods which will be exacerbated in the "build" condition. As described below, the Proposed Action includes signal timing and phasing modifications that will address this condition.

The Proposed Action includes the following mitigation measures:

(1) Continued monitoring of the Route 9D/Tompkins Avenue intersection to assess actual traffic volumes derived from the instant Project;

(2) Traffic signal phasing and timing modifications for the intersection of North Avenue (NYS Route 9D) at Beekman Street/Church Street to improve the overall operation of the intersection and specifically the southbound North Avenue and eastbound Beekman Street approaches; and

(3) Traffic signal timing modifications for the intersection of North Avenue (NYS Route 9D) at Main Street/Municipal Plaza. These traffic signal timing

modifications for the Main Street/Municipal Plaza intersection have been identified to maintain coordination of the traffic signal with the North Avenue (NYS Route 9D) at Beekman Street/Church Street.

CED also prepared a supplemental Parking Memorandum confirming that the proposed off-street parking facilities conform with the City's recently adopted parking regulation updates. *See* Parking Memorandum, prepared by Colliers Engineering & Design P.C., dated September 23, 2024. As detailed therein, the shared parking analysis prepared for the Project indicated that 88 parking spaces would be the appropriate number of spaces needed to service the Project. Notably, this figure did not account for the potential of internal trips between the residential units and commercial space or the proximity of the Project to the nearby Beacon Metro-North Train Station. In response to comments from the City's Traffic Consultant dated November 12, 2024, the Project proposes 91 off-street parking spaces. *See* CED Response to Comments dated November 26, 2024. Accordingly, the number of spaces proposed are appropriate and will not result in an adverse environmental impacts.

Related to transportation, the Project also proposes improved pedestrian access to and from the Project with upgraded pedestrian facilities at the intersection of Beekman Street and NYS Route 9D.

For these reasons the Proposed Action is not anticipated to have a significant adverse environmental impact on traffic or parking.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

It is anticipated that existing energy infrastructure will continue to serve the Proposed Action and that enough surplus exists to meet potential demand. The Proposed Action does not require a new, or an upgrade to any existing substation.

For these reasons the Proposed Action will not have an adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors.

Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 7:00 p.m.

All proposed lighting will be fully shielded and dark sky compliant.

For these reasons the Proposed Action will not have an adverse impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

  According to information available on the NYS DEC Site Remediation Database, the off-site contamination under the following Site Codes identified in the EAF has either completed a remediation program or does not pose a threat to development on the Property: V00293, 314069, 546031. Further, the Proposed Action does not include construction or implementation of a solid waste facility and the Property has never been used as a solid waste management facility.

  For these reasons the Proposed Action will not have an adverse impact on human health from exposure to new or existing sources of contamination.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Project is consistent with the recommendations and goals identified in the 2007 Comprehensive Plan and 2017 Comprehensive Plan Updates regarding density of developments. The Site is in the Linkage (L) District and the number of proposed dwelling units complies with the provisions of the Linkage District. The location of the Project in proximity to the train station is consistent with the Comprehensive Plan which seeks to encourage development and allow for increased density of housing in the waterfront/train station area of the City. (2007 Comprehensive Plan, pp. 7 & 17; 2017 Comprehensive Plan Update, p. 10).

  The L District was established to assist with the transition between the Main Street core and waterfront area based upon the planning and development goals, objectives, and recommendations set forth in the City of Beacon Comprehensive Plan, dated April 3, 2007 (the "Comprehensive Plan") and the Comprehensive Plan Update, dated 2017 ("Comprehensive Plan Update").[1]

[1] *See* City of Beacon Comprehensive Plan Update (2017), at page 152 ("In keeping with the 2007 Comprehensive Plan recommendations, the City adopted the Linkage Zoning District, to promote residential development that reinforces connections between the Main Street and waterfront area.") Notably, these planning objectives resulted from feedback from City residents regarding improving the connection between the train station and Main Street by "encouraging residential development along Beekman Street to provide for a more attractive and interesting streetscape"). Comprehensive Plan, at page 59.

The Comprehensive Plan explicitly calls for: "encourage[ing] the development of high density housing along Beekman Street"; [2] "increase[ing] densities of housing located around the central commercial hub and the waterfront/train station area of Beacon";[3] and the "development of residential and/or other uses along Beekman Street and Wolcott Avenue to improve the pedestrian streetscape between Main Street and the train station".[4] The City's Comprehensive Plan Update similarly provides that "[t]he primary focus area for the 2017 Plan is the waterfront and train station area… The vision for this area is to create a destination that serves as a "gateway" to Beacon, to reclaim the riverfront and to **link that riverfront to downtown Beacon**."[5] The Local Waterfront Revitalization Program ("LWRP") and its appended City of Beacon Harbor Management Plan, which includes the property within its boundaries, echoes these sentiments by outlining a goal that the "[t]he waterfront should be linked to and integrated with downtown Beacon and other points of interest".[6]

Notably, both the Comprehensive Plan and the Comprehensive Plan Update identify the Premises as a location for future development of high-density residential development.[7] These recommendations are reflected in the purpose underlying the L District regulations, which is to "… encourage residential development to help support Main Street businesses and to create a vibrant, economically successful, walkable, and environmentally sustainable connection between Beacon's Central Main Street District and the train station and riverfront".[8]

For these reasons the Proposed Action will not have an adverse impact on Community Plans.

Regarding Community Character, the Project will create an increased demand for community services such as emergency services and the Beacon City School District. However, the Project will be constructed in accordance with all applicable state and local emergency and fire safety requirements and will not overburden City emergency services. Further, due to the Project's composition of 1 bedroom and 2 bedroom residential units

[2] Comprehensive Plan, at pages 12-13 and 106-07 (Land Use Goal, Waterfront/Train Station Area Objective).

[3] Comprehensive Plan, at page 7 (Population and Residential Development Goal, Density Objective).

[4] Comprehensive Plan, at pages 8 & 66 (Commercial, Office and Industrial Development Goal, Waterfront/Train Station Area Objective, Connection Recommendation).

[5] City of Beacon, 2017 Comprehensive Plan Update, at page 10 (emphasis added).

[6] City of Beacon LWRP, Appendix C: Harbor Management Plan, at page 8.

[7] Comprehensive Plan, Appendix "Proposed Land Use Plan"; Comprehensive Plan Update Figure 11-1 "Future Land Use Map; Comprehensive Plan Appendix "Connecting Beacon's Main Street with the Hudson River and Railroad Station" prepared by Dutchess County Department of Planning and Development, dated March 6, 2007 (including a sketch depicting the Premises with compact development located along High Street and Beekman Street).

[8] City of Beacon Zoning Code § 223-41.19

it is anticipated that the number of school aged children generated by the Project will be limited and there is capacity in the Beacon City School District for such children.

The area surrounding the Project includes municipal (City Hall, Fire House), commercial, multi-family, and single-family developments. Several nearby developments (including The View, West End Lofts and River Ridge Views) were recently built as a part of Beacon's ongoing renewal and revitalization process, and to "increase the vitality, attractiveness and marketability of the of the City of Beacon lying between Main Street and the Metro North Train Station . . . as recommended in the City of Beacon Comprehensive Plan adopted on December 17, 2007, and the Comprehensive Plan update adopted on April 3, 2017." Another multi-family development with 62 units in a 4-story building, known as Beacon Commons, was recently approved at 16 West Main Street. Thus, the scope of the Project is consistent with the surrounding character of the neighborhood.

The Project's design and appearance is in line with the surrounding area's community character. The Project has undergone extensive review by the Planning Board and Architectural Review Board ("ARB") Subcommittee with respect to the Project's design. At the September 10, 2024 meeting, the Planning Board referred the Application to the ARB Subcommittee for review of the Project. The Applicants then met with the Subcommittee for an initial meeting on October 7, 2024, at which time the Subcommittee provided preliminary feedback on the Applicants' design and incorporation of the buildings amongst the surrounding developed, urban landscape. The Applicants revised the plans in accordance with the Subcommittee's initial feedback by, amongst other things, updating the arcade walkway, fenestration and corner tower to reflect less divisions and balancing various façade components. The Applicants have since met with the Subcommittee on November 8, 2024 and December 6, 2024 to present additional Project refinements. Since then, the Project's review before the ARB has completed and it has been referred back before the entire Board for consideration of the revised design, which has been altered to create a more coherent and compatible development relative to the surrounding area. The appearance of the Project has been discussed at length at multiple Planning Board meetings in recognition of the prominent location of this Project and the importance of securing an attractive, cohesive and appropriate design that respects the existing character of its surroundings and the City, generally. Accordingly, the Applicants respectfully submit that this mixed-use Project is consistent with the community character of the surrounding area.

For these reasons the Proposed Action will not have an adverse impact on Community Plans.

Based upon all information before the Planning Board to-date, including the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration

indicates that no environmental impact statement need be prepared and that the SEQRA process is complete.

Adopted: May 13, 2025
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
David Jensen	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairperson	Voting
James Vermeulen	Voting		

Adopted:

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION FOR 45 BEEKMAN STREET – HIGH STREET

Parcel Nos. 5955-19-706012, 5954-26-689990 & 5954-26-781983

WHEREAS, the Beacon Planning Board received applications for Site Plan and Subdivision (lot merger) approval from Beekman Arts Center LLC & Bay Ridge Studios LLC (collectively, the "Applicant") to develop two 4-story mixed use buildings with a total of 64 residential units consisting of a mix of 33 1-bedroom units and 31 2-bedroom units, 13,670 square feet of commercial space, and 91 off-street parking spaces and associated improvements (the "Project") on property located at 45 Beekman Street and High Street, known and designated on the Tax Map as Parcel No. 5955-19-706012, 5954-26-689990 & 5954-26-781983 in the Linkage (L) Zoning District, partially located within the Historic District and Landmark Overlay (HDLO) District and Residential R1-7.5 District, as well as within the Local Waterfront Revitalization Program (LWRP) boundary (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to § 223-25.E of the City of Beacon Code; 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 Proposed Action includes a request for a Certificate of Appropriateness pursuant to the criteria in the City of Beacon Code § 134-7; and

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a Coastal Assessment Form requesting an LWRP Consistency Determination; and

WHEREAS, the application also consists of application forms, correspondence, the Full Environmental Assessment Form ("FEAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on May 13, 2025, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with

the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all "actions to be undertaken within the City's Coastal Management Zone shall be evaluated for consistency in accordance with the….LWRP policy standards…."

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are several LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

POLICY 5
Encourage the location of development in areas where public services and facilities essential to such development are adequate, except where such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Consistent with this policy, the Project will be served by public water and sewer infrastructure and is located in close proximity to public transportation.

POLICY 6
Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

City of Beacon Zoning Code Section 223-41.19, in part, provides that the purpose of the creation of the Linkage Zoning District is "…to provide a simplified and streamlined review process that facilitates redevelopment in accordance with the provisions and the intent of the Comprehensive Plan." The Project is designed to increase the vitality of the area of Beekman Street, which lies between Main Street and the Metro-North Train Station.

POLICY 14
Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

The proposed buildings have been appropriate located on the Site and slopes and disturbed soils will be appropriately stabilized as described in the SWPPP both during and post-construction.

POLICY 33
Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

The Project will control stormwater runoff through effective construction methods such as erosion and sediment control measures utilizing silt fencing and a stabilized construction entrance.

POLICY 37
Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

POLICY 41
Land use or development in the coastal area will not cause national or state air quality standards to be violated.

Land use or development in the coastal area will not cause national or state air quality standards to be violated. The Project will conform to all National and State Air Quality Standards.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Dated: May 13, 2025

Resolution Adopted: May 13, 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, Chairperson	Voting
James Vermeulen	Voting		

Resolution: Approved
Denied

From:	Maryellen Case
To:	Mercedes Perez
Cc:	larry mcasemedia.com; sjbotsford@gmail.com; Lisa Plimley
Subject:	High Street Houses Poster and my questions
Date:	Tuesday, March 11, 2025 10:18:02 PM
Attachments:	Houses Collage (1).png Development Beekman St. Beacon (1).pdf

HI Mercedes-

Attached please find the poster of the High Street and some Tompkins Street houses. Note the house on the far lower right is the only one that is actually a fairly new build at 1183 North Avenue that fits in with the old houses on High Street and Tompkins.

My additional questions at 3/11 meeting include:

1). The drawing appears not to be to scale both ways:
Can you confirm that the horizontal scale = vertical scale?

2). Since this development is adjacent to a historical district, what zoning requirements are you going to hold the developer to that corresponds to the historic district zoning ordinances or the residential **R1-7.5 set back zoning** since the building will have a direct impact on the adjacent properties on High Street and on NYS Route 9D? **Why can't the High Street building if built at all be set back away from High Street like is required of the houses on High Street?**

3). If the building height is allowed to be 48', why is it actually 58' with the roof top mechanical equipment ?

4). How many units of have been built in Beacon in the past 5 years?
What is the occupancy rate of those new structures?
How many of them are affordable housing? if any?

5). How does the shade from the 4-story height requirement affect adjoining owners?

6). How much additional space will be needed in the sewer system to accommodate this development?

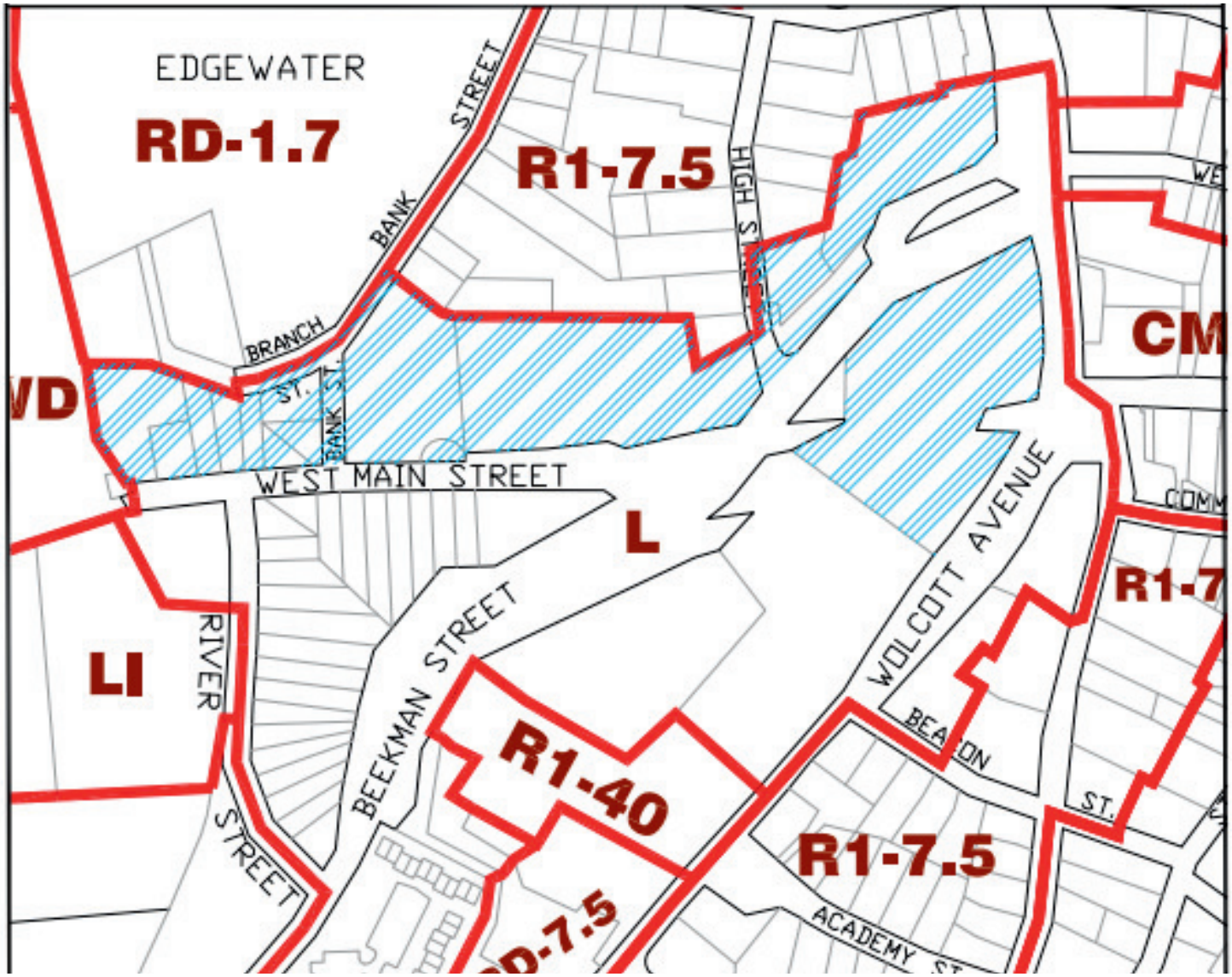
7). How much square footage will retail space be?

8). What is proposed for the other side of High Street?-Is it a road that is going to connect to West Main from High Street?

Thank you for your consideration.

Best,

Maryellen Case
President
MCaseMedia, Inc.
914-953-3202



LEGEND

Historic District and Landmark Overlay Zone

L District – additional commercial and industrial uses permitted.

R1–7.5 One Family
7,500 sq.ft./dwelling

L Linkage

223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024]

Zoning District	Minimum Lot Size Area[b] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5 / 35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5 / 35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5 / 35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5 / 35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5 / 35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5 / 35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	5,000	50	100	10	10	20	—	2.5 / 35	N.A.	40%	1	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3 / 35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5 / 35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3 / 35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5 / 35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5 / 45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[h] / 100	25%	40%	—[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f] / 55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	— / 35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3 /| 38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4 / 48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
WD	5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	WD	Art. IVA
LI	—	1,500	60	100	20	20	25	—	— / 35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	— / 40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than ½ the minimum side yard setback of the least restrictive adjoining residential district.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

Dimensional Regulations

Zone R1-7.5 residential

lot size 7,500 sq ft
lot width 75
lot depth 100'
front yard 15'
side yard 10'
rear yard 25'
maximum height main building 2.5 stories or 35'

Zone L

No minimum lot size
No minimum square foot per unit
no minimum width
minimum depth 75
minimum front yard 0-20'
binimum side yard 0-30'
minimum rear yard 25'
maximum main building height 4 stories or 48'
minimum open space 15%

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		

Questions

How big is the lot size?
How many units are allowed for that lot size?
How much square footage will be used for commercial space?
What is the parking requirement?
How many parking spots per square foot of retail space?
How many parking spots per bedroom?

How many units of have been built in Beacon in the past 5 years?
What is the occupancy rate of those new structures?
How many of them are affordable housing?
How much of this will be affordable housing?

Since this development is adjacent to a historical district, what zoning requirements are you going to hold the developer to that corresponds to the historic district zoning ordinances or the residential R1-7.5 zoning since it will have a direct impact on the adjacent properties on High Street and on NYS Route 9D?

How does the shad from the 4 story height requirement affect adjoining owners?
How much additional space will be needed in the sewer system to accommodate this development?

What is the square footage of the existing lot?
How much square footage will be retail space?
How many units are proposed?

Is the 15% open land requirement met?
Why is the development crossing High Street?
What is proposed for the other side of High Street?
Are you adding the other piece of property to fulfill parking requirements?

From: Maryellen Case
To: Mercedes Perez
Cc: larry mcasemedia.com; Robert Fio Rito; Edwin Chong
Subject: For the Planning Board and Public Record
Date: Wednesday, April 9, 2025 2:23:13 PM
Attachments: PastedGraphic-1.tiff
PastedGraphic-1.tiff
04.08.2025.docx
04.08.2025.docx
Importance: High

Hi Mercedes-

Please submit these documents from last night and share with the planning board and enter into the public record. The photos are actually the same as what was submitted by Scott Lerman earlier today, I believe. The docx document is what I stated quickly as I was feeling the pressure to speak fast. Please also note on record that the High St residents didn't appreciate the developer's attorney trying to sabotage us speaking.... to the degree that they purposely wanted to withhold the FOB for the PowerPoint presentations until the planning board allowed it. Crazy !!

Note the letter I referred to last night is also attached and is from the NYS Parks, Recreation and Historic Preservation to the developer that is public record. Please note that we will now be submitting our feedback to them, too, upon their request for re-evaluation as I found out that they didn't fully understand there was opposition and needed more details/comments from the High Street historic district.

Thank you and have a great day.

Best,

Maryellen

Maryellen Case
President
MCaseMedia, Inc.
914-953-3202

From: Scott Lerman <scotthlerman@gmail.com>
Sent: Wednesday, April 9, 2025 8:59 AM
To: mperez@beaconny.gov <mperez@beaconny.gov>
Subject: For the Planning Board and Public Record

To Mercedes Perez, Planning Board Secretary: Please share with the Planning Board and enter into the public record. Thank you, Scott Lerman

_____

To the Planning Board:

That public view is certainly needed to balance the commercial perspective of the project developer, architect, and law firm. As a gateway to the city and literally "nesting" inside one of Beacon's most intact and important historic (HDLO) neighborhoods—it is critical that Beacon get this project right.

As I mentioned last night at the public meeting, the impact of the project on the HDLO is stark when seen from High Street and Tomkins Avenue.

Attached are photographs showing the project site from the perspective from High Street. In my view, the way the project is sited and given the inadequate screening plan, the historic district will be substantially and negatively impacted. I've also included images of the HDLO itself to provide a sense of the value of such a rare historic neighborhood..

Thank you for carefully listening to the public comments on the Beekman/High Street development proposal. I hope you will be able to get the developer to significantly improve the scale, placement, landscaping, and DESIGN of the project.

Regards,
Scott Lerman
40 North Street

My name is Maryellen Case, and I live within 60 ft of the proposed development at 9 High Street.
We had photos taken this morning that Edwin will be showing that actually will show the impact this massive structure on the corner of High Street will have on the High Street historic district.

Question: The rendering that shows the view from High Street, where is it exactly on High Street as this is actually the view through my front door?

In the letter from Cuddy and Feder dated 3/25 posted to the agenda states that "The project's design, massing, size and scale is consistent with the surrounding environment, and it will not cause any potential adverse environmental impacts to any surrounding historic resources" ***REALLY? I think that's a completely inaccurate statement and take offense to that.***

Another comment in that same letter: The existing topography and existing proposed landscaping will limit visibility of the project site from surrounding resources. ***NOT TRUE as the trees are seasonal at best and again, part of the High Street building is going to be directly in front of my house as well as other houses on the block.***

I know that we mentioned that High Street is in line for the National Registry of Historic Places. We also have contacted the NY State Parks, Recreation and Historic Preservation and are in the process of submitting all individual house applications, as well.

I recently spoke with the NYS Parks Recreation and Historical Preservation Office that wrote the public letter dated 4/4/25 that evaluated the plans for the 45 Beekman project. She explained that the office is inundated with these types of evaluations and very busy and therefore, she took the "complete word" of the developer that the plans were accurate (I'm not sure if the point of the horizontal scale versus the vertical scale of the drawings has been addressed that I voiced at the last meeting). She also didn't realize there was public opposition, particularly High St residents, to this development. Therefore, the one recommendation that she did make was for the developer to put a construction protection plan in place for historic resources within 90 feet of proposed construction activities. **Will the**

developer be sharing that with the residences within 90 feet and if so, when?

Upon further conversation, she looked at the drawings again with me over the phone as I pointed out that the High Street building does significantly sit on the corner of High Street and Beekman and impacts High Street which is historic. It seemed like she hadn't realized that? She also told me that she thought the landscape screening looked ok until I mentioned the many of the trees are seasonal and will not provide adequate screening year-round.

Lastly, I work in publishing and particularly in tourism publishing and I just completed the 2025 Dutchess Destination Guide and as a note, tourism is big business in Dutchess County with the following facts and figures:

Dutchess County is just a short drive for 44 million potential visitors.
- $756 million tourism dollars spent in Dutchess County in 2023, a $50 million increase from 2022.
- In 2023, $230 million was spent on food and beverages, $212 million on lodging, $96 million on transportation, $122 million on retail and $56 million on recreation and entertainment. Actually, the taxes collected from lodging, etc in Dutchess County actually saves home owners approx $814 per year on taxes.

Beacon is a big part of this boom in tourism (and of course, the pandemic helped) and I strongly urge the planning board to vote no to this proposal and reconsider what is going to be developed at 45 Beekman that is the gateway to Beacon. Let's put our best foot forward and develop an entry into town that is deserving of the historic neighborhood around it. History is a big part of tourism so let's not blow this chance.

400

401

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

April 4, 2025

Kyle Shallow
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553

Re: SEQRA
45 Beekman Street Mixed-Use Redevelopment
45 Beekman St, Beacon, NY 12508
24PR09913
23010468A

Dear Kyle Shallow:

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 OPRHP's letter, proposed landscape plan, floor plans, elevations, visualizations via cross sections, and renderings, all submitted to our office on March 26, 2025. Based upon our review, the OPRHP offers the following comments regarding potential impacts to architectural or archaeological resources:

1. We recommend a Construction Protection Plan for historic resources within 90 feet of proposed construction activities.

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

From: Scott Lerman
To: Mercedes Perez
Subject: For the Planning Board and Public Record
Date: Wednesday, April 9, 2025 8:59:37 AM
Attachments: PastedGraphic-1.tiff
PastedGraphic-1.tiff

To Mercedes Perez, Planning Board Secretary: Please share with the Planning Board and enter into the public record. Thank you, Scott Lerman

_____

To the Planning Board:

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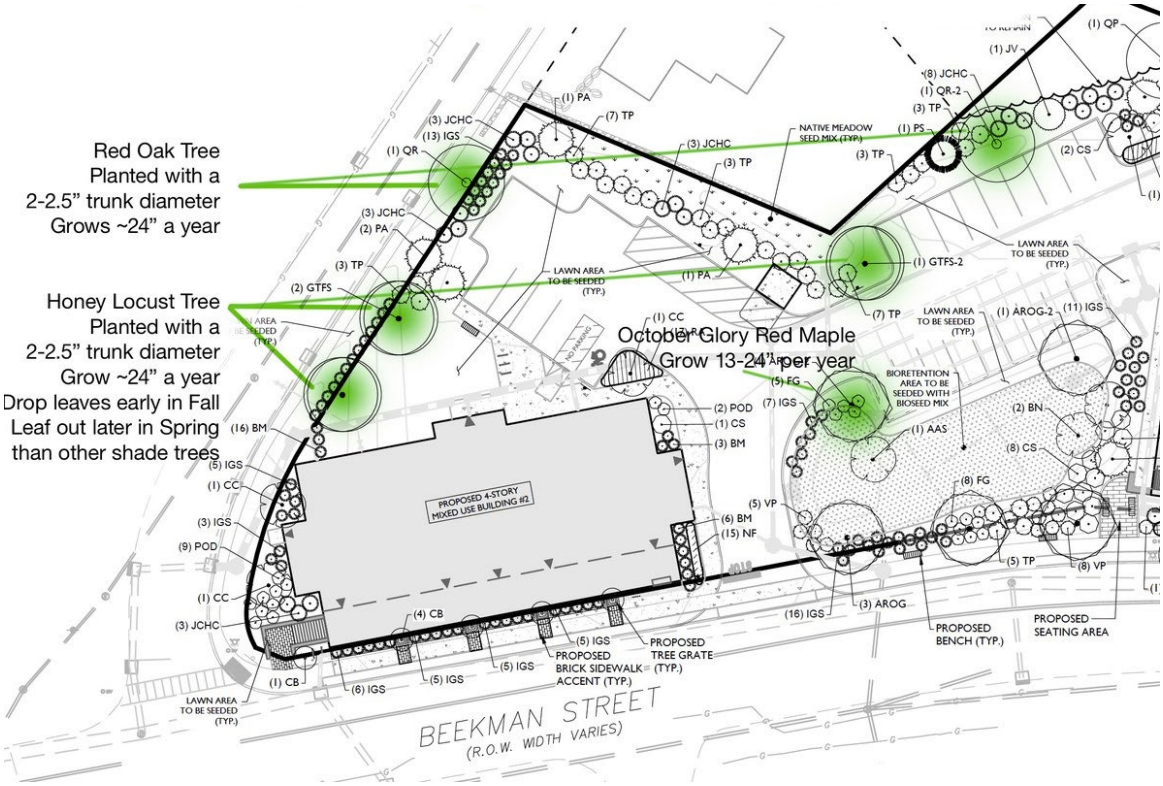
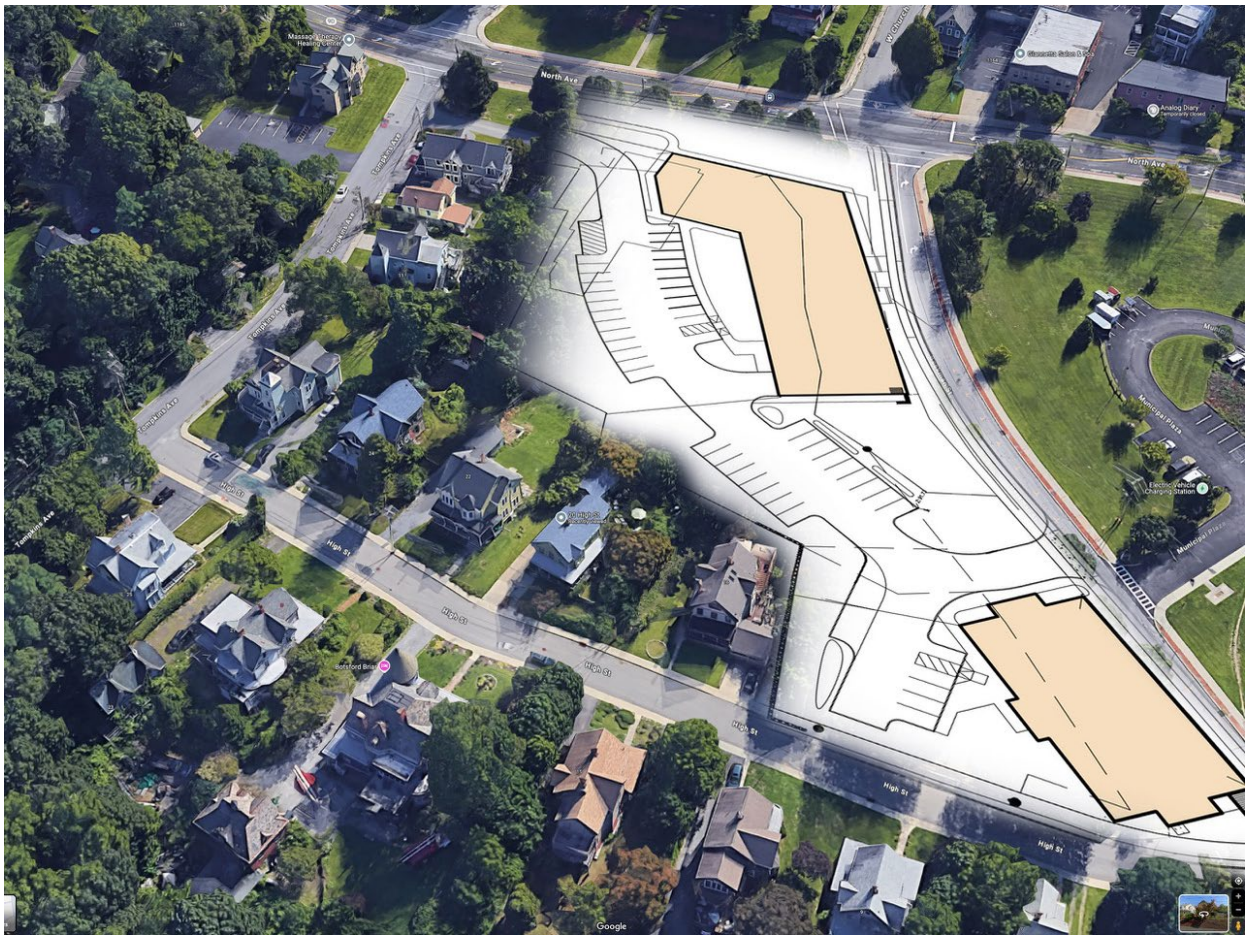
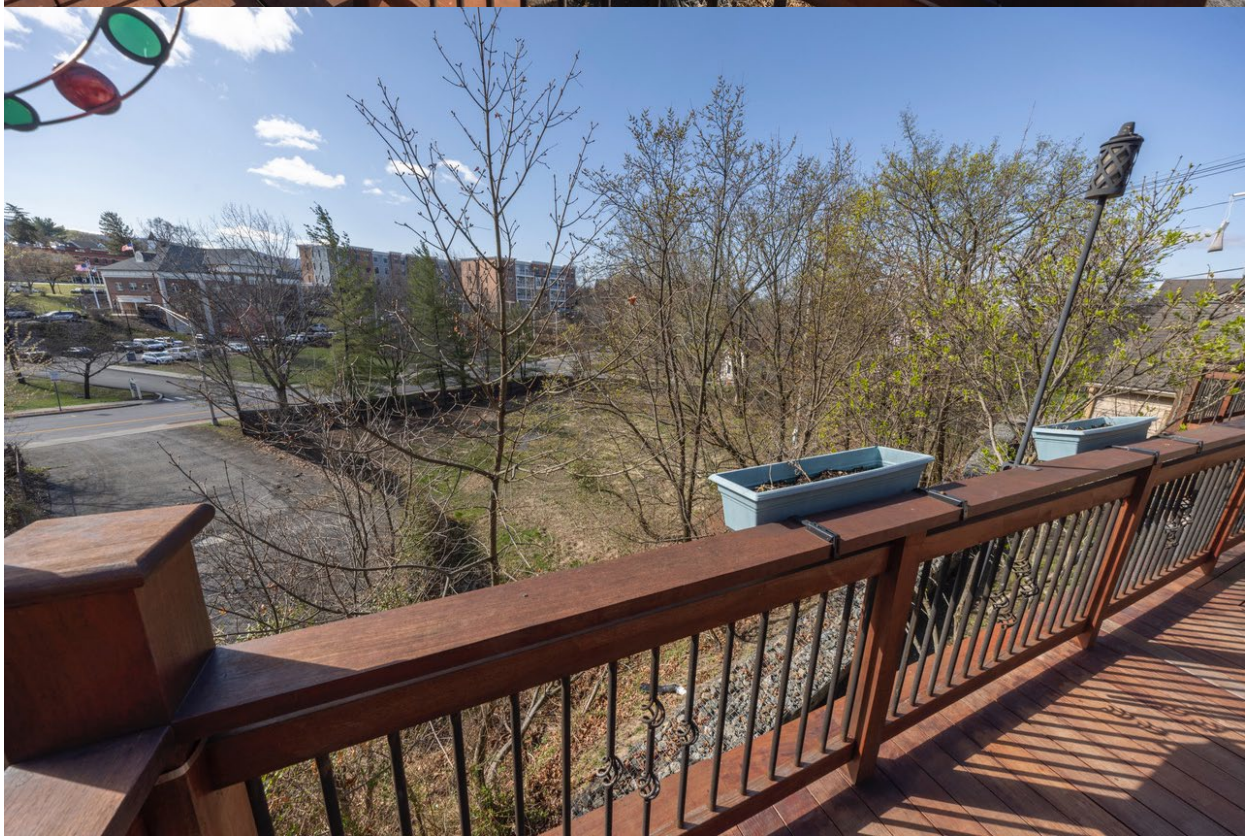
Attached are photographs showing the project site from the perspective from High Street. In my view, the way the project is sited and given the inadequate screening plan, the historic district will be substantially and negatively impacted. I've also included images of the HDLO itself to provide a sense of the value of such a rare historic neighborhood..

Thank you for carefully listening to the public comments on the Beekman/High Street development proposal. I hope you will be able to get the developer to significantly improve the scale, placement, landscaping, and DESIGN of the project.

Regards,
Scott Lerman
40 North Street


Red Oak Tree
Planted with a
2-2.5” trunk diameter
Grows ~24” a year
Honey Locust Tree
Planted with a
2-2.5” trunk diameter
Grow ~24” a year
Drop leaves early in Fall
Leaf out later in Spring
than other shade trees
October Glory Red Maple
Grow 13-24” per year
PROPOSED 4-STORY MIXED USE BUILDING #2
BEEKMAN STREET
(R.O.W. WIDTH VARIES)
PROPOSED BRICK SIDEWALK ACCENT (TYP.)
PROPOSED TREE GRATE (TYP.)
PROPOSED BENCH (TYP.)
PROPOSED SEATING AREA
BIORETENTION AREA TO BE SEEDED WITH BIOSEED MIX
LAWN AREA TO BE SEEDED (TYP.)
NATIVE MEADOW SEED MIX (TYP.)


North Ave
High St
Tompkins Ave
Municipal Plaza
Google



415

Comments on 45 Beekman Project
Response to presentation at Planning Board 4/8/25.

45 Beekman

Development overall is too monolithic. Copying superficial Victorian details, e.g. gable details on High St building, is less effective/important than incorporating actual human-scale design elements that facilitate human contact

- Too much glass, looks like a corporate office building— vary size/placement of windows
- Break up the façade, e.g. incorporate recessed balconies, stagger depth of frontage
- Build variations in the roofline, e.g. stepped roof levels at either end +/or the middle
- Towers, w/ + w/out clock—straight out of shopping mall playbook, out of scale, too boxy

Balconies also create a connection with the street making the area more person-friendly.

Covered arcade walkway not conducive to direct pedestrian access to commercial spaces:

- Keep covered arcade but move landscaping from alongside the building to alongside the street
- Sidewalk next to the building increases accessibility, window shopping
- Landscaping acts as buffer from vehicular traffic increasing pedestrian sense of safety

Jill Reynolds
10 Willow St
Beacon
845-838-1032

From: Edwin Chong
To: Mercedes Perez
Subject: Public comment presentation from Planning Board Meeting 4/8/2025
Date: Wednesday, April 9, 2025 10:17:55 AM
Attachments: Beacon & 45 Beekman.pdf

Hi Mercedes,

Please share with the Planning Board and enter into the public record, and confirm receipt. Thank you.

To the Planning Board:

Please find attached a copy of my public comment presentation from last night's Planning Board meeting.

As highlighted in the presentation, the case of the proposed development at 45 Beekman amid the High Street Historic District presents an opportunity for Beacon to set a positive example of how cities can responsibly move forward without losing the historical character that is so foundational to their identity.

Beacon's distinct character is wrapped up in a number of things collectively, and a significant part of it is based on notable historical features of the City, such as the incline railway, the dummy light, and the "Victorians [that] line High Street, where bright colors and Eastlake-style trim add pop," as the NY Times noted (https://www.nytimes.com/2020/10/28/realestate/beacon-new-york.html).

All of these houses are eligible for the National Historic Register, and the entire area has been designated a Historic District by the City. It runs counter to this spirit and erodes the special character of the City by proposing an industrial design for a new development (45 Beekman) that is out of character for this particular block of the City. Furthermore, it is inappropriate to claim it is "compatible" by comparing it to other new developments, rather than to the Historic District that it overlaps and is contiguous with, and the buildings on the block in which it sits.

As a resident of the city foremost, and of High St in particular, this is important for a number of reasons:

1. ***It conflicts with the City's Comprehensive Plan***, in which the City notes that "Historic buildings, sites and neighborhoods make up the core of a community's character and identity… Beacon earned national recognition for its renaissance after being named in

2005 a *Preserve America Community*. With this designation comes an obligation to meet the higher standard this prestigious award demands. Hereafter, the city must move forward after first looking backward, with historic preservation a guiding principle." (City of Beacon Comprehensive Plan 2017 Update, p114)

2. ***It further conflicts with the City's Linkage District Plan*** that establishes guidelines for the area between Main Street and the Metro-North train station, where the City determined that new construction in the affected area must "support a sense of design context that appropriately relates historic buildings," and "materials and colors should complement historic buildings on the block." (https://ecode360.com/27125193)
3. And ***it violates the City Code itself***, which states "Any new construction shall be compatible with neighboring structures." (https://ecode360.com/14521131)

However, this creates an opportunity to push to do something special. These issues provide some standing to look for a way to work together to achieve the developer's aims, while incorporating the City's goals for historic concerns, and create something that we can all be proud of.

Thank you taking this into consideration and doing the best for Beacon,
Edwin Chong

Beacon & 45 Beekman

...

Beacon Planning Board Meeting | April 8, 2025

Edwin Chong

1.
Out of Step with the City of Beacon

"Beacon earned national recognition for its renaissance after being named in 2005 a *Preserve America Community*. With this designation comes an obligation to meet the higher standard this prestigious award demands. Hereafter, the city must move forward after first looking backward, with historic preservation a guiding principle."

- City of Beacon Comprehensive Plan, p34
- City of Beacon Comprehensive Plan 2017 Update, p114

Conflicts with the Comprehensive Plan

According to the New York Office of Parks, Recreation, and Historic Preservation, many additional properties and areas are eligible for listing on the State and National Registers. These include the main building of the Craig House property, the Upper Main Street area (for which the City is in the process of applying for designation), Saint Luke's Church, and 40 additional properties that were proposed for the State and National Registers in the 1980's. A list of eligible properties based on the 1980's proposal is included below:

Upper Main Street Historic District	Tompkins St. – High St. Historic District
Groveville Mill Historic District	Spy Hill Historic District
St. Luke's Episcopal Church	24 Fishkill Avenue
St. Andrew's Episcopal Church	27 Liberty Street
123 South Avenue	20 South Avenue
40 North Street	19 Kent Street
48 North Street	5 Willow Street
17 Church Street	45 Ferry Street
62 Fishkill Avenue	18 Oak Street
246 Fishkill Avenue	63 Tioronda Avenue
33 Davis Street	86 Sargent Avenue
34-36 Spring Valley Street	575 Wolcott Avenue
Hudson Fulton Monument	21 Kent Street
Christie House	75 Grove Street
Tioronda/Craig House	Zion Methodist-Episcopal Church
St. John the Evangelist Catholic Church	Johannes VanVoorhees House
62 Rombout Street	Beacon Salvage
29 Russell Street	Wodenethe Gatehouse I
7 Center Street	Wodenethe Gatehouse II
22 South Avenue	8 Dutchess Terrace
88 Sargent Avenue	31 North Avenue

In addition to the many individual properties with historic value in the city, the overlay zone protects a number of areas comprised of many structures and properties which have been identified as having historic value. These areas include:

- The area around the Craig House and University Settlement at the southern gateway of the City on Wolcott Avenue;
- Upper Main Street from Teller to East Main Street and Leonard Street;
- South and North Streets, which are residential areas just north of Main Street;
- Lower Main Street between Wolcott and Willow on the north side, and between Wolcott and Elm on the south (this area is also on the State and National Register);
- A neighborhood between Rombout Avenue and Beekman Street overlooking the waterfront;
- A collection of Victorian homes along Tompkins Avenue, High Street, and a portion of North Avenue;
- The buildings and grounds of the former Matteawan State Hospital; and
- The collection of mill housing and mill buildings on and around Front Street near the City's northern border with the Town of Fishkill.

"Historic Resource Goal: Encourage the preservation of historically and culturally significant buildings, landscapes, and neighborhoods."

- City of Beacon Comprehensive Plan 2017 Update, p119

Conflicts with Linkage District Requirements

K. Design standards.

(1) Because of the design standards in this section, the architectural review provisions of Chapter **86** shall not apply within the L District. In addition to the preceding sections of this article, all new buildings or substantial alterations of existing buildings shall comply with the following design requirements. These design standards are intended to promote the following purposes:

(a) Preserve and enhance the unique character of the City of Beacon;

(b) Promote pedestrian access and activity, as well as a general sense of area security;

(c) Restore and maintain the role of streets as civic and social spaces, framed by active uses;

(d) Encourage economic development and a convenient mix of uses and services; and

(e) Support a sense of design context that appropriately relates historic buildings, general facade and window patterns, and traditional streetscapes in the area to new redevelopment efforts, while still allowing contemporary architectural flexibility.

(11) Materials and colors should complement historic buildings on the block.

City of Beacon Linkage District, Ch 223 Art IVE Linkage District (L), § 223-41.21 Regulations.

Pop Quiz: Which One Doesn't Belong?

Applicant:

"It is also worth noting that the Project does not impact any views of the surrounding residences"

View From Beekman

(e) Support a sense of design context that appropriately relates historic buildings,

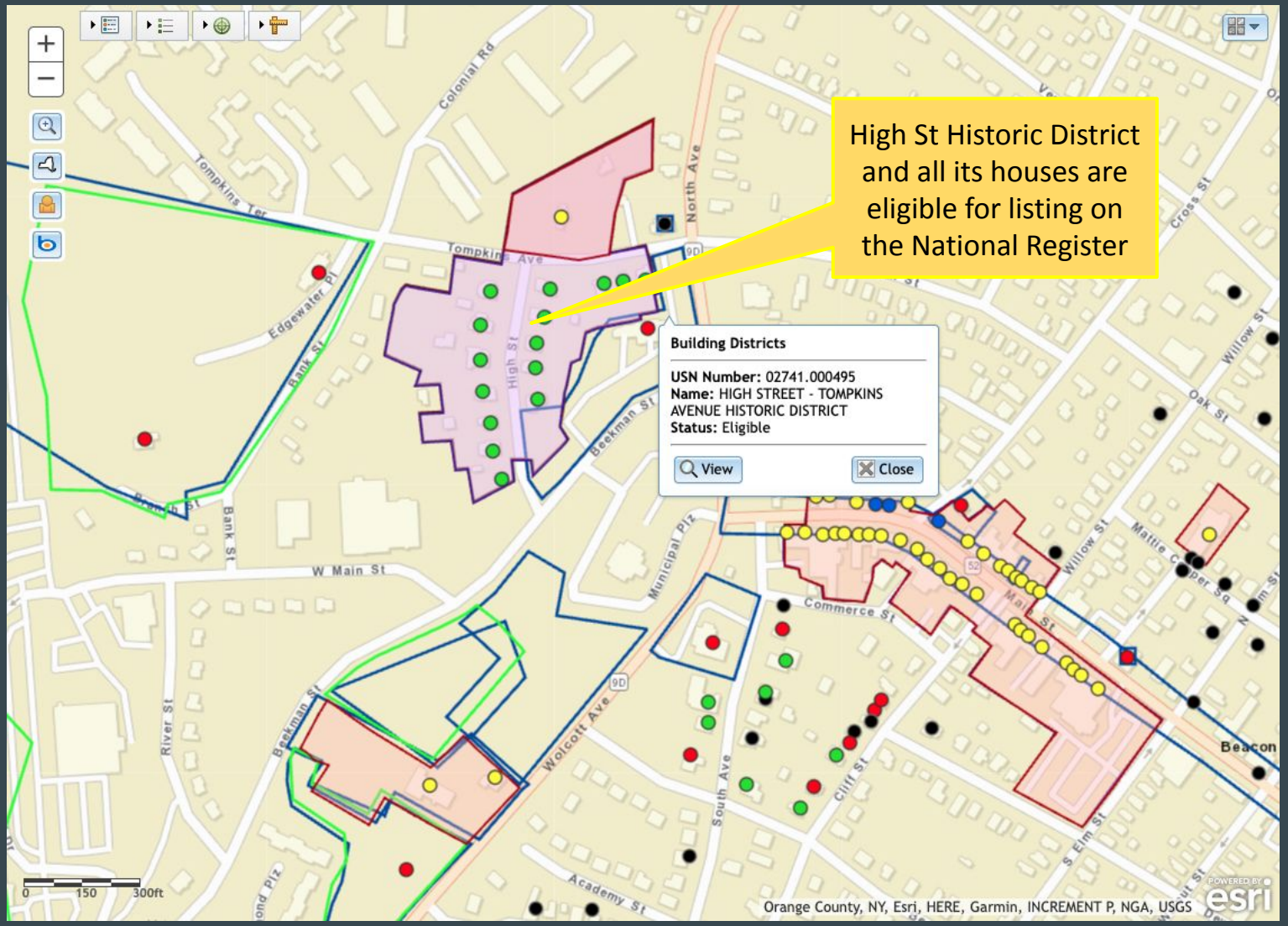
(11) Materials and colors should complement historic buildings on the block.

2.
Out of Step with the Neighborhood

"A portion of the property is located in the HDLO (Historic District and Landmark Overlay) district. The portion on the corner of High and Beekman. So that is relevant as well."

- Jennifer Gray, City Attorney

An Industrial Design Amidst a Distinctly Victorian Block



NYS Office of Parks, Recreation and Historic Preservation, Cultural Resource Information System (CRIS)

Out of Character - A Tale of Two Views

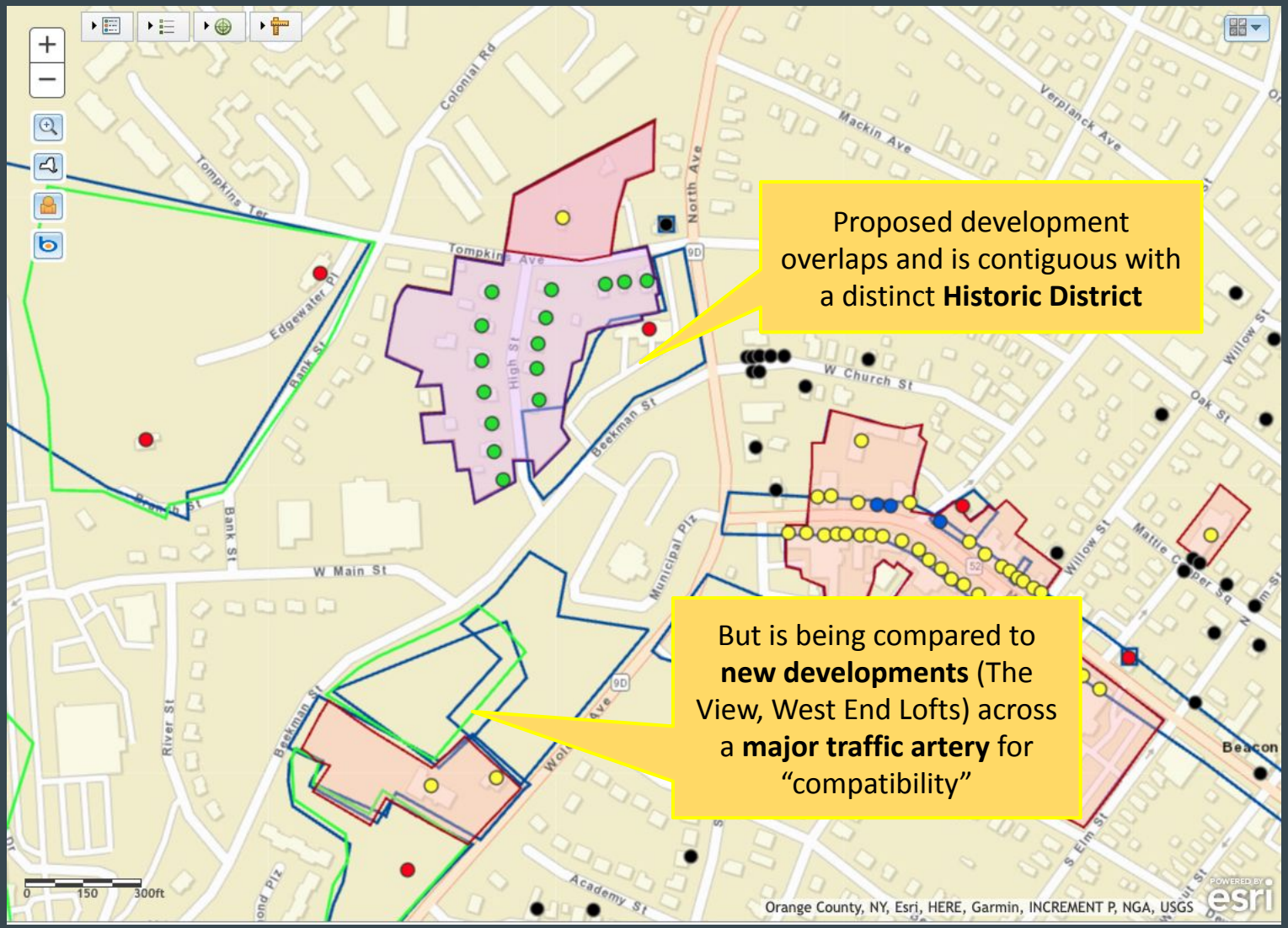
View From High Street (Without Bricks)

“The High St Tompkins Ave Historic District is a district that is eligible for listing on the National Register, so *views from High St should be taken into consideration*.”

- Jennifer Gray, City Attorney (Planning Board Meeting, 3/11/2025)

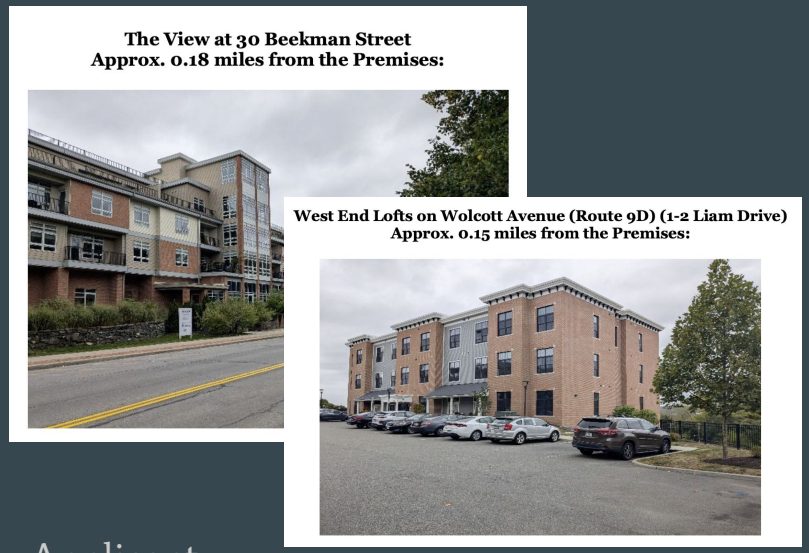
View From High Street (Without Landscaping)

Disingenuous to Claim "Compatibility"



NYS Office of Parks, Recreation and Historic Preservation, Cultural Resource Information System (CRIS)

A Flawed Comparison



Applicant:

"As detailed in these images, the Project's materials, colors, details, and proportions to these existing buildings and reinforce the civic nature of the surrounding area. The selected brick color and green accents are similar to the historic facades of nearby buildings on Main Street and along North Avenue (Route 9D) and Beekman Street."

Linkage Plan:

"Support a sense of design context that appropriately relates ***historic*** buildings"

"Materials and colors should complement historic buildings ***on the block*** "

Out of Scale with the HDLO District

Per the City Code, the following uses may be permitted by special permit, issued by the Planning Board, in the Historic District and Landmark Overlay Zone:

A. Specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood. Such uses may include:

(1) Artists' or artisans' studios.

(2) Antique shops.

(3) Rare book, coin or stamp shops or similar type uses as determined by the Planning Board.

B. Residential, hotel or professional uses, provided that they are appropriate to the structure, compatible with the neighborhood and are located on a road that can accommodate increased traffic as determined by the Planning Board. These uses may include the following:

(1) Sit-down restaurants not to exceed a **seating capacity of 50.**

(2) Bed-and-breakfast establishments not to exceed 10 guest bedrooms, subject to the requirements of § 223-24.4B, C and E.

(3) Professional offices not to exceed **10 employees** .

(4) Multifamily residential use not to exceed **four units** .

(5) Artist live/work spaces not to exceed **four units** .

(6) Hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views.

And the Criteria for Exceptions Aren't Met

D. Findings.

(1) The Planning Board must make the following findings before special permit approval is granted:

(a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

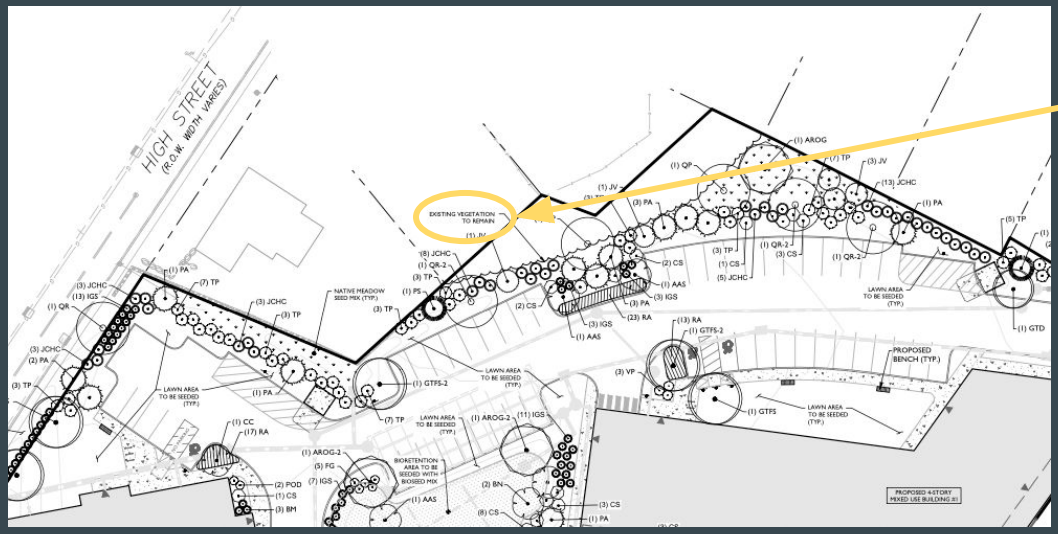
(b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

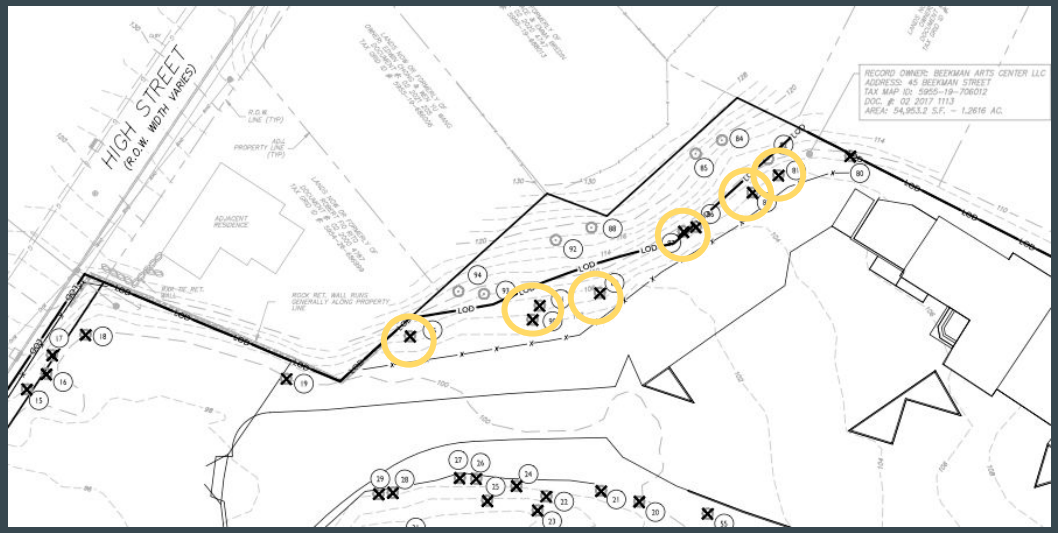
(c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

(d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

City of Beacon City Code, § 223-24.7 Uses permitted by special permit in the Historic District and Landmark Overlay Zone.

Adequately Buffered?

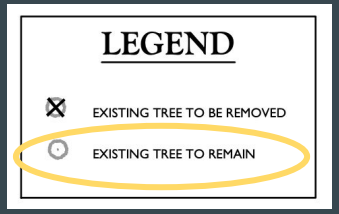




"Existing vegetation to remain" and appears to be many trees

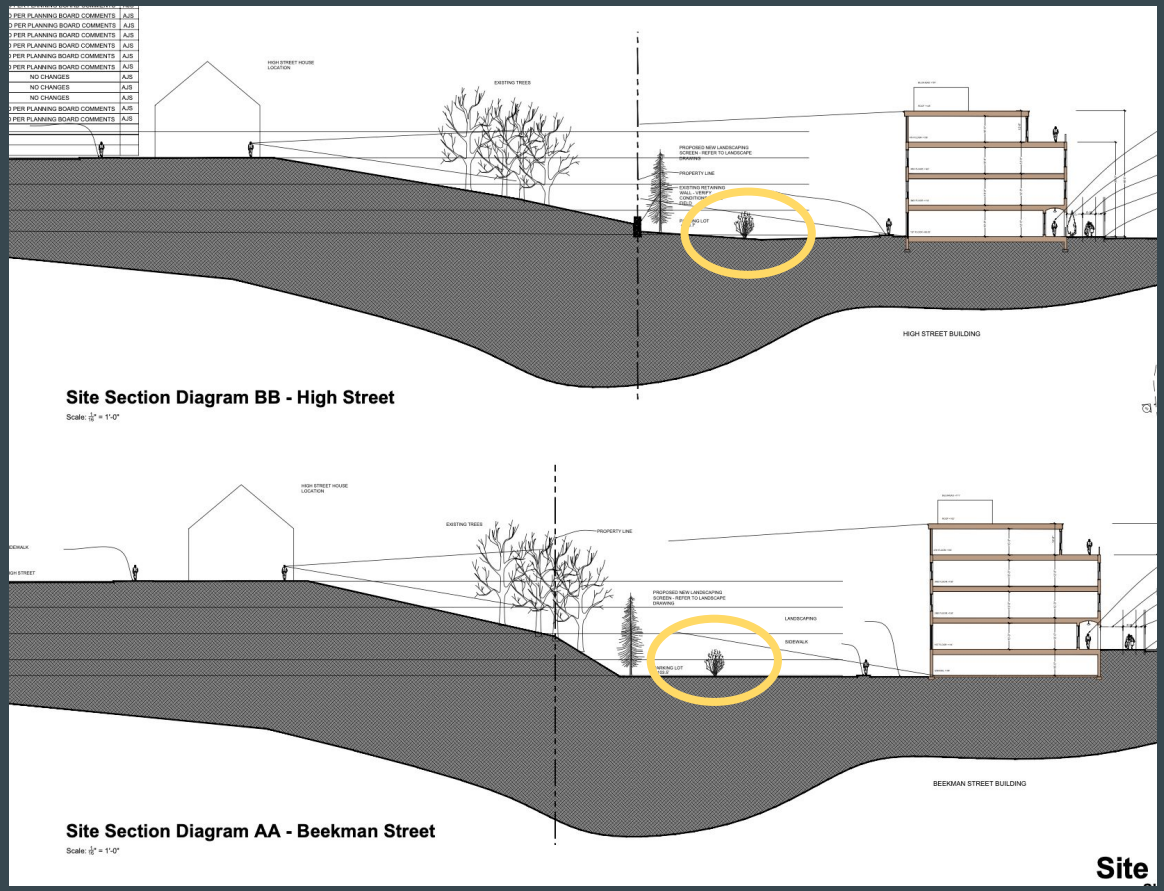
Site Planting Schedule, Colliers Engineering (p29)

- **Are trees being added or removed?**
- **How long will it take for new trees to reach an adequate buffer height? "installed at a height of 5-8 feet"**
- **How much of the year will they serve as adequate buffer density?**



Demolition Notes, Colliers Engineering (p20)

Adequately Buffered?

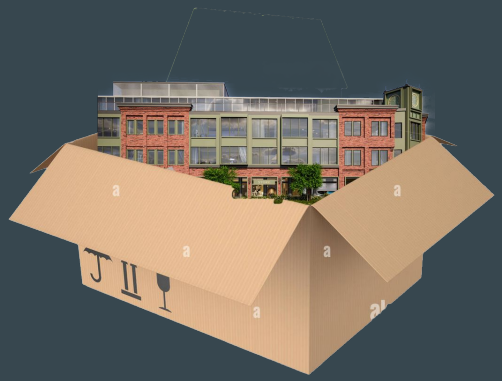


"Installed at a height of 5-8 feet"

Is that really tall enough? Can we work together to create an appropriate buffer?

Opportunity for Something Special

Boxed In?



Maybe the developer feels constrained by the dimensional or technical requirements and faces challenges to address historic district needs without compromising desired density.

Looking to Do Right

But the City needs to be faithful to its Comprehensive Plan and City Code, and preserve the identity of the town by honoring the integrity of its historic assets.

Win-win?

Are there variances that would allow a design that accommodates necessary density while enhancing the Historic District?

Can we unleash our creativity?

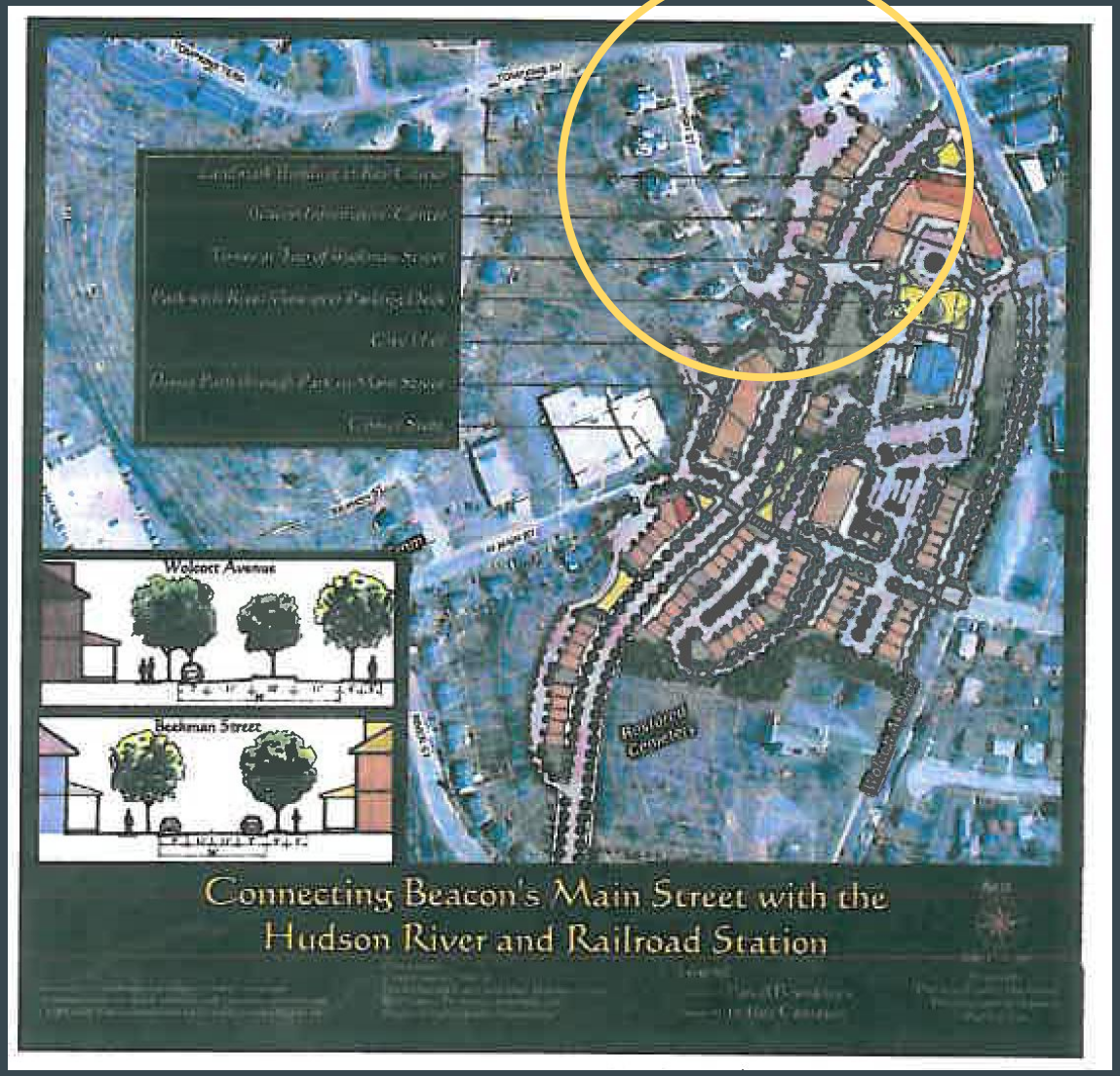
3.
Out of Step with the Community

A significant part of Beacon's character is based on notable historical features of the City, and this goes beyond just High Street

Addendum

(Not originally presented at the Planning Board meeting)

Scale - Not What Was Envisioned



The Linkage District plan provides an example of "one possible set of design solutions, which was included in the 2007 Comprehensive Plan Appendix as an illustration of planning principles for the Linkage District." (https://ecode360.com/27125213)

Though just an example, it suggests that while density is a goal, it was intended to be achieved by **compatible-sized** buildings, rather than monolithic structures.

Planning Board Review – 45 Beekman
Public Comment, May 13, 2025
James Zellinger – West Church Street, Beacon

After speaking out for the last three months of public comment, my stance on the 45 Beekman project remains the same. I would like to say something has changed, but I cannot. The footprint remains the same, the design remains largely the same, the transition zone to the street remains the same, the traffic has already gotten worse, and the community/historical impact remains negative.

Throughout the public comment, **the Board** has indicated that they "really care" several times but they have not addressed the elements brought to them by the public. They have remained silent when direct quotes from the Comprehensive Plan and the Linkage District Plan were read in clear violation of the 45 Beekman proposal. They have not addressed any of the statements and questions about how this project breaks the very rules that govern their mandate. Some comments have been made about materials and the mechanical systems on the roof but the repeated statements regarding size/mass/footprint, continuity with the surrounding architecture, transition zone guidelines, and impact on the historical importance of the immediate community have not been publicly addressed.

The Applicant has now taken the same position by not addressing any of the public comments made at the last Planning Board meeting. They simply state that they have already addressed public comments. To be clear, they have not, they have responded to the comments but they have not addressed any concerns. They have invoked "The Linkage District" as a catch-all allowance for designing anything in the corridor and expecting a rubber stamp by the Planning Board. Instead of considering the public comments, they chose to argue that the public are "wrong." Instead of working with the local community and historic district, they chose to argue that there is no impact. And now, apparently, they feel they owe the public nothing further and have no longer attempted to justify the development.

By contrast, over 270 **people** have signed a petition urging the Planning Board, City Council, and Mayor of Beacon to demand more appropriate design for 45 Beekman. The public and the press (Highlands Current and Chronogram) have continued to highlight the controversy of the project with multiple stories. And here at the Planning Board meetings over the last three months, people continue to show up and speak out against 45 Beekman. The public is taking action by meeting with our neighbors, and committing time and energy to prevent permanent and negative impacts to our city.

Once again, I urge **action** from the Planning Board, not sentiment or silence…but action. **This is the time to press the applicant to respect the city planning documents and guidelines by creating a development that takes the community into consideration**. As I've said before, this is not a NIMBY group of citizens. This is a group that is only asking for considered design, and respectful development. No one has said nothing should be built.

Again, I urge the Board to speak up and act on the 45 Beekman project. I ask that they demand better and more appropriate design for such a prominent, gateway location to our city.

SUPPLEMENTAL NOTES:

I have stated these points before so I chose not to restate them in my comments but want them to be clear:

The Beekman/High Street development proposal is currently under review and needs to be substantively redesigned and restructured because:

1. It degrades the unique historic Victorian neighborhood that is protected by its designation as a Beacon Historic District Landmark Overlay Zone (HDLO).

2. The 45 Beekman proposal is in violation of the requirements set by the Comprehensive Plan and the Linkage District Plan because it fails to meet stated rules and guidelines.

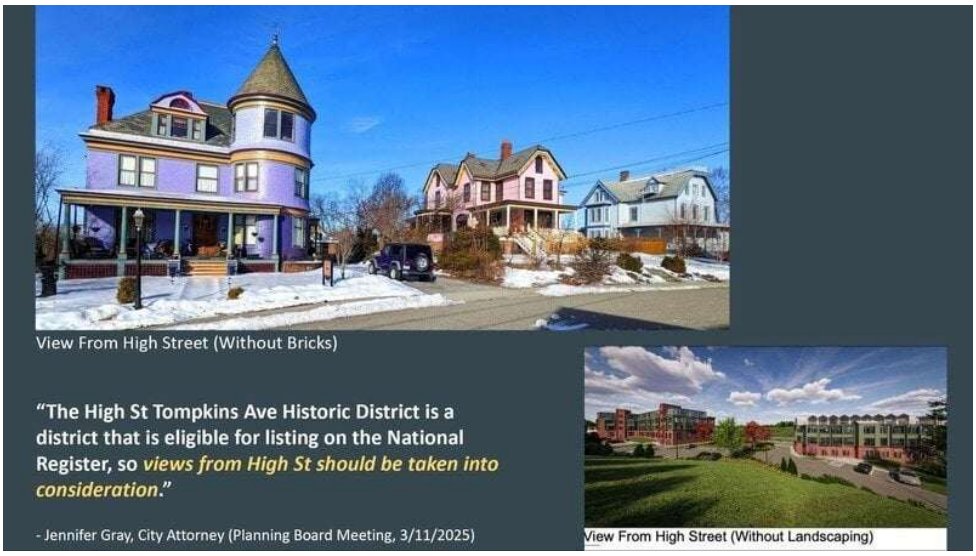
3. It proposes buildings sized and placed to maximize footprint and avoid variances, not designed to mitigate the development's impact on a historic residential neighborhood or enhance the entrance to our city.

4. The developer has responded to deep concerns expressed by the board and community by tinkering with details or blatantly defying stated requirements rather than coming up with better solutions that reconsiders the design, massing, and placement of the development.

PETITION as of May 13, 2025

Save the historic identity of Beacon NY, Oppose the 45 Beekman/High Street development

297 Verified signatures



The Issue

Beacon New York has been overrun by outsized, out of character, outsider residential developments like the 45 Beekman/High Street project. These large, sterile, ship-like buildings are extracting the historical, cultural, and unique identity of Beacon and have serious impacts on resources and affordability.

By allowing developers to extract value from our corner of the Hudson Valley we risk losing what makes Beacon a distinctively livable place to live, work, and raise a family. Adding more and more large, uninspired, condos and apartments will only further Beacon's decline towards a weekender-based monoculture.

The Beekman/High Street development proposal is currently under review and needs to be substantively redesigned and restructured because:

1. It degrades the unique historic Victorian neighborhood that is protected by its designation as a Beacon Historic District Landmark Overlay Zone (HDLO).

2. The 45 Beekman proposal is in violation of the requirements set by the Comprehensive Plan and the Linkage District Plan because it fails to meet stated rules and guidelines.

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4. The developer has responded to deep concerns expressed by the board and community by tinkering with details or blatantly defying stated requirements rather than coming up with better solutions that reconsiders the design, massing, and placement of the development.

Demand the City of Beacon City Council and Planning Board enforce the precepts of Beacon's comprehensive plan and strongly impose its HDLO zoning requirements by demanding the developer substantively redesign and restructure their proposal.

Footprint of development (below)

From: Jane Riley
To: Mercedes Perez
Subject: Fwd: 45 Beekman St Development
Date: Tuesday, May 13, 2025 1:41:19 PM

Sent from my iPhone

Begin forwarded message:

> **From:** Jane Riley <jmrrtr@yahoo.com>
> **Date:** April 25, 2025 at 4:09:33 PM EDT
> **To:** Tpalmer@cuddfeder.com
> **Cc:** mperez@beaconny.com
> **Subject: 45 Beekman St Development**
>
> Included in this email are photos (examples of what I deem appropriate development) for 45 Beekman St. I would have sent this to John Gunn, PB leader but I don't have his e-mail. Please forward to appropriate interested stakeholders. I'm
> Sent from my iPhone

CITY OF BEACON
New York

Bryan Murphy
Building Inspector

BUILDING DEPARTMENT

845-838-5020
Email: bmurphy@beaconny.gov

May 12, 2025

Aryeh Siegel
84 Mason Circle
Beacon, NY, 12508

Re: 45 Beekman Street and High Street. (Determination letter)

Dear Mr. Seigel:

After reviewing the zoning regulation § 223- 41.21 K. (10) and product information, it has been determined that the proposed Architectural metal panel and trim are acceptable and compliant in the Linkage District.

If you have any questions or need further information, please contact me at (845) 838-5020.

Sincerely,

Bryan Murphy

Bryan Murphy
Building Inspector
City of Beacon

City of Beacon Planning Board Agenda
05/13/2025

Title:

Public hearing and continue review of application for Site Plan Approval, accessory apartment, 10 Ackerman Street, submitted by Rachel Hutami.

ATTACHMENTS

10 Ackerman PB 5.13.25 HLD Response Ltr_2025-0429.pdf

10 Ackerman PB 5.13.25 site plan GARAGE 250428A.pdf

Lanc & Tully 10 Ackerman Street 05-06-25 review_0001.pdf

KARC Review PB_10 Ackerman Street_2025.05.12_.pdf

10 Ackerman - Accessory Apartment Site Plan Resolution.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

April 29, 2025

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

Re: 10 Ackerman Street
Accessory Dwelling Unit
10 Ackerman Street
Tax Parcel: 6054-30-142820 (±1.77 acres)
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 been retained to provide water and sewer service utility design and details in response to Lanc & Tully's April 3, 2025 comment letter. Below is a point-by-point response to the comments received.

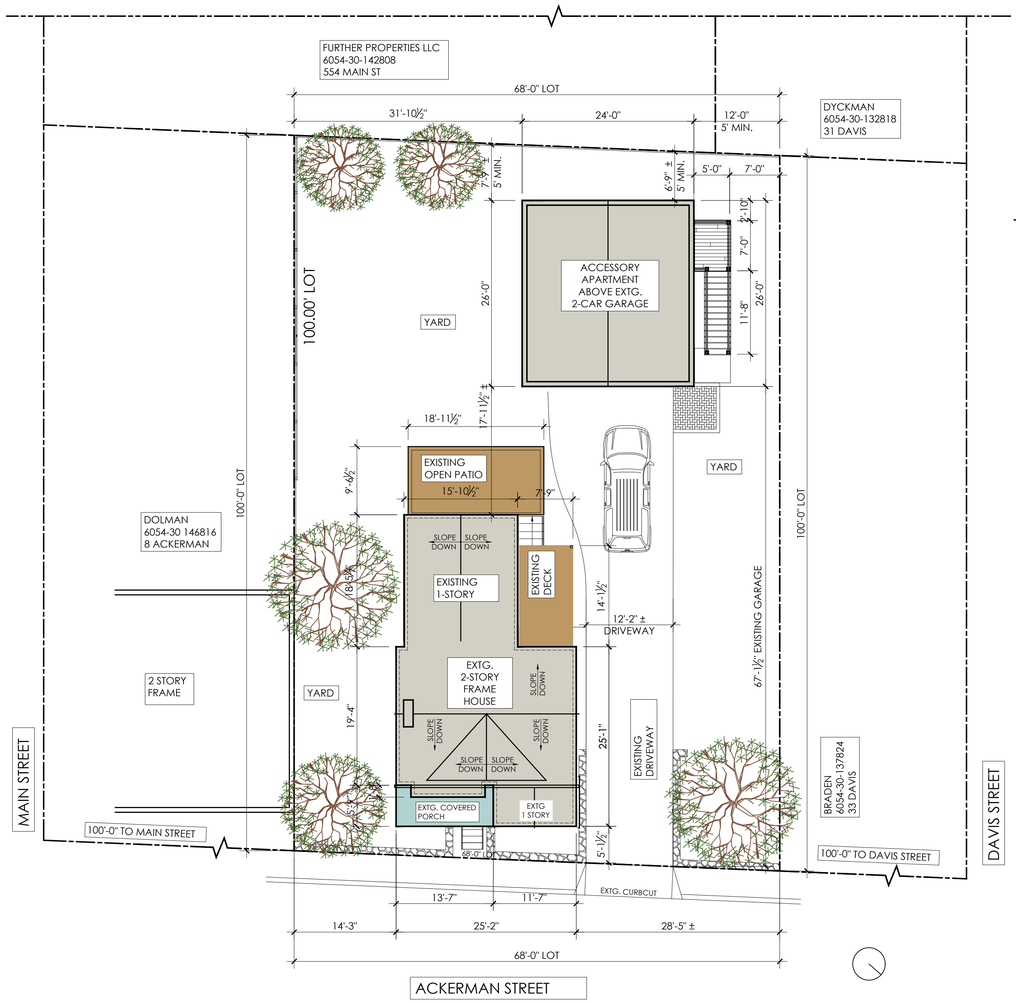
1. The required notes have been added to the added Utility Plan and Details sheet.
2. It is proposed to connect the water and sewer services to the existing existing plumbing within the main dwelling as the interior plumbing is accessible along the north wall of the basement, and is at sufficient depth within the structure for proper frost depth. Appropriate utility details are provided on the plans.

Five copies of the added Utility Plan and Details sheet is submitted in support of the project. 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

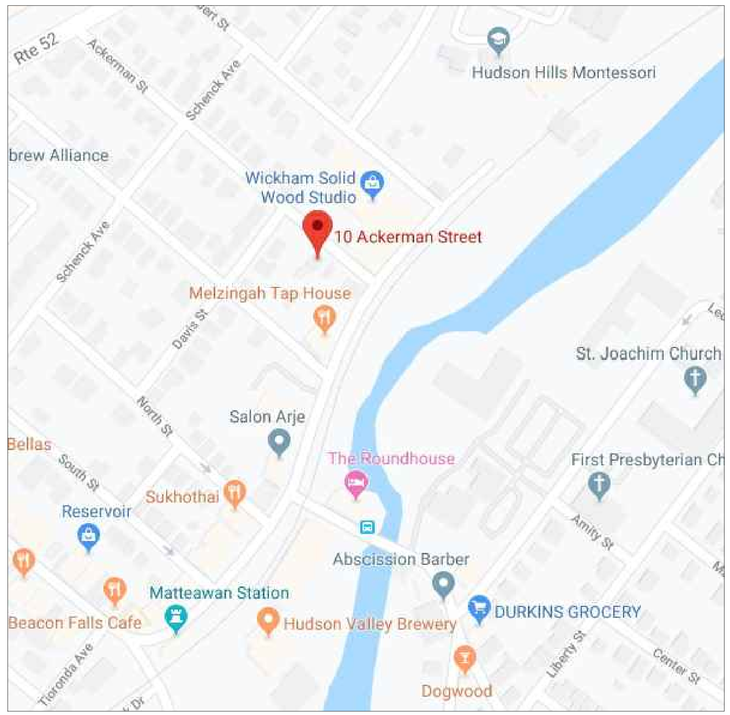
cc: Rachel Hutami (via email)
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)



ALL SITE PLAN INFORMATION TAKEN FROM A SURVEY
PREPARED BY:
PETER R. HUSTIS, LLS.
33 HENRY ST, BEACON, NEW YORK 12508
PHONE (845) 831-0100
DATE: AUGUST 31, 2004

1 PLOT PLAN
SCALE : 1" = 10'-0"

3 STREET ELEVATION
N.T.S.



2 LOCATION MAP
N.T.S.

10 Ackerman Street, City of Beacon
§ 223-17. Schedule of Dimensional Regulations
223 Attachment 1

Zoning District R1-5 1-Family Residence District	**Req'd**	**Extg.**	**Prop.**
PRINCIPAL BUILDING			
Min. Lot Size Area			
Area (square feet)	5,000	6,970	
Per Unit (square feet)	5,000	6,970	
Width (feet)	50	68	
Depth (feet)	100	100	
Min. Yards			
Front (feet)	10	5	no change
Side (feet)	10	14.8 & 28.6	no change
Rear (feet)	20	52.2	no change
Max. Height Main Building (stories/feet)	2.5/ 35'	2.5 / 27.75'	no change
Max. % Building Coverage	40%	23%	no change
Main house (incl. porch and deck)		980	
Garage		600	
Max. # of Units per Building	1	1	no change
PRINCIPAL F.A.			
1ST FLOOR (not incl. open deck)	861	SF.	
2ND FLOOR	440	SF.	
TOTAL F.A.	**1,301**	**SF.**	no change
ACCESSORY BUILDING			
Min. Yards			
Front (feet)	N/P		
Side (feet)	5		12
Rear (feet)	5		7
Max. Sq. Ft. For Accessory Building (Based on footage of principal building) 50% [223 Attachment 3]	651	600	no change
Max. # of Sheds Permitted	1		
Accessory Building Ht. [the mean level between the eaves & the highest point of the roof]		13'-4"	17'-10 1/2"
ACCESSORY APARTMENT			
Proposed Accessory Apartment above existing detached garage	>200 S.F.	<1000 S.F.	600 S.F.

