COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

June 10, 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 May 13, 2025, minutes

Regular Meeting

1. ***THIS APPLICAITON HAS BEEN ADJOURNED TO THE JULY 8th PLANNING BOARD MEETING AT THE REQUEST OF THE APPLICANT*** 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. Continue public hearing for Subdivision Approval and Site Plan Approval and continue review of applications for Subdivision Approval and Site Plan 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. Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
4. Continue review of application for Site Plan Approval, Mix-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.
5. Continue review of applications for Subdivision Approval and Site Plan Approval, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
6. Review of application for Site Plan Approval, Residential, garage with accessory apartment, 17 S Cedar Street, submitted by Stowe Boyd.
7. Review of application for Site Plan Approval, accessory dwelling unit, 21 High Street, submitted by Henry Zook.

Miscellaneous Business

1. Consider request for one (1) year extension of Site Plan Approval, three (3) story commercial project at 536 Main Street, submitted by HRSM, LLC.

Architectural Review

1. Certificate of Appropriateness - 139 Main Street; Sign
2. Certificate of Appropriateness - 57 Townsend Street; New Single-Family House
3. Certificate of Appropriateness - 232 Main Street; Sign

City of Beacon Planning Board Agenda
06/10/2025

Title:

THIS APPLICAITON HAS BEEN ADJOURNED TO THE JULY 8th PLANNING BOARD MEETING AT THE REQUEST OF THE APPLICANT 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 6.10.25 Request for Adjournment(6450546.1).pdf

CUDDY +FEDER LLP

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Taylor M. Palmer, Esq.
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May 28, 2025

BY EMAIL 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 Addition to Telephone Building
Request for Adjournment to the Planning Board's July 8, 2025 Meeting Agenda
Premises: 291 Main Street, Beacon, New York
Tax Parcel ID: 5954-36-893875

Dear Chairman Gunn and Members of the Planning Board:

As you may know, we were recently retained by Telephone Building Beacon LLC (the "Applicant"), the owner of the above-referenced Premises, in connection with the Applicant's pending Application for Site Plan Approval (the "Application") for the proposed mixed-use addition to the existing Telephone Building at the captioned Premises (the "Project"). We are writing on behalf of the Applicant to respectfully request that the Planning Board adjourn the Application, which is currently scheduled for continued review at this Board's June 10, 2025 meeting Agenda, and that this matter be placed on this Board's July 8, 2025 meeting Agenda for continued review.

Having previously appeared before the Planning Board at several meeting Agendas to discuss the Project dating back to November 13, 2024, the Applicant is currently working with its team to further refine the building design and to supplement its pending Application materials to further respond to comments from the Planning Board and its consultants. The Applicant's forthcoming submission to the Board will also be in consultation with the Applicant's historic and cultural resources consultant, Beth Selig, of Hudson Cultural Services. The Applicant intends to meet with City Staff in the coming days to review these Project refinements, and will subsequently provide supplemental Application materials to the Planning Board for its further consideration.

The Applicant looks forward to appearing at this Board's July 8, 2025 regular meeting Agenda for the continued review of the Project. In the meantime, should the Board or City Staff have any questions about the Application, please do not hesitate to contact us.

CUDDY +FEDER LLP

Thank you in advance for your consideration of this adjournment request.

Very truly yours,

Taylor M. Palmer

cc: Bryan Murphy, City of Beacon Building Inspector
Jennier L. Gray, Esq., City of Beacon Planning Board Attorney
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Telephone Building Beacon LLC
Jessica Zalin, Esq.

City of Beacon Planning Board Agenda
06/10/2025

Title:

Continue public hearing for Subdivision Approval and Site Plan Approval and continue review of applications for Subdivision Approval and Site Plan 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 6.10.25 Supplemental Submission - Cover Letter.pdf

45 Beekman PB 6.10.25 Exhibit A - Response memo by Colliers dated 5-28-25.pdf

45 Beekman PB 6.10.25 Exhibit B - Response memo by Aryeh J. Siegel dated 5-28-25.pdf

45 Beekman PB 6.10.25 Exhibit C - Legal Descriptions for Lands to be Dedicated to the City.pdf

45 Beekman PB 6.10.25 Attachment 1 - Site Plan Set by Colliers rev 5-28-25.pdf

45 Beekman PB 6.10.25 Attachment 2 - Architectural Plan Set by Aryeh Siegel rev 5-28-25.pdf

45 Beekman PB 6.10.25 Attachment 3 - Subdivision (Lot Merger) Plat by Colliers rev 5-23-25.pdf

Lanc & Tully 45 Beekman Street 06-04-25 review.pdf

KARC Review PB_45 Beekman_2025.06.09.pdf

45 Beekman PB 6.10.25 PH public comment Riley.pdf

45 Beekman PB 6.10.25 PH public comment Case.pdf

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Taylor M. Palmer, Esq.
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May 28, 2025

VIA E-MAIL AND HAND DELIVERY

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

Re: Application for Site Plan & Subdivision Approval for Proposed Mixed-Use Development
Supplemental Submission – 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 PLANNING BOARD'S RECENT ISSUANCE OF SEQR AND LWRP FINDINGS:

At the May 13, 2025 meeting, the Planning Board issued a State Environmental Quality Review Act ("SEQR") Negative Declaration and Local Waterfront Revitalization Program ("LWRP") Consistency Determination for the Project, closed the SEQR Public Hearing,[1] and continued the Site Plan and Subdivision (lot merger) Application Public Hearings to the June 10th meeting date. The Planning Board also formally referred the Project to the City Zoning Board of Appeals ("ZBA") for consideration of the Applicants' requested area variance relief at the ZBA's June 17th meeting agenda.

[1] Note: As this Board is aware, at the February 11th meeting, the Planning Board opened the Public Hearings for this matter's Site Plan Application and SEQR review, which hearings were continued at the Board's March 11th and April 8th meeting to the recent May 13th meeting. At the April 8th meeting, the Board also set the Public Hearing for the Subdivision (lot merger) Application for the May 13th meeting. At the May 13th meeting, the Board opened the Subdivision (lot merger) hearing and continued same to June 10th.

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, a Subdivision (Lot Merger) Plat, and written memoranda in response to comments made by this Board and its consultants at and in advance of the June 10th meeting date. *See* enclosed Site Plan Set prepared by Colliers Engineering and Design, P.C. ("Colliers"), dated January 30, 2024, last revised May 28, 2025, together with the Architectural Plan Set prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised May 28, 2025 and the Subdivision (Lot Merger) Plat entitled "Lot Consolidation Plan" prepared by Colliers dated April 28, 2025, last revised May 23, 2025; *see also* **Exhibit A** – Colliers Response to City Engineer Comments; **Exhibit B –** Architect Response to City Planner Comments. The plan revisions include updates to the lighting and landscaping programs, detailed below, along with updates to the rear elevation drawings to align with the Project renderings.

In direct response to comments from this Board, the enclosed lighting plan was updated to reduce the height and number of certain fixtures in the parking areas, whilst adding decorative fixtures along the front, street façade. Specifically, all proposed pole mounted fixtures have been reduced to a height of 15 feet, the lumen levels for both the pole mounted fixtures and the bollard lights were reduced, and the number of fixtures in each arcade bay and building mounted fixtures adjacent to the parking areas have been reduced. All proposed fixtures have been modified to a color temperature of 2700K from the previously proposed 3000K. The prior 3000K LED's emitted a warm white or neutral white light, while the 2700K LED's emit warm white light (slightly yellow color) for a softer illumination effect/ambiance for the Project. Behind the High Street Building, more lower scale bollard lighting is now proposed to focus lighting on the sidewalk areas.

Additionally, concealed lighting is now proposed along the facades of the Beekman and High Street Buildings in an effort to highlight and enhance the Buildings' architectural features. This lighting is proposed along the brick elements of the Buildings, so as to minimize any impacts to the residential tenants and neighboring properties. This strategy provides additional presence at night in alignment with the lighting previously shown along and inside the brick arcades.

Lastly, the landscaping plan was updated to include more mature plantings throughout the Premises. The following evergreen plantings have been increased in installation size for added increased initial screening: Eastern Red Cedar, Norway Spruce & White Pine increased to 8-10'

installation size (from 6-8') and Green Giant Arborvitae increased to 6-8' installation size (from 5-6').

INDEX OF ENCLOSURES & CONCLUSION:

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

Exhibit A: Response to Comments Memorandum prepared by Colliers Engineering and Design, P.C., dated May 28, 2025, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated May 8, 2025;

Exhibit B: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated May 28, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated May 12, 2025; and

Exhibit C: Legal Descriptions for Lands to Be Dedicated to the City.

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 May 28, 2025 numbered and titled as follows (unless otherwise noted):
    - Sheet 12 of 19 – Landscape Plan.
    - Sheet 13 of 19 – Lighting Plan.
    - Sheet 19 of 19 – Construction Details.
- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised May 28, 2025, numbered and titled as follows (unless otherwise noted):
    - Sheet 1 of 7 - Building Plans – Beekman Street (A-101).
    - Sheet 3 of 7 - Elevations – High Street (A-103).
    - 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, last revised May 23, 2025.

We look forward to appearing at the Board's June 10th meeting, at which time we respectfully request that the Board open and consider closing the Site Plan and Subdivision Public Hearings for the Project.

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.

6438620.v2

555 Hudson Valley Avenue Suite 101
New Windsor, New York 12553
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Colliers
Engineering
& Design

May 28, 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 May 8, 2025. The comments have been repeated for clarity.

Lanc & Tully Engineering and Surveying dated 05/08/25:

General Comments:

Comment 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.***

Response 1: **Comment noted. We have requested a copy of an agreement template, if available.**

Comment 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.***

Response 2: **Comment noted. Prior response remains.**

Comment 3. As the current plans show grading, drainage improvements, and sidewalks within the NYSDOT right-of-way along Route 90, 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 3: **Comment noted. Prior response remains.**

Colliers
Engineering & Design

Lot Consolidation Plan:

Comment 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.

Response 1: As requested, attached are draft written descriptions for the proposed dedications to the City.

Comment 2. The plan should include an enlarged section for each of the areas to be dedicated to the City of Beacon.

Response 2: Enlargements for each of the proposed dedication areas have been added to the plan. See revised map included with this submission.

Comment 3. The call-out for the areas to be dedicated shall be revised to read "To Be Dedicated to City of Beacon ... "

Response 3: The call-out has been revised on the plan as requested. See revised map included with this submission.

Comment 4. An enlargement shall be provided on the plan of the Central Hudson Easement located at the entrance from Tompkins Avenue.

Response 4: As enlargement for the Central Hudson Easement has been added to the plan as requested. See revised map included with this submission.

Comment 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.

Response 5: The existing lot lines which are proposed to be removed now have call-outs stating the same. See revised map included with this submission.

Sheets 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***

Colliers Engineering & Design

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.

Response 1: **See below response regarding the execution of the sewer line video. No further pursuit of dye-testing is required.**

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. Contractor will be performing additional televising work which will allow for determination of which utilities can be revised and/or adjusted.***

Response 2: **The Applicant had the sewer line in Tompkins Avenue videoed between Sewer Manhole #17 & #1 and #1 & #11. Based on review of the video, it appears that a 4" service connection to this sewer line exists for #11 and #9 Tompkins Avenue, but not for #7 (a prior dye-test was performed on #7 which had confirmed the same). An individual sewer service for #7 Tomkins Avenue will be needed to remove their sewer flows from discharging through the project site sewer line.**

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 the existing sewer line will be televised on April 29, 2025, and the results will be shared with the City upon receipt.***

Response 3: **The video of the Beekman Street 12" sewer line has been provided to the Board's Engineer for review and further discussion.**

Colliers
Engineering & Design

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). ***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.***

Response 1: **Comment noted. No further response necessary.**

Comment 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.

Response 2: **Comment noted. No further response necessary.**

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.

Sincerely,

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

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

R:\Projects\2023\23010468A\Correspondence\OUT\250528 JED Comment Response (L&T)-FINAL.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

May 28, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, May 12, 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: The Building Inspector issued his determination in a letter dated May 12,2025, in which he stated that the proposed architectural metal panel and trim are acceptable and compliant in the Linkage District.

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. The Planning Board referred the matter to the Zoning Board of Appeals at the May 13, 2025 meeting.

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.

   Response: Comment acknowledged. The Applicant will seek the required NYS DOT approvals and coordinate with the Planning Board's legal counsel as needed..

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Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

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.

   Response: Concealed lighting has been proposed for the buildings to highlight architectural features. To minimize disruption to the residential tenants and neighboring properties, lighting is proposed to highlight the brick elements of the building. This strategy provides additional presence at night without disturbing tenants and corresponds to the lighting previously shown along and inside the brick arcades.

5. **Elevations:** At its 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.

   Response: The rear elevation line drawings of both buildings have been updated to correspond with some changes previously made to the renderings so the drawings and renderings are aligned with each other.

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

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

Colliers
Engineering & Design

May 28, 2025

Area To Be Dedicated to City of Beacon

High Street

Area 1

All that certain plot, piece or parcel of land, lying and being in the City of Beacon, Dutchess County and State of New York, as shown on a map entitled "Lot Consolidation Plan for Beekman Arts Center LLC, Bay Ridge Studios LLC and N.Y.S.D.O.T" by Colliers Engineering & Design, dated 04/28/2025, last revised 05/23/2025 and being more particularly described as follows:

Beginning at the point of intersection of the division line between lands now or formerly of Robert Fio Rito (Document number 02 2000 4787) to the north, lands now or formerly of Bay Ridge Studios LLC (Document number 02 2019 1172) to the south and the eastern road boundary of High Street to the west; thence along the division line between lands now or formerly of Robert Fio Rito and lands now or formerly of Bay Ridge Studios LLC North 73°17'58" East 7.52 feet to a point; thence across the lands now or formerly of Bay Ridge Studios LLC South 06°36'57" East 105.57 feet to a point in the division line with other lands now or formerly of Bay Ridge Studios LLC; thence along said division line South 82°42'42" West 5.94 feet to a point in the eastern road line of High Street; thence along said road line North 07°25'10" West 104.33 feet to the point of beginning, containing 701 square feet of land more or less.

Area 2

All that certain plot, piece or parcel of land, lying and being in the City of Beacon, Dutchess County and State of New York, as shown on a map entitled "Lot Consolidation Plan for Beekman Arts Center LLC, Bay Ridge Studios LLC and N.Y.S.D.O.T" by Colliers Engineering & Design, dated 04/28/2025, last revised 05/23/2025 and being more particularly described as follows:

Commencing at the point of intersection of the division line between lands now or formerly of Robert Fio Rito (Document number 02 2000 4787) to the north, lands now or formerly of Bay Ridge Studios LLC (Document number 02 2019 1172) to the south and the eastern road boundary of High Street to the west; thence along said road boundary South 07°25'10" East 104.33 feet the division line with other lands of Bay Ridge Studios LLC, the point of beginning; thence along the division line between the two parcels of lands now or formerly of Bay Ridge Studios LLC North 82°42'42" East 5.94 feet to a point; thence across the lands now or formerly of Bay Ridge Studios LLC the following three (3) courses and distances:

1. South 07°30'45" East 24.50 feet to a point;
2. Along the arc of a curve to the left having a radius of 139.63 feet, an arc length of 60.58 feet, and a chord bearing and distance of South 19°56'30" East 60.11 feet to a point;
3. Along the arc of a curve to the left having a radius of 22.20 feet, an arc length of 14.40 feet, and a chord bearing and distance of South 50°57'18" East 14.15 feet to a point in the road boundary of Beekman Street;

DRAFT

Thence along said road boundary South 71°16’35” West 9.49 feet to a point in the eastern road boundary of High Street; thence along said road boundary the following three (3) courses and distances:

1. North 35°10’49” West 19.86 feet to a point;
2. North 22°28’35” West 33.82 feet to a point;
3. North 09°13’01” West 45.10 feet to the point of beginning, containing 545 square feet of land, more or less.

555 Hudson Valley Avenue
Newburgh, New York 12553
Main: 877 627 3772
May 28, 2025

Colliers Engineering & Design

Area To Be Dedicated to City of Beacon

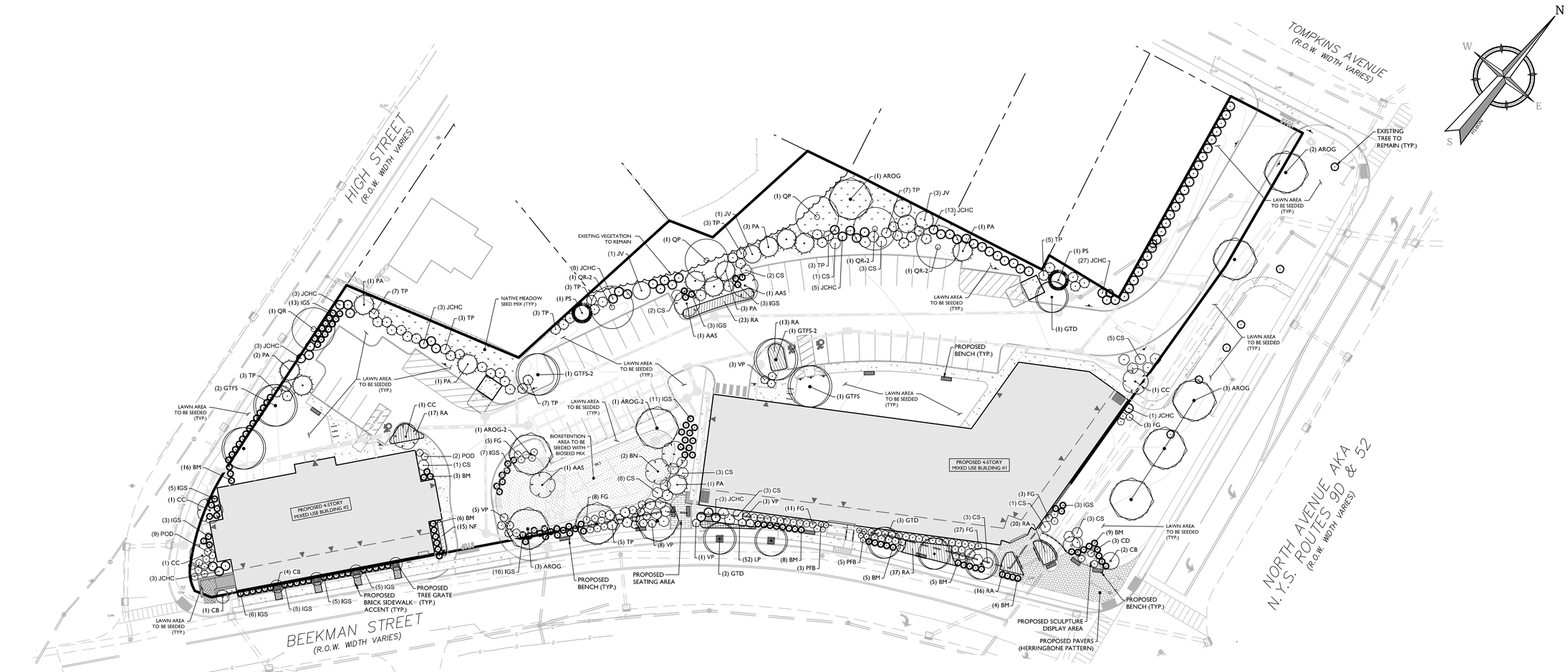
Tompkins Avenue

Area 3

All that certain plot, piece or parcel of land, lying and being in the City of Beacon, Dutchess County and State of New York, as shown on a map entitled "Lot Consolidation Plan for Beekman Arts Center LLC, Bay Ridge Studios LLC and N.Y.S.D.O.T" by Colliers Engineering & Design, dated 04/28/2025, last revised 05/23/2025 and being more particularly described as follows:

Beginning at the point of intersection of the southern road line of Tompkins Avenue and the western highway boundary of New York State Highway 9D; thence along the highway boundary of New York State Highway 9D South 09°55'19" East 5.97 feet to a point; thence across the lands now or formerly of Beekman Arts Center (Document number 02 2017 1113) South 77°05'06" West 47.40 feet to a point in its western line; thence along said western line North 10°46'39" West 6.06 feet to a point in the southern road boundary of Tompkins Avenue; thence along said road boundary; North 77°12'22" East 47.48 feet to a the point of beginning, containing 284 square feet of land, more or less.