ZONING SUMMARY		
Zoning District	R1-5	
Tax Map No.:	6054-30-142820	
Lot Area:	6,970	square feet
Existing Building Footprint:	980	square feet
Total Existing Residence Area:	1,301	square feet
Proposed Accessory Apartment:	600	square feet
Historical Overlay District:	No	
Parking Orverlay District:	No	
Existing Use:	Single Family Residential	
Proposed Use:	Single Family Residential with Accessory Apartment	

Parking and Loading

Use & Parking Requirements	**Proposed Area**	**Parking Requirement**
Residential		
2 spaces for each dwelling unit + 1 space for accessory apartment	1 dwelling unit + 1 accessory apartment	3 parking spaces
Total Req'd Parking Spaces		3 parking spaces
Total Existing Parking Spaces		3 parking spaces

Notes

1. Maximum Square Footage Permitted for Each Accessory Building (Based on total square footage of principal building) for zoning R1-5 is 50%.
2. Apartment size. The floor area of an accessory apartment shall not exceed a maximum of 1,000 square feet or be less than a minimum of 200 square feet.
3. The proposed accessory apartment area is 600 square feet. The total floor area of both floors of the dwelling is 1301 square feet. The accessory apartment is approximately 46% of the total floor area of the dwelling building in which it is located. Therfore, the size of the accessory apartment coplies with the maximum floor area and the maximum allowable percentage.
4. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.
5. The accessory apartment shall not be used for short-term rentals as defined in § 223-26.5.

SITE PLAN APPROVAL - Accessory Apartment

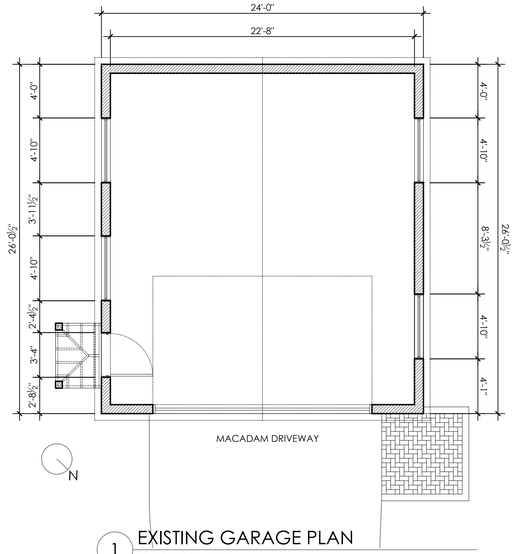
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Civil Engineer:
Hudson Land Design Professional Engineering, P.C.
174 Main Street, Beacon, NY 12508

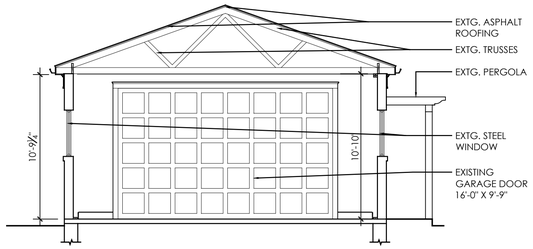
Owner:
Rachel Hutami
10 Ackerman Street
Beacon, NY 12508

PLOT PLAN, LOCATION MAP
STREET ELEVATION, ZONING SUMMARY

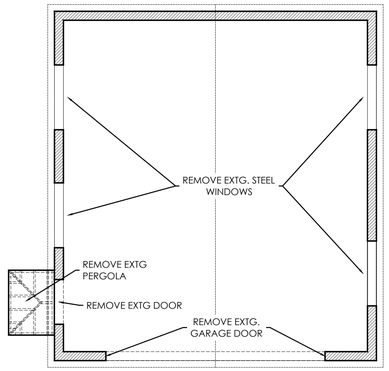
10 Ackerman Street
Beacon, New York
2/26/2025



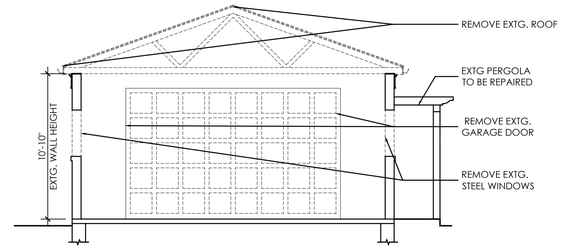
1 EXISTING GARAGE PLAN
SCALE : 3/16" = 1'-0"



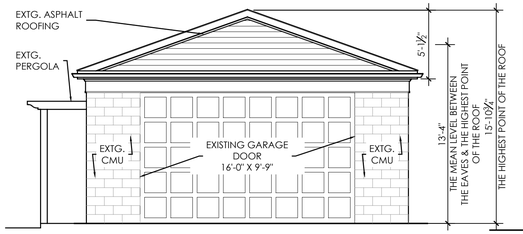
6 EXISTING GARAGE SECTION
SCALE : 3/16" = 1'-0"



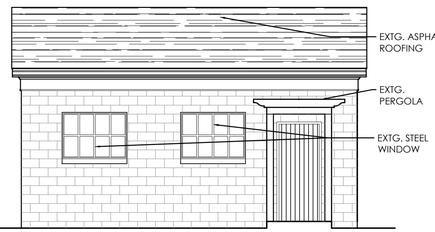
7 DEMOLITION GARAGE PLAN
SCALE : 3/16" = 1'-0"



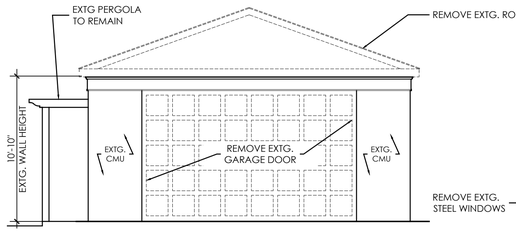
12 DEMOLITION GARAGE SECTION
SCALE : 3/16" = 1'-0"



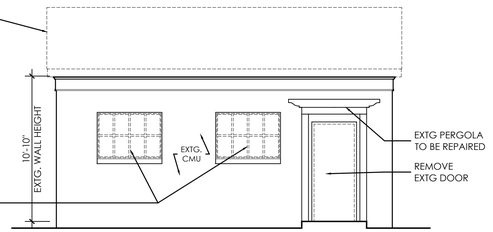
2 EXISTING NORTH-EAST ELEVATION
SCALE : 3/16" = 1'-0"



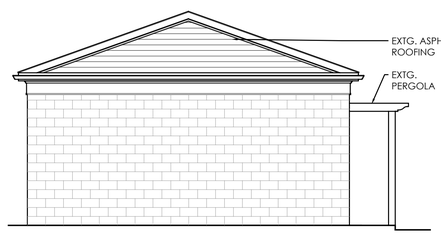
3 EXISTING SOUTH-EAST ELEVATION
SCALE : 3/16" = 1'-0"



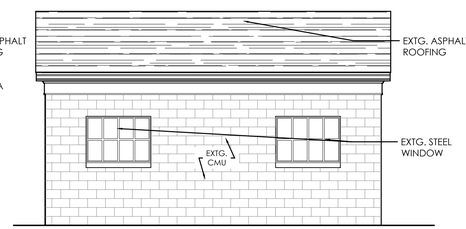
8 DEMOLITION NORTH-EAST ELEVATION
SCALE : 3/16" = 1'-0"



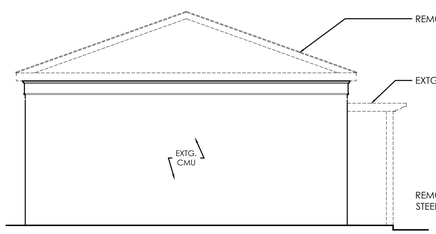
9 DEMOLITION SOUTH-EAST ELEVATION
SCALE : 3/16" = 1'-0"



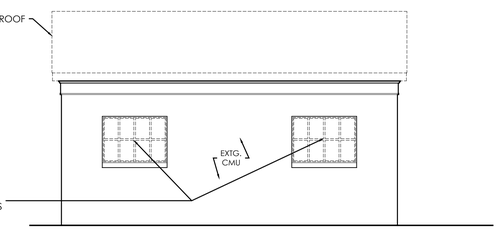
4 EXISTING SOUTH-WEST ELEVATION
SCALE : 3/16" = 1'-0"



5 EXISTING NORTH-WEST ELEVATION
SCALE : 3/16" = 1'-0"



10 DEMOLITION SOUTH-WEST ELEVATION
SCALE : 3/16" = 1'-0"



11 DEMOLITION NORTH-WEST ELEVATION
SCALE : 3/16" = 1'-0"

SITE PLAN APPROVAL - Accessory Apartment

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

Civil Engineer:
Hudson Land Design Professional Engineering, P.C.
174 Main Street, Beacon, NY 12508

Owner:
Rachel Hutami
10 Ackerman Street
Beacon, NY 12508

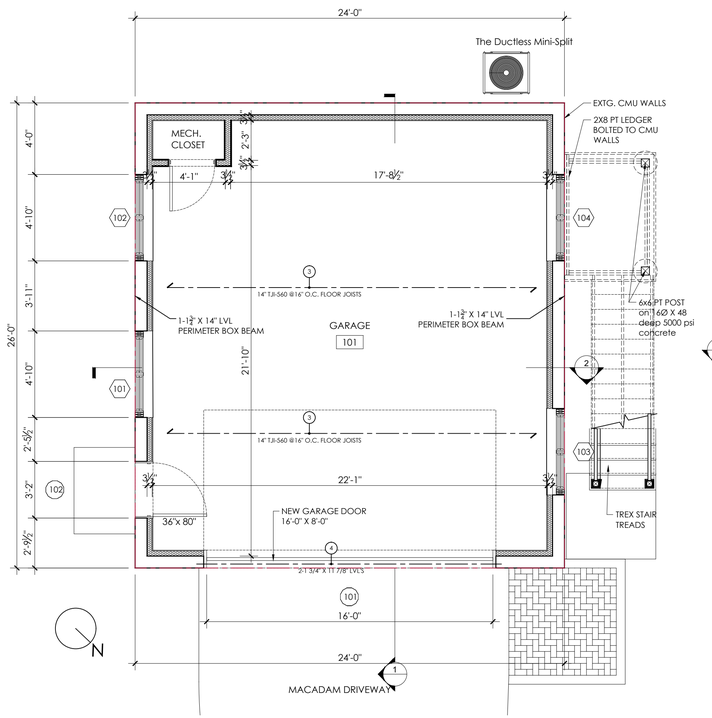
EXISTING AND DEMOLITION

FLOOR PLAN, ELEVATIONS AND SECTIONS

10 Ackerman Street

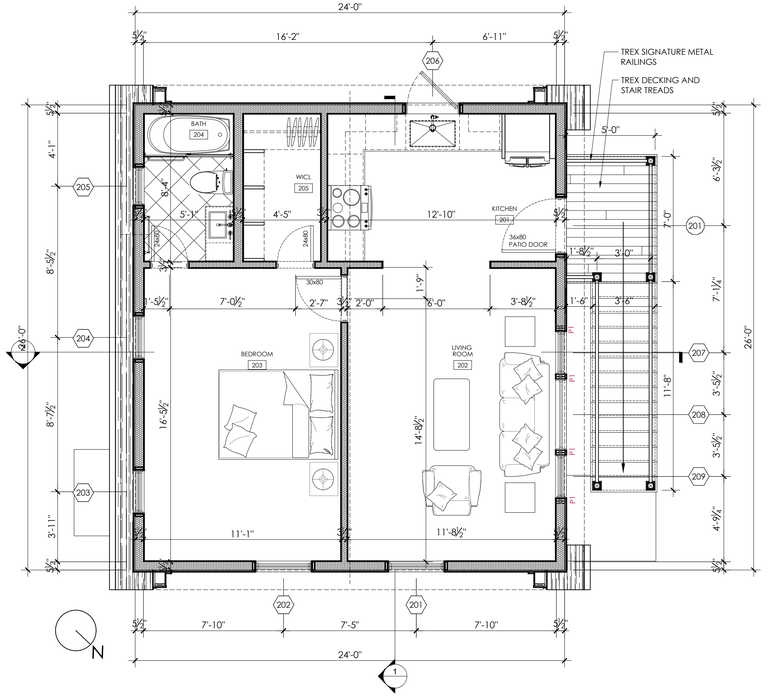
Beacon, New York

2/26/2025



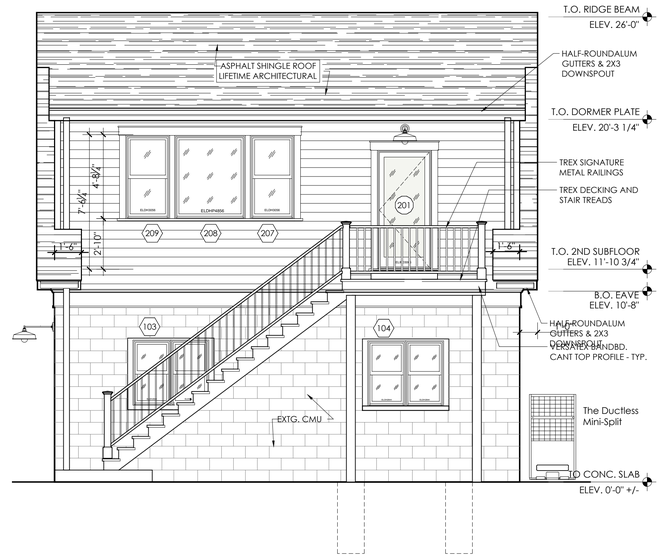
1 FIRST FLOOR PLAN - GARAGE

SCALE :1/4" = 1'-0"



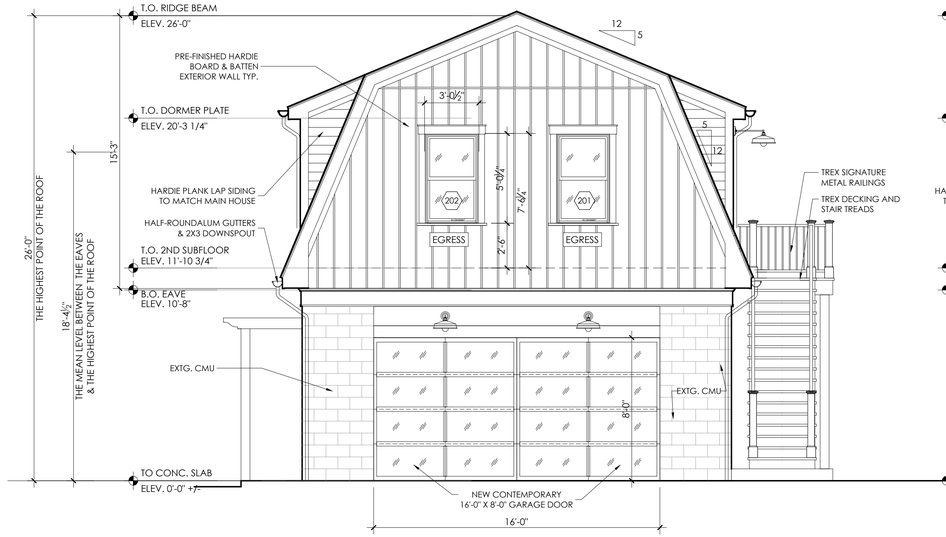
2 2ND FLOOR PLAN - APARTMENT

SCALE :1/4" = 1'-0"



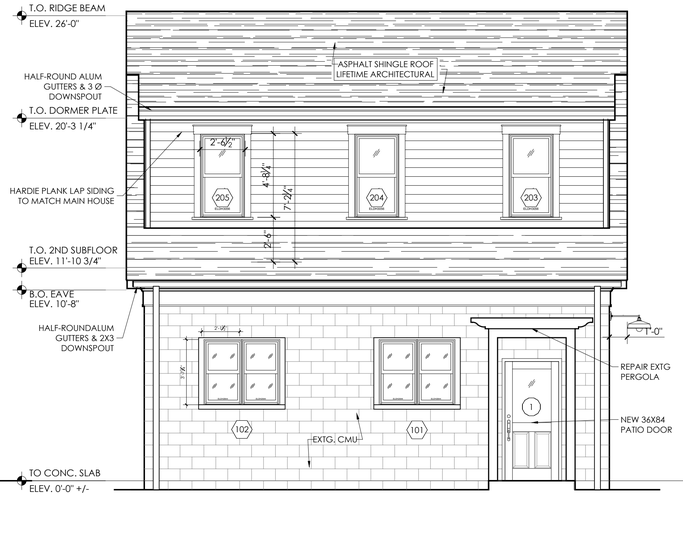
6 NORTH WEST ELEVATION

SCALE :1/4" = 1'-0"



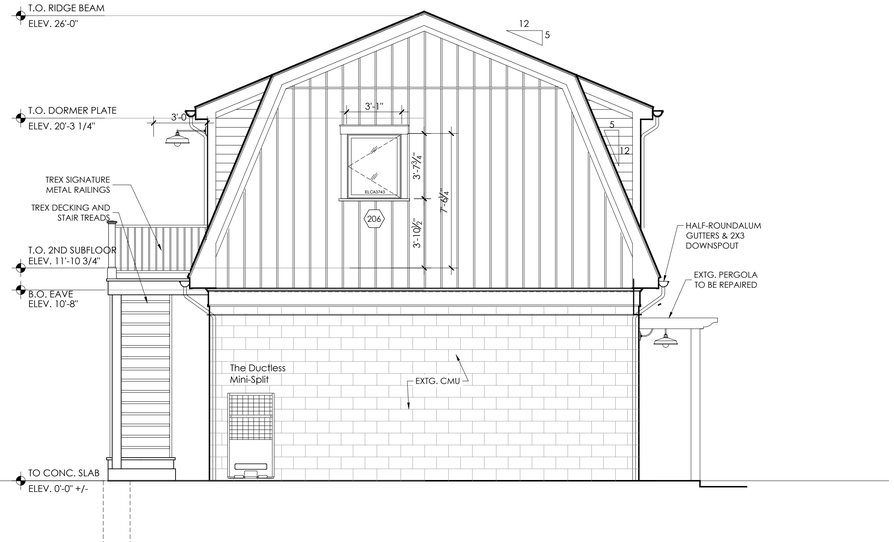
3 NORTH-EAST ELEVATION

SCALE :1/4" = 1'-0"



4 SOUTH-EAST ELEVATION

SCALE :1/4" = 1'-0"



5 SOUTH WEST ELEVATION

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Beacon, NY 12508

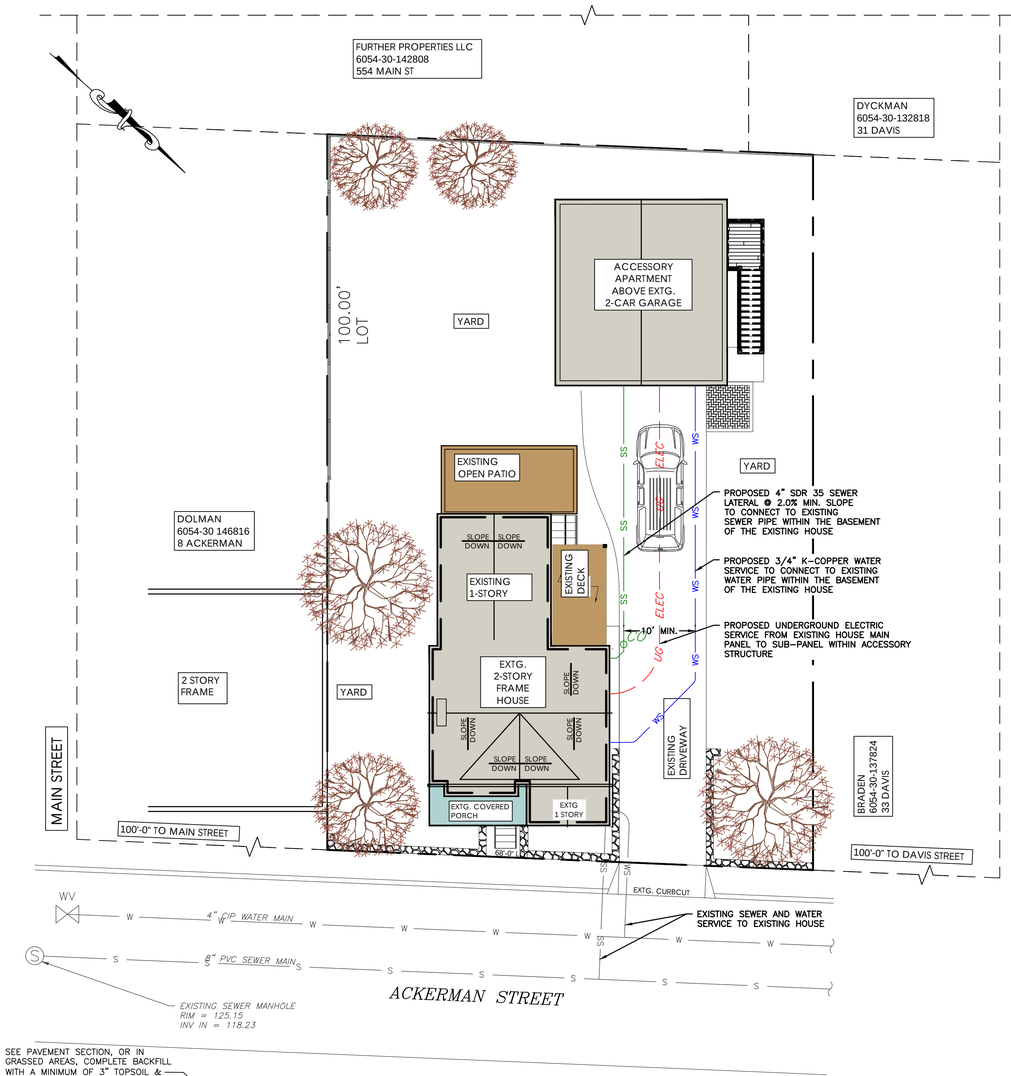
GARAGE-ACCESSORY APARTMENT

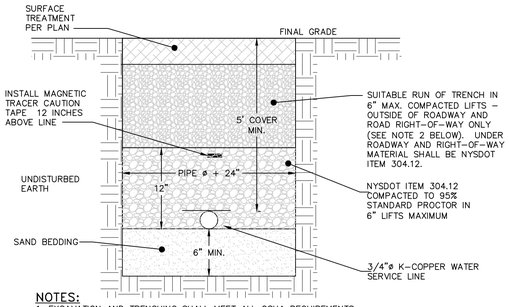
FLOOR PLAN AND ELEVATIONS

10 Ackerman Street

Beacon, New York

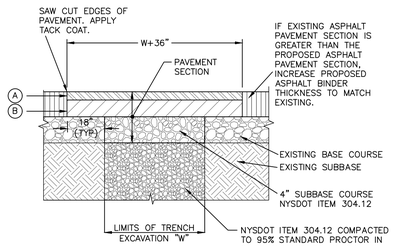
2/26/2025





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

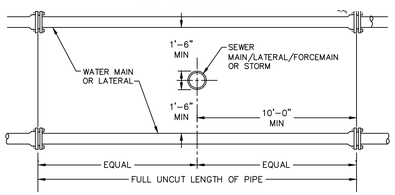
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



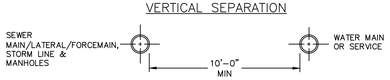
LEGEND
- (A) 1.0" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3

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. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

DRIVEWAY PAVEMENT RESTORATION DETAIL
NOT TO SCALE



VERTICAL SEPARATION



HORIZONTAL SEPARATION

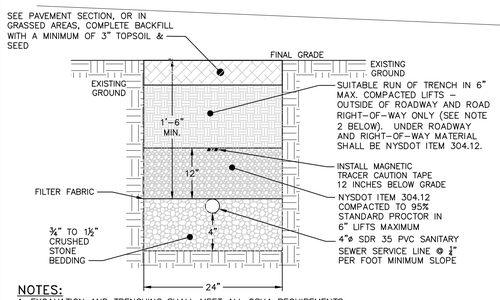
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE

LEGEND

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

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 ACCESSORY DWELLING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. SERVICE CONNECTIONS TO BE MADE TO EXISTING SERVICE PIPES WITHIN THE EXISTING MAIN DWELLING.
5. THE WATER SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE ACCESSORY DWELLING SHALL BE ¾" K-COPPER OR APPROVED EQUAL.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. OWNER OCCUPANCY REQUIRED. THE OWNER OF THE SINGLE-FAMILY LOT UPON WHICH AN ACCESSORY APARTMENT IS LOCATED SHALL OCCUPY AT LEAST ONE OF THE DWELLING UNITS ON SAID LOT.
9. THE ACCESSORY APARTMENT SHALL NOT BE USED FOR SHORT TERM RENTALS.



NOTES:
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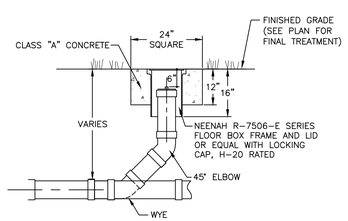
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

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

UTILITY PLAN & CONSTRUCTION DETAILS

10 ACKERMAN STREET

10 ACKERMAN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-137824

JOB #:	2025:015
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	UT-1
SHEET:	4 OF 4

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.

May 6, 2025

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

RE: 10 Ackerman Street
Accessory Dwelling Unit
Tax No. 6054-30-142820
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the modification of an existing garage to an accessory dwelling unit at 10 Ackerman Street:

- Response correspondence dated April 29, 2025, as prepared by Hudson land Design.
- Plan set titled "Site Plan Approval – Accessory Apartment – 10 Ackerman Street", consisting of sheets 1 of 4 through 3 of 4, dated February 26, 2025, as prepared by Aryeh Siegel, Architect, and Sheet 4 of 4 dated April 29, 2025, as prepared by Hudson Land Design.

The project is located in the R1-5 zone. Based upon the review of the above submitted document and plans for the proposed project, the previous comments have been addressed, but we do offer the following minor comment:

1. Sheet 1 of 4 shall include a revision date, as the sheet was revised to include additional notes as previously requested.

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.
Bryan Murphy, Building Inspector

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 2025

RE: 10 Ackerman Street Site Plan Application for Accessory Apartment, Rachel Hutami

---

I have reviewed the following materials regarding the proposed accessory apartment located at 10 Ackerman Street:

- Response Letter by Hudson Land Design dated April 29, 2025
- Site Plan by Aryeh Siegel, Architect, dated February 26, 2025

Project Description:

The applicant is proposing a 600 square foot accessory dwelling unit above an existing detached garage located at 10 Ackerman Street. The proposed project is in the R1-5 zoning district. The existing 0.15-acre site contains a 1,301 square foot single-family home with a detached garage.

Comments & Recommendations:

1. **Size and Setbacks:** The proposed accessory apartment complies with all code regulations regarding minimum size (200 sq. ft.), maximum size (1,000 sq. ft.), percentage of primary residence floor area (max 50%), max building coverage (40%), and minimum setbacks (5ft rear and 5 ft side). Section 223-14(e)(3), which states that "space provided above the grade story shall be utilized for storage only," does not apply to Accessory Apartment, per Section 223-14(e)(4).

2. **Flood Area:** A note should be added to the Site Plan indicating that the property is located within the city's historical flood area.

3. **Lighting:** A gooseneck lighting fixture is proposed above the doorway entrance of the proposed accessory apartment. A note shall be added to the final plans indicating that all exterior lighting will comply with Section 223-14(B).

4. **Exterior Appearance.** At its April 2025 meeting, the Board reviewed the location of the proposed accessory apartment stairs along the west property line and did not raise concerns regarding visibility from the street or the proximity to the shared property line with 33 Davis Street.

KARC
PLANNING CONSULTANTS, INC.

The comments above may be incorporated into the final site plan; no further revisions are needed at this time, and the plan is acceptable from a planning perspective. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL FOR
10 ACKERMAN STREET

Parcel ID# 6054-30-142820

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Rachel Hutami (the "Applicant"), to establish an accessory apartment in a second floor addition to an existing garage (the "Proposed Action" or "Project") on a 6,970 square foot property located at 10 Ackerman Street in the R1-5 Zoning District and designated on the City tax map as **Parcel ID# 6054-30-142820** (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code §§ 223-24.1(I) and 223-25; and

WHEREAS, the application consists of application materials, correspondence, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board which include three Architectural Plan sheets titled, "Site Plan Approval – Accessory Apartment – 10 Ackerman Street," dated February 26, 2025, last revised, prepared by Aryeh Siegel, Architect, and a plan titled "Utility Plan & Construction Details, 10 Ackerman Street," dated April 29, 2025, prepared by Hudson Land Design Professional Engineering P.C.; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, the Planning Board reviewed the application at its meetings on April 8, 2025 and May 13, 2025; and

WHEREAS, on May 13, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on May 13, 2025; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval for an accessory apartment and considered the standards and requirements as set forth in the City of Beacon Zoning Code §§ 223-24.1 and 223-25.E; 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 to establish an accessory apartment in a second floor addition to an existing garage on property located at 10 Ackerman Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

2. The comments contained in the City Planner's letter to the Planning Board dated May 12, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

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

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

B. Prior to the 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.

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the new accessory apartment in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

C. 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. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. The Applicant shall remain in compliance with all requirements for accessory apartments set forth at Section 223-24.1 of the City of Beacon Zoning Code, including the requirement that the owner of the lot upon which the accessory apartment is located shall occupy at least one of the dwelling units on the lot.

4. The accessory apartment shall not be used for short term rentals.

5. The Building Inspector may revoke this Site Plan Approval where it is found that the use of the premises does not conform to the limitations and conditions set forth in this Resolution and in Section 223-24.1 of the City of Beacon Zoning Code.

6. 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 Applicant within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.

7. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its 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 approval granted by this resolution does not supersede the authority of any other entity.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building

Inspector or City Engineer. 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, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: May 13, 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 ____
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/13/2025

Title:

Continue review of applications for for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.

ATTACHMENTS

1113 Wolcott PB 5.13.25 Aryeh Siegel Response Letter_250429.pdf

1113 Wolcott PB 5.13.25 HLD Response Ltr_2025-0429.pdf

1113 Wolcott PB 5.13.25 Site Plan Set_2025-0429.pdf

Lanc & Tully 1113 Wolcott 05-06-25 review.pdf

KARC Review PB_1113 Wolcott Ave_2025.05.12.pdf

1113 Wolcott Ave - Amended FEAF Part 2.pdf

1113 Wolcott Ave - Amended FEAF Part 3.pdf

1113 Wolcott Ave - SEQRA Amended Negative Declaration.pdf

1113 Wolcott Ave - Amended Special Permit, Site Plan, and Cert of Appropriateness Approvals.pdf

ARYEH SIEGEL
ARCHITECT

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

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

April 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated March 6, 2025. Please refer to Hudson Land Design's response letter regarding Lanc & Tully's letter dated March 6, 2025.

KARC Planning Consultants Comment Responses:

1. **Complete Site Plan Set:** The site plan set is numbered "Sheet # of 16", however sheets 4, 7, and16 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.

   Response: The full site plan set has been submitted. Sheet 7 of 16 was not used in this submission but may be added later. If the sheet is not used, the set will be renumbered. The parking and loading table has been updated to note 36 parking spaces. The hours of operation have been coordinated between the table on Sheet 1 and the EAF.

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: 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.**

   Response: Comment acknowledged. The parking observations document has been submitted for review.

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

Lanc & Tully Comment Responses:

General Comments

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

   Response: The Traffic & Parking Management plan has been revised to reflect 36 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.

   Response: The Traffic & Parking Management plan has been revised for clarification and legibility.

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?

   Response: The noise mitigation notes have been added back to Sheet 1 of 16. Acoustic glass inserts will be used for noise mitigation.

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.

   Response: Comment acknowledged.

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

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

April 29, 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 EAF for consultant review in response to Lanc & Tully's April 3, 2025 comment letter and KARC's April 7, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully April 3, 2025 Comment Letter

General Comments:

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

KARC April 7, 2025 Comment Memorandum

1. It has been determined that "sheet 7" will not be necessary. The sheet set has been renumbered to a total of 15 sheets. The Work Zone Traffic Control Plan prepared by Colliers Engineering and Design has also been renumbered and is provided with this submission.
   a. Aryeh Siegel has responded to this comment under separate cover.
2. Comment noted.
3. Comment noted. The peak traffic and parking conditions will be monitored.

Five copies of the following materials are submitted in support of the project:

- Amended Site Plan Set Sheets 8 Through 15

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

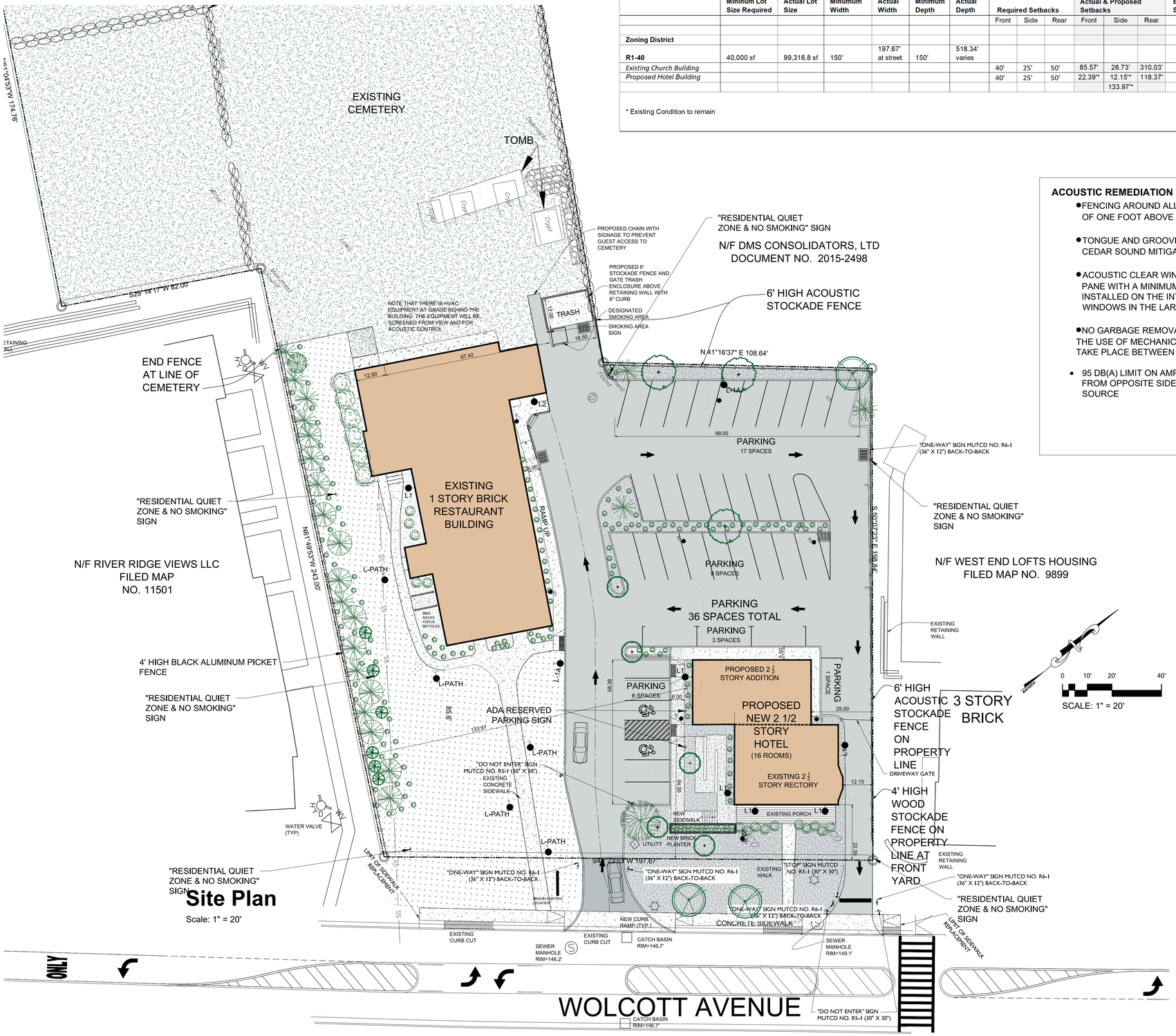
Michael A. Bodendorf, P.E.
Principal

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

Bulk Zoning Regulations Table

	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-40	40,000 sf	99,316.8 sf	150'	197.67' at street	150'	518.34' varies										15%	1%
Existing Church Building							40'	25'	50'	85.57'	26.73'	310.03'	NA	2.5 stories / 35'	Existing		
Proposed Hotel Building							40'	25'	50'	22.39'*	12.15'*	118.37'	NA	2.5 stories / 35'	2.5 Stories / 35'		
											133.97'*						

* Existing Condition to remain



Site Plan

Scale: 1" = 20'

Location Map

Scale: 1" = 400'

ACOUSTIC REMEDIATION MEASURES

- FENCING AROUND ALL HVAC UNITS WILL BE A MINIMUM OF ONE FOOT ABOVE EXHAUST
- TONGUE AND GROOVE CONSTRUCTION OF ROUGH CEDAR SOUND MITIGATING FENCE (NORTH FENCE)
- ACOUSTIC CLEAR WINDOW INSERTS (MINIMUM OF ONE PANE WITH A MINIMUM STC RATING OF 10) TO BE INSTALLED ON THE INTERIOR SIDE OF STAINED GLASS WINDOWS IN THE LARGE SANCTUARY SPACE
- NO GARBAGE REMOVAL OR LOADING/UNLOADING WITH THE USE OF MECHANICAL/POWERED EQUIPMENT WILL TAKE PLACE BETWEEN 9:00 P.M. - 7:00 A.M
- 95 DB(A) LIMIT ON AMPLIFIED SOUND AS MEASURED FROM OPPOSITE SIDE OF ROOM FROM AMPLIFIED SOURCE

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		**36 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
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 15	Site Plan
Sheet 2 of 15	Full Site Plan
Sheet 3 of 15	Existing Conditions & Demolition Plan
Sheet 4 of 15	Landscape & Lighting Plan
Sheet 5 of 15	Hotel Building Plans & Elevations
Sheet 6 of 15	Restaurant Plans
Sheet 7 of 15	Restaurant Elevations
Sheet 8 of 15	Grading & Utility Plan
Sheet 9 of 15	Erosion & Sediment Control Plan
Sheet 10 of 15	Vehicle Tracking Plan
Sheet 11 of 15	Site Construction Details
Sheet 12 of 15	Stormwater Construction Details
Sheet 13 of 15	Water & Sewer Construction Details
Sheet 14 of 15	Erosion & Sediment Control Details
Sheet 15 of 15	Work Zone Traffic Control Plan

Special Use Permit Amendment

Sheet 1 of 15 - Site Plan

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

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

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

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

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

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

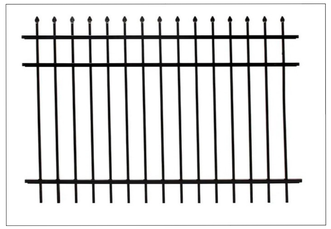
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

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

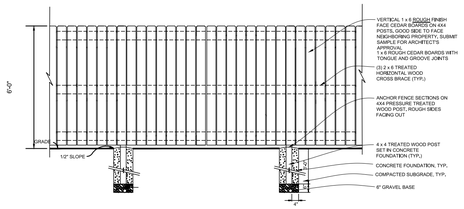
Signage



4' HIGH ALUMINUM PICKET FENCE. COLOR: BLACK.

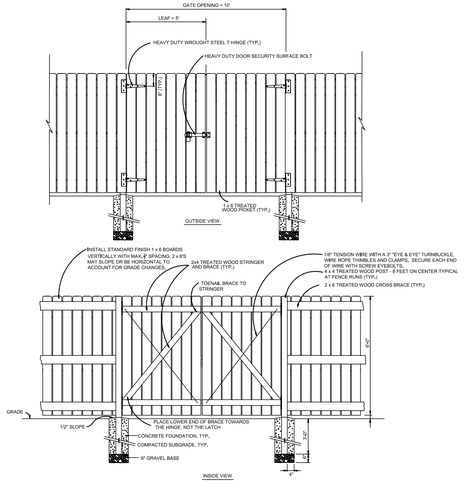
COORDINATE FENCE INSTALLATION DETAIL IN CONCRETE FOOTINGS WITH SPECIFIC FENCE MANUFACTURER ACCORDING TO THEIR SPECIFICATIONS

Metal Picket Fence

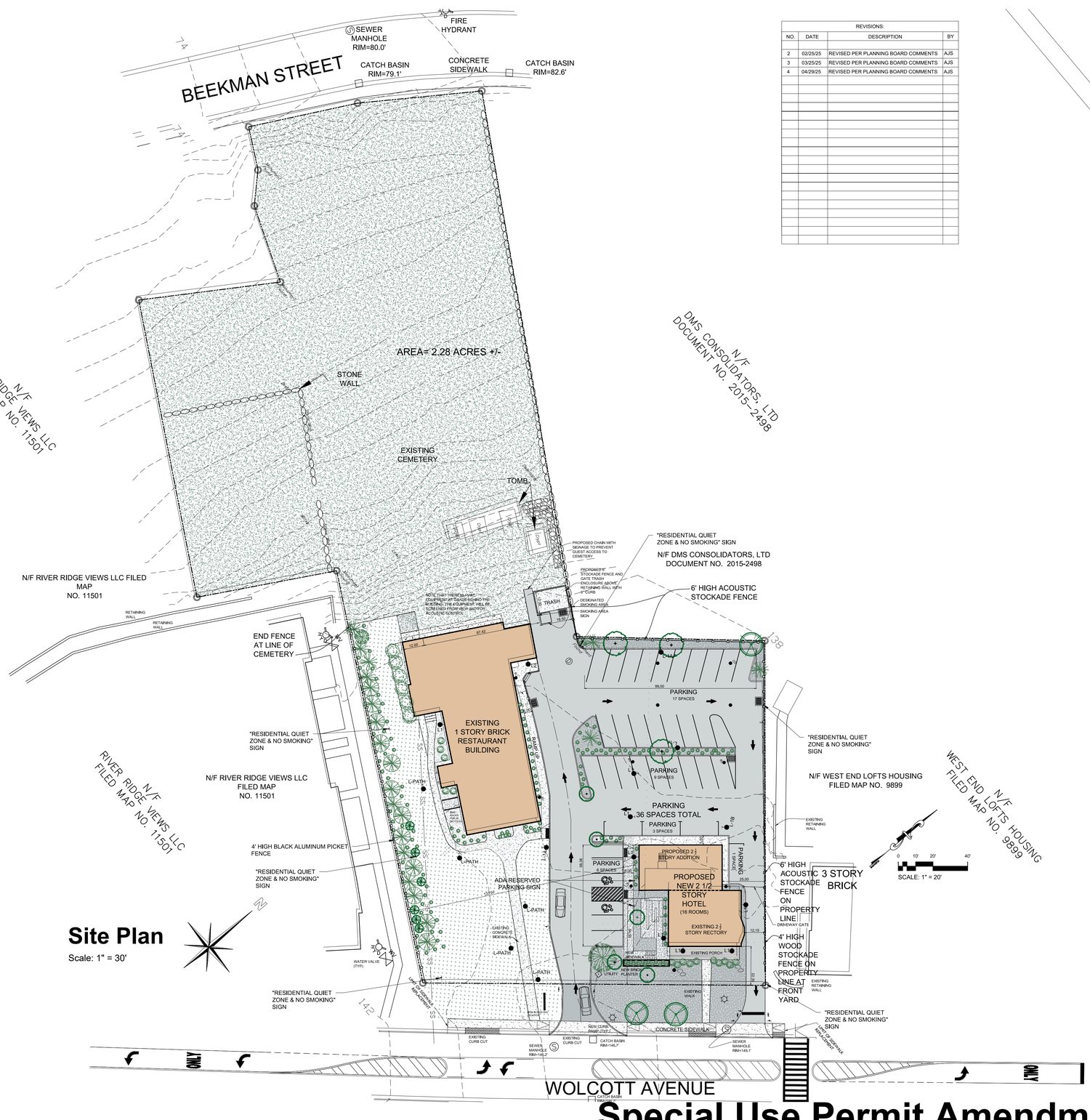


ACOUSTIC WOOD FENCE DETAILS

Acoustic Fence Details



Stockade Fence Details



Site Plan

Scale: 1" = 30'

Special Use Permit Amendment

Sheet 2 of 15 - 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

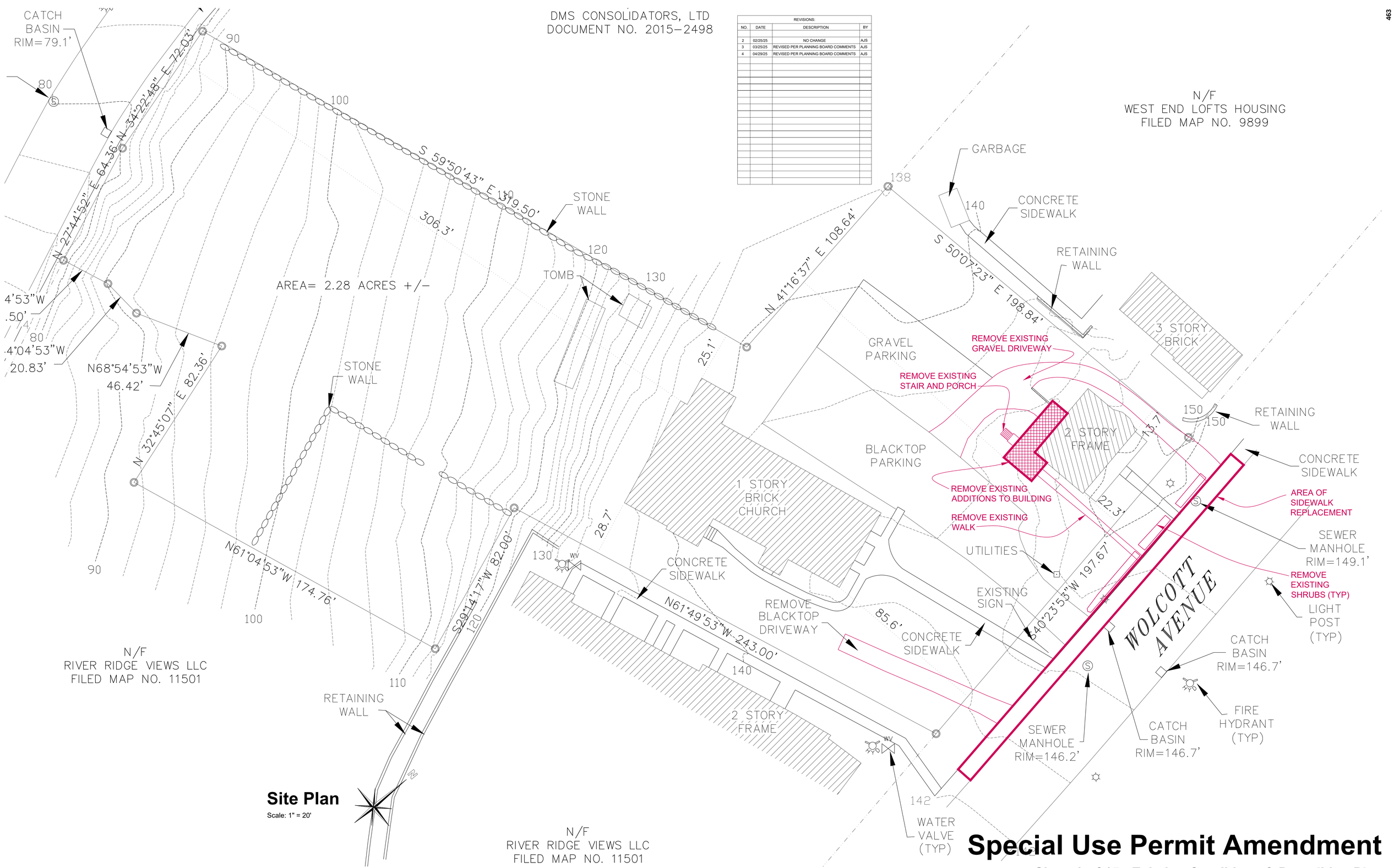
Surveyor:
Robert Oswald
175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

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
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Plan

Scale: 1" = 20'

Special Use Permit Amendment

Sheet 3 of 15 - Existing Conditions & Demolition Plan

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

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
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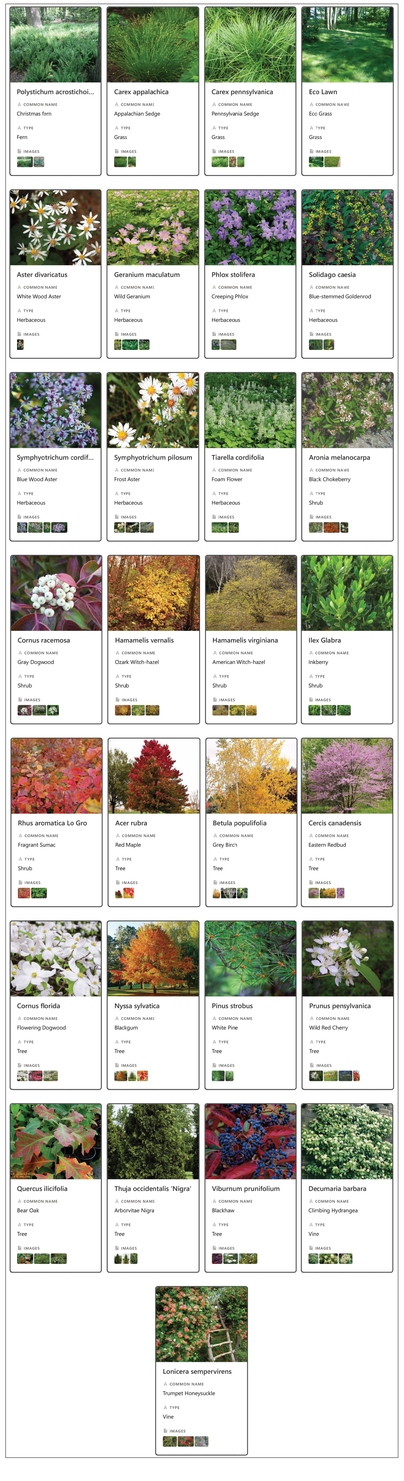
Landscape Designer:
Landscape Restorations
7 Creek Drive
Beacon, New York 12508

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

Planting Schedule

Symbol	Quantity	Type	Common Name	Botanical Name	Size	Planting Time
T-Ar	4	Tree	Red Maple	Acer rubrum	7'-8'	Spring/Fall
T-Bp	3	Tree	Grey Birch	Betula populifolia	7'-8'	Spring/Fall
T-Cc	2	Tree	Eastern Redbud	Cercis canadensis	6'-7'	Spring/Fall
T-Cf	1	Tree	Flowering Dogwood	Cornus florida	6'-7'	Spring/Fall
T-Ns	2	Tree	Blackgum	Nyssa sylvatica	7'-8'	Spring/Fall
T-Ps	12	Tree	White Pine	Pinus strobus	7'-8'	Spring/Fall
T-Pp	1	Tree	Wild Red Cherry	Prunus pensylvanica	7'-8'	Spring/Fall
T-Qi	2	Tree	Bear Oak	Quercus illicifolia	7'-8'	Spring/Fall
T-To	14	Tree	Arborvitae 'Nigra'	Thuja occidentalis 'Nigra'	7'-8'	Spring/Fall
S-Am	5	Shrub	Black Chokeberry	Aronia melanocarpa	3 Gallon	Spring/Fall
S-Cr	7	Shrub	Gray Dogwood American	Cornus racemosa	3 Gallon	Spring/Fall
S-Hve	15	Shrub	Ozark Witch-hazel	Hamamelis vernalis	3 Gallon	Spring/Fall
S-Hv	9	Shrub	Witch-hazel	Hamamelis virginiana	3 Gallon	Spring/Fall
S-Ig	64	Shrub	Inkberry	Ilex glabra	3 Gallon	Spring/Fall
S-Ra	33	Shrub	Low-grow Sumac	Rhus aromatica	3 Gallon	Spring/Fall
H-S/F/W	15	Fern	Christmas Fern	Polystichum arostichoides	1 Gallon	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	White Wood Aster	Aster divaricatus	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Wild Geranium	Geranium maculatum	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Creeping Phlox	Phlox stolifera	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Blue-stemmed Goldenrod	Solidago caesia	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Blue Wood Aster	Symphyotrichum cordifolia	Plugs	Spring, Summer or Fall
H-S/F/W	20	Herbaceous	Frost Aster	Symphyotrichum pilosum	Plugs	Spring, Summer or Fall
V-Db	25	Vine	Climbing Hydrangea	Decumaria barbara	Plugs	Spring, Summer or Fall
V-Ls	25	Vine	Trumpet Honeysuckle	Lonicera sempervirens	Plugs	Spring, Summer or Fall
G-Ca	100	Grass	Appalachian Sedge	Carex appalachica	Plugs	Spring, Summer or Fall
G-Cp	100	Grass	Pennsylvania Sedge	Carex pennsylvanica	Plugs	Spring, Summer or Fall
G-Eg	10	Grass	Eco Grass	Eco Lawn	Seed	Spring/Fall

Illustrated Plant List



Planting and Landscape Notes

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for 'Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons to succeed.

POLE MOUNTED LIGHT (L1A)

KING LUMINAIRE "K-595 ARISTOCRAT" POLE MOUNTED 3000K LED FIXTURE. LOW GLARE CUTOFF SHIELD, DARK SKY COMPLIANT. CRI 80-100 RANGE. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON BLACK ALUMINUM POLE = 12 FEET

WALL MOUNTED HOUSE LIGHT (L1)

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

WALL MOUNTED HOUSE LIGHT (L2)

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

PATH LIGHT (L-PATH)

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

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

POLE MOUNTED LIGHT (L1B)

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	02/25/25	NO CHANGE	AJS
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Amendment

Sheet 4 of 15 - Landscape and Lighting 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

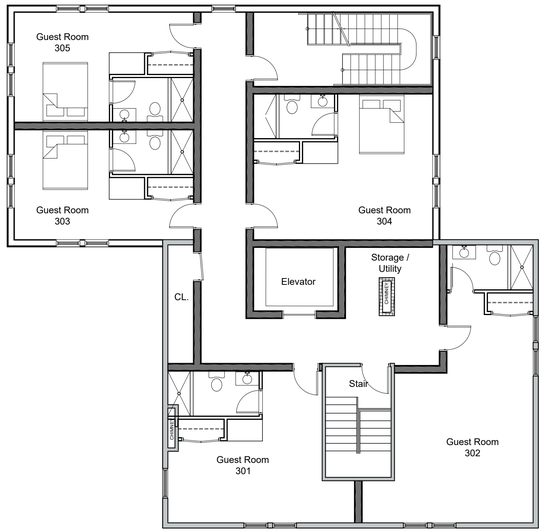
1113 Wolcott Avenue
Beacon, New York
Scale: 1" = 30'
October 29, 2024

View 4

View 3

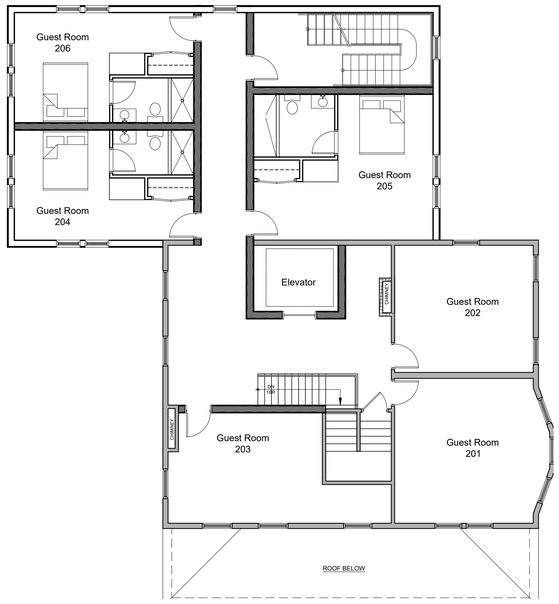
View 2

View 1



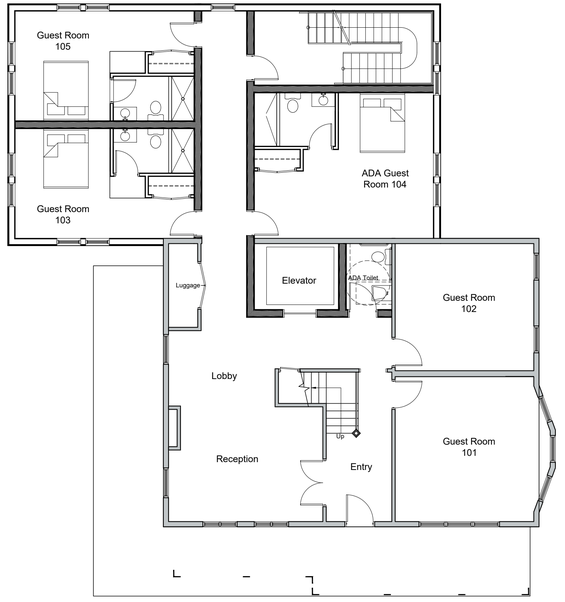
3rd Floor Plan: Hotel

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
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Amendment

Sheet 5 of 15 - 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

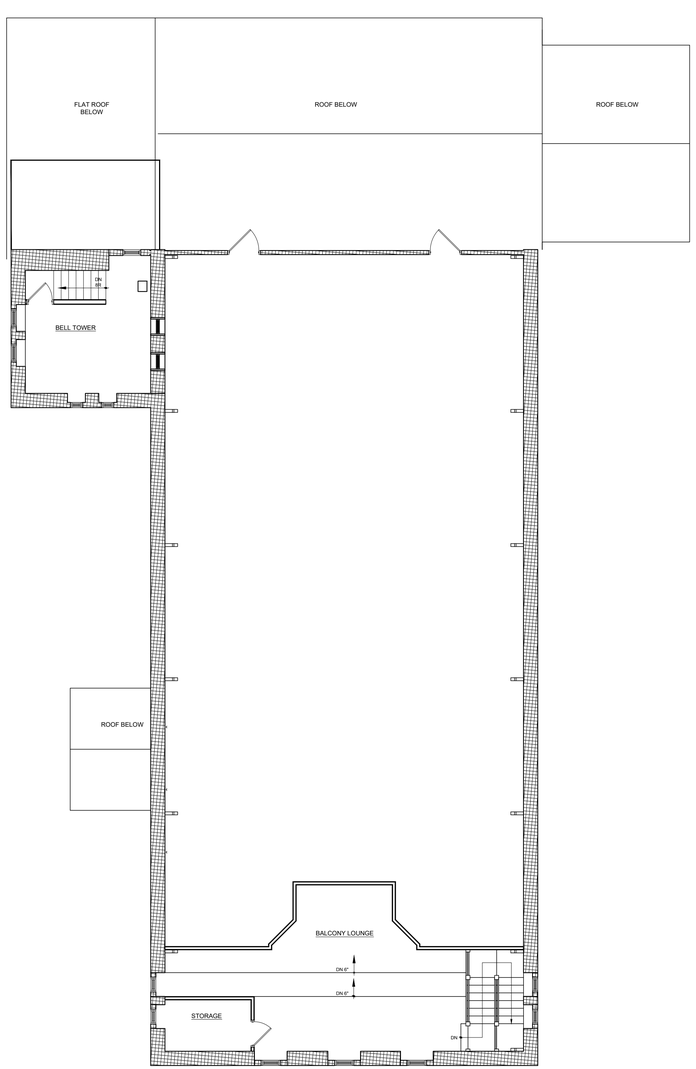
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

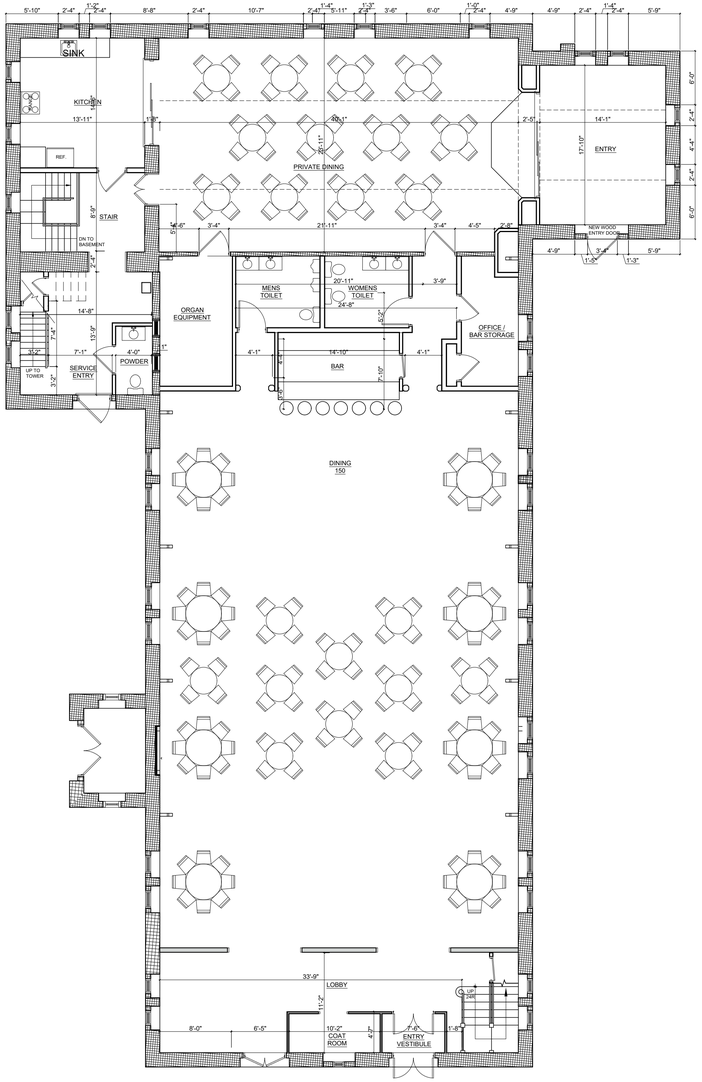
1113 Wolcott Avenue
Beacon, New York
Scale: AS NOTED
October 29, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
2	02/25/25	NO CHANGE	AJS
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



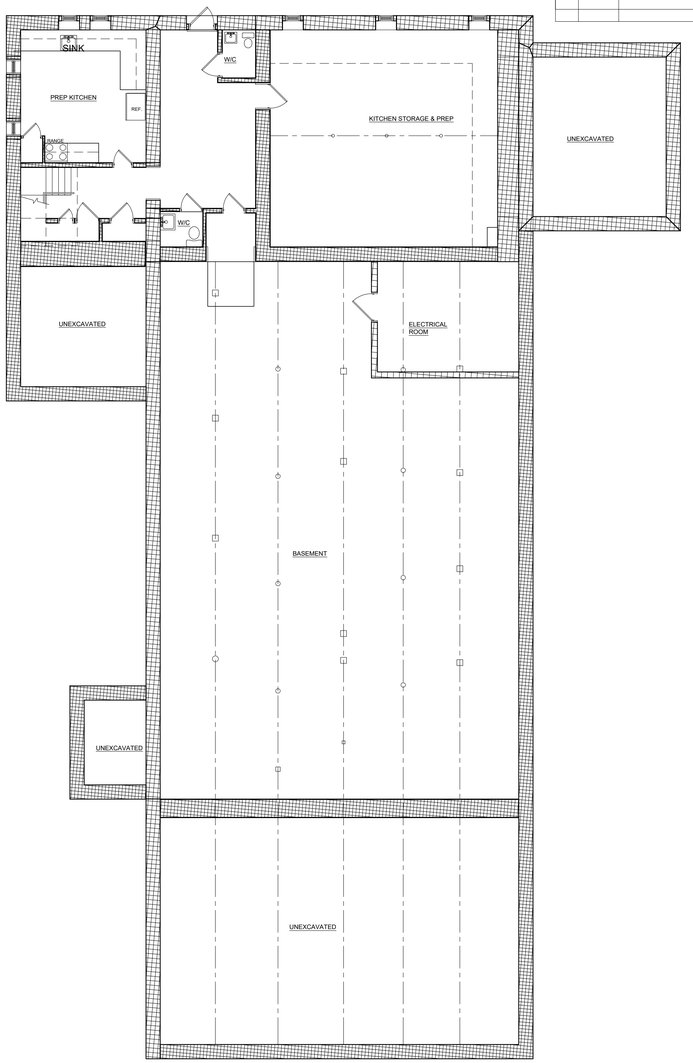
Upper Level Plan: Restaurant

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 15 - Floor Plans

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

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

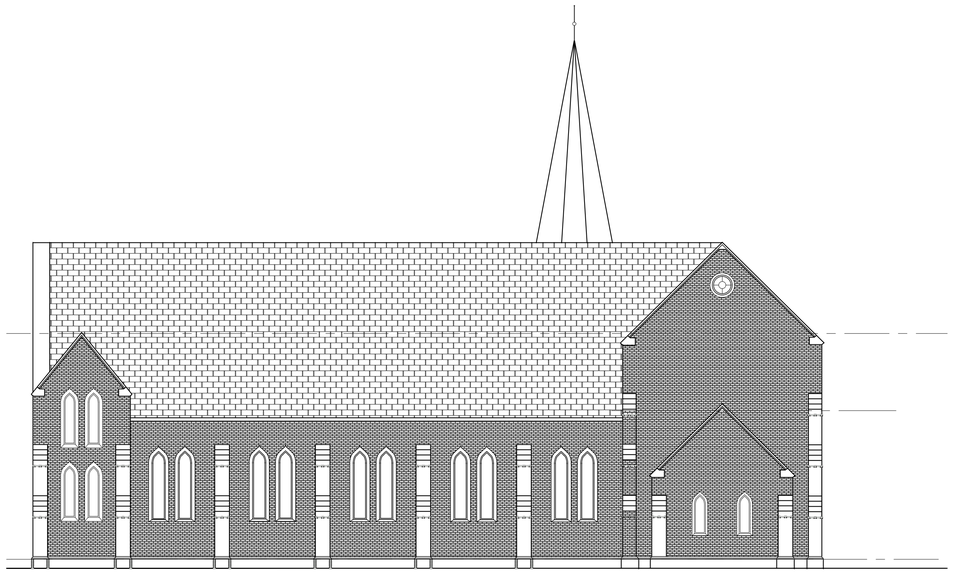
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

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

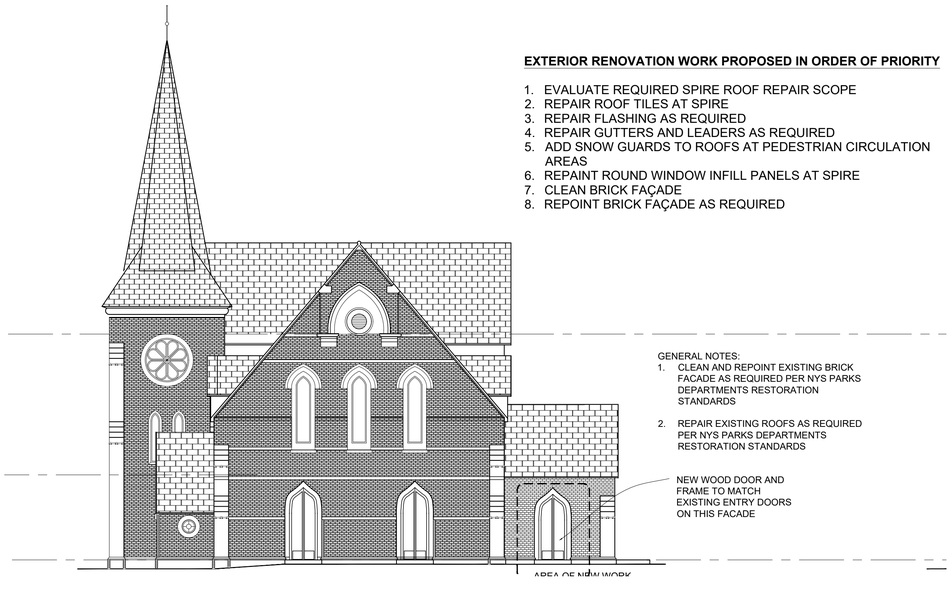
1113 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{8}$" = 1'-0"
October 29, 2024

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
3	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



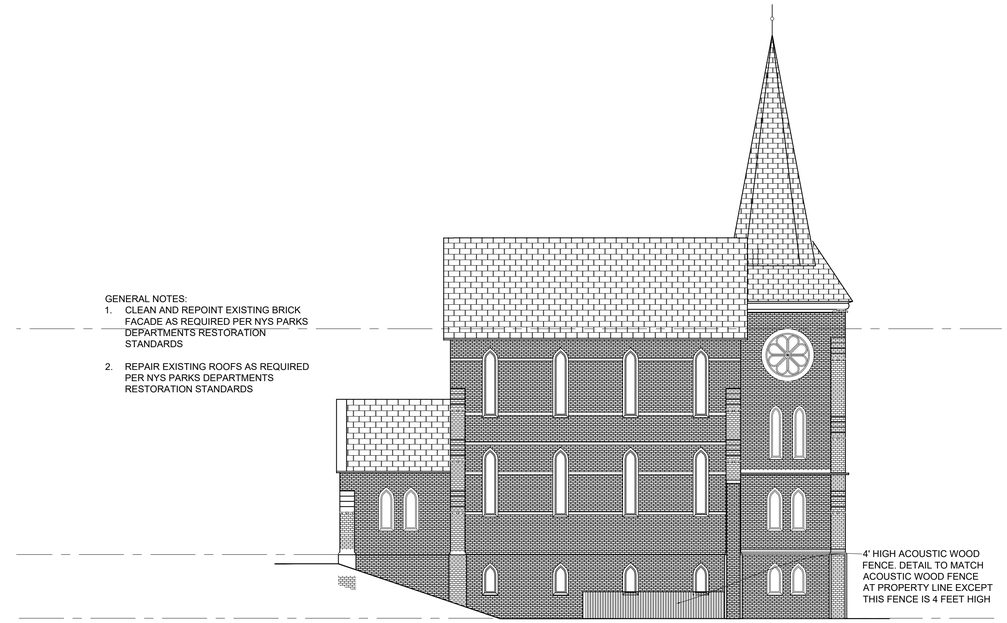
Elevation: Restaurant Building - North

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



Elevation: Restaurant Building - East

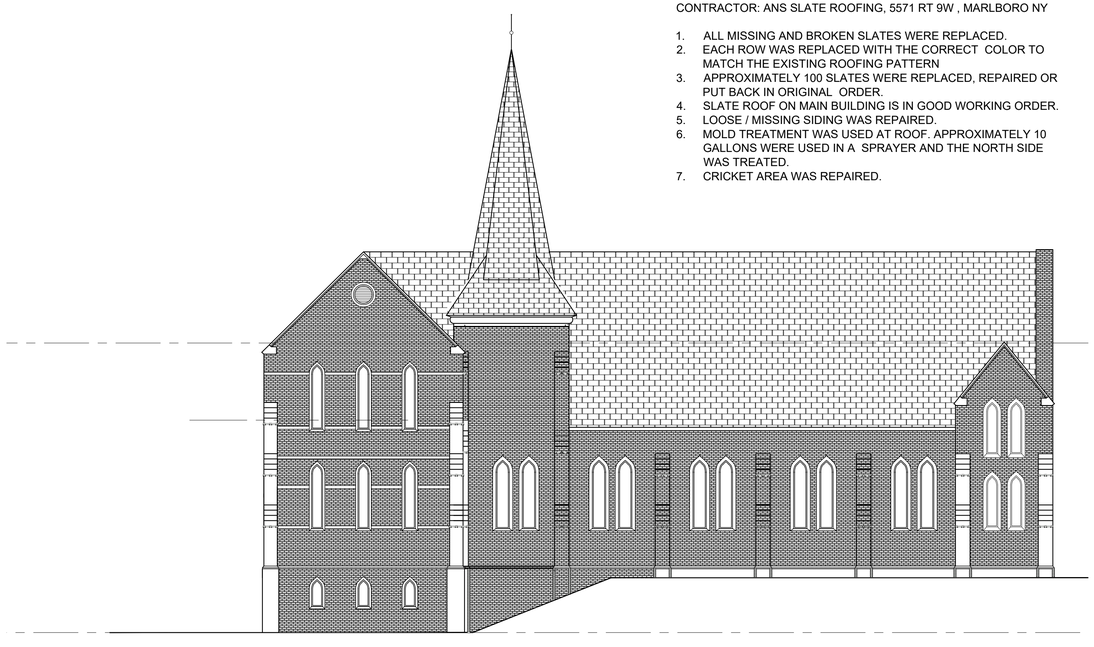
Scale: $\frac{3}{32}$" = 1'-0"



ELEVATION: WEST

Elevation: Restaurant Building - West

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



Elevation: Restaurant Building - South

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

Special Use Permit Amendment

Sheet 7 of 15 - Existing Building (Restaurant) 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:
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175 WALSH ROAD PO BOX 1
LAGRANGEVILLE, NEW YORK 12540

Landscape Designer:
Landscape Restorations
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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.

SNOW REMOVAL AND STORAGE NOTES:

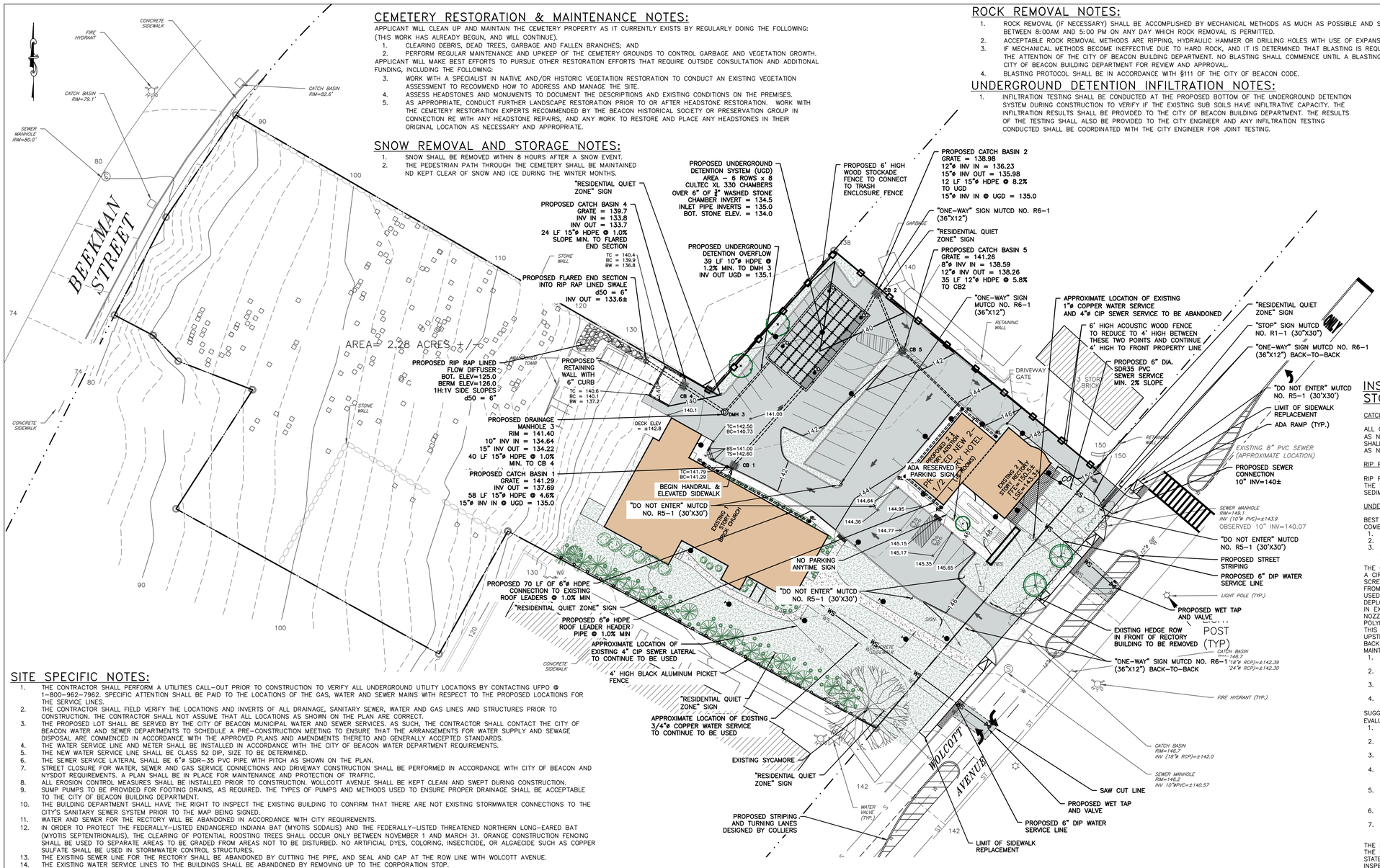
1. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.
2. THE PEDESTRIAN PATH THROUGH THE CEMETERY SHALL BE MAINTAINED ND KEPT CLEAR OF SNOW AND ICE DURING THE WINTER MONTHS.

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.



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.

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
- WV 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
- WV 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.

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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB				
2	3/25/25	NO CHANGE THIS SHEET	CMB				
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GRADING & UTILITY PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK · AUDRICK A. BOSBOOM · 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
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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:	8 OF 15

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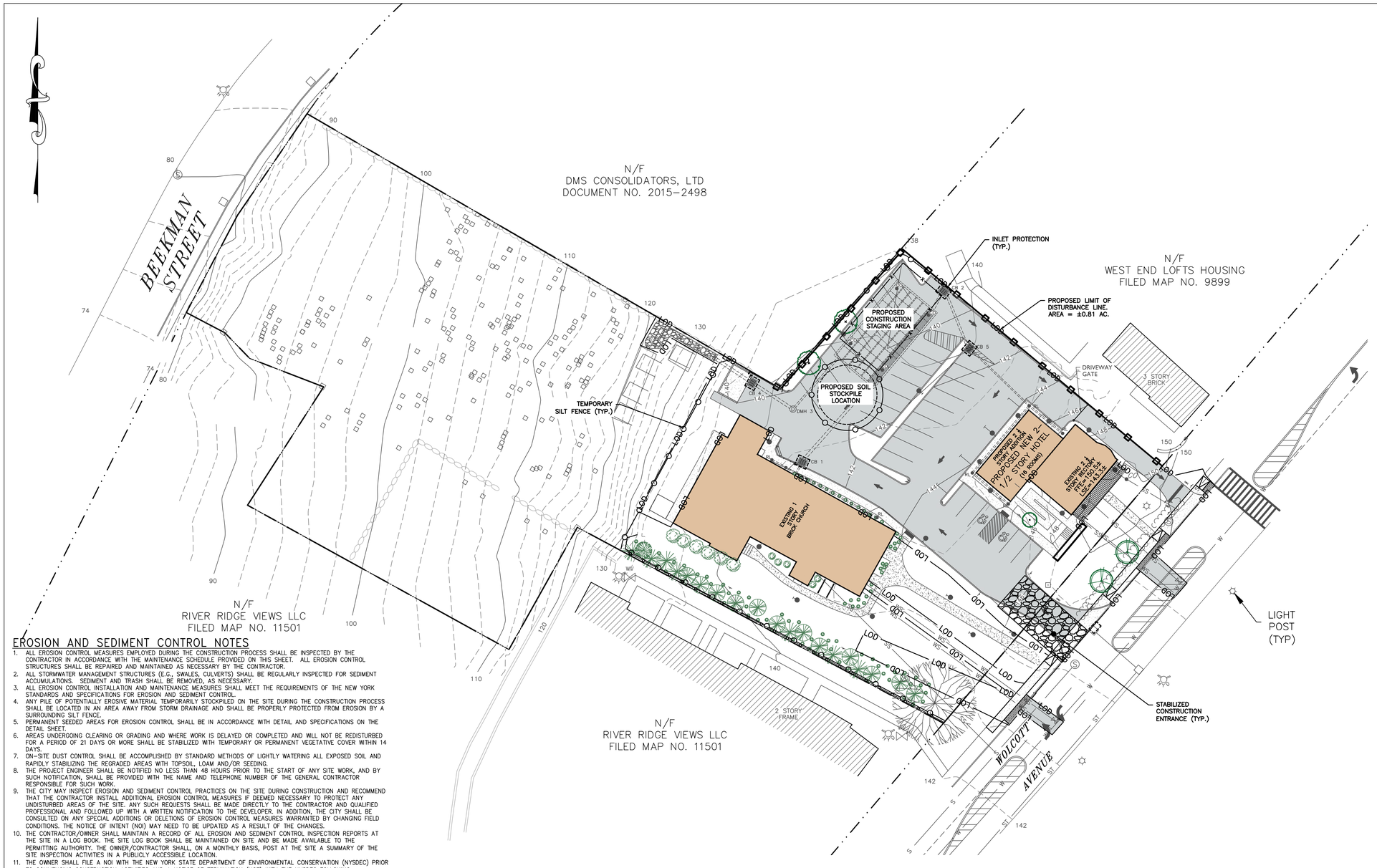

EROSION AND SEDIMENT CONTROL NOTES

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..

LEGEND:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

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

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

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS 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

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DRAWN BY: ESR				CHECKED BY: MAB			
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1	2/25/25	UPDATED PLAN SET	CMB				
2	3/25/25	NO CHANGE THIS SHEET	CMB				
3	4/29/25	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.