DRAFT



SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AROG	9	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
AROG-2	2	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTD	6	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Honeylocust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS-2	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Honeylocust	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QP	2	Quercus palustris	Pin Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR	1	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR-2	3	Quercus rubra	Red Oak	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
JV	5	Juniperus virginiana	Eastern Red Cedar	B & B	8-10` Ht.	DENSE / TYP. SPECIES HABIT
PA	12	Picea abies	Norway Spruce	B & B	8-10` Ht.	DENSE / TYP. SPECIES HABIT
PS	2	Pinus strobus	Eastern White Pine	B & B	8-10` Ht.	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
AAS	3	Amelanchier alnifolia	Serviceberry	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
BN	2	Betula nigra	River Birch	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
CB	7	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	1-3/4"-2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
CC	4	Cercis canadens	Eastern Redbud	B & B	6-7` Ht.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
CD	3	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	CONT	18" - 24" SPREAD	TYPICAL SPECIES HABIT
CS	35	Cornus sericea	Red Twig Dogwood	CONT	24" - 30"	TYPICAL SPECIES HABIT
BM	44	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	CONT	18" - 24"	TYPICAL SPECIES HABIT
FG	57	Fothergilla gardenii	Dwarf Fothergilla	CONT	18" - 24"	TYPICAL SPECIES HABIT
IGS	85	Ilex glabra `Shamrock`	Inkberry	CONT	18" - 24"	TYPICAL SPECIES HABIT
JCHC	64	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Column Juniper	CONT	6-8` Ht.	TYPICAL SPECIES HABIT
PFB	11	Potentilla fruticosa	Bush Cinquefoil	CONT	18" - 24"	TYPICAL SPECIES HABIT
POD	11	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CONT	24" - 30"	TYPICAL SPECIES HABIT
RA	126	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT	12" - 18" SPREAD	TYPICAL SPECIES HABIT, 3.5' O.C.
TP	49	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	6-8` Ht.	TYPICAL SPECIES HABIT
VP	20	Viburnum prunifolium	Blackhaw Viburnum	CONT	24" - 30"	TYPICAL SPECIES HABIT
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	
LP	52	Liriope platyphylla	Liriope Grass	SP5	18" o.c.	
NF	15	Nepeta x faassenii	Catmint	1 gal.	24" o.c.	

PLAN NOTE

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

PARKING AREA TREES

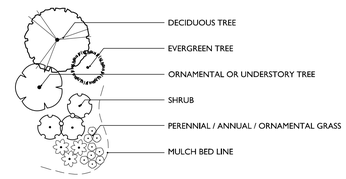
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

PROVIDED: 7 TREES (COMPLIES)

LANDSCAPE NOTES

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

LANDSCAPE LEGEND



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

LAWN SEED MIX

NATIVE MEADOW MIX

BIORETENTION SEED MIX

30 0 30 60

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

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

2025\25010468A\Engineering\Site Plans\C-LAND.dwg C-12 LANDSCAPE By:JDATES

REV	DATE	DRAWN BY	DESCRIPTION
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	04/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
-	-	-	-
-	-	-	-
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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

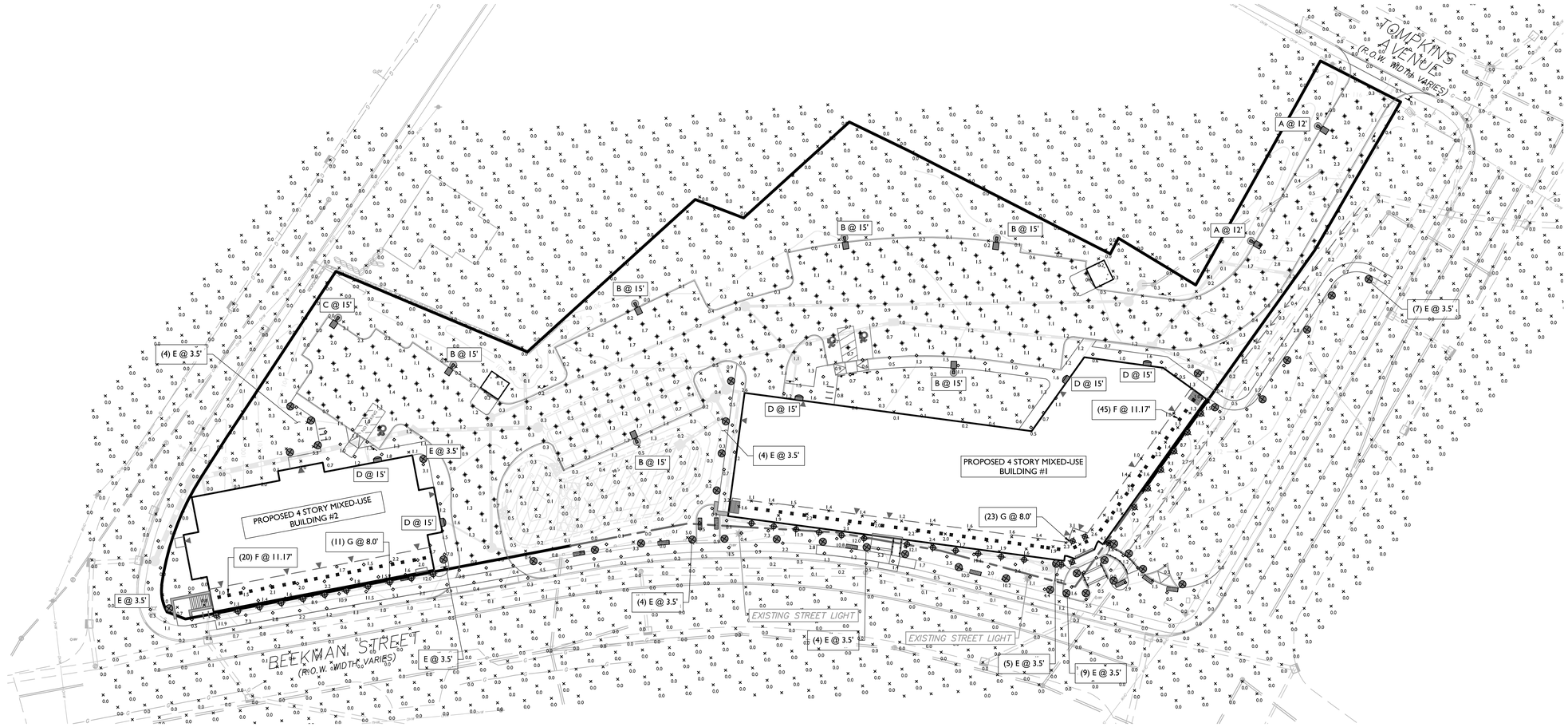
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
12 of 19



LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	COLOR TEMPERATURE	CRI	LLF	CATALOG #
A	2	LITHONIA LIGHTING D-SERIES SIZE 0 LED AREA LUMINAIRE	SINGLE	12'	2,957	2700K	80	0.9	DSX0 LED-P1-27K-80CRI-BLC3-MVOLT-SPA-DBLXD-PER5
B	6	LITHONIA LIGHTING D-SERIES SIZE 0 LED AREA LUMINAIRE	SINGLE	15'	3,054	2700K	80	0.9	DSX0 LED-P1-27K-80CRI-BLC4-MVOLT-SPA-DBLXD-PER5
C	1	LITHONIA LIGHTING D-SERIES SIZE 0 LED AREA LUMINAIRE	SINGLE	15'	2,984	2700K	80	0.9	DSX0 LED-P1-27K-80CRI-RCCO-MVOLT-SPA-DBLXD-PER5
D	5	LITHONIA LIGHTING D-SERIES SIZE 0 LED WALL LUMINAIRE	SINGLE (WALL PACK)	15'	4,126	2700K	80	0.9	DSX0 LED-P1-27K-80CRI-T4M-MVOLT-WBA-DBLXD-PER5
E	40	LITHONIA LIGHTING RADEAN BOLLARD LED SITE LUMINAIRE	SINGLE (BOLLARD)	3.5'	507	2700K	80	0.9	RADB LED-P2-27K-ASY-MVOLT-BTT-BCF-DBLXD
F*	65	TROY RLM - LAGUNA OUTDOOR PENDANT LIGHT	SINGLE-CEILING MOUNT (ARCADE)	11.17'	738	2700K	80	0.9	772140105732S
G*	34	CESAR AMP WALL SCONCE	SINGLE-WALL SCONCE	8'	2,357	2700K	90	0.9	CESAR-AMP-L-DWN-1L-927-FM-HFX-BK

* REFER TO FINAL ARCHITECTURAL PLANS FOR FIXTURE DETAILS.

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
PARKING, DRIVE & SIDEWALK (EXCLUDES ARCADE)	ILLUMINANCE	FC	0.9	7.0	0.2	4.5:1

LIGHTING NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY:
   FIXTURES - LITHONIA LIGHTING
   POLE - HOLOPHANE
   BOLLARD FIXTURES - LITHONIA LIGHTING
3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
4. FIXTURES AND POLES ARE TO BE BLACK.
5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
11. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

LIGHTING LEGEND:

- SINGLE FIXTURE POLE LIGHT
- WALLPACK
- BOLLARD LIGHT
- WALL SCONCE
- CEILING FIXTURE
- *0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

30 0 30 60

SCALE : 1'' = 30'

SELECT LINEAR UNIT OF MEASURE

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2023/2301464M/Engineering/Site Plans/C-LGHT.dwg/C-13 LIGHTING By: JDATES

REV	DATE	DRAWN BY	DESCRIPTION
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
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11	07/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
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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

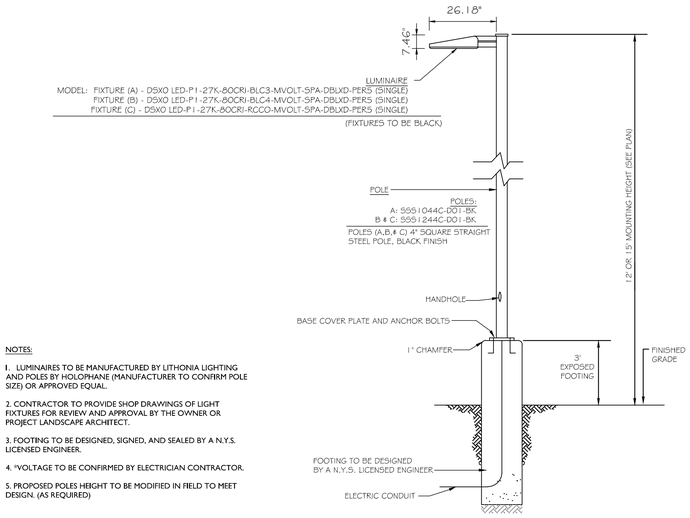
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AS SHOWN	01/30/2024	XXXXXX	XXXXXX

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 13 of 19

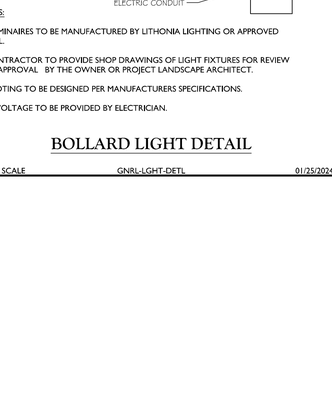


NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY LITHONIA LIGHTING AND POLES BY HOLOPHANE (MANUFACTURER TO CONFIRM POLE SIZE) OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.
4. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.
5. PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN. (AS REQUIRED)

POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE | GNRL-DTLS-LGHT | 09/21/23

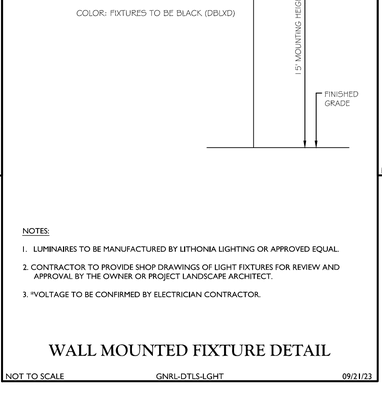


NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY LITHONIA LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. FOOTING TO BE DESIGNED PER MANUFACTURERS SPECIFICATIONS.
4. * - VOLTAGE TO BE PROVIDED BY ELECTRICIAN.

BOLLARD LIGHT DETAIL

NOT TO SCALE | GNRL-LGHT-DETL | 01/25/2024



NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY LITHONIA LIGHTING OR APPROVED EQUAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
3. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

WALL MOUNTED FIXTURE DETAIL

NOT TO SCALE | GNRL-DTLS-LGHT | 09/21/23

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL, AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".
7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.
9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.
10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.
11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.
12. OPTIMUM PLANTING TIME: DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.
13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.
14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.
16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.
18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

GENERAL PLANTING NOTES

NOT TO SCALE | GNRL-PLNT-NOTE | 01/29/24

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.

TURF MIX

-TALL FESCUE, 'STINGRAY' (34%)
-TALL FESCUE, RAPTOR III (33%)
-HARD FESCUE, 'RIDU' (33%)

SEEDING RATE: 7-10 LBS./1,000 S.F. MIN

BIORETENTION AREA SEED MIXTURE
(NEW ENGLAND WETLAND PLANTS, INC. - NEW ENGLAND WETMIX, OR APPROVED EQUAL)

SPECIES LIST:

- FOX SEDGE, (CAREX VULPINIOIDEA)
- BLUNT BROOM SEDGE (CAREX SCOPARIA)
- LURID SEDGE (CAREX LURIDA)
- HOP SEDGE (CAREX LUPULINA)
- FOWL BLUEGRASS (POA PALUSTRIS)
- BEGGAR TICKS (BIDENS FRONDOSA)
- GREEN BULRUSH (SCIRPUS ATROVIRENS)
- SWAMP MILKWEED (ASCLEPIAS INCARNATA)
- FRINGED SEDGE (CAREX CRINITA)
- NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS)
- SOFT RUSH (JUNCUS EFFUSUS)
- STARVED/CALICO ASTER (ASTER LATERIFLORUS)
- BLUE FLAG (IRIS VERSICOLOR)
- AMERICAN MANNAGRASS (GLYCERIA GRANDIS)
- SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS)
- SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)

SEEDING RATE: 18 LBS PER ACRE.

NATIVE UPLAND WILDLIFE FORAGE & COVER MEADOW MIX
(ERNST CONSERVATION SEEDS - ERNMX-123, OR APPROVED EQUAL)

SPECIES LIST:

- BIG BLUESTEM, (ANDROPOGON GERARDII)	34.4%
- SWITCHGRASS (PANICUM)	27.0%
- VIRGINIA WILDRYE (ELYMUS VIRGINICUS)	21.0%
- INDIANGRASS (SORGHASTRUM NUTANS)	9.0%
- PARTRIDGE PEA (CHAMAECRESTA FASCICULATA)	3.0%
- BLACKEYED SUSAN (RUDBECKIA HIRTA)	3.0%
- OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)	1.5%
- PLAINS COREOPSIS (COREOPSIS TINCTORIA)	0.5%
- SHOWY TICKTREFOIL (DESMODIUM CANADENSE)	0.4%
- COMMON MILKWEED (ASCLEPIAS SYRIACA)	0.1%
- WILD BERGAMOT (MONARDA FISTULOSA)	0.1%

SEEDING RATE: 20 LBS PER ACRE

3. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO:
   1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
   2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
   3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
   (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)
4. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.
5. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.
6. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
7. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

GENERAL SEEDING NOTES

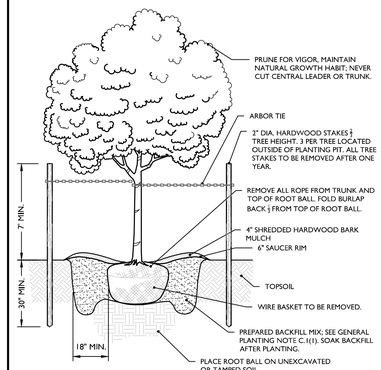
NOT TO SCALE | GNRL-SEED-NOTE | 01/29/24

PLANT DETAIL NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
6. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.
7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

PLANT DETAIL NOTES

NOT TO SCALE | PLNT-NOTE | 01/29/24

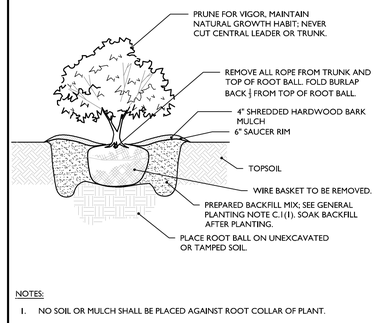


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23

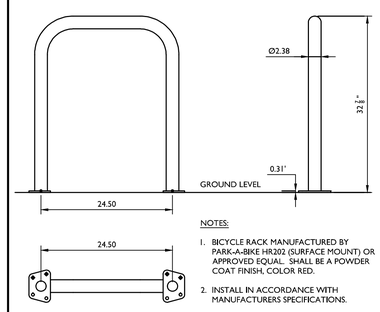


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23

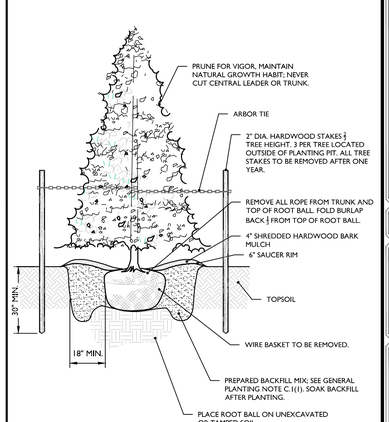


NOTES:

1. BICYCLE RACK MANUFACTURED BY PARK-A-BIKE HR202 (SURFACE MOUNT) OR APPROVED EQUAL. SHALL BE A POWDER COAT FINISH, COLOR RED.
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

INVERTED 'U' BICYCLE RACK DETAIL

NOT TO SCALE | MCCM-SITE-FNCE-2401 | 07/01/19

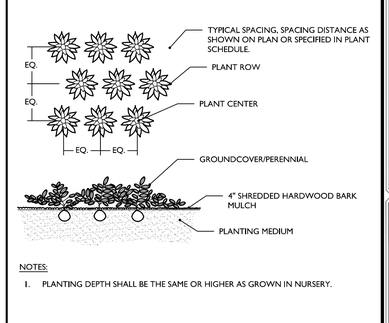


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23

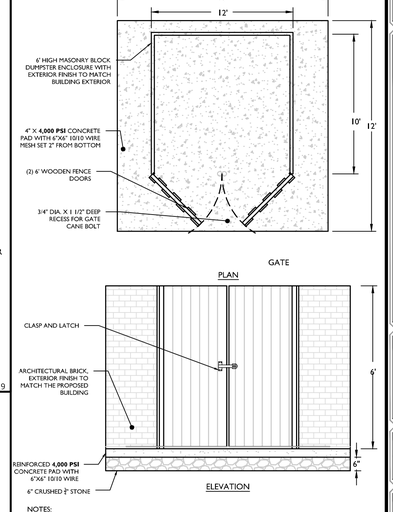


NOTES:

1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

GROUNDCOVER/PERENNIAL PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23



NOTES:

1. GATE TO REMAIN CLOSED WHEN NOT IN USE. HINGES TO INCLUDE SELF-CLOSING MECHANISM.

MASONRY TRASH ENCLOSURE (10' X 12') DETAIL

NOT TO SCALE | GNRL-DTLS-STND-GRID | 01/30/24

REV	DATE	DRAWN BY	DESCRIPTION
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	04/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-
-	-	-	-

Colliers Engineering & Design

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



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, DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

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

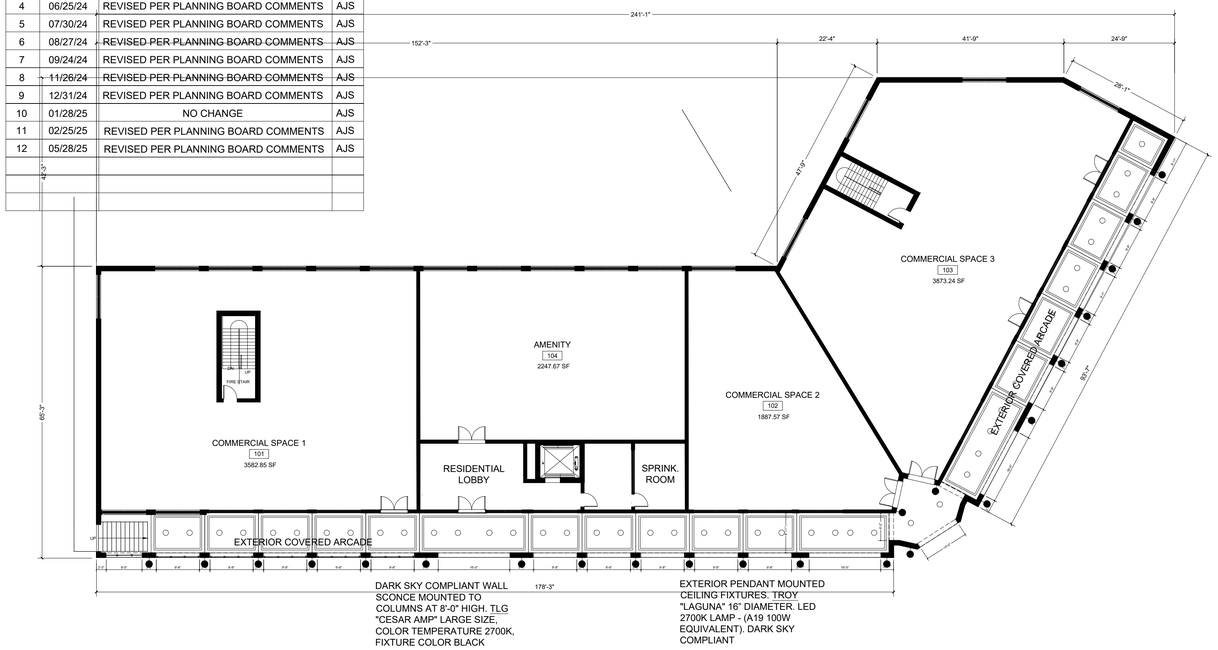
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 19 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.

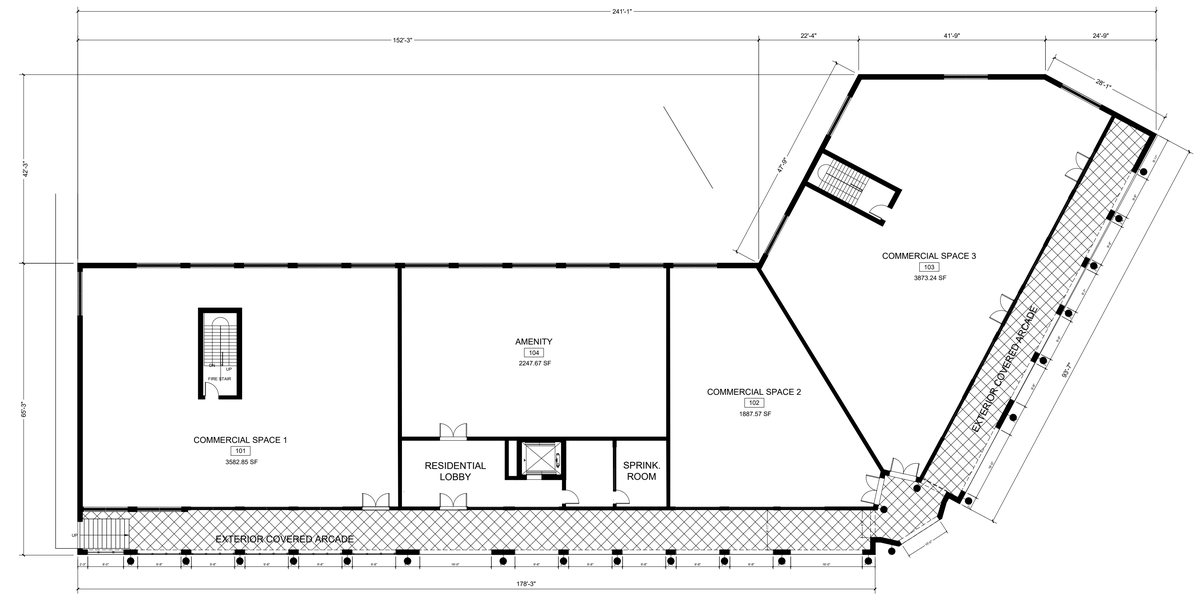
20252901068A\Engineering\Site Plans\C-DTLS.dwg,C-19 DETAILS By: JDATES

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2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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9	12/31/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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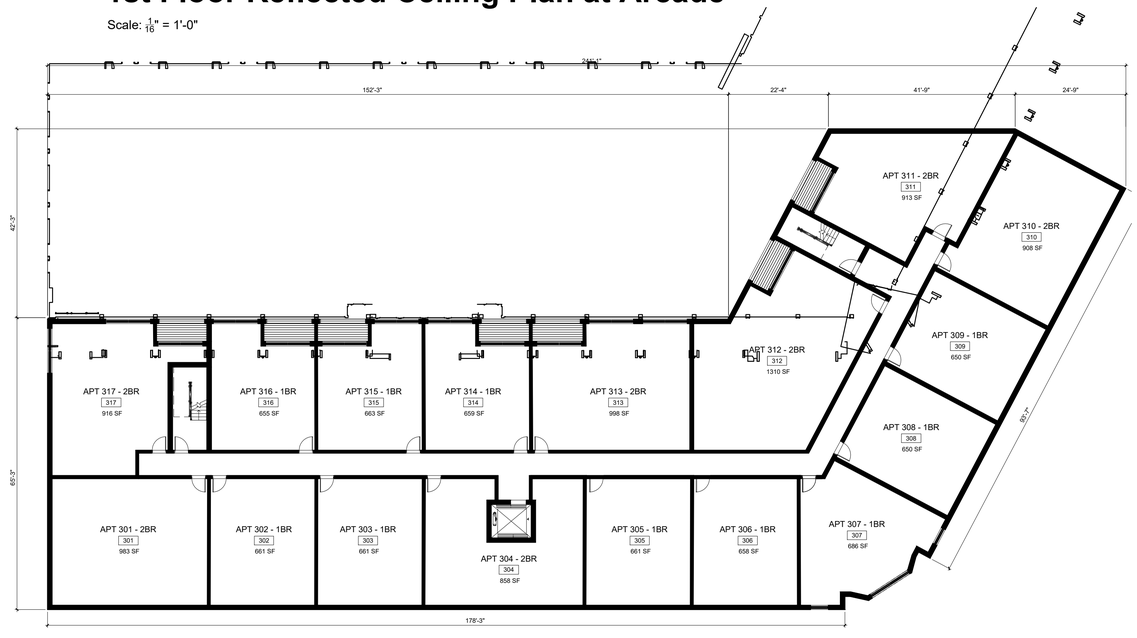
1st Floor Reflected Ceiling Plan at Arcade

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



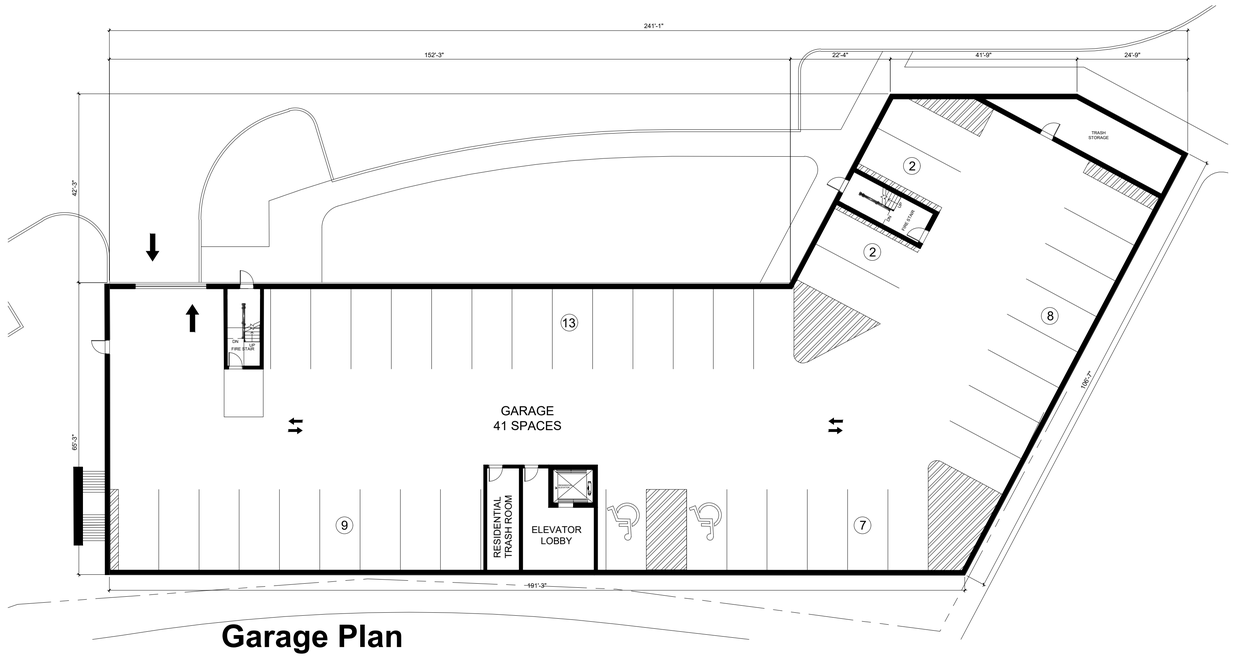
1st Floor Plan

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



2nd Floor Plan

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



Garage Plan

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

Site Plan Application

Sheet A-101 - Building Plans - Beekman Street

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

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

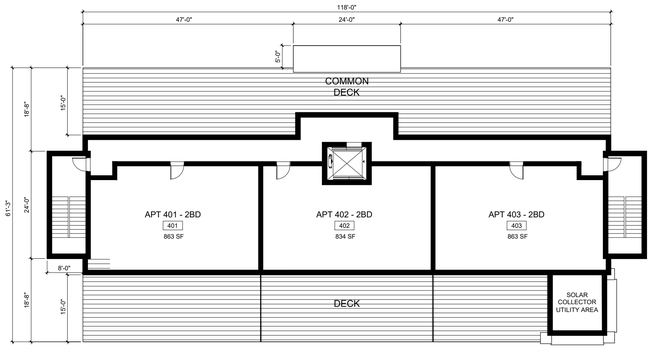
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

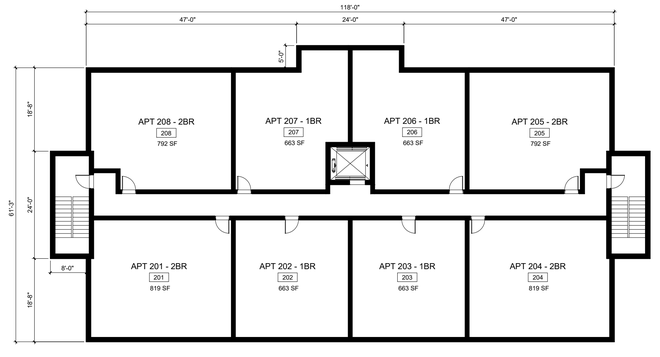
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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
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6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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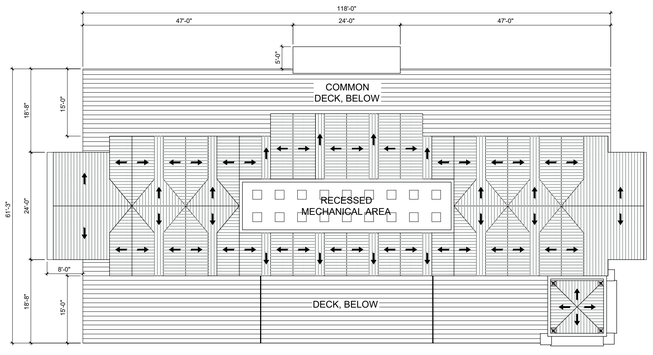
4th Floor Plan

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



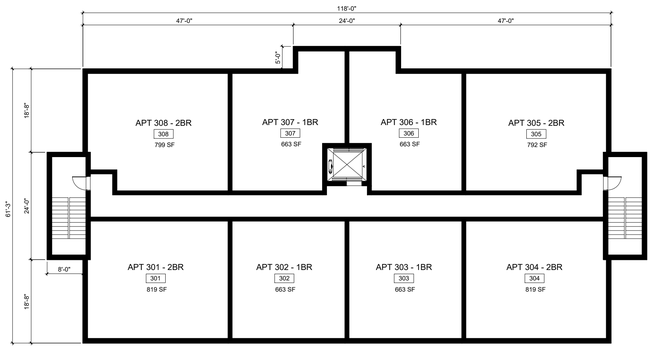
2nd Floor Plan

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



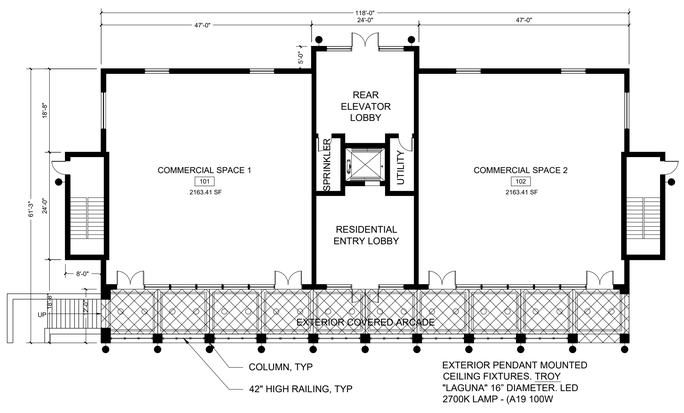
Roof Plan

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



3rd Floor Plan

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



1st Floor Plan

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

Site Plan Application

Sheet A-103 - Building Plans - High Street

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

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

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

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

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

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



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

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

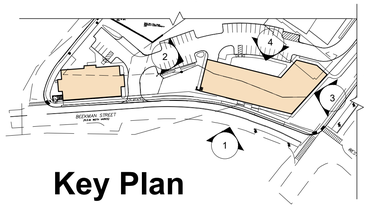
DOUBLE GLAZED INSULATED
CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

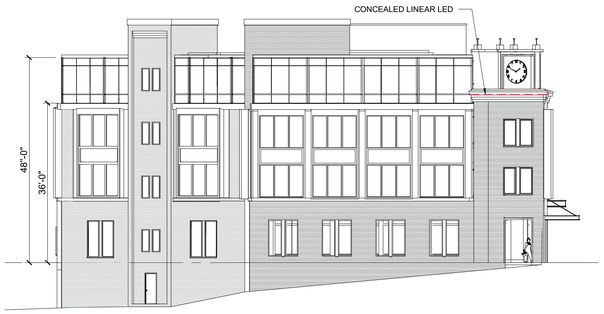
CONCEALED LINEAR LED - WALL GRAZER

LED LINEAR - X00 LINE
MODEL#: HYD25W822, 7.6W/FT,
2,700 KELVIN. CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

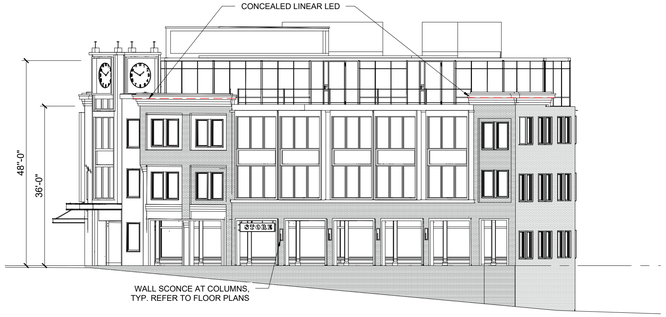
FIXTURES CONCEALED IN THE METAL COPING AND POSITIONED TO GRAZE THE BRICK CORNICE BELOW