STATE OF NEW YORK MICHAEL A. BODENMANN LICENSED PROFESSIONAL ENGINEER 084465
SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
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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:	9 OF 15

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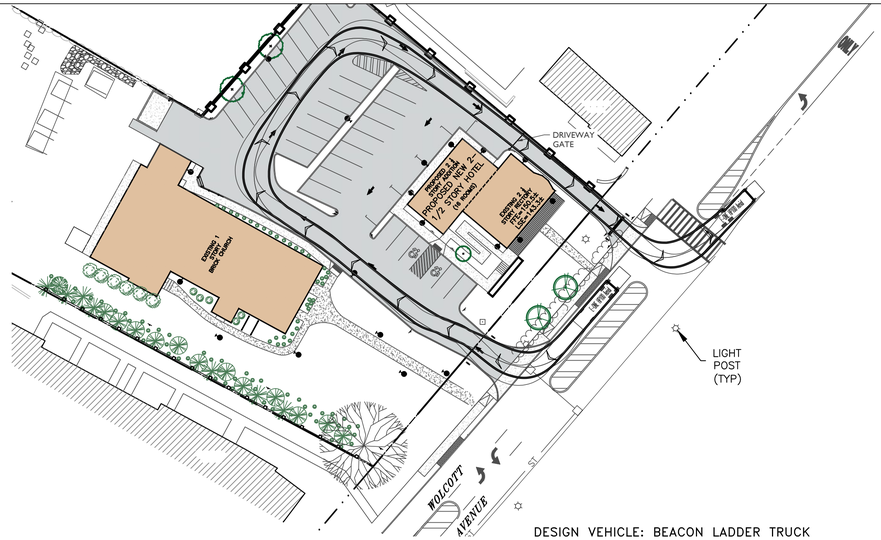
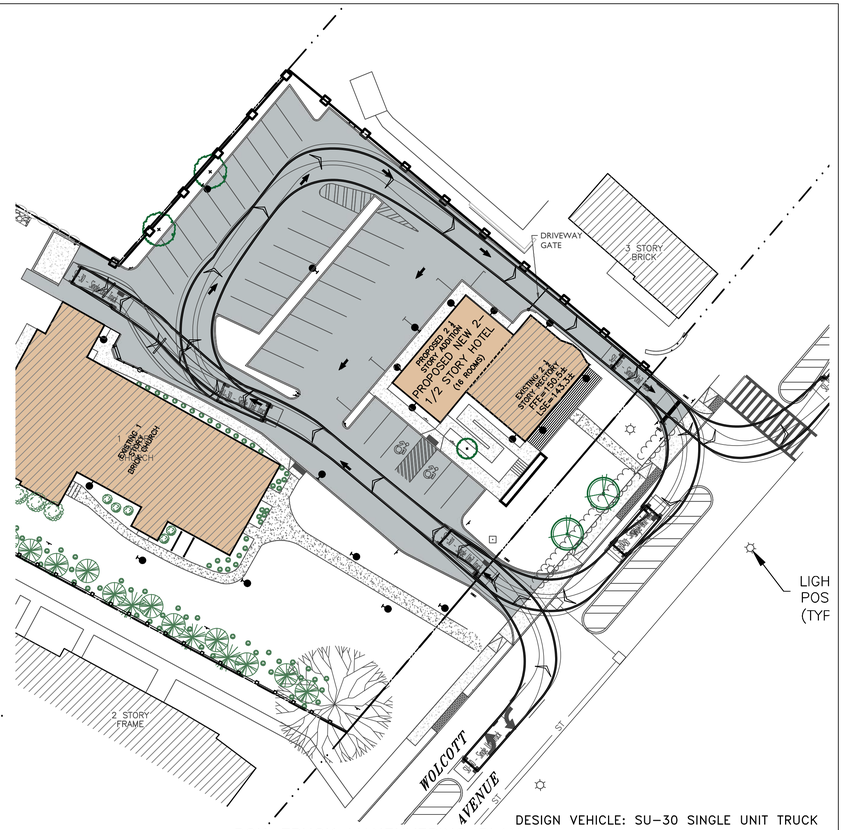


DESIGN VEHICLE: BEACON LADDER TRUCK

BEACON LADDER TRUCK MANEUVERING PLAN

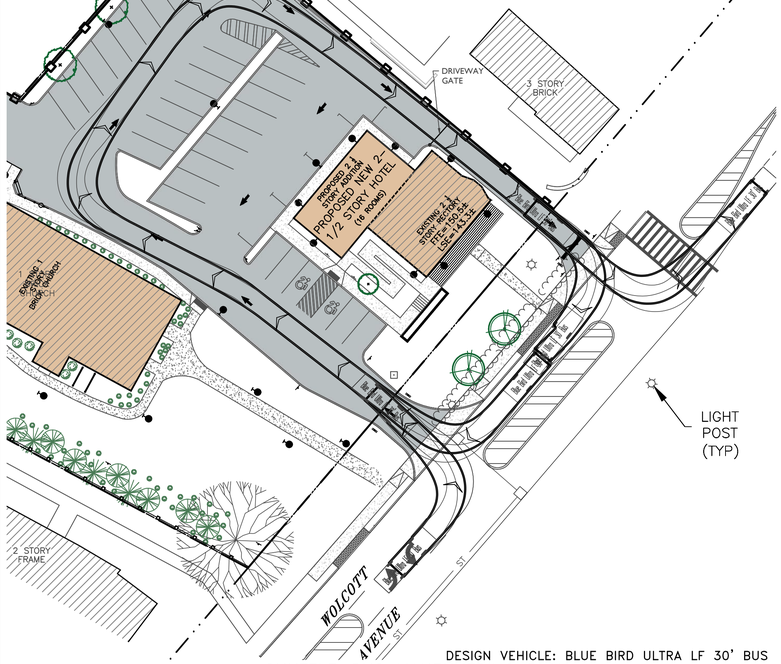
SCALE: 1" = 40'



DESIGN VEHICLE: SU-30 SINGLE UNIT TRUCK

BOX-TRUCK MANEUVERING PLAN

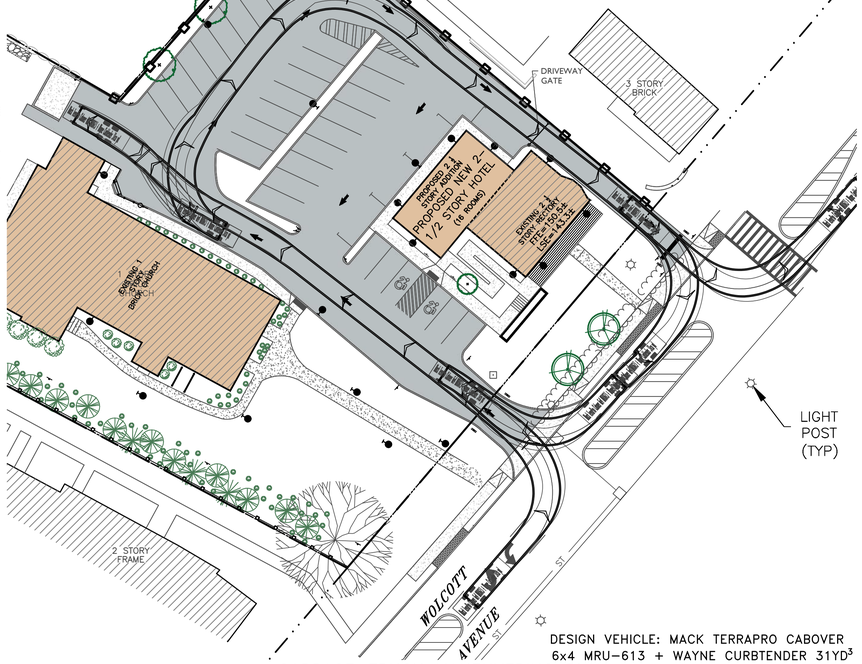
SCALE: 1" = 30'



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'

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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. BIDERMAN LICENSED PROFESSIONAL ENGINEER 084466

SEAL

HUDSON LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
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VEHICLE TRACKING PLAN

1113 WOLCOTT AVENUE AMENDED SITE PLAN

1113 WOLCOTT AVENUE
CITY OF BEACON
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TAX ID: 5954-26-651901

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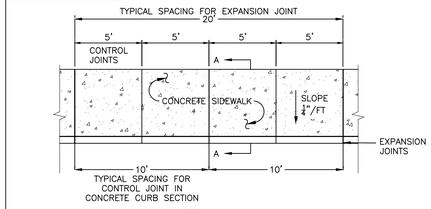
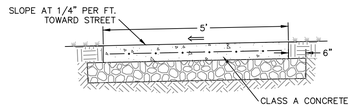
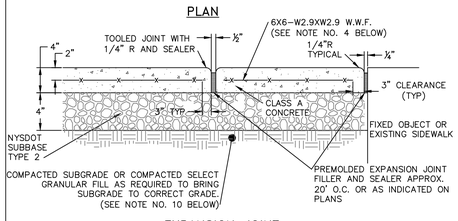
SITE DETAILS



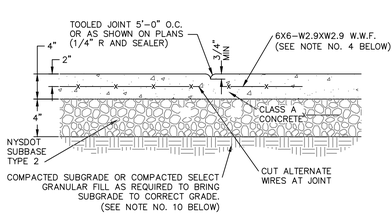


PLAN

SECTION A–A



EXPANSION JOINT

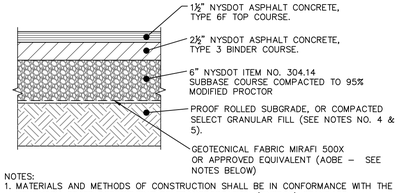


CONTROL JOINT

NOTES:

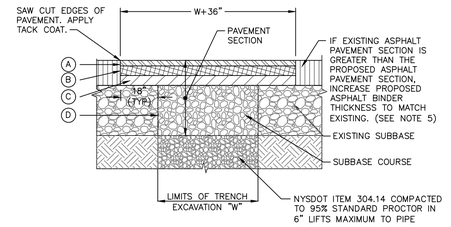
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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

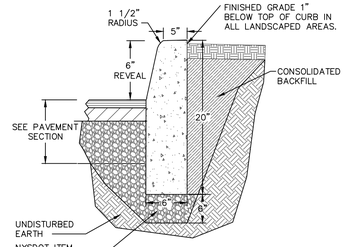


LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT ITEM 402.1261013
- (B) 2–1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT ITEM 402.256903
- (C) 8" ASPHALT CONCRETE BASE COURSE– NYSDOT ITEM 402.376903 (2"–4" LIFTS)
- (D) 12" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.11000008

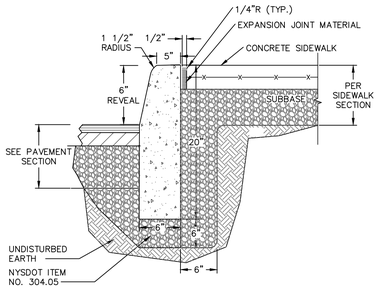
NOTES:

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



ABUTTING GRASS OR LANDSCAPE

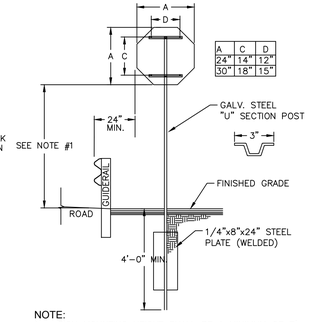


ABUTTING SIDEWALK

NOTES:

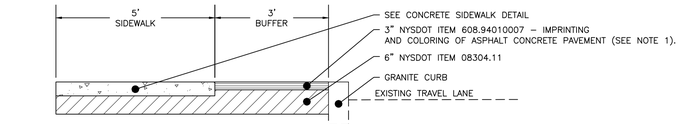
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE



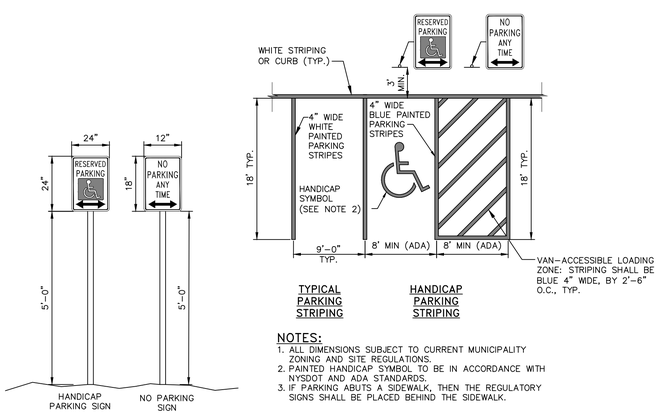
NOTE:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. THIS SIGN POST MAY BE SUBSTITUTED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

SINGLE POLE SIGN DETAIL
SCALE: NOT TO SCALE



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

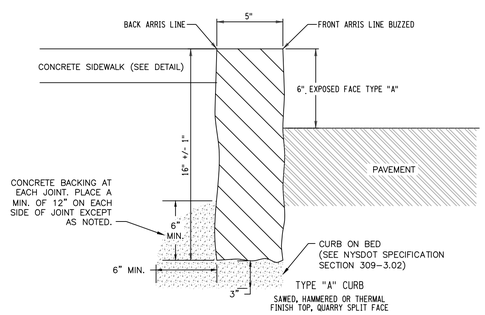
STAMPED ASPHALT CONCRETE DETAILS
NOT TO SCALE



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.

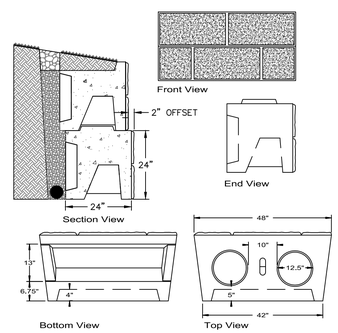
SIGN DETAILS
NOT TO SCALE

PARKING AND STRIPING DETAIL
NOT TO SCALE



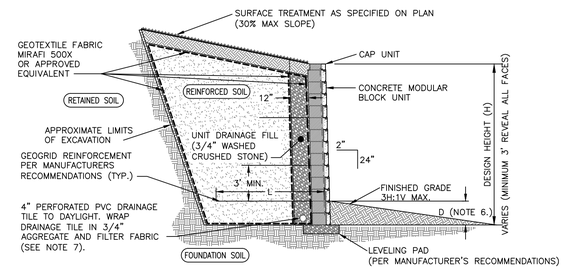
NOTES:
1. IT IS ASSUMED THAT THE EXISTING GRANITE CURB IS NYSDOT TYPE A. CONTRACTOR TO VERIFY AND MATCH EXISTING GRANITE CURB.
2. AS MARKED IN THE DETAIL ABOVE, FOR TYPE A CURB, THE FRONT ARRIS LINE FOR VERTICAL–FACED AND NEAR–VERTICAL STONE AND GRANITE CURBS SHALL BE BUZZED TO REMOVE A MINIMUM OF 1/8",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

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				
2	3/25/25	NO CHANGE THIS SHEET	CMB				
3	4/29/25	UPDATED PLAN SET	CMB				

STATE OF NEW YORK ANDREA A. BODENDORF 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

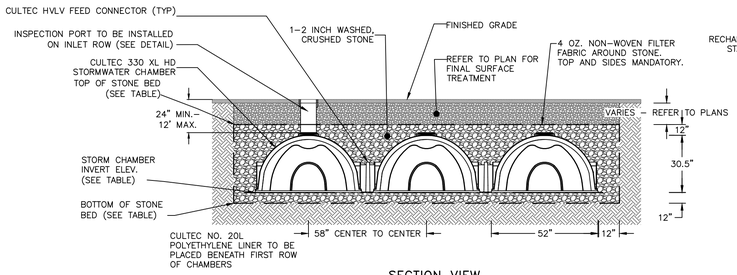
SITE CONSTRUCTION DETAILS

1113 WOLCOTT AVENUE AMENDED SITE PLAN

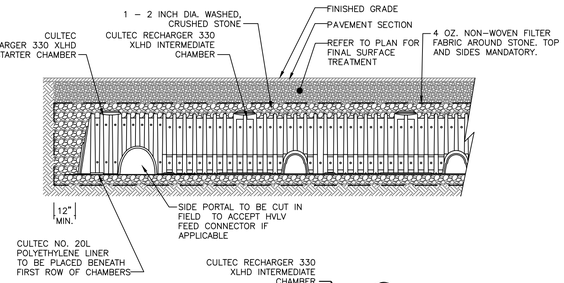
1113 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–26–651901

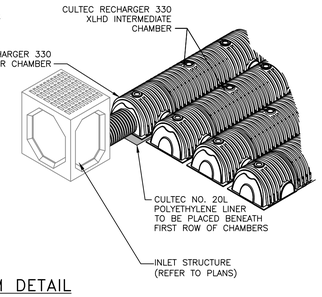
JOB #:	2021:022
DATE:	10/29/2024
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	11 OF 15

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



SECTION VIEW

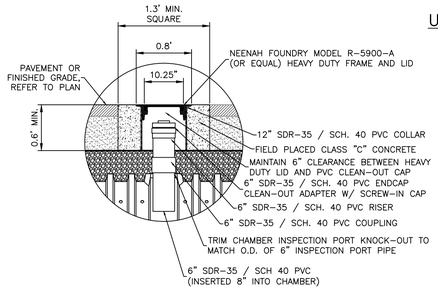




NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSYTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD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

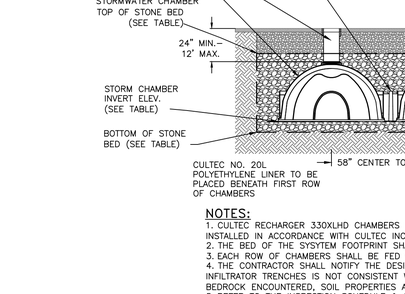
BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
134.0	134.5	137.54	1,601 S.F.	30.5'X52.5'	42

UNDERGROUND INFILTRATION/DETENTION SYSTEM DETAIL
NOT TO SCALE



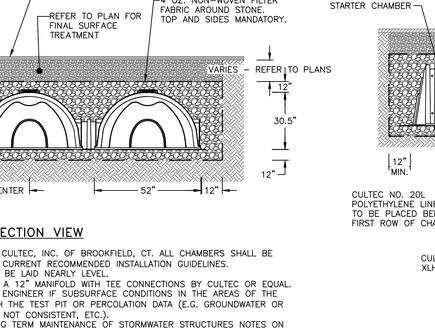
NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



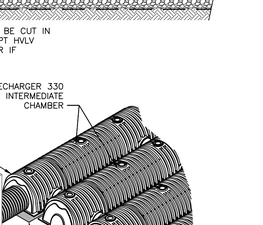
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



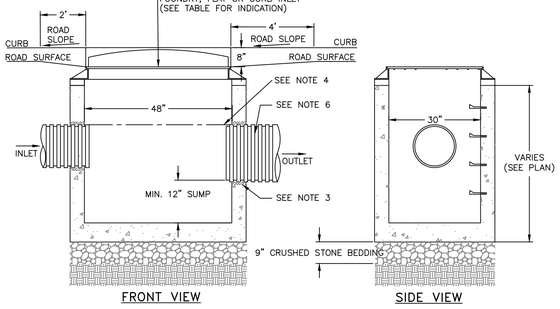
NOTES:
1. ROOF LEADER LOCATIONS AND SIZES TO BE DETERMINED BY THE PROJECT ARCHITECT. DOWNSPOUT ADAPTER TO MATCH DOWNSPOUT SIZE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF DRAINAGE HEADER PIPES SHALL BE AS NOTED ON THE UTILITY SHEET.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT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

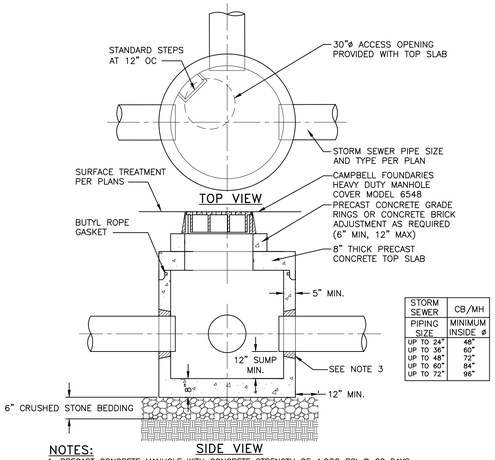
B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

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				
2	3/25/25	NO CHANGE THIS SHEET	CMB				
3	4/29/25	UPDATED PLAN SET	CMB				

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

SEAL

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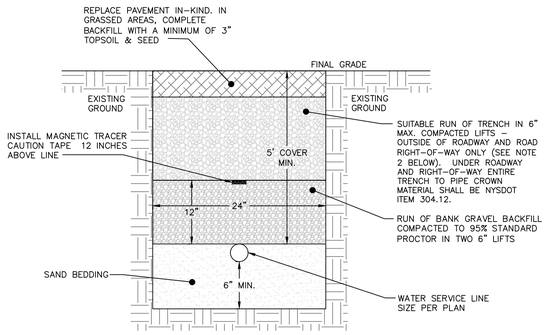
STORMWATER CONSTRUCTION DETAILS

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: 12 OF 15

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



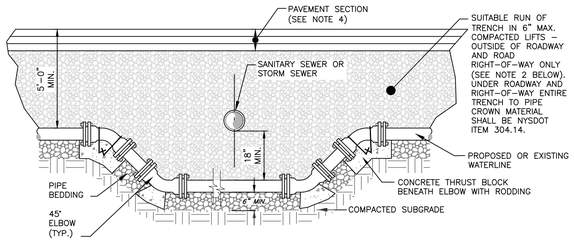
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

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

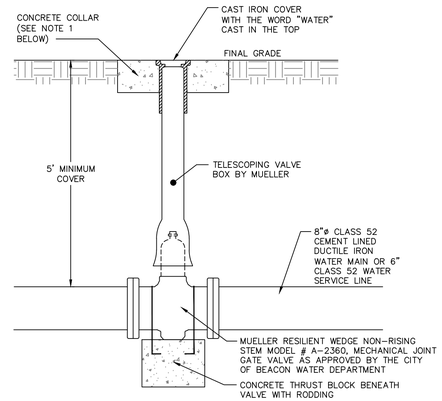
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

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

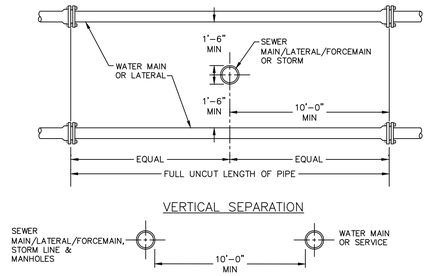
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

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

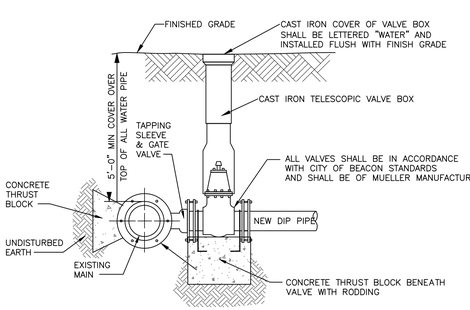
GATE VALVE DETAIL
NOT TO SCALE



NOTE:

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

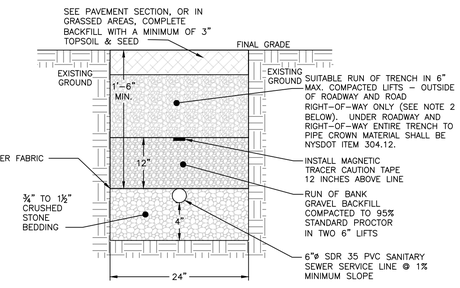
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

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

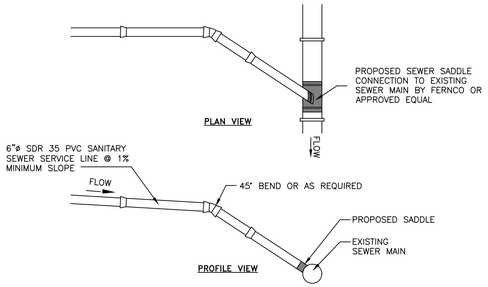
TAPPING SLEEVE DETAIL
NOT TO SCALE



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

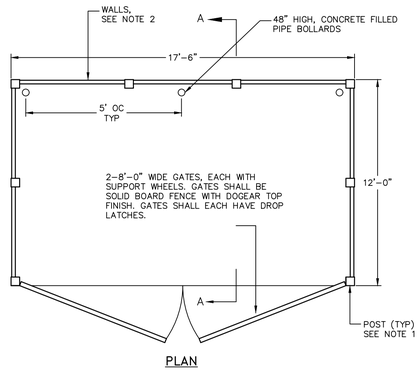
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

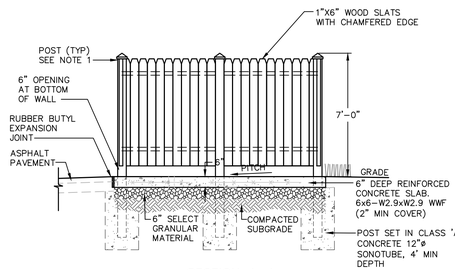
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
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 CONNECTION DETAIL
NOT TO SCALE





SECTION A-A

NOTES

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

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

TRASH ENCLOSURE DETAILS
NOT TO SCALE

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				
2	3/25/25	NO CHANGE THIS SHEET	CMB				
3	4/29/25	UPDATED PLAN SET	CMB				

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

SEAL

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

WATER & SEWER CONSTRUCTION DETAILS

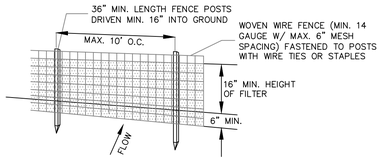
1113 WOLCOTT AVENUE AMENDED SITE PLAN

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

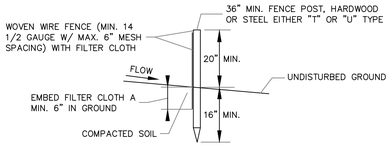
JOB #: 2021:022
DATE: 10/29/2024
SCALE: AS SHOWN
TITLE: CD-3
SHEET: 13 OF 15

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

EROSION AND SEDIMENT CONTROL DETAILS



PERSPECTIVE VIEW

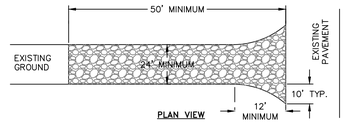


SECTION VIEW

NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

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

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

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

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

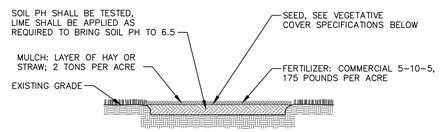
6) SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

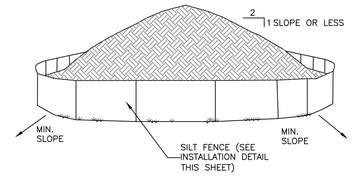
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

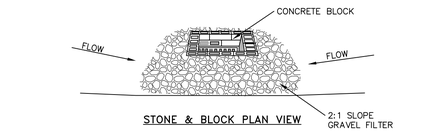
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



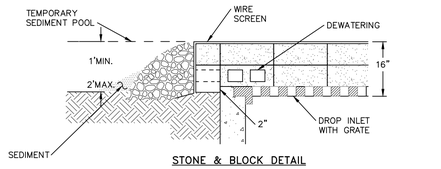
NOTES:

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

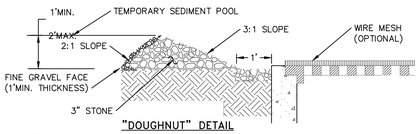
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

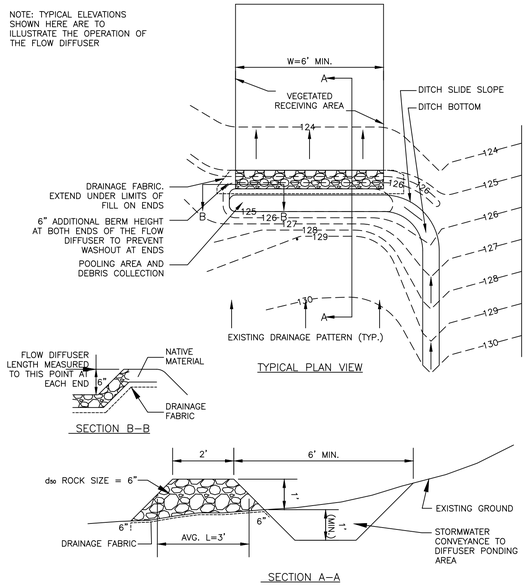


"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



TYPICAL PLAN VIEW

SECTION B-B

SECTION A-A

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)

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

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:

NO.	DATE	DESCRIPTION	BY
1	2/25/25	UPDATED PLAN SET	CMB
2	3/25/25	NO CHANGE THIS SHEET	CMB
3	4/29/25	UPDATED PLAN SET	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

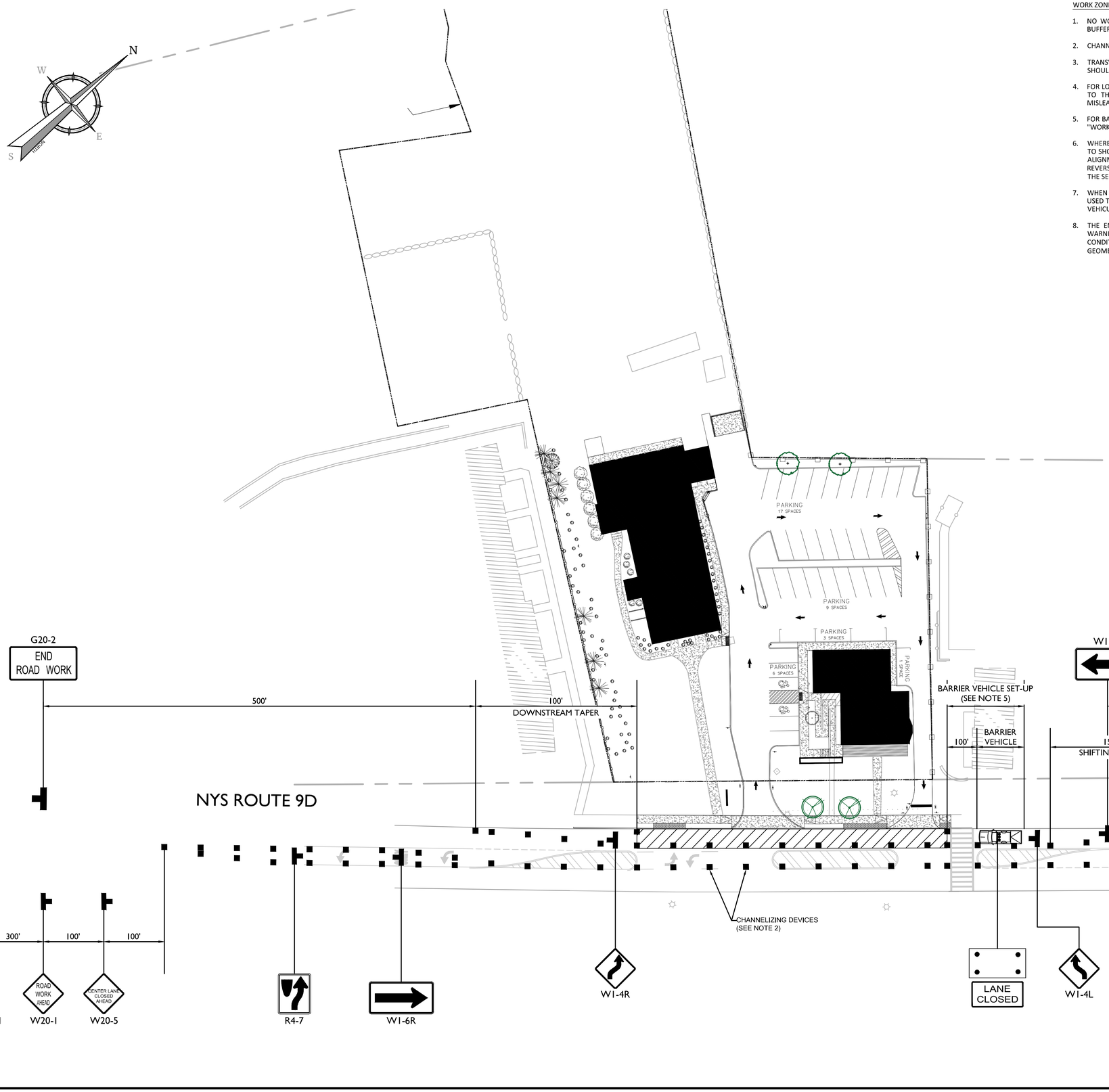
EROSION & SEDIMENT CONTROL DETAILS

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: 14 OF 15

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).

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Engineering & Design

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REV	DATE	DRAWN BY	DESCRIPTION
1	2/25/25	RGD	ADDED REVISED SITE PLAN
2	3/27/25	RGD	MODIFIED PLAN VIEW & SHEET NUMBERING FOR FINAL PLAN SUBMISSION

STATE OF NEW YORK
RICHARD G. D'ANDREA
No. 090241
LICENSED PROFESSIONAL ENGINEER

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
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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: 15 of 15

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

2021\21004333A\Transportation\Plans\R-PL02-WZTC.dwg,R-PL01-WZTC By: RDANDREA

LANC & TULLY
Engineering and Surveying, P.C.

May 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:

- Response correspondence dated April 29, 2025, from Aryeh Siegel, Architect.
- Response correspondence dated April 29, 2025, from Hudson Land Design.
- Plan set titled "Special Use Permit Amendment - 1113 Wolcott Avenue", with the latest revision date of April 29, 2025, consisting of 15 sheets, as prepared by Aryeh Siegel, Architect, Hudson Land Design, and Colliers Engineering.

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:

<u>General Comments:</u>

1. The plans prepared by the architect shall be signed and sealed by the architect.

2. The numbering of the sheets in the lower right corner of Sheets 1 through 7 shall be properly revised.

3. Although the intended use of the church is changing, we would recommend that the required post monitoring of traffic and parking management by the applicant's traffic engineer still be a condition of any revised approval resolution.

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.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 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:

- Comment Response Letter by Aryeh Siegel Architect, dated April 29, 2025
- Comment Response letter by Hudson Land Design, dated April 29, 2025
- Site Plan Set (15 Sheets) by Aryeh Siegel Architect and Hudson Land Design, dated October 29, 2024, last revised April 29, 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: All of my comments have been satisfactorily addressed. The plans are acceptable from a planning perspective. If you have any questions or need additional information, please feel free to contact me.

Regards,

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	□	□
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: City of Beacon Water District	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐ NO ☑ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☑	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☑	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☑ ☑	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☑ ☑	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☑	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☑	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☑	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☑	☐
c. The proposed action will degrade existing transit access.	D2j	☑	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☑	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☑	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	□	□
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	□	□
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	□	□
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	□	□
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☑	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☑	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☑	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☑	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☑	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☑	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☑	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☑	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☑	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☑	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☑	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☑	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials submitted by the Applicant, memoranda from City staff and consultants, professional Traffic and Parking studies and Noise studies previously performed and reviewed, public comments, and testimony during meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 1113 Wolcott Avenue

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency: Date:

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Mercedes Perez, Planning Board Secretary

Address: One Municipal Plaza, Beacon NY 12508

Telephone Number: 845-838-5005

E-mail: mperez@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

City of Beacon Planning Board
1113 Wolcott Avenue

ATTACHMENT TO
AMENDED
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR AMENDED SPECIAL PERMIT, SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR
1113 WOLCOTT AVENUE – PROPHECY THEATER

Parcel No. 5954-26-651901

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form ("FEAF") and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, as lead agency, provides the following rationale for its State Environmental Quality Review Act ("SEQRA") Determination.

Project Description

The Proposed Action is for the adaptive reuse and redevelopment of the Property, as defined herein, including the construction of a 2½ story rear addition to the existing parsonage for use as a 16-room hotel and the renovation of the historic church as 150-seat restaurant, along with an associated parking area with thirty-six (36) off-street parking spaces and typical site lighting, landscaping and improvements, at property located at 1113 Wolcott Avenue (NYS Route 9D), known and designated on the Tax Map as Parcel No. 5954-26-651901, consisting of approximately 2.28 acres in the R1-40 and Historic District and Landmark Overlay ("HDLO") zoning districts, and also within the Local Waterfront Revitalization Program ("LWRP") boundary (the "Property" or "Project Site") (the "Project" or "Proposed Action"). The Proposed Action also includes the clean-up and maintenance of an existing on-site, private cemetery and preservation and maintenance of the existing historic church.

On August 8, 2023, the Planning Board approved a prior application by the Applicant for a Special Permit, Site Plan and Certificate of Appropriateness for the expansion of the former 2½ story parsonage building into a thirty (30) room hotel and the repurposing of the church building into an accessory conference center/event space and café with a maximum capacity of 150 persons, with thirty-three (33) off-street parking spaces, on the Property ("Previously Approved Project"). As originally proposed in July 2021 the Previously Approved Project included a maximum capacity for the conference center/event space of 500 persons, seven (7) days per week but in response to comments from the Planning Board and the public, the Applicant reduced the proposed maximum

capacity to 350, then to 198 in August 2022, then to 180 in October 2022 and finally to 150 in February 2023, and the Applicant also limited the days of the week and the hours of operations that the conference center/event space would host events. Prior to approving the Previously Approved Project, on July 11, 2023 the Planning Board adopted a Negative Declaration as Lead Agency pursuant to SEQRA and adopted a determination that the Previously Approved Project was consistent with the relevant policies of the City of Beacon LWRP. The Applicant now proposes to further reduce the Project by reducing the number of hotel rooms from thirty (30) to sixteen (16), eliminating the accessory conference center/event space, maintaining a separate 150-seat restaurant, and increasing the number of off-street parking spaces from thirty three (33) to thirty six (36).

These amendments are analyzed herein pursuant to SEQRA. The Proposed Action continues to be an Unlisted Action. The Planning Board circulated to all known Involved and Interested Agencies its Notice of Intent to remain lead agency and received no objections. Thus, the Planning Board is the lead agency for the SEQRA review of the Proposed Action.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The Project Site is located in the R1-40 and HDLO Zoning Districts and is currently improved with an historic church, parsonage and private cemetery along with an off-street parking area and driveway access at two curb cuts on Wolcott Avenue. The Project involves the adaptive reuse/expansion of the existing buildings for a 16-room hotel and restaurant, which are permitted uses in the HDLO zoning district subject to the issuance of a special permit and site plan approval from the Planning Board.

  There are no wetlands or water bodies on the Property. While the Property contains steep slopes, no disturbance to slopes of 15% or more is proposed. Accordingly to the FEAF and consistent with the Previously Approved Project, the Project proposes a total disturbance area of approximately 0.81 acres of the 2.28 acre Property (associated with the expansion of the parsonage and related site improvements). The Project includes the implementation of soil erosion and sediment control measures during construction. (See Sheet 9 of 15 of the Site Plan Set)

  Due to the anticipated depth to bedrock of 5 feet, it is not anticipated that this Proposed Action will result in rock removal. In the event rock removal is required, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Whereas the Previously Approved Project included excavation associated with the construction of foundations and the parking area resulting in approximately 87 cubic yards of fill being trucked off-site, the current Proposed Action eliminates this potential impact.

  Construction continues to be proposed in a single phase of approximately eighteen (18)

months.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

  There continue to be no unique geological features on the property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

  The Project includes the implementation of erosion and sediment controls during construction. Site disturbance will not exceed 1-acre and therefore a Stormwater Pollution Prevention Plan ("SWPPP") is not required, nor is coverage under the NYS Department of Environmental Conservation ("NYSDEC") State Pollution Elimination System ("SPDES") General Permit GP-0-20-001. Since the Proposed Action will result in an increase in impervious area, post-construction stormwater practices are proposed. The Proposed Action includes an underground stormwater detention system which will temporarily store stormwater runoff and release it slowly so that post-development flow rates do not exceed pre-development flow rates. Routine inspection and long-term maintenance of the detention system will be required.

  The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water and distribution and sanitary sewer systems. According to the FEAF, the Project is anticipated to carry a water supply demand of 5,960 gallons per day ("gpd") which is 740 gpd more than what was proposed in the Previously Approved Project. Adequate water supply exists for the flows associated with the Proposed Action.

  According to the FEAF, the Project is anticipated to generate 5,960 gpd of wastewater which is 740 gpd more than what was proposed in the Previously Approved Project. The City of Beacon treatment plant presently has the capacity to accept 4 million gallons per day (MGD) and currently operates at an average of 2.281 MGD, therefore the treatment plant has adequate capacity to accept the flows from the Proposed Action. An Inflow and Infiltration ("I&I") study was conducted at the Property and it was determined that no building rooftops or floor drains discharge into the City's sewer. (See I&I Letter, dated November 30, 2021, prepared by Hudson Land Design Professional Engineering, P.C., which is incorporated herein by reference) A new sewer service connection will be provided for the proposed hotel building.

  For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

See, above description of stormwater and erosion and sediment control measures proposed during and post-construction.

For the reasons stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

The Project does not require federal or state air emission permits. Construction activities associated with grading, removal of existing debris, vegetation, and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by such construction activities and will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants though engine exhaust. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation and the use of temporary enclosures. Other dust suppression methods will include the spraying or covering of soil stockpiles during dry periods. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local statutes, laws, rules, regulations, and codes. (See Sheet 9 of the Site Plan Set.)

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The FEAF indicates that the Property may contain or serve as a habitat for the Indiana Bat, Atlantic Sturgeon and Shortnose Sturgeon. The Property does not contain a water body and thus does not serve as habitat for the Atlantic Sturgeon or Shortnose Sturgeon, nor will the Project result in any disturbance to its habitat, which is the Hudson River.

According to the Site Plans, no trees are proposed for removal. Nonetheless, in the event a tree of 4 inches DBH or more is removed as part of the Project (for example, as part of the cemetery restoration), its removal shall be restricted to the period between October 1 and March 31.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There continue to be no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will be visible from public streets, but will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views.

  The closest designated viewshed is identified in the LWRP. The viewshed identified in the LWRP is located at the intersection of Beacon Street and Route 9D (Wolcott Avenue). The LWRP describes the viewpoint as follows: "the view from Route 9D and Beacon Street is dominated by the Reform Church and rectory in the foreground to the southwest, leaving an open view to the west and northwest. The middle ground is bisected by Beekman Street. The Beacon Waterfront Park and railroad tracks and the old ferry pier are dominant. In the background is a panoramic view to the northwest dominated by the Beacon Bridge and the mountain beyond."

  This described viewshed is located to the northeast of the Property. The proposed Project continues to have no impact on this viewshed. The adjacent three (3) story West End Lofts now dominates the viewshed and prevents most of the visibility of the Property. The Reform Church building will remain and a rear addition will be constructed on the rectory. The Project will not alter the features of the public viewshed as described in the LWRP.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The Proposed Action is located in the City of Beacon's HDLO district and involves the Reformed Dutch Church of Fishkill Landing which is listed on the State Register of Historic Places. The Proposed Action includes restoration and maintenance of the historic church building. To date, certain exterior restoration work on the church building has been undertaken by the Applicant including the replacement and repair of loose/missing siding and missing/broken slate with corresponding matching materials. Further, a mold treatment was applied to the roof to mitigate further deterioration. The Proposed Action includes additional restoration of the church building including repairing roof tiles and the spire, repairing damaged flashing, gutters and leaders, adding snow guards to roofs at pedestrian circulation areas, repainting the round window infill panels at the spire, and cleaning and repointing the brick façade as needed.

  The Proposed Action also includes restoration and maintenance of the private, historic cemetery located on-site. Such work includes the scope listed on Sheet 8 of the Site Plan Set.

Furthermore, the New York State Office of Parks, Recreation, and Historic Preservation ("SHPO") determined in its letter dated July 21, 2022 that the Project is appropriate and that it will not have an impact on historic or cultural resources.

For these reasons, the Proposed Action will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, nor will the Proposed Action eliminate significant open space.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

As part of the Previously Approved Project, the Applicant submitted a Traffic and Parking Study, prepared by Colliers Engineering & Design, dated November 30, 2021, last revised February 21, 2022; a Traffic and Parking Management Plan, prepared by Colliers Engineering & Design, dated February 21, 2022, last revised June 26, 2023; a Sensitivity Analysis, prepared by Colliers Engineering & Design, dated May 26, 2022; and a Supplemental Parking Analysis and Event Queuing Analysis, dated November 23, 2022. Each of these studies were reviewed and vetted by the City's Traffic Consultant, Creighton Manning, and the results of such reviews were provided in a series of twelve (12) review letters with the following dates: December 13, 2021, January 10, 2022, February 7, 2022, March 7, 2022, May 10, 2022, June 10, 2022, August 8, 2022, September 9, 2022, November 8, 2022, December 9, 2022, February 13, 2023 and March 10, 2023. As part of the current Proposed Action, the Applicant an updated Traffic and Parking Management Plan, last revised March 17, 2025 and other parking data.

Traffic. The Traffic & Parking Study provided traffic generation estimates for the Project which, at the time the study was performed, included a proposed 30-room hotel, 125 seat restaurant/café and a conference center/event space with a maximum capacity of 350 persons. Further, a Sensitivity Analysis was performed which separately accounted for event employee and vendor trips rather than assuming those trips as included within the overall event trip generation.

The following intersections were studied:
- Wolcott Avenue and Verplanck Avenue

- Wolcott Avenue and Beekman Street/W.Church Street
- Wolcott Avenue and Main Street/City Hall
- Wolcott Avenue and Beacon Street/West End Lofts
- Wolcott Avenue and South Avenue

The analysis accounted for additional traffic volume from the following potential and/or approved developments in the area:

- 364 Main Street
- Craig House/Mirbeau
- 416-420 Main Street

The Traffic & Parking Study provided that under a typical condition (operation of hotel and café only without a conference or other event) the total trip volume generated by the Project during the Weekday Peak PM Hour is 38 trips and during the Saturday Midday Peak Hour is 47 trips. During event conditions, 149 trips are generated during the Weekday Peak Event Entry and Exit Hours and 136 trips are generated during the Saturday Peak Event Entry and Exit Hours.

When this trip generation was applied to the existing traffic volume, including the above-listed potential and/or approved developments, with acceptable credits provided, the Traffic and Parking Study concluded that the Project did not cause a significant decrease in the level of service for any of the studied intersections. This information was reviewed and vetted by the City's Traffic Consultant, along with the Sensitivity Analysis. The City Traffic Consultant noted that "…the majority of the intersections will operate at acceptable levels of service when the subject site hosts events." (See, Creighton Manning letter, dated June 10, 2022). The City Traffic Consultant further noted that "The NYS Route 9D/Beekman Street/W. Church Street intersection currently operates with capacity constraints during the Friday PM Peak Hour. Colliers' study considers modifying the signal phasing to benefit the overall operation of the intersection. These modifications are subject to review and approval by the NYSDOT." The Applicant should present these signal modifications to the NYSDOT during its submission for its required NYS Highway Work Permit.

When the Project was subsequently reduced in scale from 125 restaurant/café seats to 50 and from a maximum capacity for the conference center/event space from 350 to 198 then to 180 and finally to 150, the Traffic & Parking Study was not updated. However, the City's Traffic Consultant noted that a revised study is not warranted as the event attendee count has been reduced. (See, Creighton Manning letter, dated August 8, 2022).

The Proposed Action has now been further reduced by eliminating the conference center/event space and replacing it with a 150-seat restaurant along with a 16-room hotel instead of a 30-room hotel. Moreover, the number of parking spaces provided on-site has been increased from 33 to 36 spaces.

Considering all of the foregoing, the Proposed Action will not have a significant adverse impact on traffic.

Parking. Parking for the Project has been reviewed in terms of the zoning requirement for

the number of off-street parking spaces based on the proposed use, in terms of actual parking demand and in terms of the applicable special permit standards for the Proposed Action. The Proposed Action provides three additional parking spaces than the Previously Approved Project while also reducing the number of hotel rooms and replacing the conference center/event space with a restaurant.

As part of the Previously Approved Project, a Supplemental Parking Analysis studied available parking at the Tompkins Lot, Municipal Plaza, and Beekman On-Street Parking. The analysis concluded that there is sufficient available parking in these three nearest parking locations to accommodate the anticipated parking demand of the Previously Approved Project under the largest event conditions. The analysis took no credit for guests of the hotel also attending events or utilizing the café which will reduce the overall parking demand for the Project. The analysis also conservatively assumes a 1-to-1 ratio of employees/event staff to parked cars.

The City's Traffic Consultant reviewed the Supplemental Parking Analysis and agreed with the methodology and the findings, noting that, "Currently, there is a minimum of 120 available public parking spaces within 1,000 feet from the subject site, which can accommodate the excess parking demand of the development." (See Creighton Manning letter, dated December 9, 2022.)

The Parking Analysis was updated as part of the current Proposed Action and similarly found that a sufficient amount of public parking spaces are available within the vicinity of the Property to accommodate the excess parking demand during peak periods (i.e. Friday night, Saturday night and Sunday brunch).

In addition, the Applicant has prepared a detailed Traffic & Parking Management Plan ("TPMP") to mitigate impacts from the Project. The implementation of the TPMP is a critical component of the Proposed Action and shall be included within the scope of the Special Permit.

Considering all of the foregoing, the Proposed Action will not have a significant adverse impact on parking.

For these reasons, the Proposed Action will not have a significant adverse impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand associated with the Proposed Action. The Proposed Action does not require a new, or an upgrade to any existing, substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

• Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

The Proposed Action is not anticipated to generate any noxious odors. Exterior lighting will be consistent with typical lighting, and shall be of a type, location, and shading that will prevent spillover into adjacent residential or multifamily properties or to prevent glare onto any public sidewalk or street. Additionally, all such exterior lighting shall conform to Beacon City Code § 223-14(B).

Regarding noise, given the Property's location adjacent to the residential communities of West End Lofts, the View, River Ridge and Hammond Plaza, concerns were previously raised by the Planning Board and the public as to the level of noise proposed inside and outside of the conference center/event space, particularly during the evening hours. West End Lofts, River Ridge and The View are relatively dense residential developments that have been constructed over the past 5-10 years which each abut the subject Property – River Ridge to the south, West End Lofts to the north and The View to the northwest. Hammond Plaza is a condominium development that was constructed decades ago which is in close proximity to the Property and situated to the southwest. To the east of the property, across Wolcott Avenue, is a residential neighborhood of single-family homes on Academy Street and Rombout Avenue. While the conference center/event space is no longer proposed, the Proposed Action does include a restaurant which may host events such as weddings from time to time. The Applicant continues to propose all applicable noise mitigation measures that were included in the Previously Approved Project.

Chapter 149 of the Beacon City Code sets forth the applicable noise restrictions. It provides that the maximum permissible sound level limit during the daytime hours for a residential receptor is 60 dBA and the nighttime limit is 50 dBA. (City Code Section 149-6). The Code further provides that during nighttime hours, sound emitted from a commercial establishment may not be plainly audible inside the dwelling of an affected person with all windows and doors of the affected person closed. (City Code Section 149-10). Per Chapter 149, nighttime hours begin at 9:00 pm.

As part of the review of the Previously Approved Project, the Applicant submitted a Sound Level Report, prepared by Beacon AV Lab, dated August 29, 2022, and a supplement thereto, dated September 12, 2022 (the "Sound Level Report"). Based on a series of sound level tests performed at the Property on August 24, 2022 and subsequent analysis, the Sound Level Report evaluated the current conditions regarding noise and sound transmission from within the existing church building to the adjacent properties. The testing described in the Sound Level Report demonstrated that the existing structure of the church building is effective at attenuating sound from inside the building. Nonetheless, the Sound Level Report recommended that since the building's windows are the primary source of sound transmission, the windows should be covered with laminated acoustic glass. The Sound Level Report further recommended that bass trapping solutions inside the main event space should be installed.

The Planning Board retained a noise consultant to review the Sound Level Report. By letter dated December 8, 2022, The Noise Consultancy, LLC provided its analysis. The City's

noise consultant pointed out that the Sound Level Report does not address noise emissions from vehicular movements, vehicle related operations (e.g. loading and unloading), patron voices, and additional equipment on-site. Further, the City noise consultant agreed that the laminated acoustic glass interior to the existing windows is an effective mitigation strategy but must be properly installed. However, installation of bass trapping may improve sound quality within the building but would not result in reduced sound levels at the property line.

In response, the Applicant submitted a letter from B. Laing Associates, Inc. dated January 31, 2023. Thereafter, comments and responses were exchanged between B. Laing Associates and the City noise consultant by letters from B. Laing Associates dated February 28, 2023 and March 31, 2023 and from The Noise Consultancy, LLC dated December 13, 2022 (mistakenly dated December 13, 2022, but issued February 13, 2023), March 24, 2023 and April 25, 2023 (revised May 9, 2023).

B. Laing conducted additional sound monitoring at the property on Tuesday, January 10, 2023. Ambient sound levels at the four property lines ranged from 51.1 dBA to 63.6 dBA in the PM Peak and 45.5 dBA to 59.8 dBA in the Post-PM Peak. The higher levels were largely a result of the Property's proximity to Wolcott Avenue (NYS Route 9D).

During review of the Previously Approved Project's potential impacts on noise levels, the Applicant reduced the scope of the Project to eliminate nighttime hours of operation for the conference center/event space. Thus, the discussion of compliance was rendered moot regarding compliance with the City Code's nighttime noise level limit of 50 dBA at the property lines and plain audibility within the adjacent residences. Nonetheless, measures have been incorporated into the Proposed Action to mitigate any noise impact resulting from patron voices, including signage reminding patrons to be respectful of the nearby residences and post-event staffing to encourage patrons to disperse from the Property. Further, the City's noise consultant agreed that based on the analysis and mitigation measures provided, sound generated inside the church building and sound from the western deck (which has now been eliminated) will not exceed the City's daytime noise limitation of 55 dBA at the property lines. It was further concluded that the proposed hotel building will serve as an effective acoustical barrier for sound generated mid-site as received at the West End Lofts and patron voices on the Property will likely comply with the City's daytime noise limitation of 55 dBA. Further discussion ensued regarding the noise impact of vehicular traffic.

For the Previously Approved Project, in addition to the reduced capacity of the conference center/event space and the reduced hours of operation, the following noise mitigation measures were proposed as part of the Project and will be implemented by the Applicant:

- a 95 dB(A) limit on amplified music as measured at the east end of the conference/event space;
- neither interior nor exterior doors may be propped open during musical performances;
- acoustical glass inserts (minimum of one (1) pane with a minimum STC rating of 10) installed on the interior side of the stained-glass windows in the conference/event space. The spacing between the existing window and the acoustical panel should be as wide as possible, given the existing structure of the window. The installation of the panel must provide an

effective seal to the existing structure;
- solid fillings within any opening of the brick wall on the west side of the deck;
- a tongue and groove construction of a rough cedar sound mitigating fence along the northwestern boundary line;
- Acoustically-rated fencing shall be installed around all HVAC units will be a minimum of one (1) foot above the exhausts. The fencing may include acoustically-rated louvres, if required for air supply;
- prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
- signage along the property boundaries referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

Those measures that continue to be relevant and applicable to the current Proposed Action remain proposed as part of the Project. For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

• Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

The Proposed Action does not include construction or implementation of a solid waste facility and the Premises have never been used as a solid waste management facility. The Proposed Action does not include the storage of hazardous materials. According to the NYSDEC Site Remediation Database, there has never been a reported spill at the Premises and of the Remediation sites located within 2000 feet of the Premises, four (4) sites have already completed remediation, one (1) site had been redeveloped, and one (1) site is undergoing remediation.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

• Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code and will not have a significant impact on municipal services.

The Project is in furtherance of and will achieve the City's current plan and goals. By proposing an adaptive re-use project that will maintain and restore the historic church, the Applicant is achieving the City's goal of "encourag[ing] the preservation of properties that are of special historical or architectural significance." The City's 2017 Comprehensive Plan Update supports the proposed revitalization of the Premises. Indeed, the Comprehensive Plan Update establishes a general historic resource goal of encouraging the preservation of historically and culturally significant buildings, landscapes, and neighborhoods and the Premises are explicitly identified as a historic resource within the Comprehensive Plan. In accordance with the foregoing, the Applicant is proposing to maintain and restore the historic church and parsonage located on the Property. The 2017 Comprehensive Plan Update also promotes local regional residents and tourists to visit the City by highlighting the historic,

cultural and recreational opportunities of the City. The establishment of the hotel and restaurant will encourage tourists to visit Beacon and provide an additional culinary option for local residents to enjoy.

The Proposed Action will not result in any potential adverse impact to the character of the surrounding community by virtue of the surrounding development, proposed mitigation measures, and nature of the adaptive re-use proposal.

Based upon this information and the information in the FEAF, as revised, and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Amended Negative Declaration indicates that no environmental impact statement needs to be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: _____, 2025
Beacon, New York

Motion by _____, seconded by _____:

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

Adopted:

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

AMENDED SPECIAL PERMIT, SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR 1113 WOLCOTT AVENUE – PROPHECY THEATER, LLC

Parcel No. 5954-26-651901

WHEREAS, the Beacon Planning Board received applications for Amended Site Plan, Special Permit and Certificate of Appropriateness approval from Prophecy Theater, LLC (the "Applicant") for the expansion of a former 2½ story parsonage building into a sixteen (16) room hotel and the repurposing of the church building into a seperate 150-seat restaurant, with thirty-six (36) off-street parking spaces, on property located at 1113 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-26-651901 (the "Property") located in R1-40 Zoning District, Historic District and Landmark Overlay ("HDLO") District and within the Local Waterfront Revitalization Program ("LWRP") boundary (the "Project" or "Proposed Action"); and

WHEREAS, on August 8, 2023, the Planning Board approved the Applicant's application for a Special Permit, Site Plan and Certificate of Appropriateness for the expansion of the former 2½ story parsonage building into a thirty (30) room hotel and the repurposing of the church building into an accessory conference center/event space and café with a maximum capacity of 150 persons, with thirty-three (33) off-street parking spaces, on the Property ("Previously Approved Project"); and

WHEREAS, as originally proposed in July 2021 the Previously Approved Project included a maximum capacity for the conference center/event space of 500 persons, seven (7) days per week but in response to comments from the Planning Board and the public, the Applicant reduced the proposed maximum capacity to 350, then to 198 in August 2022, then to 180 in October 2022 and finally to 150 in February 2023, and the Applicant also limited the days of the week and the hours of operations that the conference center/event space would host events; and

WHEREAS, prior to approving the Previously Approved Project, on July 11, 2023 the Planning Board adopted a Negative Declaration as Lead Agency pursuant to the State Environmental Quality Review Act ("SEQRA") and adopted a determination that the Previously Approved Project was consistent with the relevant policies of the City of Beacon Local Waterfront Revitalization Program ("LWRP"); and

WHEREAS, the Applicant now proposes to further reduce the Project by reducing the number of hotel rooms from thirty (30) to sixteen (16), eliminating the accessory conference center/event space, maintaining a separate 150-seat restaurant, and increasing the number of off-street parking spaces from thirty three (33) to thirty six (36); and

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

WHEREAS, the Planning Board is the approval authority for the Amended Special Permit for a hotel and a sit-down restaurant within the HDLO District pursuant to §§ 223-18.B and 223-24.7 of the City of Beacon Code; and

WHEREAS, the Proposed Action includes a request for an Amended Certificate of Appropriateness pursuant to the criteria in the City of Beacon Code § 134-7; and

WHEREAS, Section 223-24.7.B(1) limits the number of seats for sit-down restaurants to 50, but Section 223-24.7.C authorizes the Planning Board to allow for a larger number of seats when it determines that the larger number of seats is warranted by the building size, building configuration, nature of the proposed preservation and/or adaptive reuse of the building, or the historic nature and context of the building and the need for preservation and/or adoptive reuse and the Proposed Action includes a request for the Planning Board to allow for an increase in the number of seats in the sit-down restaurant from 50 to 150; and

WHEREAS, the application consists of application materials, full environmental assessment form, correspondence, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Amended Site Plan is shown on the drawing, entitled "Special Use Permit Amendment – 1113 Wolcott Avenue" sheets 1-15, prepared by Hudson Land Design Engineering, Site/Civil Engineer; Aryeh Siegal, Architect; Robert Oswald, Surveyor; and Landscape Restorations, Landscape Designer, dated October 29, 2024, last revised April 29, 2025; and

Sheet	**Title**
1 of 15	*Site Plan;*
2 of 15	*Full Site Plan;*
3 of 15	*Existing Conditions & Demolition Plan;*
4 of 15	*Landscape & Lighting Plan;*
5 of 15	*Hotel Building Plans & Elevations;*
6 of 15	*Restaurant Plans;*
7 of 15	*Restaurant Elevations;*
8 of 15	*Grading &Utility Plans;*
9 of 15	*Erosion and Sediment Control Plan;*
10 of 15	*Vehicle Tracking Plan;*

11 of 15	*Site Construction Details;*
12 of 15	*Stormwater Construction Details;*
13 of 15	*Water & Sewer Construction Details;*
14 of 15	*Erosion & Sediment Control Details;*
15 of 15	*Work Zone Traffic Control Plan; and*

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board reviewed the application at its meetings held on the following dates: February 11, 2025, March 11, 2025, April 8, 2025 and May 13, 2025; and

WHEREAS, on April 8, 2025, the Planning Board opened a public hearing on the Special Permit and Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing, and the public hearing was closed on April 8, 2025; and

WHEREAS, the Applicant submitted an updated "Traffic and Parking Management Plan", last revised March 17, 2025; and

WHEREAS, during review of the Previously Approved Project the Applicant submitted additional professional studies which are incorporated herein by reference, including a "Traffic and Parking Study", prepared by Colliers Engineering & Design P.C., dated November 30, 2021, last revised February 21, 2021, and a Sound Level Report, prepared by Beacon AV Lab, dated August 29, 2022, together with memoranda prepared by B. Laing Associates, Inc., dated January 31, 2023, and supplements thereto, dated February 28, 2023 and March 31, 2023, which included additional sound monitoring conducted on January 10, 2023, which information and reports were reviewed by the City's sound consultant, The Noise Consultancy, LLC, and the Planning Board; and

WHEREAS, the New York State Office of Parks, Recreation and Preservation opined in its letter dated July 21, 2022, which is incorporated herein by reference, that the Previously Approved Project will not have an adverse impact on historic or cultural resources and no changes relevant to that determination are proposed as part of the current Project; and

WHEREAS, the Planning Board has considered the standards to issue a Special Permit set forth in § 223-18.B of the Beacon City Code; and

WHEREAS, the Planning Board has reviewed the applicable special permit standards for the Special Permit application within the HDLO District for the redevelopment and expansion of the parsonage into a hotel as well as to convert the existing church building into a sit-down restaurant as set forth in FEAF and all associated materials prepared in connection with the Project, finding that the Proposed Action would not result in any significant adverse environmental impacts; 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, that the Planning Board hereby reaffirms its July 11, 2023 determination of consistency with the City of Beacon Local Waterfront Revitalization Program as the findings provided therein remain applicable to the Project.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code §§134-6 and 134-7 that the proposed alterations and expansion of the parsonage into a hotel as well as the exterior renovations to the church and interior conversion thereof into a restaurant are limited and consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark Overlay Zone and accordingly, thus, the Planning Board hereby grants an Amended Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that upon review of the Special Permit application, the Planning Board hereby finds pursuant to Sections 223-18.B and 223-24.7.D of the City of Beacon Zoning Code:

1. The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
2. The location, nature and height of the buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.
3. Operations in connection with the use as a place of business for a sixteen (16) room hotel and accessory restaurant will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out in a manner that achieves maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.
5. Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

6. The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.
7. Any exterior restoration will maintain the architectural and historic integrity of the structure and any new construction will be compatible with neighboring structures.
8. The proposed use is compatible with the neighborhood and the activities permitted within the structure can be adequately buffered from any surrounding residential homes.
9. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
10. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

BE IT FURTHER RESOLVED, that pursuant to Section 223-24.7.C of the City of Beacon Code the Planning Board finds that an increase in the number of seats permitted in the proposed sit-down restaurant in the church building is warranted because of the larger size of the church building which is being adaptively reused as a restaurant and by doing so will allow a financial means for the preservation of the historic building; and

BE IT FURTHER RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 25 off-street parking spaces are required and a maximum of 52 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, 36 off-street parking spaces falls within the permitted range of minimum and maximum number of off-street parking spaces and it is the appropriate and applicable number of off-street parking spaces for this development. Even though the peak parking demand is anticipated to be approximately 75 spaces on a Friday or Saturday evening, adequate public parking is available within the vicinity of the Property at the Municipal Plaza Parking Lot and the Tompkins Fire House Parking Lot to accommodate the overflow peak parking demand. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 36 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, that the Planning Board hereby grants Special Permit and Site Plan Approvals to the Applicant to convert and expand the existing parsonage into a 2½ story 16-room hotel and convert the existing church building into a 150-seat restaurant at property located at 1113 Wolcott Avenue as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project and shall meet all conditions contained in such approvals, as required therein. As part of the Applicant's submission to the NYSDOT for a Highway Work Permit, the Applicant shall request the signal phasing modifications for the NYS 9D/Beekman Street/W. Church intersection set forth in the Traffic & Parking Study previously prepared by Colliers Engineering & Design.

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

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

1. Continued operation of the use permitted herein is conditioned upon continued compliance with the applicable special permit standards, the conditions set forth herein, and all other local and State laws and regulations.

2. The Applicant shall comply with all requirements of the approved site plan and remain in compliance at all times during operation.

3. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

4. The Project shall be subject to the Traffic & Parking Management Plan, prepared by Colliers Engineering & Design, last revised March 17, 2025, including any subsequent revisions authorized by the City Planner, City Engineer or City Traffic Consultant, which Traffic & Parking Management Plan is incorporated herein by reference. Prior to the issuance of a Certificate of Occupancy, to the extent required by the City Traffic Consultant, the Traffic Management Plan shall be revised to be consistent with the Approved Project, including the conditions set forth herein. In the event a condition set forth herein conflicts with a provision of the Traffic & Parking Management Plan, the condition set forth herein shall control.

5. The continued validity of this Special Permit approval shall be subject to the continued availability of sufficient public parking, or private parking secured with an easement or similar agreement, to ensure the availability of parking within a 1,000 ft radius of the Property to accommodate the Project.

6. No event within the restaurant shall have more than 150 attendees.

7. The hotel is proposed to operate 24 hours per day, 7 days per week, 365 days per year.

8. The hours of operation for the restaurant are 7am-9pm Sunday through Thursday (with Sunday brunch occurring 10am-3pm), and 7am-8pm Friday and Saturday.

9. All notes set forth on the Site Plans listed above shall be deemed to be a condition of this approval as if fully set forth in this Resolution.

10. No outdoor amplification of sound is permitted on the Property without a noise permit pursuant to Chapter 149 of the City Code.

11. The following noise mitigation measures shall be implemented by the Applicant:

    i. A 95 dB(A) limit on amplified music as measured from the opposite side of the room from the amplified source;
    ii. Neither interior nor exterior doors may be propped open during any musical performances in the restaurant;
    iii. Prior to the issuance of a Certificate of Occupancy, acoustical glass inserts (minimum of one (1) panel with a minimum STC rating of 10) shall be installed on the interior side of the stained-glass windows in the restaurant. The spacing between the existing window and the acoustical panel should be as wide as possible, given the existing structure of the window. The installation of the panel must provide an effective seal to the existing structure;
    iv. Prior to the issuance of a Certificate of Occupancy, tongue and groove construction of a rough cedar sound mitigating fence along the northwestern boundary line, as shown on the Site Plan;
    v. Prior to the issuance of a Certificate of Occupancy, acoustically-rated fencing shall be installed around all HVAC units extending to a height which is a minimum of one (1) foot above the exhausts, except that this requirement shall not apply to units installed under the rear deck of the proposed restaurant. The fencing may include acoustically-rated louvres, if required for air supply;
    vi. There shall be a prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
    vii. Prior to the issuance of a Certificate of Occupancy, signage shall be installed along the property boundaries, as shown on the Site Plan,

referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

12. The repairs to the restaurant (church) building listed on Sheet 7 shall be implemented prior to the issuance of a Certificate of Occupancy.

13. The cemetery restoration and maintenance work shall be implemented as set forth on Sheet 8. After consultation with cemetery experts, a longer-term restoration plan for the cemetery shall be submitted to the City before the issuance of a Certificate of Occupancy.

14. The Applicant shall engage a professional traffic engineer to perform a post-occupancy monitoring report, which shall be conducted within the first nine (9) months following the issuance of a Certificate of Occupancy for the restaurant. The monitoring will be conducted by the Applicant's professional traffic engineer and shall include utilization and occupancy of off-site parking areas along with any additional elements and protocols deemed necessary in coordination with the City Traffic Consultant prior to such monitoring. The City Traffic Consultant will also be invited to take part in the monitoring to conduct their own independent observations. A report will be prepared by the Applicant's professional Traffic Consultant for submission to and review by the City. In the event the City Traffic Consultant recommends modifications to the Traffic & Parking Management Plan based on the monitoring report the Applicant shall implement such modifications except that the Applicant can submit a written request for review of such recommendations by the Planning Board.

C. 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. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Further, no rock removal shall occur on the weekends.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

4. In accordance with Section 223-18.F(1) of the City of Beacon Zoning Code, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:

a. A bona fide application for a Building Permit is not filed within one (1) year of the issuance of this Special Permit Approval; or

b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or

c. If said use ceases for more than six (6) months for any reason.

5. In accordance with Section 223-18.F(2) of the Zoning Law, the Planning Board may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The Planning Board may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.

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

7. As used herein, the term "Applicants" shall include Prophecy Theater, LLC and its successors and assigns, and where applicable its contractors and employees.

8. The approval granted by this resolution does not supersede the authority of any other entity.

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, further project review and/or a public hearing, as it may deem appropriate.

10. If any provision or condition set forth herein, or portion thereof, is found to be invalid, inoperative or unenforceable, this Resolution shall be null and void unless otherwise determined by the Planning Board.

11. The Planning Board shall retain continuing jurisdiction, including jurisdiction to amend, supplement or otherwise modify the conditions herein subject to a duly noticed public hearing upon referral from the Building Inspector after a finding by the Building Inspector that material and essential conditions of this Approval have been continually violated resulting in adverse impacts to the immediate neighborhood.

Resolution Adopted: May 13, 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 ____
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/13/2025

Title:

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

ATTACHMENTS

74 Anderson PB 5.13.25 Cover Letter_2025-0429.pdf

74 Anderson PB 5.13.25 plans_2025-0429.pdf

Lanc & Tully 74 Anderson Street 05-06-25 review_0001.pdf

KARC Review PB_74 Anderson St_2025.05.12.pdf

74 Anderson Road Subdivision Approval Resolution.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
www.HudsonLandDesign.com

April 29, 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 copies of the following documents in support of the Project:

- Five (5) copies of the Subdivision Plan Set (Sheets 1 through 7 of 7)

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 April 3, 2025:

Existing Conditions & Removals Plan (Sheet 2 of 7):

1. Per conversation with Ed Balicki, the water line within Anderson Street is reputed to be 4" or 6" cast iron pipe. A note has been added that the contractor shall contact the City of Beacon Water Department when a connection is made to confirm the size and material of the water line.

Subdivision Plan (Sheet 4 of 7):

1. The plan calls for the Lot 2 sewer lateral to traverse through Lot 1 within an easement, eliminating the run of service lateral within the City Road.
2. A note has been added to the plan stating that there shall be a minimum of 18" vertical separation at the utility crossing.

3. As noted in the earlier response, the Lot 2 sewer service lateral now traverses Lot 1 within an easement. A profile of the sewer service lateral has been provided on Sheet SP-2.
4. Sheet SP-2 plan call out on the proposed houses notes slab on grade construction, no basements.
5. The design of the guiderail is integral part of the design of the retaining wall. Therefore, a specific detail has not been provided; however, the detail notes that a guiderail is proposed and shall be part of the required design package submittal tot the City of Beacon Building department.
6. Per conversation with Ed Balicki, the water line within Anderson Street is reputed to be 4" or 6" cast iron pipe. A note has been added that the contractor shall contact the City of Beacon Water Department when a connection is made to confirm the size and material of the water line.

Construction Details (Sheet 6 of 7):

1. A retaining wall detail, including the requested notation, has been added to sheet CD-1.

KARC Planning Consultants, Inc. Review Letter, Dated April 7, 2025:

1. Comment acknowledged. The proposed lots are zoning compliant.
2. The retaining wall has been slightly shifted easterly away from the adjacent property. As a result, there has been a further reduction in trees to be removed, the wall height has been slightly reduced, and there is additional area to provide landscape screening. The proposal includes provisions for installation of arborvitae along the wall and near the front of the property. The intent is to preserve the maximum number of existing trees, so they arborvitae have been mixed in with the existing trees.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your May 13, 2025 Planning Board meeting. 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)

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: PRELIMINARY 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
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	4/29/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

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

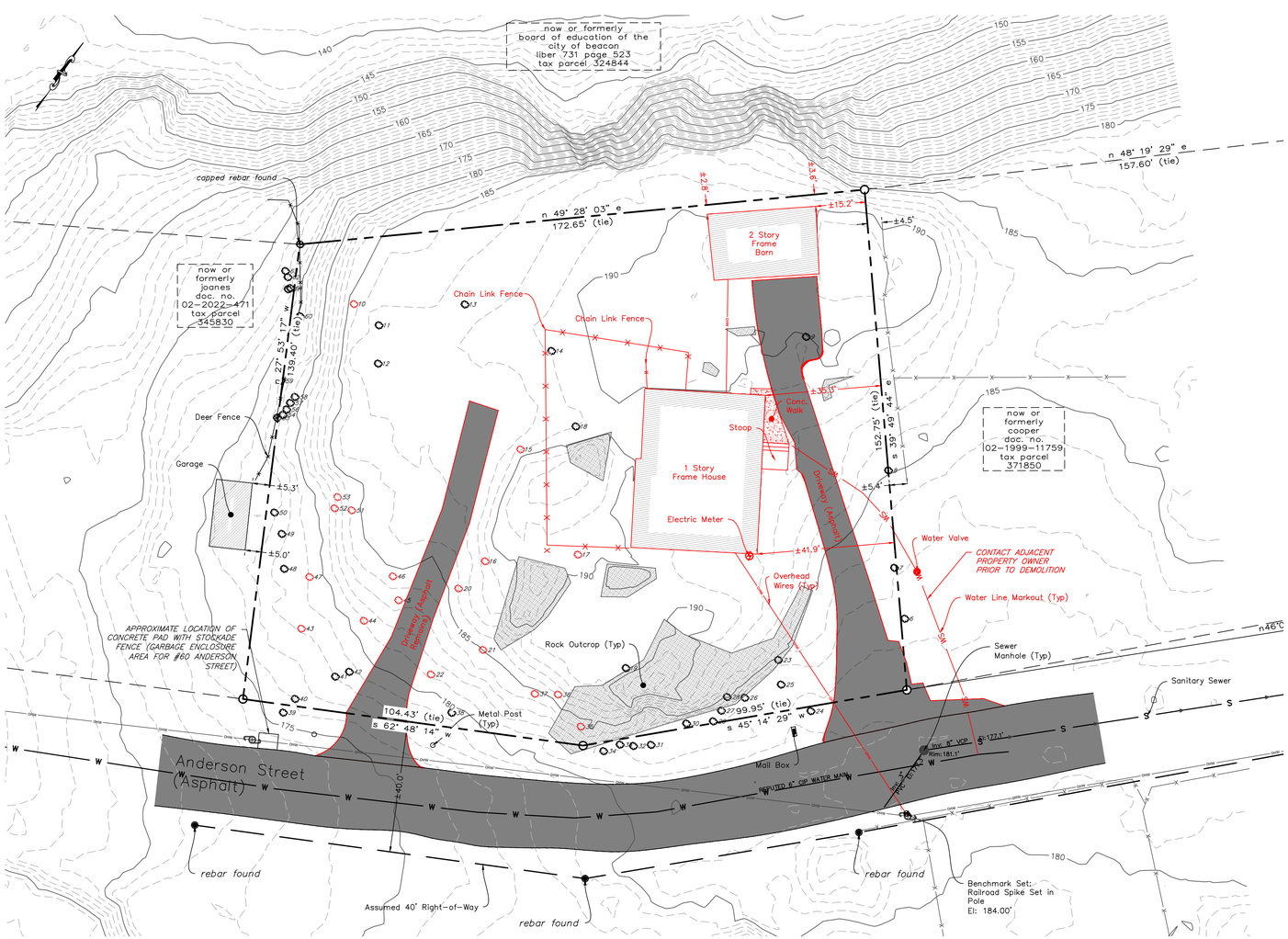
COVER SHEET

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
- 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
- TO BE REMOVED

EXISTING TREE & REMOVAL SCHEDULE:

6. 24" BLACK WALNUT		26. 9" FIR		46. 18" OAK	TBR
7. 21"		27. 10" DEAD FIR		47. 8" MAPLE	TBR
8. 24"		28. 10" MAPLE		48. 15" TWIN BLACK WALNUT	
9. 24" OAK		29. 8" DEAD FIR		49. 6" MAPLE	
10. 12" SYCAMORE	TBR	30. 6" FIR		50. 8" MAPLE	
11. 9" MAPLE		31. 10" MAPLE		51. 16" MAPLE	TBR
12. 10" SYCAMORE		32. 7" FIR		52. 10" OAK	TBR
13. 15" OAK		33. 14" OAK		53. 16" MAPLE	TBR
14. 18" WHITE PINE		34. 8" FIR		54. 12" OAK	
15. 18" TWIN OAK	TBR	35. 15" MAPLE	TBR	55. 10" MAPLE	
16. 15" MAPLE	TBR	36. 6" MAPLE	TBR	56. 12" OAK	
17. 16" PIN OAK	TBR	37. 8" MAPLE	TBR	57. 6" MAPLE	
18. 16" WHITE PINE		38. 16" OAK		58. 7" MAPLE	
19. 6" MAPLE		39. 16" BLACK WALNUT		59. 12" MAPLE	
20. 12" TWIN MAPLE	TBR	40. 8" MAPLE		60. 10" MAPLE	
21. 18" OAK	TBR	41. 14" MAPLE		61. 10" MAPLE	
22. 10" OAK	TBR	42. 14" MAPLE		62. 20" OAK	
23. 10" QUAD MAPLE		43. 12" MAPLE	TBR	63. 7" MAPLE	
24. 21" BLACK WALNUT		44. 8" OAK	TBR	64. 8" MAPLE	
25. 10" FIR		45. 21" OAK	TBR		

NOTES:
1. TREE LOCATIONS, SIZES AND IDENTIFICATION BY HUDSON LAND DESIGN PERSONNEL ON MARCH 18, 2025. TREE NUMBER BASED ON POINT NUMBER, STARTING AT #6 (POINTS 1–5 ARE NOT TREES.)
2. **TBR** = 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 BOUNDARY & BENCHMARK 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
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	4/29/25	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

STATE OF NEW YORK DANIEL G. KOENIG 282715 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

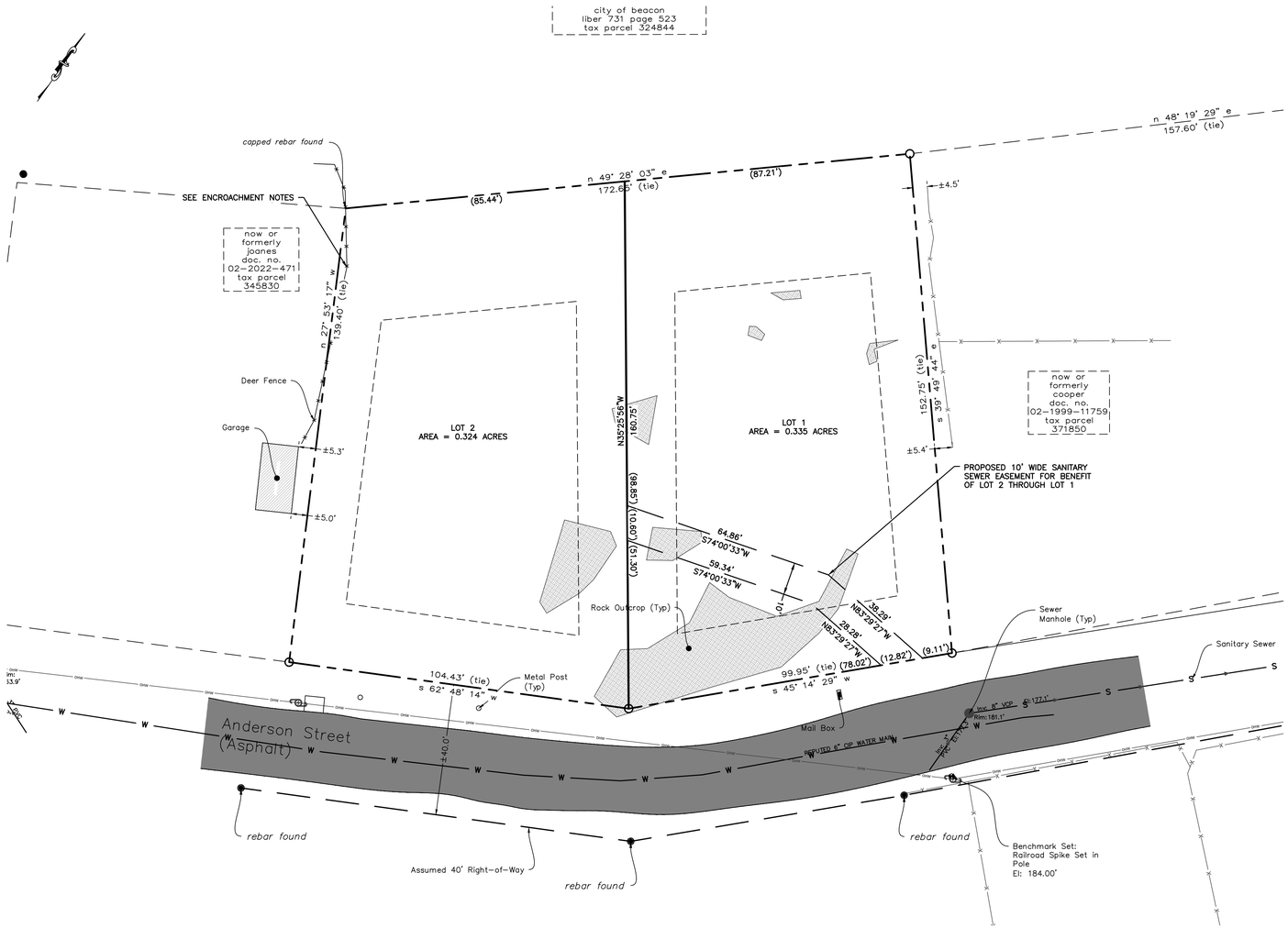
EXISTING CONDITIONS & REMOVALS PLAN

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
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (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 BOUNDARY & BENCHMARK 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

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.

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_____ 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
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(IN FEET)
1 inch = 20 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL G. KGEHN 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

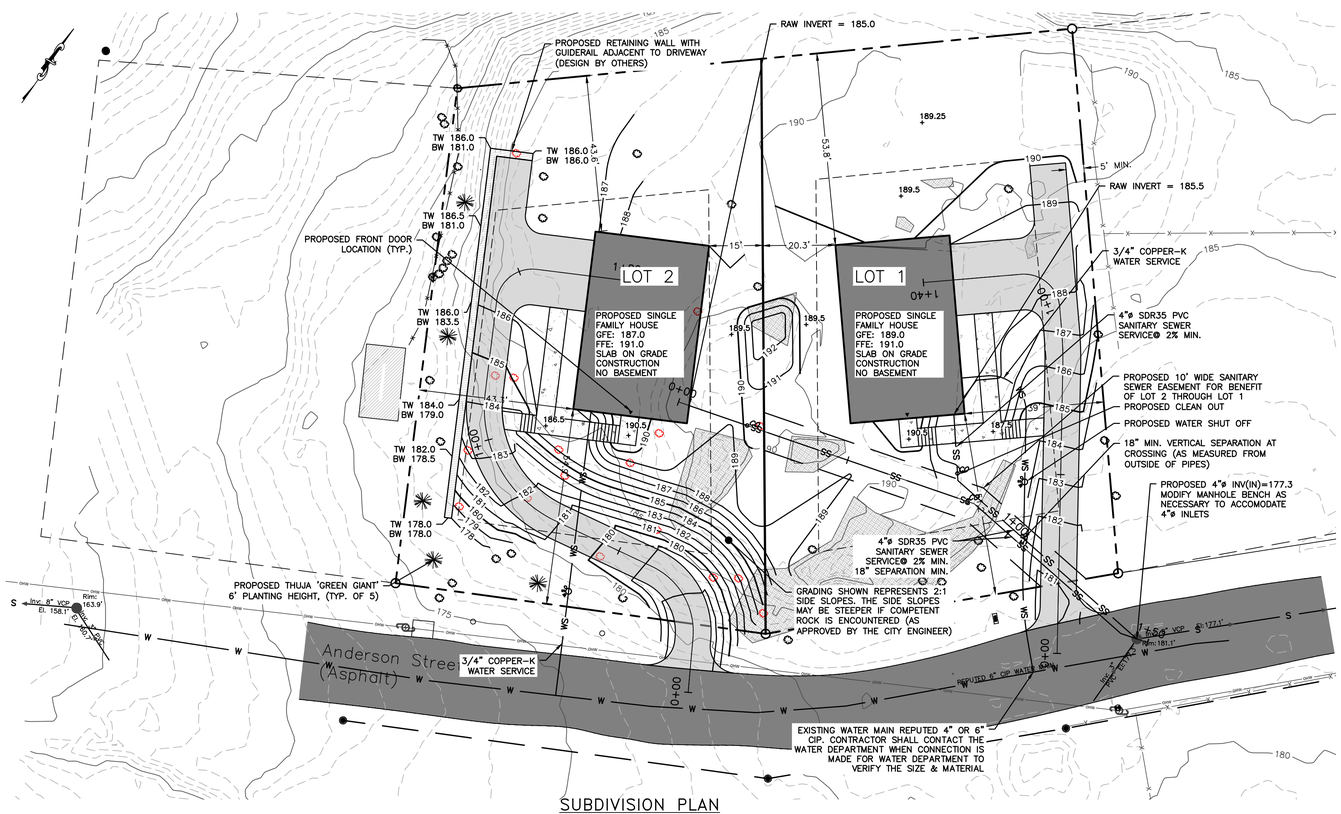
PRELIMINARY PLAT

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 WATER LINE
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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 2: 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.