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	05/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS









Site Plan Application

Sheet A-106 - Elevations 1

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

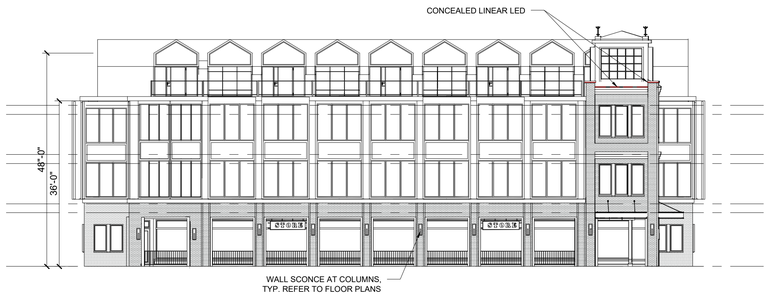
Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

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

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

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



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

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

CONCEALED LINEAR LED - WALL GRAZER

LED LINEAR - X00 LINE
MODEL#: HYD25W822, 7.6W/FT,
2,700 KELVIN, CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

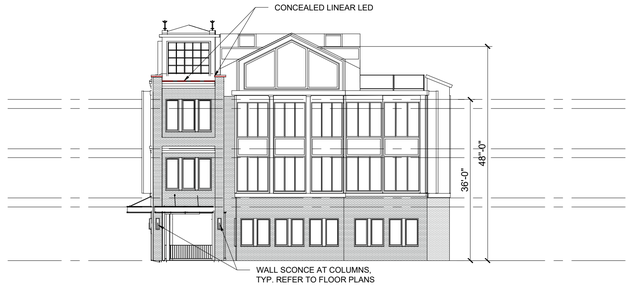
FIXTURES CONCEALED IN THE METAL
COPING AND POSITIONED TO GRAZE THE
BRICK CORNICE BELOW

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	05/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS





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



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

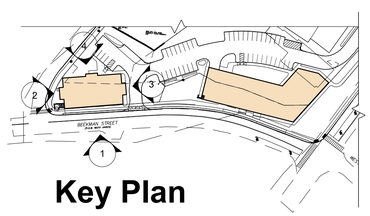








4 High Street Building - Elevation
Scale: 1/16" = 1'-0"



Key Plan

Site Plan Application

Sheet A-107 - Elevations 2

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

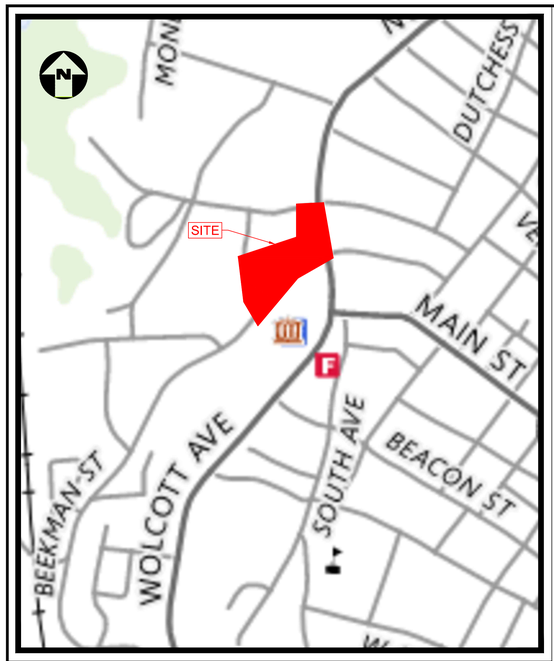
Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

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

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

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



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:

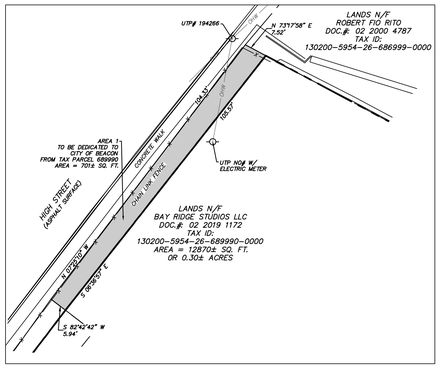
5955-19-706012
AREA = 1.26 ACRES
54,759 S.F.

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

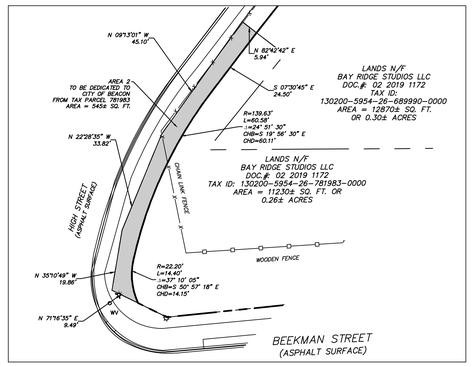
5954-26-689990
AREA = 0.28 ACRES
12,169 S.F.

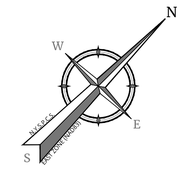
NYSDOT PROPERTY
AREA = 0.27 ACRES
11,661 S.F.

DETAIL
CITY OF BEACON DEDICATION AREA 1
SCALE: 1" = 20'



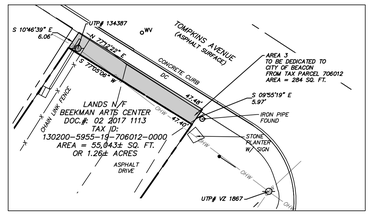
DETAIL
CITY OF BEACON DEDICATION AREA 2
SCALE: 1" = 20'



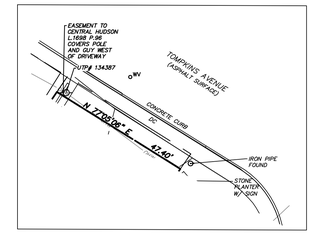


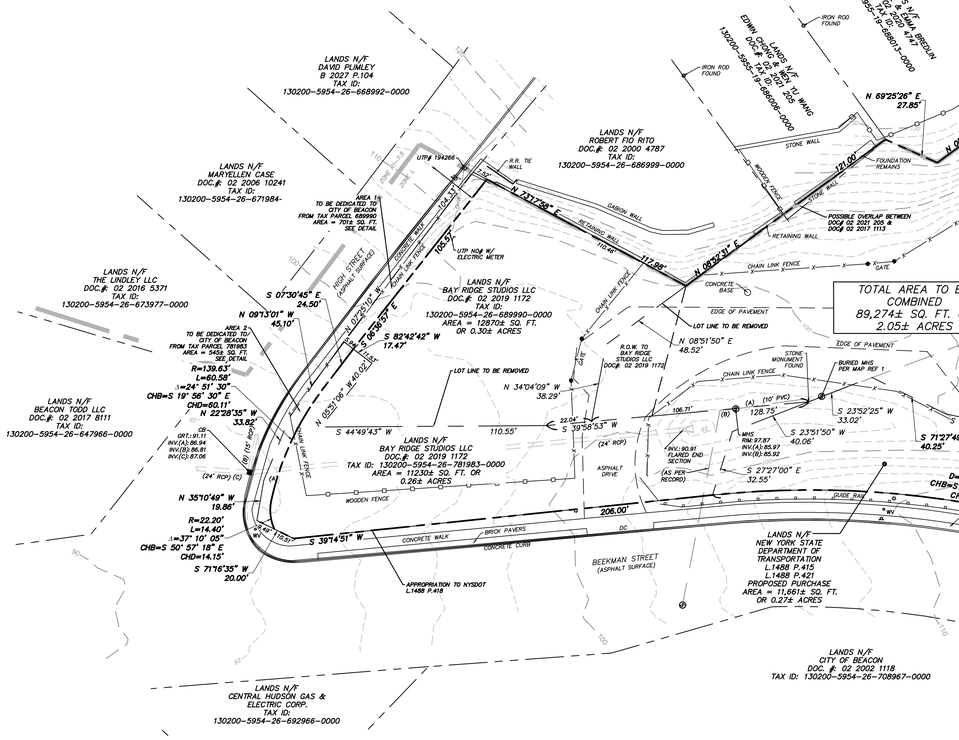
20 0 20 40
SCALE : 1" = 20'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

DETAIL
CITY OF BEACON DEDICATION AREA 3
SCALE: 1" = 20'



DETAIL
CENTRAL HUDSON GAS & ELECTRIC EASEMENT
SCALE: 1" = 20'





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

LEGEND

- TRAVERSE LINE, CENTER LINE OR BASELINE (12+00 PI 13+00)
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT (FACE)
- CURB LINE (D.C. BACK)
- DEPRESSED CURB
- CHAIN FENCE
- WETLAND LINE
- MUNICIPAL BOUNDARY
- TREELINE
- ELECTRICAL MANHOLE (E)
- WATER MANHOLE (W)
- TELEPHONE MANHOLE (T)
- UNMARKED MANHOLE
- SANITARY MANHOLE (S)
- DRAINAGE MANHOLE (D)
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION (× G 29.0)
- TOP OF CURB ELEV. (× TC 29.0)
- BOTTOM OF CURB ELEV. (× BC 29.0)
- U/G CABLE TV LINE (CATV)
- U/G FIBER OPTIC LINE (FO)
- U/G TELEPHONE LINE (T)
- U/G ELECTRIC LINE (E)
- OVERHEAD WIRE (OHW)
- WATER MAIN (W)
- GAS MAIN (G)
- SAN. SEWER LATERAL (S)
- SAN. SEWER MAIN
- STORM PIPE
- WETLAND MARKER (WF-1)
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MAILBOX
- TRAFFIC SIGNAL POLE
- POLE MOUNTED LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIRE DEPT. CONNECTION (FDC)
- FIRE HYDRANT
- WATER VALVE (WV)
- GAS VALVE (GV)
- SANITARY CLEANOUT (CO)
- 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
GRT = GRATE
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

OWNER/APPLICANT:

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

TAX ID: 5954-26-781983
TAX ID: 5954-26-68990
BAYRIDGE STUDIOS LLC
268 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. 2
8. MAPPING PREPARED FROM A FIELD SURVEY COMPLETED BY COLLIERS ENGINEERING & DESIGN ON FEBRUARY 26 - 28 & MARCH 11 - 13, 2023.
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 DEPICTED 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 01, 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.

Colliers
Engineering & Design
www.colliersengineering.com

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Doing Business as MASER CONSULTING

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	05/01/2024	RM	REVISED PER PLANNING BOARD COMMENTS

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

Digitally signed by Lucas J. Boyer
Date: 2025.05.27 08:10:10-04'00'

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, CONSTRUCTION MANAGEMENT CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/28/2025	JHM	LJB

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

SHEET TITLE:
PRELIMINARY PLAT

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

LANC & TULLY
Engineering and Surveying, P.C.

June 4, 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 May 28, 2025, from Cuddy & Feder.
- Correspondence dated May 28, 2025, from Colliers Engineering & Design.
- Correspondence dated May 28, 2025, from Aryeh Siegel, Architect.
- Descriptions for lands along High Street and Tompkins Avenue to be dedicated to the City of Beacon, dated May 28, 2025, as prepared by Colliers Engineering & Design.
- 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", last revised May 23, 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 May 28, 2025, and consisting of Sheets 12, 13 and 19 of 19, as prepared by Colliers Engineering & Design.
- Architectural plan Sheets A-101, A-103, A-106 and A-107 titled "45 Beekman Street", with the latest revision date of May 28, 2025, 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 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. The submitted descriptions for the lands proposed to be dedicated to the City of Beacon along High Street and Tompkins Avenue were found to be acceptable.

2. We find the submitted Lot Consolidation Plan to be acceptable, once the title has been revised to remove the word "Preliminary".

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 appearing before the Zoning Board of Appeals at the June 17th meeting.***

Sheets 8 & 9 of 19:

1. Based upon previous dye testing conducted, it was found that the sewer connection for house #7 on Tompkins was connected into the sewer line that traverses the project site. As the applicant was not able to gain access to allow for dye testing of the other homes on Tompkins Avenue, the applicant had the sewer lines televised in order to determine where sewer service lines for the homes at 9 & 11 Tompkins connected to the system. Based upon the televising, it was found that laterals for both houses #9 and #11 are connected to the sewer line on Tompkins Avenue. Based upon the findings, the applicant will need to revise the plans to make provisions for reconnecting the neighboring parcel (house #7) to the sewer collection system in Tompkins Avenue.

2. Based upon the findings of the sewer lateral connections, this would 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. The sewer utilities should be revised accordingly on the plans.

3. The applicant consultants have had the 12" sewer line that crosses Beekman Street televised. Based upon the results of the televising of the line, it was found that the existing clay line has a number of cracks within it, and at one location, there is a large hole in the bottom of the pipe that soil is visible. The televising of the line does show that ground water is seeping through the cracks and is more than likely pumping up through the hole in the pipe. It is our recommendation that the applicant repair the section of the line where the hole is located in the pipe, and that the entire line between manholes be slip-lined with CIPP (cured-in-place pipe) to improve flows within the line and eliminate the entry of groundwater infiltration.

Sheet 12 of 19:

1. There are three (3) Green Giant Arborvitae, and one (1) Eastern White Pine proposed to be planted to the rear of #16 High Street along the base of the stone retaining wall. It is recommended that the planting of these trees be shifted away from the stone retaining wall to avoid any damage to the wall and possible future impacts to the wall from the proposed tree plantings.

Stormwater Pollution Prevention Plan:

1. 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. We await to receive revised plans showing revised construction details indicating the lining of the bioretention basin.

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: June 9, 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 May 28, 2025
- Exhibit A: Response to Comments Memo prepared by Colliers Engineering and Design, dated May 28, 2025
- Exhibit B: Responses to Comments Memo prepared by Aryeh Siegel Architect, dated May 28, 2025
- Exhibit C: Legal Descriptions for Lands to Be Dedicated to the City.
- Site Plan Sheets (3 sheets) prepared by Colliers Engineering and Design, dated January 30, 2024, last revised May 28, 2025
- Architectural Sheets (4 sheets) prepared by Aryeh Siegel Architect, dated November 28, 2023, last revised May 28, 2025
- Subdivision (Lot Merger) Plat prepared by Colliers Engineering and Design, dated April 28, 2025, last revised May 23, 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. **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. ***The applicant notes that they will be before the ZBA on June 17, 2025, to request the required variance.***

2. **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 or Use and Occupancy Permit may be required, and any proposed easement agreements may require review by the Board's Legal Counsel. ***The applicant notes that NYS DOT approvals will be sought.***

3. **Elevations**: At its May meeting the Board indicated that ARB review of the rear portions of the proposed buildings (visible from High Street and Tompkins Ave) would be required. Revised line drawing elevations of the proposed buildings are shown on Sheet A-106 and Sheet A-107, but the rendering has been removed from the plan set. The applicant should present the intent for this façade and discuss with the Board/ARB.

4. **Comprehensive Plan Consistency – Size & Scale**: The 2017 Comprehensive Plan Update designates the project site as "High Density Residential," with a recommended density of 16–50 units per acre. At 32 units per acre, the proposed development falls within this range. The Plan also envisions 2–4 story apartment buildings in the Linkage District and supports form-based design that enhances the area between Main Street and the Metro-North station. Additionally, mixed-use development is encouraged near the Route 9D and Beekman Street intersection to create a more active and welcoming gateway. Accordingly, the proposed project is consistent with the size, scale, and use goals of the Comprehensive Plan.

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

From: Jane Riley
To: Tpalmer@cuddyfeder.com; Mercedes Perez; Lee Kyriacou
Subject: Fwd: 45 Beekman St Development
Date: Tuesday, June 3, 2025 6:21:52 PM

Good evening. Hello, Taylor, I wanted to re-state my position regarding: 45 Beekman St (see attached below)and also document that I don't support the current plans for the Telephone Building. It should be left 'as is'. No changes to this historic stand-alone building. Mayor Kyriacou, since the cities fortunes have changed for the better, now might be the appropriate time to revisit the Comprehensive Plan and particularly the linkage district. Retail leading to Main Street, 45 Beekman St may not need the ground floor retail. Please consider this aspect of the project. Mercedes, please for ward this email to John Gunn . Thank you.
Sent from my iPhone

Begin forwarded message:

> **From:** Jane Riley <jmrrtr@yahoo.com>
> **Date:** April 25, 2025 at 9:11:50 PM EDT
> **To:** Tpalmer@cuddyfeder.com
> **Subject: Fwd: 45 Beekman St Development**
>
> Hello, this is Jane Riley at 4 Stratford Avenue 845 590 4115. I'm re-sending as I initially e-mailed to wrong e-mail.
> 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

From: Maryellen Case
To: Mercedes Perez
Subject: Fw: Thank you for re-reviewing this Beacon NY Historical District proposed project
Date: Tuesday, June 10, 2025 8:00:31 AM
Attachments: 04.25.2025 Development Beekman St. Beacon (2).pdf

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HI Mercedes,

Hope all is well.

I promised that I would send this into the planning board as this is what the High Street residents had sent over to SHPO for a re-review after Mariana Montes Staines, the woman who signed the SHPO letter told us to send in our perspective after a conversation with her in early April. At that time in early April, she acted surprised that the 45 Beekman High Street building sat on High Street as she was having a open conversation with us on the phone as she re-looked at the project. A lot of docs that are in the google drive below have already been submitted to the planning board with the attached document here (and also in the drive) being one that hasn't been previously submitted. UNFORTUNATELY, the entire re-review process from SHPO resulted in nothing being changed, so we had a zoom meeting with them on May 13th-just hours before the last planning board meeting in May. Their explanation as to how they derived "no negative impact" was that they were going completely by the developer's drawings without any architectural drawings from the High Street view so given that High Street is on a slope, they felt none of the High Street houses would see the new 57-60' buildings!!!!! And therefore, the new development **wasn't going to negatively impact the VISUAL,AUDIBLE or ATMOSPHERIC elements which are out of character with the historic properties and alter its visual setting. This was the criteria that SHPO told us is what they needed to evaluate.** Needless to say, we were quite surprised, and Mariana Montes Staines, who originally signed the SHPO letter and encouraged us to re-submit in her word's "proof" ultimately re-issued the same NO IMPACT letter! Mariana also said absolutely **NOTHING** during our zoom call

and deferred entirely to her supervisor, Olivia Brazee. Olivia said SHPO's conclusion is still "no impact" because the High St houses are on a slope and therefore, won't see the new 45 Beekman buildings. !! Upon us pointing out that the buildings do indeed have these impacts, Olivia said she was "sympathetic" but can't change it from where she sits in her Albany office. Needless to say, this was unbelievably disappointing and frustrating at the same time. Olivia encouraged us to really fight this during the SEQRA review process, but we're learning these processes as we go, and we're admittedly naive on these matters. I know that the SEQRA review was still passed by the planning board on 5/13. My comments on the night of May 13th reflected this SHPO exchange, and I didn't articulate it all that well, so I thought I would send this in. **Please confirm receipt of this email and thank you for your time and assistance.**

EMAIL to SHPO on 4/30/25:

Dear Mariana,

Thank you for your time on the phone last month regarding your review of case number **24PR09913 and your letter dated April 4, 2025.**

We greatly appreciate you taking a look again at the proposed multi-use building development on High Street in Beacon, NY as the residents of this historical street (nominated to be on the **National Registry of Historic Places**) resoundingly feel that there will be **alteration of the historic properties environment and more importantly, the introduction of visual, audible or atmospheric elements which are out of character with the properties and alter its visual setting.**

First of all, I'd like to note that all of the large buildings that were **pointed out to be nearby by the developer in his submission are all in fact on the *other side* of Beekman Road,** and the High Street/Tompkins/North Avenue historic district, as it presently sits, is currently protected from these monstrosity-sized buildings.

The High St/Tompkins/North Avenue historical district (if really looking at the scale of the actual proposed site) will definitely have **severe reverse impact** in many areas of this historic street seeking a spot on the **National Registry of Historic Places if we can still qualify once a 4-5 story building with metal is built on the corner of High Street.** The impact on the High Street/Tompkins/North Ave neighborhood **WILL BE SIGNIFICANT** in such a negative way that is hard to fathom otherwise when looking at the actual proportions of this building site, hence, the negative impact that will ensue. Please take the time to read through the link below as the High Street/Tompkins/North Avenue Historic District is under a severe threat, and we rely on organizations such as the NY State Parks, Recreation and Historic Preservation to recognize that this historic district of Beacon will be severely compromised with this proposed development and essentially, ruined!!
The slope of High Street itself is dangerous to disrupt with explosives, etc. and can potentially cause significant damage or even a potential landslide of these homes that are on a steep hill that a **construction protection plan will likely not satisfy.**

In summary, we are now going into our fourth planning board meeting on this topic on **May 13th**. Unfortunately, the builder consistently shows NO RESPECT with **AI drawings/renderings that are not realistic and glossing over aspects of the ACTUAL property that sits on High Street.** The view from High Street that the developer recently provided is **not real** in that the proportions are off, etc. Also, many of us have invested heavily into our homes to keep them well-preserved, so we can

be eligible for the National Registry of Historic Places and keep our area as well maintained as possible. As you may know, we have had to comply to many rules about the front-facing aspects of our historical homes and all have done so.

As you may guess, the neighborhood of High Street is very concerned and quite frankly, were shocked when reading the SHPO evaluation, but understand that you were just going by the drawings submitted by the developer. We very much appreciate you hearing our voices and please see information in this link for your reconsideration of this project and its ultimate impact on this Beacon historical district.

Please see here:
https://drive.google.com/drive/folders/1apDBlok4I1GrolmKC2aSfMEK02uzUWPM?usp=sharing

In addition to all of the neighbors attending the Beacon planning board meetings of which your recent review was brought up by the developer, we have started a petition as well as a T-shirt campaign to SAVE High Street and ultimately are getting more and more press coverage that can hopefully strengthen our cause.

Petition link: https://chng.it/WsdkpcYLQ2



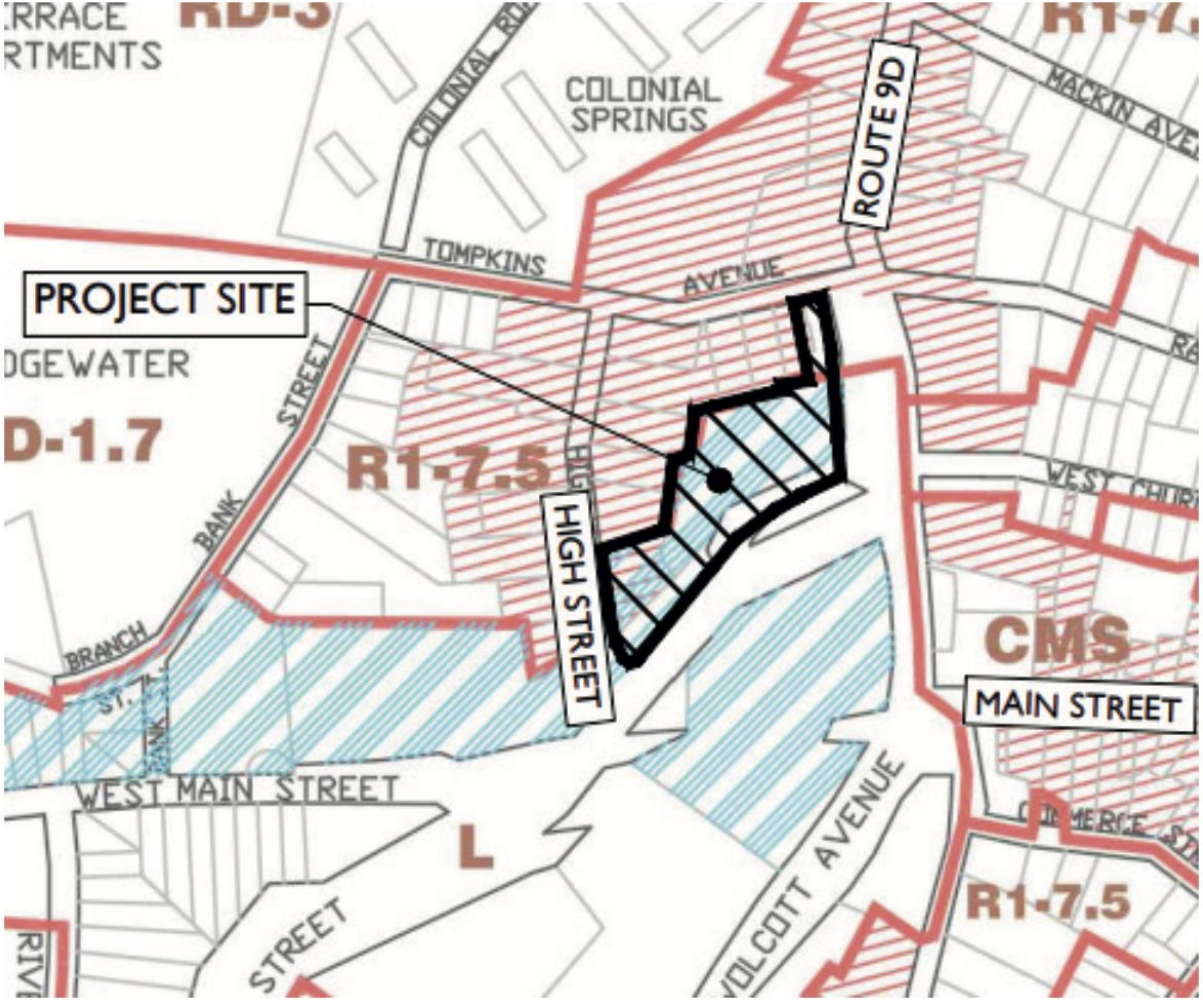
High Street building will take up 34% of Historical High Street



At 57’ the Hlgh Street Building is very visible in front of all houses pictured here with 50% of High Street homes facing the back of the proposed building.

- **What does this proposed development do to the historical value of High Street?**
- **How does this "rendering" compare with the historical homes adjacent to this proposed development? These buildings lack resonance with the city's historical character with High Street being the one of the only streets in Beacon being considered for the National Registry of Historic Places.**
- **The scale of the drawings is off because if the scale was proportional it would match at the house corner and building corner. But the property line is not where it is supposed to be suggesting that the image IS NOT EQUALLY SCALED!**
- **Is the horizontal scale equal to the vertical scale on the drawing? It appears skewed to give a more positive representation of the situation.**
- **How many existing older trees shielding the view will be removed while repairing the retaining wall between properties?**
- **Building setbacks along High Street should match the requirement for High Street since the proposed "High Street Building" sits on High Street which is zoned R1-7.5 of 15' to blend in with the historic district within 20-30 feet of the proposed building. Does the slope on High Street prevent you from turning the building closest to High Street to be parallel to High Street so you could accommodate the same setback?**

- **Why is the property line in a different place? There is a retaining wall in this area, it is not a gradual grade.**
- **What is the elevation of the building's backyard area? What is the elevation of the first floor at 16 High St as this development will be in 16 High's side & back yards!**
- **If the elevation at the sidewalk at the corner of High Street and Beekman St is 92.83, then why is the ground floor elevation 100.0'?**
- **The top of curb is currently at 99.4 on the east end of High Street building. Why are the developers allowed to begin at whatever elevation they want to in order to get the maximum of their 48' which actually translates into more like 57'???**
- **Why is the mechanical equipment on top of the HIgh St building allowed to exceed the 48' limit? It is the ugliest, noisiest part of any building.**
- **Use of Explosives-what kind of damage will that do to the older homes on High Street that are sitting on a slope? And within 30-60 ft of the building?**
- **Why are 95 trees being removed? Some of the trees are on land the developer doesn't own but is owned by the NYSDOT??**
- **Will the drive coming out on Tompkins St cause ingress and egress problems?**
- **How will the lighting plan affect the residents of High Street? And how will it distract from the significance of the High Street historic district as the plan doesn't shield them at all and the houses will look down on the building in full view!**



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'
minimum side yard 0-30'
minimum rear yard 25'
maximum main building height 4 stories or 48'
minimum open space 15%

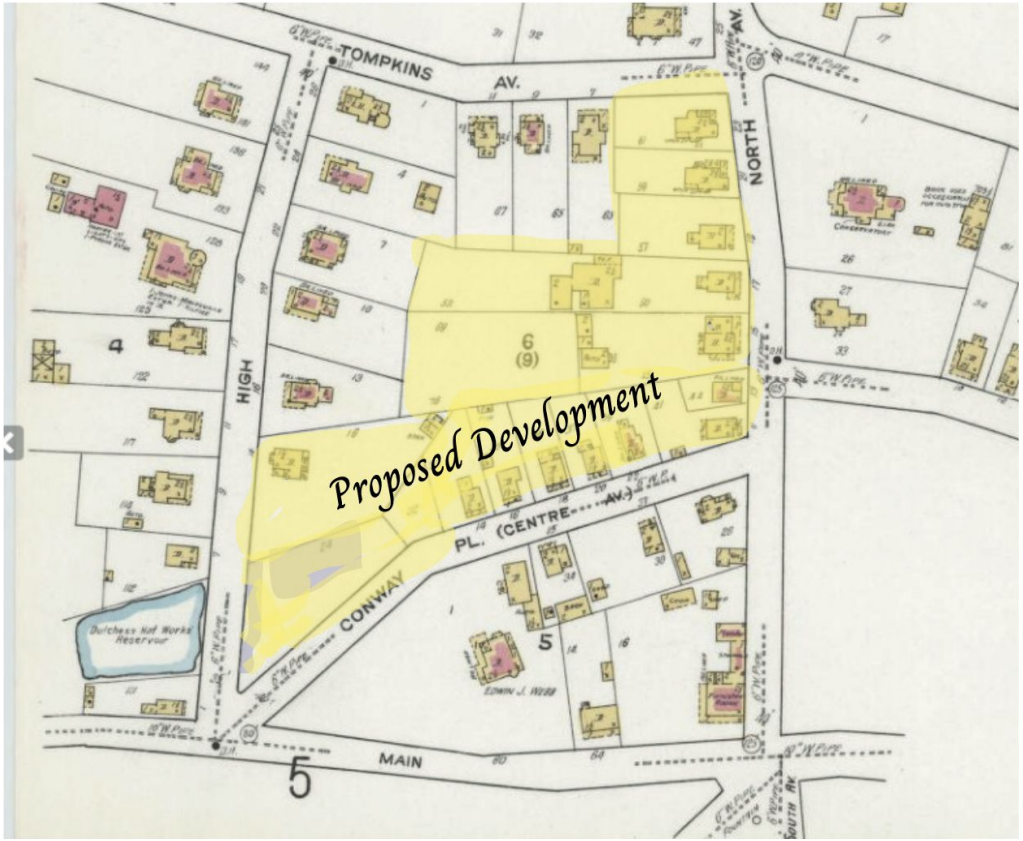
City of Beacon

§ 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]

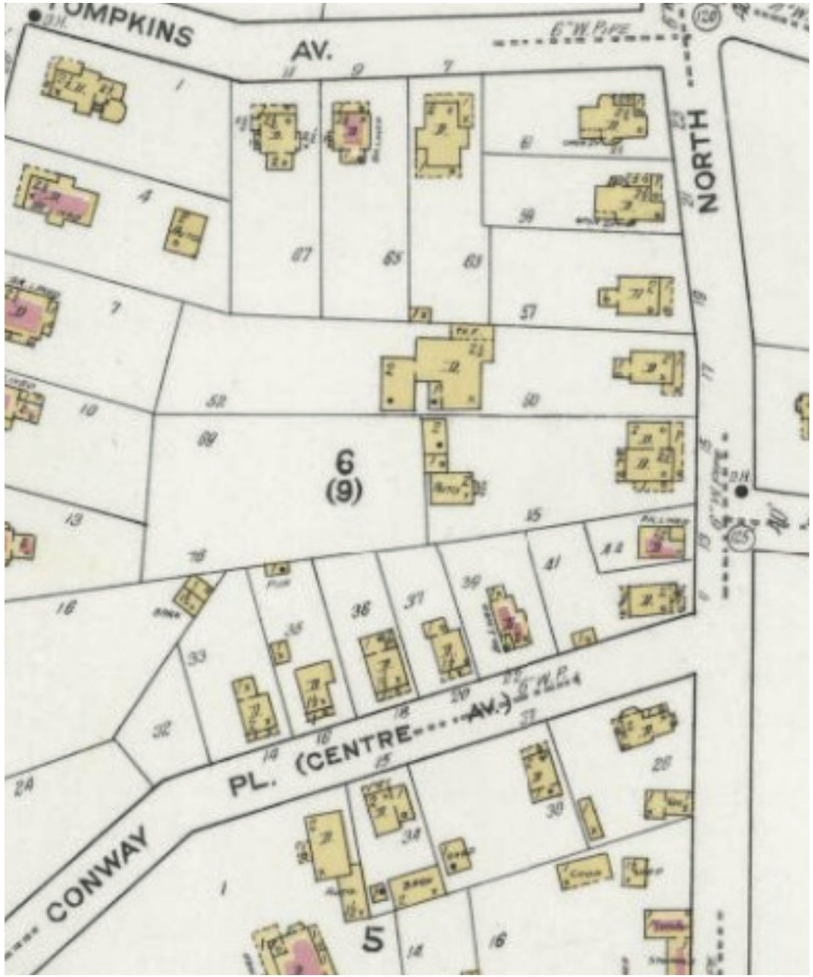
Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		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 RI	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		



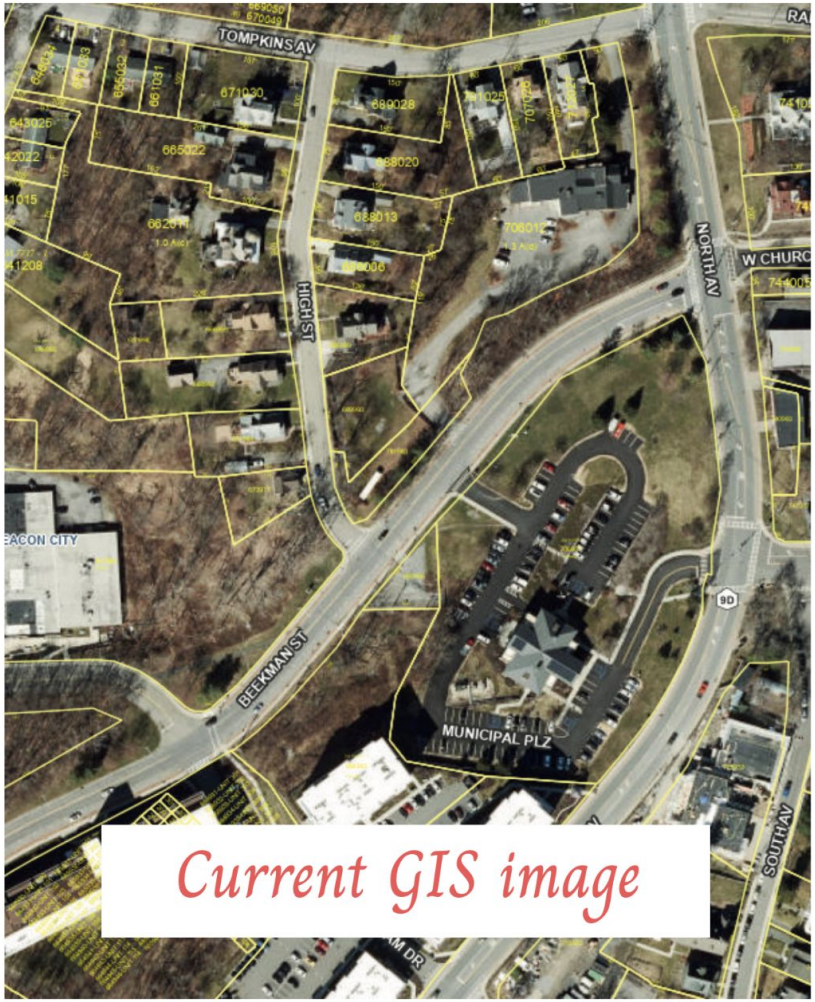
What did these houses look like in 1919?
They were razed during Urban Renewal.



1919 Sanborn Map



1966 Aerial Photograph



Current GIS image

What does this do the historical value of High Street?



What does this do the historical value of High Street?







1. How does this rendering compare with the historical homes adjacent to this proposed development?



1. If the scale were proportional, this would match at the house corner and building corner. But the property line is not where it is supposed to be suggesting that the image is not equally scaled.