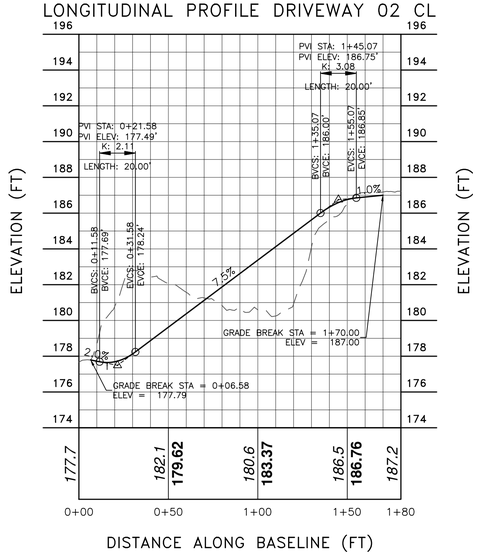
INFILTRATION AND INFLOW MITIGATION NOTES:

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.

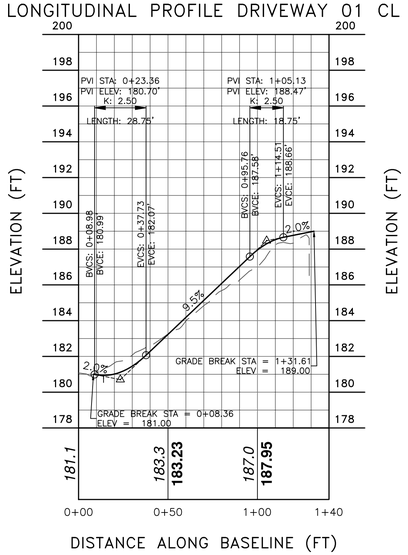
RETAINING WALL NOTES:

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.

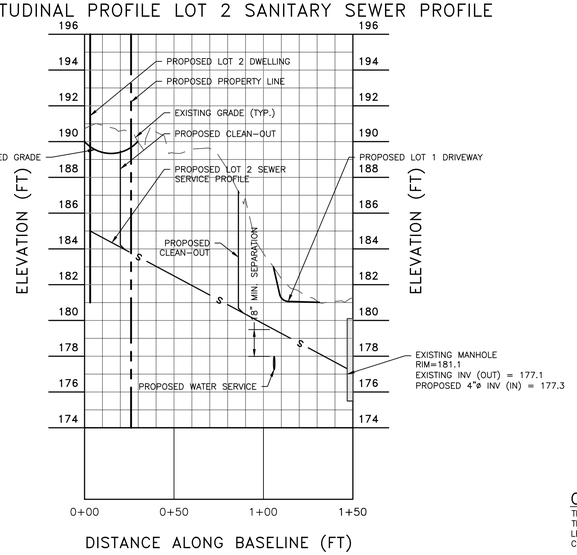
LONGITUDINAL PROFILE DRIVEWAY 02 CL



LONGITUDINAL PROFILE DRIVEWAY 01 CL



LONGITUDINAL PROFILE LOT 2 SANITARY SEWER PROFILE



DRIVEWAY PROFILES
SCALE: 1"=40'H / 1"=4'V

SEWER PROFILE
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
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	4/29/25	PER PLANNING BOARD COMMENTS	CMB				

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

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

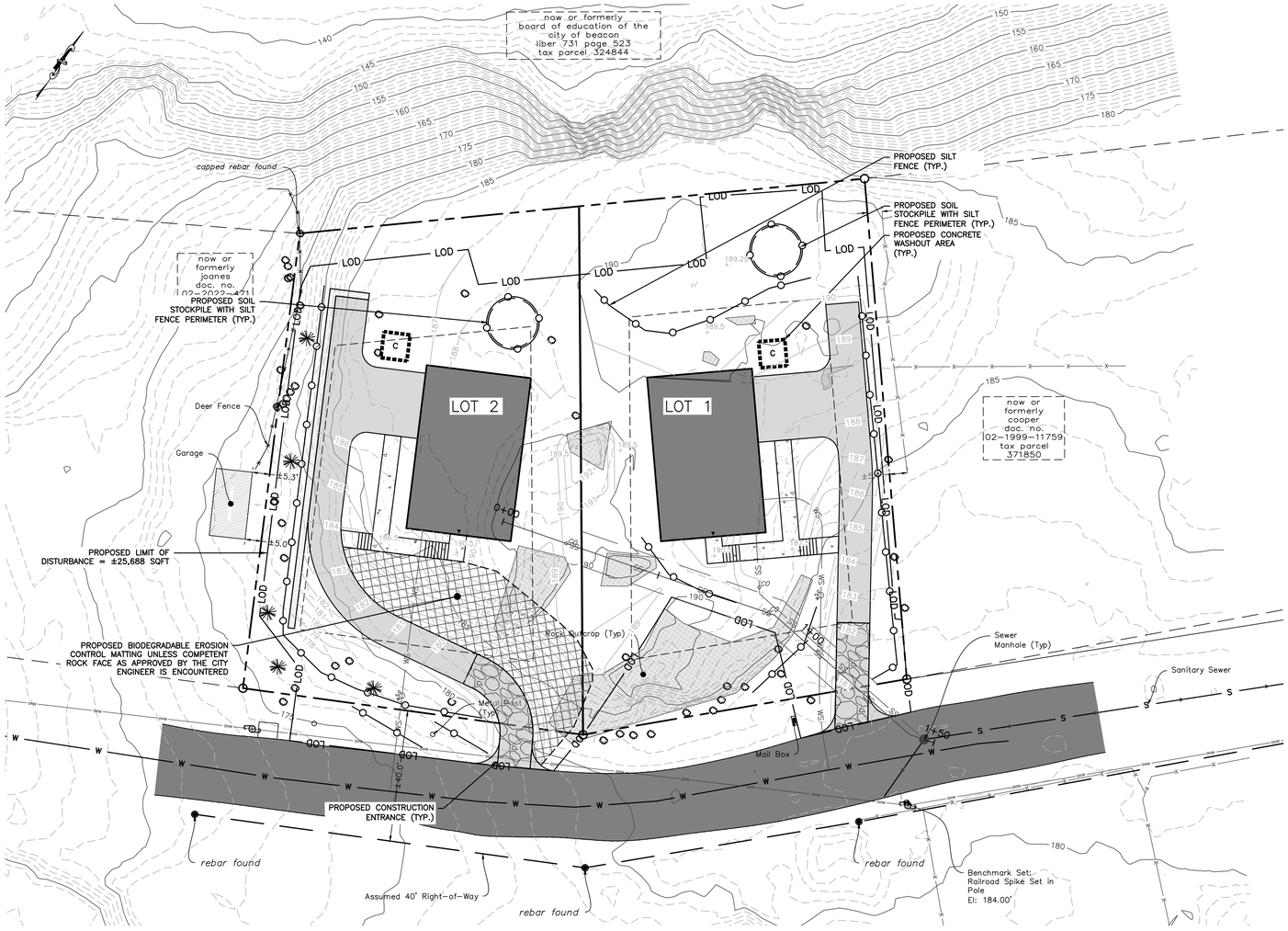
SUBDIVISION PLAN

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.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

OWNER'S CONSENT:

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

_____ _____
SADHNA GUPTA DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	4/29/25	PER PLANNING BOARD COMMENTS	CMB				

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

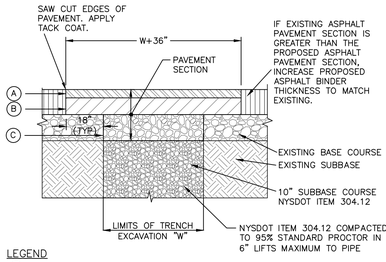
EROSION & SEDIMENT CONTROL PLAN

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



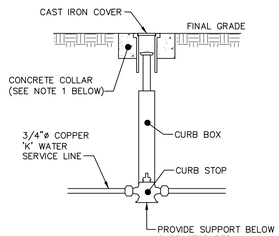
LEGEND

(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.

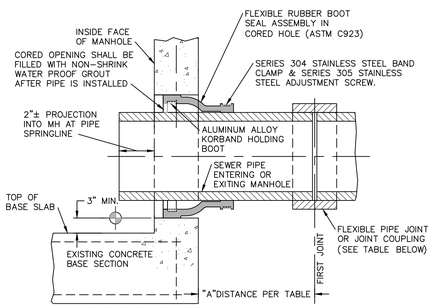
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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



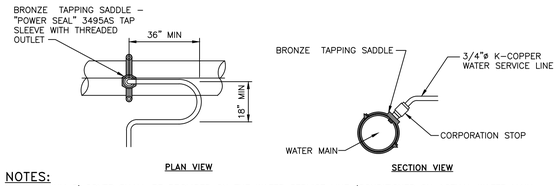
FLEXIBLE JOINT REQUIREMENTS

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

NOTE:

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

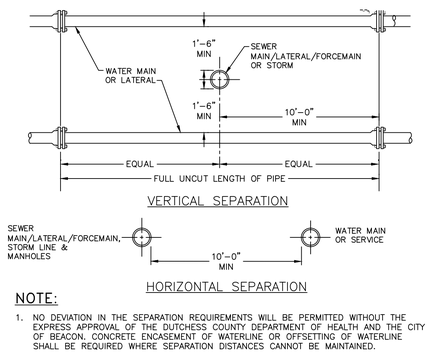
CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE



NOTES:

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



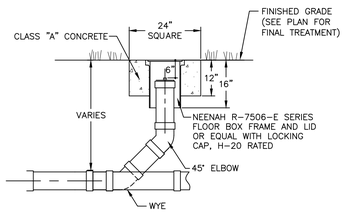
VERTICAL SEPARATION

HORIZONTAL SEPARATION

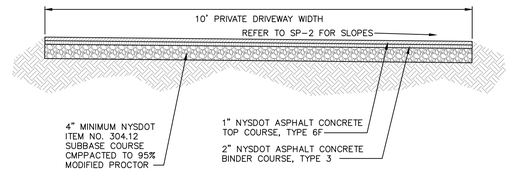
NOTE:

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.

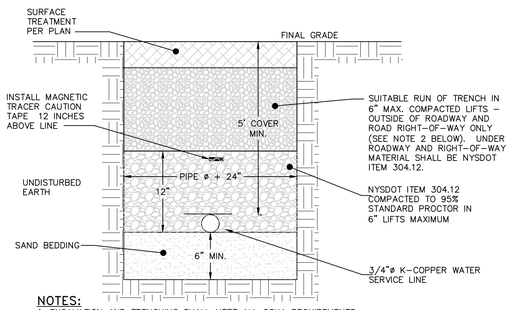
WATER LINE SEPARATION DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



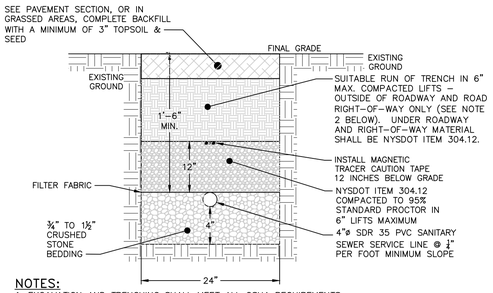
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



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

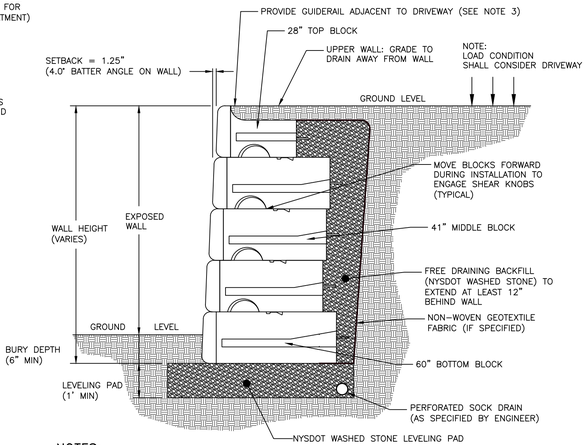
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

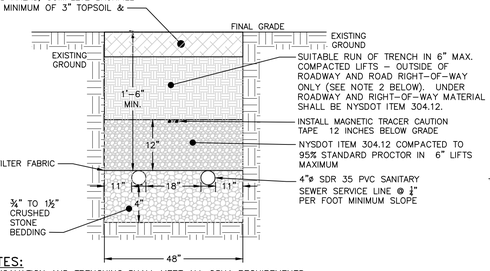
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

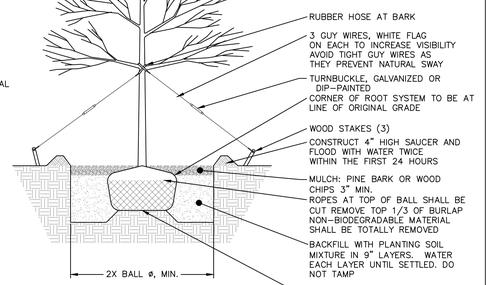
TYPICAL REDI–ROCK GRAVITY WALL
NOT TO SCALE



NOTES:

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

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



NOTES:

1. PROPOSED TREES TO BE THUJA 'GREEN GIANT'. REFER TO SHEET SP–2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

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
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	4/29/25	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

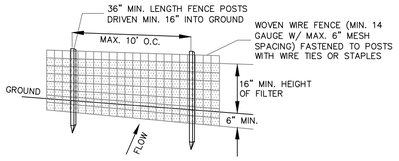
CONSTRUCTION DETAILS

74 ANDERSON STREET

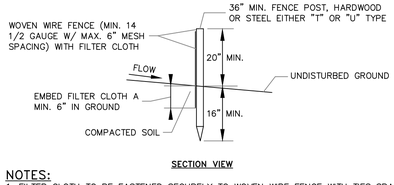
74 ANDERSON STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–31–358838

JOB #:	2024:051
DATE:	2/25/25
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 7

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



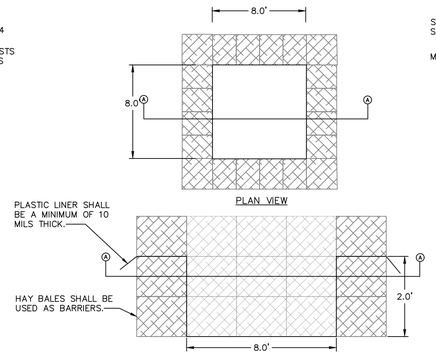
PERSPECTIVE VIEW



SECTION VIEW

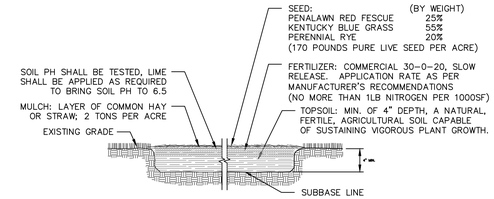
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

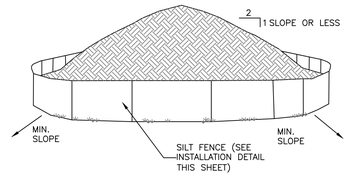


NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4.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

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE

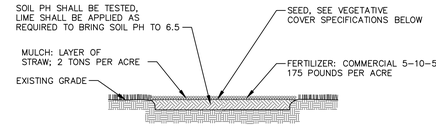


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

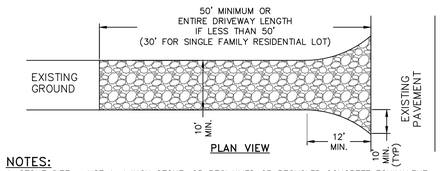


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



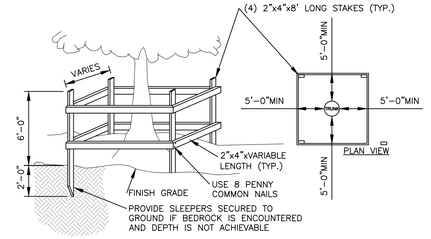
TEMPORARY SEEDING DETAIL
NOT TO SCALE



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



PLAN VIEW

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

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
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
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GRAPHIC SCALE
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PROFESSIONAL ENGINEERING P.C.
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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.

May 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 April 29, 2025.
- Plan set titled "74 Anderson Street Residential Subdivision", consisting of Sheets 1 of 7 through 7 of 7, with the latest revision date of April 29, 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:

Subdivision Plan (Sheet 4 of 7):

1. The plan shall depict a guiderail system along the edge of the driveway above the retaining wall on Lot 2.

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
Bryan Murphy, Building Inspector

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 2025

RE: 74 Anderson Street Subdivision Application, Sadhna Gupta

I have reviewed the following materials regarding the proposed subdivision of the parcel located at 74 Anderson Street:

- Cover letter by Hudson Land Design, dated April 29, 2025
- Site Plan Set (7 sheets) by Hudson Land Design, last revised April 29, 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, with proposed Lot 1 being 14,588 sq. ft. in size and proposed Lot 2 being 14,118 sq. ft. in size. Each lot will then be developed through the construction of a new, single-family, residence. The property is located in the R1-10 zoning district, where single family residences are a permitted use.

Comments & Recommendations:

1. **Location of Driveway.** In response to public comment at the April meeting, it should be noted that there is no setback requirement for driveways or paved surfaces from a property line. The proposed driveways appear comply with Section100-6 *Driveway and curbing specifications* and Section 195-24(H) *Lots and Driveways* (Subdivision of Land) and will be subject to review by the Highway Superintendent.

2. **Preservation of Natural Features.** Of the 59 trees over 6 inches currently existing onsite (Note: trees are numbered #6 - #64), the applicant is proposing to remove 18 trees as required for the construction of driveways, grading and the proposed residential structures. The proposed driveway and retaining wall on Lot 2 have been shifted East, requiring the removal of two additional trees. 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. The proposed tree removal plan appears to minimize removal of trees to the greatest extent possible.

KARC
PLANNING CONSULTANTS, INC.

The comments provided above are intended to confirm compliance with the city's applicable zoning and subdivision codes and to indicate that the plans are acceptable from a planning perspective. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
74 ANDERSON STREET

Parcel No. 6054-31-358838

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals from Sadhna Gupta (the "Applicant") for a 2-lot residential subdivision (the "Project" or "Proposed Action") on a 28,706+/- square foot parcel, or 0.65 acres, located at 74 Anderson Street and designated on the Tax Map of the City of Beacon as **Parcel ID# 6054-31-358838** in the One-Family Residence (R1-10) Zoning District (the "Property"); and

WHEREAS, the Applicant is proposing to subdivide the Property into two lots with proposed Lot 1 being 0.335 acres in size, and a proposed Lot 2 being 0.324 acres in size to allow for the construction of two new single-family residences after demolition of the existing single family residence and two-story frame barn; and

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

WHEREAS, the application consists of application forms, correspondence, Short Environmental Assessment Form, Inflow and Investigation Report and professional studies and reports submitted to the Planning Board; and

WHEREAS, the subdivision is shown on a plan entitled "Preliminary Plat – 74 Anderson Street Subdivision," last revised May 28, 2024, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, and a plan set entitled "74 Anderson Street Residential Subdivision," Sheets 1-7, dated February 25, 2025, last revised April 29, 2025, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY, as follows:

Sheet	Title
1	*Cover Sheet (CV-1)*
2	*Existing Conditions & Removal Plan (XC-1)*
3	*Preliminary Plat (SP-1)*
4	*Subdivision Plan (SP-2)*
5	*Erosion & Sediment Control Plan (ESC-1)*

6	*Construction Details (CD-1)*
7	*Construction Details (CD-2),* and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board reviewed the application at its meetings on March 11, 2025, April 8, 2025 and May 13, 2025; and

WHEREAS, on April 8, 2025, the Planning Board, after conducting an uncoordinated SEQRA review, adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the SEAF and all associated materials prepared in connection with the Proposed Action and finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on April 8, 2025, the Planning Board opened and closed a duly noticed public hearing on the Subdivision, at which time all those interested were given an opportunity to be heard; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Applicant's materials and Subdivision Plans relative to all appliable provisions of the City Code.

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

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

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval, as shown on the application materials referenced above, subject to the following 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 by the Chairman of the Planning Board:

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Proposed Action, 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 May 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 May 12, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. The proposed sanitary sewer easement over Lot 1 for the benefit of Lot 2 shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. A proposed easement agreement corresponding with such notation on the Final Subdivision Plat 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 document submitted to the Building Department.

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 any 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 conditions above have been satisfied, six (6) sets of the above referenced plans, 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. 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 for the one (1) new lot as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior

to the issuance of the Certificate of Occupancy for each lot, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

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

4. 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.

5. As used herein, the term "Applicant" shall include Sadhna Gupta, and his successors and assigns, and where applicable, his contractors and employees.

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

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

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

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

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

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this Resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. 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.

Resolution Adopted: May 13, 2025
Beacon, New York

_____ _____, 2025
John Gunn, Chairman Date
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 ____
James Vermeulen	Voting ____		

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
05/13/2025

Title:

Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty.

ATTACHMENTS

14 North Cedar PB 5.13.25 Submission Cover Ltr.pdf

14 N Cedar PB 5.13.25 Exhibit A - Images of Premises.pdf

14 N Cedar PB 5.13.25 Exhibit B - Updated App for Site Plan Approval.pdf

14 N Cedar PB 5.13.25 Exhibit C - Long EAF.pdf

14 N Cedar PB 5.13.25 Exhibit D - Response Memo by Aryeh Siegel 4.29.25.pdf

14 N Cedar PB 5.13.25 Exhibit E - Response Memo by Angelo M. Perrucci.pdf

14 N Cedar PB 5.13.25 Exhibit F - Stormwater Analysis by Angelo M. Perrucci.pdf

14 N Cedar PB 5.13.25 Plans by Angelo M. Perrucci and Aryeh Siegel 4.29.25.pdf

Lanc & Tully 14 North Cedar 05-07-25 review.pdf

KARC Review PB_14 N Cedar St_2025.05.12.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

April 29, 2025

VIA ELECTRONIC 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 Approval for Proposed Multifamily Dwelling
Supplemental Submission
Premises: 14 North Cedar Street, Beacon, New York 12508
Tax Parcel ID: 5954-28-943881

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Cervone-Perrucci Realty LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of the Applicant's pending Application for Site Plan Approval (the "Application") for the proposed four-unit multi-family dwelling at the Premises (the "Project"). As you may know, our office was recently retained to represent the Applicant in connection with the Application.

THE PROPOSED PROJECT:

As this Board is aware, the Premises consist of a corner lot which that has frontages along North Cedar Street and Church Street, and is classified in the Transitional (T) Zoning District in the City of Beacon (the "City"). *See* **Exhibit A** – Images of the Premises and Surrounding Area. The Premises are presently improved with a single-story storage building, with the remaining portions of the Premises consisting of paved driveway, parking areas and undeveloped land. The area surrounding the Premises includes a mix of commercial, residential, and institutional uses, with residential development on parcels to the north, east, and west of the Premises and an undeveloped lot to the south of the Premises. Further to the east, the Main Street corridor is characterized by mixed-use buildings containing retail shops, eateries, banks, and professional services offices on the first floors and residential apartments on upper floors (note that the Premises is approximately 200 feet from Main Street). In addition, the City's Eliza Street parking lot is located further to the south of the Premises, beyond North Chestnut Street.

As detailed in the Applicant's prior submissions to the Planning Board, and as refined in the present submission, the Applicant proposes to construct a two (2)-story, four (4)-unit multi-family dwelling at the Premises, along with associated site improvements including a parking area consisting of five (5) parking spaces, with one (1) ADA compliant parking space; new curbing and sidewalks along North Cedar Street, Church Street, and within the Premises; fencing; pole-

mounted and building-mounted exterior lighting; and on-site landscaping. The Applicant proposes to maintain the existing storage building, which will be utilized for property management storage and equipment to support the new multi-family dwelling. The Project, along with the refinements described herein, are reflected in the enclosed updated Application for Site Plan Approval form, as well as in the updated Full Environmental Assessment Form ("Full EAF"). *See* **Exhibit B** – Updated Application for Site Plan Approval and **Exhibit C** – Updated Full EAF.

SITE PLAN REFINEMENTS AND RESPONSE TO CONSULTANT COMMENTS:

Since the Applicant last appeared before this Board at its January 14, 2025 meeting, the Applicant has made some important design changes to the Project in response to comments provided by this Board and the comments contained in the comment memoranda prepared by the City's Planning and Engineering Consultants. Enclosed please find revised Site Plans, prepared by Angelo M. Perrucci III, P.E., dated April 2025, and prepared Aryeh Siegel, Architect, dated April 29, 2025 (collectively, the "Plans"), which visualize the updated design for the Project. In addition, point-by-point responses prepared by Angelo M. Perrucci III, P.E. and Mr. Siegel are enclosed as **Exhibit D** and **Exhibit E**, respectively.

As is further detailed on the Plans, the Project now includes the following updates:

- The Building has been relocated, such that its primary (i.e., longest side) frontage is now along Church Street rather than North Cedar Street, with access to the Building available via a short staircase from Church Street and via concrete ramps which connect to Church Street, North Cedar Street, and the proposed parking area.
- The relocated Building is now set back by 10.0 feet from both North Cedar Street and Church Street to improve compatibility with existing front yards in the vicinity of the Premises, and the proposed parking area has been moved to a location internal to the Premises to correspond to the new Building location.
- Visibility of the parking area will be limited by the proposed Building and the existing accessory building on the Premises, and will be further mitigated by proposed landscaping and fencing along the side and rear of the Premises.
- The appearance of the Building has been refined, such that the Church Street façade is divided into seven (7) vertical sections with trim in contrasting colors to enhance visual interest and break up the façade of the building.
- The proposed landscaping incorporates five tree species, two shrub species, and two grass species to deliver a vibrant, beautiful landscape experience in all four seasons. The green siding of the Building provides a contrasting backdrop for the Birch trees

and Northern Sea Oats that hug all four sides of the structure, and Red Maples have been incorporated into the parking areas to provide shade for parked cars. Evergreen plantings will provide screening along the lot line of the Premises while also creating habitat for songbirds. Trees will also be provided along the North Cedar Street and Church Street sidewalks for all to enjoy.

- The Building will be finished with board and batten siding in green with brown trim, and casement windows will be installed along the first and second floor and at the attic level.
- Specific elevation details for the Building have been provided. Details have also been provided related to the proposed curbing, sidewalks, lighting, fencing, grading, and drainage, and landscaping for the Project.

Additionally, in further response to the comments contained within the City Engineering Consultant's comment memorandum, the Applicant respectfully submits a Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E. *See* **Exhibit F.**

STATE ENVIRONMENTAL QUALITY REVIEW ("SEQR"):

Lastly, please note that while the Application currently constitutes an Unlisted action under SEQR, the New York State Department of Environmental Conservation has proposed amendments to the SEQR regulations under which the Application would constitute a Type II action that is exempt from SEQR review.[1] *See* October 29, 2024, Part 617 Express Terms, available at https://dec.ny.gov/sites/default/files/2025-01/part617expressterms.pdf.

Notwithstanding, for the Planning Board's consideration in connection with the environmental review of the Application, an updated Full Environmental Assessment Form has been included in this submission as **Exhibit C**. The Applicant respectfully requests to appear at the Planning Board's May 13, 2025 regular meeting Agenda to further discuss the Project and initiate the environmental review process pursuant to SEQR.

[1] Under the proposed new 6 NYCRR § 617.5(c)(11)(ii), "construction of a building with four or more dwelling units" would be considered a Type II action, provided "a. the gross floor area of the building does not exceed 10,000 square feet; b. the building is constructed on an approved lot; c. the building will be connected (at the commencement of habitation) to existing public water and sewerage systems; and d. the use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and subject to site plan review." The proposed Building will include four dwelling units with a total gross floor area of 3,862 square feet, will be constructed on an approved lot, will connect to public water and sewer systems, and is a permitted use within the Transitional (T) zoning district in which the Premises is classified.

CONCLUSION AND INDEX OF ENCLOSURES:

In support of this Application, please find enclosed five (5) sets of the instant letter with the following materials:

Exhibit A: Images of the Premises and Surrounding Area;

Exhibit B: Updated Application for Site Plan Approval Form;

Exhibit C: Updated Full Environmental Assessment Form;

Exhibit D: Response to Comments Memorandum, prepared by Aryeh Seigel, Architect, dated April 29, 2025, providing responses to City Planning Consultant KARC's Comment Memorandum dated January 9, 2025 and City Engineering Consultant Lanc & Tully's Comment Memorandum dated January 12, 202;

Exhibit E: Response to Comments Memorandum prepared by Angelo M. Perrucci III, P.E., dated April 25, 2025, providing responses to City Engineering Consultant Lanc & Tully's Comment Memorandum dated January 12, 2025; and

Exhibit F: Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E.

In addition, enclosed please find five (5) full-size sets of Plans, prepared by Angelo M. Perrucci III, P.E., dated April 2025, and by Aryeh Siegel, Architect, dated April 29, 2025.

We look forward to appearing at the Planning Board's May 13, 2025 regular meeting to continue the review of the Project and to initiate the environmental review process. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

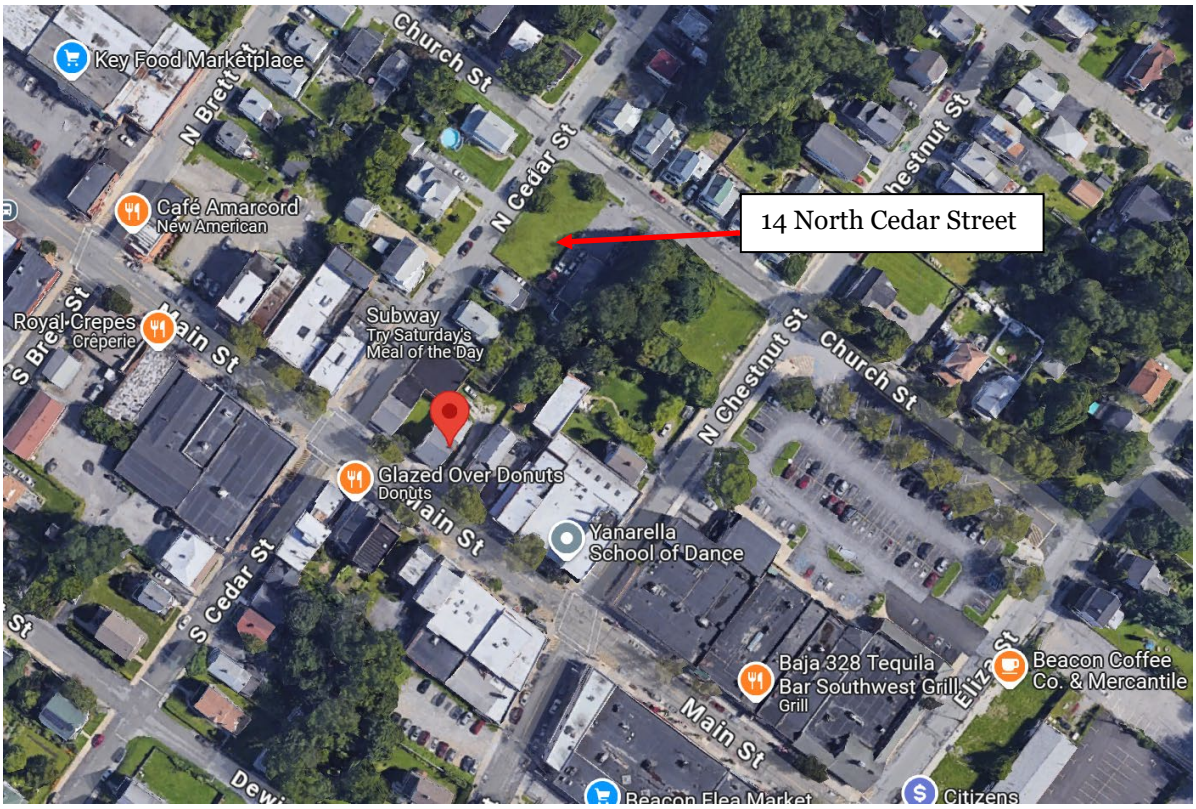
Taylor M. Palmer
Enclosures
cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
John Russo, P.E., Lanc & Tully, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Aryeh J. Siegel, Architect
Angelo M. Perrucci III, P.E.
Jessica Zalin, Esq.

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 14 North Cedar Street

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

Google Maps Aerial Image of the Premises and Surrounding Area:



Google Maps Aerial Image of the Premises (Zoomed In):

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

Excerpt of Zoning Map – Transitional (T) District:

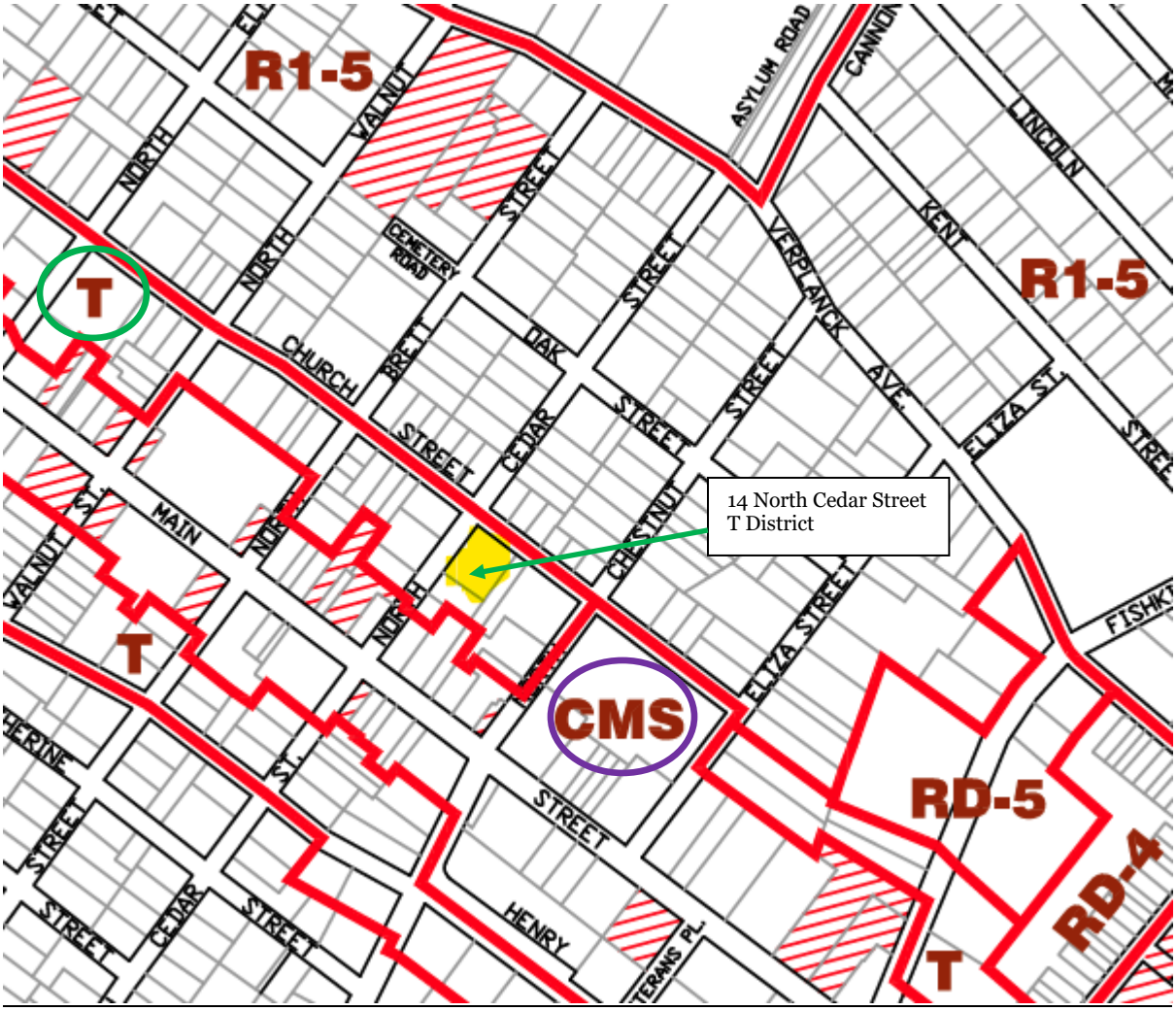


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of Premises (Zoomed In – 2D):

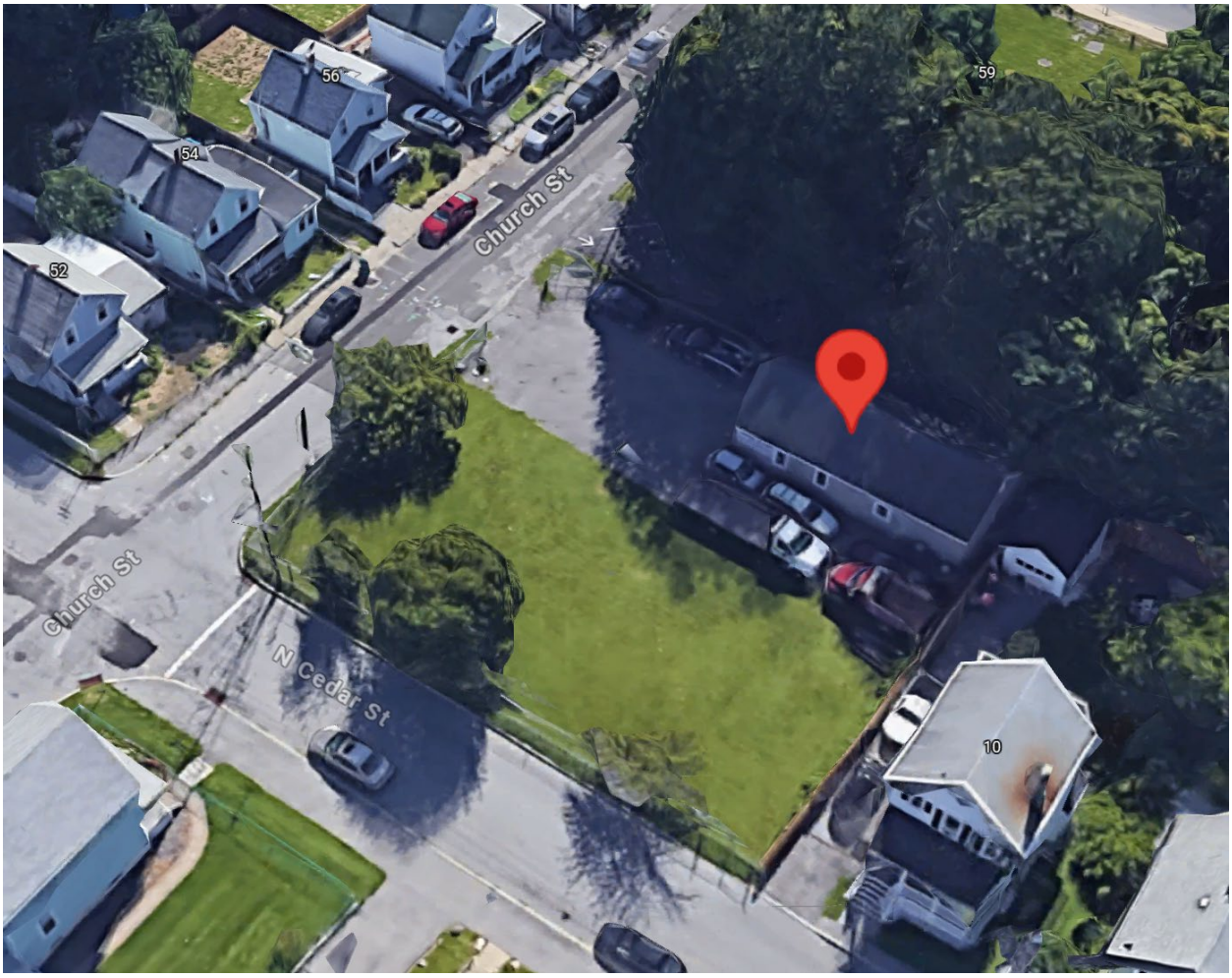


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View of the Premises from North Cedar Street:

Google Street View of the Premises from Church Street:

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

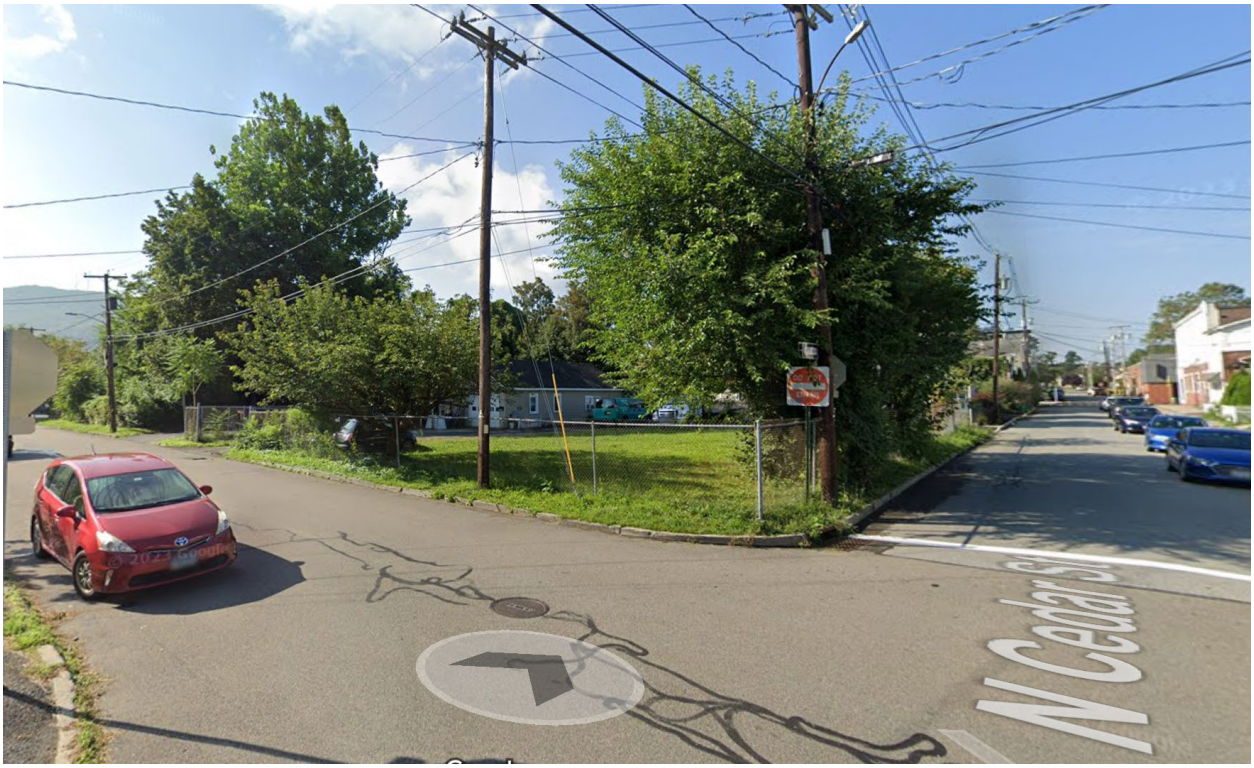
Google Street View Images of the Premises from North Cedar Street Facing North:

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

Google Street View Images of the Premises from Church Street Facing East:

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

Google Street View Image of the Premises from Intersection of North Cedar Street and Church Street:



APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Cervone-Perrucci Realty LLC

Address: 111 North Walnut Street

Beacon, NY 12508

Signature: Angelo Perrucci II

Date: 4/15/2025

Phone: (908) 763-9602

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Esq., Cuddy & Feder LLP

Address: 445 Hamilton Avenue, 14th Floor

White Plains, NY 10601

Phone: (914) 761-1300

Fax: (914) 761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 14 North Cedar Street, Beacon, NY 12508

Tax Map Designation: Section 5954 Block 28 Lot(s) 943881

Land Area: 0.24 acres

Zoning District(s) Transitional

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Applicant proposes to construct a two-story, four-unit multifamily dwelling on the property.

Gross Non-Residential Floor Space: Existing 800 (existing storage building) Proposed 0

TOTAL: same as existing

Dwelling Units (by type): Existing 0 Proposed 4 (two-bedroom units)

TOTAL: 4 two-bedroom dwelling units

ITEMS TO ACCOMPANY THIS APPLICATION

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

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Cervone-Perrucci Realty LLC

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

Angelo Perrucci III, Kyle Perrucci, Gerardo Cervone Jr.

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

14 North Cedar Street, Beacon, NY 12508 (owned by Cervone-Perrucci Realty LLC)

111 North Walnut Street, Beacon, NY 12508 (owned by Kyle Perrucci)

Applicant Address: 111 North Walnut Street, Beacon, NY 12508

Project Address: 14 North Cedar Street, Beacon, NY 12508

Project Tax Grid # 5954-28-943881

Type of Application Application for Site Plan Approval

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

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

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

Angelo Perrucci

Signature of Owner

Part 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
SITE PLAN SPECIFICATION FORM

Name of Application: 14 North Cedar Street - four-unit multifamily dwelling

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:		
LEGAL DATA		
Name and address of the owner of record.		
Name and address of the applicant (if other than the owner).		
Name and address of person, firm or organization preparing the plan.		
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.		
Approximate boundaries of any areas subject to flooding or stormwater overflows.		
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.		
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.		
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.		
Other existing development, including fences, retaining walls, landscaping, and screening.		
Sufficient description or information to define precisely the boundaries of the property.		
The owners of all adjoining lands as shown on the latest tax records.		
The locations, names, and existing widths of adjacent streets and curb lines.		
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the		

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.		
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.		
Any proposed division of buildings into units of separate occupancy.		
The location, direction, power, and time of use for any proposed outdoor lighting.		
The location and plans for any outdoor signs.		
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.		
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		
Any contemplated public improvements on or adjoining the property.		
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		
Elevations of all proposed principal or accessory structures.		
Any proposed fences or retaining walls.		
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.		
Erosion and sedimentation control measures.		
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.		
An indication of proposed hours of operation.		
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.		

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

Applicant/Sponsor Name: Cervone-Perrucci Realty LLC

Signature: [signature]

Date: 4/15/2025

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: _____

Address of Applicant: _____

Telephone Contact Information: _____

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

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

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

☐ **YES** ☐ **NO**

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

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

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

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

☐ **YES** ☐ **NO**

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

(Print) _____

(Signature) _____

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity Cervone-Perrucci Realty LLC	Telephone Contact Information (845) 836-9301
Principal Place of Business of Entity 111 North Walnut Street Beacon, NY 12508	Place and Date of incorporation New York, 5/20/2021
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Angelo Perrucci III	2319 Park Avenue Easton, PA 18045	(908) 763-9602	33%
Kyle Perrucci	111 North Walnut Street Beacon, NY 12508	(845) 863-9301	34%
Gerardo Cervone Jr.	301 Baxtertown Road Fishkill, NY 12524	(845) 204-5150	33%

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Cervone-Perrucci Realty LLC	111 North Walnut St Beacon, NY 12508	(908) 763-9602	9/24/2021, Deed	1/21/2022 Dutchess County Clerk

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

☐ **YES** ☑ **NO**

Name	Employer	Position

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

☐ **YES** ☑ **NO**

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

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

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

☐ YES ☑ NO

Current Name	Other Names

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

Name	Address
Cervone-Perrucci Realty LLC	111 North Walnut Street, Beacon, NY 12508
Tamara Cervone-Brown	173 Wilkes Street, Beacon, NY 12508

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

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

SECTION J.

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

Name of the Corporation Cervone-Perrucci Realty LLC	Telephone Contact Information (908) 763-9602
Principal Business Address 14 North Cedar Street, Beacon, NY 12508	Place and Date of Incorporation New York, 5/20/2021
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York

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

Name	**Residence or business address**	**Telephone number**
Angelo Perrucci III	2319 Park Avenue Easton, PA 18045	(908) 763-9602
Kyle Perrucci	111 North Walnut Street Beacon, NY 12508	(845) 863-9301
Gerardo Cervone Jr.	301 Baxtertown Road Fishkill, NY 12524	(845) 204-5150

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

☐ **YES** ☑ **NO**

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

Name	**Address**

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

☐ **YES** ☑ **NO**

I, Angelo Perrucci III being first duly sworn, according to law, deposes and says that I am (Title) part owner, an active and qualified member of the Cervone-Perrucci Realty LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Angelo Perrucci III

(Signature) Angelo Perrucci III

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: 14 North Cedar Street - Application for Site Plan Approval		
Project Location (describe, and attach a general location map): 14 North Cedar Street, Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): Applicant proposes to construct a new two-story, four-unit multifamily dwelling on the property, along with an associated paved parking area and site improvements including curbing and sidewalks, landscaping, and stormwater management practices. The existing accessory storage building on the property will be maintained.		
Name of Applicant/Sponsor: Cervone-Perrucci Realty LLC	Telephone: (908) 763-9602 E-Mail: angelomp318@gmail.com	
Address: 111 North Walnut Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Taylor M. Palmer, Esq., Cuddy & Feder LLP, Attorney for Applicant	Telephone: (914) 761-1300 E-Mail: tpalmer@cuddyfeder.com	
Address: 445 Hamilton Ave, 14th Floor		
City/PO: White Plains	State: NY	Zip Code: 10601
Property Owner (if not same as sponsor): Same as Applicant/Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	City of Beacon Planning Board - Site Plan Approval	May 2023
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	City of Beacon Building Department - Building Permit	
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

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

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

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

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Transitional

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

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

C.4. Existing community services.

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

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

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

d. What parks serve the project site?
Memorial Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 0.24 acres
b. Total acreage to be physically disturbed? 0.22 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.24 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: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				4
At completion of all phases				4

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: 880 gallons/day

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

If Yes:

- Name of district or service area: City of Beacon Water and Sewer Department
- 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:
  Connect 2" copper line to 6" ductile line
- 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: 880 gallons/day

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

sanitary wastewater

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon Wastewater Treatment Facility
- 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? ☐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: 4" PVC pipe from property will connect to 8" VCP in roadway

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: 7am-5pm
- Saturday: 8am-4pm
- Sunday: 8am-4pm
- Holidays: none

ii. During Operations:

- Monday - Friday: 24 hours (residential)
- Saturday: 24 hours (residential)
- Sunday: 24 hours (residential)
- Holidays: 24 hours (residential)

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

If yes:

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

Existing ambient noise levels may be exceeded temporarily during construction. Existing ambient noise levels are not anticipated to be exceeded during operation.

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:

Light fixtures are proposed to be installed on the multifamily dwelling.

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:

The property is surrounded by residential uses, with a mixture of commercial and residential uses located along Main Street (approximately 200 feet to the south of the property), and the Goodwill Church located approximately 200 feet to the north of the property.

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	0.12	.18	+.06
• Forested	0	0	
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.12	.06	-.06
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	
• Wetlands (freshwater or tidal)	0	0	
• Non-vegetated (bare rock, earth or fill)	0	0	
• Other Describe: _____	0	0	

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): B00130

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

Remediation of the property at 33 North Cedar Street was conducted between 1998 and 2004, when contaminated soils were removed during the construction of a new residence on the property.

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? Over 6 ft 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:

Dutchess	30 %
Cardigan	25 %
Urban land	20 %

d. What is the average depth to the water table on the project site? Average: 8 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%:	100 % 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:
typical suburban species

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

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

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

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

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

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

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

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

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

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

If Yes:

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

ii. Name: _____

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

_____

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: _____

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.

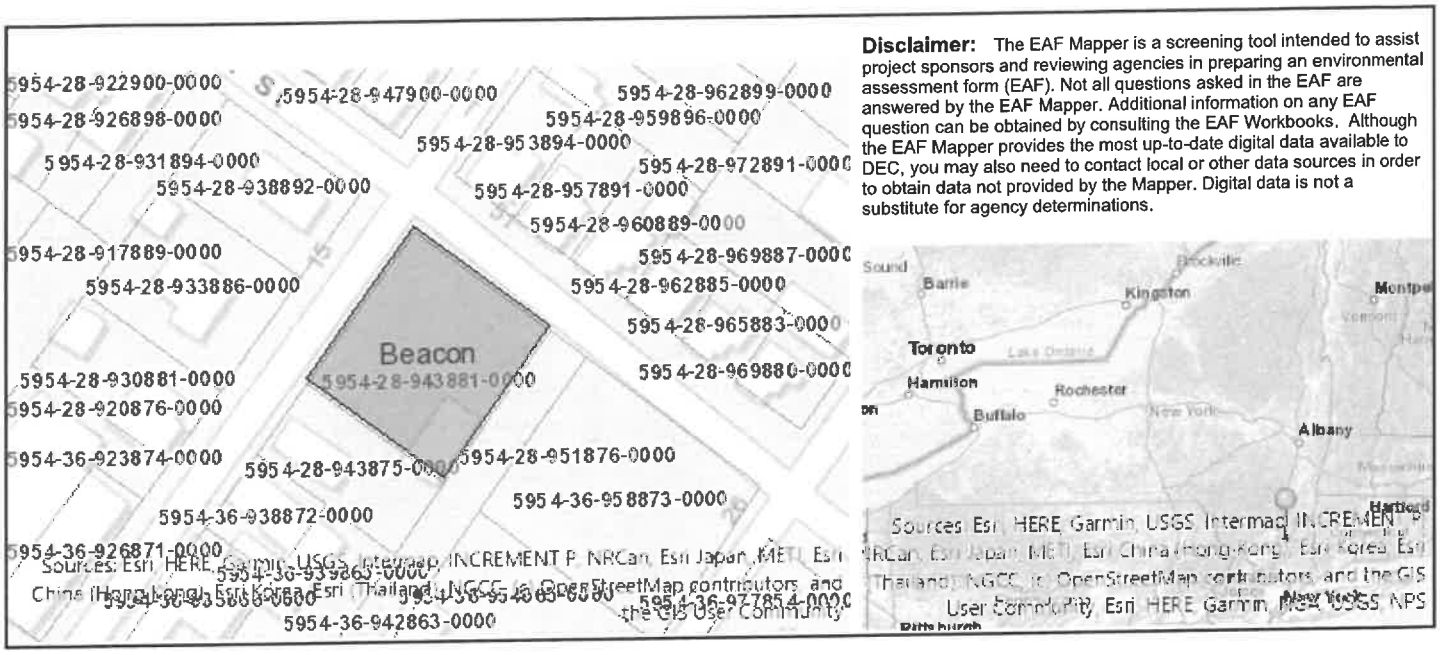
Applicant/Sponsor Name Cervone-Perrucci Realty LLC Date 4/15/2025

Signature Angela Perrucci Title Owner

PRINT FORM

EAF Mapper Summary Report

Tuesday, April 1, 2025 2:24 PM



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

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00130
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]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ARYEH SIEGEL
ARCHITECT

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

Re: 14 North Cedar Street, Beacon, New York
Site Plan Application – Responses to Comments

April 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

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

Note that Aryeh Siegel Architect was retained by the Owner to work on the project. The site plan and building design has been substantially revised with this current submission.

KARC Planning Consultant's Comment Responses:

1. **Front Yard Setbacks:** The setbacks of buildings within 250 feet on the same side of the street appear to range from 5-10 feet. Consistent with Section 223-13K, the building should be no more than 10 feet from the front property lines. The proposed 7ft front yard fronting N. Cedar Street meets this requirement. Per Section 223-13(J), the yard fronting Church Street should be reduced from 13 feet to no more than 10 feet to be equal in depth. This would improve compatibility with existing front yards across Church Street.

   Response: Comment acknowledged. The site plan has been substantially redesigned since the last review.

2. **Proposed Use of Existing Storage Building:** The applicant should clarify if the accessory storage building will be utilized for tenant storage, commercial storage, property management equipment, or other.

   Response: The existing Storage Building will be used for property management storage and equipment.

3. **Required Parking:** Pursuant to Section 223-26, residential uses within the T -District require a minimum of 1 space per dwelling unit and permit a maximum of 3 spaces per dwelling unit. Thus, a minimum of 4 spaces are required for the proposed project, but no more than 12 shall be provided. The applicant has reduced the proposed parking from 8 to 5 off-street parking spaces. The Planning Board should discuss if the provided parking is adequate for the proposed use.

   Response: The current site plan has 5 parking spaces.

4. **Parking Layout and Design:** The previously proposed parking layout included diagonal spaces with a one-way through driveway, which facilitated larger landscaped areas to screen parking and two curb

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

cuts of approx. 18 feet. The revised parking layout has consolidated the driveways to one 24 ft curb cut on Church Street and reduced the area for screening at the southeast corner of the property. While this revision has reduced the amount of impervious surface onsite, it has also resulted in less off-street parking, less screening, and a less desired circulation layout. The Board should discuss with the applicant the factors driving this design change and the tradeoffs of the two layouts.

Response: The parking layout has been revised to follow the new site plan.

5. **Proposed Building Height:** The T district has a 2½-story and 35-foot height limit. The provided elevations show a 3-story building, with two floors of 8 ft and a third floor of 11 ft 5 in. While the proposed building is less than 35-feet in height, the third floor does not meet the definition of a half story, which is defined as "a story with at least two opposite exterior sides meeting a sloping roof *not more than two feet above the floor of such story*." The third floor should be reduced in height to comply with the definition of half-story.

   Response: The revised building design is 2 stories with an attic.

6. **Architectural Elevations:** When appropriate, the proposed elevations should be referred to the Architectural Review Subcommittee for review, with the following considerations:
   a. The proposed four-family structure has a front façade width of 70 ft. Existing residential structures within the vicinity of the proposed project have front facades ranging from 25-40 ft in width. Additional breaks in the facade and roofline, such as structural centerlines (vertical lines not interrupted by fenestration), should be discussed as a means to break up the façade width and improve compatibility with the existing built form in the neighborhood.
   b. To improve design compatibility with the surrounding single-family house forms, the applicant may want to consider the addition of a covered porch(es), awning, or other architectural features found within the neighborhood.
   c. The elevations should be labeled with cardinal directions rather than "Left Side" and "Right Side" to avoid any confusion.

   Response: The building elevations have been redesigned.

7. **Lighting Plan:** The proposed Lighting Plan should clearly demonstrate compliance with all requirements of Section 223-14B. The applicant should provide details for all proposed fixtures and confirm that fixtures are full cutoff and will not emit light above the horizontal plane.

   Response: Site and building lighting are shown and specified in the drawings.

8. **Sidewalks & Street Trees:** The addition of sidewalks on both Church Street and N Cedar Street is applaudable. The Planning Board may wish to discuss the feasibility of providing street trees at regular 30-40 foot spacing, or alternatively, swapping out some of the proposed shrubs and arborvitae along Church Street for shade trees.

   Response: Comment acknowledged. The landscape design has been revised to follow the new site plan The landscape designer has provided trees.

Lanc & Tully Comment Responses:

General Comments:

1. The architectural plans submitted include notes on the elevation plans that state "Actual house may vary from elevation". The plans submitted shall represent that as to actually be constructed.

   Response: The note has been eliminated.

2. As the occupancy classification for the proposed 4-unit apartment building would be Residential Group R-2 per the 2020 NYS Building Code, the proposed structure may require the installation of a sprinkler system. It is recommended that the applicant consult with the City of Beacon Building Department at this time to determine if a sprinkler system is required, and the type of sprinkler system that may be required. This may impact the size or number of water service lines being brought into the building. Applicant notes that a sprinkler system is required for the project. A note shall be added to the plans stating the building shall be sprinkled in accordance with NFPA 13-R.

   Response: A note will be added that the building will be sprinklered in accordance with NFPA 13R.

Please refer to the project engineer'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

April 24, 2025

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

Re: Site Plan
Cervone-Perrucci Realty (Applicant)
14 North Cedar Street
Tax Parcel: 5954-28-943881,
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, I have submitted five (5) copies of the following documents in support of the Project:

- 5 Copies of a Plan Set
- 5 Copies of the Storm Water Analysis

These items have been revised based on Lanc & Tully's January 12, 2025 comment letter and KARC's January 9, 2025 comment letter. The following are responses to Lanc & Tully's January 12, 2025 comment letter:

Lanc & Tully January 12, 2025 Comment Letter:

General Comments

1. Actual Elevations will be on the plan and that note will be removed.
2. A note will be added that a sprinkler system will be added in accordance with NFPA 13-R.
3. A stormwater analysis will be submitted to show pre & post storm and how it will be handled.

Existing Condition

1. The Plan will call out all traffic signs adjacent to the project site.

Site Plan

1. The location of all ADA compliant stalls and signs will be noted.

2. An ADA compliant ramp will be installed with detail.

3. Infiltration will not be used but if anything changes a test will be completed and the City Engineer will be notified.

4. Monolithic sidewalk and curb will be pointed out on the plan.

5. The driveway limits will be pointed out on the plan.

6. All sidewalks will have a minimum of a 48" clearance.

7. All cleanouts will be pointed out on the plan.

Grading Plan

1. The grading plan will show the existing topography of the site and adjacent areas with a lighter font and all proposed grading will be bolder font.

2. The updated plan will ensure that it is properly draining from the building.

3. All sidewalks will have a max 1.5% cross slope and the driveway apron will have a 1" reveal.

Soil Erosion Plan

1. The plan will include topsoil stockpiling and a concrete washout basin with detail included.

Detail Sheet D-1

1. All references to curb depth will be 20" in full and the detail will be included.

2. Water Service connection details will both correspond with each other.

Detail Sheet D-2

3. The detail for the Stop sign will be removed.

Should you have any questions, please feel free to contact me at 908-763-9602.

Thank you,

Angelo Perrucci III, P.E.

14 North Cedar Street
Beacon, New York
Stormwater Analysis

Introduction

The property of 14 North Cedar, Beacon, NY is proposing a multifamily building. The proposed construction will change the type of surfaces on the existing property, changing the amount of runoff from pre-existing conditions. A detention system is proposed. The detention system will have an outlet control structure, which will be 2" Diameter opening to control the flow. Using the manning equation the flow can be calculated entering the system. The calculations below will show the flow and volume will be the same as pre existing conditions.

Present Existing Site

Area = 11,369 sf = .261 Acres
Tc (Time of Concentration)= 6 mins

2 year storm, i= 4.68"/hr
10 year storm, i = 6.24"/hr
100 year storm, i = 9.96"/hr

Runoff Coefficient From Present Site

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.147	56	0.3
Pavement	0.089	34	0.95
Garage	.025	10	0.95
Total	0.261		0.58

Runoff from Existing Site

2 year storm

Q =CiA

0.58 x 4.68"/hr x 0.261 acre = 0.71 cfs

Volume = 0.71 cfs x 0.5 x (6mins x 3) x 60 sec/min = 383 cf

10 year storm

Q =CiA

0.58 x 6.24"/hr x 0.261 acre = 0.95 cfs

Volume = 0.95 cfs x 0.5 x (6mins x 3) x 60sec/min = 513 cf

100 year storm

Q =CiA

0.58 x 9.96"/hr x 0.261 acre = 1.51 cfs

Volume = 1.51 cfs x 0.5 x (6mins x 3) x 60 sec/min = 815 cf

Runoff Coefficient From Proposed Site

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.062	25	0.3
Pavement/Concrete	0.129	48	0.95
Buildings	0.07	27	0.95
Total	0.261		0.80

Runoff from Proposed Site

2 year storm

Q =CiA

0.80 x 4.68"/hr x 0.261 acre = 0.98cfs

Volume = 0.98cfs x 0.5 x (6mins x 3) x 60 sec/min = 529 cf

10 year storm

Q =CiA

0.80 x 6.24"/hr x 0.261 acre = 1.30cfs

Volume = 1.30cfs x 0.5 x (6mins x 3) x 60 sec/min = 702 cf

100 year storm

Q =CiA

0.80 x 9.96"/hr x 0.261 acre = 2.08cfs

Volume = 2.08cfs x 0.5 x (6mins x 3) x 60 sec/min = 1123 cf

Runoff Flow from Proposed Site by Grass & Impervious Surfaces(Concrete & Pavement)

100 year storm (Pavement/Concrete)

Q =CiA

0.95 x 9.96"/hr x 0.129 acre = 1.22cfs

100 year storm (Grass)

Q =CiA

0.30 x 9.96"/hr x 0.062 acre = 0.18cfs

Total Flow Leaving the Site =1.40 cfs

Storage Required for Proposed Increase in Runoff Volume

2 year storm 529 c.f - 383 c.f = 146 c.f

10 year storm 702 c.f - 513 c.f = 189 c.f

100 year storm 1123 c.f - 815c.f = **308 c.f = 2304 Gallons**

Roof Runoff Volume Calculation From Existing Garage and Proposed Building

100 year Storm Q =CiA

0.95 x 9.96"/hr x 0.07 acre = 0.66cfs

Volume = 0.66cfs x 0.5 x (6mins x 3) x 60 sec/min = 357 cf = **2675 gallons**

Volume of Detention System

Volume of Storage Tank: 236 cf
Volume of Stone Storage: 189 cf
Total Volume: 425 cf

Change of Flow from Existing Site to Proposed Site for Grass and Impervious Surfaces

100 year storm 1.51 cfs -1.40 cfs = 0.11 cfs

Flow Leaving Controlled Flow Structure

Diameter of Pipe: 2"
Cross Sectional Area: 0.02 ft^2
Hydraulic Radius : 0.04 ft
Roughness coefficient: 0.009
Slope: .01 ft/ft

$$Q=\frac{1.49}{.009}x.04^{2/3} \times .02 \times .01^{0.5}$$

Q= 0.04cfs

Conclusion:

The proposed detention system will be able to hold the volume of a 100 year storm from the roof of the buildings(425 cf > 357cf). The Control flow structure will ensure the Flow entering the storm system will be less than 0.11 cfs. The detention system will be the same as pre existing conditions.

Angelo Perrucci III P.E.

Materials / Symbols

- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- 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

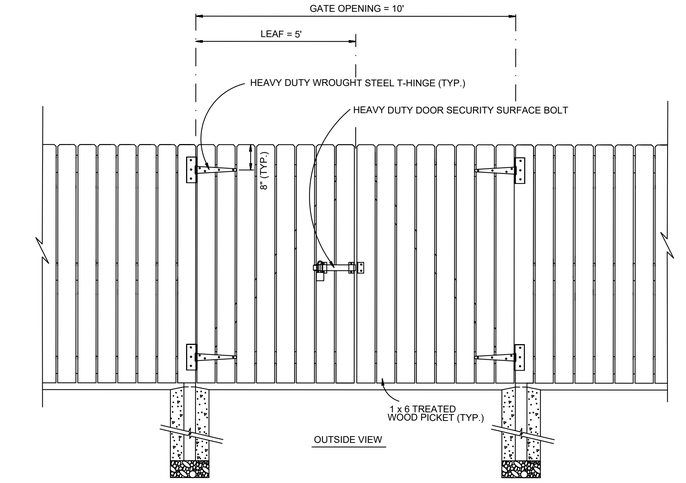
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			

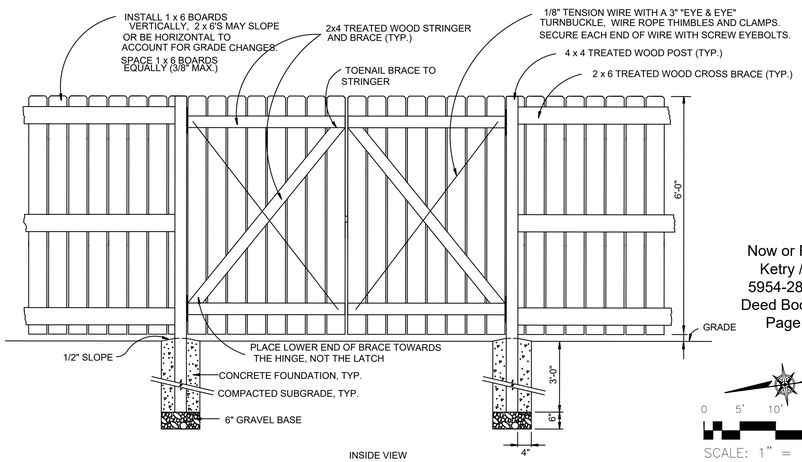
Bulk Zoning Regulations Table

	Minimum Lot Size (Required)			Minimum Lot Size (Proposed)			Minimum Yards (Required)			Minimum Yards (Proposed)			Allowable Building Height	Proposed Building Height	Lot Coverage (Maximum)	Lot Coverage (Proposed)	Proposed Building Footprint
	Area	Width	Depth	Area	Width	Depth	Front	Side	Rear	Front	Side	Rear					
Zoning District																	
T (Transitional District)	5,000 SF	50'	100'	10,800 SF (Existing)	108'	100'	10'	10'	20'	10'	10' (R) 20' (L)	72.4'	35'	31'	N/A	N/A	2,985 SF

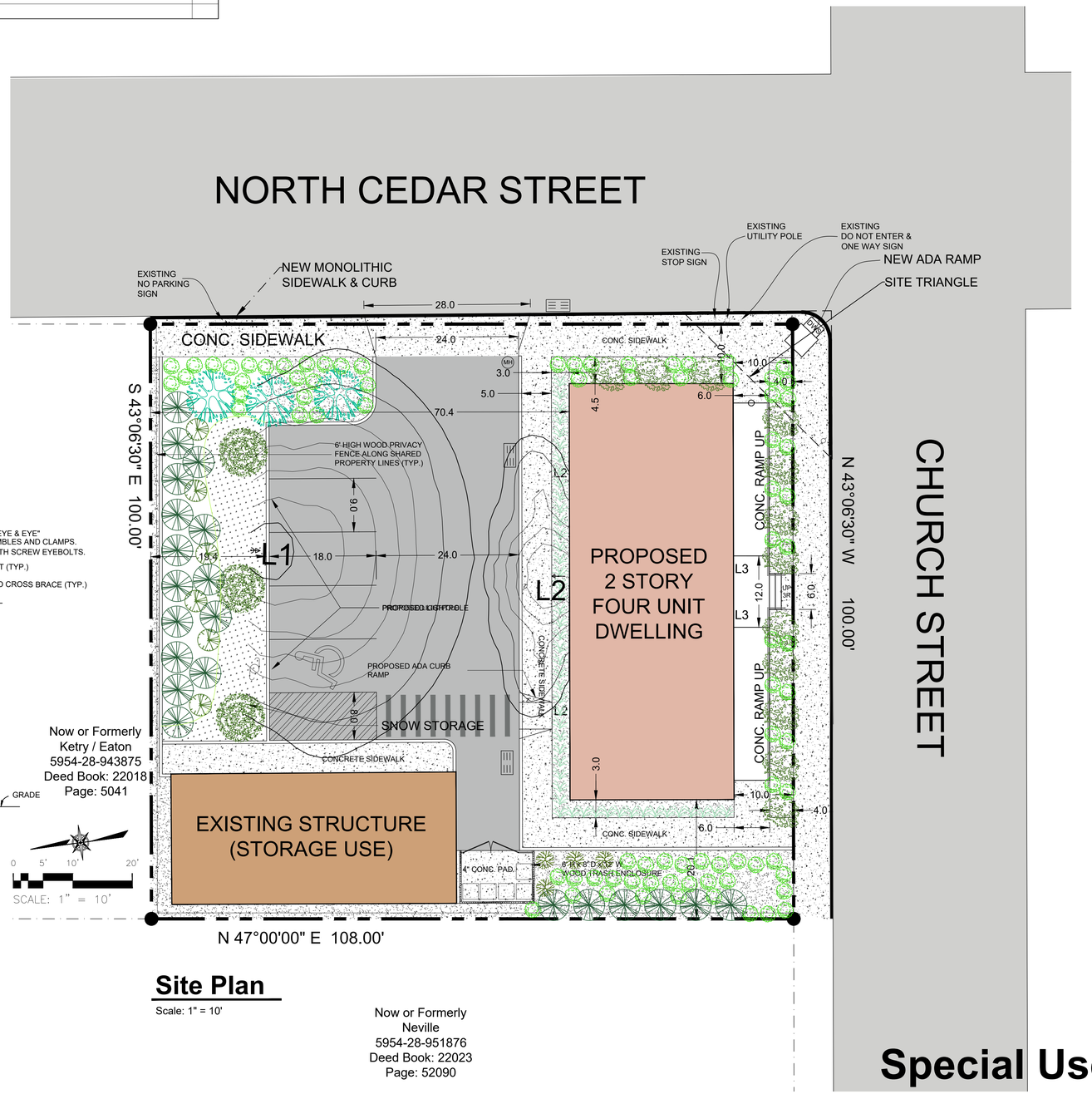
Location Map

Scale: 1" = 100'





WOOD FENCE GATE DETAILS



Site Plan

Scale: 1" = 10'

Zoning Summary

Zoning District:	T (Transitional District)
Tax Map No.:	5954-28-943881
Lot Area:	10,800 SF (0.247 acres)
Building Footprint:	2,985 SF (1,055 existing storage + 1,930 SF proposed new building)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Storage
Proposed Use:	Residential / Storage

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial District (Transitional)		
1 space per dwelling unit (**minimum**) 3 spaces per dwelling unit (**maximum**)		4 parking spaces **minimum** 12 parking spaces **maximum**
Total Provided		**5 parking spaces** See Notes Below

Notes:

1. The building will be sprinklered in compliance with NFPA 13R.

Index of Drawings

Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions & Demolition Plan
Sheet 3 of 11	Landscape & Lighting Plan
Sheet 4 of 11	Floor Plans
Sheet 5 of 11	Building Elevations
Sheet 6 of 11	Utility Plan
Sheet 7 of 11	Grading & Drainage Plan
Sheet 8 of 11	Soil Erosion Plan
Sheet 9 of 11	Construction Details 1
Sheet 10 of 11	Construction Details 2
Sheet 11 of 11	Construction Details 3

Special Use Permit Application

Sheet 1 of 4 - Site Plan

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

14 North Cedar Street

Beacon, New York
Scale: 1" = 10'
April 29, 2025

Materials / Symbols

- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
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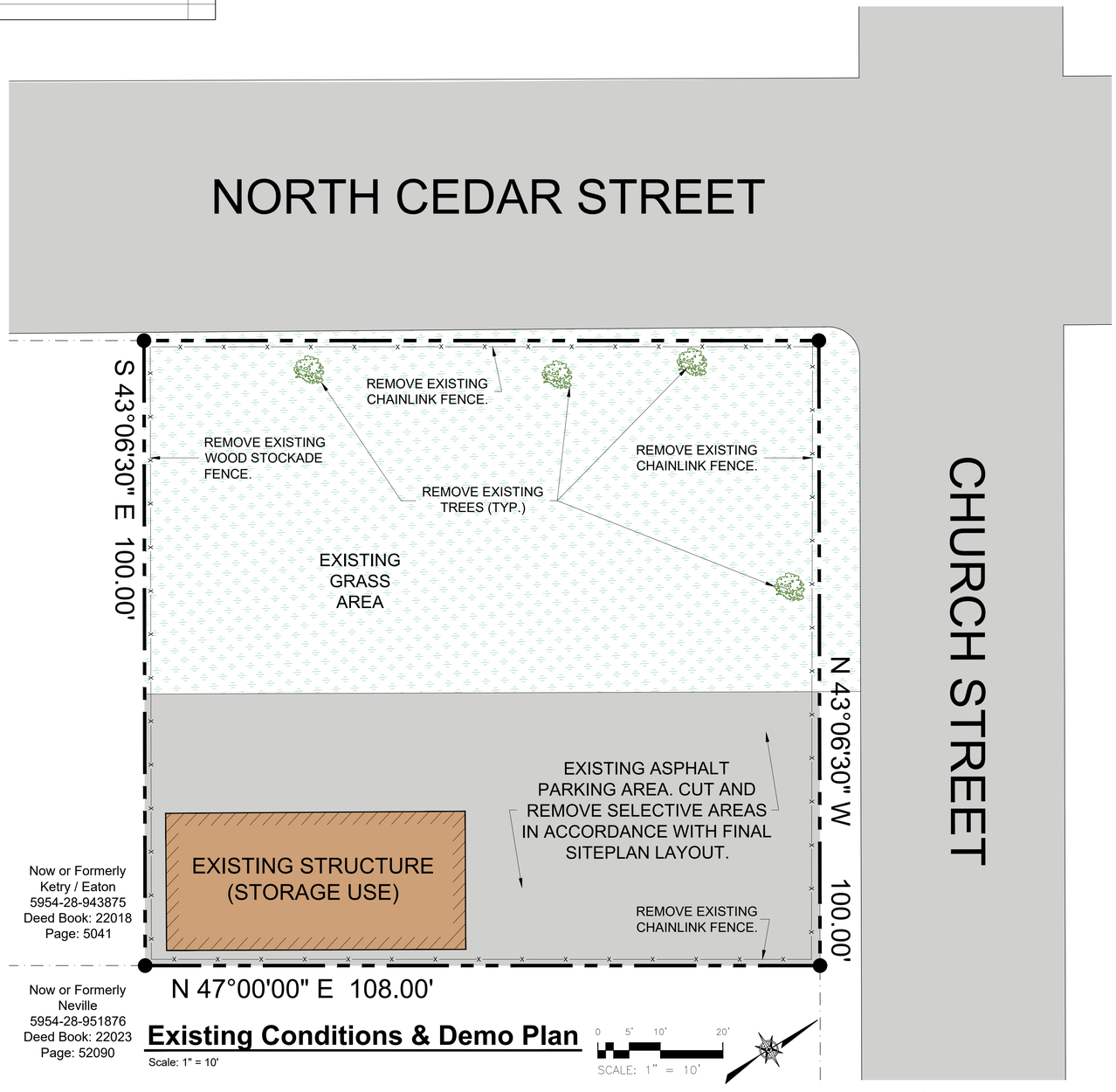
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1			



Existing Conditions & Demo Plan

Scale: 1" = 10'

Special Use Permit Application

Sheet 2 of 11 - Existing Conditions / Demolition Plan

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

Landscape Design:
Landscape Restorations
P.O. Box 286
Beacon, New York

14 North Cedar Street
Beacon, New York
Scale: 1" = 10'
April 29, 2025

POLE MOUNTED LIGHT (L1)
ASURI 2 POST TOP WARM WHITE ASULED/2/WW WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL.
MOUNTING HEIGHT = 12 FEET. DARK SKY COMPLIANT

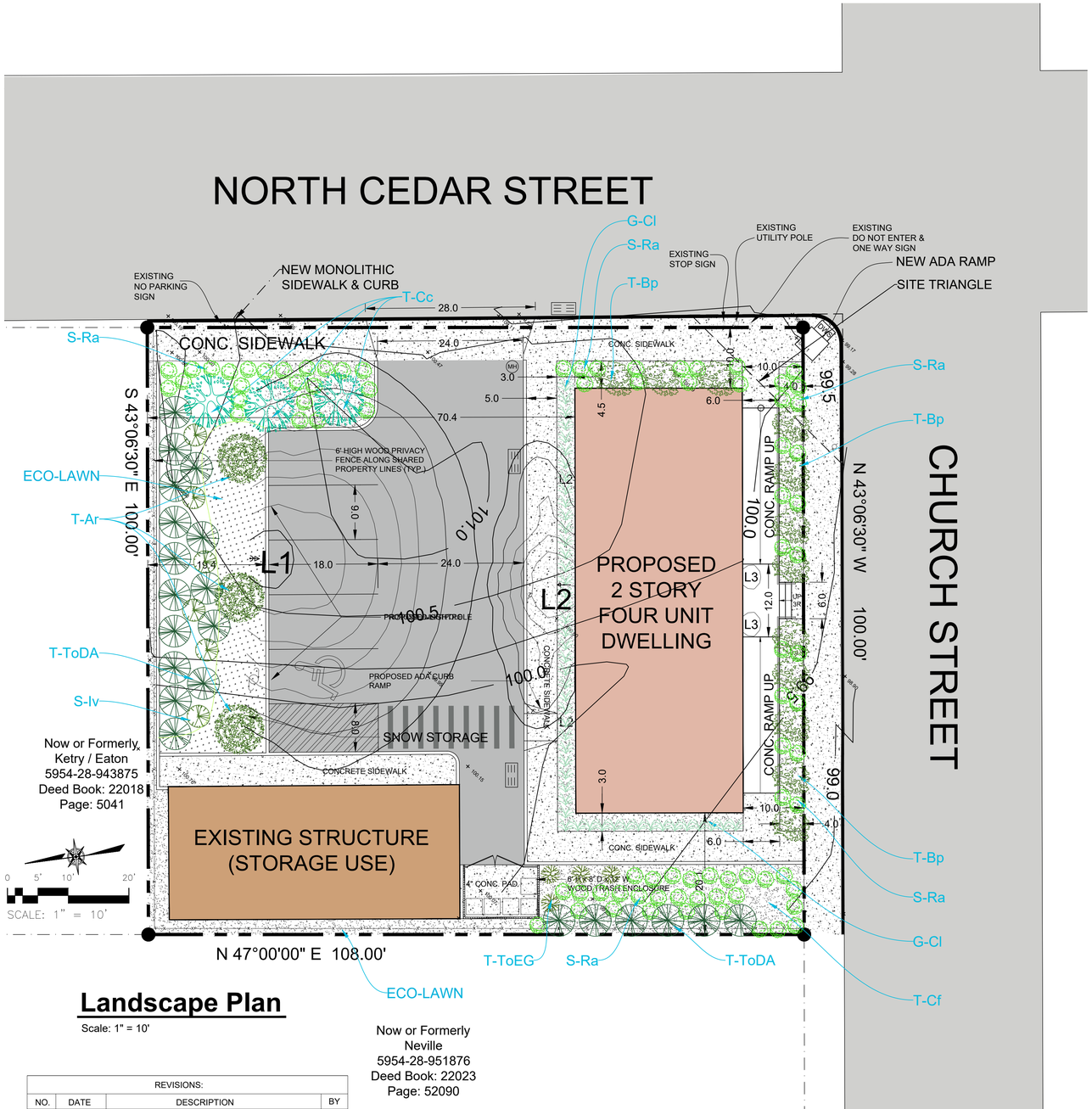
WALL MOUNTED LIGHT (L2)
LUMINIS "CLERMONT" WALL MOUNTED FIXTURE WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL.
MOUNTING HEIGHT = 12 FEET. DARK SKY COMPLIANT

WALL MOUNTED HOUSE LIGHT (L3)
ANTO L1010-200 WALL LIGHT WALL MOUNTED FIXTURE. LED 100W EQUIVALENT, DARK SKY COMPLIANT.
MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

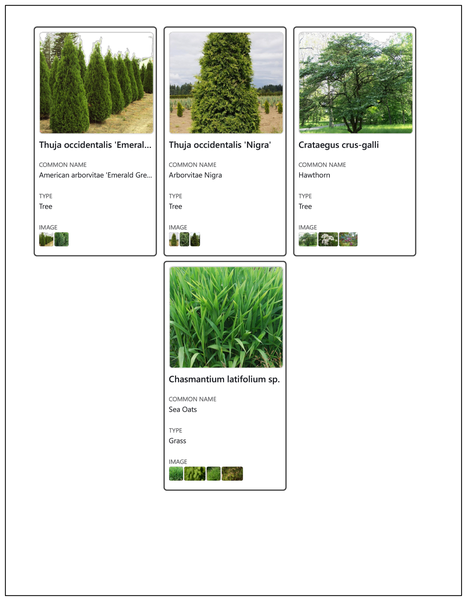
NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN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

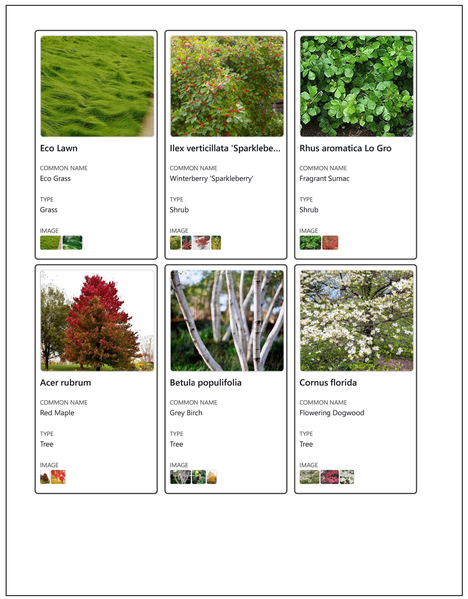
SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quantity	Time
T-Ar	Tree	Acer rubrum	Red Maple	2.5"	3	Spring/Fall
T-Bp	Tree	Betula populifolia	Grey Birch	5-6'	12	Spring/Fall
T-Cf	Tree	Cornus florida	White Dogwood	3"	1	Spring/Fall
T-Cc	Tree	Crataegus crus-galli	Hawthorn	2.5"	3	Spring/Fall
T-ToEG	Tree	Thuja occidentalis 'Emerald Green'	Arborviteae 'Emerald Green'	5-6'	4	Spring/Fall
T-ToDA	Tree	Thuja occidentalis 'Dark American'	Arborviteae 'Dark American'	5-6'	19	Spring/Fall
S-Iv	Shrub	Ilex verticillata 'Red Sprite'	Winterberry	5 gal	9	Spring/Fall
S-Iv	Shrub	Ilex verticillata 'Jim Dandy'	Winterberry Male	3 gal	2	Spring/Fall
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac 'Lo Gro'	3 gal	62	Spring/Fall
G-Cl	Grass	Chasmanthium latifolium	Northern Sea Oats	1 gal	37	Anytime
G-EL	Grass	Fescue and Buffalo Grass Mix	Eco Lawn	Seed	7 lbs	Spring/Fall