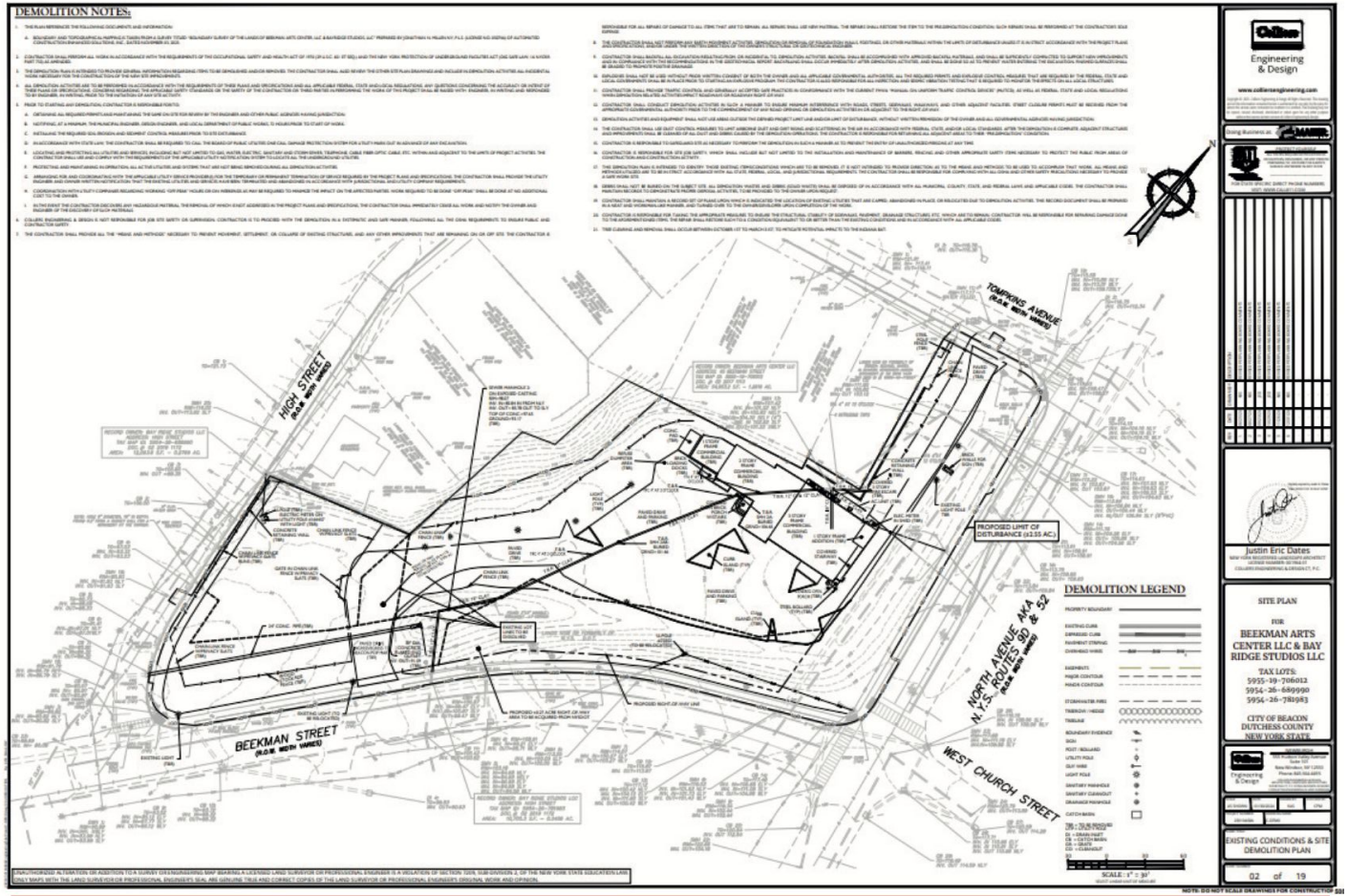
Questions

Parking requirements have been met. But there is still concern about weekend parking that will take away from residents when commercial space is open for business.

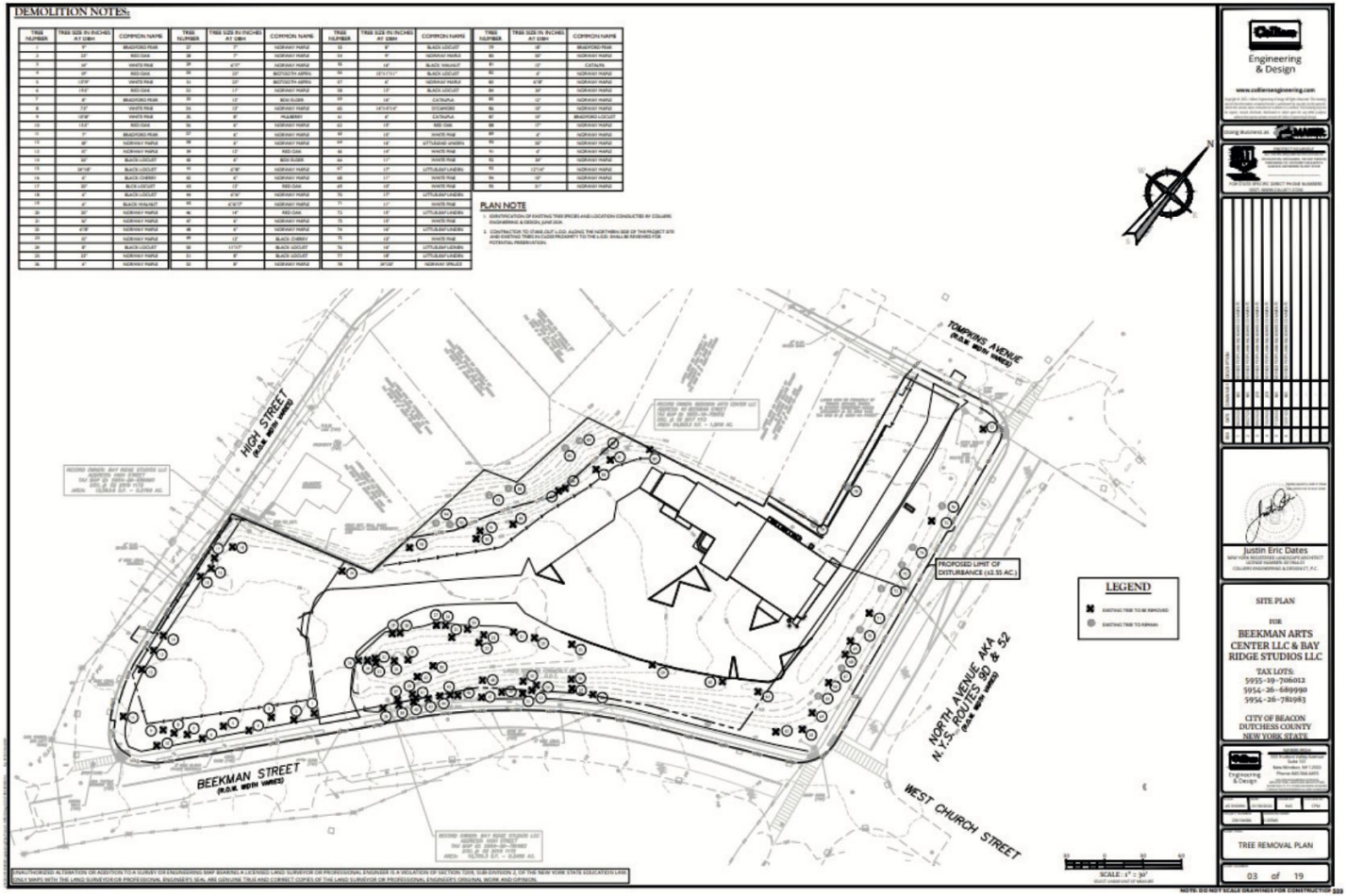
How many units of have been built in Beacon in the past 5 years?
Edgewater
Tioranda Avenue
The Lofts
The new buildings on Main Street (4)?
What is the occupancy rate of those new structures?
How many of them are affordable housing?
How much of this will be affordable housing?

Since this development is adjacent to a historic 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?

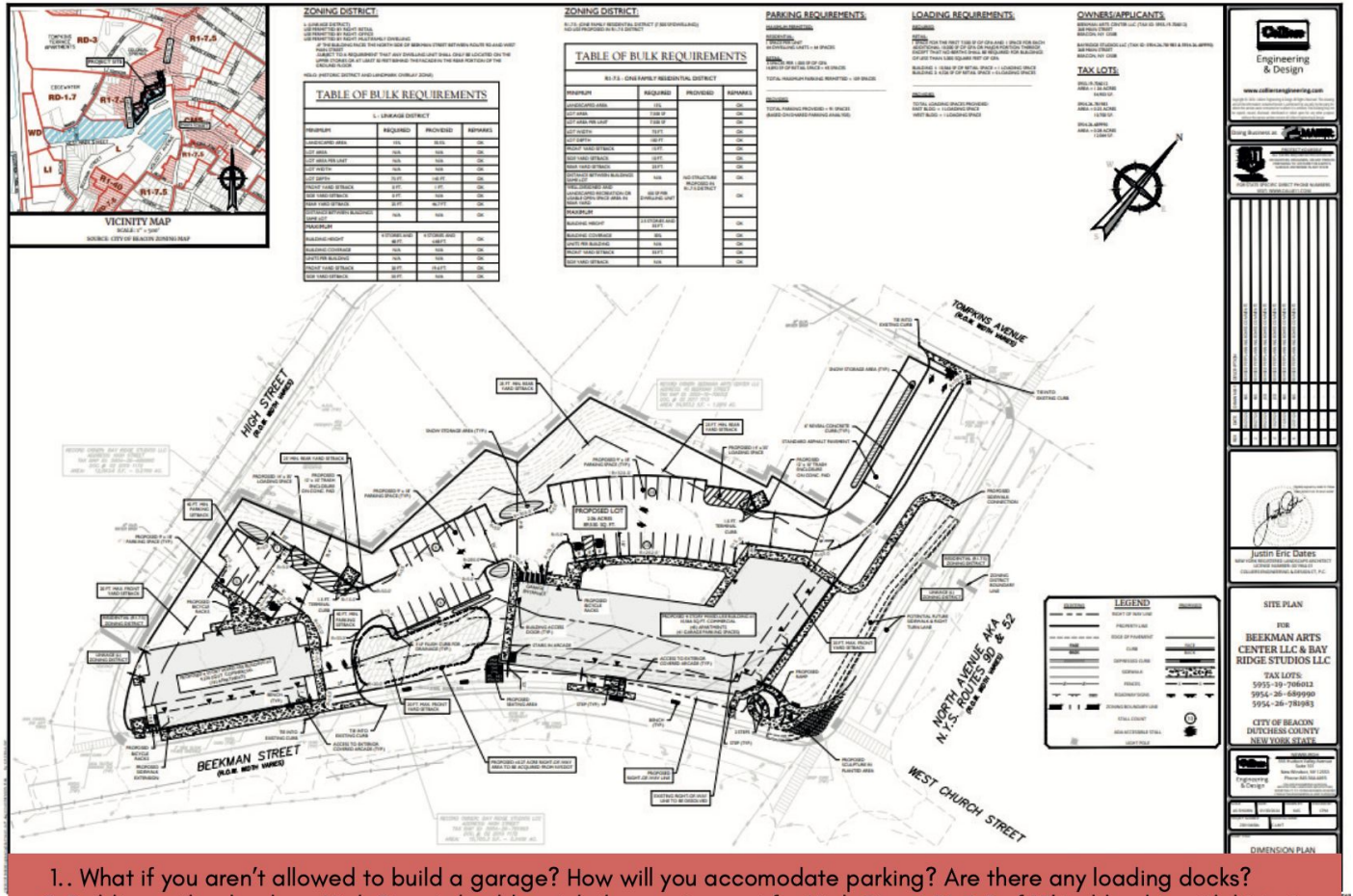
How does the shade from the 4 story height proposal affect adjoining owners?
How much additional space will be needed in the sewer system to accommodate this development?
How will this development affect an already at/over the limit water supply?



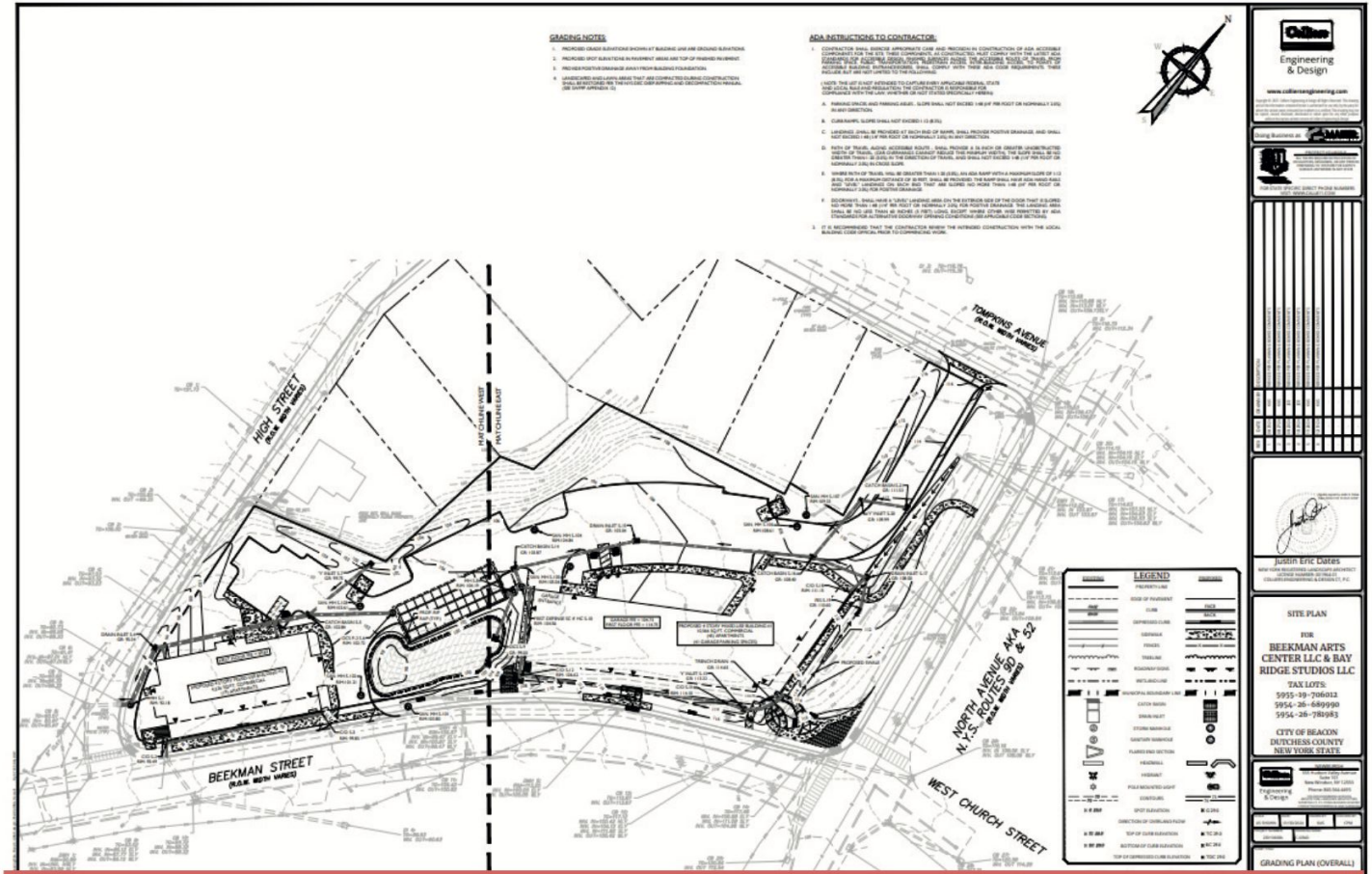
Note 10. use of explosives. What kind of damage would that do to the older homes nearby?
What is the likelihood NYSDOT will sell you 0.27 acres? How important is this to the project?



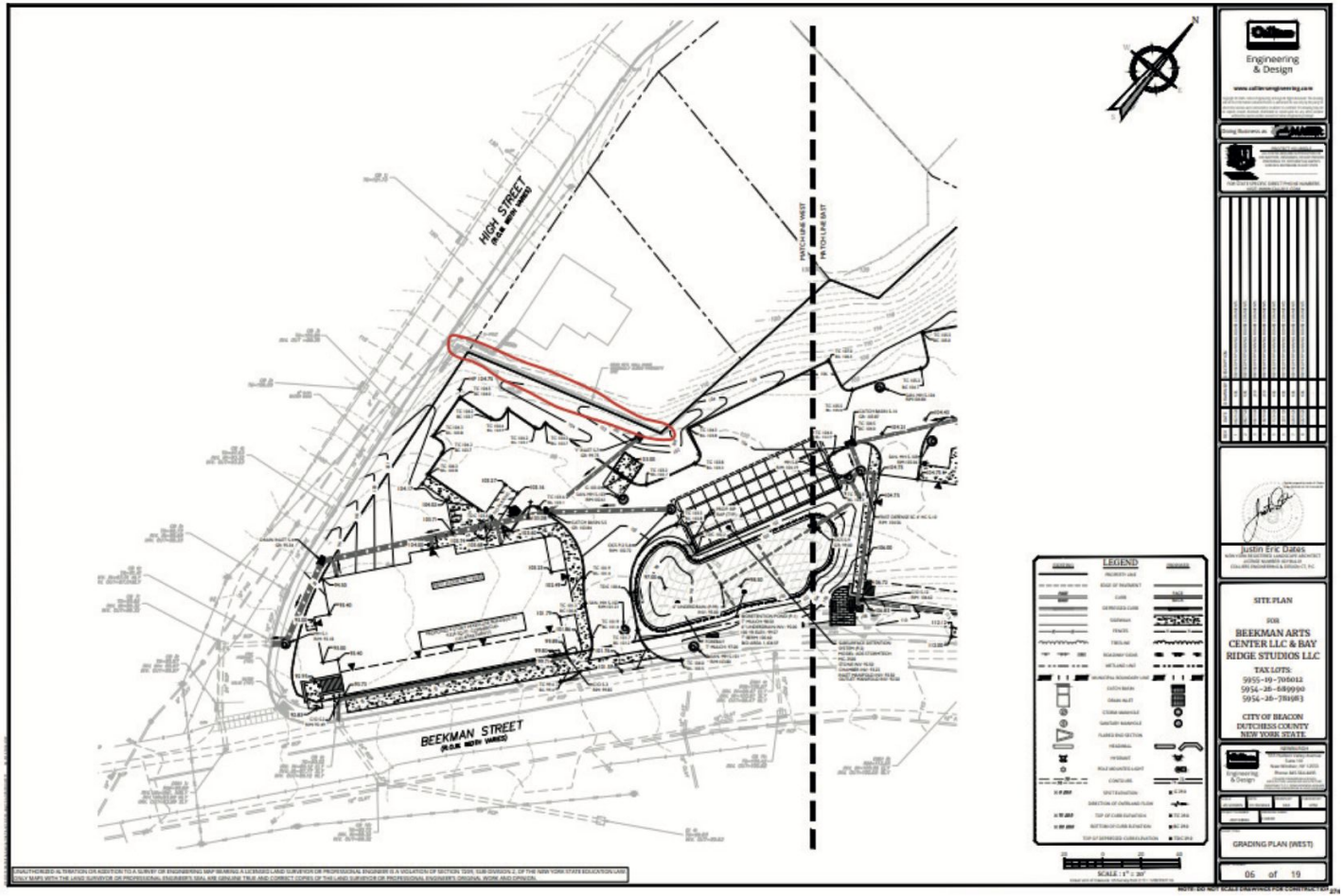
1. Why are you removing 95 trees?
2. How are you allowed to remove trees on land you don't own? NYSDOT along Route 9D?