Landscape Plan

Scale: 1" = 10'





REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			

Special Use Permit Application

Sheet 3 of 11 - Landscape & Lighting Plan

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

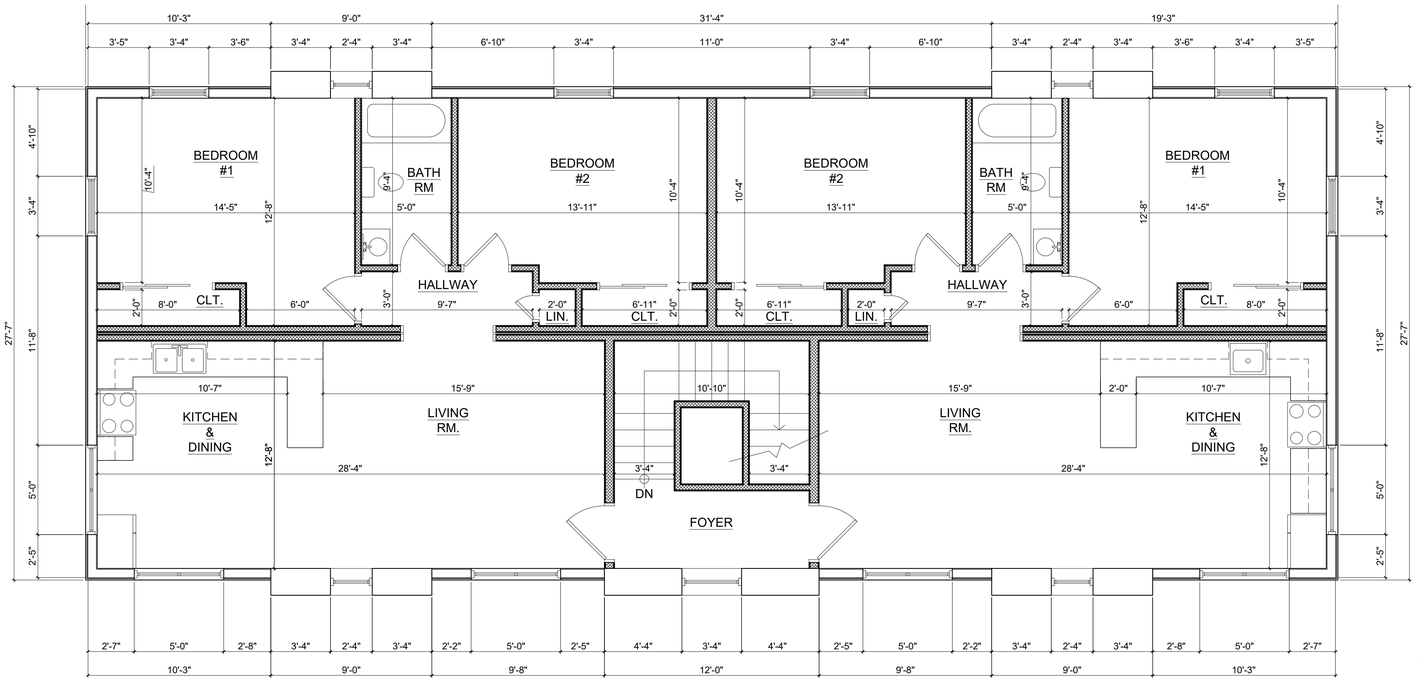
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

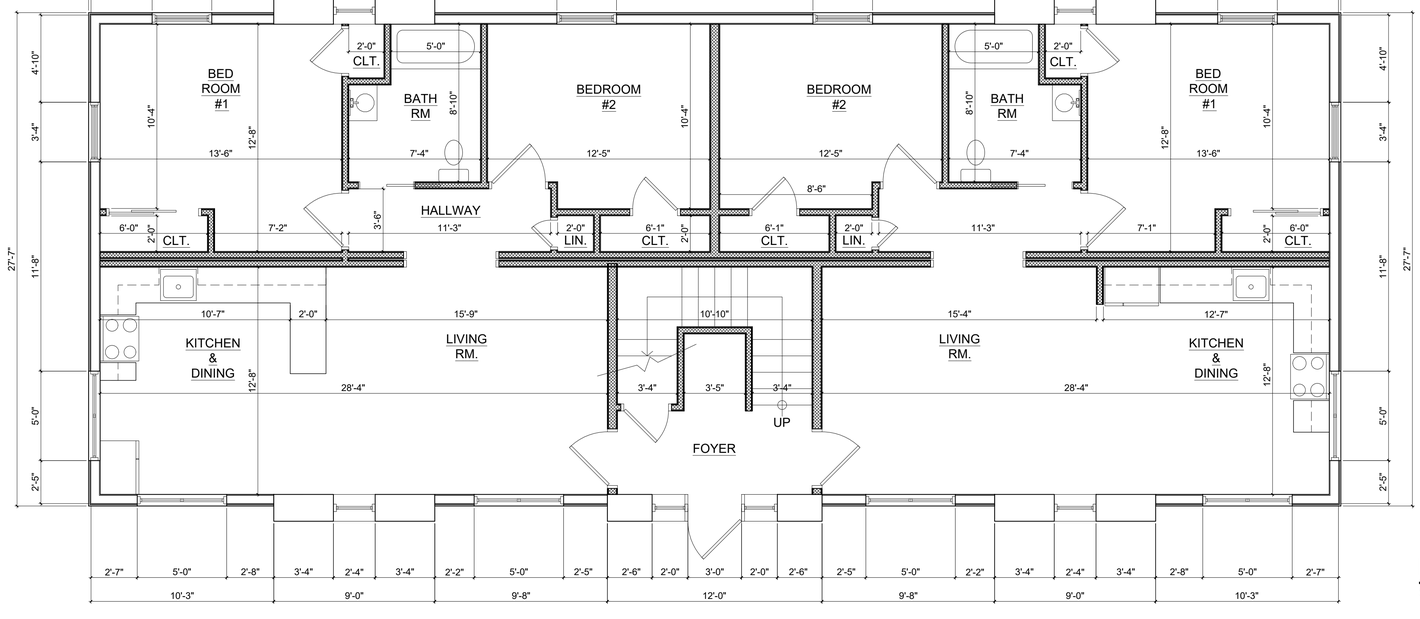
Landscape Design:
Landscape Restorations
P.O. Box 286
Beacon, New York

14 North Cedar Street
Beacon, New York
Scale: 1" = 10'
April 29, 2025



Proposed Second Floor Plan

Scale: 1/4" = 1'-0"



Proposed First Floor Plan

Scale:1/4" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			

Special Use Permit Application
Sheet 4 of 11 - Floor Plans

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

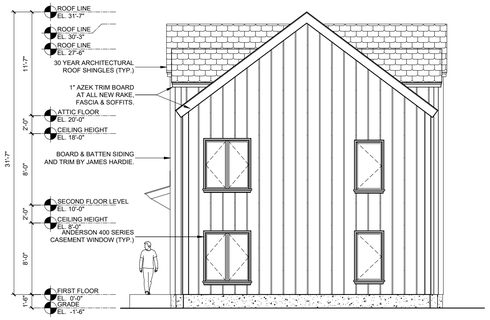
Landscape Design:
Landscape Restorations
P.O. Box 286
Beacon, New York

14 North Cedar Street
Beacon, New York
Scale: As Noted
April 29, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			

NOTE: RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN THE REVIEW OF THE PROPOSED DESIGN ONLY. RENDERINGS ARE NOT INTENDED AS AN ACCURATE REPRESENTATION OF ALL OF THE SITE CONDITIONS

View 1

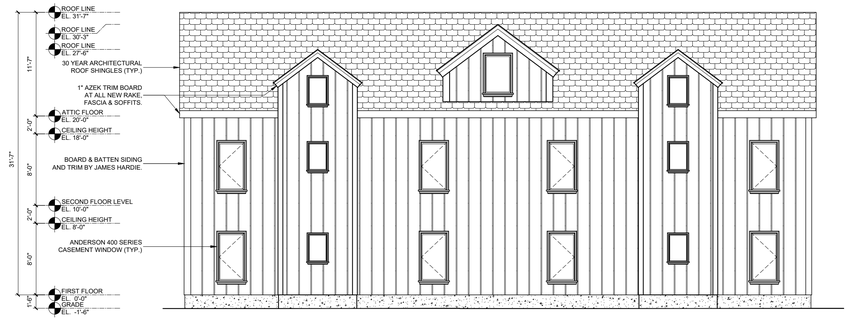


West Elevation (N. Cedar Street)

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

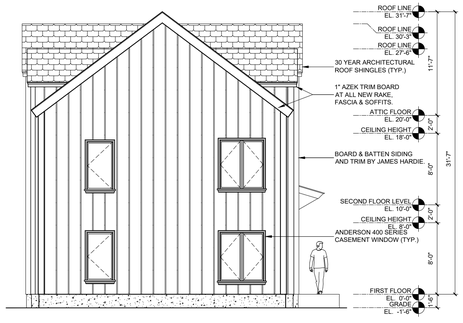
North Elevation (Church Street)

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



South Elevation

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



East Elevation

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

Special Use Permit Application

Sheet 5 of 11 - Building Elevations

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

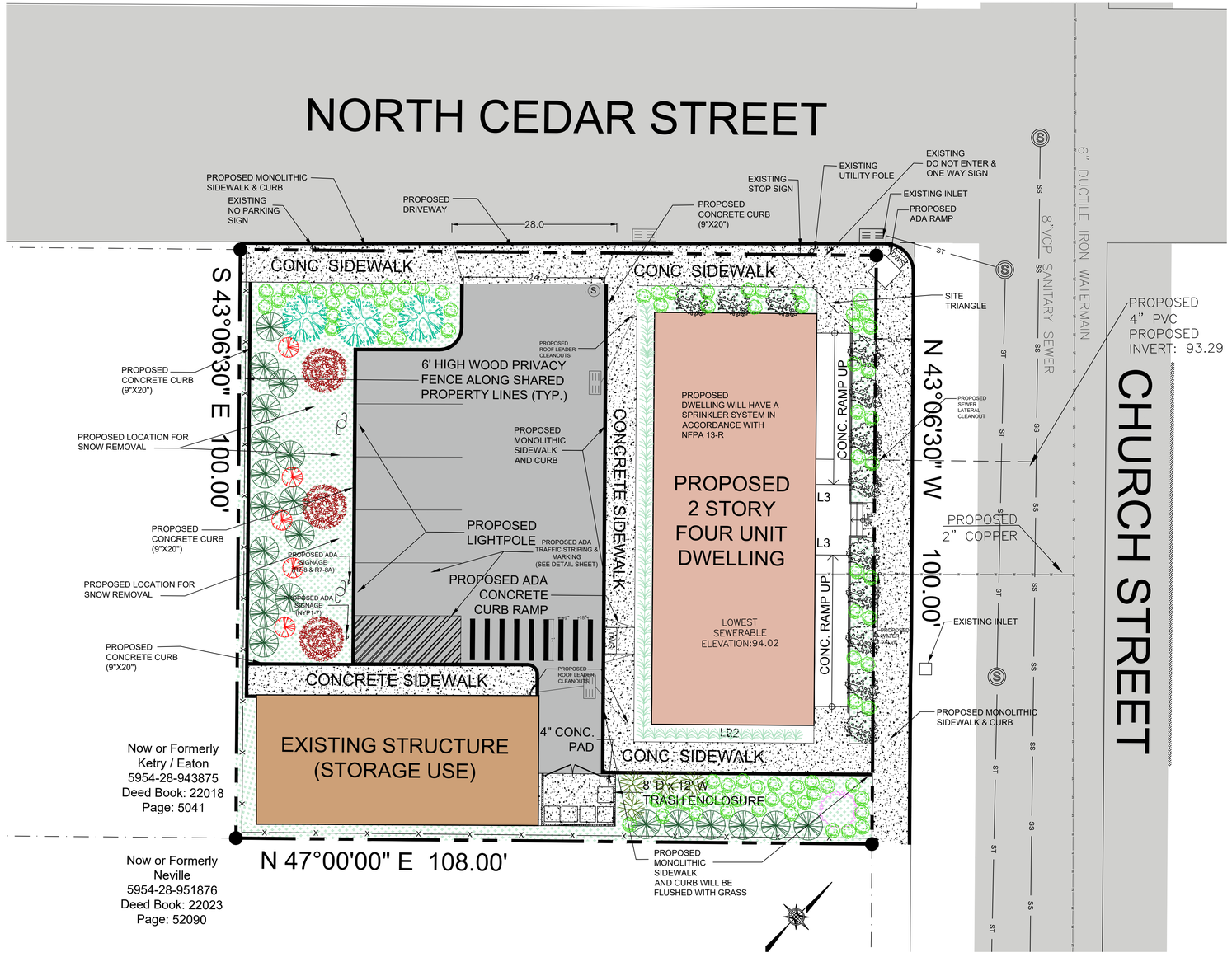
Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

Landscape Design:
Landscape Restorations
P.O. Box 286
Beacon, New York

14 North Cedar Street
Beacon, New York
Scale: As Noted
April 29, 2025

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- RL — RL — ROOF LEADER
- W — W — W — WATER LINE
- WV — WATER VALVE
- S — MANHOLE
- INLET
- LIGHT POLE
- UTILITY POLE
- SIGN



E:\FOR ARCHITECT\NEW FOLDER\UTILITY PLAN.DWG

FILE NO:

No.	REVISION	DATE

SCALE: 1" = 10'

DATE: 4/2025

DRAWN BY: XX

ANGELO M PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
UTILITY PLAN

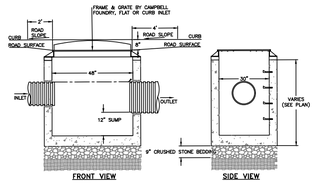
SHEET NO. 6 of 11

JOB No.

DWG. No. U-1

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- X — X — FENCE
- RL — RL — ROOF LEADER
- W — W — WATER LINE
- 100.0 — EXISTING CONTOUR LINE
- XX.XX — EXISTING ELEVATION POINT
- XX.XX — PROPOSED ELEVATION POINT
- WV — WATER VALVE
- S — MANHOLE
- INLET
- LIGHT POLE
- UTILITY POLE
- SIGN

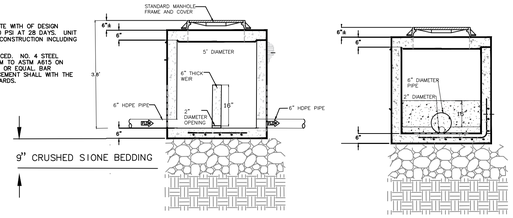


NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN.
3. PROVIDE A MINIMUM 0.4' DROP BETWEEN INLET AND OUTLET INVERTS.
4. CATCH BASINS WITH AN ENTRANCE DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
5. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE

CLASS I/II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION INCLUDING WALLS AND FLOOR.

GRADE 60 REINFORCED, NO. 4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. BAR BENDING AND PLACEMENT SHALL WITH THE LATEST ACI STANDARDS.

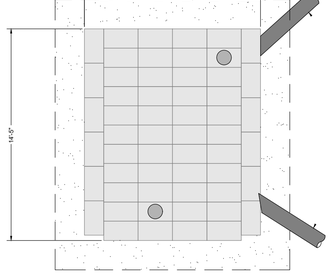


OUTLET CONTROL MANHOLE
NOT TO SCALE

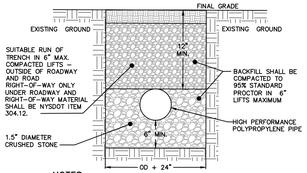
R-TANK QUANTITIES	
TRAFFIC RATING	HS-20
# OF HD SINGLE R-TANKS	56
R-TANK VOLUMES	
TOTAL SYSTEM STORAGE	425 CF
R-TANK STORAGE VOLUME	236 CF
STONE STORAGE VOLUME (40% VOID RATIO)	189 CF
STONE BED FOOTPRINT	295 SF
STONE QUANTITY	20 CY
R-TANK ELEVATIONS	
DESCRIPTION	ELEVATION
BASE INV.	95.86
TANK INV.	96.11
TOP OF TANK	97.55
GEOGRID	98.55
MIN. ALLOW. FINAL GRADE	99.22
MAX. ALLOW. FINAL GRADE	104.54

LEGEND

- R-TANK HD SINGLE UNITS
- INSPECTION PORT
- PIPE CONNECTION
- EXCAVATION PERIMETER
- PERIMETER BACKFILL

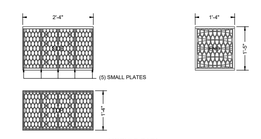


DETENTION SYSTEM PLAN VIEW
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE



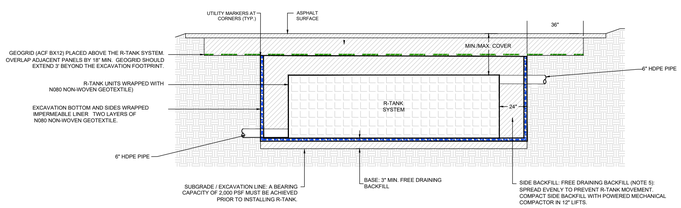
MODULE DATA

GEOMETRY:
LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 17.32 IN. (440 MM)
TANK VOLUME = 4.44 CF
STORAGE VOLUME = 4.22 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING:
HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS

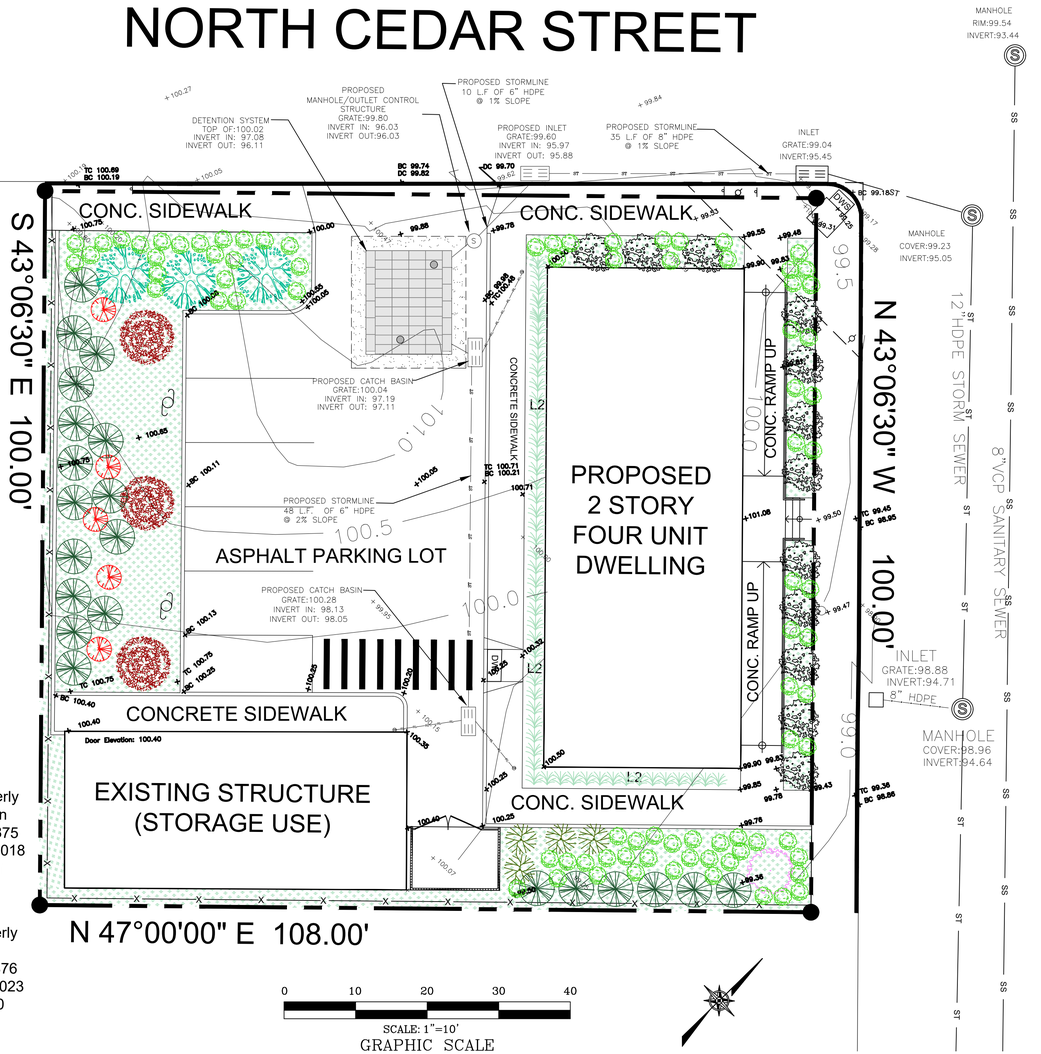
MATERIAL:
100% RECYCLED POLYPROPYLENE

SINGLE R-TANKHD - MODULE DETAIL



DETENTION SYSTEM SECTION VIEW VIEW
NOT TO SCALE

NORTH CEDAR STREET



Now or Formerly
Ketry / Eaton
5954-28-943875
Deed Book: 22018
Page: 5041

Now or Formerly
Neville
5954-28-951876
Deed Book: 22023
Page: 52090

0 10 20 30 40
SCALE: 1"=10'
GRAPHIC SCALE

CHURCH STREET

No.	DATE	REVISION

SCALE: 1"=10'
DATE: 4/2025
DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

STATE OF NEW YORK
ANGELO MARINO PERRUCCI III
109938
LICENSED PROFESSIONAL ENGINEER

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DRAINAGE & GRADING PLAN

SHEET NO. 7 of 11
JOB No.
DWG. No. GD-1

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATION FOR THE EROSION AND SEDIMENT CONTROLS.
2. ALL CATCH BASIN SHALL BE INSPECTED DAILY FOR SEDIMENT BUILD UP AND BE CLEANED OUT IF NEEDED.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION STRUCTURES.
4. ALL EROSIVE MATERIAL ONSITE WILL BE SURROUNDED BY SILT FENCE IN STOCKPILE.
5. NO EROSION CONTROL DEVICES WILL BE REMOVED UNTIL ALL AREAS ARE STABLE

MAINTENANCE & INSPECTION SCHEDULE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

DUST CONTROL:
WATER SHOULD BE SPRAYED AS NEEDED BUT EXCESSIVE SPRAYING SHOULD BE AVOIDED TO INCREASE SEDIMENT RUNOFF.

STABILIZED CONSTRUCTION ENTRANCE:
THE ENTRANCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAINFALL EVENT. DURING WET WEATHER THE ENTRANCE SHOULD BE INSPECTED DAILY. THE PUBLIC RIGHT–OF–WAY SHOULD BE INSPECTED DAILY FOR MUD OR SEDIMENT LEAVING SITE. ANY MUD OR SEDIMENT IN PUBLIC RIGHT–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY BRUSHING OR SWEEPING.

SILT FENCE
THE SILT FENCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAIN EVENT. IF SILT FENCE IS DAMAGED REPAIRS MUST BE DONE IMMEDIATELY BEFORE ANY OTHER WORK CAN BE DONE. REMOVE SEDIMENT WHEN IT REACHES 0.5 INCHES IN HEIGHT ON THE INSIDE OF THE FENCE.

SOIL STOCKPILE
THE STOCKPILE AND SILT FENCE AROUND IT SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAIN EVENT. IF SILT FENCE IS DAMAGED REPAIRS MUST BE DONE IMMEDIATELY BEFORE ANY OTHER WORK CAN BE DONE. REMOVE SEDIMENT WHEN IT REACHES 0.5 INCHES IN HEIGHT ON THE INSIDE OF THE FENCE

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- RL — RL — ROOF LEADER
- W — W — W — WATER LINE
- WV — WATER VALVE
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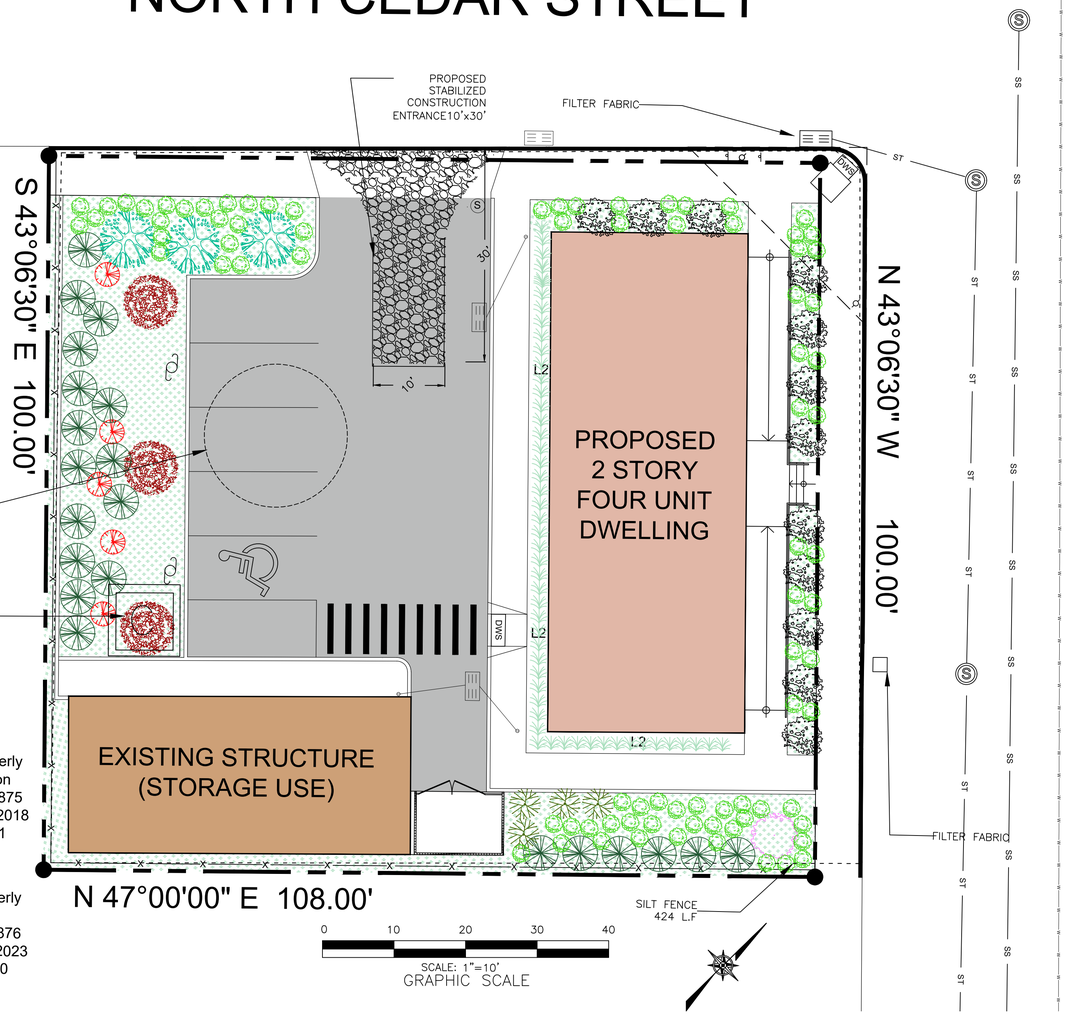
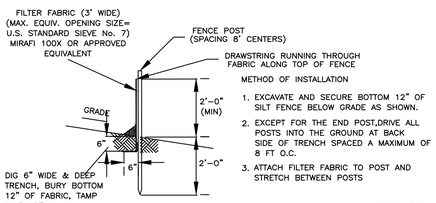
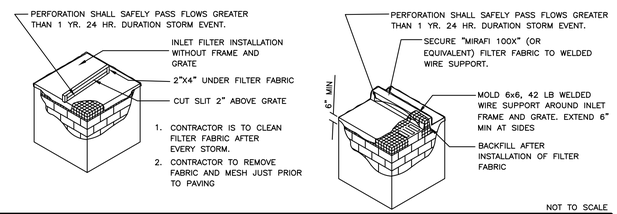
- SIGN

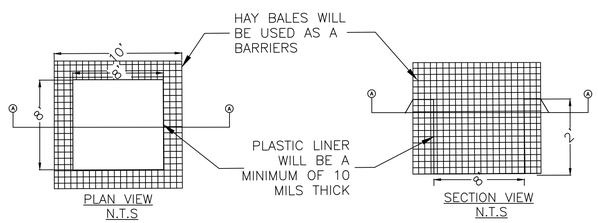




SILT FENCE

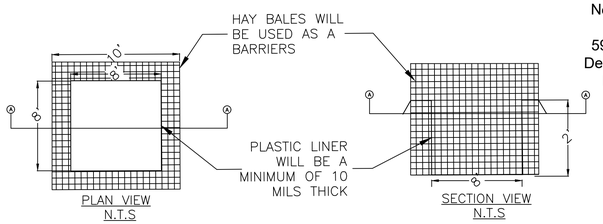


INLET FILTER FABRIC



CONCRETE WASHOUT STATION DETAIL
N.T.S.

NOTES
1. NO STORM WATER STRUCTURE SHALL BE LOCATED WITHIN 100' OF THE CONCRETE WASHOUT STATION.
2. WASHOUT STATION WILL BE INSPECTED DAILY FOR PLASTIC LINER RIPS AND HARDEN MATERIAL ACCUMULATION. LINER MUST BE REPLACED IMMEDIATELY WHEN DAMAGED OR HARDENED MATERIAL IS 3/4 OF ITS CAPACITY.
3. RAINWATER SHOULD BE REMOVED FROM WASHOUT STATION AND BE PLACED IN GRASS AREA



CONCRETE WASHOUT STATION DETAIL
N.T.S.

NOTES
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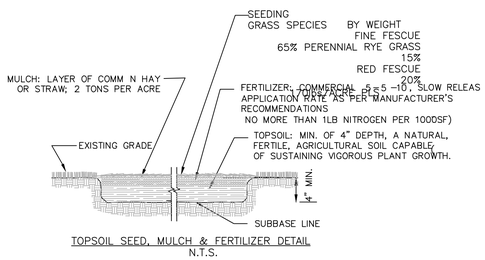
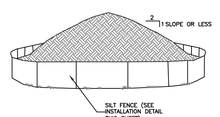
3. RAINWATER SHOULD BE REMOVED FROM WASHOUT STATION AND BE PLACED IN GRASS AREA



TOPSOIL SEED, MULCH & FERTILIZER DETAIL
N.T.S.



TEMPORARY SOIL STOCKPILE DETAIL
N.T.S.

NOTES
1. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING.
2. LOCATION FOR STOCKPILE SHALL BE DRY AND STABLE.

E:\FOR ARCHITECT\NEW FOLDER\SOIL EROSION.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'
DATE: 4/2025
DRAWN BY: XX

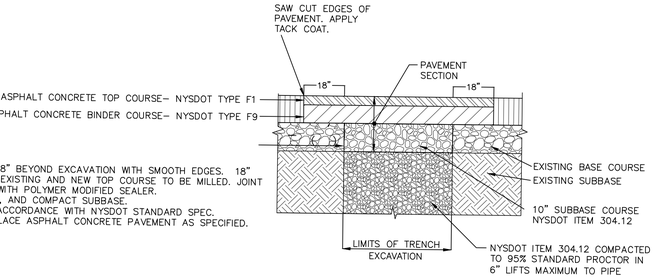
ANGELO M PERRUCCI III P.E.
NEW YORK PROFESSIONAL ENGINEER
LIC. NO.109938–01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
SOIL EROSION PLAN

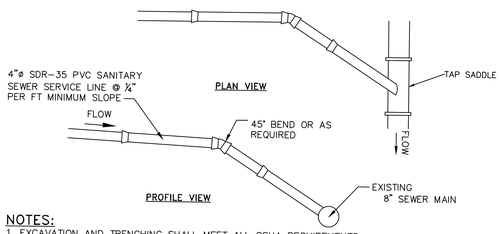
SHEET NO. 8 of 11
JOB No.
DWG. No. SE–1



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.

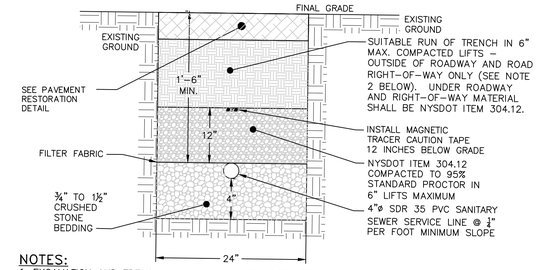
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" WYE TAP SADDLE AND STRAPS– MODEL FERNCO TSW–4

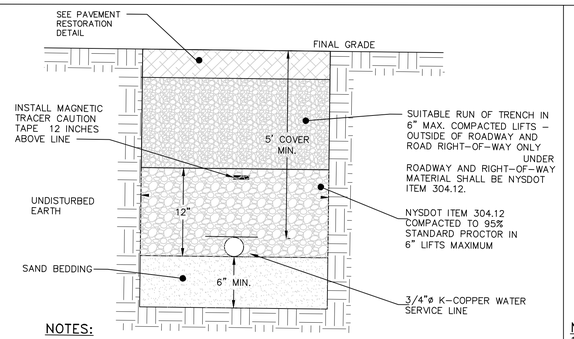
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

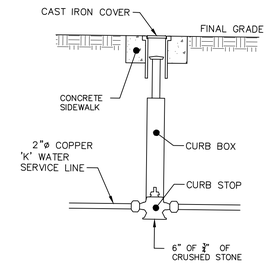
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. 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.

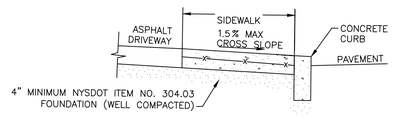
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. CURB STOP TO BE MUELLER MODEL #A–728
2. VALVE AND VALVE BOX SHALL BE INSTALLED PLUMB WITH GROUND SURFACE.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH CRUSHED STONE

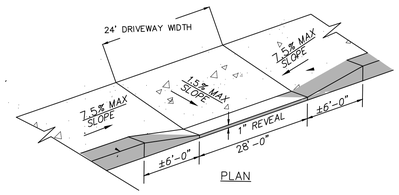
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



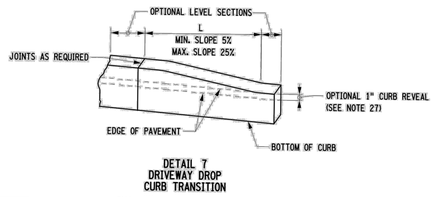
NOTE:

1. CONCRETE DRIVEWAYS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'

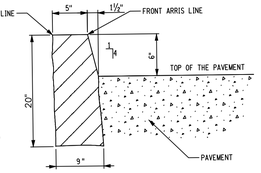
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



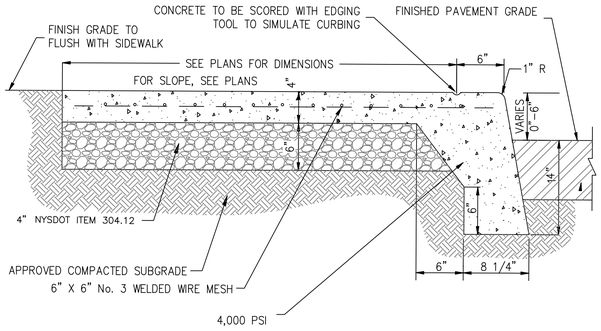
PLAN



DETAIL 7
DRIVEWAY DROP CURB TRANSITION



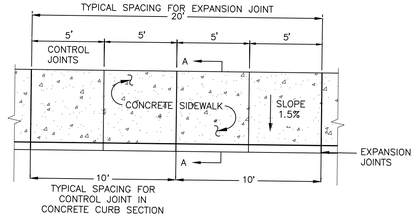
LEAN BACK RADIUS (LB)
SAWED EXPOSED FACES



SECTION
MONOLITHIC CURB AND SIDEWALK

NOTE:

1. CONCRETE DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'
3. ½" CELLULOSE CONCRETE EXPANSION JOINTS WILL BE PLACED AT 10' INTERVALS.
4. 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 5' INTERVALS.
5. THE TOP SURFACE SHALL HAVE A BROOM FINISH
6. ALL CONCRETE WILL BE 3500 PSI



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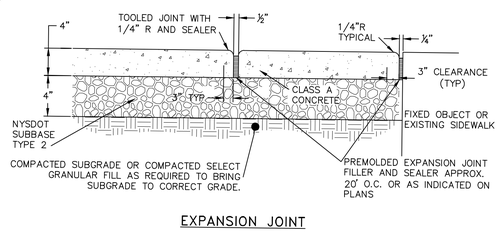
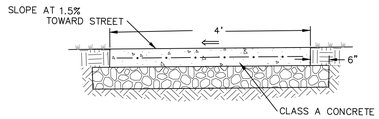
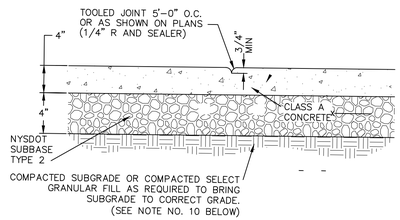


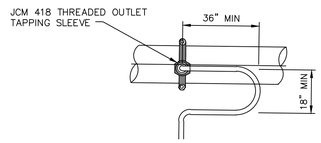
EXPANSION JOINT



SECTION A–A



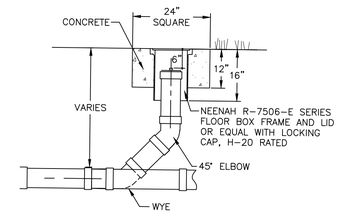
CONTROL JOINT



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 BRONZE TAPPING SADDLE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

E:\FOR ARCHITECT\9 SHEET S-1 DETAIL SHEET.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'
DATE: 4/2025
DRAWN BY: XX

ANGELO M PERRUCCI III P.E.
NEW YORK PROFESSIONAL ENGINEER
LIC. NO.109938–01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

SHEET NO. 9of11
JOB No.
DWG. No. D–1

GENERAL NOTES:

1. THESE SHEETS ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE REQUIREMENTS OF THE 2013 PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG).

2. THE DIMENSIONS SHOWN IN THE DETAILS AS MINIMUMS AND MAXIMUMS ARE THE LIMITS FOR DESIGN AND FIELD LAYOUT. FOR WORK ACCEPTANCE VALUES SEE "CRITICAL ELEMENTS FOR THE DESIGN, LAYOUT, AND ACCEPTANCE OF PEDESTRIAN FACILITIES" ON SHEET 11 OF 12 AND SHEET 12 OF 12.

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ELEVATIONS AND DIMENSIONS TO ENSURE THAT THE FINAL LAYOUT OF PEDESTRIAN FACILITIES MEETS ADA REQUIREMENTS. ANY SURVEY WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE PAID FOR UNDER ITEM 625.01 - SURVEY OPERATIONS. A CONTRACT CONTROL PLAN IS NOT NECESSARY FOR WORK LIMITED TO SIDEWALKS AND CURB RAMPS.

3. FACILITIES THAT CANNOT BE CONSTRUCTED TO MEET THE DESIGN STANDARDS, DUE TO DESIGN CONSTRAINTS, SHALL BE CONSTRUCTED TO MEET THE STANDARDS TO THE GREATEST EXTENT PRACTICABLE. FEATURES THAT CANNOT MEET THE VALUES FOR WORK ACCEPTANCE SHALL BE JUSTIFIED AS NONSTANDARD PER HIGHWAY DESIGN MANUAL CHAPTER 2.

4. TO CHECK FIELD LAYOUT AND TO VERIFY WORK ACCEPTANCE, ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE "NOTES ON INSPECTION METHODS (MEASUREMENT)" ON SHEET 11 OF 12.

5. JOINTS BETWEEN SIDEWALKS, CURB RAMPS, TURNING SPACES AND ROADWAYS SHALL BE FLUSH AND FREE FROM ABRUPT VERTICAL CHANGES GREATER THAN ¼". VERTICAL SURFACE DISCONTINUITIES BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE JOINT. SEE "VERTICAL SURFACE DISCONTINUITIES" DETAIL ON SHEET 2 OF 12.

6. SIDEWALKS ARE CONNECTED TO ROADWAYS BY BLENDED TRANSITIONS OR CURB RAMPS. BLENDED TRANSITIONS ARE CONNECTIONS BETWEEN THE SIDEWALK LEVEL AND THE ROADWAY LEVEL THAT HAVE A MAXIMUM GRADE (RUNNING SLOPE) OF 5%. CONNECTIONS WITH A MAXIMUM GRADE (RUNNING SLOPE) GREATER THAN 5% ARE CONSIDERED CURB RAMPS.

7. CURB RAMPS AND BLENDED TRANSITIONS MAY REQUIRE THE INSTALLATION OF DETECTABLE WARNINGS. SEE ADDITIONAL "DETECTABLE WARNING NOTES" AND THE DETAILS ON DIMENSIONS AND ORIENTATION ON SHEET 2 OF 12.

8. GRADE BREAKS WITHIN THE PEDESTRIAN ACCESS ROUTE SHOULD BE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND SHALL NOT BE ROUNDED. VERTICAL ALIGNMENT SHALL BE GENERALLY PLANAR.

9. MATERIAL DEPTHS SHOWN ON THESE SHEETS ARE TYPICAL MINIMUM VALUES AND MAY BE DIFFERENT IN THE CONTRACT DOCUMENTS.

10. SIDEWALK GRADE (RUNNING SLOPE) SHALL NOT EXCEED 4.5% FOR DESIGN AND LAYOUT OR 5% FOR WORK ACCEPTANCE, EXCEPT WHEN MATCHING INTO EXISTING SIDEWALK OR WHEN THE ADJACENT HIGHWAY GRADE IS STEEPER THAN 5%. WHEN THE ADJACENT HIGHWAY GRADE IS GREATER THAN 5%, THE SIDEWALK GRADE SHALL NOT EXCEED THE HIGHWAY GRADE.

11. THE CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:

    A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A STREET CROSSING (CROSSWALK) SHALL BE 4.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 5% MAXIMUM FOR WORK ACCEPTANCE.

    B. WHERE MIDBLOCK PEDESTRIAN STREET CROSSINGS ARE PROVIDED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A MIDBLOCK STREET CROSSING SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

12. THE MINIMUM CLEAR WIDTH FOR PEDESTRIAN ACCESS ROUTES IS 4'-0", EXCLUSIVE OF THE CURB. THE DEPARTMENT'S PREFERRED CLEAR WIDTH IS 5'-0". WHEN WALKWAY WIDTHS ARE LESS THAN 5'-0", 5'-0" x 5'-0" PASSING SPACES (SHOWN IN DETAIL A OR B ON THIS SHEET), OR A FEATURE OF EQUAL OR GREATER DIMENSIONS THAT MEETS THE SLOPE AND SURFACE CRITERIA, SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 200'. EXISTING DRIVEWAYS AND STREET CROSSINGS MAY SERVE AS PASSING SPACES, PROVIDED THEY MEET SLOPE AND SURFACE REQUIREMENTS FOR A PEDESTRIAN ACCESS ROUTE.

13. THE BUFFER ZONE IS A PHYSICAL DISTANCE SEPARATING THE PEDESTRIAN ACCESS ROUTE FROM THE VEHICLE TRAVELED WAY. THE BUFFER ZONE MAY BE PLANTED OR PAVED. WHERE THE BUFFER ZONE WIDTH, EXCLUSIVE OF CURB, IS LESS THAN 3'-0", THE SURFACE SHOULD BE PAVED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

14. THE MAXIMUM RECOMMENDED CROSS SLOPE OF A TURF BUFFER ZONE OR SLOPE TRANSITION BEHIND SIDEWALK IS 25%. BUFFER ZONES WITH A CROSS SLOPE GREATER THAN 25% SHOULD BE PAVED, PLANTED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

15. WHEN CROSSING DRIVEWAYS, THE WORK SHALL BE IN CONFORMANCE WITH STANDARD SHEET 608-03.

16. FOR PEDESTRIAN SIGNALS AND PEDESTRIAN PUSH BUTTONS, REFER TO SHEET 12 OF 12 AND STANDARD SHEET 680-10 FOR DETAILS.

17. WHERE EXISTING ROADWAYS ARE SAWCUT TO INSTALL CURBING AND/OR SIDEWALK, THE ROADWAY SHOULD BE SAWCUT AT LEAST 2'-0" FROM THE PROPOSED CURB LINE TO ALLOW FOR ADEQUATE COMPACTION OF ASPHALT. IF THE SAWCUT IS LESS THAN 2'-0" FROM THE PROPOSED CURB LINE, THE ROADWAY SHALL BE REBUILT USING CLASS A, C, OR D CONCRETE. SEE DETAILS ON SHEET 9 OF 12.

CURB RAMP NOTES:

18. THE MINIMUM CLEAR WIDTH OF A CURB RAMP SHALL BE 4'-0". THE DEPARTMENT'S PREFERRED CLEAR WIDTH IS 5'-0".

19. THE MAXIMUM GRADE (RUNNING SLOPE) FOR DESIGN AND LAYOUT OF A CURB RAMP SHALL BE 7.5%. THE GRADE FOR WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.

20. WHERE THE TERRAIN DOES NOT ALLOW CONSTRUCTION OF A CURB RAMP WITH A GRADE (RUNNING SLOPE) OF 8.3%, OR LESS WITHIN 15'-0", THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-1" FOR DESIGN AND LAYOUT OR 15'-0" FOR WORK ACCEPTANCE.

21. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:

    A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK CROSSINGS, THE CROSS SLOPE OF THE CURB RAMP SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

22. WHERE THE EXISTING ROADWAY GRADE EXCEEDS THE MAXIMUM ALLOWABLE CROSS SLOPE FOR A CURB RAMP, AND CANNOT BE CORRECTED WITHIN THE SCOPE OF THE PROJECT, THE RAMP SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "CURB RAMP CROSS SLOPE TRANSITION" DETAIL ON SHEET 8 OF 12. THE RAMP MAY NEED TO BE JUSTIFIED AS A NONSTANDARD FEATURE. SEE NOTE 3 ON THIS SHEET.

23. RAMP SIDE OPTIONS ARE DETAILED ON SHEET 3 OF 12. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. A PEDESTRIAN CIRCULATION PATH IS ASSUMED TO CROSS THE CURB RAMP WHEN AREA ADJACENT TO THE RAMP IS PAVED AND FREE OF VERTICAL OBSTRUCTIONS THAT WOULD PREVENT PEDESTRIAN PASSAGE. THERE IS NO MAXIMUM FLARE SLOPE FOR A RAMP THAT IS NOT CROSSED BY A PEDESTRIAN CIRCULATION PATH.

24. THE BACK SIDE OF A PARALLEL RAMP SHOULD BE GRADED TO A MAXIMUM SLOPE OF 25% TO MATCH EXISTING TERRAIN, UNLESS OTHERWISE SHOWN IN THE CONTRACT DOCUMENTS. WHERE GRADING IS NOT FEASIBLE DUE TO LIMITED ROW OR PHYSICAL CONSTRAINTS, A BACK CURB MAY BE INSTALLED. SEE DETAILS ON SHEET 3 OF 12 AND SHEET 9 OF 12.

25. THE DEPARTMENT'S PREFERENCE IS TO INSTALL TWO SEPARATE CURB RAMPS AT A STREET CORNER THAT SERVES TWO SEPARATE PEDESTRIAN CROSSINGS, WITH EACH RAMP ALIGNED TO THE CROSSING THAT IT SERVES. WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT SEPARATE RAMPS, A SINGLE CURB RAMP (I.E., A DIAGONAL CURB RAMP) IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS.

TURNING SPACE AND CLEAR SPACE NOTES:

26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

27. WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF SIDEWALK, (E.G., VERTICAL CURBS, BUILDINGS, FENCES) THE TURNING SPACE DIMENSIONS SHALL BE 4'-0" x 4'-0" MINIMUM. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0" X 5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE IN THE DIRECTION OF THE RAMP RUN.

28. TURNING SPACES SHALL NOT BE DESIGNED WITH A SLOPE GREATER THAN 1.5% IN ANY DIRECTION, WHILE PROVIDING POSITIVE DRAINAGE. THE MAXIMUM SLOPE FOR WORK ACCEPTANCE IS 2.0%.THE FOLLOWING EXCEPTIONS ARE ALLOWED:

    A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK CROSSINGS, THE CROSS SLOPE OF THE TURNING SPACE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE. WHEN A RAMP EXISTS BETWEEN THE TURNING SPACE AND THE CURB, THE CROSS SLOPE OF THE TURNING SPACE SHOULD BE LESS STEEP THAN THE ROADWAY GRADE AND AS FLAT AS PRACTICABLE WHENEVER POSSIBLE.

29. BELOW THE BOTTOM GRADE BREAK OF A CURB RAMP, A CLEAR SPACE OF 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.

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1. DETECTABLE WARNING SURFACES (DWS) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:

   A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.

   B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6').

   C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.

2. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PESESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAYS.

3. WITH THE EXCEPTION OF THE "DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS" DETECTABLE WARNING DOMES ON THIS SHEET ARE NOT DEPICTED TO SCALE.

4. DETECTABLE WARNING FIELDS SHALL EXTEND 24" MINIMUM IN THE DIRECTION OF PEDTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES.

5. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. BORDERS CANNOT BE INCLUDED AS PART OF THE 24" MINIMUM DIMENSION DESCRIBED IN NOTE 4.

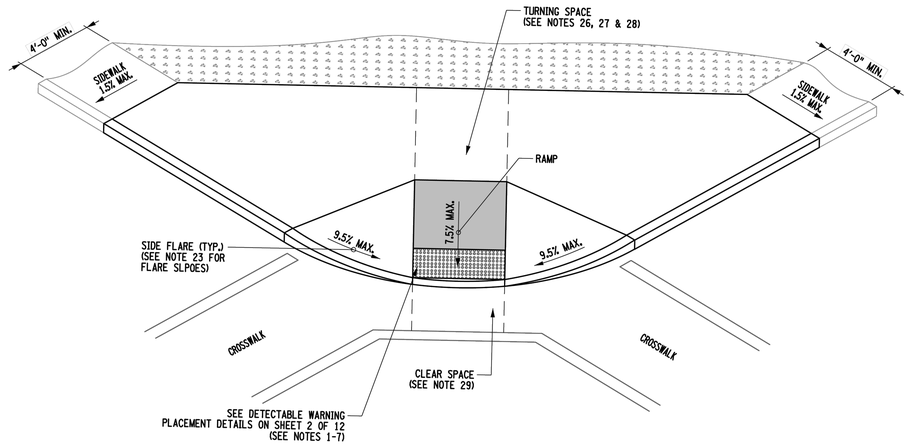
   A. WHEN PLACED AT THE BACK OF CURB, DETECTABLE WARNING FIELDS SHOULD BE PLACED AS CLOSE TO THE BACK OF CURB AS PRACTICABLE. BOTH FRONT CORNERS OF THE DETECTABLE WARNING FIELD SHALL NOT BE LOCATED MORE THAN 2" FROM THE BACK OF CURB. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS. WHERE CURB IS NOT USED, THE EDGE OF PAVEMENT SHALL BE SUBSTITUTED FOR THE BACK OF CURB FOR PLACEMENT OF DETECTABLE WARNINGS.

   B. WHEN PLACED ABOVE THE LOWER GRADE BREAK OF A CURB RAMP, DETECTABLE WARNING UNITS SHOULD BE PLACED AS CLOSE TO THE JOINT AS PRACTICABLE. BOTH FRONT CORNERS OF RECTILINEAR DETECTABLE WARNING FIELDS SHALL NOT BE LOCATED MORE THAN 2" FROM THE JOINT.

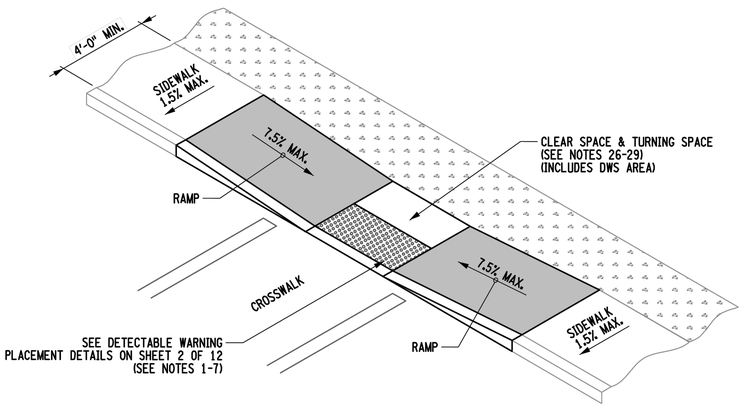
   C. WHEN RADIAL DWS UNITS ARE PLACED AT THE BACK OF CURB, THE FRONT EDGE OF THE DWS FIELD SHOULD BE AS CLOSE AS POSSIBLE TO THE BACK OF CURB, I.E., THE RADIUS OF THE FRONT OF THE DWS FIELD SHOULD MATCH THE RADIUS ALONG THE BACK OF CURB AS CLOSELY AS POSSIBLE. THE OUTSIDE CORNERS OF THE DWS FIELD MUST BE LOCATED NO MORE THAN 2 INCHES FROM THE BACK OF CURB.

6. ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRAYED RADIALLY, THEY MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET. DOME ALIGNMENT THAT IS PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK IS NOT REQUIRED ON SLOPES OF LESS THAN 5%.

7. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



CURB RAMP CONFIGURATION: TYPE 8



CURB RAMP CONFIGURATION: TYPE 9 MID BLOCK CROSSING OR T INTERSECTION

E:\FOR ARCHITECT\8 SHEET S-1 DETAIL SHEET.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'
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DRAWN BY: XX

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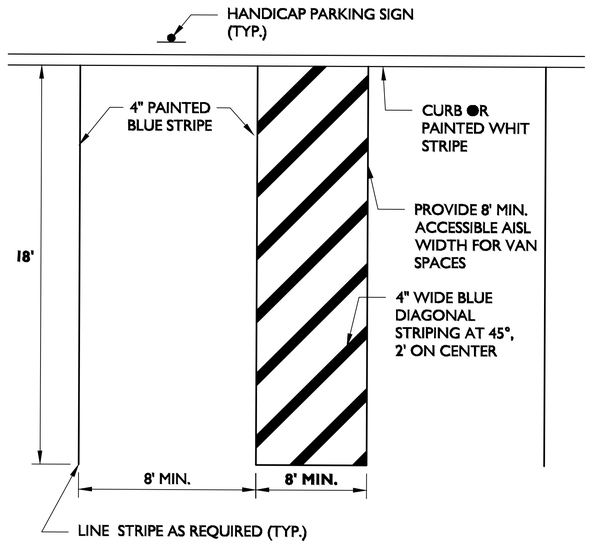
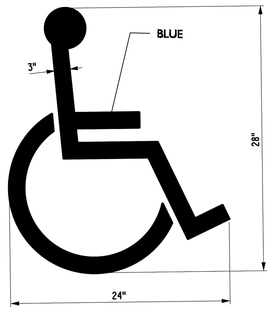
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

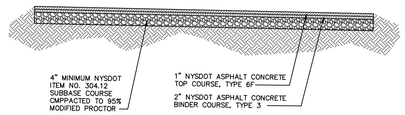
SHEET NO. 10 of 11
JOB No.
DWG. No. D-2



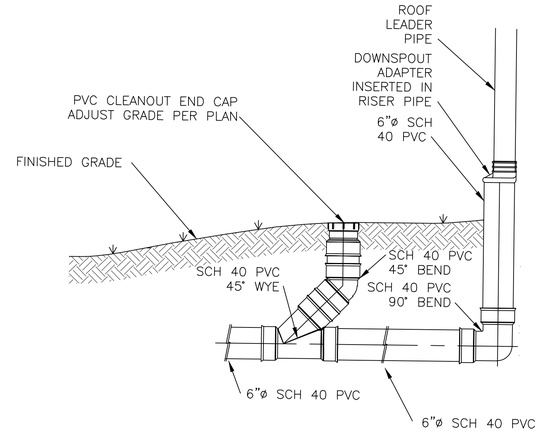
ACCESSIBLE PARKING DETAIL



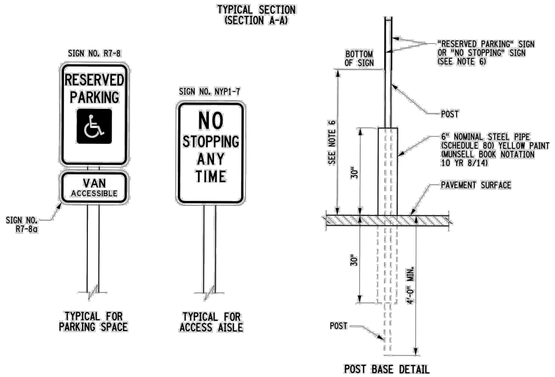
HANDICAPPED PARKING SYMBOL



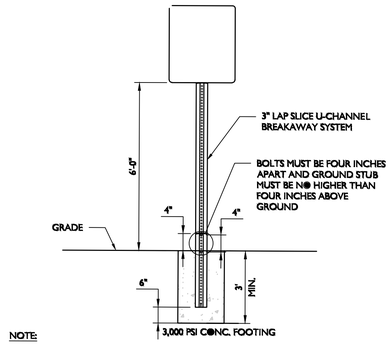
ASPHALT PARKING LOT



ROOF LEADER DETAIL



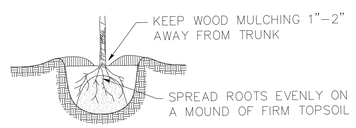
ACCESSIBLE PARKING SIGN DETAIL

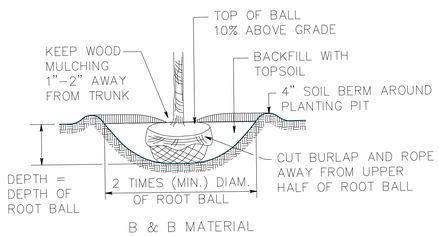


NOTE:

1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

BREAKAWAY SIGN POST DETAIL





SHRUB AND TREE PLANTING DETAIL

NOTES:

1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING LOT SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIALS SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. MINIMUM NUMBER OF ACCESSIBLE SPACES:

TOTAL SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES	TOTAL SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1	201 TO 300	7
26 TO 50	2	301 TO 400	8
51 TO 75	3	401 TO 500	9
75 TO 100	4	501 TO 1,000	2% OF TOTAL
101 TO 150	5	1,001 AND OVER	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1,000
151 TO 200	6		

EXCEPTION: PARKING AREAS ON THE PREMISES OF, OR IMMEDIATELY ADJACENT TO, MEDICAL SERVICES FACILITIES PROVIDING TREATMENT FOR MOBILITY IMPAIRED PERSONS AND OTHER SIMILAR LOCATIONS MAY REQUIRE A GREATER NUMBER OF ACCESSIBLE PARKING SPACES THAN INDICATED ABOVE. REFER TO THE APPLICABLE ACCESSIBILITY STANDARD.

3. LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
4. DIMENSIONS - ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8' WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE 8' WIDE MEASURED PERPENDICULAR TO THE STALL STRIPE TO ACCOMMODATE VANS WITH LIFTS.
5. COMMON ACCESS AISLES FOR 90° PARKING - TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. FOR ACUTE ANGLED PARKING, SUCH AS 60° PARKING, OR WHERE ONE WAY DRIVEWAY AISLES WOULD PREVENT VANS WITH PASSENGER SIDE LIFTS FROM BACKING INTO ACCESSIBLE SPACES, AN ACCESSIBLE ACCESS AISLE MUST BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE. WIDTH OF ACCESS AISLES AND PARKING SPACES ARE MEASURED PERPENDICULAR TO THE STRIPING.
6. SIGNING - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS INDICATING THAT STOPPING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PAVED AREAS SHALL BE 7' MINIMUM ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' MINIMUM ABOVE THE PAVEMENT SURFACE.
7. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1.5% MAXIMUM IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% MAXIMUM FOR WORK ACCEPTANCE, WHILE PROVIDING POSTIVE DRAINAGE.
8. OVERHEAD CLEARANCE - VEHICLE ACCESS ROUTES TO AND FROM ACCESSIBLE PARKING SPACES, INCLUDING IN GARAGES AND OPEN PARKING STRUCTURES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2".
9. PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED WHITE OR BLUE.
10. REFER TO STANDARD SHEETS 608-01 TITLED "SIDEWALK AND CURB RAMP DETAILS" FOR CURB RAMP REQUIREMENTS. DETECTABLE WARNING SURFACES ARE NOT REQUIRED.
11. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS, ACCESSIBLE PARKING SPACES AND AISLES.
12. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. THE CROSS SLOPE OF TURNING SPACES SHALL NOT EXCEED 1.5% IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% FOR WORK ACCEPTANCE, WHILE PROVIDING POSITIVE DRAINAGE.

E:\FOR ARCHITECT\8 SHEET S-1 DETAIL SHEET.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'
DATE: 4/2025
DRAWN BY: XX

ANGELO M PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · LICENSED PROFESSIONAL ENGINEER · 109938

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

SHEET NO. 11 of11
JOB No.
DWG. No. D-3

LANC & TULLY
Engineering and Surveying, P.C.

May 7, 2025

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

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 14 North Cedar Street:

- Correspondence dated April 29, 2025, from Cuddy & Feder, LLP
- Application for Site Plan Approval, Application Processing Restriction Law form, and Entity Disclosure form
- Full Environmental Assessment Form dated April 15, 2025
- Correspondence dated April 29, 2025, from Aryeh Siegel, Architect
- Correspondence dated April 24, 2025, from Angelo Perrucci III, P.E.
- Stormwater Analysis Report as prepared by Angelo Perrucci III, P.E.
- Plan set titled "Site Plan – 14 North Cedar Street", as prepared by Aryeh Siegle, Architect, and Angelo Perrucci III, P.E., and consisting of the following drawings:
  a) Sheet 1 of 11, Site Plan, dated April 29, 2025
  b) Sheet 2 of 11, Existing Conditions & Demolition Plan, dated April 29, 2025
  c) Sheet 3 of 11, Landscape & Lighting Plan, dated April 1, 2025
  d) Sheet 4 of 11, Floor Plans, dated April 29, 2025
  e) Sheet 5 of 11, Building Elevations, dated April 29, 2025
  f) Sheet 6 of 11, Utility Plan, dated April 2025
  g) Sheet 7 of 11, Drainage & Grading Plan, dated April 25
  h) Sheet 8 of 11, Soil Erosion Plan, dated April 2025
  i) Sheet 9 of 11, Detail Sheet, dated April 2025
  j) Sheet 10 of 11, Detail Sheet, dated April 2025
  k) Sheet 11 of 11, Detail Sheet, dated April 2025

The applicant is proposing to construct a 4-unit multi-family residential building at 14 North Cedar Street, at the intersection of North Cedar Stret and Church Street. The site is located in the T Zone. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The stormwater report shall be dated.

2. Pre & Post drainage mapping shall be provided with drainage report. Mapping shall show stormwater routing for determination of time of concentration in existing and proposed conditions.

3. Drainage report shall be revised to provide additional information as to the type of detention system to be used and provide additional information as to how the volume of the system was calculated.

4. The drainage report shall include a table showing pre-existing flows from the site, post-development flows from the site, and the change between the two for various storm events (1-yr, 2-yr, 10-yr, and 100-yr).

5. Soil testing shall be conducted in the area of the proposed stormwater facility to determine depth to ground water and rock. This should at this time to allow for an accurate design of the system and the site itself.

6. Sheet 1 should be labeled as Sheet 1 of 11, not 4.

7. Sheets 6 through 11 shall be provided with a full date on the plan, not just the month and year.

8. Plans shall label North Cedar Street as a "One-Way" street, as direction of travel on this segment of road is from Main Street to Church Street.

Site Plan (Sheet 1 of 11):

1. The north arrow shall be revised to correctly point north. At present it is pointing to the south.

2. The bearing and distance for the property line along North Cedar Street shall be provided on the plan.

3. Although the plan calls out snow storage it should clearly indicate where this is located.

4. There is a proposed sidewalk along the entire length of the west side of the existing storage structure. Is there a need for this to extend the full length of the building?

5. The location of all door openings on the existing structure for storage shall be identified on the plan.

6. As Sheet 3 of the plan set represents the lighting, it is recommended that the lighting iso lines on Sheet 1 be removed for clarity.

7. The plan should clearly show all lighting fixtures proposed on the site and building.

8. Traffic signage shall be provided at exit of driveway to indicate "One-Way Only" and "No Left Turn".

Existing Conditions Plan (Sheet 2 of 11):

1. The plan shall be revised to show and call out all traffic signage adjacent to the project site.

2. The plan shall be revised to show the existing topography across the site.

3. The plan shall show the bearing and distance for the property line along North Cedar Street.

4. The plan shall include a note as to where the survey information and topographic information was acquired from.
5. The plan shall clearly show all areas of pavement to be removed based upon proposed grading and site improvements.

Landscaping & Lighting Plan (Sheet 3 of 11):

1. The lighting iso lines shall be labeled on the plan.

2. The iso lines represented on the plan for the L2 light fixture should be checked, as the plan notes 3 of these light fixtures across the back of the building.

Utility Plan (Sheet 6 of 11):

1. The plan shall include the following notes:
    a. All water & Sewer connections shall comply with City Water and Sewer District requirements.
    b. The Contractor shall perform a utilities call-out prior to construction to verify all underground utility locations by contacting UFPO @ 1-800-962-7962.
    c. The Contractor shall contact the City of Beacon Water and Sewer Department 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.
    d. The water service line(s) and meter(s) shall be installed in accordance with the City of Beacon Water Department requirements.
    e. A road opening permit shall be obtained prior to the commencement of any work within the road right-of-way.
    f. 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.

2. The plan shall be revised to include the existing rim elevations and pipe invert elevations at all existing and proposed storm and sanitary sewer structures. The plan shall also note the size and material of all existing and proposed piping for all systems. It appears that most of this information has been provided on the "Grading Plan" but should appear on the utility plan as well.

3. The proposed utilities on the plan shall be darkened and the line weight increased so that it is clear where new utilities are being installed.

4. The plan shall show all interconnections of structures that are existing and proposed.

5. It is recommended that the sidewalk hatching, and all other hatching on the plan, be reduced in intensity so that the utilities are brought to the forefront.

6. The plan should include the distance to the next sanitary sewer manhole, as well as the pipe invert elevation in that structure, that allowed for the determination of the sewer lateral connection elevation in the roadway.

7. The plan shall note the lowest sewerable elevation (LSE) for the building.

Drainage & Grading Plan (Sheet 7 of 11):

1. The plan shows a curb line along the back of the landscaping on the south side of the parcel. What is the need for this curbing?

2. Proposed utility lines shall be increased in darkness and line weight so that they are legible and clearly visible.

3. Detention system section view should be revised to include elevations.

4. Text for details shall be increased in size so that they are legible.

5. Catch basin details shall call out make and models of castings to be used.

6. The proposed stormwater structure in the roadway near the entrance to the site shall be a curb inlet casting.

7. Short-term and long-term maintenance requirements for the proposed stormwater detention system shall be provided on the plan.

8. A Stormwater Maintenance and Easement Agreement shall be prepared and submitted for review by the City Attorney.

9. The plan shall note the proposed pipe invert elevation of the 8" line entering the existing storm water structure at the corner of North Cedar and Church.

Soil Erosion Plan (Sheet 8 of 11):

1. Test is overlapping one another in the "Topsoil, Seed, Mulch & Fertilizer" detail.

Detail Sheets (Sheets 9, 10 & 11 of 11):

1. The detail sheets shall be updated to include a construction detail for the proposed concrete pad in the refuse area.

2. The curbing information provided on Sheet 9, on the right-side of the sheet, is for granite/stone curbing. The details shall be revised to reflect actual concrete curbing to be constructed on the site.

3. Concrete sidewalk and curbing details for work within in the road shall note concrete to be 4,000 psi in strength and shall have fiber reinforcement in the mix.

1. account for the utility poles. It should be noted that a minimum of 48" clearance is required around an obstacle within a sidewalk.

2. As the detail sheet includes a "Cleanout" detail, the location of the proposed cleanouts shall be shown on the plan.

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.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 2025

RE: 14 N Cedar St Site Plan Application, Cervone-Perrucci Realty LLC

I have reviewed the following materials regarding the proposed multifamily development at 14 N Cedar St:

- Cover Letter by Taylor Palmer of Cuddy + Fedder, dated April 29, 2025
- Exhibit A: Images of Premises and Surrounding Area
- Exhibit B: Updated Application for Site Plan Approval Form by Cervone-Perrucci Realty LLC, dated April 15, 2025
- Exhibit C: Updated Full Environmental Assessment Form by Cervone-Perrucci Realty LLC, dated April 15, 2025
- Exhibit D: Response to Comments Memo by Aryeh Seigel, dated April 29, 2025
- Exhibit E: Response to Comments Memo by Angelo M. Perrucci III, P.E., dated April 25, 2025
- Exhibit F: Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E.
- Site Plan Set (11 sheets) by Angelo M. Perrucci, P.E. and Aryeh Siegel dated April 29, 2025

Project Description:

The applicant is proposing to construct a two-story, four-unit multifamily residential building at 14 N Cedar Street. The site contains an existing single-story garage that will be retained. The 0.24-acre site is located in the Transitional (T) zoning district where multi-family is a permitted use.

Comments & Recommendations:

1. **Adjacent Parcels.** The approximate location of structures on adjacent parcels, especially 10 N Cedar Street, should be shown on the Site Plan to assist the Planning Board in reviewing potential impacts to neighbors.

2. **Front Yard Setbacks:** The proposed reorientation of the building, featuring a 10-foot setback along both North Cedar Street and Church Street, is a commendable improvement that enhances compatibility with the existing front yards across Church Street.

3. **Required Parking:** Pursuant to Section 223-26, residential uses within the T -District require a minimum of 1 space per dwelling unit and permit a maximum of 3 spaces per dwelling unit. Thus, a minimum of 4 spaces are required for the proposed project, but no more than 12 shall be provided. The applicant is proposing 5 off-street parking spaces, including one ADA space. With 4 two-bedroom units proposed, the applicant should provide justification demonstrating that the proposed parking is adequate based on site-related information, the proposed use, and/or a comparable analysis of similar uses and properties in the area.

4. **Proposed Building Height:** The T district has a 2½-story and 35-foot height limit. The applicant states that the proposed building is 2-stories with an attic, for a total height of 31'7". The Building Inspector should confirm the number of stories (2 or 2½) and that the attic meets the definitions of "half-story," if applicable.

5. **Architectural Elevations:** When appropriate, the proposed elevations may be referred to the Architectural Review Subcommittee for review.

6. **Lighting Plan:** The proposed lighting plan should include labelled isolines and a lighting schedule indicating the total number of each fixture proposed onsite. Additionally, the proposed lighting plan should clearly demonstrate compliance with the following sections:
    - 223-14(B)(3)(b) – The parking area should not have an average lighting level above 1 fc
    - 223-14(B)(3)(c) – The color temperature of each fixture is within the range of 2,400-4,000 Kelvin
    - 223-14(B)(3)(d) – The color rendering index of each fixture is within the range of 80-100

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

Natalie Quinn
Beacon Planning Consultant

Cc: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
05/13/2025

Title:

Review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main LLC.

ATTACHMENTS

300 Main PB 5.13.25 Submission Cover Letter.pdf

300 Main PB 5.13.25 Exhibit A - Images of Premises.pdf

300 Main PB 5.13.25 Exhibit B - Site Plan Approval App.pdf

300 Main PB 5.13.25 Exhibit C - Final Short EAF.pdf

300 Main PB 5.13.25 Exhibit D - Traffic & Parking Assessment 4-28-25.pdf

300 Main PB 5.13.25 plans by Aryeh Siegel, Architect and HDL 4.29.25.pdf

Lanc & Tully 300 Main Street 05-09-25 review.pdf

KARC Review PB_300 Main Street_2025.05.12.pdf

CUDDY +FEDER LLP

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cuddyfeder.com

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

April 29, 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 Approval for Proposed Mixed-Use Building
Premises: 300 Main Street, Beacon, New York
Tax Parcel ID: 5954-36-939865

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Anthony Hardisty (the "Applicant"), owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Site Plan Approval (the "Application"), proposing to redevelop the Premises with a new three (3)-story mixed-use commercial and residential building and associated site improvements (the "Project").

THE PROPOSED PROJECT:

As is more fully shown on the enclosed Plans prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C., dated April 29, 2025 (the "Plans"), the Applicant proposes to construct a new three (3)-story mixed-use commercial and residential building (the "Building") on the Premises, which will contain 3,639 square feet of commercial/retail space on the first floor and eight (8) residential apartment units on the upper floors. Currently, the Premises is improved by the existing one (1)-story – and partial two (2)-story – building on the front portions, which building is occupied by commercial space on the first floor and residential units on the second floor, as well as the walls and foundation of a former garage or storage building on the rear portion of the Premises, a driveway with an existing curb cut onto Main Street, and paved parking areas on the remainder of the Premises. *See* **Exhibit A** – Images of the Premises and Surrounding Area. All existing structures will be removed from the premises in connection with the Project.

The Premises is presently classified in the Central Main Street ("CMS") Zoning District in the City of Beacon (the "City") and abuts property in the Transitional ("T") Zoning District. The purpose

of the City's CMS Zoning District is "to preserve the traditional character of Main Street . . . while also increasing the vitality, attractiveness, and marketability of Main Street," by "promot[ing] a vibrant, economically successful, and environmentally sustainable Main Street with a pedestrian-oriented public realm and mixed uses." *See* City of Beacon Zoning Code § 223-41.6. The Premises *is not* classified in, or located adjacent to, any properties in the City's Historic District and Landmark Overlay ("HDLO") zoning district.

The area surrounding the Premises includes a mix of commercial, residential, and institutional uses. Parcels to the south, east, and west of the Premises within the Main Street corridor are predominantly characterized by mixed-use buildings containing retail shops, restaurants, banks, and professional services offices on the first floors and residential apartments on upper floors, with the abutting property to the west occupied by a single-story building containing the Happy Valley Arcade Bar, and the Howland Public Library located approximately 150 feet from the Premises, on the south side of Main Street. Property to the north of the Premises is classified in the T District and is presently improved with residential uses. *See* **Exhibit A**.

As is more fully detailed in the enclosed Plans, the Applicant proposes to construct a new three (3)-story mixed-use Building on the Premises, which will contain 3,639 square feet of retail/commercial space on the first floor, along with a total of eight (8) residential apartments between the second and third floors. Five (5) separate retail/commercial spaces of various sizes are proposed to be installed on the first floor, and two (2) one-bedroom units and two (2) two-bedroom units are proposed to be installed on each of the second and third floors, for a total of eight (8) residential apartment units.

The Building will have frontage along Main Street on the western portion of the Premises, with access to the northernmost retail/commercial space provided from Main Street. At street level, the eastern portion of the Premises will be occupied by a pedestrian-oriented "retail arcade" walkway along the east side of the Building. This walkway will provide pedestrian access to all five (5) separate retail/commercial spaces (including secondary access to the northernmost space), as well as to the lobby for the residential portion of the Building. The eastern side of the walkway will include two (2) retail window displays, several planters, and a trellis wall supporting climbing roses along the eastern lot line of the Premises. The walkway will culminate in a landscaped tenant amenity courtyard area on the northern portion of the Premises.

As confirmed during the Applicant's pre-submission meeting with the Building Inspector, City Planner, City Engineer and Planning Board Attorney on April 5, 2025, the Project is permitted as

of right in the CMS Zoning District.[1]

TRAFFIC & PARKING ANALYSIS:

As described in further detail in the Traffic and Parking Assessment prepared by Colliers Engineering & Design, dated April 28, 2025, the Project is not anticipated to result in any significant impacts to traffic in the areas surrounding the Premises. In addition, as is noted in the Traffic and Parking Assessment, while no parking spaces have been provided for the Project, there is sufficient public parking available within 300 feet of the Premises to accommodate all residents and visitors of the Premises during most times, with parking available within 500 feet of the Premises during all other times. *See* **Exhibit D** – Traffic and Parking Assessment.

STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") ENVIRONMENTAL REVIEW:

In connection with the above-referenced Application, the Applicant respectfully requests to appear at the Planning Board's May 13, 2025 regular meeting in order to initiate the environmental review process in accordance with SEQRA. For the Planning Board's consideration in connection with the environmental review of the Application, enclosed as **Exhibit C** please find a Short Environmental Assessment Form for the Project.

CONCLUSION AND LIST OF ENCLOSURES:

The Applicant is seeking Site Plan Approval for the proposed mixed-use Project. Please note that the instant Application has been designed to be fully zoning compliant. Accordingly, the Applicant understands that the Project does not require review by the Zoning Board of Appeals or the City Council.

[1] Note: The City of Beacon Zoning Code § 223-63 defines "dwelling, apartment" as: "[a] dwelling unit having common floors or ceilings with two or more other dwelling units." Pursuant to § 223-41.18(1) of the City Zoning Code, apartments are permitted by right in the CMS Zoning District, "provided that for parcels fronting on Main Street or East Main Street they shall only be located on upper stories or at least 50 feet behind the facade in the rear portion of a ground floor." The Premises has frontage on Main Street, and the Building will contain apartments on the upper stories only. In addition, a variety of commercial uses are permitted as of right in the CMS Zoning District, including an "[o]ffice of any kind, including professional, medical, business, bank, or other financial institution," an "[a]rt gallery or exhibit space," a "[r]estaurant, coffee house, brew pub, bar or other establishment that serves food with or without alcoholic beverages," and "[r]etail or personal service," among other things. *See* City Zoning Code § 223-41.18(4), (5), (7) and (8).

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

Exhibit A: Images of the Premises and Surrounding Area;

Exhibit B: Application for Site Plan Approval Form;

Exhibit C: Short Environmental Assessment Form; and

Exhibit D: Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated April 28, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C., dated April 29, 2025. Further, enclosed are two (2) checks payable to the City of Beacon, as follows: (i) one check in the amount of $3,909.75, representing the Application for Site Plan Approval fee; and (ii) one check in the amount of $10,800.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on May 13, 2025 in order to introduce the proposed Project and initiate the environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Anthony Hardisty
Jessica Zalin, Esq.

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 300 Main Street

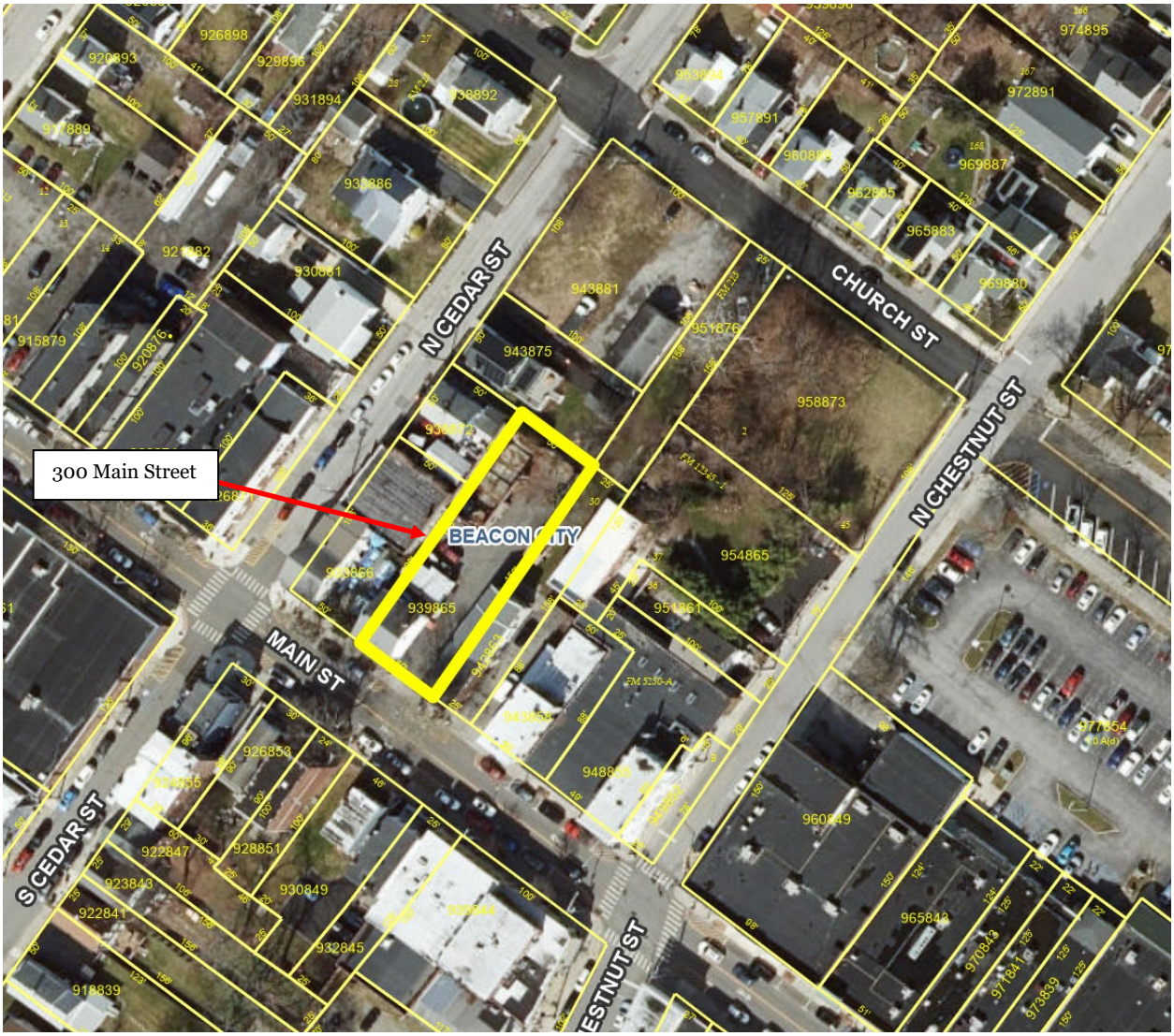


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of the Premises and Surrounding Area:

Google Maps Aerial Image of the Premises (Zoomed In):

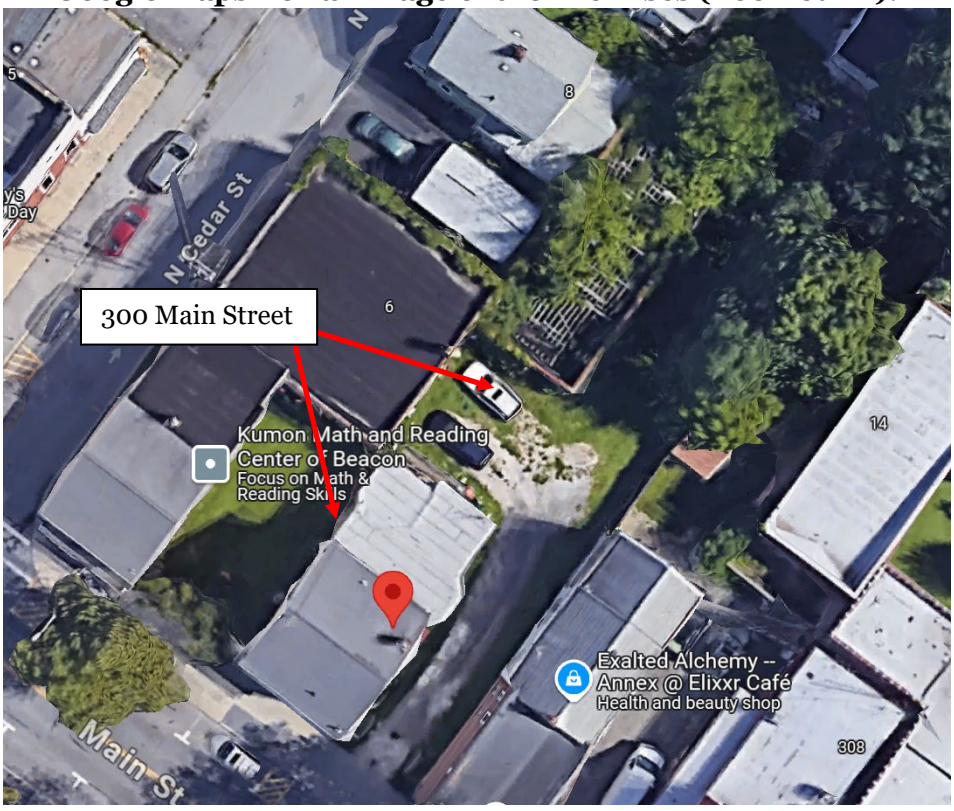


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Excerpt of Zoning Map – Central Main Street (CMS) District:

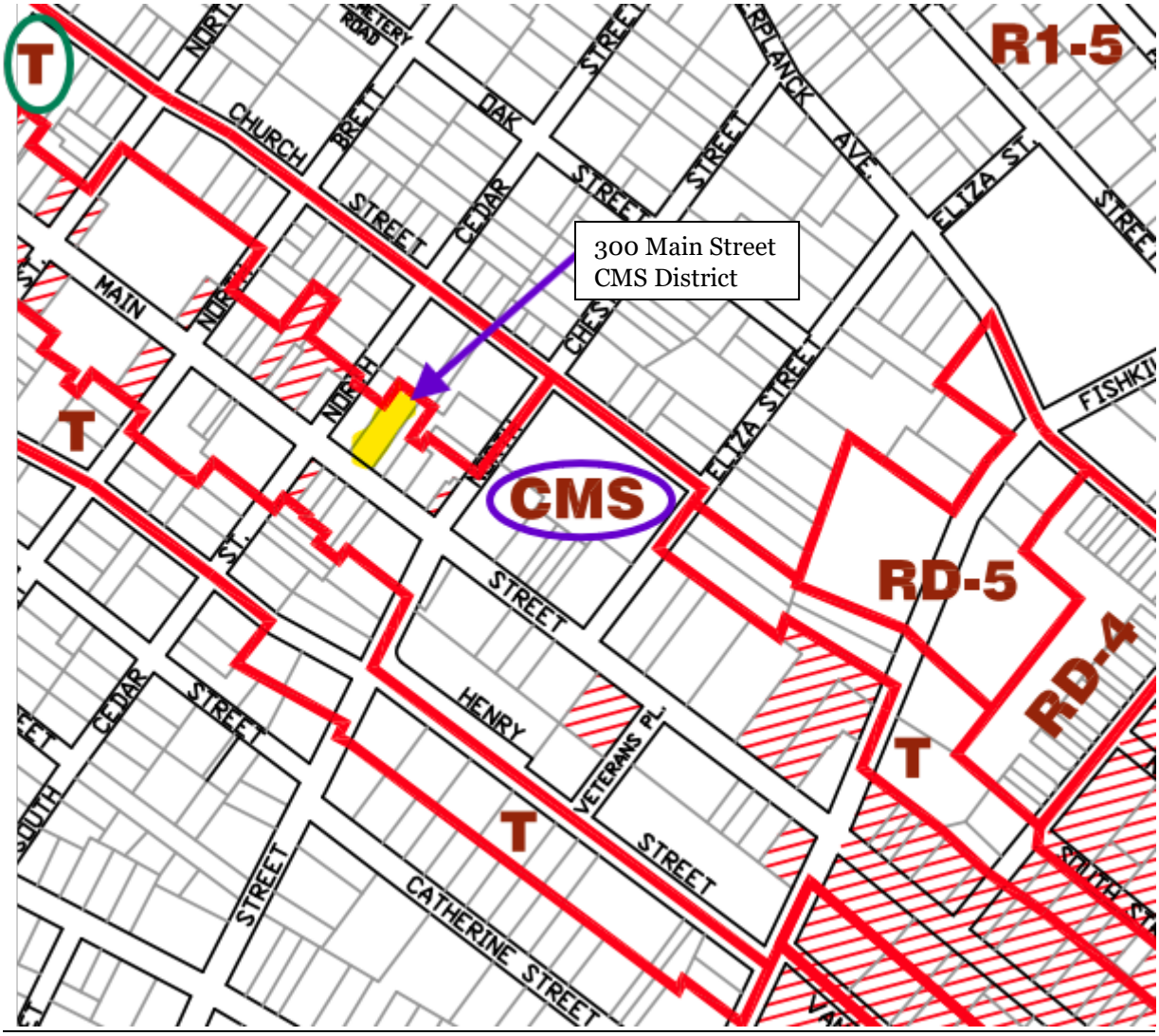


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of Premises (Zoomed In – 2D):

Google Street View Image of the Existing Building on the Premises:

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

Google Street View Images of the Premises – Facing Northeast towards Premises:

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

Google Street View Image of the Premises – Facing Southwest Towards Premises:

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: 300 Main St LLC

Address: 27 Old State Road
Hopewell Junction, NY 12533

Signature: [signature]

Date: 4.9.25

Phone: 845-597-7509

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor Palmer, Esq., Cuddy & Feder LLP

Address: 445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Phone: 914-761-1300

Fax: 914-761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 300 Main Street, Beacon, New York

Tax Map Designation: Section 5954 Block 36 Lot(s) 939865

Land Area: .18 acres

Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Applicant proposes to demolish the existing buildings and structures on the premises and to install a new three-story mixed-use commercial and residential building.

Gross Non-Residential Floor Space: Existing 1,250+/- (to be demolished) Proposed 3,639 SF

TOTAL: 3,639 SF (at project completion)

Dwelling Units (by type): Existing 1 (to be demolished) Proposed 8 units
(4 two-bedroom units,
4 one-bedroom units)

TOTAL: 8 units (at project completion)

ITEMS TO ACCOMPANY THIS APPLICATION

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

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 300 Main St LLC

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

Anthony Hardisty and Angela Hardisty

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

Applicant Address: 27 Old State Road, Hopewell Junction, NY 12533

Project Address: 300 Main Street, Beacon, New York

Project Tax Grid # 5954-36-939865

Type of Application Application for Site Plan Approval

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

I, 300 Main St LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon — 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

Signature of Owner

Member

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 300 Main Street

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:		
LEGAL DATA		
Name and address of the owner of record.		
Name and address of the applicant (if other than the owner).		
Name and address of person, firm or organization preparing the plan.		
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.		
Approximate boundaries of any areas subject to flooding or stormwater overflows.		
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.		
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.		
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.		
Other existing development, including fences, retaining walls, landscaping, and screening.		
Sufficient description or information to define precisely the boundaries of the property.		
The owners of all adjoining lands as shown on the latest tax records.		
The locations, names, and existing widths of adjacent streets and curb lines.		
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the		

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.		
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.		
Any proposed division of buildings into units of separate occupancy.		
The location, direction, power, and time of use for any proposed outdoor lighting.		
The location and plans for any outdoor signs.		
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.		
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		
Any contemplated public improvements on or adjoining the property.		
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		
Elevations of all proposed principal or accessory structures.		
Any proposed fences or retaining walls.		
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.		
Erosion and sedimentation control measures.		
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.		
An indication of proposed hours of operation.		
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.		

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

Applicant/Sponsor Name: 300 Main St LLC

Signature: [signature]

Date: 4-9-25

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: _____

Address of Applicant: _____

Telephone Contact Information: _____

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

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

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

☐ YES ☐ NO

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

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

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

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

☐ **YES** ☐ **NO**

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

(Print) _____

(Signature) _____

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity 300 Main St LLC	Telephone Contact Information 845-597-7509
Principal Place of Business of Entity 27 Old State Road Hopewell Junction, NY 12533	Place and Date of incorporation New York, 2/24/2025
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed New York Department of State

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Angela Hardisty	27 Old State Road Hopewell Junction, NY 12533	845-597-7509	Member-50% Interest
Anthony Hardisty	27 Old State Road Hopewell Junction, NY 12533	845-597-7509	Member-50% Interest

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
300 Main St LLC	27 Old State Road Hopewell Junction, NY 12533	845-597-7509	3/28/2025 Deed	

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

☐ YES ☑ NO

Name	Employer	Position

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

☐ YES ☑ NO

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

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

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

☐ YES ☑ NO

Current Name	Other Names

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

Name	Address
300 Main St LLC	27 Old State Road, Hopewell Junction, NY 12533
Sabry Gheberial	745 Wolcott Avenue, Beacon NY 12508

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

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

SECTION J.

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

Name of the Corporation 300 Main St LLC	Telephone Contact Information 845-597-7509
Principal Business Address 27 Old State Road Hopewell Junction, NY 12533	Place and Date of Incorporation New York, 2/24/2025
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed New York Department of State

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

Name	Residence or business address	Telephone number
Angela Hardisty	27 Old State Road, Hopewel Junction, NY 12533	845-597-7509
Anthony Hardisty	27 Old State Road, Hopewel Junction, NY 12533	845-597-7509

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

☐ YES ☑ NO

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

Name	Address

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

☐ YES ☑ NO

I, Anthony Hardisty being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of the 300 Main St LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) 300 Main St LLC

(Signature) _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
300 Main St LLC

Project Location (describe, and attach a location map):
300 Main Street, Beacon, New York (Tax Parcel ID: 5954-36-939865)

Brief Description of Proposed Action:
Application for Site Plan Approval for the proposal to redevelop the Premises with a new three (3)-story mixed-use commercial and residential building and associated site improvements.

Name of Applicant or Sponsor:	Telephone: 845-597-7509
300 Main St LLC	E-Mail: smartinvestment20@yahoo.com

Address:
27 Old State Road

City/PO:	State:	Zip Code:
Hopewell Junction	NY	12533

	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: Site Plan Approval from Planning Board and a Building Permit from Building Department.	☐	☑

3. a. Total acreage of the site of the proposed action? .18 acres
   b. Total acreage to be physically disturbed? .18 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .18 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: _____ _____	☐	☑

	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

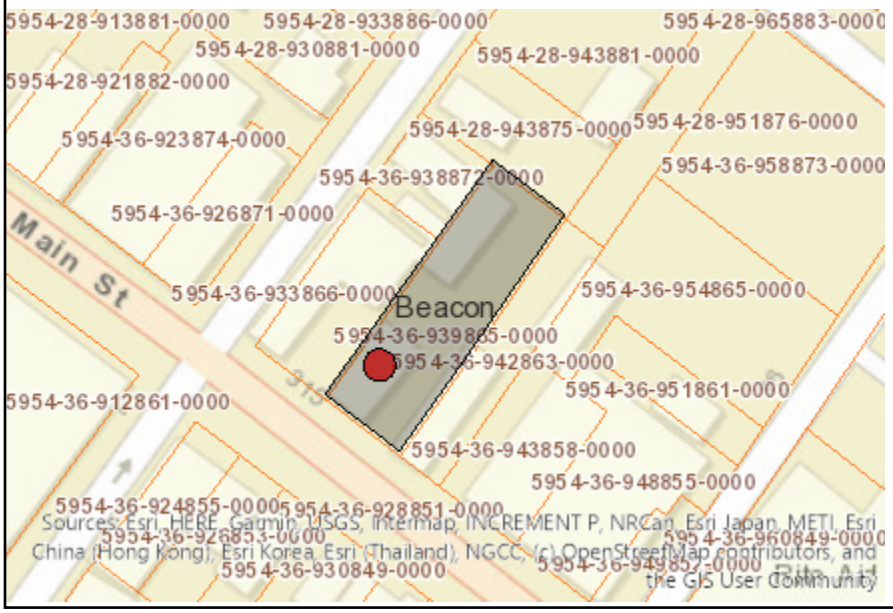
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water 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:		
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: 4/29/2025

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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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April 28, 2025

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

300 Main Street – Traffic & Parking Assessment
City of Beacon, Westchester County, New York
Colliers Engineering & Design Project No. 25004390A

Dear Chairman Gunn and Members of the Planning Board,

The following report has been prepared to assess the potential traffic and parking impacts of the proposed 300 Main Street mixed use development project ("the Project"), as well as the ability of public parking in the area of the site to accommodate the anticipated parking demands. The following provides a description of the Project and the tasks undertaken in our evaluation of the Project related parking needs.

Project Description and Location

This report has been prepared to parking needs associated with the proposed redevelopment of the 300 Main Street property in the City of Beacon, Dutchess County, New York. The site, which is located on the north side of Main Street between N. Cedar Street and N. Chestnut Street, falls within the CMS – Central Main Street district and is currently improved with an existing one-and partial two-story mixed-use building on the front portion and walls and foundation of a prior second building on the rear portion. The existing site location is identified in Exhibit No. 1 below.

The Project proposes a complete redevelopment of the property to replace the existing buildings with a new three-(3) story mixed-use building consisting of approximately 3,639 sq. ft. of commercial space on the first floor and a total of eight (8) apartment units on the second and third floors. The eight (8) apartment units will be made of four (4) two-bedroom units and four (4) one-bedroom units for a total of 12 bedrooms. No vehicular access or off-street parking will be provided on the site.

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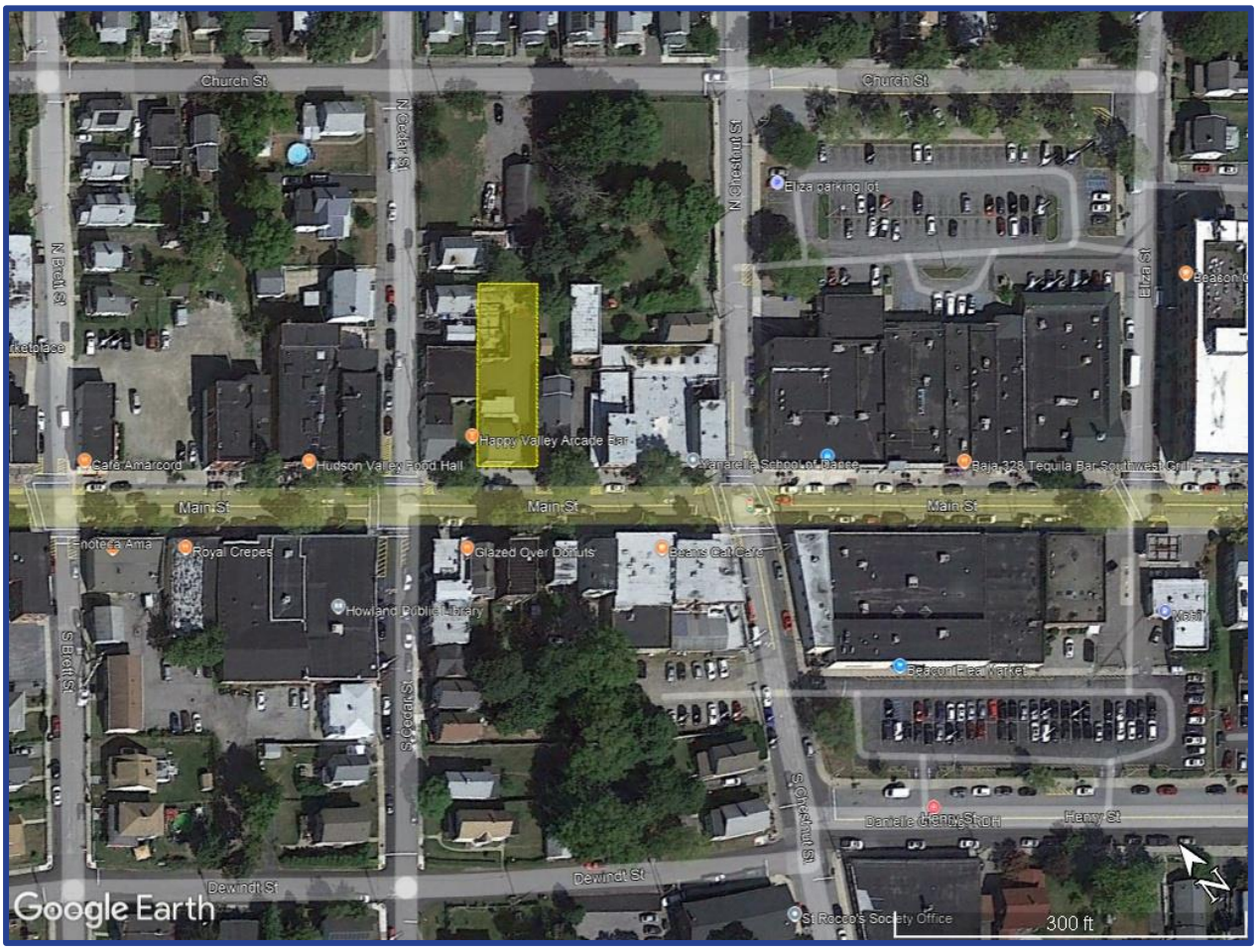
Exhibit No. 1 – Site Location Map



Traffic Assessment

In order to assess the potential traffic impacts of the Project, estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled ***Trip Generation 11th Edition***, 2021, based on Land Use 220 – Multifamily Housing (Low-Rise) and Land Use 822 – Strip Retail Plaza (<40k). Exhibit No. 2 below summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM and Weekday Peak PM Hours.

As indicated in the Exhibit below, the Project is estimated to result in 43 or fewer total traffic trips during each of the peak hours. This level of traffic generation is below the NYSDOT and ITE threshold of 100 site generated trips at any one intersection, which is utilized as a guideline threshold for identifying locations where the magnitude of traffic generation has the potential to impact operations at off-site intersection and screen out locations from requiring detailed analysis that do

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not reach the 100-vehicle threshold. Therefore, it can be concluded that additional detailed intersection analysis is not needed and that the site generated traffic will be accommodated by the existing roadway network. It should also be noted that the below traffic generation estimates do not account for the Project's location within a dense multi-use urban area which according to ITE would further reduce the Project traffic generation due to the likelihood of walking, biking and public transit usage in the area.

Exhibit No. 2 – Project Traffic Generation Estimates

	Entry	Exit	Total
Weekday AM Peak Hour			
Residential (8 Units)	1	3	4
Commercial (3,639 Sq. Ft.)	9	6	15
Total	**10**	**9**	**19**
Weekday PM Peak Hour			
Residential (8 Units)	3	2	5
Commercial (3,639 Sq. Ft.)	19	19	38
Total	**22**	**21**	**43**
Saturday Peak Hour			
Residential (8 Units)	2	2	4
Commercial (3,639 Sq. Ft.)	12	12	24
Total	**14**	**14**	**28**

Notes:

1. Traffic generation estimates are based on ITE Land Use 220 – Multifamily Housing (Low-Rise) and Land Use 822 – Strip Retail Plaza (<40k) for the residential and commercial portions of the Project respectively.

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Parking Assessment

The following provides an assessment of the anticipated Project parking demands and the availability of public parking, both on-street and in public parking lots, to accommodate the Project parking since the site will not provide any off-street parking spaces.

Project Parking Demands

(Appendix B)

In order to assess the parking needs of the Project, it is first necessary to assess the anticipated parking demands of the Project. As indicated previously, the Project development area falls within the City of Beacon Central Main Street (CMS) District. The City of Beacon Zoning Code (the "Zoning Code"), provides specific off-street parking requirements in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Zoning Code specifies a maximum parking standard for various uses for properties located in the CMS District, while no minimum number of off-street parking spaces are required within the CMS District due to the proximity of municipal parking areas, public transportation, and pedestrian-oriented streetscapes. Exhibit No. 3 below summarizes the maximum parking standards and the resulting maximum allowable parking spaces for the Project.

Exhibit No. 3 – City of Beacon Code Parking Standards

Proposed Use	Size	Code Maximum Parking Standard	
Residential	8 Apartments	1 Space/D.U.	8 Spaces
Commercial	3,639 Sq. Ft.	3 spaces per 1000 SF GFA	11 Spaces
		Total Parking Spaces	**19 Spaces**

As indicated in the table above, the Zoning Code specifies that a maximum of 19 parking spaces can be provided for the site. However, since the Project does not propose to provide any off-street parking spaces as part of the redevelopment, all parking for both the commercial and residential uses on the site will need to be accommodated by available public parking in the area.

The Code further specifies that the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § 223- 26C(2), compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

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In order to further assess the ultimate parking demands associated with the Project data provided by the Institute of Transportation Engineers (ITE) as contained in the ***Parking Generation Manual, 6th Edition***. ITE provides parking demand data for Land Use 220 – Multifamily Housing (Low-Rise) and Land Use 822 – Strip Retail Plaza (<40k). The relevant ITE parking data for each land use is provided in Appendix B of this report for reference. Based on the ITE data, the anticipated peak parking demand for the Project is identified in Exhibit No. 4 below. As identified below, ITE data indicates that the actual parking demand for the Project would be approximately 27 spaces on a typical Weekday and 29 spaces on a typical Weekend (Saturday). It should be noted that the analysis below is based on ITE 85th percentile parking generation rates and does not take into account the hourly variations in parking utilization that are typical each land use, which would result in a lower overall parking demand for the Project. The analysis also does not account for its location within a dense multi-use urban area which according to ITE would further reduce the Project parking demand due to the likelihood of walking, biking and public transit usage in the area.

Exhibit No. 4 – ITE Parking Demand Summary

Proposed Use	Size	Parking Demand Ratio	Parking Spaces
Weekday			
Residential	8 Units / 12 bedrooms	0.86 Spaces / Bedroom	11 Spaces
Commercial	3,639 Sq. Ft.	4.44 Spaces / 1,000 Sq. Ft.	16 Spaces
		Total Parking Spaces	**27 Spaces**
Weekend (Saturday)			
Residential	8 Units / 12 bedrooms	1.08 Spaces / Bedroom	13 Spaces
Commercial	3,639 Sq. Ft.	4.36 Spaces / 1,000 Sq. Ft.	16 Spaces
		Total Parking Spaces	**29 Spaces**

Notes:

1. Residential parking demand ration based on ITE Land Use 220 – Multifamily Housing (Low-Rise). Commercial parking demand ratio based on ITE Land Land Use 822 – Strip Retail Plaza (<40k). 85th Percentile parking demand ratios have been utilized to provide a somewhat conservative analysis.

Assessment of Public Parking Availability

(Figure No. 1, Table P-1, P-2, P-3 and P-4, Appendix A)

Since the Project will not provide any off-street parking, all parking for the Project will need to be accommodated by available public parking in the area. In order to identify the existing parking conditions in the area, manual parking counts of the available and occupied parking spaces were collected for all on-street and off-street public parking spaces found within a 300± ft. and within a 500± ft. radius of the proposed Project site. The general areas within 300 and 500 ft. of the Project site are identified on Exhibit No. 5 below. As shown below, the 300 ft. radius area generally includes on-street parking along the following:

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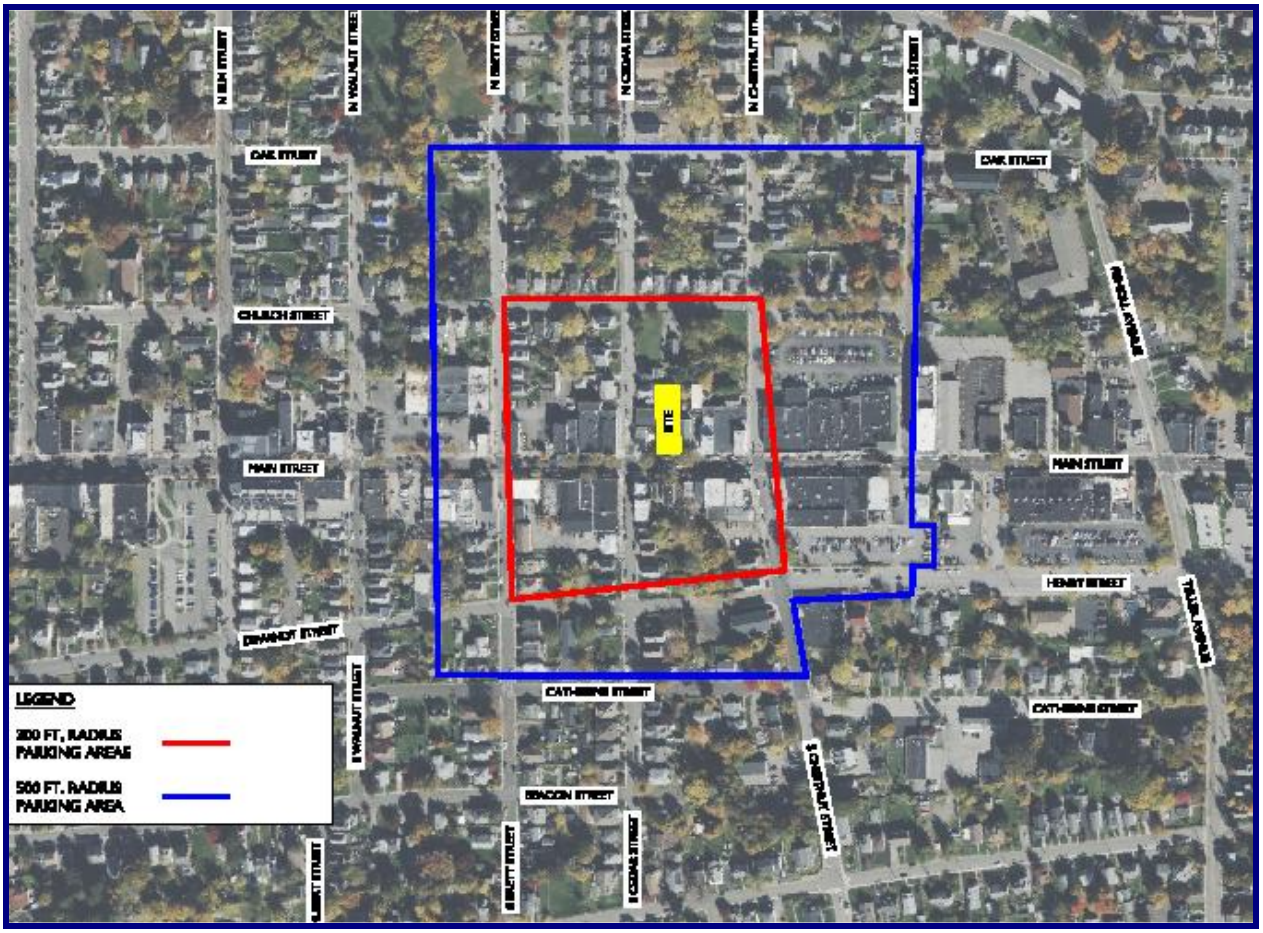
- Main Street between N/S Brett Street and N/S Chestnut Street
- N/S Brett Street between Dewindt Street and Church Street
- N/S Cedar Street between Dewindt Street and Church Street
- N/S Chestnut Street between Hery Street and Church Street

The 500 ft. radius area extends the limits of study of on-street parking and also includes the City owned Eliza Street and Henry Street parking lots. The 300 ft. radius is considered a reasonable walking distance for parking for residential uses while the 500 ft. radius is considered a reasonable walking distance for commercial uses.

Exhibit No. 5 – Parking Study Arear Map



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Data collection was conducted within the areas identified above on Thursday April 3, 2025, between the hours of 5 AM – 7AM and 4 PM – 10 PM and on Saturday April 5, 2025, between the hours of 5 AM – 7AM, 11 AM – 5 PM and 9 PM – 10 PM. These hours were selected to document both the overnight parking conditions when the parking demand associated with the residential portion of the Project will be at its peak and the midday/evening time periods when the parking demand associated with the commercial portions of the Project will peak. The detailed parking observation data is provided in Figure No. 1 and Tables No. P-1, P-2, P-3 and P-4 contained in Appendix B. Exhibits No. 6 and 7 below provide an hourly summary of the overall existing parking observation data within the study area.

Exhibit No. 6 – Existing Parking Observations Summary – 300 Ft. Radius

Time	Weekday			Saturday		
	Total Spaces	Occupied Spaces	Remaining Available Spaces	Total Spaces	Occupied Spaces	Remaining Available Spaces
5 AM	115	34	81	115	33	82
6 AM	115	34	81	115	33	82
7 AM	115	32	83	115	34	81
11 AM	115	---	---	115	89	**26**
12 PM	115	---	---	115	76	39
1 PM	115	---	---	115	74	41
2 PM	115	---	---	115	74	41
3 PM	115	---	---	115	69	46
4 PM	115	69	46	115	71	44
5 PM	115	77	**38**	115	77	38
6 PM	115	72	43	115	---	---
7 PM	115	68	47	115	---	---
8 PM	115	64	51	115	---	---
9 PM	115	50	65	115	60	55
10 PM	115	44	71	115	52	63

As identified in Exhibit No. 6 above, based on the parking observations within 300 ft. of the site a minimum of 38 parking spaces were found to be available during the Weekday occurring at 5 PM and minimum of 26 parking spaces were found to be available on Saturday occurring at 11 AM. During all other time periods in excess of 38 spaces were found to be available with in excess of 63 spaces available during the overnight hours when the Project residential parking will be at peak.

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The expanded 500 ft. radius observations identified in Exhibit No. 7 below indicate that there is significant parking availability at all times of the day within 500 ft. of the site. However, it is noted that the Eliza Street and Henry Street parking lots are heavily utilized during the midday and evening hours during both the Weekday and Saturday. It is also known that the Henry Street lot is utilized by the Beacon Flea Market on Sundays between April and December between the hours of 8 AM to 3 PM and therefore is not available for parking during those time periods.

Exhibit No. 7 – Existing Parking Observations Summary – 500 Ft. Radius

Time	Weekday			Saturday		
	Total Spaces	Occupied Spaces	Remaining Available Spaces	Total Spaces	Occupied Spaces	Remaining Available Spaces
5 AM	502	101	401	502	97	408
6 AM	502	102	400	502	97	408
7 AM	502	95	407	502	98	404
11 AM	502	---	---	502	294	**208**
12 PM	502	---	---	502	271	231
1 PM	502	---	---	502	271	231
2 PM	502	---	---	502	262	240
3 PM	502	---	---	502	258	244
4 PM	502	243	259	502	239	263
5 PM	502	287	**215**	502	259	243
6 PM	502	252	250	502	---	---
7 PM	502	243	259	502	---	---
8 PM	502	222	280	502	---	---
9 PM	502	173	329	502	242	260
10 PM	502	148	354	502	188	314

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Summary and Conclusion

As summarized above, the Project is not anticipated to result in any significant traffic impacts in the area since the Project will generate less than 100 peak hour trips.

Furthermore, based on the above analysis, it can be concluded that during most time periods, there is sufficient parking availability within 300 ft. of the site to accommodate the anticipated parking demands of the Project. It is noted that during certain time periods, both residents and visitors of the Project may need to utilize parking areas in excess of 300 ft. and up to 500 ft. from the site.

It is also noted that there is currently a proposal being reviewed by the City for proposed mixed use residential and commercial development located at 291 Main Street (Telephone Building), which is located approximately 400 ft. east of the 300 Main Street site. Based on the most recent information submitted to the Planning Board for that Project, a total of 17 parking spaces are required where just four (4) spaces will be provided on the site. The remaining 13 space parking demand will be accommodated by public parking in the area. The parking availability within 500 ft. of the 300 Main Street site is sufficient to accommodate the additional combined parking demand associated with both the 291 Main Street and 300 Main Street projects.

Sincerely,

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

Richard D'Andrea, Department Manager
Department Manager

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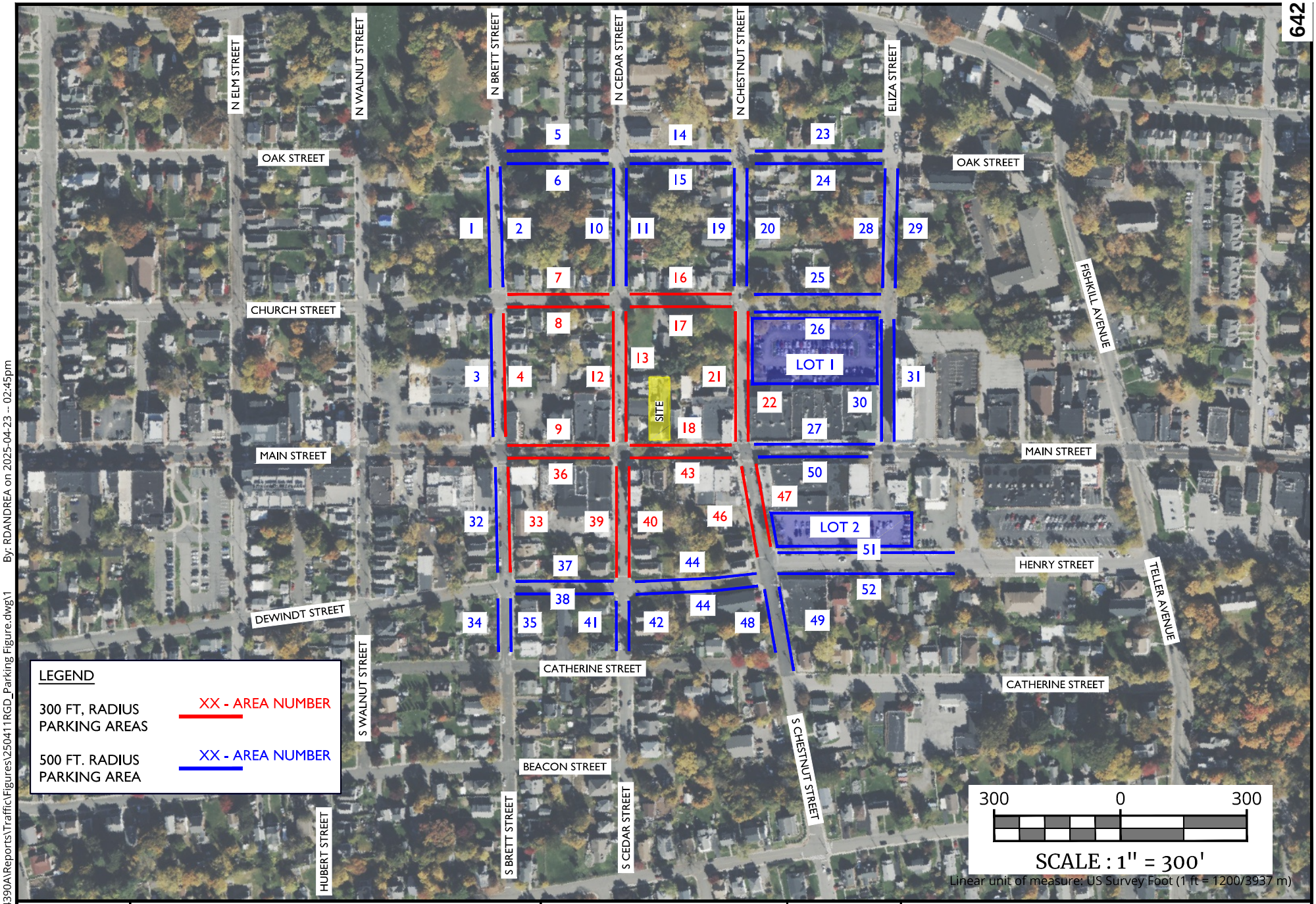
Appendix

Appendix A | Existing Parking Observations Data



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300 MAIN STREET MIXED USE

300 MAIN STREET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

PARKING STUDY

25004390A

4/23/2025

PARKING AREA MAP

FIGURE NO. 1

Table No. P-1
Parking Observations Summary - 300 ft. Radius
Thursday April 3, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
7	8	-	-	-	-	1	-	3	4	-	1
8	8	-	-	-	-	-	-	-	-	1	-
9	10	1	2	-	9	8	9	9	8	6	7
12	10	7	6	6	8	11	11	12	11	10	8
13	-	-	-	-	-	-	-	-	-	-	-
16	8	3	3	2	1	2	2	3	1	1	1
17	6	1	1	1	3	2	2	4	4	2	1
18	7	-	-	-	7	5	7	7	8	7	6
21	-	-	-	-	-	-	-	-	-	-	-
22	7	2	2	1	6	5	7	4	6	3	3
36	9	-	-	-	6	9	6	6	6	5	5
39	9	6	6	7	7	9	7	5	5	4	3
40	9	4	4	4	7	8	6	4	3	4	4
43	9	6	6	6	6	8	9	7	4	5	2
46	10	3	3	3	5	5	3	2	2	2	3
47	5	1	1	2	4	4	3	2	2	-	-
Total Spaces	**-**	**34**	**34**	**32**	**69**	**77**	**72**	**68**	**64**	**50**	**44**
Total Availabile Spaces	**115**	**81**	**81**	**83**	**46**	**38**	**43**	**47**	**51**	**65**	**71**

Table No. P-2
Parking Observations Summary - 300 ft. Radius
Saturday April 5, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	9:00 PM	10:00 PM
7	8	-	-	-	1	-	4	2	3	4	3	1	1
8	8	-	-	-	-	1	-	-	-	-	-	-	-
9	10	2	2	2	10	8	7	8	8	6	6	8	6
12	10	5	5	5	11	11	9	10	10	11	13	8	8
13	-	-	-	-	-	-	-	-	-	-	-	-	-
16	8	3	3	3	1	-	-	1	1	1	-	2	2
17	6	2	2	2	3	3	5	3	4	4	4	2	2
18	7	3	3	4	8	7	6	8	7	7	7	6	6
21	-	-	-	-	-	-	-	-	-	-	-	-	-
22	7	2	2	2	6	4	2	4	-	4	4	6	3
36	9	-	-	-	10	9	8	4	7	6	8	4	3
39	9	6	6	6	9	9	9	6	8	8	7	4	5
40	9	5	5	5	10	8	9	7	7	7	5	5	5
43	9	1	1	1	9	8	6	9	4	4	9	7	6
46	10	3	3	3	7	5	6	6	6	6	6	3	2
47	5	1	1	1	4	3	3	6	4	3	5	4	3
Total Occupeid Spaces	-	**33**	**33**	**34**	**89**	**76**	**74**	**74**	**69**	**71**	**77**	**60**	**52**
Total Availabile Spaces	**115**	**82**	**82**	**81**	**26**	**39**	**41**	**41**	**46**	**44**	**38**	**55**	**63**

Table No. P-3
Parking Observations Summary - 500 ft. Radius
Thursday April 3, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Lot 1	93	14	14	11	46	88	74	83	69	51	33
Lot 2	60	-	-	3	42	32	19	6	4	4	4
1	8	2	2	2	3	2	1	1	1	1	1
2	8	3	5	4	3	3	4	3	5	4	4
3	10	7	7	7	5	6	6	6	7	8	6
4	8	2	2	2	4	2	3	3	3	3	3
7	8	-	-	-	-	1	-	3	4	-	1
8	8	-	-	-	-	-	-	-	-	1	-
9	10	1	2	-	9	8	9	9	8	6	7
10	8	6	6	5	5	3	3	4	4	3	6
11	-	-	-	-	-	-	-	-	-	-	-
12	10	7	6	6	8	11	11	12	11	10	8
13	-	-	-	-	-	-	-	-	-	-	-
16	8	3	3	2	1	2	2	3	1	1	1
17	6	1	1	1	3	2	2	4	4	2	1
18	7	-	-	-	7	5	7	7	8	7	6
19	7	1	1	1	2	2	3	3	2	2	2
20	9	2	2	2	-	1	1	1	1	1	1
21	-	-	-	-	-	-	-	-	-	-	-
22	7	2	2	1	6	5	7	4	6	3	3
23	5	-	-	-	-	-	-	1	-	-	1
26	23	5	3	4	13	20	15	15	12	5	6
27	13	-	1	-	11	12	13	9	11	7	9
32	10	4	4	3	4	5	7	6	6	5	5
33	10	6	6	4	6	6	5	4	8	5	5
34	8	-	-	-	-	-	-	1	1	1	1

Table No. P-3
Parking Observations Summary - 500 ft. Radius
Thursday April 3, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
35	8	3	3	3	-	1	2	2	2	2	2
36	9	-	-	-	6	9	6	6	6	5	5
37	6	1	1	1	2	-	1	2	1	-	-
38	9	-	-	-	2	2	1	1	1	1	1
39	9	6	6	7	7	9	7	5	5	4	3
40	9	4	4	4	7	8	6	4	3	4	4
41	6	3	3	3	4	5	2	4	3	4	4
42	6	2	2	2	3	2	2	2	2	2	2
43	9	6	6	6	6	8	9	7	4	5	2
44	10	1	1	1	-	-	-	-	1	2	2
45	6	-	-	-	3	1	3	2	2	-	-
46	10	3	3	3	5	5	3	2	2	2	3
47	5	1	1	2	4	4	3	2	2	-	-
48	8	-	-	-	1	1	1	3	-	-	-
49	9	-	-	-	-	-	-	-	-	-	-
50	12	5	5	3	8	11	11	11	11	11	5
51	17	-	-	1	6	4	2	1	-	-	-
52	10	-	-	1	1	1	1	1	1	1	1
Total Occupeid Spaces	-	101	102	95	243	287	252	243	222	173	148
Total Availabile Spaces	502	401	400	407	259	215	250	259	280	329	354

Table No. P-4
Parking Observations Summary - 300 ft. Radius
Saturday April 5, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	9:00 PM	10:00 PM
Lot 1	93	14	14	15	82	75	89	72	77	61	71	67	45
Lot 2	60	-	-	-	22	20	12	15	11	11	9	16	8
1	8	2	2	2	1	2	2	1	1	1	1	2	2
2	8	5	5	5	5	6	5	6	1	5	4	4	4
3	10	4	4	4	8	10	9	10	10	8	7	8	6
4	8	2	2	2	6	5	4	4	5	4	5	4	4
7	8	-	-	-	1	-	4	2	3	4	3	1	1
8	8	-	-	-	-	1	-	-	-	-	-	-	-
9	10	2	2	2	10	8	7	8	8	6	6	8	6
10	8	6	6	6	4	4	4	4	6	5	6	5	6
11	-	-	-	-	-	-	-	-	-	-	-	-	-
12	10	5	5	5	11	11	9	10	10	11	13	8	8
13	-	-	-	-	-	-	-	-	-	-	-	-	-
16	8	3	3	3	1	-	-	1	1	1	-	2	2
17	6	2	2	2	3	3	5	3	4	4	4	2	2
18	7	3	3	4	8	7	6	8	7	7	7	6	6
19	7	1	1	1	1	2	1	1	1	-	-	2	2
20	9	-	-	-	1	2	3	3	2	2	1	1	1
21	-	-	-	-	-	-	-	-	-	-	-	-	-
22	7	2	2	2	6	4	2	4	-	4	4	6	3
23	5	-	-	-	-	-	-	-	-	-	-	-	-
26	23	6	6	6	19	15	14	12	10	11	10	12	6
27	13	1	1	1	11	8	11	11	9	10	13	10	11
32	10	4	4	4	7	6	6	5	4	4	4	6	4
33	10	5	5	5	10	9	8	6	7	6	7	5	3
34	8	1	1	1	2	2	-	-	-	-	1	1	1

Table No. P-4
Parking Observations Summary - 300 ft. Radius
Saturday April 5, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	9:00 PM	10:00 PM
35	8	3	3	3	4	3	3	4	3	3	1	2	2
36	9	-	-	-	10	9	8	4	7	6	8	4	3
37	6	-	-	-	1	1	1	1	1	1	1	-	-
38	9	1	1	1	3	3	3	2	2	2	2	1	1
39	9	6	6	6	9	9	9	6	8	8	7	4	5
40	9	5	5	5	10	8	9	7	7	7	5	5	5
41	6	3	3	3	4	4	3	3	3	2	2	2	2
42	6	1	1	1	-	1	-	-	-	-	-	1	1
43	9	1	1	1	9	8	6	9	4	4	9	7	6
44	10	1	1	1	-	-	-	-	-	-	1	3	2
45	6	-	-	-	1	1	1	5	6	5	7	2	4
46	10	3	3	3	7	5	6	6	6	6	6	3	2
47	5	1	1	1	4	3	3	6	4	3	5	4	3
48	8	-	-	-	-	3	2	7	7	7	7	4	2
49	9	-	-	-	-	-	-	-	3	2	3	1	1
50	12	-	-	2	9	11	11	10	13	11	12	11	8
51	17	1	1	1	3	2	5	6	7	7	7	11	7
52	10	-	-	-	1	-	-	-	-	-	-	1	3
Total Occupeid Spaces	-	**94**	**94**	**98**	**294**	**271**	**271**	**262**	**258**	**239**	**259**	**242**	**188**
Total Availabile Spaces	**502**	**408**	**408**	**404**	**208**	**231**	**231**	**240**	**244**	**263**	**243**	**260**	**314**

Colliers Engineering & Design

Appendix

Appendix B | ITE Parking Data

Land Use: 220 Multifamily Housing—2+ BR (Low-Rise)

Description

Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms.

Various configurations can fit this description, including the following:

- Walkup apartment or multiplex-access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway
- Mansion apartment-several dwelling units within what appears from the outside to be a single-family dwelling unit
- Stacked townhouse-designed to match the external appearance of a townhouse, but which have dwelling units that share both floors and walls and with access through a central entry and stairway

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand (1) on a weekday (13 study sites) and a Saturday (eight study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00-4:00 a.m.	97	92	89	100
5:00 a.m.	100	100	100	92
6:00 a.m.	96	99	97	92
7:00 a.m.	85	97	84	84
8:00 a.m.	67	92	58	76
9:00 a.m.	54	83	55	81
10:00 a.m.	48	79	47	78
11:00 a.m.	45	71	55	86
12:00 p.m.	45	68	55	81
1:00 p.m.	42	65	55	73
2:00 p.m.	42	62	42	70
3:00 p.m.	47	66	45	49
4:00 p.m.	49	66	47	51
5:00 p.m.	56	67	50	46
6:00 p.m.	64	70	68	43
7:00 p.m.	72	78	58	49
8:00 p.m.	77	77	58	59
9:00 p.m.	85	80	61	62
10:00 p.m.	92	82	74	76
11:00 p.m.	95	88	84	86

Additional Data

The average parking supply ratios and average peak parking occupancy for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (21 sites)	73%
	Not within ½ mile of rail transit	1.3 (18 sites)	70%
General Urban/ Suburban	Within ½ mile of rail transit	1.6 (31 sites)	72%
	Not within ½ mile of rail transit	1.7 (114 sites)	72%

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, California, Colorado, District of Columbia, Maine, Maryland, Massachusetts, New Jersey, Ontario (CAN), Oregon, Pennsylvania, Tennessee, Virginia, Washington, and Wisconsin.

Source Numbers

209, 218, 219, 247, 255, 277, 314, 402, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 538, 544, 545, 577, 578, 579, 580, 584, 585, 587, 603, 604, 610, 611, 617, 620, 631

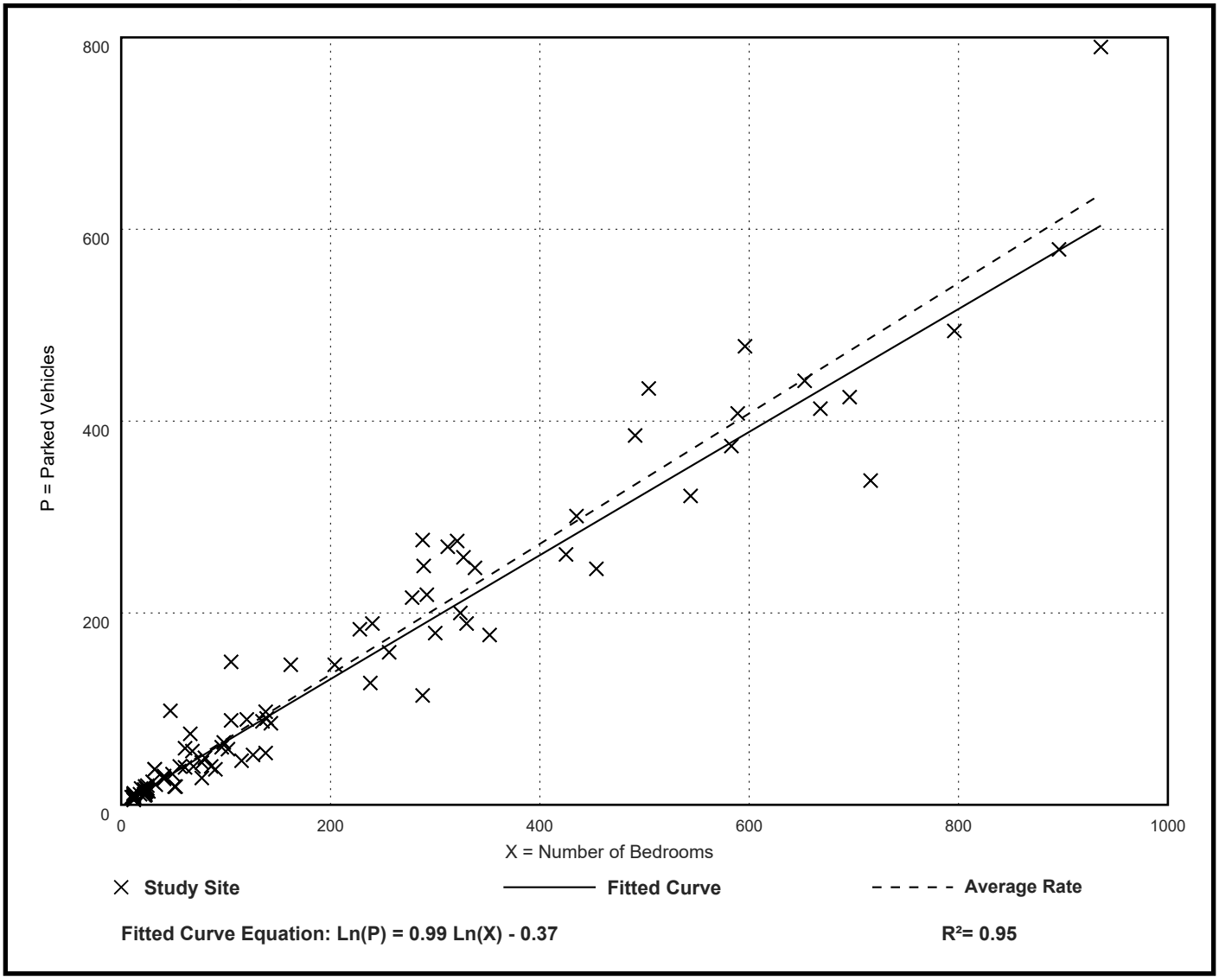
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 97
Avg. Num. of Bedrooms: 192

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.36 - 2.09	0.61 / 0.86	0.65 - 0.71	0.16 (24%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.99 Ln(X) - 0.37

R^2= 0.95

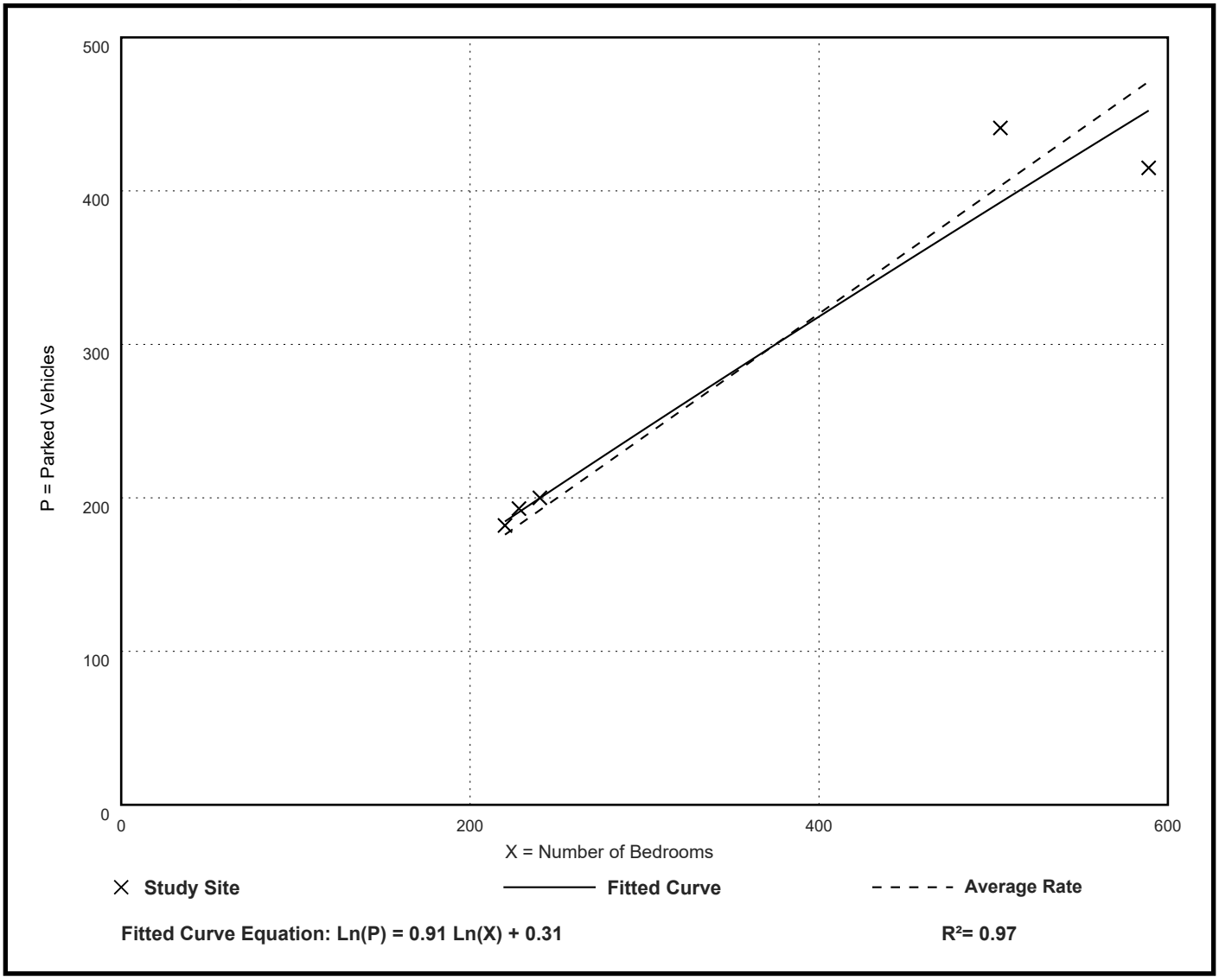
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Bedrooms: 356

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.80	0.70 - 0.88	0.82 / 0.88	***	0.08 (10%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.91 Ln(X) + 0.31

R^2= 0.97

Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

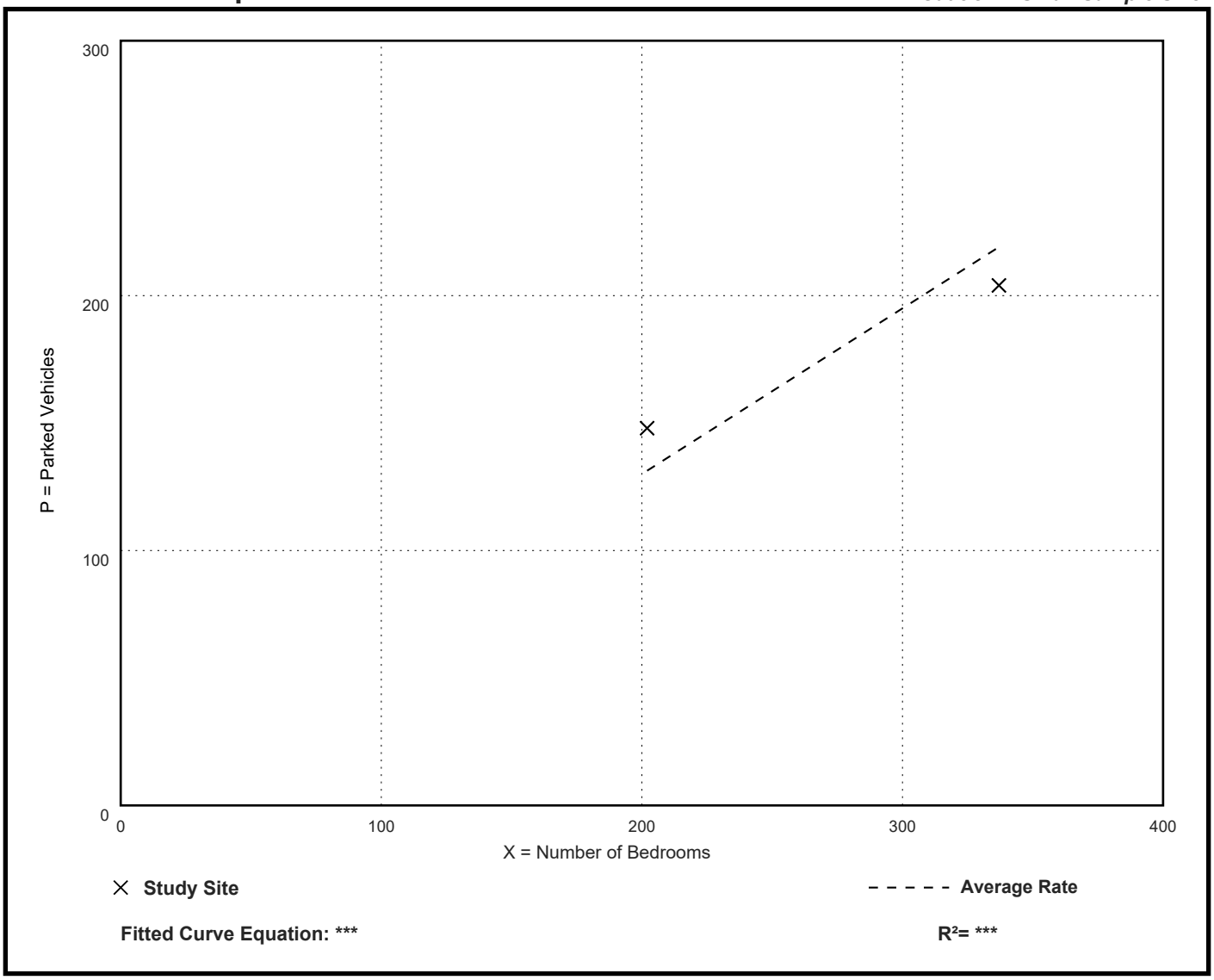
Peak Period Parking Demand vs: Bedrooms
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Bedrooms: 270

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.61 - 0.73	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

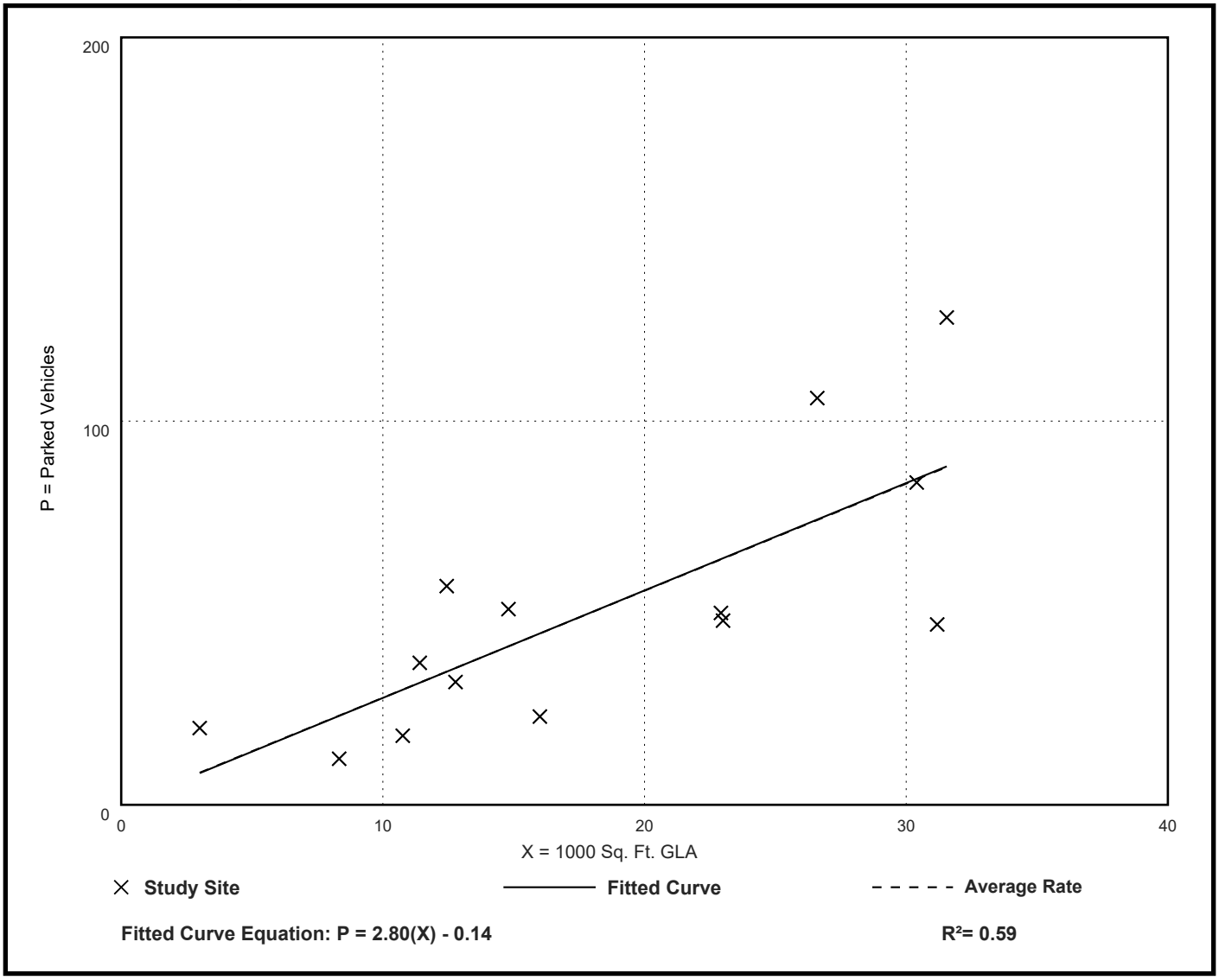
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

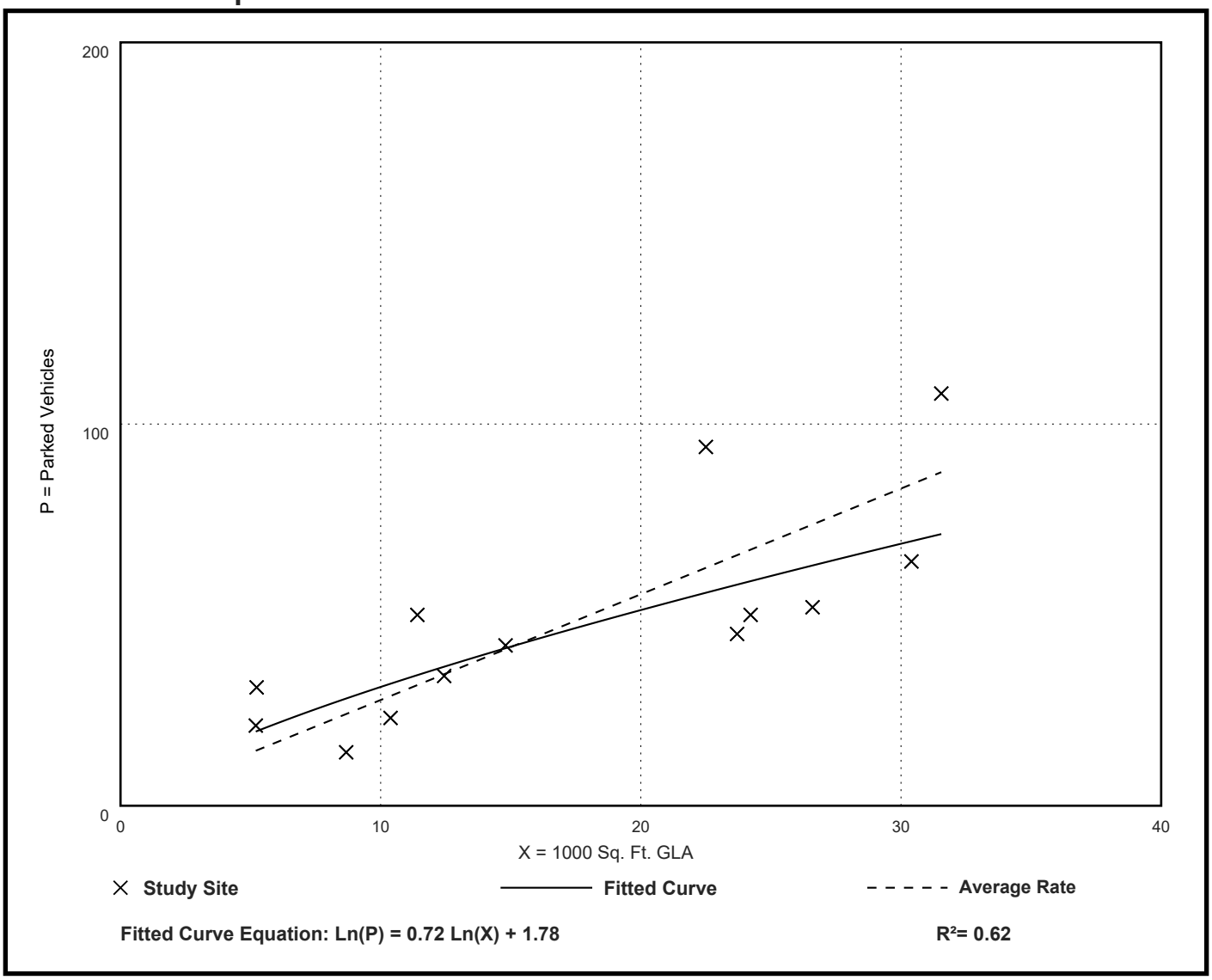
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 17

Peak Period Parking Demand per 1000 Sq. Ft. GLA

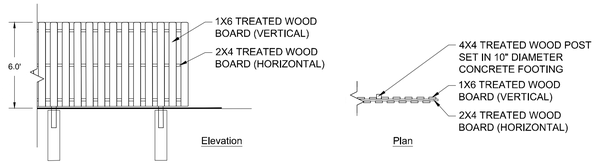
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.61 - 5.93	2.09 / 4.36	***	1.03 (37%)

Data Plot and Equation



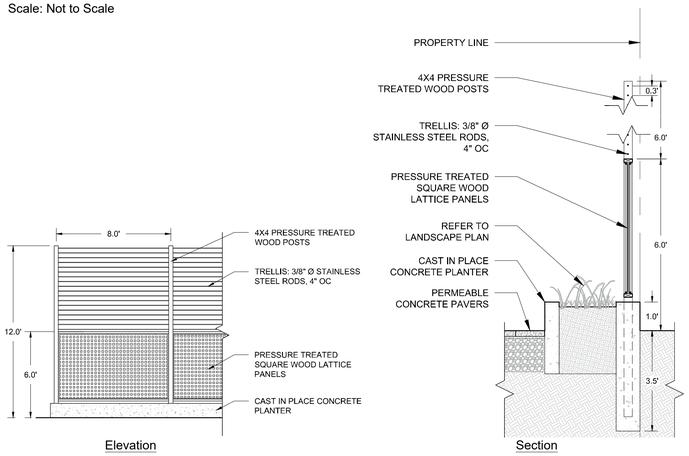
Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 1.78

R^2= 0.62



Shadowbox Fence Detail

Scale: Not to Scale

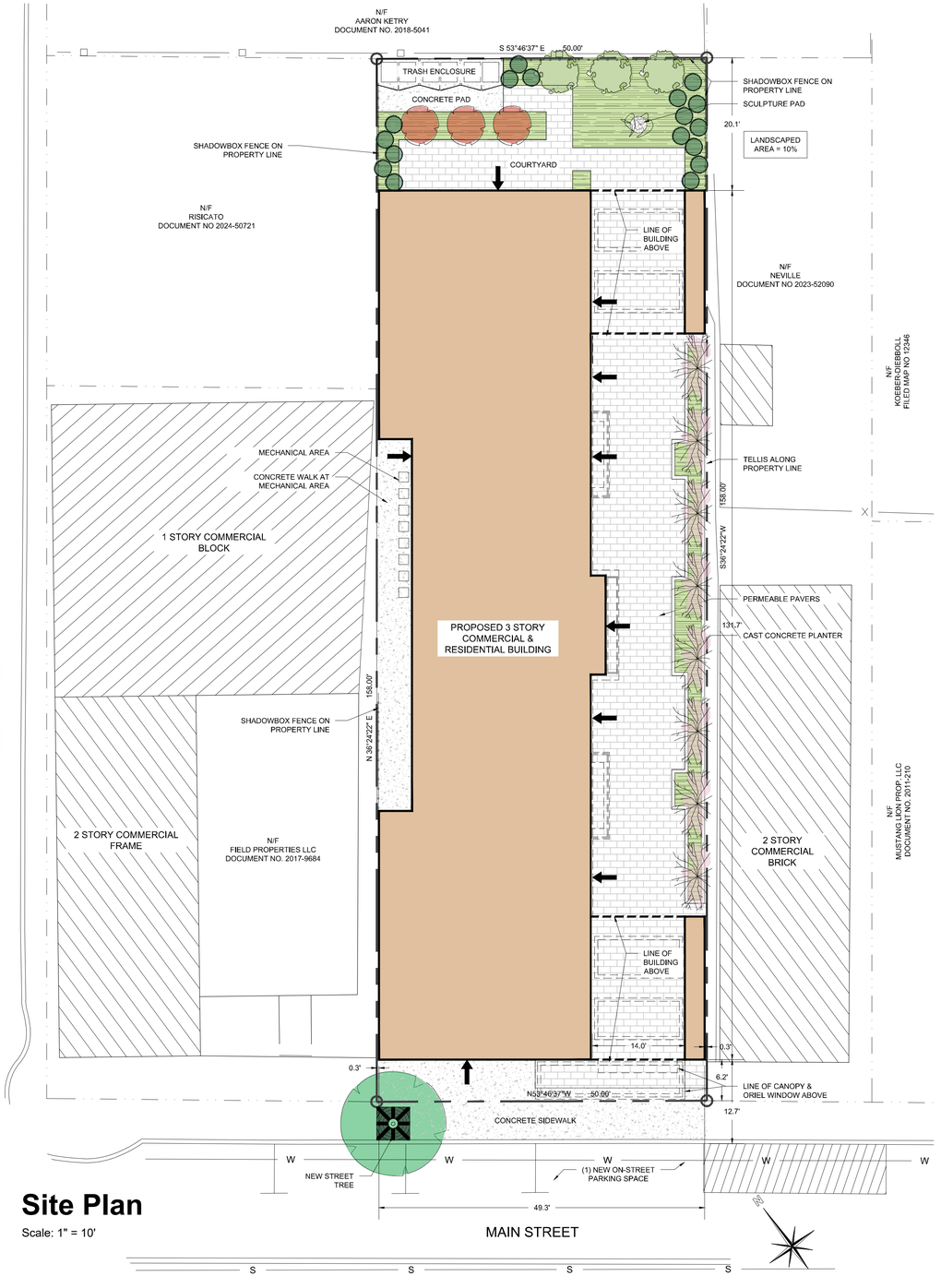


Lattice / Planter Detail

Scale: Not to Scale

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Provided	Minimum Lot Depth	Actual Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS	0'-10'	0'	20'	5.9'	0.3' 0.3'	20.1'	80%	99%	75'	158'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	10% (793 SF)	7,900 SF	13,600 SF



Site Plan

Scale: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS

Location Map

Scale: 1" = 200'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-939865
Lot Area:	7,900 sf
Building Footprint:	4,103 sf
Historical Overlay District:	No
Existing Use:	Mixed Use: Retail / Residential
Proposed Use:	Mixed Use: Retail / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial		
0 spaces (minimum) 3 spaces per 1,000 sf GFA (maximum)	3,639 GFA	0 parking spaces minimum 11 parking spaces maximum
Residential		
0 spaces (minimum) 1 space per dwelling unit (maximum)	8 dwelling units	0 parking spaces minimum 8 parking spaces maximum
Total Required		0 parking spaces minimum 19 parking spaces maximum
Total Provided		**0 parking spaces** See Notes Below

Notes:

1. Applicant proposes to remove the existing driveway and curb cut to allow for (1) new on-street parking space.
2. The landscaped area is 10% of the site area, where a minimum of 10% is required.
3. Refuse pick-up will be limited to off-peak hours.
4. All landscaping shown on the Site Plan shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plant not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

Index of Drawings

Sheet 1 of 6	Site Plan
Sheet 2 of 6	Existing Conditions & Demolition Plan
Sheet 3 of 6	Building Plans
Sheet 4 of 6	Building Elevations & Renderings
Sheet 5 of 6	Landscape & Lighting Plan
Sheet 6 of 6	Grading & Utility Plan (GU-1)

Site Plan Application

Sheet 1 of 6 - Site Plan

Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

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 V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

300 Main Street
Beacon, New York
Scale: 1" = 10'
April 29, 2025

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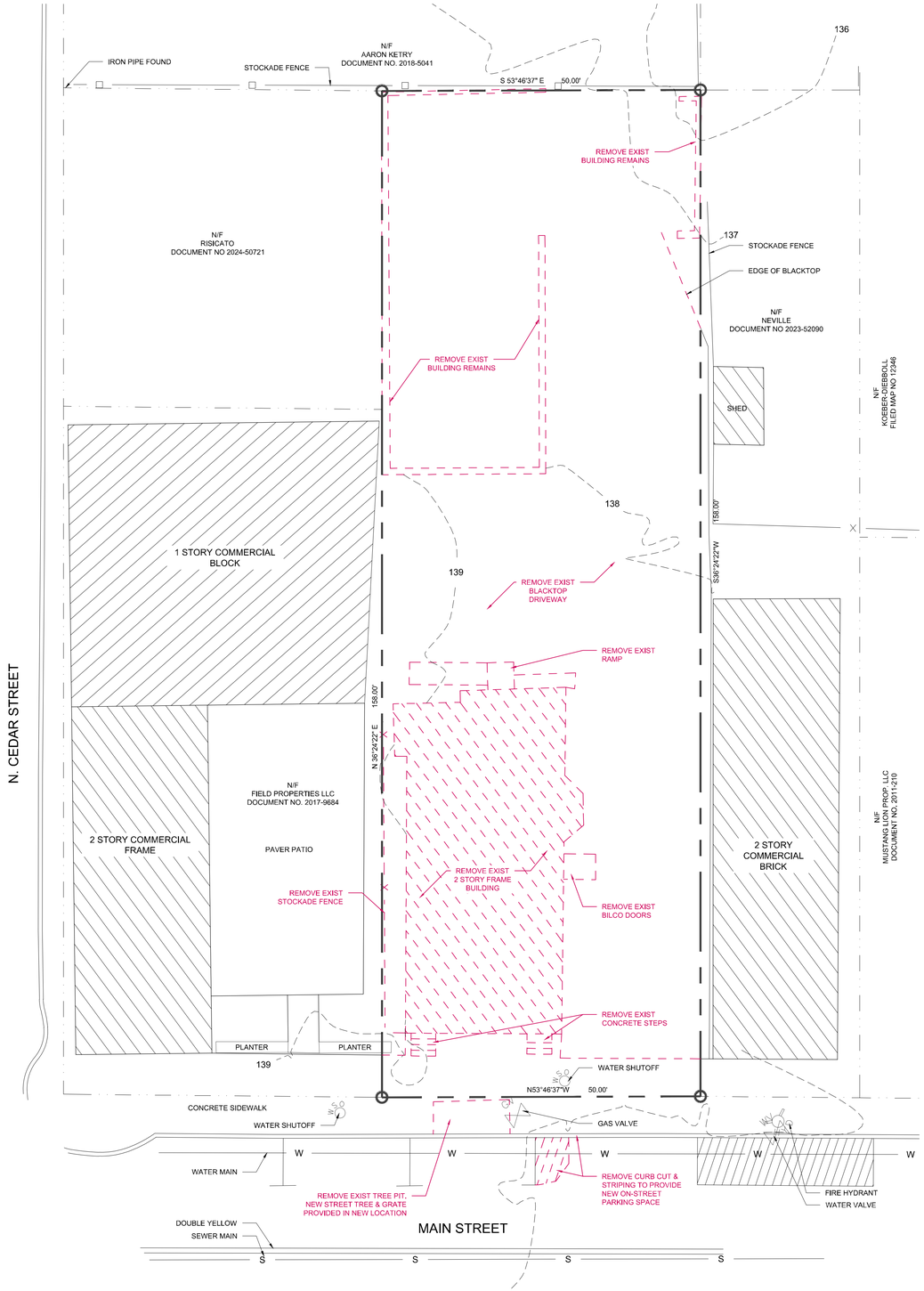
1	4/29/25	PLANNING BOARD SUBMISSION	AJS

Existing Conditions Photos

Not to Scale



Existing Conditions & Demolition Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 6 - Existing Conditions & Demolition Plan

Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

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 V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

300 Main Street
Beacon, New York
Scale: 1" = 10'
April 29, 2025

REVISIONS:			
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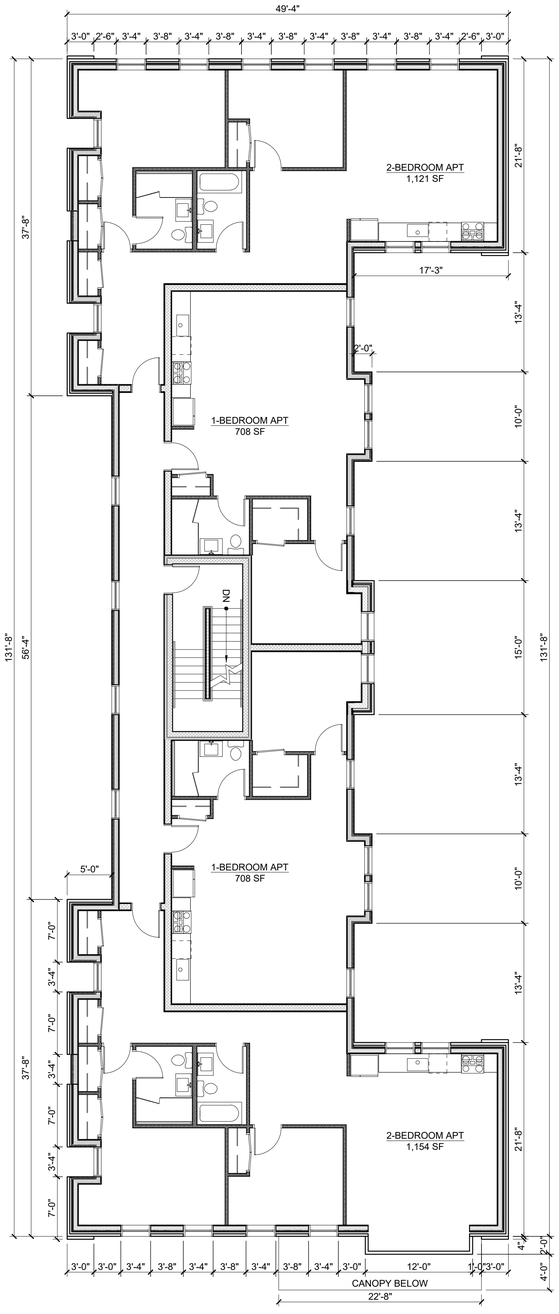
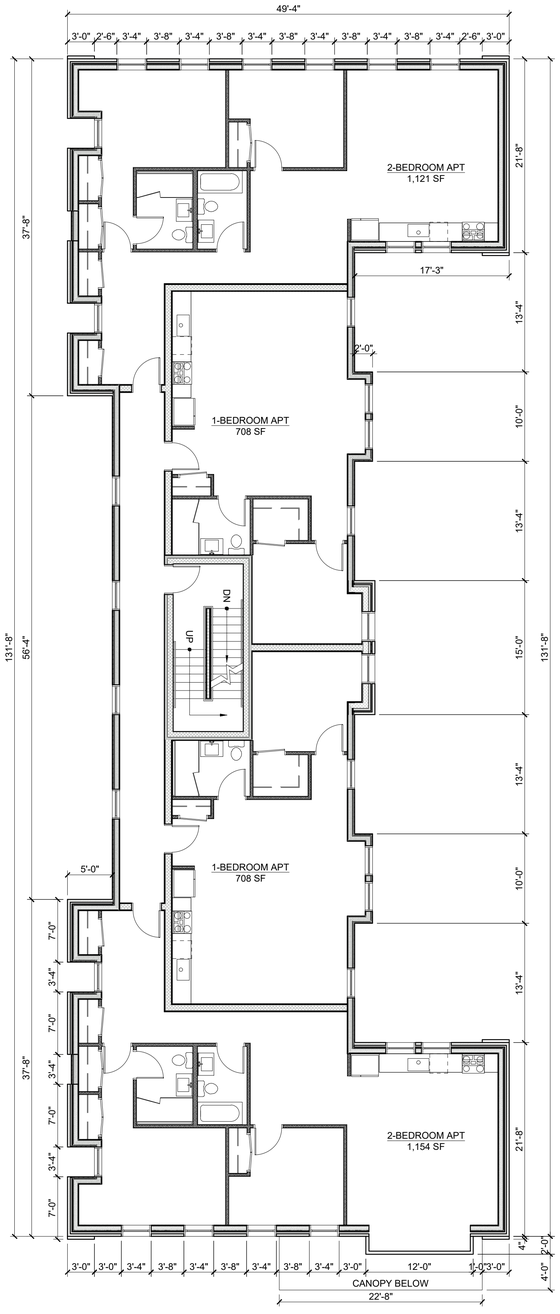


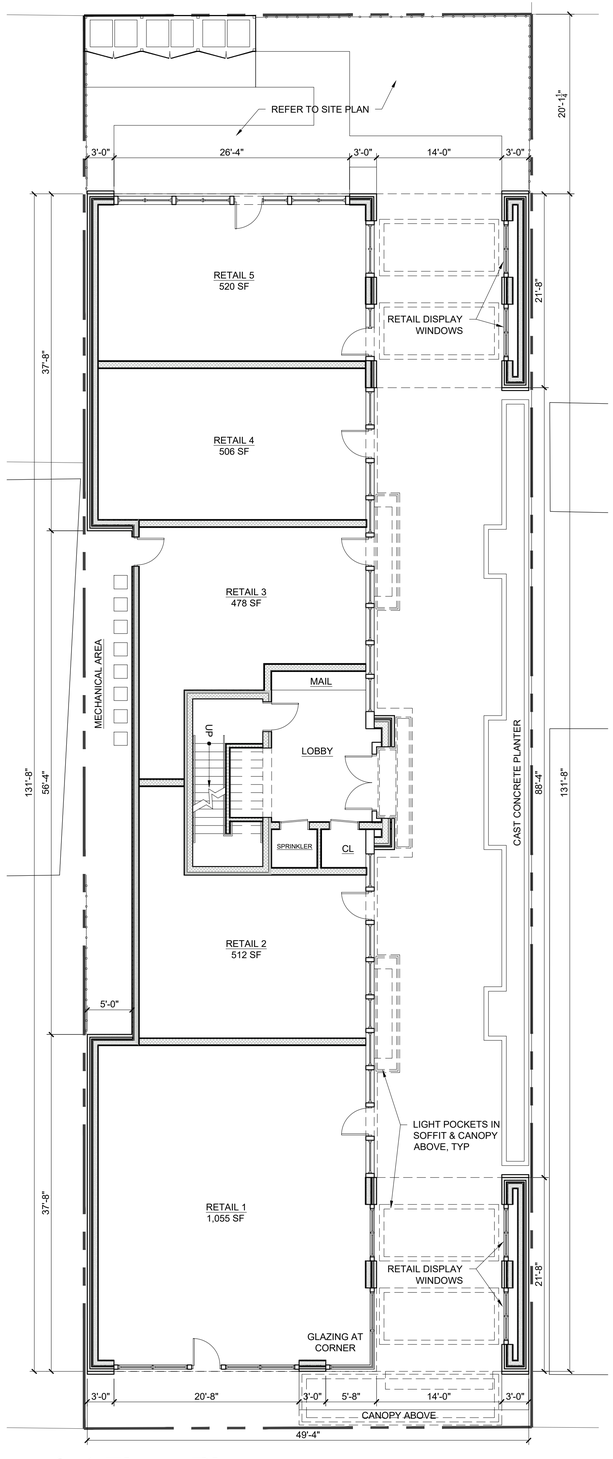
3rd Floor Plan

Scale: 1/8" = 1'-0"



2nd Floor Plan

Scale: 1/8" = 1'-0"



1st Floor Plan

Scale: 1/8" = 1'-0"

Site Plan Application

Sheet 3 of 6 - Building Plans

Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

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 V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

300 Main Street
Beacon, New York
Scale: 1/8" = 1'-0"
April 29, 2025

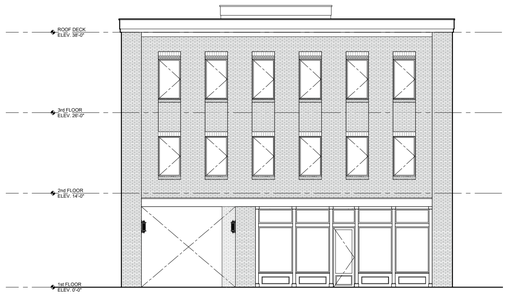
View from Public Courtyard

View from Main Street

View from Main Street

East Elevation

Scale: 3/32" = 1'-0"



North Elevation

Scale: 3/32" = 1'-0"

CORNICE & TRIM:
BENJAMIN MOORE NIGHTFALL (1576)

BRICK: GLEN-GERY 33DD MIX W/ MORTAR
COLOR 'GREY'

DOUBLE GLAZED ALUMINUM CASEMENT
WINDOWS:
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

CAST STONE SILLS
CORINTHIAN CAST STONE
COLOR: LIMESTONE - WARM TAN (LS-38)

FIBER CEMENT SIDING
NICHIHA 'LATURA V-GROOVE'
COLOR: BENJAMIN MOORE MOHEGAN SAGE
(2138-30)

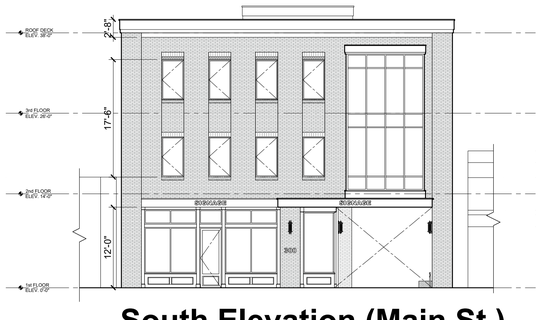
ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

STOREFRONT BULKHEAD & TRIM
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

CANOPIES & LINTELS
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

West Elevation

Scale: 3/32" = 1'-0"



South Elevation (Main St.)