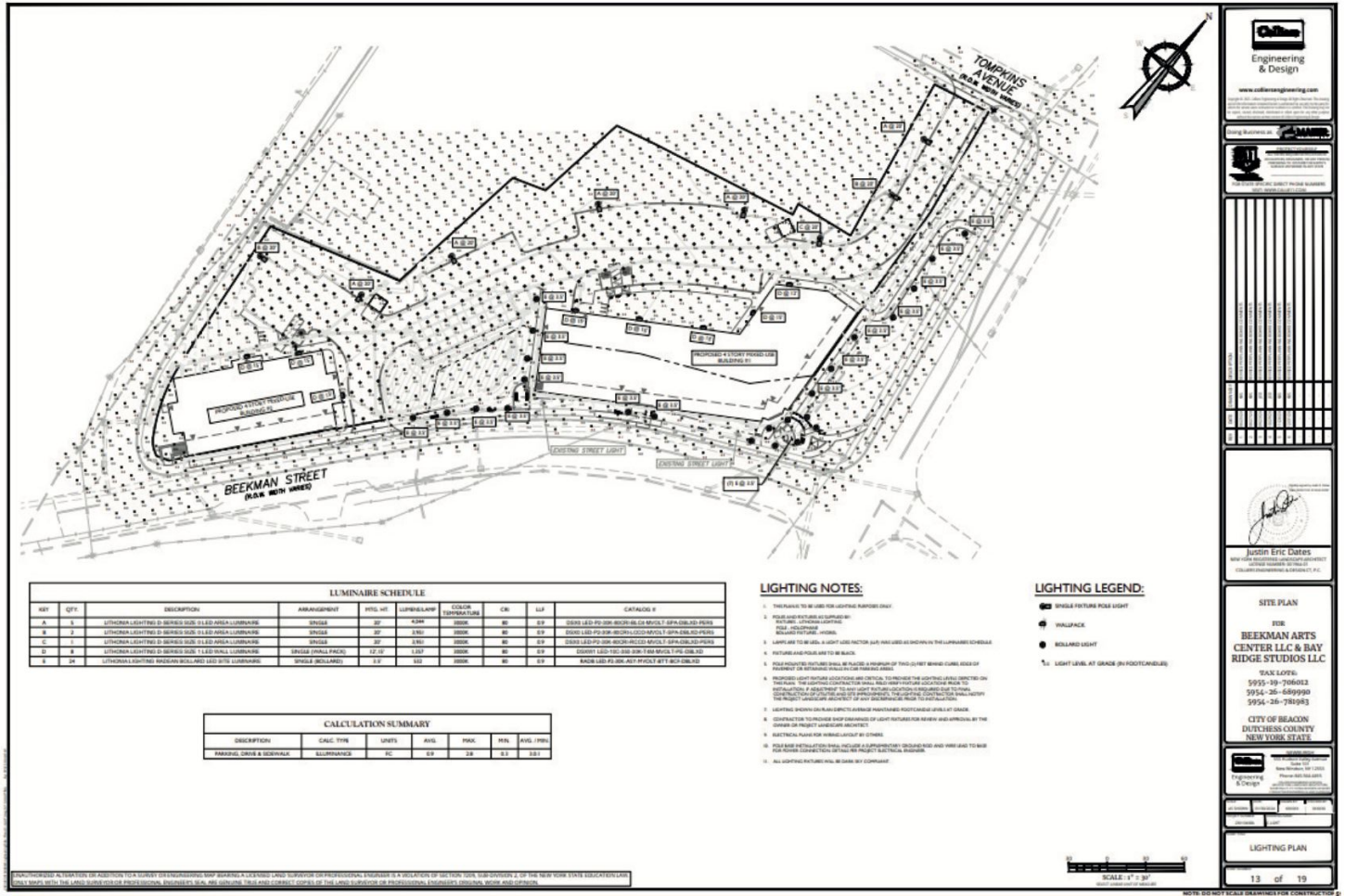
1.. What if you aren't allowed to build a garage? How will you accomodate parking? Are there any loading docks?
2. Building setbacks along High Street should match the requirement for High Street R1-7.5 of 15' to blend in with historic distric.
3. Why are you putting in a right turn lane on 9D? Doesn't that raise the risk of pedestrian accidents while trying to cross Beekman Street to get to Main Strreet?



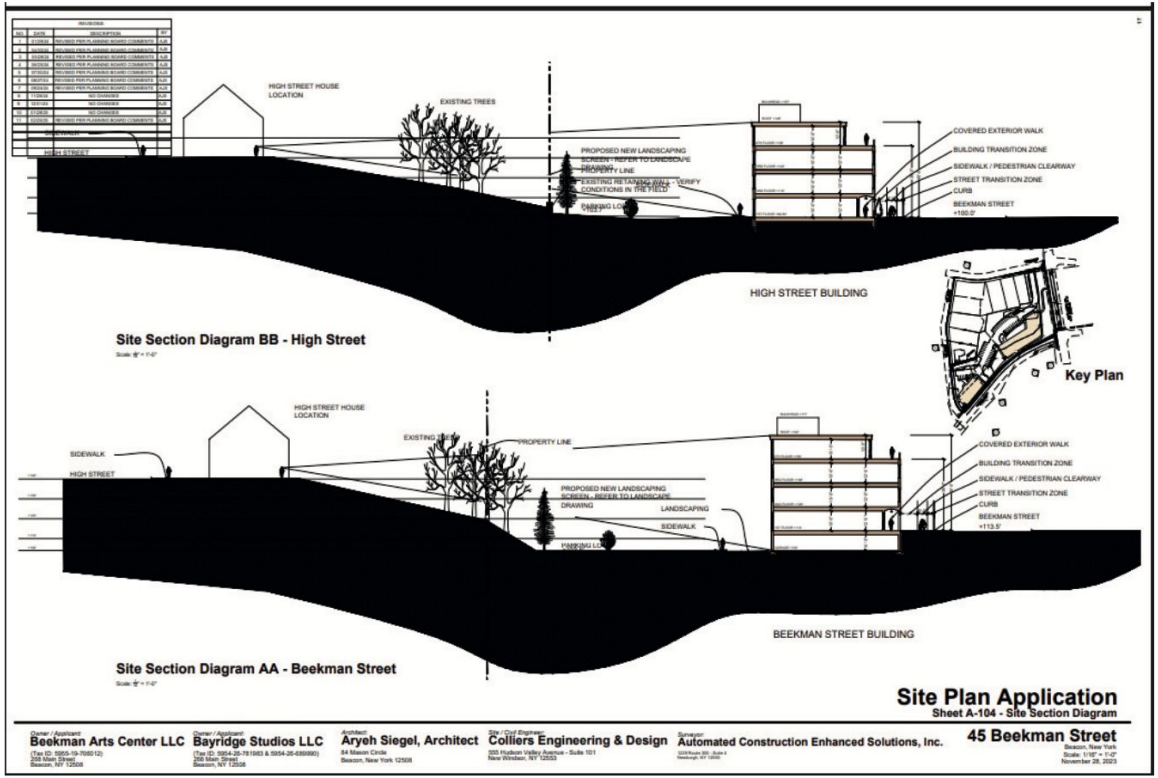
1. Will the drive coming out on Tompkins cause ingress and egress propblems?
2. Does slope on High Street prevent you from turning the building closest to High St to be parallel with High Street so you could accomodate the setback?



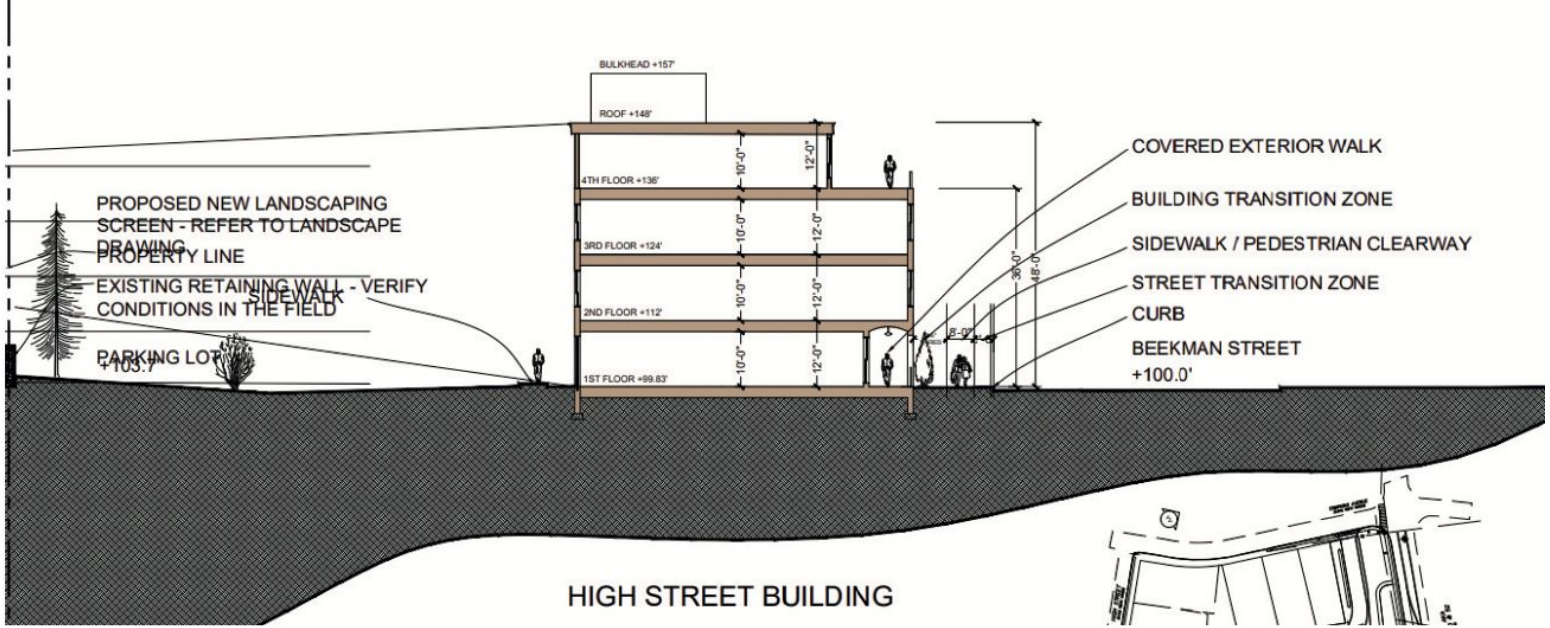
Will you be rebuilding that retaining wall along the property line adjacent to the next property on High Street since your construction will compromise its stability?



1. How will the lighting plan affect the residents on High Street?
2. How will it distract from the signifigance of the historic district?



1. Is the horizontal scale equivalent to the vertical scale? It appears skewed to give a more positive representation of the situation.
2. How many of these trees shielding the view be removed while repairing the retaining wall between properties?
3. Why is the property line in a different place?
4. There is a retaining wall in this area, it is not a gradual grade.
5. What is the elevation of the first floor at 16 High Street? What is the elevation of the backyard area?



1. If the elevation at the sidewalk at the corner of High Street and Beekman St is 92.83, then why is the ground floor elevation 100.0'?
2. Top of curb is currently at 99.4 on the east end of High Street building? Why are they allowed to begin at whatever elevation they want to in order to get the maximum of their 48'?
3. Why is the mechanical equipment allowed to exceed the 48' limit? It is the ugliest part of any building.

City of Beacon Planning Board Agenda
06/10/2025

Title:

Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.

ATTACHMENTS

1064 Wolcott PB 6.10.25 Supplemental Submission Cover Letter.pdf

1064 Wolcott PB 6.10.25 Exhibit A - Response memo by Aryeh Siegel dated 5-28-25.pdf

1064 Wolcott PB 6.10.25 Building Elevations & Images by Aryeh Siegel, Architect rev May 28, 2025.pdf

Lanc & Tully 1064 Wolcott Ave 06-04-25 review_0001.pdf

KARC Review PB_1064 Wolcott Ave_2025.06.09.pdf

CUDDY +FEDER LLP

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

May 28, 2025

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

Re: Application for Site Plan & Special Use Permit Approvals for Adaptive Reuse of Former Rose Hill Manor Day School for a Proposed Hotel with Accessory Restaurant
Premises: 1064 Wolcott Avenue, Beacon, New York
Tax Parcel ID: 5945-34-641767

Dear Chairman Gunn and Members of the Planning Board:

On behalf of JMARKMNG, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan and Special Use Permit Approvals (the "Application"), proposing to adaptively reuse the two (2) existing buildings that comprise the Rose Hill Manor Day School and construct an addition to the existing two-story building on the southern portion of the Premises, to redevelop the Premises for use as a hotel with associated guest amenity spaces and an accessory restaurant (the "Project").

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

Since the Applicant's first and second appearances at the Planning Board in connection with the Application at the Board's February 11, 2025 and April 8, 2025 meeting Agendas, the Applicant has thoughtfully modified the design of the Project to refine its scale and massing, provide definition to the proposed architectural features, and further emphasize the historic character of the existing northern building on the Premises. The Applicant respectfully submits that the currently proposed Project design, as depicted in the enclosed Building Elevations & Images sheet, prepared by Aryeh Siegel, Architect, dated January 28, 2025 and revised May 28, 2025, substantially addresses the comments provided by this Board and the City's Planning and Engineering consultants.

Understanding the Board's emphasis on the visual composition of the Project, the Applicant has focused its efforts and this supplemental submission on the visual and architectural materials that

comprise the adaptive re-use Project. The Applicant respectfully requests that this Board consider the enclosed materials and provide feedback on the refined Project design during its regular meeting on June 10, 2025. Thereafter, a complete supplemental submission (including updated engineering and traffic reports, along with other supporting documents) will be provided so that these deliverables align with a Project design/concept that has positive feedback from the Board for further review.

The following architectural updates have been incorporated into the Project design:

- In lieu of the previously proposed addition linking the two (2) existing buildings on the Premises together, the proposed hotel has been redesigned to include two (2) separate buildings.
- The existing historic building on the northern portion of the Premises (the "Historic Northern Building") will be maintained as a separate structure in its existing position of prominence on the top of the hill. The Historic Northern Building will primarily be occupied by amenity spaces to the hotel, such as the proposed accessory restaurant and kitchen areas. As noted in the City Planning Consultant KARC Planning Consultants' comment memorandum dated April 8, 2025, Section 134-7(B) of the City's Code indicates that the historic structure should remain more prominent than additions to the Premises. This plan refinement will ensure that the Project is able to conform to this requirement.
- An addition (the "Addition") will be constructed on the central portion of the Premises, which will connect to the existing building on the southern portion of the Premises (the "Southern Building"). The Southern Building and Addition will be occupied by the hotel's guest rooms, along with other hotel amenity spaces. As noted in the City Planning Consultant KARC Planning Consultants' comment memorandum dated April 8, 2025, Section 223-24.7(D)(1)(d) of the City's Code requires a finding that the proposed use will not result in undue alterations or enlargements of historic structures. This site plan refinement separates the Addition from the Historic Northern Building and reduces the overall floor area of the Project, which ensures that the Project is able to conform to this requirement.
- The Southern Building will be attached to the Addition by a connecting hallway stepped back from the façade of the structure, such that the overall site design will appear as three (3) related structures.

- On the second floor of the Addition, the walls have been set back to include porches at certain guest rooms, which provides definition to the façade and reduces the appearance of massing of the overall structure.

- The inclusion of the second story porches also echoes the existing porch details on the Historic Northern Building and the Southern Building, and helps to relate the Addition to the existing structures. The roof design at the entrance bays have been modified to incorporate gable ends, which complement the existing design features of the existing Historic Northern Building and Southern Building on the Premises. As noted in the City Planning Consultant KARC Planning Consultants' comment memorandum dated April 8, 2025, Section 223-24.7(D)(1)(a) requires that new construction be compatible with neighboring structures and maintain architectural and historic integrity. This plan refinement will ensure that the Addition is compatible with the existing buildings on the Premises and complementary to the architectural and historic features of these buildings, and able to conform to this requirement.

It is respectfully submitted that these refinements enhance the consistency of the Application with the general Special Use Permit standards outlined in the City Zoning Code Section 223-18(B)(1), the specific standards related to site plan and special permit applications for designated historic properties outlined in the City Zoning Code Section 134-7, and the specific standards for special permits within the HDLO outlined in the City Zoning Code Section 223-24.7(D)(1).

LIST OF ENCLOSURES AND CONCLUSION:

In support of this Application, enclosed as **Exhibit A** please find a Site Plan Application – Responses to Comments memorandum, prepared by Aryeh Siegel, Architect, dated May 28, 2025. In addition, attached please find five (5) full-size sets of a Building Elevations & Images sheet, prepared by Aryeh Siegel, Architect, dated January 28, 2025 and revised May 28, 2025.

We look forward to appearing at this Board's regular meeting on June 10, 2025 to continue the Board's review of the Project and to answer any questions that the Board may have. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your time and consideration of this matter.

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.
JMARKMNG, LLC
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.

ARYEH SIEGEL
ARCHITECT

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

Re: 1064 Wolcott Avenue, Beacon, New York
Site Plan Application – Responses to Comments

May 28, 2025

Dear Chairman Gunn and Members of the Planning Board,

We are submitting revised design sketches in response to comments we received at the April 2025 Planning Board meeting. We will fully respond in a future submission to the comments in KARC Planning Consultant's Memorandum, dated April 8, 2025; and Lanc & Tully's Engineering Memorandum dated April 4, 2025.

Based on comments received at the Planning Board meeting in April, the Applicant has redesigned the project with an understanding that the existing historic building at the north end of the site must be disconnected from the proposed addition. We also understand the addition to the south building must be reduced in scale in relation to the existing context.

The Applicant would like to review the design approach with the Board before moving forward with engineering and further detailed design development.