Scale: 3/32" = 1'-0"

View from Main Street

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS

Site Plan Application

Sheet 4 of 6 - Building Elevations & Renderings

Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

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 V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

300 Main Street
Beacon, New York
Scale: 3/32" = 1'-0"
April 29, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS

L-1: WALL MOUNTED

7PANDAS MURCIA MEDIUM TRADITIONAL OUTDOOR EXTERIOR WALL MOUNTED FIXTURE
MODEL#: A0599019, 15W, 2,700 KELVIN. CRI: 90
COLOR: BLACK, OR APPROVED EQUAL
MOUNTING HEIGHT = 7 FEET

FIXTURES ARE 23.6" TALL & ONLY LOCATED ON WALLS BELOW SOLID CANOPIES TO SHIELD LIGHT FROM THE NIGHT SKY

L-2: WALL MOUNTED - BACK OF HOUSE MECHANICAL AREA

CINATI WALL MOUNTED FIXTURE
MODEL#: UCI-3011X, 18W, 2,700 KELVIN. CRI: 90
COLOR: BLACK, OR APPROVED EQUAL
MOUNTING HEIGHT = 7 FEET. DARK SKY COMPLIANT

L-3: BOLLARD LIGHT

FLINDT GARDEN BOLLARD
MODEL#: LPL1010998, 7W, 2,700 KELVIN. CRI: 90
COLOR: CORTEN, OR APPROVED EQUAL

FIXTURE IS 13.8" TALL AND EMITS A DOWNWARD DIRECTED, GLARE-FREE LIGHT

L-4: WALL GRAZER

LED LINEAR X00 LINE
MODEL#: HYD25W822, 7.6W/FT, 2,700 KELVIN.
CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

FIXTURES AREA POSITIONED TO GRAZE THE LOWER PORTION OF THE BRICK WALL ABOVE THE CANOPY

L-5: COVE LIGHT

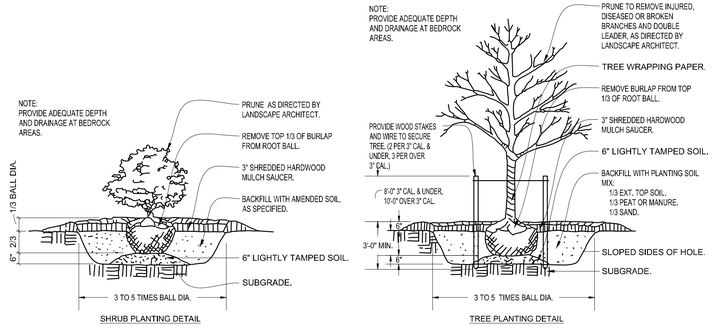
ADONIS ARCHITECTURAL SW IP67 – DarkSky
MODEL#: ARC-HE24-2700-B, 7.6W/FT, 2,700 KELVIN. CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

FIXTURES ARE LOCATED IN A COVE & EMITS A DOWNWARD DIRECTED, GLARE-FREE LIGHT

L-6: IN-GROUND SCULPTURE LIGHT

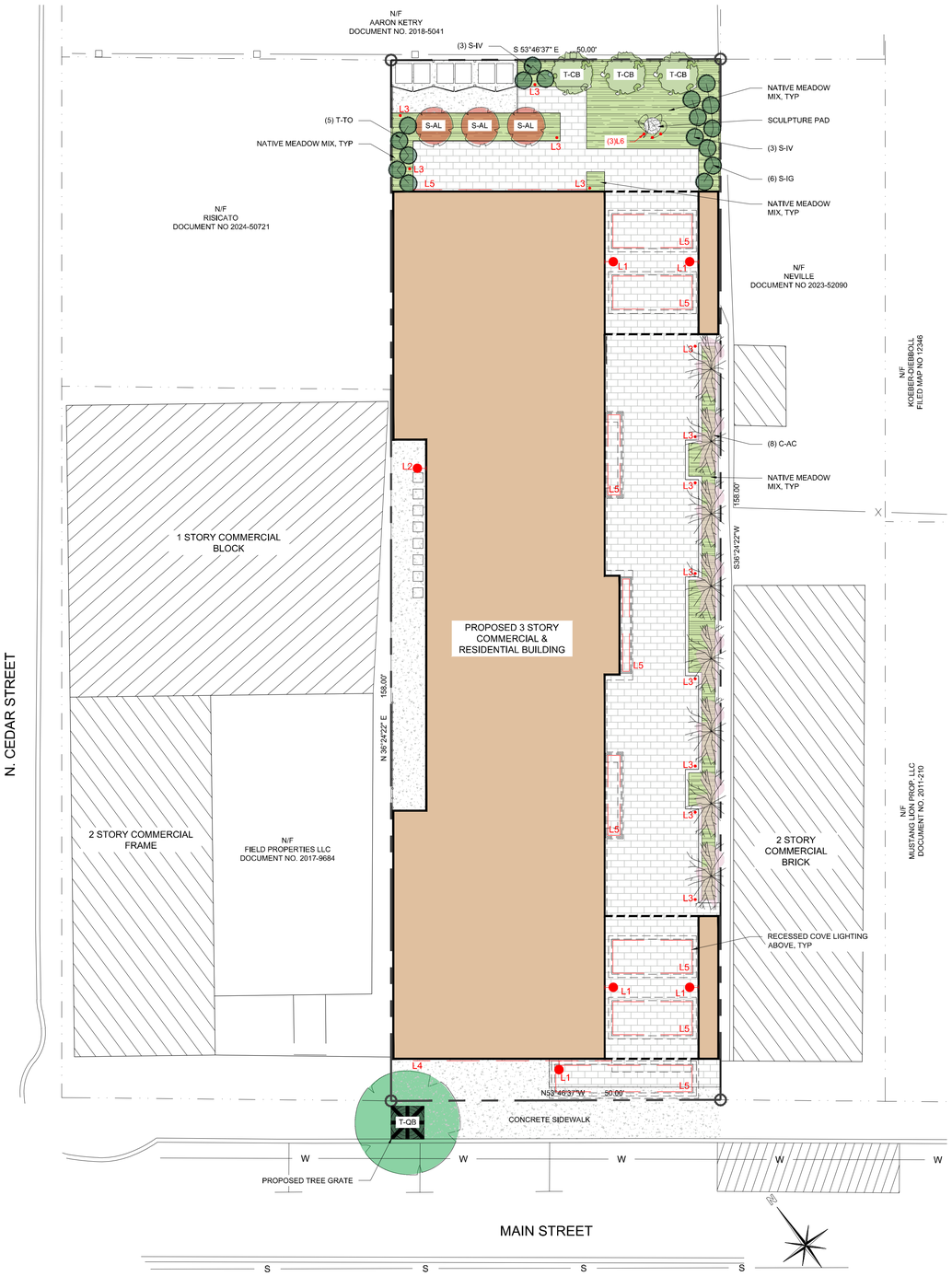
ERCO TESIS IN-GROUND DIRECTIONAL LUMINAIRE
MODEL#: B2000045, 8.1W, 2,700 KELVIN. CRI: 92
COLOR: BLACK, OR APPROVED EQUAL

LIGHTING NOTES:
ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B:
EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS:
[AMENDED 12-9-2019 BY L.L. NO. 11-2019]
(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.
(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.
(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:
(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.
(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.
(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.
(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.
(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.



Typical Planting Details

NTS



Landscape & Lighting Plan

Scale: 1" = 10'

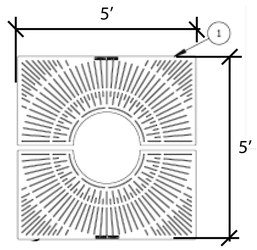
Native Plant List

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
C-AC	8	Climber	Rosa "Madame Alfred Carriere"	Climbing Rose	6 Qt	Spring
T-CB	3	Tree	Carpinus betulus "Frans Fontaine"	Frans Fontaine Hornbeam	1-3/4"-2" Cal.	Spring/Fall
T-QB	1	Tree	Quercus bicolor	Swamp White Oak	2"-2-1/2" Cal.	Spring/Fall
T-TO	5	Tree	Thuja occidentalis	Arborvitae "Emerald Green"	6-7'	Spring/Fall
S-AL	3	Shrub	Amelanchier laevis	Allegheny Serviceberry	6-7'	Spring/Fall
S-IG	6	Shrub	Ilex glabra	Inkberry	3 gal	Spring/Fall
S-IV	6	Shrub	Ites Virginica "Little Henry"	Little Henry Sweetspire	3 gal	Spring/Fall

Proposed street tree has been selected from the Beacon Tree Advisory Committee "*Species and Locations Recommendations*"

Native & Noninvasive Meadow Species Mix

Type	Botanical Name	Common Name	Size	Planting Time
Perennial	Agastache rugosa "Little Adder"	Little Adder Agastache Hyssop	Plugs	Spring/Fall
Grass	Carex pennsylvanica	Pennsylvania Sedge	Plugs	Spring/Summer
Grass	Carex rosea	Rosy sedge	Plugs	Spring/Summer
Grass	Panicum Virgatum Shenandoah	Indian Switch Grass	Plugs	Spring/Summer
Herbaceous	Boltonia asteroides	False Aster	Plugs	Spring/Summer
Herbaceous	Allium cernuum	Nodding Onion	Plugs	Spring/Summer
Herbaceous	Aquilegia canadensis	Columbine	Plugs	Spring/Summer
Herbaceous	Asclepias tuberosa	Butterfly Weed	Plugs	Spring/Summer
Herbaceous	Aster divaricatus	White Wood Aster	Plugs	Spring/Summer
Herbaceous	Echinacea purpurea sp.	Purple Coneflower	Plugs	Spring/Summer
Herbaceous	Geranium maculatum	Wild Geranium	Plugs	Spring/Summer
Herbaceous	Helianthus angustifolius sp.	Narrow Leaved Sunflower	Plugs	Spring/Summer
Herbaceous	Liatris spicata	Blazing Star	Plugs	Spring/Summer
Herbaceous	Monarda fistulosa	Beebalm	Plugs	Spring/Summer
Herbaceous	Phlox stolifera	Creeping Phlox	Plugs	Spring/Summer
Herbaceous	Sedum ternatum	Stonecrop	Pints	Spring/Summer
Herbaceous	Solidago tenufolia	Grass leaved Goldenrod	Plugs	Spring/Summer
Herbaceous	Vernonia noveborecensis	New York Iron Weed	Plugs	Spring/Summer
Herbaceous	Veronicastrum virginicum	Culver's Root	Plugs	Spring/Summer



Tree Pit

Scale: NTS
NEENAH FOUNDRY TREE GRATE MODEL 8704 OR APPROVED EQUAL

Site Plan Application

Sheet 5 of 6 - Landscape & Lighting Plan

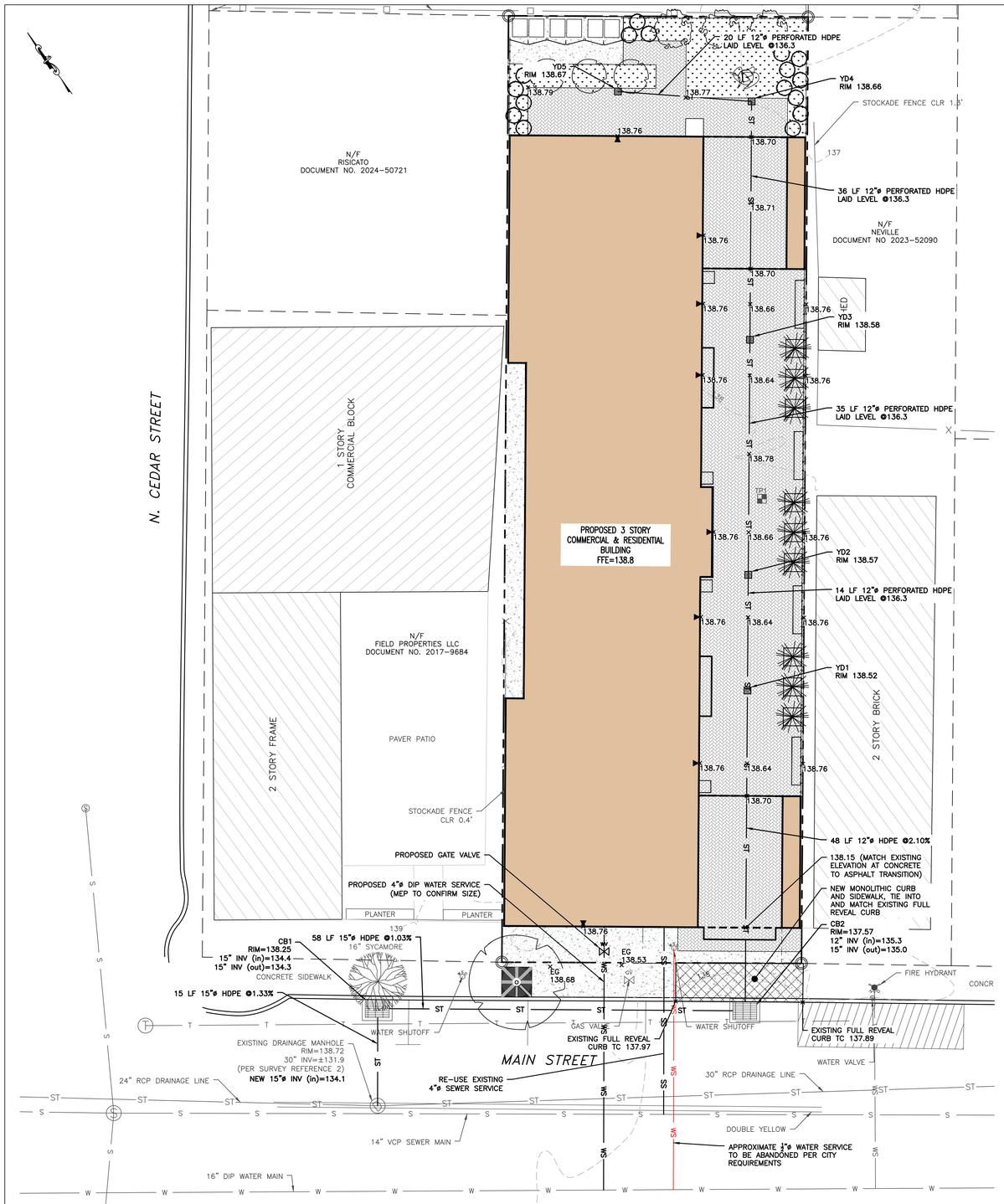
Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

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 V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

300 Main Street
Beacon, New York
Scale: 1" = 10'
April 29, 2025



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- TP1 TEST PIT LOCATION
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO SURVEY ENTITLED "MAP OF SURVEY FOR THE LANDS OF 300 MAIN ST LLC" DATED MARCH 18, 2025 AND PREPARED BY ROBERT V. OSWALD, L.S.
2. DRAINAGE, SANITARY SEWER, AND WATER PIPING SIZES IN MAIN STREET PER CAPITAL IMPROVEMENT PROJECT PLAN AS-BUILTS DATED FEBRUARY 28, 1977 PREPARED BY EBERLIN AND EBERLIN. PIPE MATERIALS ASSUMED BY HUDSON LAND DESIGN, AND SHALL BE VERIFIED AS NECESSARY.

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.

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 ALONG CURBS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.

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.
3. ROOFTOP DRAINAGE IS TO BE RE-DIRECTED TO THE PROPOSED STORMWATER CONVEYANCE SYSTEM.
4. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

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.

DEEP TEST HOLE TABLE:

TEST PITS OBSERVED ON 4/23/2025, DIRECTED BY HUDSON LAND DESIGN

HOLE #	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTLING DEPTH	SOIL DESCRIPTION
1	75"	---	75"	---	0~9" PAVEMENT & SUBBASE SECTION; 9"~40" GRAVELLY LOAM; 40"~75" SILT LOAM; SEEPAGE (WATER) @ 75"

DRAWN BY: CMB	CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 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

GRADING & UTILITY PLAN

300 MAIN STREET

300 MAIN STREET
CITY OF BEACON
DTUCHESS COUNTY, NEW YORK
TAX ID: 5954-36-939865

JOB #:	2025:010
DATE:	4/29/2025
SCALE:	1" = 20'
TITLE:	GU-1
SHEET:	6 OF 6

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.

May 9, 2025

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

RE: 300 Main Street – Site Plan
Tax No. 5954-36-939865
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed mixed-use commercial and residential space at 300 Main Street:

- Correspondence dated April 29, 2025, from Cuddy & Feder LLP.
- Application for Site Plan Approval
- Short Environmental Assessment Form dated April 29, 2025.
- Traffic & Parking Assessment Report, dated April 28, 2025, as prepared by Colliers Engineering & Design.
- Plan set titled "300 Main Street", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings date April 29, 2025:
  - Sheet 1 of 6 – Site Plan
  - Sheet 2 of 6 – Existing Conditions & Demolition Plan
  - Sheet 3 of 6 – Building Plans
  - Sheet 4 of 6 – Building Elevations & renderings
  - Sheet 5 of 6 – Landscape & Lighting Plan
  - Sheet 6 of 6 – Grading & Utility Plan

The proposed project entails the demolition of the existing structures located at 300 Main Street, and the construction of a new 3-story building that will consist of commercial space on the 1st floor and 8 residential apartments on the 2nd and 3rd floors. The project is located in the Central Main Street (CMS) Zoning District and is located on a 0.18± acre parcel.

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

General Comments:

1. The applicant's consultant shall conduct an Inflow & Infiltration (I&I) Study of the existing site and building and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer

collection system include roof-leaders, sump pumps, existing site drains, etc. shall be identified. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

2. A pre-& Post drainage analysis should be prepared to the site, with the applicant looking at alternative methods to reduce stormwater runoff from the site.

3. Construction details shall be provided for all aspects of work to occur on the site, as well as providing details for all utility work.

4. The amount of water proposed to be used by the project shall be provided. A breakdown of proposed water usage shall be provided.

5. A construction cost estimate shall be prepared for all work proposed within the City's road right-of-way and submitted for review.

Site Plan (Sheet 1 of 6):

1. The plan shall include a note referencing where the survey data shown on the plan was taken from.

2. Although the plan notes that the landscaped area is 10%, the size of each of the landscaped areas that contribute to this should be listed on the plan.

Existing Conditions & Demolition (Sheet 2 of 6):

1. The demolition work shall include those areas of sidewalk and curbing that are to be replaced as part of the project. This plan should be coordinated with the Grading & Utility plan.

Grading & Utility Plan (Sheet 6 of 6):

1. Spot elevations shall be provided of the existing topography around the site and out into the public right-of-way to allow for verification of proposed grading.

2. The "Utility Notes" shall be include a note as to obtaining the water meter and MXU unit from the Beacon Water Department, as well as the MXU unit being installed on the exterior of the building at a height of 2 to 3 feet above the final grade.

3. The plan shall note the use of a 4" wet tap and vale at the proposed connection to the 16" water line.

4. It is recommended that the sewer lateral to service the project be increased to a minimum size of 6" given a mixed-use building with commercial and residential space.

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.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 12, 2025

RE: 300 Main Street Site Plan Application, 300 Main St LLC

I have reviewed the following materials regarding the proposed mixed-use building located at 300 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated April 29, 2025
- Exhibit A: Images of the Premises and Surrounding Area
- Application for Site Plan Approval Form, dated April 9, 2025
- Short EAF, prepared by Hudson Land Design, dated April 29, 2025
- Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated April 28, 2025
- Site Plan Set (6 sheets) by Aryeh Siegel, Architect and Hudson Land Design, dated April 29, 2025

Project Description:

The proposed project entails construction of a three-story mixed-use commercial and residential building on a 0.18-acre site located in the CMS zoning district. The proposal involves demolition of existing structures and construction of a new building with 3,639 square feet of ground-floor retail/commercial space and eight (8) residential units on the 2nd and 3rd floors, including a mix of 4 one-bedroom and 4 two-bedroom apartments.

Comments & Recommendations:

1. **Environmental Assessment Form**: Questions #9, #17, and #20 of the Short EAF indicate "Yes" responses without accompanying explanations. Descriptions should be provided to support these answers.

2. **Separation from 304 Main Street:** There appears to be a small gap between the proposed building and the adjacent structure at 304 Main Street. The applicant should specify the width of this gap and address how it will be maintained to prevent debris accumulation and allow for necessary access for maintenance. A pedestrian-level rendering from within the retail arcade looking east would be helpful to show the location of windows or other openings on 304 Main.

3. **Permitted Uses & CMS District Intent:** The project complies with CMS zoning regulations, which permit multi-family residential use on upper floors and a mix of commercial uses at street level. The proposal supports the stated goals of the CMS District, including the creation

of a pedestrian-oriented public realm and a mix of active uses, consistent with Section 223-41.18(J)(1).

4. **Frontage Occupancy:** The bulk table states that 99% frontage occupancy is provided along Main Street, where 80% is required. However, with a 14-foot wide pedestrian entrance on a 50-foot-wide lot, the actual frontage occupancy appears to be closer to 72%. The Board may reduce the requirement under Section 223-41.18(E)(5) if it serves the goals of providing light, air, or a surfaced, lighted pedestrian passageway to a public space. The Board should discuss if the retail arcade supports these goals.

5. **Building Height:** The proposed building height is stated as 38 feet from sidewalk grade to the roof deck. However, the definition of building height under Section 223-63 requires measurement to the highest point of the roof, which may include the top of the parapet. The Building Inspector should determine whether the roof deck or the parapet constitutes the highest point for zoning compliance

6. **Roof Deck:** If the roof deck is intended to be accessed by building residents, a floor plan should be provided.

7. **Landscaped Area:** The bulk table provided on Sheet 1 of 6 indicates a proposed landscaped area of 10% or 793 sq. ft. A table or diagram illustrating how the requirement is met should be provided.

8. **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 19 spaces is applied to the proposed project based on proposed units and commercial square footage. Zero (0) parking spaces are proposed onsite. The applicant provided a Parking Assessment identifying municipal lots and on-street parking with capacity within 300ft and 500ft of the project site.

9. **Closure of Curb Cut:** The absence of parking onsite facilitates elimination of the curb cut on Main Street. Restoration of the curb will allow for the addition of one on-street parking space and improves pedestrian conditions. This supports the CMS District's goals of walkability and uninterrupted streetwalls.

10. **Building Design.** The applicant should provide a narrative demonstrating compliance with the architectural design standards in Section 223-41.18(J). Additionally, transparency calculations should be added to Sheet 4 of 6 to verify that at least 70% of the ground-floor façade and 30% of upper-floor façades consist of transparent glass, as required.

KARC
PLANNING CONSULTANTS, INC.

These are our comments at this time. Additional comments may be provided upon review of revised or supplemental submissions. Should you have any questions or require further information, please do not hesitate to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
05/13/2025

Title:

Review of applications for Subdivision and Site Plan Approval, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

ATTACHMENTS

193-195 Main PB 5.13.25 Submission Cover Ltr.pdf

193-195 Main PB 5.13.25 Attachment 1 Plans by Aryeh Siegel, Architect 1.1.25.pdf

193-195 Main PB 5.13.25 Attachment 2 HLD 4.29.25.pdf

193-195 Main PB 5.13.25 Exhibit A - Images of Premises.pdf

193-195 Main PB 5.13.25 Exhibit B - Subdivision Approval App.pdf

193-195 Main PB 5.13.25 Exhibit C - Site Plan Approval APP.pdf

193-195 Main PB 5.13.25 Exhibit D - FD Chief Thomas Lucchesi email 3.28.25.pdf

193-195 Main PB 5.13.25 Exhibit E - Short EAF.pdf

Lanc & Tully 193-195 Main Street 05-09-25 review.pdf

KARC Review PB_193-195 Main St_2025.05.13.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

April 29, 2025

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

Re: Application for Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Multi-family Dwelling
Premises: 193-195 Main Street and Cliff Street, Beacon, New York 12508
Tax Parcel IDs: 5954-27-806934 and 796928

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Kosova Lane Properties, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Subdivision Approval (Lot Merger) and Site Plan Approval (the "Application"), proposing to merge the two (2) lots which comprise the Premises and construct a new three (3)-story multi-family dwelling containing five (5) residential units, with access provided via an entrance/exit driveway connecting to Cliff Street (the "Project").

THE PREMISES AND THE PROPOSED PROJECT:

The majority of the Premises is presently classified in the Central Main Street ("CMS") Zoning District and the Historic District and Landmark Overlay ("HDLO") Zoning District in the City of Beacon (the "City"), and abuts property in the Transitional ("T") Zoning District. A small portion of the Premises that fronts on Cliff Street is also classified in the T District.

The area surrounding the Premises includes a mix of commercial, residential, and institutional uses. Parcels to the north, east, and west of the Premises within the Main Street corridor are predominantly characterized by mixed-use buildings containing retail shops, eateries, banks, and professional services offices on the first floors and residential apartments on upper floors, with the abutting property to the west occupied by the City's Cliff Public Parking Lot. The Premises is also abutted to the south by residential development, with additional single and two (2)-family residences located to the north beyond the Main Street corridor. *See* **Exhibit A**. Currently, the front portion of the Premises is improved by two (2) existing three (3)-story – and partial one (1)-

story – buildings, which are occupied by the Beacon Bread Company on the first floor and residential units on the second and third floors, and the rear portion of the Premises is unoccupied. *See* **Exhibit A** – Images of the Premises and Surrounding Area.

As is more fully detailed on the enclosed plan set prepared by Aryeh Siegel, Architect, dated January 1, 2025, and Hudson Land Design Professional Engineering, P.C., dated April 29, 2025 (collectively, the "Plans") the Applicant proposes to construct a new three-story building (the "Building") on the rear portion of the Premises, which will contain a multi-family dwelling comprised of one (1) one-bedroom unit on the first floor and two (2) two-bedroom units on each of the second and third floors, for a total of five (5) residential units. The Applicant also proposes certain site improvements including a parking area containing two (2) parking spaces with one (1) ADA-compliant space,[1] landscaping, internal walkways, water and sewer connections, and a stormwater management system. The existing development on the front portion of the Premises will be maintained, and the Building will be constructed on the undeveloped rear portion of the Premises. Access to the Building will be provided via an entrance/exit driveway connecting to Cliff Street, while access to the existing buildings on the front portion of the Premises will continue to be available from Main Street.

As confirmed during the Applicant's pre-submission meeting with the Building Inspector, City Planner, City Engineer and Planning Board Attorney on February 19, 2025, the Project is permitted as of right in the CMS Zoning District.[2] In addition, as confirmed by the Fire Department Chief by email of March 28, 2025, the proposed layout of the Building at the Premises, with the installation of an approved automatic sprinkler system, will conform to the New York State Fire Code. *See* Email from Fire Department Chief Thomas Lucchesi, dated March 28, 2025, attached as **Exhibit D**.

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[1] Note: Section 223-26(D) of the City of Beacon Zoning Code identifies a range of minimum required and maximum allowable parking spaces for particular uses. Within the CMS zoning district, "[u]nless otherwise determined by the Planning Board, no minimum number of off-street parking spaces are required . . . due to the proximity of these districts to municipal parking areas, public transportation, and pedestrian-oriented streetscapes." City of Beacon Zoning Code § 223-26(D)(1). The maximum number of required parking spaces for the Project would be five, i.e., one space per dwelling unit. *See* City of Beacon Zoning Code § 223-26(D)(4). Therefore, the two (2) proposed parking spaces for the Project fall within the minimum required and maximum allowable number of parking spaces outlined in the City's Zoning Code. Please note that a formal parking analysis is forthcoming and will be included in a future submission.

[2] Note: The City of Beacon Zoning Code § 223-63 defines "dwelling, multifamily" as: "[a]dwelling containing three or more dwelling units." Pursuant to § 223-41.18 of the City of Beacon Zoning Code, multifamily dwellings are permitted by right in the CMS Zoning District, "provided that for parcels fronting on Main Street or East Main Street such uses are not permitted on the ground floor in the first 50 feet from the façade." The Premises has frontage on Main Street, and the Building, which will contain multifamily residential uses on all floors, will be set back by 121.7 feet from the front lot line of the Premises.

STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQRA") ENVIRONMENTAL REVIEW:

Lastly, please note that while the Application currently constitutes an Unlisted Action under SEQR, the New York State Department of Environmental Conservation has proposed amendments to the SEQR regulations under which the Application would constitute a Type II action that is exempt from SEQR review.[3] *See* October 29, 2024, Part 617 Express Terms, available at https://dec.ny.gov/sites/default/files/2025-01/part617expressterms.pdf.

Notwithstanding, for the Planning Board's consideration in connection with the environmental review of the instant Application, a Short Environmental Assessment Form has been included in this submission as **Exhibit E**. The Applicant respectfully requests to appear at the Planning Board's May 13, 2025 regular meeting Agenda to further discuss the Project and initiate the environmental review process pursuant to SEQR.

CONCLUSION AND LIST OF ENCLOSURES:

The Applicant is seeking Subdivision Approval to merge the two (2) tax lots that comprise the Premises, together with Site Plan Approval for the Project. As noted above, the instant Application has been designed to be fully zoning compliant. Accordingly, the Applicant understands that the Project *does not* require any variances from the Zoning Board of Appeals, or review by the City Council.

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

Exhibit A:	Images of the Premises and Surrounding Area;
Exhibit B:	Application for Subdivision (Lot Merger) Approval Form;
Exhibit C:	Application for Site Plan Approval Form;
Exhibit D:	Email from Fire Department Chief Thomas Lucchesi, dated March 28, 2025; and
Exhibit E:	Short Environmental Assessment Form.

[3] Under the proposed new 6 NYCRR § 617.5(c)(11)(ii), "construction of a building with four or more dwelling units" would be considered a Type II action, provided "a. the gross floor area of the building does not exceed 10,000 square feet; b. the building is constructed on an approved lot; c. the building will be connected (at the commencement of habitation) to existing public water and sewerage systems; and d. the use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and subject to site plan review." The proposed Building will include four (4) dwelling units with a total gross floor area of 6,900 square feet, will be constructed on an approved lot, will connect to public water and sewer systems at the commencement of habitation, and is a permitted use within the Central Main Street (CMS) zoning district in which the Premises is classified.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel, Architect, dated January 1, 2025 and Hudson Land Design Professional Engineering, P.C., dated April 29, 2025. Further, enclosed are three (3) checks payable to the City of Beacon, as follows: (i) one check in the amount of $950.00, representing the Application for Subdivision Approval fee; (ii) one check in the amount of $1,750.00, representing the Application for Site Plan Approval fee; and (iv) one check in the amount of $3,000.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on May 13, 2025 in order to introduce the proposed Project and initiate the environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

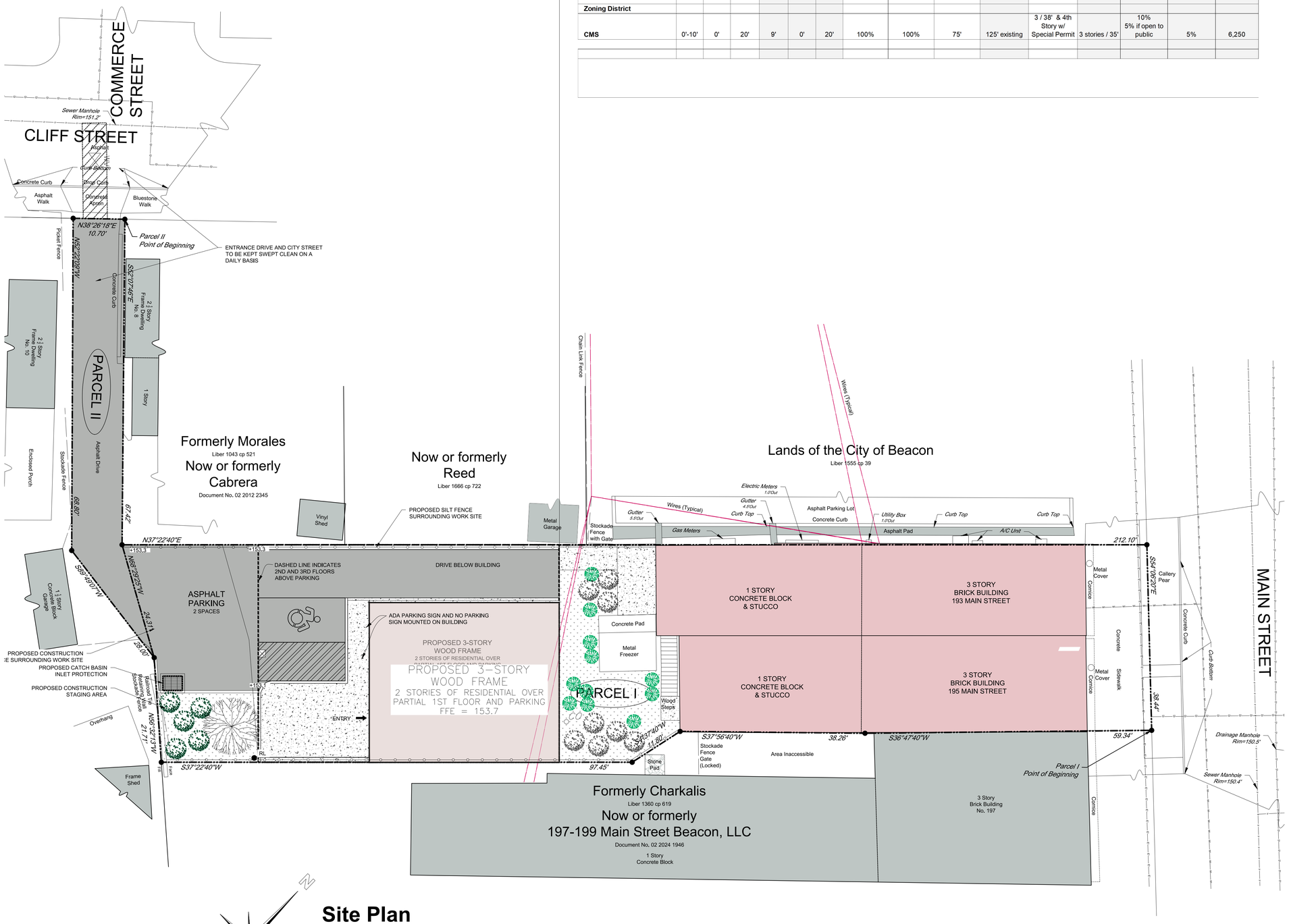
Taylor M. Palmer

Enclosures

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

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	5%	6,250



Site Plan

Scale: 1" = 10'

0 5' 10' 20'

SCALE: 1" = 10'

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	0.143 Acres (6,250 sf)
Building Footprint:	1,926 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed-Use: Retail / Office / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 space per dwelling unit (minimum)	3 dwelling units	3 parking spaces maximum
Commercial		
3 spaces per 1,000 sf GFA (minimum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**4 parking spaces** See Notes Below

Notes:

1. Parking for the residential use is provided on site. See Note 2 below for shared parking since there are both commercial and residential uses on the property. There is no other space for parking on the site.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. Two or more uses on same lot. Where two or more different uses occur on a single lot, the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces needed for each use individually, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.
4. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
5. Retail hours of operation: Monday through Sunday 7am – 11pm
6. 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.

Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Existing Conditions & Demolition Plan
Sheet 3 of 8	Building 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	Construction Details 1
Sheet 8 of 8	Construction Details 2

Site Plan Application

Sheet 1 of 8 - Site Plan

Owner:
Berisha
Beacon, NY 12508

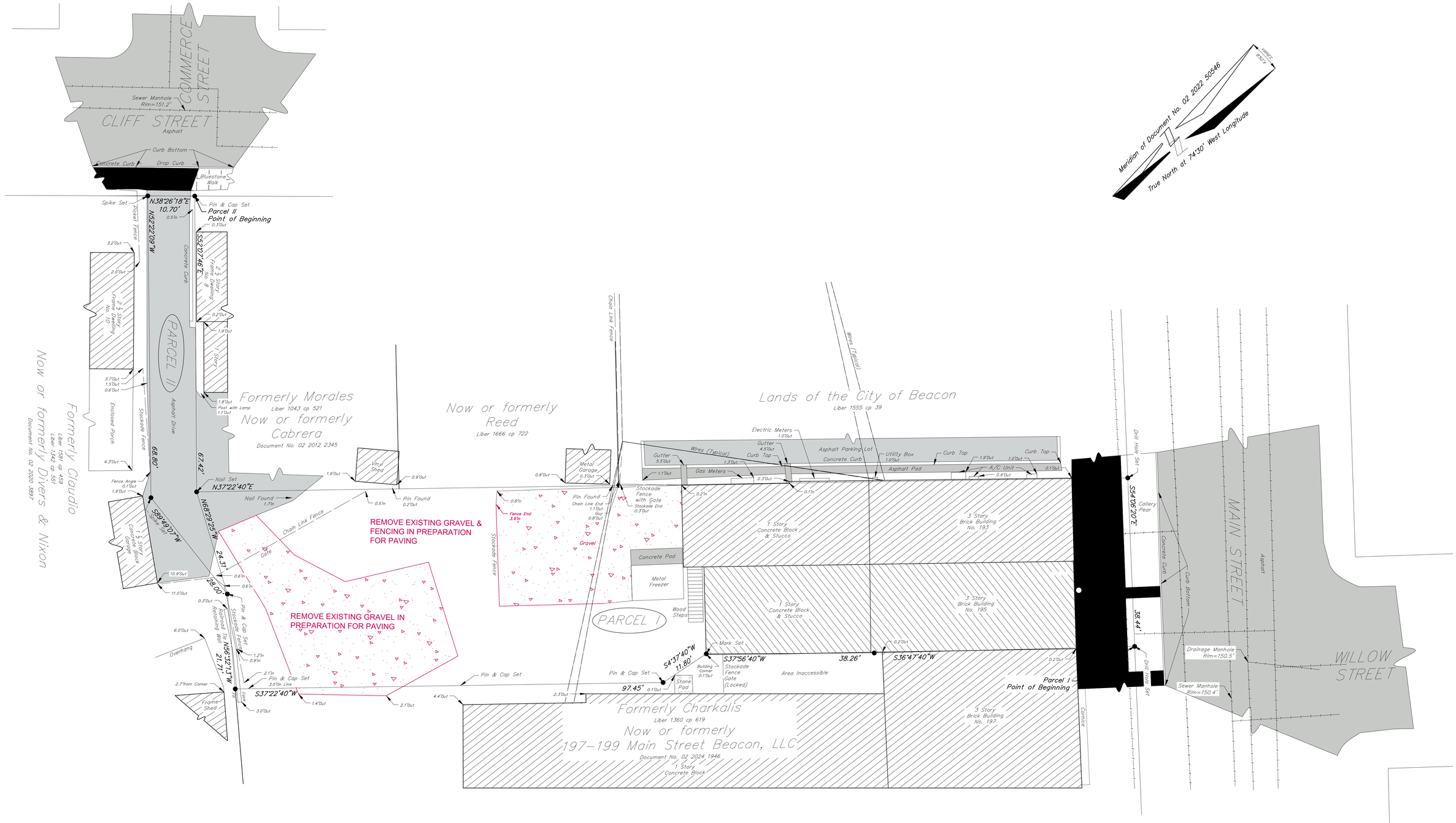
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025



Existing Conditions & Demolition Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions & Demolition Plan

Owner:
Berisha
Beacon, NY 12508

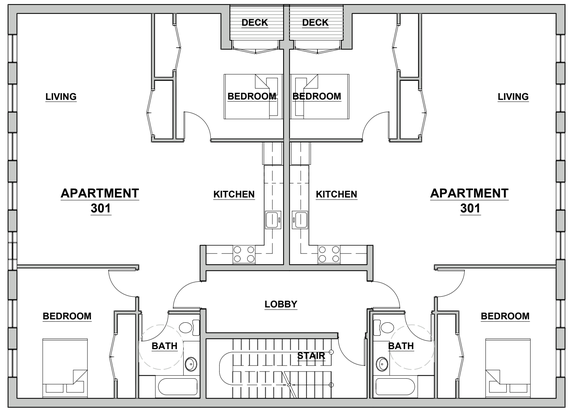
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

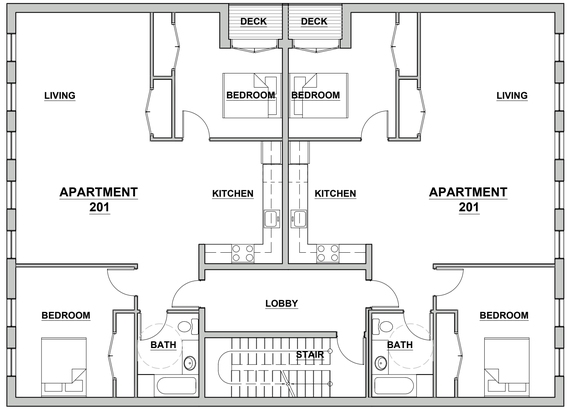
Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

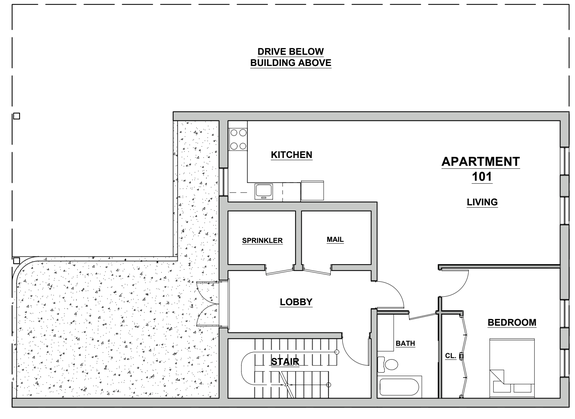
Beacon, New York
Scale: 1" = 10'
January 1, 2025



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



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



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

Site Plan Application

Sheet 3 of 8 - Floor Plans

Owner:
Berisha
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:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

View 3

Scale: NTS

View 2

Scale: NTS

View 1

Scale: NTS

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

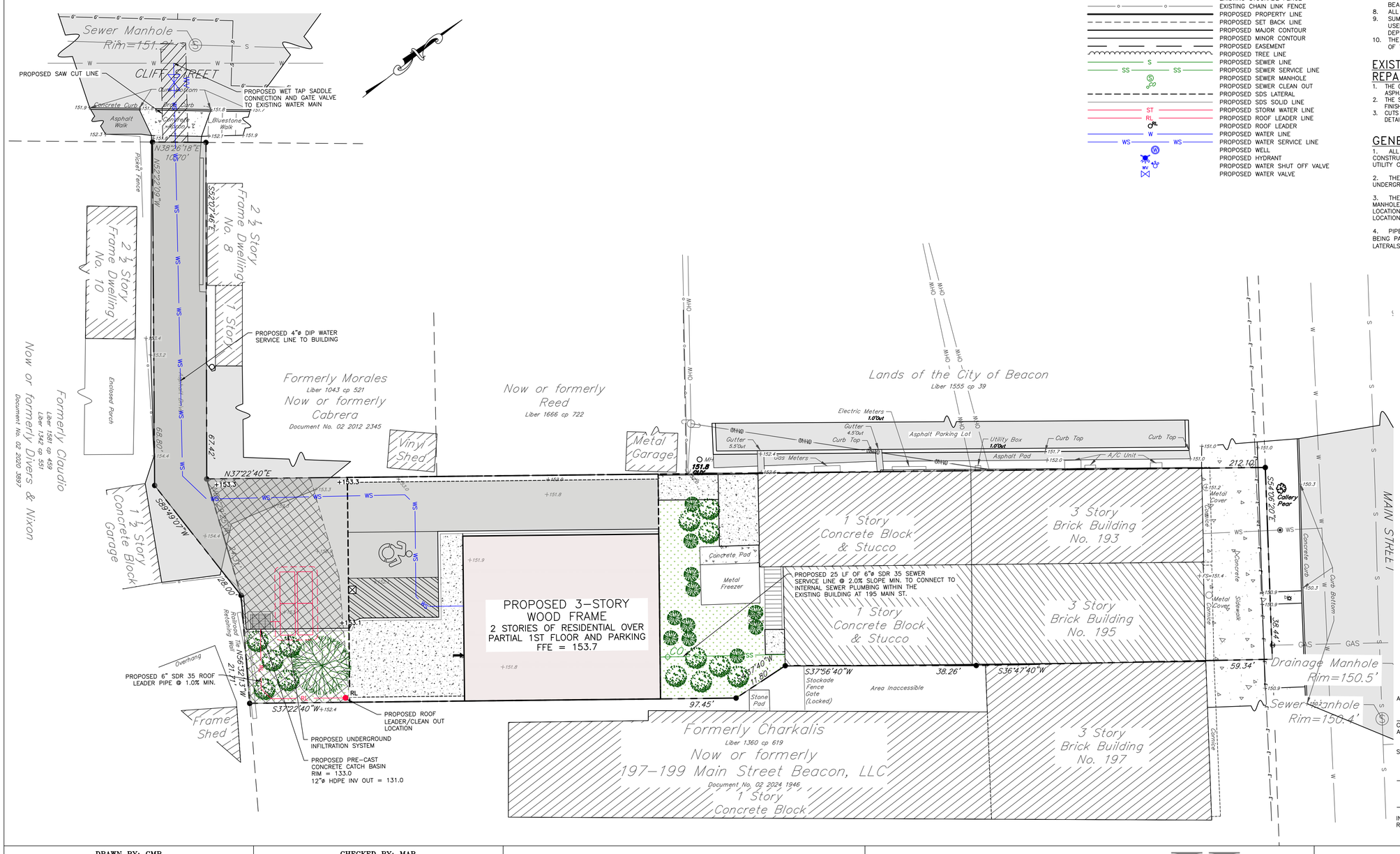
Owner:
Berisha
Beacon, NY 12508

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:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK 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

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 CLIFF 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 VERIFIED PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
7. 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.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
9. 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.
10. 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).

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSCHER 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

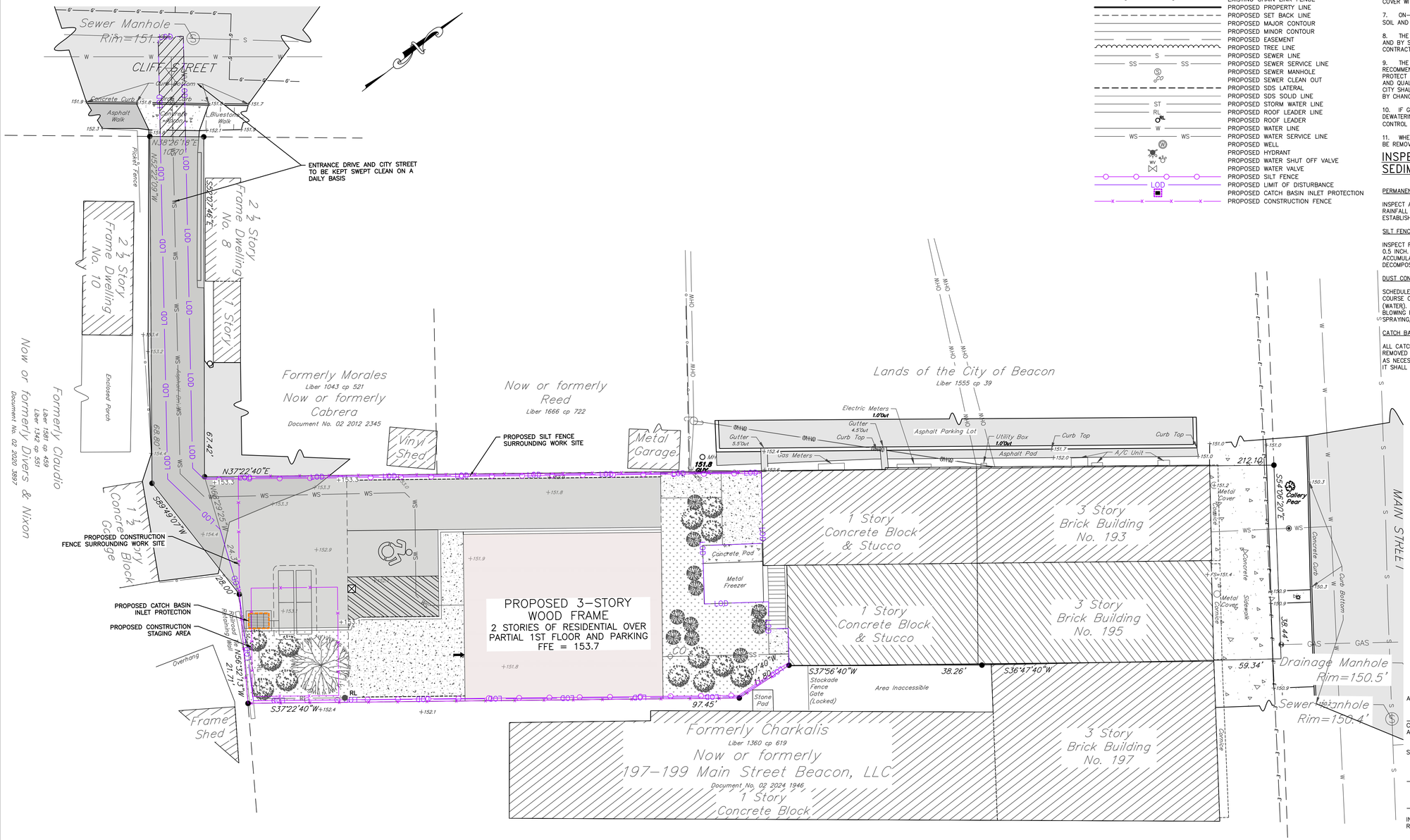
GRADING & UTILITY PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
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



LEGEND:

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- 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 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.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK — NICHOLAS A. BOSSOPS — 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

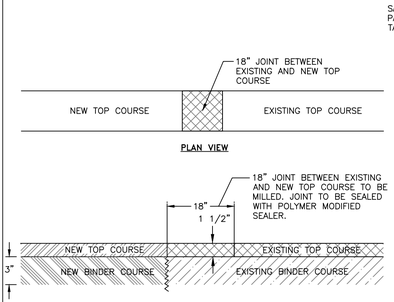
EROSION AND SEDIMENT CONTROL PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	6 OF 8

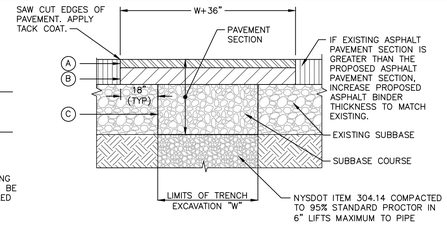
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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



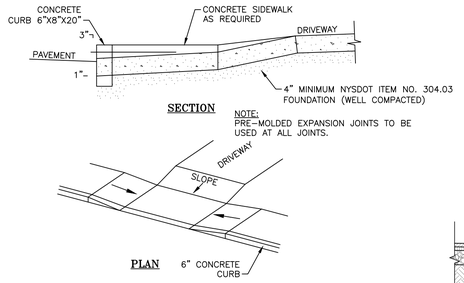
LEGEND

(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

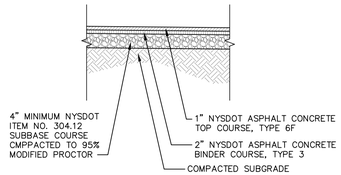
NOTES:

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.

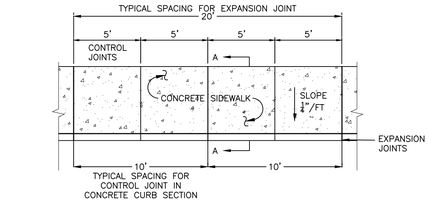
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE

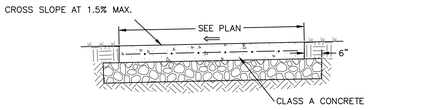


DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



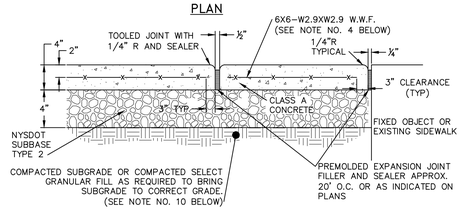
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE





SECTION A–A

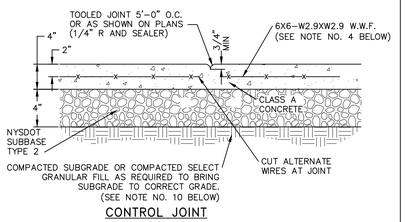
PLAN



NOTES:

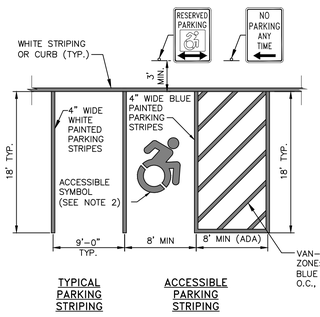
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL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

EXPANSION JOINT



CONTROL JOINT

CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



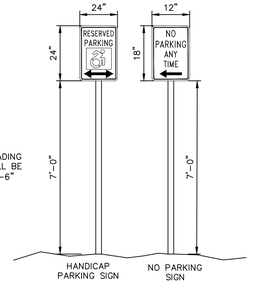
TYPICAL PARKING STRIPING

ACCESSIBLE PARKING STRIPING

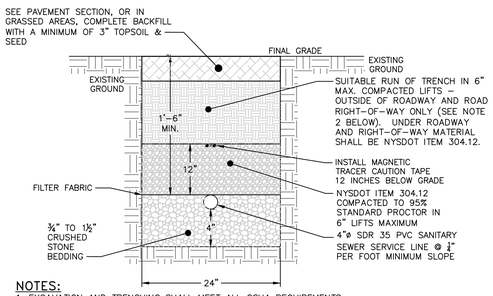
NOTES:

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 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE



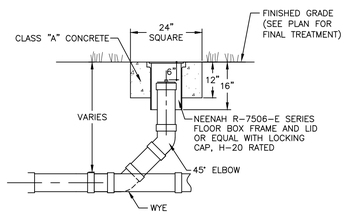
SIGN DETAILS
NOT TO SCALE



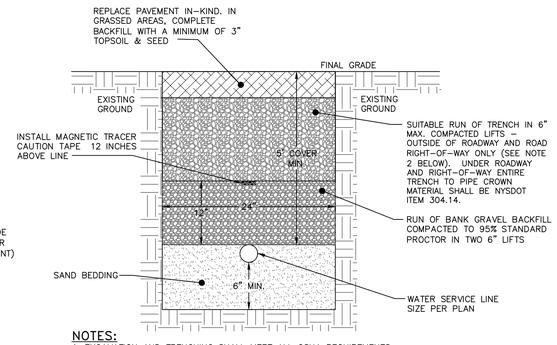
NOTES:

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



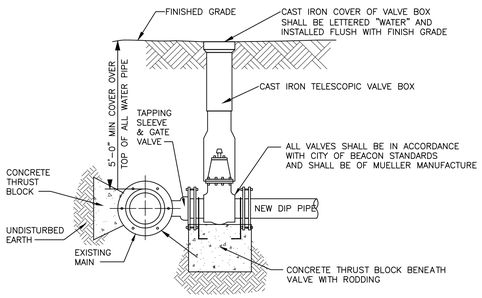
CLEANOUT DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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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

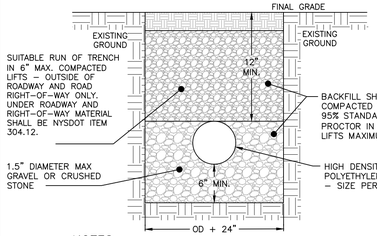
CONSTRUCTION DETAILS 1

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

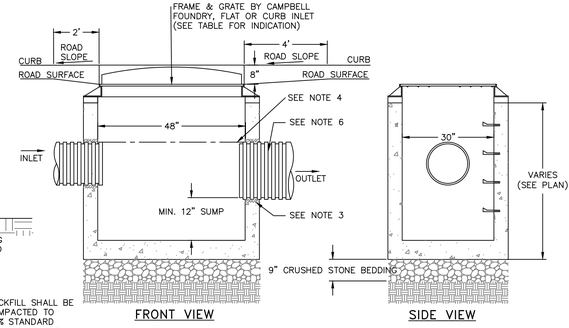
JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	7 OF 8

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



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

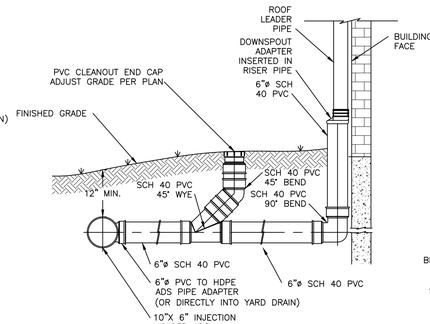
STORM LINE TRENCH DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

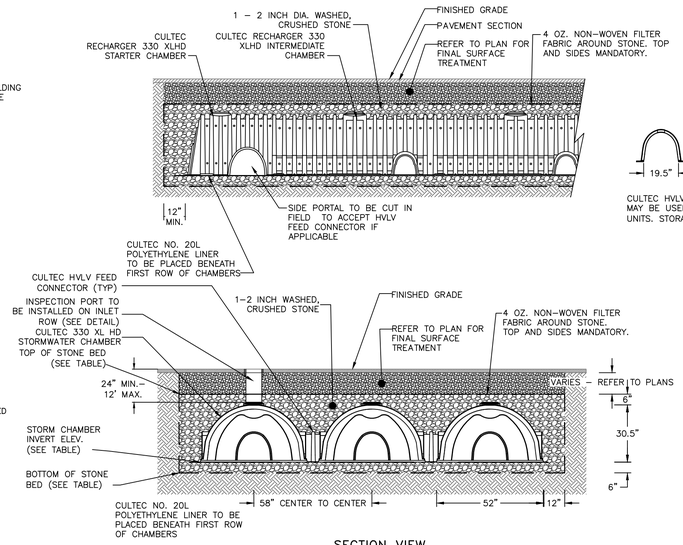
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE

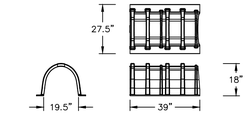


NOTES:
1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

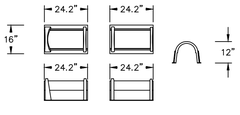
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



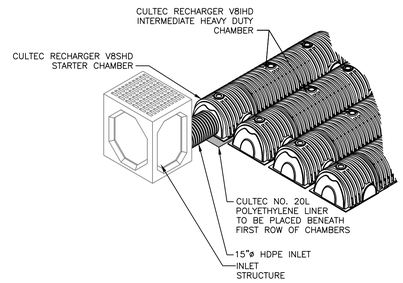
SECTION VIEW



CULTEC HVLV F–110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



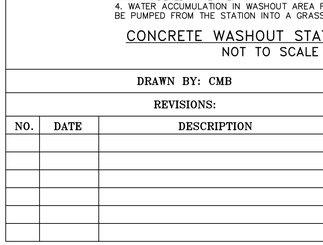
CULTEC HVLV FC–24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]



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 SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	127.9	128.4	131.45	124.95 SQFT	8.5'X14.7'	4

UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE

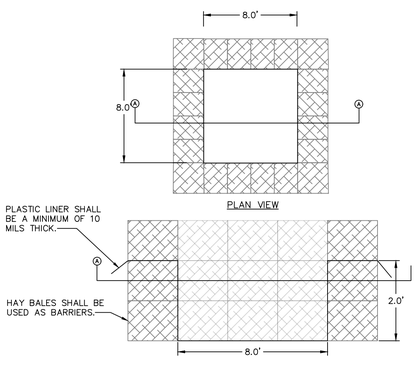


PLAN VIEW

SECTION VIEW

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

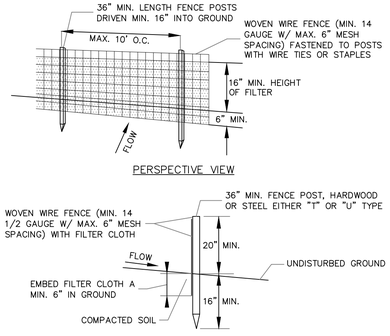
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



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.

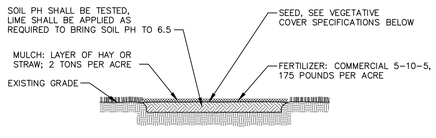
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



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. 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:

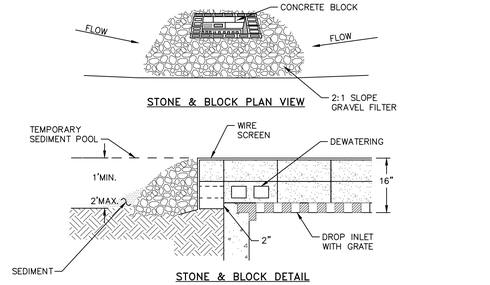
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

Dig Safely. New York Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS 2

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	8 OF 8

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

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 193-195 Main Street

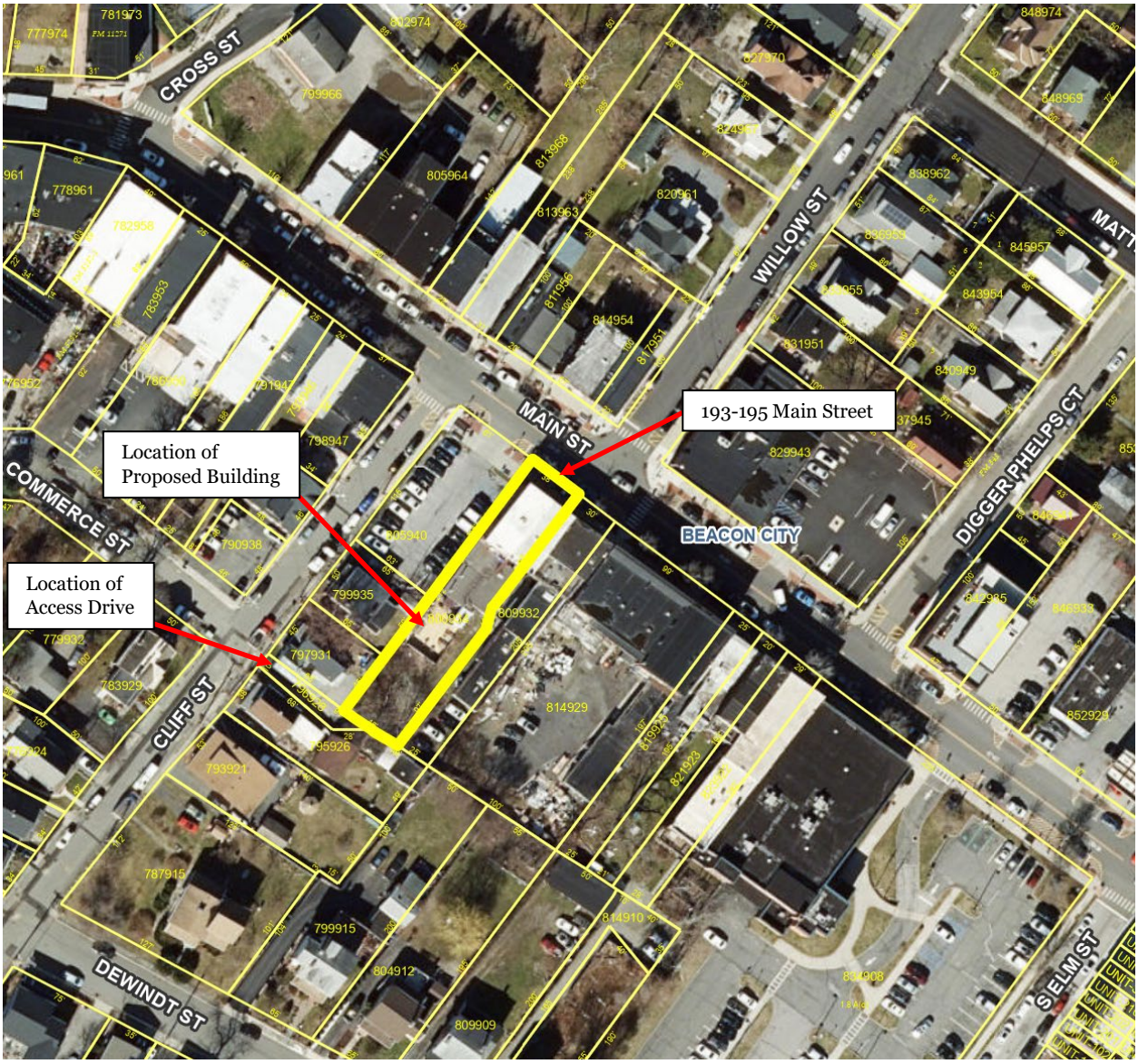


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of the Premises and Surrounding Area:

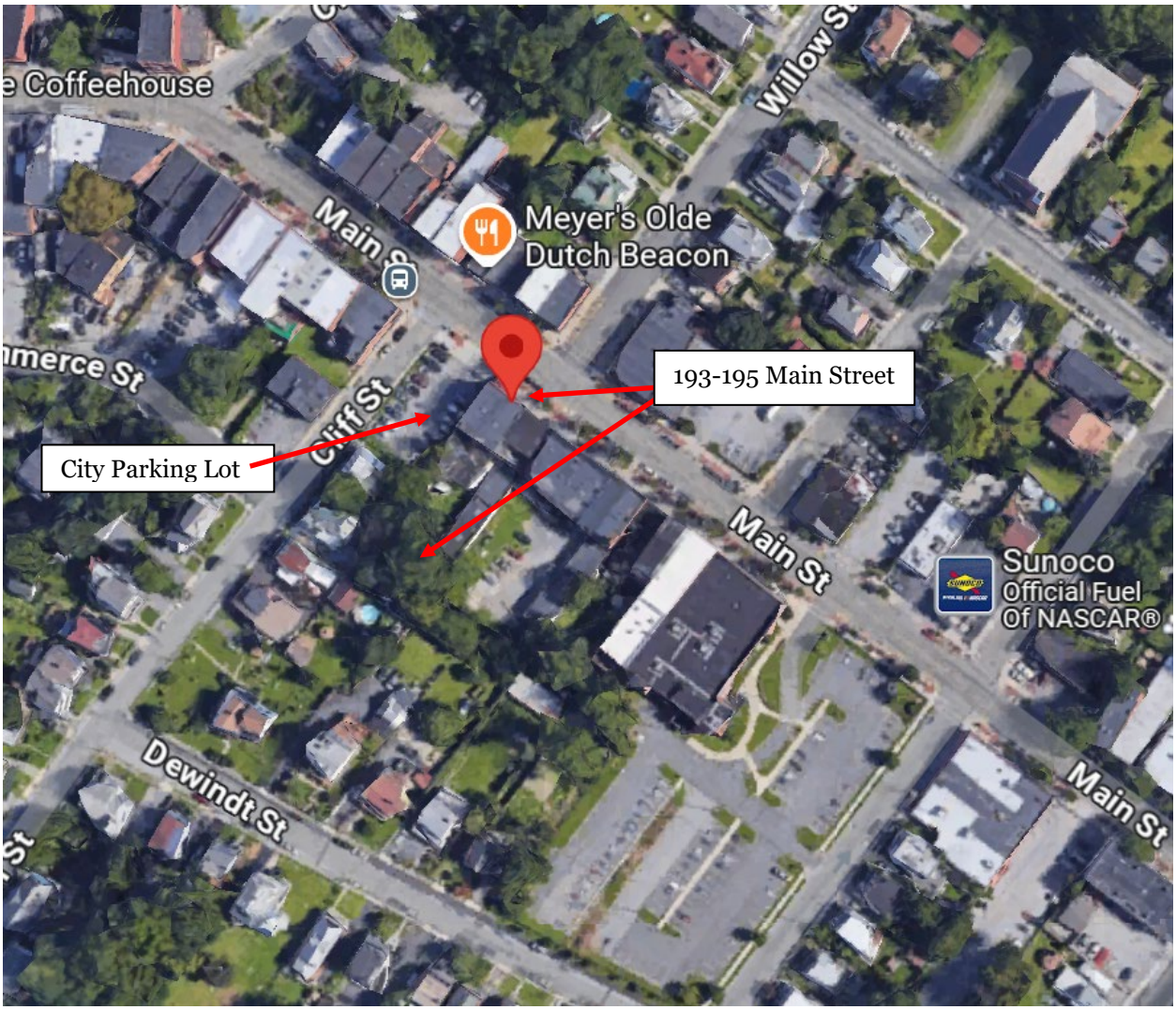


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of the Premises (Zoomed In):

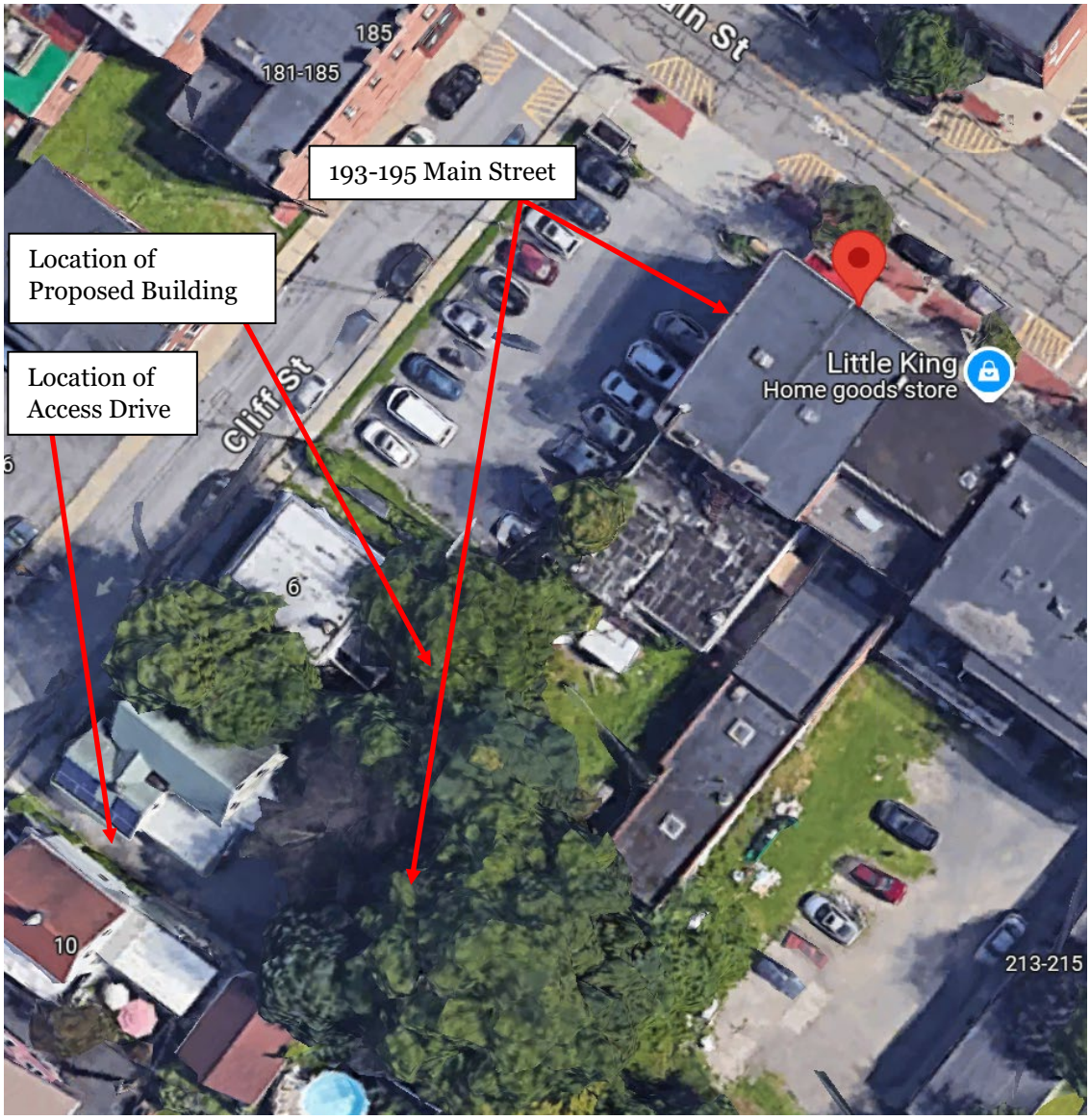


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Excerpt of Zoning Map – CMS & T District:

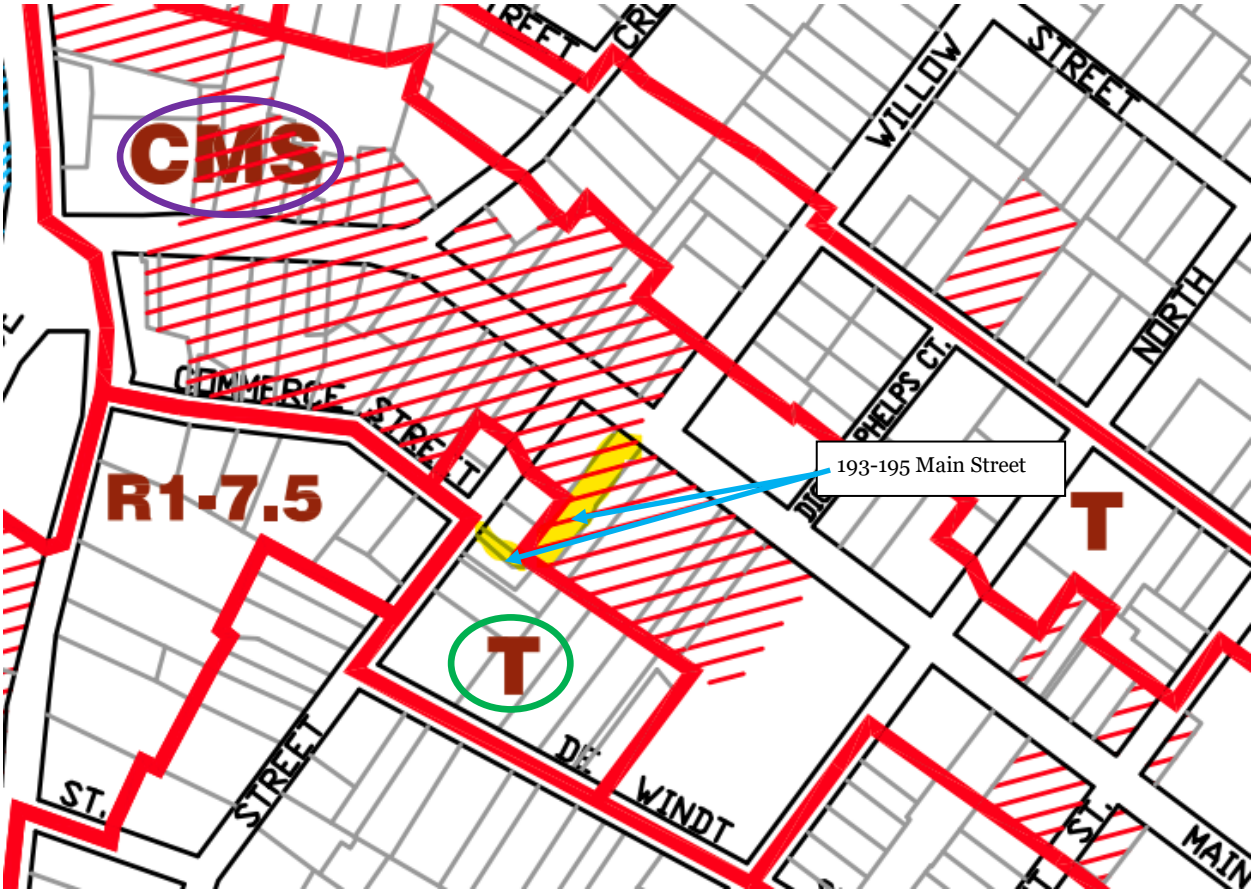


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View Image of the Premises from Main Street:

Google Street View Image of the Premises from Cliff Street:

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

Google Street View Image of the Premises from Corner of Main Street and Cliff Street:

Google Street View Image of the Premises from Corner of Cliff Street and Commerce Street:

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Kosova Lane Properties, LLC

Address: 169 Main Street
Beacon, NY 12508

Signature: X

Date: 4/1/2025

Phone: (845) 742-3050

(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: Hudson Land Design Professional Engineering, P.C.

Address: c/o Michael Bodendorf, P.E.

174 Main Street, Beacon, NY 12508

Phone: (845) 440-6926

Fax: (845) 440-6637

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

193-195 Main Street and No # Cliff Street - Lot Merger

Street which property abuts: Main Street and Cliff Street

Current Tax Map Designation: Section 5954 Block 27 Lot(s) 796928 and 806934

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 .21 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: Kosova Lane Properties, LLC

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

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

Applicant Address: 169 Main Street, Beacon, NY 12508

Project Address: 193-195 Main Street, Beacon, NY 12508

Project Tax Grid # 130200-5954-27-806934 and 796928

Type of Application Application for Site Plan Approval

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

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

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

X _____

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.)	X		MP
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		X	KLM
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		X	KLM

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 193-195 Main Street

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:		
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.		
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.		
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.		
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.		
The names of existing streets or private roads and proposed names for new streets or private roads.		
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.		
Location, size and nature of any area proposed to be reserved for park purposes.		
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.		
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.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

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.		
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.		
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.		
Location of all existing and proposed monuments and other subdivision improvements.		
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.		

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 193-195 Main Street

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:

_____

_____

_____

_____

_____

_____

Applicant/Sponsor Name: Kosova Lane Properties, LLC

Signature: _____

Date: 4/1/25

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: _____

Address of Applicant: _____

Telephone Contact Information: _____

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

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

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

☐ **YES** ☐ **NO**

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

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

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

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

☐ **YES** ☐ **NO**

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

(Print) _____

(Signature) _____

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity Kosova Lane Properties, LLC	Telephone Contact Information (845) 742-3050
Principal Place of Business of Entity 169 Main Street, Beacon, NY 12508	Place and Date of incorporation New York, 7/28/2003
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed New York

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Kosova Lane Properties, LLC	169 Main Street, Beacon, NY 12508	(845) 742-3050	1/26/2022, Deed	2/7/2022, Dutchess County Clerk

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

☐ **YES** ☑ **NO**

Name	Employer	Position

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

☐ ☑

YES NO

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

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

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

☐ YES ☑ NO

Current Name	Other Names

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

Name	Address
Kosova Lane Properties, LLC	169 Main Street, Beacon, NY 12508
Lazarus Rising LLC	98 Smithtown Road, Fishkill, NY 12524

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

_____

_____

_____

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

SECTION J.

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

Name of the Corporation Kosova Lane Properties, LLC	Telephone Contact Information (845) 742-3050
Principal Business Address 169 Main Street, Beacon, NY 12508	Place and Date of Incorporation New York, 7/28/2003
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

Name	**Residence or business address**	**Telephone number**
Shaban Bersha	169 Main St Beacon, NY 12508	845-765-2281

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

☐ **YES** ☑ **NO**

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

Name	**Address**

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

☐ **YES** ☑ **NO**

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

(Print) SHABAN BERISHA

(Signature)* _____

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Kosova Lane Properties, LLC

Address: 169 Main Street
Beacon, NY 12508

* Signature: [signature]

Date: 4/1/25

Phone: (845) 742-3050

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design Professional Engineering, P.C.

Address: c/o Michael Bodendorf, P.E.
174 Main Street, Beacon, NY 12508

Phone: (845) 440-6926

Fax: (845) 440-6637

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 193-195 Main Street, Beacon, NY 12508

Tax Map Designation: Section 5954 Block 27 Lot(s) 806934, 796928

Land Area: 0.21 acres

Zoning District(s) CMS, HDLO (lot 806934)
T (lot 796928)

DESCRIPTION OF PROPOSED DEVELOPMENT: Multi-family (five-unit) residential apartment building to

Proposed Use: be constructed on rear portion of property containing existing buildings with retail/office uses.

Gross Non-Residential Floor Space: Existing no change Proposed same as existing

TOTAL: no change

Dwelling Units (by type): Existing 0 Proposed 5

TOTAL: 5

ITEMS TO ACCOMPANY THIS APPLICATION

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

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Kosova Lane Properties, LLC

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

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

Applicant Address: 169 Main Street, Beacon, NY 12508

Project Address: 193-195 Main Street, Beacon, NY 12508

Project Tax Grid # 130200-5954-27-806934 and 796928

Type of Application Application for Site Plan Approval

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

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

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

X _____

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.)	X		MP
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		X	KLM
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		X	KLM

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.		
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.		
Any proposed division of buildings into units of separate occupancy.		
The location, direction, power, and time of use for any proposed outdoor lighting.		
The location and plans for any outdoor signs.		
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.		
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.		
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.		
Any contemplated public improvements on or adjoining the property.		
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.		
Elevations of all proposed principal or accessory structures.		
Any proposed fences or retaining walls.		
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.		
Erosion and sedimentation control measures.		
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.		
An indication of proposed hours of operation.		
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.		

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 193-195 Main Street

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:		
LEGAL DATA		
Name and address of the owner of record.		
Name and address of the applicant (if other than the owner).		
Name and address of person, firm or organization preparing the plan.		
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.		
Approximate boundaries of any areas subject to flooding or stormwater overflows.		
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.		
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.		
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.		
Other existing development, including fences, retaining walls, landscaping, and screening.		
Sufficient description or information to define precisely the boundaries of the property.		
The owners of all adjoining lands as shown on the latest tax records.		
The locations, names, and existing widths of adjacent streets and curb lines.		
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the		

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: _____

Address of Applicant: _____

Telephone Contact Information: _____

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

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

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

☐ **YES** ☐ **NO**

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

Applicant/Sponsor Name: Kosova Lane Properties, LLC

Signature: [signature]

Date: 4/1/25

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity Kosova Lane Properties, LLC	Telephone Contact Information (845) 742-3050
Principal Place of Business of Entity 169 Main Street, Beacon, NY 12508	Place and Date of incorporation New York, 7/28/2003
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed New York

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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

(Print) _____

(Signature) _____

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

☐ **YES** ☑ **NO**

Name	Employer	Position

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

☐ **YES** ☑ **NO**

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

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

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Kosova Lane Properties, LLC	169 Main Street, Beacon, NY 12508	(845) 742-3050	1/26/2022, Deed	2/7/2022, Dutchess County Clerk

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Kosova Lane Properties, LLC	(845) 742-3050
Principal Business Address 169 Main Street Beacon, NY 12508	Place and Date of Incorporation New York, 7/28/2003
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York

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

Name	Residence or business address	Telephone number
Shaban Bekisha	169 Main Street Beacon, NY 12508	845-765-2281

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

☐ **YES** ☑ **NO**

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

Name	Address

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

☐ **YES** ☑ **NO**

Current Name	Other Names

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

Name	Address
Kosova Lane Properties, LLC	169 Main Street, Beacon, NY 12508
Lazarus Rising LLC	98 Smithtown Road, Fishkill, NY 12524

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

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

☐ **YES** ☑ **NO**

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

(Print) Shaban Berisha

X (Signature) _____

From: Thomas Lucchesi <tlucchesi@beaconny.gov>
Sent: Friday, March 28, 2025 9:40 AM
To: Aryeh Siegel <ajs@ajsarch.com>; Cory Wirthmann <cwirthmann@beaconny.gov>
Cc: Bryan Murphy <bmurphy@beaconny.gov>; Robert Simmonds Jr. <rsimmonds@beaconny.gov>
Subject: RE: 193-195 Main Street - Fire Code review

Happy Friday!

My apologies for the delayed reply—I've been diligently working through my "to-do" list.

Based on the comments provided in your email:

- I agree that if the vertical distance between the grade plane and the highest roof surface is below 30 feet—or if it meets one of the listed exceptions in Section D105.1 of Appendix D of the Fire Code—then an aerial apparatus access road would not be required.
- Using Google Maps for a very preliminary measurement and assuming the only "approved route" would be walking up the driveway from Cliff Street, the estimated distance to the north side of the building appears to be approximately 200 feet. As you mentioned, the Fire Code Official (the Building Inspector) has the discretion to increase the maximum allowable distance if an approved automatic sprinkler system is installed. Based on the information available, I would be inclined to support such an exception to Section 503.1.1, provided a fully compliant sprinkler system is incorporated.

I sincerely appreciate your understanding of the importance of adhering to the minimum requirements of the Fire Code. Given the current staffing challenges our department faces, strict compliance becomes even more critical to ensuring the safety of our firefighters. The fire code is designed to help us operate as safely and efficiently as possible—especially when personnel resources are limited.

Have a Great Weekend!

Tom

Thomas Lucchesi
Chief of Department
City of Beacon Fire Department
Office (845)831-1334

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:

193-195 Main Street

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

193-195 Main Street, Beacon, NY 12508

Brief Description of Proposed Action:

The project site is currently developed with two mixed use residential & commercial builsings located at 193-195 Main Street in the City of Beacon (Tax ID # 130200-5954-27-806934). The existing buildings front on Main Street and consist of 3-stories along Main Street, and drop down to 1-story portions in the rear.

The proposed development will consist of a new 3-sorty residential apartment building consisting of 5 apartments and 9 total bedrooms to be constructed behind the existing buildings along with a parking area that will accommodate two parking spaces including 1 ADA compliant space with loading area. A new water service connection proposed for the new building to be connected to the existing water main within Cliff Street. The sewer service connection to the new building will connect to the existing sewer plumbing within the building at 195 Main Street. A stormwater management system comprised of a catch basin and underground infiltration system to collect stormwater runoff from the new building's roof and parking lot is also proposed as part of the project.

Name of Applicant or Sponsor:	Telephone: 845-765-2281
Kosova Lane Properties, LLC	E-Mail: jeffberisha@optonline.net

Address:

169 Main Street

City/PO:	State:	Zip Code:
Beacon	New York	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? +/- 0.219 acres
   b. Total acreage to be physically disturbed? +/- 0.117 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 0.219 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
The proposed project will meet State energy code requirements. _____	☐	☑
_____		

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

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
Although the overall premises contains buildings which are listed in the state register of historic places, the proposed action will not impact these buildings.		
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:		
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: NYSDEC Remediation site B00130 (Classification C- Completed) and NYSDEC Remediation site 314069 (Classification N-No Further Action at this Time). Please refer to the NYSDEC site reports attached below for further details.	☐	☑

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

Applicant/sponsor/name: Michael A. Bodendorf, P.E. Date: 4/28/2025

Signature: _____ Title: Engineer for Applicant

PRINT FORM

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c) Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823
Site Type:
Estimated Size: 1.4 Acres

Site Owner(s) and Operator(s)

Site Description

The City of Beacon's State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999. The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service. Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and

contained fuel oil or gasoline which was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment. Based on the results of the SI, previous investigations, and the Interim Remedial Measures (contaminated soil removals) conducted at the site, a “no further action” remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision. Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

This property was contaminated with fuel oil and gasoline which was found to be leaking into the surrounding soils from the former on-site underground storage tanks. All tanks and contaminated soils have been removed from the site.

Site Health Assessment

No complete exposure pathways currently exist at this site.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Document Repository

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

Administrative Information

Site Name: CH - MGP - Beacon Street
Site Code: 314069
Program: State Superfund Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: River Street
City: Beacon Zip: 12508
County: Dutchess
Latitude: 41.5062354
Longitude: -73.98241136
Site Type:
Estimated Size: 0 Acres

Site Owner(s) and Operator(s)

Current Owner Name: CITY OF BEACON
Current Owner(s) Address: 1 MUNICIPAL PLAZA, SUITE 1
BEACON,NY, 12508
Current Owner Name: GARY BLUM
Current Owner(s) Address: 418 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Gurmukh Singh
Current Owner(s) Address: 428 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Hassan Toy
Current Owner(s) Address: 422 RIVER STREET
BEACON,NY, 12508
Current Owner Name: JOSEPH HARNEY
Current Owner(s) Address: 416 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Jeffrey L. Boetign

Current Owner(s) Address: 424 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Jeffrey Staten
Current Owner(s) Address: 420 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Joseph Stezel
Current Owner(s) Address: 430 RIVER STREET
BEACON,NY, 12508
Current Owner Name: Robert Harrington
Current Owner(s) Address: 426 RIVER STREET
BEACON,NY, 12508
Current On-Site Operator: 7-11
Stated Operator(s) Address:
,NY
Current On-Site Operator: CENTRAL HUDSON GAS & ELECTRIC CORP.
Stated Operator(s) Address: 284 SOUTH AVENUE
POUGHKEEPSIE,NY 126014874
Current On-Site Operator: Central Hudson Gas & Electric Corp.
Stated Operator(s) Address: 284 South Avenue
Poughkeepsie,NY 12601

Site Description

See V00293

Site Environmental Assessment

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

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

For more Information: E-mail Us

Refine This Search

LANC & TULLY
Engineering and Surveying, P.C.

May 9, 2025

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

RE: 193-195 Main Street
Tax No. 5954-27-806934 & 796928
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed mixed-use commercial and residential space at 300 Main Street:

- Correspondence dated April 29, 2025, from Cuddy & Feder LLP.
- Application for Subdivision Approval
- Application for Site Plan Approval
- Short Environmental Assessment Form dated April 28, 2025.
- E-mail correspondence dated March 28, 2025, from Beacon Fire Chief Lucchesi to Aryeh Siegel, Architect.
- Plan set titled "193-195 Main Street", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings:
  - Sheet 1 of 8 – Site Plan, dated January 1, 2025
  - Sheet 2 of 8 – Existing Conditions & Demolition Plan, dated January 1, 2025
  - Sheet 3 of 8 – Building Plans, dated January 1, 2025
  - Sheet 4 of 8 – Building Elevations & Renderings, dated January 1, 2025
  - Sheet 5 of 8 – Grading & Utility Plan, dated April 29, 2025
  - Sheet 6 of 8 – Erosion & Sediment Control Plan, dated April 29, 2025
  - Sheet 7 of 8 – Construction Details, dated January 28, 2025
  - Sheet 8 of 8 – Construction Details, dated January 28, 2025

The proposed project entails the merging of two parcels and the construction of a new 3-story multi-family dwelling, containing 5 residential units, at the rear of the parcel. The front of the parcel includes an existing building that is 3-stories in height along the Main Street, with the rear of the building being 1-story in height. The project is located in the Central Main Street (CMS) Zoning District and is located on a 0.21± acres with the combining of both parcels.

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

General Comments:

1. A lot consolidation plan shall be prepared for the project and submitted for review.

2. The applicant's consultant shall conduct an Inflow & Infiltration (I&I) Study of the existing sites and buildings and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer collection system include roof-leaders, sump pumps, existing site drains, etc. shall be identified. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

3. A pre-& Post drainage analysis should be prepared for the site, with the applicant looking at alternative methods to reduce stormwater runoff from the site.

Site Plan (Sheet 1 of 8):

1. The plan shall include a note referencing where the survey data shown on the plan was taken from.

2. Note No. 5 on the plan discusses snow removal and references a snow storage area, but the plan itself does not show where this snow storage area is located. The plan should clearly identify the snow storage area.

3. The plan shows a hatched area crossing Cliff Street at the entrance to the site but does not identify what this hatch represents. The plan shall identify what this hatching represents. If it is not necessary on this plan then it should be removed.

4. The access drive off Cliff Street has an actual clear width of 9 feet based upon the concrete curb that is located on the north-east side of the access drive. In accordance with Section 100-6E of the Zoning Code, the driveway width should be 10 feet in width. Is the existing curbing proposed to be removed?

5. The erosion control methods to be employed during construction should not appear on the site plan.

6. Screening should be provided along the side lines, and to the rear of the parcel for the neighboring parcels.

7. A note shall be provided on the plan that the new building is to be sprinkled.

8. The plan shall clearly show the location of all parking areas where a vehicle can be parked. The plan notes 2 parking spaces to the rear of the building, whereas Note 1 on the plan states "Parking for the residential use is provided on site." A parking analysis shall be provided for the proposed project.

9. Overhead lines are shown to cross the property and connect to the building on the south-east side of the project. Are these lines to be relocated?

10. The plan shall show the ADA access ramp for the ADA access aisle to the sidewalk behind the building.

Existing Conditions & Demolition (Sheet 2 of 8):

1. The plan shall include a note referencing where the survey data shown on the plan was taken from.

2. Are there any easements associated with the access drive that comes off of Cliff Street and leads to the rear of the project site?

3. The demolition work shall include those areas of sidewalk and curbing that are to be replaced as part of the project. This plan should be coordinated with the Grading & Utility plan.

4. The hatching for the sidewalks should be reduced in density and shade, as they appear as blacked out areas on the plan presently.

Grading & Utility Plan (Sheet 5 of 8):

1. The plan indicates an underground infiltration system. Soil testing for the proposed system shall be conducted for the design of the system and shall require witnessing by the City Engineer's office.

2. What does the cross-hatched area over the rear pavement area represent?

3. The sewer line should be darkened in color so that it does not get lost in the landscaping and grass.

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.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: May 13, 2025

RE: 193-195 Main Street Site Plan Application and Subdivision Approval (Lot Merger), Kosova Lane Properties, LLC

I have reviewed the following materials regarding the proposed mixed-use building located at 300 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated April 29, 2025
- Exhibit A: Images of the Premises and Surrounding Area
- Exhibit B: Application for Subdivision (Lot Merger) Approval Form, prepared by Kosova Lane Properties, LLC, dated April 1, 2025
- Exhibit C: Application for Site Plan Approval Form, prepared by Kosova Lane Properties, LLC, dated April 1, 2025
- Exhibit D: Email from Fire Department Chief Thomas Lucchesi, dated March 28, 2025
- Exhibit E: Short Environmental Assessment Form, prepared by Hudson Land Design, dated April 28, 2025
- Architectural Plan Set (4 sheets) by Aryeh Siegel, Architect, dated January 1, 2025
- Site Plan Set (4 sheets) by Hudson Land Design, dated April 29, 2025

Project Description:

The proposed project involves the merger of two parcels (Lot #806934 and #796928) and the construction of a new 3-story multi-family dwelling containing five (5) residential units, to be located at the rear of the lot. The site is currently improved with two (2) mixed-use buildings that include a 3-story structures along Main Street, transitioning to 1-story sections towards the rear. The existing building is occupied by Beacon Bread Company. Proposed site improvements include the creation of a parking area with two spaces. Access to the new residential building and rear of the existing structure will be provided via a driveway connecting to Cliff Street. The resulting 0.21-acre lot is located within the CMS zoning district and HDLO overlay district, with the proposed driveway located within the T zoning district.

Comments & Recommendations:

1. **Existing Commercial Business.** Clarify the current use of and access to the rear portion of the lot and building fronting on Main Street. How does the existing business receive deliveries and/or utilize the unoccupied rear portion of the site, if at all?

2. **Existing Residential Uses.** Confirm that there are no existing residential uses on the site, as indicated in the site plan application form. How are the upper floors of the existing buildings utilized?

3. **Parking Standards.** The CMS district does not require a minimum number of off-street parking spaces due to its proximity to municipal parking, public transportation, and pedestrian-oriented streetscapes. A maximum of 5 parking spaces is permitted for the proposed five residential units. Two parking spaces are currently proposed on site, including one ADA-compliant space. The applicant has indicated that a parking analysis is forthcoming.

4. **Parking Design.** The dimensions of the proposed driveway and parking stalls should be provided on the site plan. The location of the second proposed parking stall should be clearly indicated. If the drive aisle beneath the proposed building addition is intended for access and deliveries to the rear of the existing structures, a turning diagram (e.g., vehicle or box truck) should be included to confirm safe maneuvering around the tight angle of the driveway access.

5. **Historic Compatibility & Design**. The applicant should submit a narrative demonstrating compliance with the historic and architectural design standards outlined in Chapter 134 and Section 223-41.18(j)(3) of the City Code.

6. **Elevations**. Elevations should include dimensions and material specifications. The Fire Chief's letter references building height requirements under 30 feet (not requiring aerial apparatus access); however, proposed building dimensions are not currently shown.

7. **Refuse.** The site plan should indicate the location and screening details for refuse storage for all uses on the site.

8. **Snow storage.** A designated snow storage area should be shown on the site plan.

9. **Landscaped Area.** Sheet 1 of 8 indicates a proposed landscaped area of 5%. A diagram or table should be provided to demonstrate how this 5% minimum is met. Per Section 223-41.18(E)(12), the landscaping requirement may be reduced to 5% if the area is accessible to the public. The applicant should clarify how the landscaped area will be made publicly accessible.

10. **Lighting Plan.** The applicant should confirm whether new lighting is proposed to serve the residential structure and parking area. If so, a lighting plan with fixture details must be provided to demonstrate compliance with the requirements of Section 223-14(B)(3) of the code.

KARC
PLANNING CONSULTANTS, INC.

These are our comments at this time. Additional comments may be provided upon review of revised or supplemental submissions. Should you have any questions or require further information, please do not hesitate to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
05/13/2025

Title:

Certificate of Appropriateness - 6 Prospect Street; New Single-Family House

ATTACHMENTS

6 Prospect PB 5.13.25 ARB SFH app.pdf

6 Prospect PB 5.13.25 ARB SFH Renderings.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 4-22-25

Project Address: 6 Prospect st Beacon NY 12508

Project Architect/Engineer: Mauri Architects PC / Hudson Land Design

Owner/Builder: Hardy Homes LLC / Anthony Hardisty

Contact Phone No.: 914 649 9534 / 845 597 7509 Email: smartlavestment20@yahoo.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Left side: Abyss Black ; Right side: Tundra Grey

Roofing: charcoal Black shingle

Windows: Color: Black (Jet Black) Type: Aluminum Signature series

Trim: Abyss Black

Garage Door: NONE

Stone/Brick: NONE

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 4/22/25, chk #2476

MAURI ARCHITECTS PC
6 PROSPECT STREET, BEACON

ASPHALT SHINGLES
CHARCOAL

METAL ROOFING
IRON ORE

HORIZONTAL SIDING / VERTICAL BOARD & BATTEN
ABYSS BLACK

HORIZONTAL SIDING / VERTICAL BOARD & BATTEN
TUNDRA GREY

BRICK VENEER
COAL

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'

WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'

EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 5' 10'

City of Beacon Planning Board Agenda
05/13/2025

Title:

Certificate of Appropriateness - 516 Main Street; Facade

ATTACHMENTS

516 Main PB 5.13.25 ARB app.pdf

516 Main PB 5.13.25 ARB Sheet 1 Window Replacement_250429.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: April 29, 2025

Project Address: 516 Main Street

Project Architect/Engineer: Aryeh Siegel Architect

Owner/Builder: 518 Main Street LLC

Approval Requested: ☑ Certificate of Appropriateness ☐ New Single Family House

Color/Materials:

Siding: Not Applicable

Roofing: Existing - No Change

Windows: Color: Black Type: Weathershield Wood Clad

Trim: Benjamin Moore # HC-166 Kendall Charcoal

Garage Door: Not Applicable

Stone/Brick: Existing Brick - No Change

Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

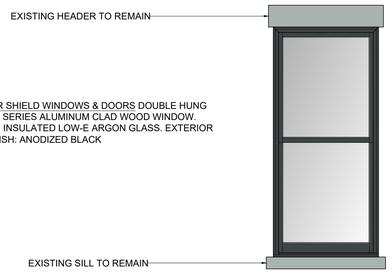
Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00



WEATHER SHIELD WINDOWS & DOORS DOUBLE HUNG PREMIUM SERIES ALUMINUM CLAD WOOD WINDOW. PROVIDE INSULATED LOW-E ARGON GLASS. EXTERIOR CLAD FINISH: ANODIZED BLACK

Window Elevation

1/2" = 1'-0"

WINDOW CROSS SECTION

EZ TILT

DOUBLE HUNG LOCK

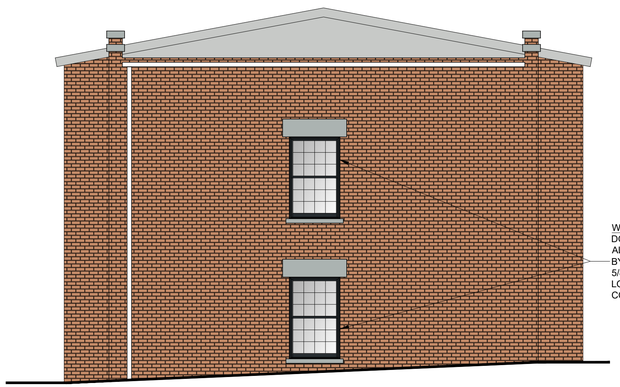
PAINT COLOR #1:
ANODIZED BLACK

Elevation: Main Street (South)

3/16" = 1'-0"

Elevation: West

3/16" = 1'-0"



Elevation: North

3/16" = 1'-0"

Elevation: East

3/16" = 1'-0"

Certificate of Appropriateness Application

Owner:
518 Main Street, LLC
215 West 83rd Street
New York, New York 10024

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

516 Main Street Window Replacement
Beacon, New York
Scale: As Noted
March 1, 2025

City of Beacon Planning Board Agenda
05/13/2025

Title:

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

ATTACHMENTS

Beacon Views PB 5.13.25 extension request.pdf

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

April 28, 2025

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

Per the July 12, 2022 resolution for the Preliminary & Final Subdivision & Site Plan Approval for the above referenced project, and the subsequent extensions, the applicant would request an extension of the approval ahead of the June expiration. As the board may recall, coverage under the nationwide Army Corps of Engineers permit has been granted, and the applicant is working on the other conditions of the approval. There has been no change in the condition of the site, and there has been no change to the site plans or subdivision plat.

Please place the matter on the agenda for the Planning Board's May 13, 2025 meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures (all email only)

cc: Nathan Kahn
Greg Kamedulski
Richard Cantor, Esq.
Aryeh Siegel
Phil Grealy, P.E.
James Bates

Insite File No. 19131.100

City of Beacon Planning Board Agenda
05/13/2025

Title:

Continue discussion of City Council request to review proposed Local Law to amend Chapter 223 concerning accessory apartment requirements.

ATTACHMENTS

LL ADU PB 4.8, 5.13.25.25 Mayor and Council Memo to PB.pdf

PB 4.8, 5.13.25 CC Res Refer Proposed LL to amend Zoning Code - Acc Apt Requirements.pdf

PB 4.8, 5.13.25 Proposed LL amending Zoning Code Concerning Acc Apt Requirements.pdf

LL ADU PB 4.8, 5.13.25 Full EAF Part 1.pdf

LL ADU PB 4.8, 5.13.25 FEAF Part 1 Narrative.pdf

LL ADU PB 4.8, 5.13.25 Bldg Inspector Memo.pdf

LL ADU PB 4.8, 5.13.25 City Planner ADU Decision Tree Memo.pdf

LL ADU PB 4.8, 5.13.25 Draft 223-17E Schedule of Use Regs.pdf

LL ADU PB 4.8, 5.13.25 Draft 223b Schedule of Use Regs.pdf

LL ADU PB 4.8, 5.13.25 Draft ADU Setbacks Diagrams.pdf

LL ADU 239 response ZR25-092.pdf

CITY OF BEACON
New York

CITY COUNCIL
One Municipal Plaza, Beacon NY 12508 845-838-5000

TO: John Gunn, Chair
City of Beacon Planning Board

FROM: City of Beacon City Council

DATE: 4/2/2025

RE: Proposed Local Law to Amend the Zoning Code Concerning Accessory Apartment Requirements

I am writing on behalf of the City Council with some specific feedback that we are requesting as part of your more holistic review of the proposed local law.

In referring the proposed local law concerning accessory apartments to Planning Board for review and comment, the City Council has requested that the City Planning Board specifically consider the language in Section 223-24.1(D), which states that if an accessory apartment exceeds 50% of the primary building's footprint, site plan approval from the Planning Board is required.

The Council seeks the Planning Board's opinion on whether site plan approval should be required in such cases. Alternatively, should these applications be referred to the City's Architectural and Community Appearance Board of Review with design guidelines similar to those set forth in Section H? Or should they be permitted as-of-right, with only a Building Department review for compliance with the New York State Building Code and no review by a land use board?

The Council has referred the attached Local Law amending the City's zoning code regarding accessory apartments to the City Planning Board for a report and recommendation. The Council requests the proposed Local Law be considered at the Planning Board's April 8th meeting. Although the Council scheduled the public hearing for April 21st, the Council understands if the Planning Board does not complete its review and report until its May 13th meeting. The Council has the option of continuing the April 21st hearing to a date in May, which would allow the Planning Board sufficient time to complete its review, if necessary.

Thank you in advance for your consideration and recommendations.

Sincerely,

Lee Kyriacou
Mayor

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 34 OF 2025

RESOLUTION REFERRING A PROPOSED LOCAL LAW AMENDING THE ZONING CODE CONCERNING ACCESSORY APARTMENT REQUIREMENTS 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 of Beacon Zoning Code concerning accessory apartment requirements; 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 City of Beacon Zoning Code concerning accessory apartment requirements 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 April 21, 2025 at 7:00 pm for a Proposed Local Law which would amend the City of Beacon Zoning Code concerning accessory apartment requirements.

Resolution No. 34 of 2025		**Date: March 17, 2025**					
☐ Amendments						**☐ 2/3 Required**	
☐ On roll call						**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	**Paloma Wake**	x				
x		**Amber Grant**	x				
		Molly Rhodes					x
		Jeffrey Domanski	x				
		Pam Wetherbee	x				
		George Mansfield	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				

LOCAL LAW NO. ____ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW TO AMEND THE BEACON CITY CODE CONCERNING ACCESSORY APARTMENT REQUIREMENTS

A LOCAL LAW to amend the Beacon City Code Chapter 223, Zoning, concerning accessory apartments.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the City Code of the City of Beacon, Article III, General Regulations, Section 223-24.1, entitled "Accessory apartments" is hereby amended as follows:

§ 223-24.1 **Accessory apartments.**

A. Purpose and intent. It is the purpose and intent of allowing accessory apartments on all existing detached single-family properties in all ~~residence~~ districts ~~and the Transitional District~~ to provide the opportunity and encouragement for the development of small, rental housing units designed to meet the special housing needs of single persons, couples, other small households, the young, the elderly, persons of low and moderate income and relatives of families presently living in Beacon. It is the further purpose and intent of this provision to allow the more efficient use of the City's existing stock of dwellings and accessory buildings, to provide economic support for present resident families of limited income and to otherwise help to protect and preserve property values.

B. Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot.

C. Location on the lot. An accessory apartment may be located either in or attached to a detached single-family dwelling or in an accessory building on such a single-family lot.

D. Apartment size. ~~The floor area of an accessory apartment shall not exceed a maximum of 1,000 square feet or be less than a minimum of 200 square feet. Notwithstanding the foregoing, the Planning Board may permit a larger accessory apartment where appropriate in an existing accessory building which was issued a certificate of occupancy more than five years before the date of application to construct accessory apartment.~~ For accessory apartments with a total square footage that is greater than 50% of the primary building footprint, site plan approval from the Planning Board is

required. There shall be no more than one accessory apartment permitted per single-family lot.

E. Exterior appearance. If an accessory apartment is located in a detached single-family dwelling, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the exterior appearance of the building will remain that of a single-family residence.

F. Off-street parking. ~~A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.~~There is no minimum off-street parking requirement for accessory apartments. The Planning Board may, in its discretion, ~~waive all parking requirements~~require parking for an accessory apartment ~~when deemed appropriate~~that is seeking site plan approval for an unit with a maximum square footage that is greater than 50% of the primary building's footprint.

G. The accessory apartment shall not be used for short-term rentals as defined in § 223-26.5.

H. An existing structure that does not conform to the yard requirements of Chapter 223 may be converted into an accessory apartment without a variance from the Zoning Board of Appeals if the proposed use will not enlarge or increase the dimensional nonconformity. However, an application to the City's Architectural and Community Appearance Board of Review ~~certificate of appropriateness from the Planning Board~~ shall be required if the proposed use is less than 10 feet from the property and within 20 feet of any dwelling unit on an adjacent property. The Architectural and Community Appearance Board of Review shall consider the bulk, height, window placement and other design feature considerations to minimize visual, aesthetic and quality of life impacts associated with the accessory apartment being located within the proximity set forth above.

~~H.~~**I.** In the R1-10, R1-7.5 and R1-5 zoning districts, where a side and rear setback of 5 feet is required for accessory apartments, ~~a certificate of appropriateness from the Planning Board~~ review by the Architectural and Community Appearance Board of Review is required if the proposed accessory apartment is less than 10 feet from a dwelling unit on an adjacent property, using the design considerations set forth in Section (H) agove..

~~I.~~**J.** The Building Inspector shall have approval authority for all accessory apartments ~~entirely contained within an existing single-family dwelling and meeting~~provided that all setback requirements and ~~the~~ provisions of this section are met. ~~All other~~ Pproposed accessory apartments, whether expansions or new construction, that do not meet the setback requirements of this section~~, including any accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings,~~ shall require site plan approval from the Planning Board.

Section 2. Chapter 223 of the City Code of the City of Beacon, Article VI, Definitions and Word Usage, Section 223-63, entitled "Definitions," is hereby amended to add definitions for "Occupied Primary Residence" and "Owner" as follows:

§ 223-63 Definitions.

For the purposes of this chapter, certain words and terms used herein are defined as follows:

• • •

OCCUPIED PRIMARY RESIDENCE
A dwelling unit used by the owner or tenant as his or her or their primary residence. All owners of the business entity must use the premises as his or her or their primary residence. When a property is titled in the name of a trust, the property shall be considered an occupied primary residence if the grantor or grantee is the occupant of the property. When a property is occupied by an individual(s) who has a life estate, the property shall be considered an occupied primary residence.

• • •

OWNER
Any individual or individuals, partnership or corporation or other organization in possession of and having a fee interest in the real property. The term "owner" shall include a corporation, limited-liability company, partnership, association, trust, or other business entity or nonbusiness forms of ownership.

• • •

Section 3. Chapter 223 of the City Code of the City of Beacon, Article III, General Regulations, Section 223-26, entitled "Off-street parking, loading and vehicular access," Subsection D(4) is hereby amended as follows:

§ 223-26 **Schedule of Off-Street Parking Standards.**

• • •

D. Schedule of off-street parking standards.

(1) In order to promote walkability and other transportation alternatives and to avoid excessive automobile traffic and unnecessarily large paved parking lots, parking maximums have been established for all uses. Unless otherwise determined by the Planning Board, no minimum number of off-street parking spaces are required within the CMS, L, and WD districts due to the proximity of these districts to municipal parking areas, public transportation, and pedestrian-oriented streetscapes.

(2) The Planning Board shall determine the appropriate number of off-street parking spaces within the range provided in the table at § **223-26D(4)** as part of

its application review and based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § **223-26C(2)**, compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing. The number of off-street parking spaces determined by the Planning Board to be appropriate shall become the required number of off-street parking spaces for the proposed use of the subject property.

(3) Any professional parking study submitted by the applicant shall be based primarily on specific site-related information, a comparable analysis of similar uses and properties in the area or region, and an examination of demand reduction strategies, including such elements as promotion of walking, bicycle parking or storage facilities, alternative mobility options, transit access opportunities, car-share rentals, and ride-sharing or carpooling services.

(4) The following table establishes the range of the minimum and maximum number of off-street parking spaces within which the Planning Board has discretion to determine the required number of such spaces based on the considerations set forth at § **223-26D(2)**. Where more than the maximum or less than the minimum number of off-street parking spaces are provided an area variance from the Zoning Board of Appeals shall be required. An area variance may also be sought from the required number of parking spaces determined to be appropriate by the Planning Board.

Schedule of Off-Street Parking Standards[1]				
Building Use	**CMS, L, WD**		**R1, RD, LI, HI, WP, FCD, GB, T[2]**	
	Min	**Max**	**Min**	**Max**
Residential[3] ~~(Including accessory apartment)~~	–	1 space per dwelling unit	1 space per dwelling unit	3 spaces per dwelling unit
Lodging	–	0.75 space per guest room	0.5 space per guest room	1.5 space per guest room

Commercial (Retail / Office / Service / Food / Auto-Oriented/ Social and Community)	–	3 spaces Per 1000 SF GFA	3 spaces Per 1000 SF GFA	5 spaces Per 1000 SF GFA
Health Care and Educational		4 spaces per 1000 SF GFA	1 space per 1000 SF GFA	4 spaces per 1000 SF GFA
Industrial (Industrial or Assembly)	–	–	0.25 space per 1,000 SF GFA	2.5 spaces per 1,000 SF GFA
Other Uses		Shall be determined by the Planning Board or the Building Inspector, as appropriate depending upon the permit or approval sought and upon consideration of relevant factors dictating the parking needs of each such use.		

NOTES:

1. The calculation of Gross Floor Area ("GFA") shall exclude utility space. Pursuant to § **223-26B(3)(a)**, no more than 30% of the provided parking may be designated for compact automobiles at the sole discretion of and in accordance with the standards set forth in § **223-26D**, as determined by the Planning Board.

2. Where the Planning Board determines that a property within the T District is in proximity to available municipal parking, public transportation, and pedestrian-oriented streetscapes, parking standards from the CMS district may be applied to all proposed uses on said property.

3. There is no minimum number of off-street parking spaces required for accessory apartments.

• • •

Section 4. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations", is hereby

amended to permit accessory apartments in all Zoning Districts as provided on the attached Schedule of Use Regulations.

SEE ATTACHED SCHEDULE OF USE REGULATIONS

• • •

Section 5. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection E, Attachment 3 entitled "Schedule of Use Regulations For Accessory BuildingS on Residential Lots", is hereby amended to modify setback requirements in the R1-10 and RD-5 Zoning Districts.

SEE ATTACHED SCHEDULE OF USE REGULATIONS FOR ACCESORY BUILDINGS ON RESIDENITAL LOTS

Section 6~~5~~. Applicability.

This local law shall apply to all land use applications received on or after the effective date of this local law as set forth in Section 8 below. Notwithstanding the aforementioned, this local law shall also apply to pending and/or approved land use applications on the effective date of this local law unless a final certificate of occupancy is issued within one calendar year of the effective date of this local law as set forth in Section 8 below.

Section 7~~5~~. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the City of Beacon Zoning Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 8~~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 9~~7~~. 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 10~~8~~. Effective Date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

DRAFT

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 Accessory Apartment Requirements		
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 Accessory Apartments requirements and regulations in the City of Beacon. Specifically, the proposed local law would permit accessory apartments on properties containing detached single-family residences in all zoning districts when such accessory use is currently permitted in all R1, RD, and Transitional (T) zoning districts. Furthermore, the proposed local law would amend the dimensional requirements applicable to accessory apartments to enable such accessory use to be permitted on more properties. The proposed local law is intend to increase the number of accessory apartment dwellings in the City to increase housing availability and affordability . Finally, the proposed local law provides that accessory apartments shall not be considered an impermissible expansion of an legal nonconforming use if developed and maintained on legal nonconforming detached single-family properties.		
Name of Applicant/Sponsor: City Council of the 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: cityofbeacon@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 first introduced at the March 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? ☑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?
Accessory apartments are currently permitted in all R1, RD, and Transitional (T) zoning districts. The proposed local law would expand this to permit accessory apartments in all other zoning districts.

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 permit accessory apartments in the GB, CMS, L, WD, WP, FCD, LI and HI zoning 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 service 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? ☐Yes☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
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? ☐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 Council of the City of Beacon Date March 21, 2025

Signature _____ Title City Attorney

PRINT FORM

Beacon – FEAF Part 1 Narrative

Proposed Local Law Concerning Accessory Apartment Requirements

On March 10, 2025 a draft local law was introduced to amend the City of Beacon's (the "City") requirements and regulations for accessory apartments, also known as accessory dwelling units ("ADUs"). This proposed local law was introduced as a result of the City Council's continued discussion on potential amendments to City's Zoning Code, Chapter 223 of the Beacon City Code, to improve housing availability and affordability. The proposed local law is also intended to amend the Zoning Code to align with and leverage the City's recent application to the New York State's "Plus One ADU Program."

ADUs are an important tool to increase housing stock as well as to lower housing costs for tenants/renters and to provide homeowners with a potential source of revenue. ADUs may also permit the elderly to age in home and/or to move into an ADU located at a family member's home. ADUs also increase housing stock without necessarily requiring the development of new land as ADUs are generally constructed within a single-family home, attached to the existing home, or as a separate building in close proximity to the principal dwelling. As such, ADUs are a valuable tool to help broaden housing choices in single-family neighborhoods and thereby further the City Council's goals of improving housing availability and affordability within the City.

Particularly, the proposed local law is intended to increase the number of single-family properties which can satisfy the requirements to construct an ADU. For example, ADUs will now be permitted in all zoning districts when such are currently permitted in all R1, RD and Transitional (T) zoning districts. Furthermore, ADUs will not be considered an impermissible expansion of a nonconforming use if developed on a legal nonconforming single-family residential property. The minimum size of ADUs would now be regulated by the New York State Building Code. The proposed local law would also amend the schedule of regulations for ADUs within the R1-10 and RD-5 to reduce the minimum rear and side yard setbacks. There would also be no minimum off-street parking requirements for ADUs, except that the Planning Board has the discretion to require parking if an owner seeks approval for an ADU with a maximum square footage that is greater than 50% of the primary building's footprint.

The proposed local law will keep in place several important provisions intended to ensure that ADUs have as little impact on neighboring properties as possible while also balancing the need for additional and affordable housing within the City. Specifically, the owner of the single-family property must reside on the property in which the ADU is constructed. ADUs may not be utilized for short-term rentals. Additionally, only one ADU is permitted on each lot and ADUs are subject to approval by the City's Building Inspector or the Planning Board if the ADU does not meet the minimum setback requirements. Furthermore, ADUs will require approval from the City's Architectural and Community Appearance Board of Review if the ADU is proposed to be less an 10 feet from the property line and within 20 feet of another dwelling on an adjacent lot.

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 ADU Data from Building Department

Date: January 31, 2025

Cost for a detached accessory dwelling unit application which could be brought in front of the Planning Board for an approval. Planning board approval is only required for when ADU's are proposed in detached accessory structures or when proposed to be placed in a new addition to the existing home on the property as per Section 223-24.1 I of the City of Beacon Zoning Code.

Application fee	$750	Fee which goes to the Planning Department
Escrow account initial	$3,000	Escrow to cover the Planner, Engineer and Attorney

- Total application fee and establishing an escrow account would be $3750 and must be submitted with the application and plans prior to be put on the agenda.
- The average amount of escrow used for the 3 projects which were presented to the Planning Board since January 2022 was $2619.53. Once to approval is granted and all professional staff fees have been paid, the applicant will receive any unused escrow funds.
- There is also the cost for the owner to hire an Architect or Engineer to provide a site plan to be presented to the Planning Board for approval. Possible estimated cost $5,00 to 10,000.

Additionally, I have calculated the building and associated permit fees which would be collected by the Building Department. I have estimated the cost based upon a 500-sf detached accessory dwelling unit which is newly constructed. The cost of a permit to renovate and existing structure would be less as the renovation cost per square foot would be .25/sf as opposed to .50/sf. Also, the plans for the building permit would need to come from an Architect or Engineer as per the

requirements of NYCRR title VIII Article 145 and Article 147. The architectural plans could be included in the cost of the Site Plan Approval or separately could cost around $2,000 to 4,000.

BP Application and CO Fee	120
Fee based upon square footage @ .50 for new construction	250
Electrical Permit	60
Plumbing Permit bases upon 5 fixtures	70
HVAC Permit	60
Total fees	$460

Permits which have been issued from 2022-2024 for ADU's

Detached ADU's	1
ADU's in new additions	2
ADU's within existing home	1

KARC
PLANNING CONSULTANTS, INC.

MEMORANDUM

TO: Lee Kyriacou, Mayor
Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: March 7, 2025

RE: Legislative Amendments to the City's Accessory Apartment Regulations

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At the January 27, 2025, City Council workshop, Council members continued their discussion on potential zoning code changes aimed at improving housing availability and affordability in the City of Beacon. The Council specifically explored measures to further encourage the development of accessory apartments, also known as accessory dwelling units (ADUs), within the city. These regulatory improvements will align with and leverage the city's recent application to New York State Homes and Community Renewal's (HCR) Plus One ADU Program.

At the February 24, 2025, City Council workshop meeting, the City Council discussed amendments to the City Code to revise accessory apartment regulations in the City of Beacon. This memorandum outlines the questions the City Council considered, and the decisions rendered concerning such legislation. The City Council's decisions pertaining to each question are incorporated into the attached proposed local law.

1. Accessory apartments are currently permitted in all R1, RD, and T Districts. Does the City want to expand the districts where ADUs are permitted? For example, one-family attached/semidetached structures are also permitted in the L and FCD districts. Does the City want to permit accessory apartments on single-family lots in the L and FCD districts?

   - **Answer:** At the City Council's recommendation, accessory apartments are proposed to be permitted on detached single-family properties in all districts.

2. Is the City satisfied with the requirement that the owner of a single-family lot must reside in either the primary or the accessory unit on said lot?

   - **Answer:** The City Council decided it did not want to remove the owner occupancy requirement at this time. It was discussed that in the future the Council may consider allowing accessory apartments regardless of owner-occupancy by special permit, with criteria for special consideration of impacts to parking and community character. A definition for "owner" and "occupied primary residence" has been added to Section 223-63.

3. Based on the response above, if any property owner can build an accessory apartment (regardless of whether it is owner-occupied), does the City want to set restrictions based on whether one of the units onsite is owner-occupied or not owner-occupied?

    - **Answer:** See previous answer.

4. Accessory apartments are currently regulated by a minimum square foot requirement of 200 sq ft. Does the City feel this requirement is necessary? It should be noted that the NYS Building Code also regulates the minimum size of dwelling units.

    - **Answer:** At the City Council's recommendation, the minimum unit size requirement for accessory apartments has been removed. Dwelling unit sizes will now be regulated solely by the NYS Building Code, which currently permits a minimum size of 120 square feet for a studio or efficiency apartment, with additional square footage required per occupant or bedroom.

5. Is the City satisfied with the maximum 1000 sq ft requirement for accessory apartments? As the code stands, the Planning Board may permit larger apartments in existing accessory buildings that are larger than 1,000 sq ft if said structure was issued a certificate of occupancy more than five (5) years prior to filing application for an accessory apartment.

    - **Answer:** At the City Council's recommendation, the maximum 1000 sq ft requirement for accessory apartments has been removed. Clarification was added to indicate that the maximum square footage permitted for accessory buildings is 50% of the total square footage of a principal building in all districts. For accessory apartments greater than 50% of the primary building, site plan approval from the Planning Board is required.

6. Does the City want to maintain the requirement for one (1) parking space per accessory apartment? As the code stands, the Planning Board may waive all parking requirements for an accessory apartment when deemed appropriate by the Board.

    - **Answer:** At the City Council's recommendation, the minimum parking requirement of one space per accessory apartment has been removed. If an applicant is seeking site plan approval for an accessory apartment that is greater than 50% of the primary building, the Planning Board has the authority to require parking.

7. Are the minimum setback requirements for accessory buildings listed in section 223-17E appropriate for accessory apartments? Note that existing non-complying accessory structures may be utilized for accessory apartments without a variance from the ZBA as long as a structure is not being further enlarged or the non-compliance increased.

    - **Answer:** At the City Council's recommendation, diagrams have been prepared to assist the Council in visualizing the required setback requirements in each district. Potential modifications to Section 223-17(E), Attachment 3 entitled "Schedule of Regulations for Accessory Buildings on Residential Lots" requires additional discussion.

8. Does the City wish to further streamline the approval process for accessory apartments? The City Building Inspector currently has the authority to issue permits for accessory apartments entirely contained within an existing single-family home, if all other provisions are met. Accessory apartments requiring exterior additions, conversions of existing accessory buildings, or new accessory buildings require site plan approval from the Planning Board. Should any of these typologies also be subject to permits by the Building Inspector without application to the Planning Board?

    - **Answer:** At the City Council's recommendation, the proposed local law streamlines the approval process by granting additional authority to the Building Inspector to issue permits for accessory apartments in existing accessory buildings as well as accessory apartments in expanded primary or secondary buildings if all setback requirements and other provisions are met. The City Council decided to retain the requirement for Planning Board approval of new accessory buildings dependent upon additional discussion of setback requirements.

9. Should the city provide financial incentives such as fee reductions for accessory apartment construction?

    - **Answer:** The City Council noted that eliminating the site plan approval requirement for accessory apartments would provide the greatest cost savings for potential applicants as there would not be the need to retain design professionals to prepare a site plan and appear before the planning board. In lieu of lowering or waiving application fees, the proposed changes outlined above aim to ease the financial burden on homeowners developing accessory apartments. Eliminating site plan approval will also reduce the time to obtain approval to construct an accessory apartment by several months.

223 Attachment 3

CITY OF BEACON
§ 223-17E, SCHEDULE OF REGULATIONS FOR ACCESSORY BUILDINGS ON RESIDENTIAL LOTS
[Added 1-19-2016 by L.L. No. 2-2016; amended 9-19-2022 by L.L. No. 8-2022]

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Square Footage Permitted for Each Accessory Building (Based on total square footage of principal building)	Maximum Number of Sheds Permitted
R1-120 1-Family Residence District	Not permitted in front yard	50	50	50%	2
R1-80 1-Family Residence District	Not permitted in front yard	30	30	50%	2
R1-40 1-Family Residence District	Not permitted in front yard	25	25	50%	2
R1-20 1-Family Residence District	Not permitted in front yard	20	20	50%	2
R1-10 1-Family Residence District	Not permitted in front yard	~~1~~5	~~1~~5	50%	2
R1-7.5 1-Family Residence District	Not permitted in front yard	5	5	50%	1
R1-5 1-Family Residence District	Not permitted in front yard	5	5	50%	1

Zoning District	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Maximum Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted For Each Accessory Building (Based on footprint[a] of principal building)[b]	Maximum Number of Sheds Permitted
RD-6 Designed Residence District	Not permitted in front yard	50	50	2,775	40%	2
RD-5 Designed Residence District	Not permitted in front yard	15~~30~~	10~~30~~	2,125	40%	2
RD-4 Designed Residence District	Not permitted in front yard	25	25	1,625	40%	2
RD-3 Designed Residence District	Not permitted in front yard	20	20	1,250	40%	2
RD-1.8 Designed Residence District	Not permitted in front yard	15	15	960	40%	2
RD-1.7 Designed Residence District	Not permitted in front yard	5	5	720	40%	1
R1-5 Designed Residence District	Not permitted in front yard	5	5	720	40%	1

NOTES:

The following districts were not included in the Planning Board's recommendation: RMF-1.5 (Multifamily Residence District), SAHO (Senior Affordable Housing Overlay District.

[a] Footprint includes attached garages but excludes open porches/decks.

[b] The maximum square footage of each accessory building for any single-family dwelling located in the RD Zoning District shall be 50% based on the total square footage of the principal building.

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~~P	~~X~~P	~~X~~P	~~X~~P	~~X~~P	~~X~~P	~~X~~P	~~X~~P
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		

Notes:

GENERAL
- Yellow box shows permitted location of ADU based on the minimum required lot width/depth.
- Dark grey box shows location of primary structure based on minimum front yard requirement.
- Light grey box shows minimum setback of the ADU from the rear and side yards.
- ALL R1 and RD Districts permit single-family as a use, therefore all are permitted ADU's.
- Minimum requirements for the lot are shown for all examples unless otherwise noted (subdivided townhome examples)

R1-120
- Most parcels in this district are (much) larger than the minimum requirements.

R1-80
- Many parcels are the minimum required width but are typically deeper than the requirement.

RD-7.5
- The parcels associated with this district are all linked via a filed map. Smaller parcels (townhomes/apartments) were subdivided off the larger parcel in this district.
- There are no ADU requirements for this district on *223 Attachment 3*.
- The diagram shown mimics the townhomes/apartments on the smaller lots in this district. It should be noted that these lots are much smaller than the requirements set forth in *223 Attachment 1*.
- Due to the configuration/size of the lots/primary structures, ADU's are unlikely to fit on these lots.
- All setback requirements are not met for the townhome/apartment lots)

R1-5
- The ADU requirements for this district are listed twice on *223 Attachment 3*. We believe that one of these is meant to be RD-7.5 as there are no ADU requirements listed for that district.
- Setbacks listed on *223 Attachment 3* are the same for both listings, but the permitted size is different.

RD-6
- Some parcels in this district are either much larger than the requirements or much smaller (like RD-7.5).
- There is a group of lots that are smaller than the requirements, but all structures on these parcels are duplexes split into their own lots.
- The minimum requirements for lot area is shown in the diagram, with an example of both above-mentioned scenarios.

RD-5
- The setbacks for this district don't necessarily make sense. The minimum width is 50 feet and the setbacks for an ADU is 30 feet for the rear and 30 feet from the side. So, on a lot that is the minimum 50 feet wide, you can't fit an ADU on it without needing a variance for the setbacks.
- This district also has townhomes in the same situation as mentioned above.

RD-4
- Same situation as RD-7.5 with the parcels in this district being linked via a filed map. Smaller parcels were subdivided off the larger parcel.
- ADU requirements are listed but are not feasible on the subdivided lots as the lot coverage is too large and the lots are too small to accommodate an ADU.

RD-3
- The setbacks for this district don't necessarily make sense. The minimum width is 50 feet and the setbacks for an ADU is 20 feet for the rear and 20 feet from the side. So, on a lot that is the minimum 50 feet wide, you can only fit a small ADU in a small area (see diagram).
- All existing parcels in this district are larger than the minimum lot requirements.

RD-1.8
- All parcels in this district are much larger than what is required. The minimum required lot area is depicted in the diagrams.
- Minimum required setbacks do not make sense for this district. If the minimum setbacks are applied, a primary building would only be permitted to be 10 feet wide (see diagram).

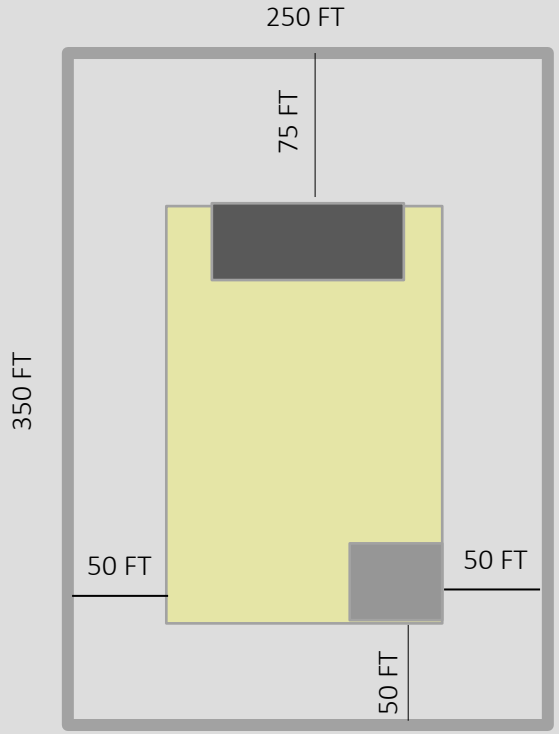
RD-1.7
- There is only one parcel in this district, and it is much larger than the requirements.
- Minimum required setbacks do not make sense for this district. If the minimum setbacks are applied, a primary building would only be permitted to be 10 feet wide (see diagram).

R1-120 District

Area where Accessory Apartment can be located

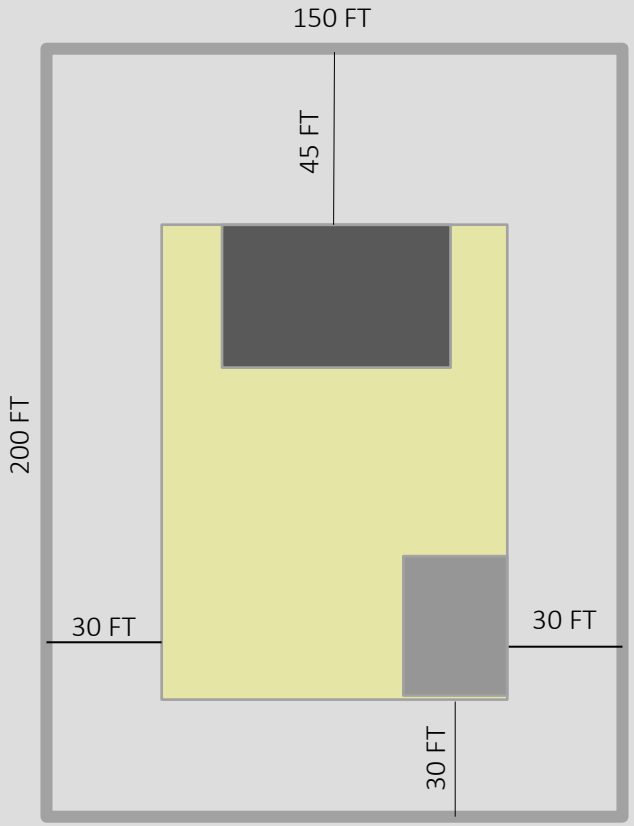
Primary Dwelling

Accessory Dwelling



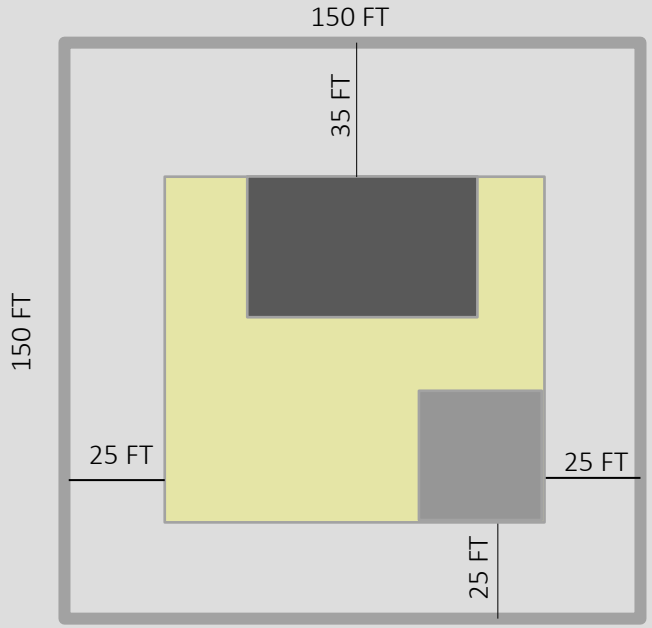
Parcel # 130200-6054-02-723821

R1-80 District



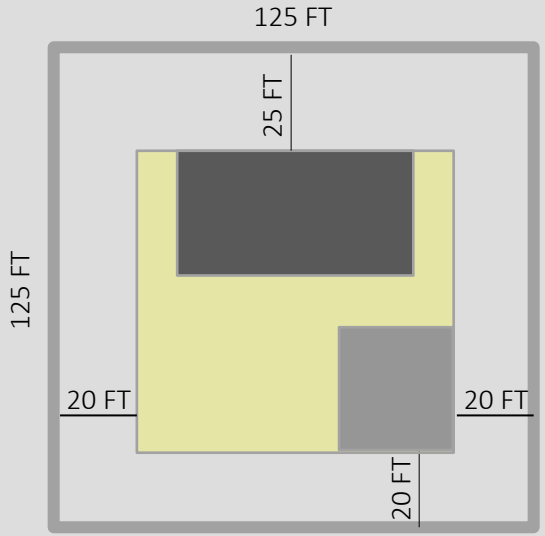
Parcel # 130200-6054-02-627660

R1-40 District



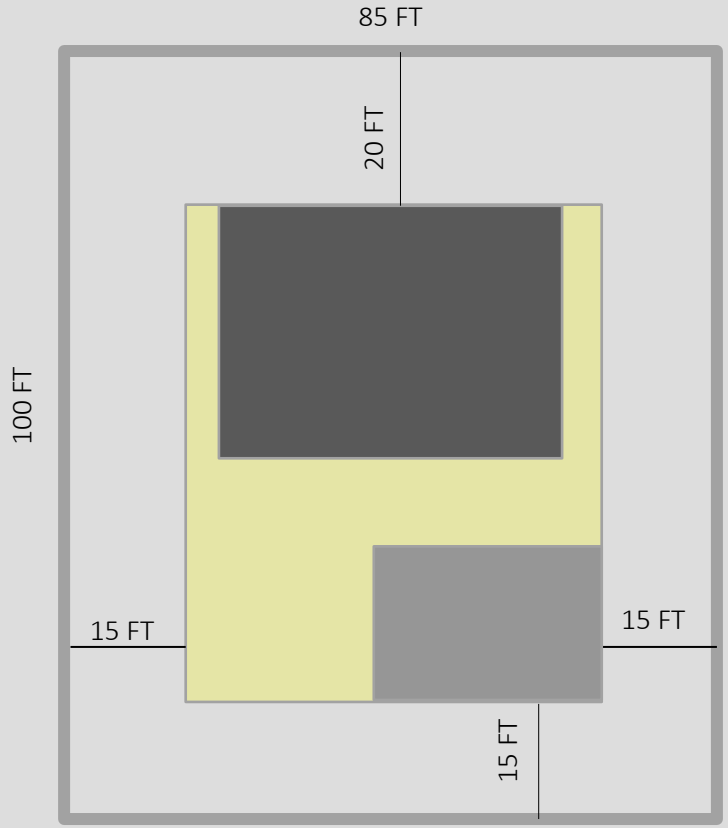
Parcel # 130200-5954-16-806472

R1-20 District



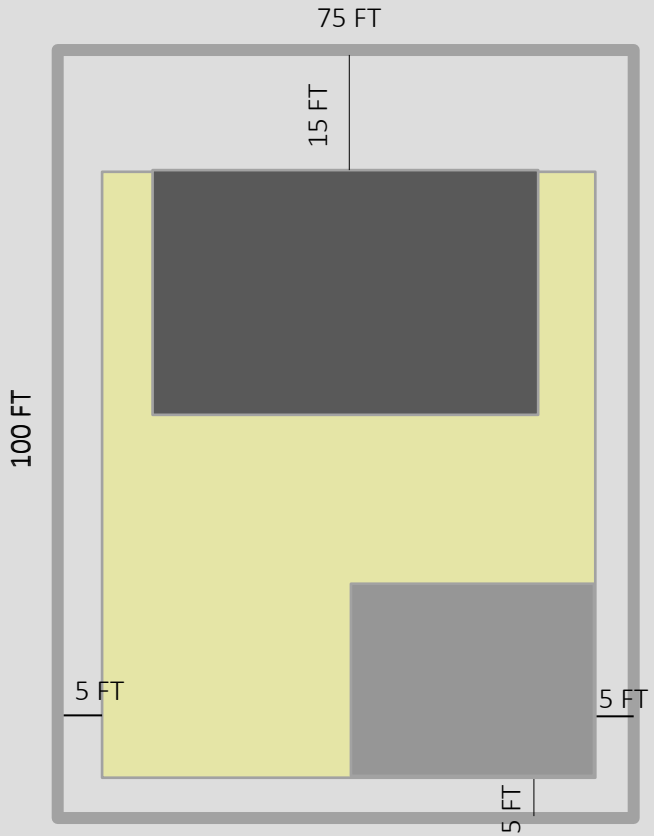
Parcel # 130200-5955-04-647233

R1-10 District



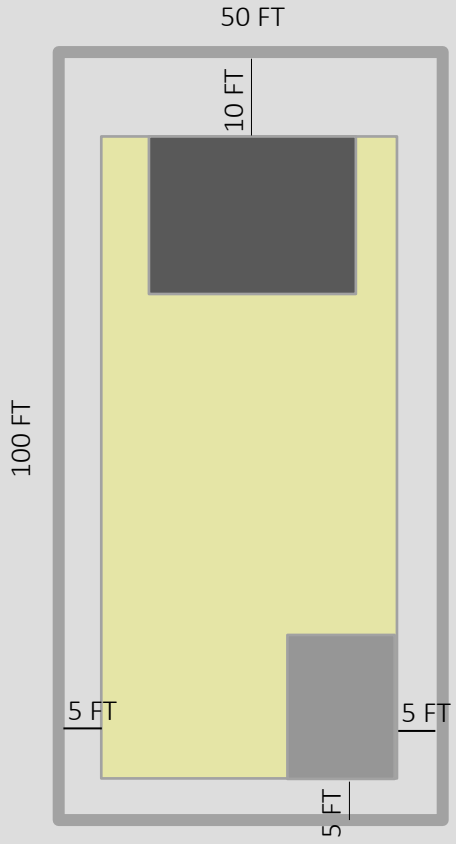
Parcel # 130200-6054-32-380829

R1-7.5 District



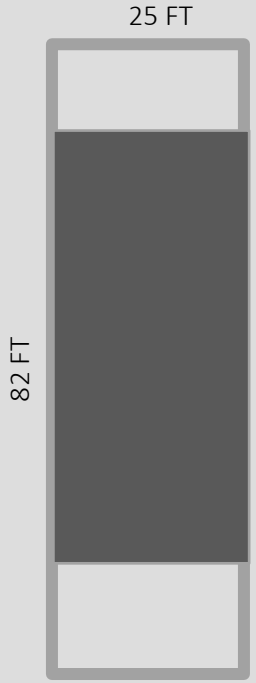
Parcel # 130200-5955-76-964127

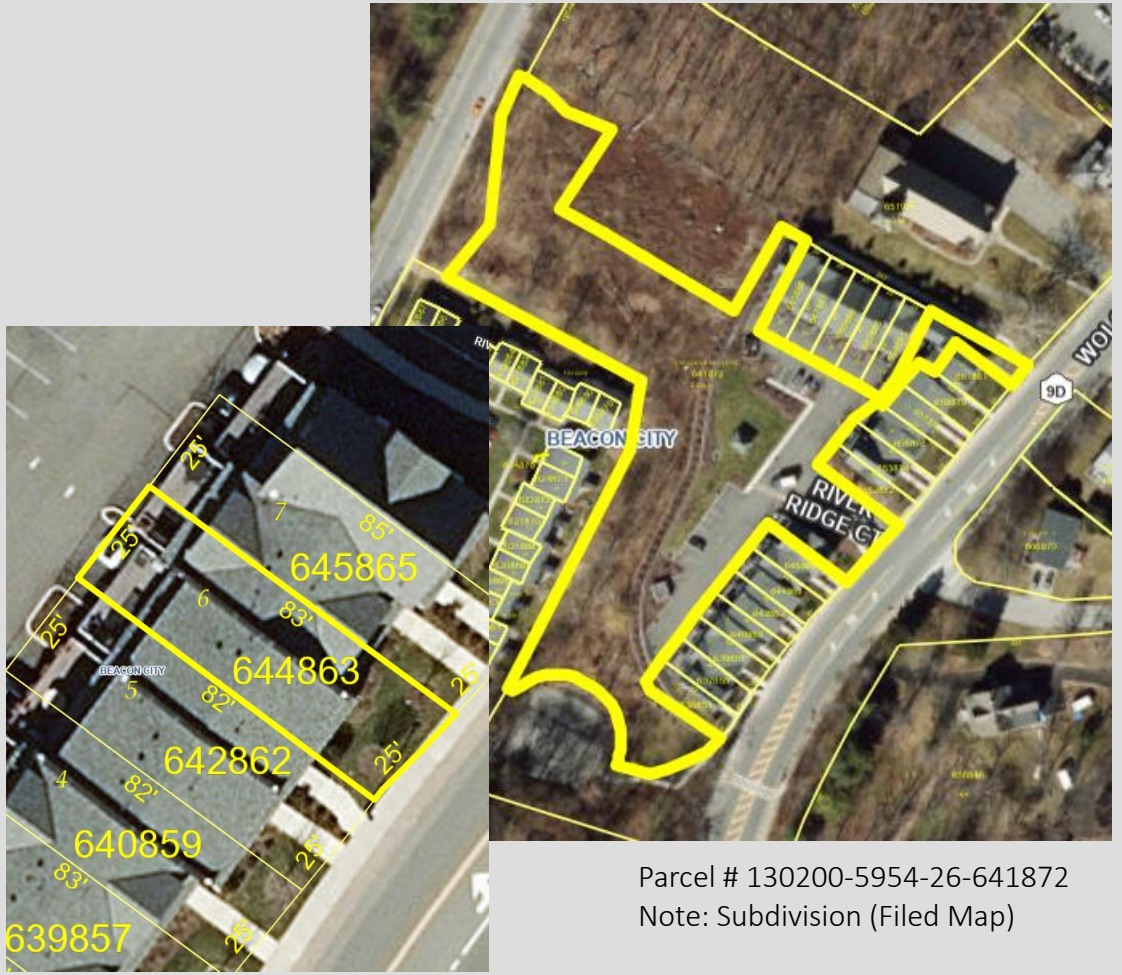
R1-5 District



Parcel # 130200-6054-38-218709

RD-7.5 District





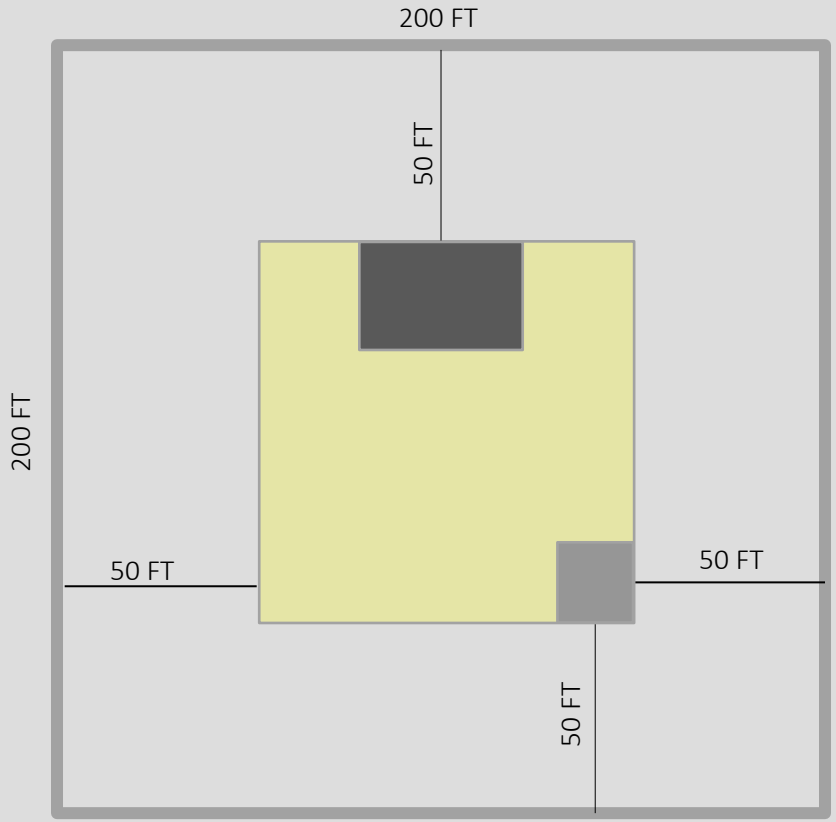
Parcel # 130200-5954-34-644863

Parcel # 130200-5954-26-641872
Note: Subdivision (Filed Map)

Note: No requirements for Accessory Dwelling Units are included for this district. Bulk requirements for this district include a front yard setback of 20-35 feet, a side yard setback of 25 feet and a rear yard setback of 50 feet. None of these setbacks are met for any of the townhome/apartment lots.

Pictured is one of the subdivided townhome lots.

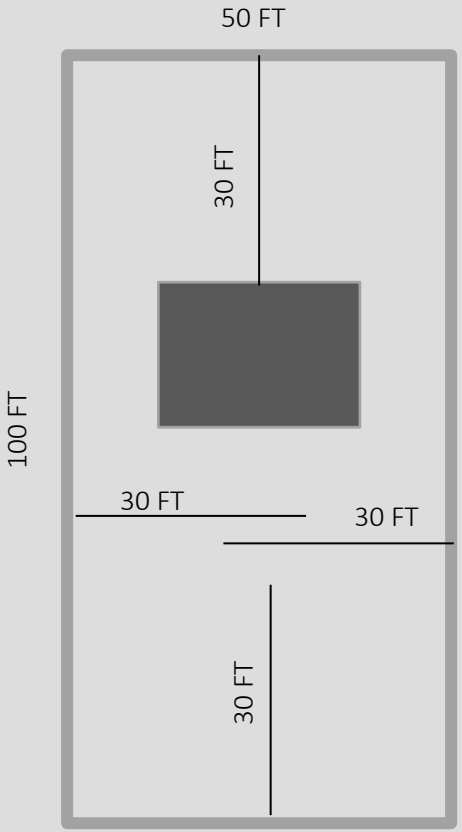
RD-6 District



Parcel # 130200-6055-03-217160 (apartments)

Parcel # 130200-5954-42-667670

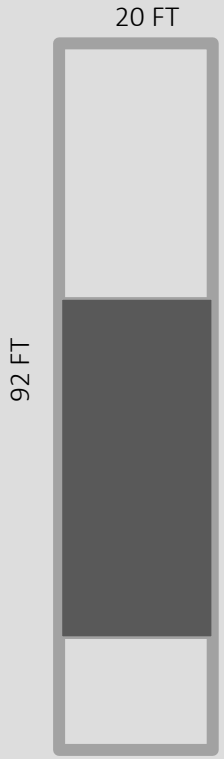
RD-5 District



Parcel # 130200-6054-29-041858

Note: Minimum requirements for this district do not make sense with the minimum setbacks for an ADU.

RD-4 District



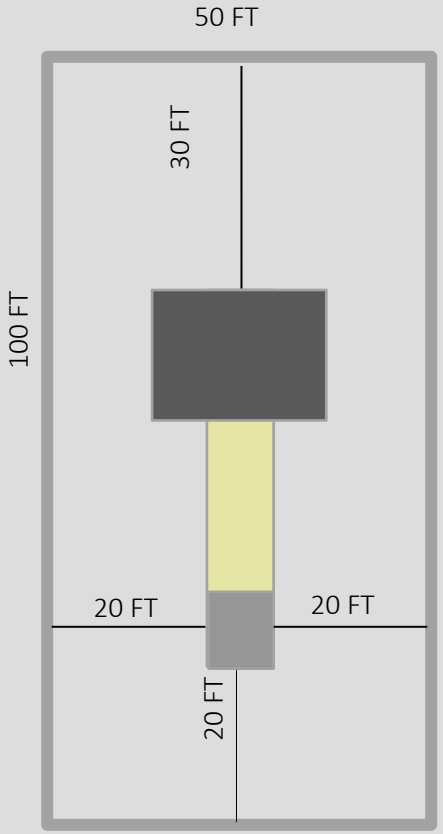
Parcel # 130200-6054-29-067809

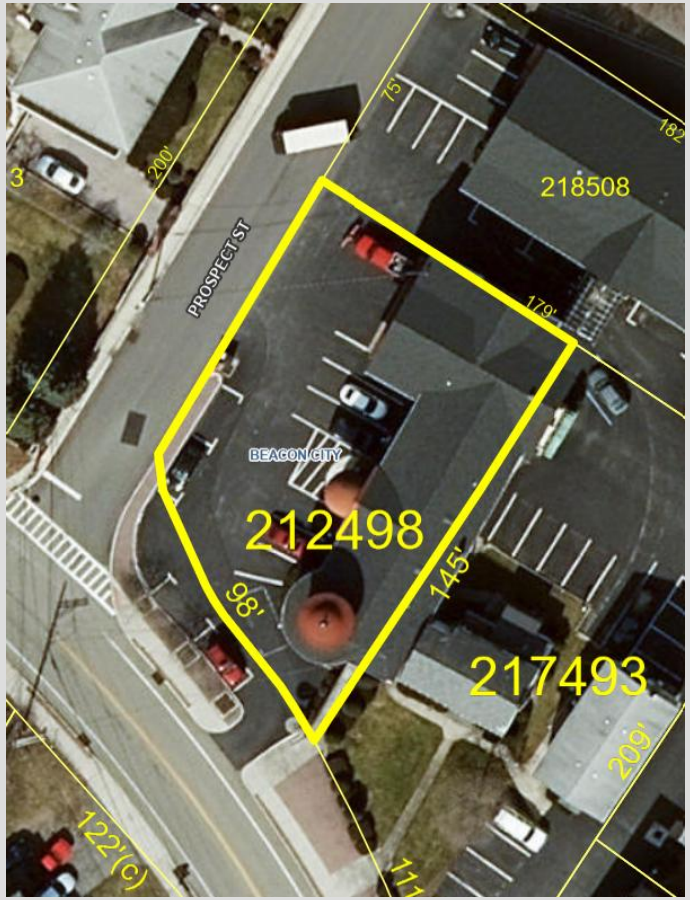
Parcel # 130200-6054-29-067824
Note: Subdivision (Filed Map)

Note: Bulk requirements for this district include a front yard setback of 40 feet, a side yard setback of 20 feet and a rear yard setback of 40 feet. None of these setbacks are met for any of the townhome/apartment lots.

Pictured is one of the subdivided townhome lots.

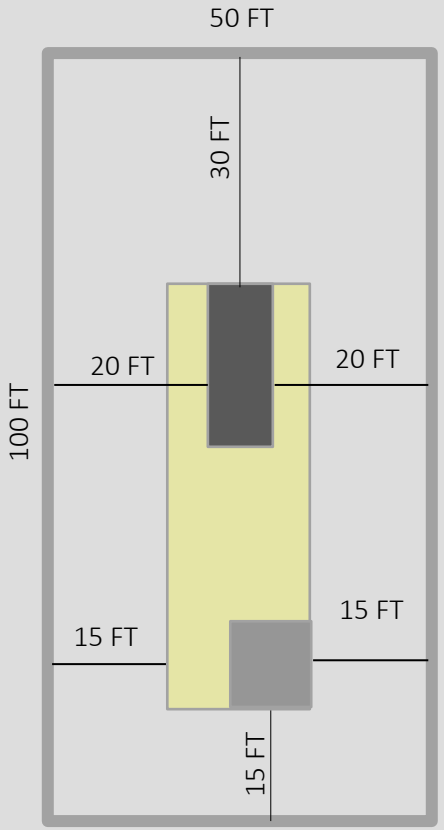
RD-3 District





Parcel # 130200-6054-13-212498

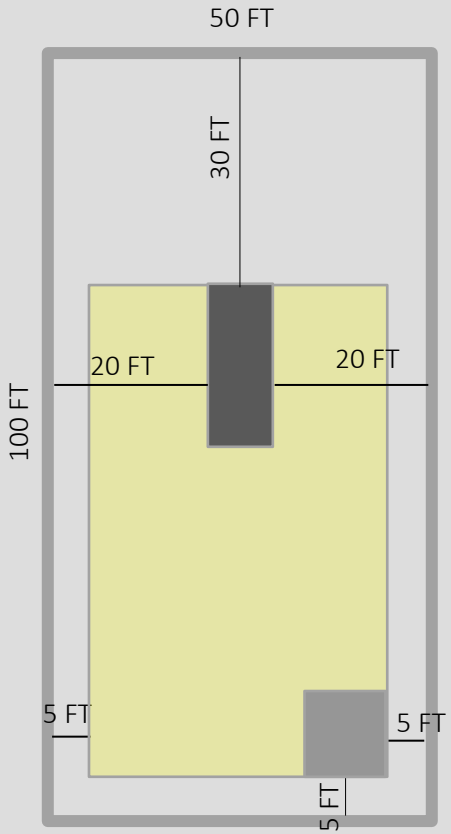
RD-1.8 District



Parcel # 130200-5954-42-746730

Note: Minimum requirements for this district do not make sense with the minimum setbacks for the primary building. The building would only be permitted to be a width of 10 feet on the minimum size lot.

RD-1.7 District



Parcel # 130200-5955-19-590022

Note: Minimum requirements for this district do not make sense with the minimum setbacks for the primary building. The building would only be permitted to be a width of 10 feet on the minimum size lot.

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 to Amend the Zoning Code Concerning Accessory Apartment Requirements in the City of Beacon**

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: **4/18/2025**

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: **4/2/2025**	Notes:	☐ Major Project
Date Received: **4/2/2025**		
Date Requested: **4/18/2025**		Referral #: **ZR25-092**
Date Required: **5/2/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **4/15/2025**		

City of Beacon Planning Board Agenda
05/13/2025

Title:

City Council request to review proposed Local Law concerning use regulations for self-storage facilities.

ATTACHMENTS

Res Referring Proposed LL re Use Regs for Self-Storage PB 5.13.25.pdf

LL Storage PB 5.13.25 FEAF Part 1 Narrative.pdf

LL Storage PB 5.13.25 Full EAF Part 1.pdf

LL Storage PB 5.13.25 COB - Zoning Map.pdf

LL Storage PB 5.13.25 Draft 223b Schedule of Use Regulations.pdf

PB 5.13.25 Draft LL Use Regs for Self Storage & Warehouse Storage.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 46 OF 2025

RESOLUTION REFERRING A PROPOSED LOCAL LAW CONCERNING USE REGULATIONS FOR SELF-STORAGE FACILITIES 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 self-storage facilities; 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 self-storage facilities 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 May 19, 2025 at 7:00 pm for a Proposed Local Law concerning use regulations for self-storage facilities.

Resolution No. 46 of 2025		**Date: May 5, 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**				

May 6, 2025

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning Self-Storage Facilities & Warehouse Storage

On May 5, 2025, the Beacon City Council formally introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to revise the City's permitted use regulations for self-storage facilities and warehouse storage. Proposed changes to the City's self-storage facilities and warehouse storage uses were initially introduced at the City Council's February 10, 2025 meeting. However, at its meeting on April 28, 2025, the Council determined to separate the self-storage facility and warehouse storage aspects of the original local law into a stand-alone local law for independent consideration.

This independent approach was the result of several City Council meetings in which self-storage facilities and warehouse storage uses were discussed at length. Specifically, City Council members believe that self-storage facilities and warehouse storage uses should not be entirely eliminated from the City's Schedule of Use Regulations. Rather, these uses should be subject to additional oversight in the planning process to preserve the character of the surrounding neighborhood, the nature of the zoning district(s), and further the Council's long-term planning goals.

Self-storage facilities and warehouse storage are currently permitted in the General Business (GB), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Therefore, the proposed Local Law would provide that self-storage facilities and warehouse storage are still permitted in the aforementioned zoning districts, except that such uses with frontage on Main Street, Fishkill Avenue, Beekman Street, Herbert Street, and Tioronda Avenue shall only be allowed by special permit issued by the City's Planning Board. Furthermore, when a special permit is required, the following restrictions will also apply: (i) Self-storage facilities and warehouse storage shall not be located along the street-facing property line; (ii) Self-storage facilities and warehouse storage shall be located behind active ground-floor permitted uses, below grade, or in a separate secondary structure that is setback a minimum of 10 ft from the primary street-facing structure; and (iii) the requirements of Zoning Code § 223-18, special permit uses, shall apply.

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 Self-Storage Facilities & Warehouse Storage		
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 self-storage facilities and warehouse storage. These uses are currently permitted in the General Business (GB), Light Industrial (LI), and Heavy Industrial (HI) zoning districts. Specifically, the proposed local law would provide that self-storage facilities and warehouse storage uses are still permitted in the aforementioned zoning districts, except that such uses with frontage on Main Street, Fishkill Avenue, Beekman Street, Herbert Street, and Tioronda Avenue shall only be allowed by special permit issued by the City's Planning Board. As such, a new line is proposed to be added to the City's Schedule of Use Regulations to separate self-storage facilities and warehouse storage uses from the current line therein. Moreover, Zoning Code Section 223-24.5, (currently reserved), is proposed to be amended to provide additional restrictions when self-storage facilities and warehouse storage are subject to a special permit.		
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 May 5, 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? ☑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?

Self-storage facilities and warehouse storage uses would remain permitted in the CMS, LI, and HI zones, however, a special permit will be required to be issued by the Planning Board if the aforementioned uses will have frontage on Main St, Fishkill Ave, Beekman St, Herbert St, or Tioronda Ave.

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? Requires special permit for self-storage facilities & warehouse storage with certain frontage.

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? ☐Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

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.

_____

_____

i*v.* 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 May 6, 2025

Signature _____ Title City Attorney

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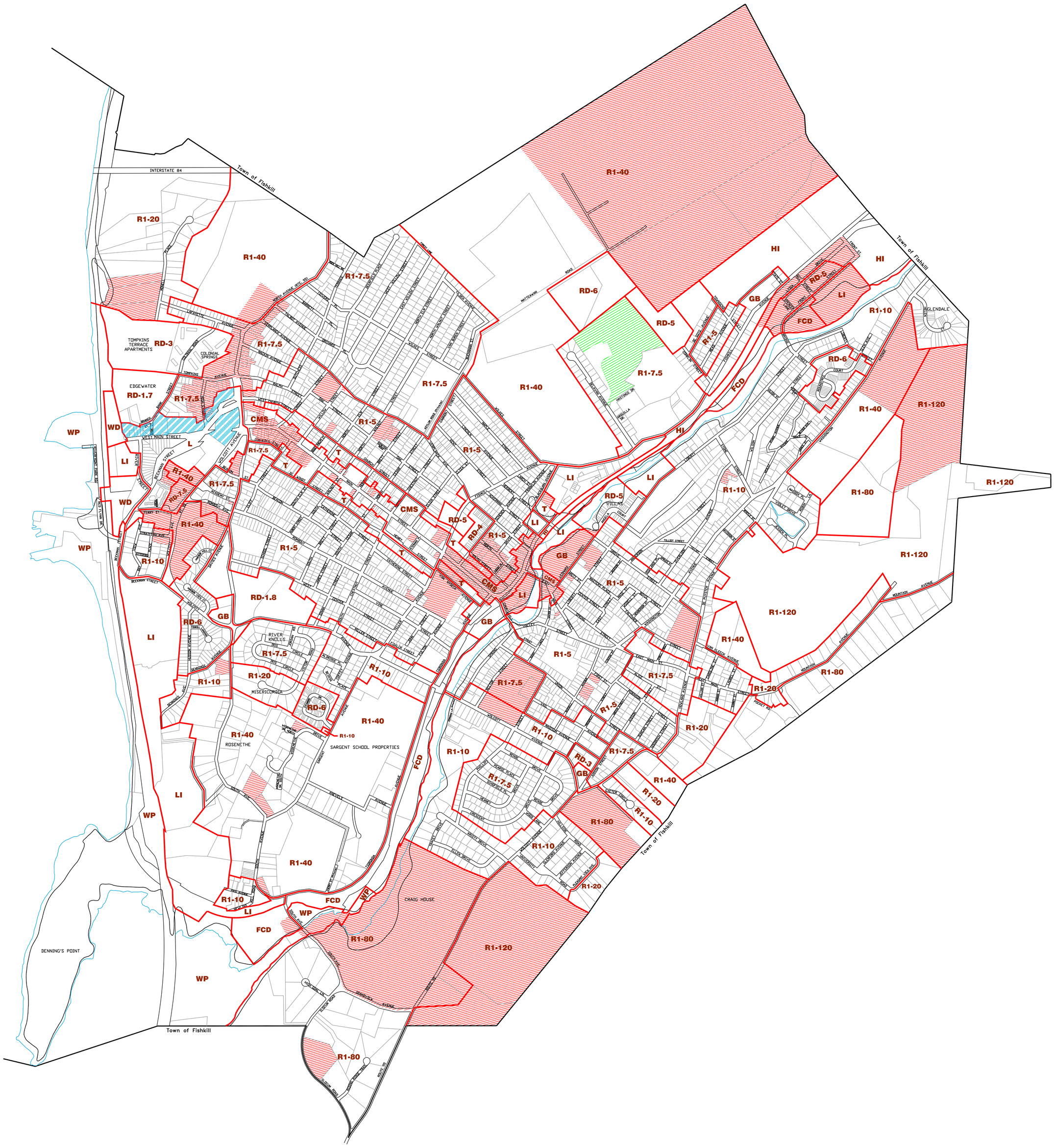

LEGEND

- 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

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:	

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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; 5-5-2025 by L.L. No. 4-2025]

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~~s, or warehouse storage or self-storage business~~		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
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		

PROPOSED LOCAL LAW NO. ___ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING SELF-STORAGE FACILITIES AND WAREHOUSE STORAGE

A LOCAL LAW to amend Chapter 223, Article III, Sections 223-17.C and 223-24.5 of the City of Beacon Code concerning self-storage facilities and warehouse storage.

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, Subsection C, Attachment 2 entitled "Schedule of Use Regulations", is hereby amended as provided on the attached Schedule of Use Regulations.

SEE ATTACHED SCHEDULE OF USE REGULATIONS

Section 2. Chapter 223 of the City Code of the City of Beacon, Article III – General Regulations, Section 223-24.5, entitled "(Reserved)" is hereby amended as follows:

§ 223-24.5 **Self-storage facility and warehouse storage.**

A. Purpose and intent: The intent of this section is to promote active and engaging street-level environments that support pedestrian activity and economic vitality by restricting the location of self-storage facilities and warehouse storage along identified street frontages.

B. Location. The siting of self-storage facilities and warehouse storage are permitted uses in the GB, LI, and HI Zoning Districts, except on parcels with frontage on Main Street, Fishkill Avenue, Beekman Street, Herbert Street, or Tioronda Avenue shall only be allowed by special permit and subject to the following restrictions:

(1) Self-storage facilities and warehouse storage shall not be located along the street-facing property line.

(2) Self-storage facilities and warehouse storage shall be located behind active ground-floor permitted uses, below grade, or in a separate secondary structure that is setback a minimum of 10 ft from the primary street-facing structure.

(3) The requirements of § 223-18.

Section 3. 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 4. 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 5. 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 6. 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