The revised approach addresses the following:

- The addition has been physically disconnected from the historic north building
- There will be landscaping and garden elements between the addition and the north building
- Renovation proposed for the north building addresses previous work on the building that does not fit into the historic context.
    - The existing porch on the historic building has been extended to better integrate the later existing addition to the north building.
    - The roof over the newer portion of the existing north building has been changed to work better with the historic context
- The addition has been set back in relation to the existing buildings
- The height of the addition has been reduced to allow the existing buildings to retain their prominence.
- The roof of the addition has been redesigned to reduce the scale of the addition in relation to the existing buildings.
    - The addition roof was redesigned to create gable ended dormers
- The bays break up the addition to eliminate the previously proposed long flat elevation
- The addition has inset porches at the 2nd floor to provide visual interest and relate to the porches on the existing buildings
- The addition connects to the south building at the rear of the existing building. This reinforces the division of the north, south, and addition buildings into 3 separate visual components.

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

- The Applicant proposes to change the color of the siding for the new and existing buildings.
- The Applicant proposes to use stone at the base of the new and existing buildings to replace the existing brick
- The lower-level windows have been eliminated, and the grading has been adjusted to eliminate the previous designs appearance of having more than 2 ½ stories.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect



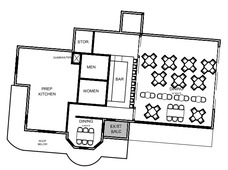
View 7

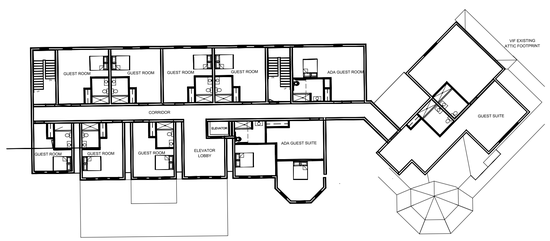


View 4



View 1







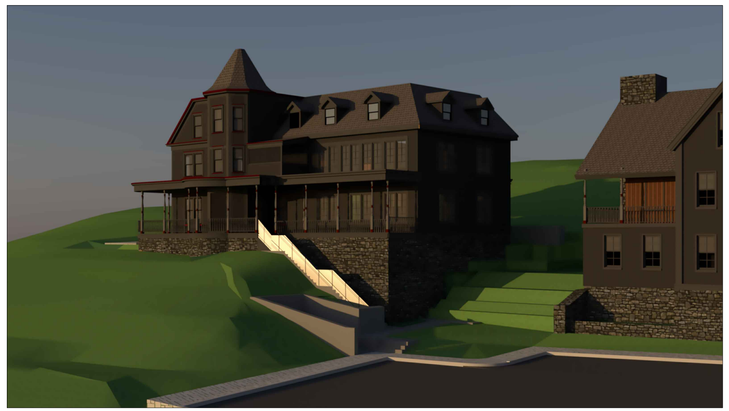
View 5



View 2

Plan Diagram

Not to Scale



View 6



View 3

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

Building Elevations & Images

Sheet 5 of 12 - Building Elevations & Images

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

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

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

1064 Wolcott Avenue
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
January 28, 2025

LANC & TULLY
Engineering and Surveying, P.C.

June 4, 2025

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

RE: 1064 Wolcott Avenue
Tax No. 5954-34-641767
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed hotel with accessory restaurant to be located at 1064 Wolcott Avenue:

- Correspondence dated May 28, 2025, from Cuddy & Feder, LLP.
- Correspondence dated May 28, 2025, from Aryeh Siegel, Architect.
- Plan titled "Building Elevations & Images – 1064 Wolcott Avenue", with the latest revision date of May 28, 2025, as prepared by Aryeh Siegel, Architect.

The proposed project is the redevelopment of an existing site with two existing structures and previously entailed the construction of a building to interconnect the two existing structures on the site, and development of the overall building for a hotel with an accessory restaurant. Based upon the concerns raised by the Planning Board with regards to the scale and massing of the original proposal, the applicant is now proposing to keep the existing buildings on the site disconnected, with minimal improvements to the building to the north.

At present the applicant is looking for the Planning Board's feedback as to the newly proposed building elevations and images prior to moving forwards with any additional engineering, landscaping, etc. As only the single plan depicting elevations and images was provided, all previous engineering comments of our April 4, 2025, remain outstanding.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
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: June 9, 2025

RE: 1064 Wolcott Ave Site Plan/Special Use Amendment, JMARKMNG, LLC (Mark DiFabio)

I have reviewed the following materials regarding the proposed site plan and special use permit for the project located at 1064 Wolcott Ave:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated May 28, 2025
- Exhibit A: Responses to Comments Memorandum, prepared by Aryeh Siegel, Architect, dated May 28, 2025
- Elevations & Images Sheet, prepared by Aryeh Siegel, Architect, dated January 28, 2025, last revised May 28, 2025

Project Description:

The proposed project entails adaptive reuse of two existing buildings that compromise the Rose Hill Manor Day School. The project includes construction of an addition to the existing two-story South Building to redevelop the site for use as a hotel with guest rooms and associated guest amenity spaces and an accessory restaurant. The previous proposal included linking the two buildings for redevelopment of the overall site into a 32,556 square foot, two and a half (2.5)-story hotel, with 42 guest rooms, associated guest amenity spaces, and a 56-seat accessory restaurant. The proposed project is located on a 1.77-acre lot in the R1-40 zoning district and Historic District and Landmark Overlay Zone (HLDO).

Comments & Recommendations:

Comments below pertain only to the newly proposed visual and architectural materials. Previous comments remain and additional comments will be provided when a revised full site plan and materials are provided.

1. **Proposed Use & Screening of New Structures:** Certain commercial uses are permitted by Special Permit in the HDLO under Section 223-24.7, as an incentive for the preservation of historic structures. Among the listed uses are "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views." The proposed northern addition to the South Building is screened to the north and south by existing trees and the existing buildings themselves. However, the new construction is

still visible from Wolcott Avenue to the west. The Board should discuss whether the proposed placement of new construction between the two existing buildings can meet the intent of the code for special permit uses within the HDLO.

2. **Special Permit in HDLO – Compatible New Construction:** Section 223-24.7(D) outlines findings that the Planning Board must make before granting special permit approval for an HDLO property. Criteria 223-24.7(D)(1)(a) requires that new construction shall be compatible with neighboring structures. The proposed second-floor balconies on the addition reflect a thoughtful alignment with the architectural features of the Historic North Building. The use of bays and gable dormers successfully reduces the perceived scale of the addition and avoids a monolithic appearance. This is an improvement over earlier designs.

3. **Special Permit in HDLO – Undue Enlargement:** Criteria 223-24.7(D)(1)(d) requires that the Planning Board find that the proposed use is appropriate and will not result in undue alterations or enlargements of the structure. The current gross floor area of the existing buildings is 10,153 square feet. Future application materials should specify the proposed square footage of the addition so that the Planning Board can quantify the extent of enlargement and evaluate whether it is appropriate, proportionate, and consistent with the intent of the HDLO standards.

   In addition, the applicant is encouraged to further emphasize a visual break—through material changes, color differentiation, or architectural articulation—at the junction between the addition and the South Building. This would help reinforce the distinction between existing and new construction. As currently proposed, the addition remains visually larger than either of the existing buildings, and further refinement may be warranted to ensure the historic structures retain visual prominence.

4. **Special Permit in HDLO - Restoration:** Section 223-24.7(D) outlines findings that the Planning Board must make before granting special permit approval for an HDLO property. Criteria 223-24.7(D)(1)(a) requires that the existing architectural and historic integrity shall be maintained. The applicant proposes a new color palette for both the new construction and the existing buildings. The selected colors should be carefully reviewed to ensure they create a unified composition while referencing and reinforcing the historic character of the site. Use of historically appropriate, muted, or earth-toned colors is encouraged.

5. **Addition to Historic North Building**: The architectural elevations indicate that a second-floor addition is proposed to the Historic North Building; however, this element is not referenced or described in the application narrative or supporting materials. Additional clarification is needed to understand the purpose, design intent, materials, and scale of this addition. As this involves physical alteration to the main historic structure, detailed information should be provided to

allow the Planning Board to assess its impact on the building's historic integrity and compliance with HDLO standards.

6. **Entrance to the Addition:** The primary entrance to the proposed addition warrants further design refinement. As currently presented, the entry lacks the architectural emphasis, detailing, and sense of arrival typically expected for a prominent entry point. The applicant should consider enhancements such as a more defined entry canopy or porch element, improved articulation, or contextual references to the existing historic entryways.

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

City of Beacon Planning Board Agenda
06/10/2025

Title:

Continue review of application for Site Plan Approval, Mix-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.

ATTACHMENTS

300 Main PB 6.10.25 Cover Letter Supplemental Submission.pdf

300 Main PB 6.10.25 Exhibit A - Response memo by Aryeh Siegel, Architect, 5.28.25.pdf

300 Main PB 6.10.25 Exhibit B - Response memo by Hudson Land Design 5.28.25.pdf

300 Main PB 6.10.25 Exhibit C - CMS Design Standards Analysis by Aryeh Siegel, Architect 5.28.25.pdf

300 Main PB 6.10.25 Exhibit D - Rev Short EAF by Hudson Land Design 5.28.25.pdf

300 Main PB 6.10.25 Exhibit E - Water and Sewer Engineerâ€™s Report prepared by Hudson Land Design.pdf

300 Main PB 6.10.25 Exhibit F - I&I Report by Hudson Land Design 5.28.25.pdf

300 Main PB 6.10.25 Exhibit G - Engineerâ€™s Drainage Report by Hudson Land Design 5.27.25.pdf

300 Main PB 6.10.25 Plans by Aryeh Siegel, Architect and Hudson Land Design rev 5.28.25.pdf

Lanc & Tully 300 Main Street 06-04-25 review.pdf

KARC Review PB_300 Main Street_2025.06.06.pdf

CUDDY +FEDER LLP

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

May 28, 2025

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

Re: Application for Site Plan 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 300 Main St LLC (the "Applicant"), owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance 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").

SITE PLAN REFINEMENTS AND RESPONSE TO COMMENTS:

The enclosed Plans prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C., dated April 29, 2025 and revised May 28, 2025 (the "Plans") have been updated in response to comments provided by this Board and contained in the City Planning Consultant's and Engineering Consultant's comment memoranda. Point-by-point responses prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C. are enclosed as **Exhibit A** and **Exhibit B**, respectively.

As is further detailed on the Plans, the Project has been refined to respond to the Board's comments related to the visual experience of the proposed building in general, and particularly along the Main Street façade. For instance, divided light windows have been incorporated along the upper portion of the retail storefront windows and the retail display windows within the retail arcade walkway. This window design is carried through to the front-facing bay windows on the upper floors of the building, and the area between the second and third floor bay windows been

further defined with metal accents which appear visually consistent with other canopies on the building. In addition, the canopies over the retail storefronts and retail arcade have been brightened with the inclusion of a contrasting color stripe along the bottom, and the shape of the canopy ceiling has been modified from a flat ceiling to an arched ceiling. These architectural enhancements serve to soften the proposed canopies and windows, to unify various elements of the building design, and overall to enhance the Main Street façade of the building.

The Plans also include the following updates:

- The square footage of various landscaped areas on the Premises have been identified on the Plans, and an overall Landscaped Area Calculations chart has been added, which illustrates that 10.04% of the Premises consists of landscaped areas.
- Window transparency calculations have been provided for the first floor and the upper floors of the proposed building, indicating 75% transparency at the first floor and 32% transparency at the upper floors.
- A monolithic curb has been proposed for installation along the front property line of the Premises along Main Street.
- Additional wall grazer lighting has been added within the retail arcade and additional cove lights have been added beneath the canopy along the Main Street frontage of the Premises.
- Additional construction and engineering details have been incorporated into the Plans.

It is respectfully submitted that the Application complies with all architectural design standards for properties located in the Central Main Street (CMS) District outlined in the City Zoning Code Section 223-41.18(J). Please refer to the CMS Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025, which is enclosed herewith as **Exhibit C** for additional information.[1]

[1] Note: As this Board is aware, and as is highlighted in the Applicant's April 29 , 2025 letter to this Board, the Premises is not classified in the Historic District and Landmark Overlay ("HDLO") zoning district.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated May 28, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated May 9, 2025 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated May 12, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated May 9, 2025;

Exhibit C: CMS Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025;

Exhibit D: Revised Short Environmental Assessment Form, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025;[2]

Exhibit E: Water and Sewer Engineer's Report for 300 Main Street Redevelopment, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025;

Exhibit F: Infiltration and Inflow (I&I) Report, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025; and

[2] As this Board is aware, the Planning Board declared its intent to serve as Lead Agency for the purposes of State Environmental Quality Review Act ("SEQR") review of the Project during its meeting on May 13, 2025, and authorized circulation of the Application to any interested and/or involved agencies. It is our understanding that the Planning Board intends to proceed with uncoordinated review of the Project, an Unlisted Action under SEQR.

Exhibit G: Engineer's Drainage Report for 300 Main Street Redevelopment, prepared by Hudson Land Design Professional Engineering, P.C., dated May 27, 2025.

In further support of this Application, enclosed please find five (5) full-size sets of revised Plans prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C., dated April 29, 2025 and revised May 28, 2025.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on June 10, 2025 to continue the Board's review of the Project and to answer any questions the Board may have. In the meantime, should this Board or City Staff have any questions or comments regarding 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: 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.

ARYEH SIEGEL
ARCHITECT

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

Re: 300 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

May 28, 2025

Dear Chairman Gunn and Members of the Planning Board,

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

KARC Planning Consultant's Comment Responses:

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.

   Response: An updated EAF with accompanying explanations is included with this submission. The project will meet the energy requirements of the NYStretch Energy Code – 2020.

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.

   Response: The neighboring building at 304 Main Street is located 23.75" from the property line. The gap between the proposed building will be 27.75." For reference, the Building Code of NYS allows a clear width of 20" for a ships ladder, so the 27.75" gap between buildings is sufficient to allow for maintenance access.
   The eastern façade of the proposed building steps back 17 feet from the property line before the start of the windows in the western façade of the neighboring building at 304 Main St. Window locations have been added to the Site Plan (Sheet 1)

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).

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

Response: Comment acknowledged.

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-footwide 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.

   Response: We believe that the 1st floor occupies 99% of the Main Street frontage, since the opening to the arcade is integrated into the facade. The upper floors of the building occupy 99% of the Main Street frontage. Additionally, the opening at the lower floor for the retail arcade extends the Main Street experience into the site and therefore complies with Section 223-41.18(E)(5).

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.

   Response: The parapet is less than 5' so it does not contribute to the building height per the exception in Section 223-14 F. Parapet walls. The provisions of this chapter shall not apply to prevent the erection, above the building height limit, of a parapet wall extending above such height limit less than five feet.

6. **Roof Deck:** If the roof deck is intended to be accessed by building residents, a floor plan should be provided.

   Response: The roof is not accessible to building residents.

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.

   Response: A Landscaped Area Calculation table has been added to the Site Plan (Sheet 1).

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.

   Response: As noted, sufficient public parking is available within 300 ft and 500 ft of the Premises.

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.

Response: Comment acknowledged.

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.

    Response: A CMS Design Standards Analysis is included with this submission.

Lanc & Tully Comment Responses:

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.

    Response: A note regarding the source of the survey data has been added to the Site Plan.

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.

    Response: A Landscaped Area Calculation table has been added to the Site Plan (Sheet 1).

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.

    Response: The scope of the sidewalk & curbing replacement has been updated and coordinated with the Grading & Utility Plan.

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
www.HudsonLandDesign.com

May 28, 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: 300 Main Street
Tax Parcel ID: 5954-36-939865 (±0.18 acres)
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 Site Plan sheets prepared by HLD (Sheets 6 through 7 of 7)
- Three (3) copies of an Inflow and Infiltration Report
- Three (3) copies of an Engineer's Report for Water and Sewer
- Three (3) copies of an Engineer's Drainage Report
- Three (3) copies of a short Environmental Assessment Form

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 May 9, 2025:

General Comments:

1. An I&I report is included in this submittal. No illicit connections were found.
2. An Engineer's Drainage Report is included in this submittal.
3. A sheet providing Construction Details has been added to the plan set (refer to CD-1, or Sheet 7 of 7).
4. An Engineer's Report for Water and Sewer has been provided, including a breakdown of proposed water usage.

5. A construction cost estimate will be submitted with a future submittal once the layout and components have been generally accepted.

Site Plan (Sheet 1 of 6):

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

Existing Conditions & Demolition Plan (Sheet 2 of 6):

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

Grading & Utility Plan (Sheet 6 of 6):

1. Several existing spot elevations are shown.
2. Utility Note 5 regarding the MXU Unit has been added.
3. A note has been added to the plan to note the use of a 4" wet tap and valve at the proposed connection to the 16" water line.
4. The Engineer's Report for Water and Sewer provides calculations in support of re-using the existing 4" gravity sewer service line. We are proposing to CCTV the line as part of re-using the line.

KARC Planning Consultants, Inc. Review Letter, Dated May 12, 2025:

1. The revised short EAF is included with this submittal, and addresses the comments regarding questions 9, 17 & 20.
2. Aryeh Siegel, project architect, has responded to this comment under separate cover.
3. Comment acknowledged.
4. Aryeh Siegel, project architect, has responded to this comment under separate cover.
5. Aryeh Siegel, project architect, has responded to this comment under separate cover.
6. Aryeh Siegel, project architect, has responded to this comment under separate cover.
7. Aryeh Siegel, project architect, has responded to this comment under separate cover.
8. Aryeh Siegel, project architect, has responded to this comment under separate cover.
9. Aryeh Siegel, project architect, has responded to this comment under separate cover.
10. Aryeh Siegel, project architect, has responded to this comment under separate cover.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your June 10, 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: 300 Main Street, LLC, Owner and Applicant (via email)
Cuddy & Feder, Counsel for Applicant (via email)
Aryeh Sigel, project Architect (via email)
Michael A. Bodendorf, P.E. (HLD file)

ARYEH SIEGEL
ARCHITECT

300 Main Street

CMS Design Standards Analysis

May 28, 2025

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§ 223-41.18 Regulations – City of Beacon Zoning Code

J. Design standards

(1) Because of the design standards in this section, the architectural review provisions of Chapter 86 shall not apply within the CMS 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 and general public welfare of the City of Beacon;

Response: The proposed mixed-use commercial and residential building will preserve and enhance the unique character and general public welfare of the City of Beacon by increasing the vitality, attractiveness, and marketability of this Main Street property.

(b) Promote pedestrian access and activity, as well as a general sense of area security;

Response: The project includes a 'retail arcade' which invites the pedestrian activity from Main Street into the site and encourages discovery. Removing the remains of the existing garage and storage structures at the rear of the property, providing transparency at the proposed lower level retail spaces, and providing thoughtful and integrated sight lighting will all provide a sense of security to the area. Closing of the existing curb cut creates a safer, and more pedestrian friendly property.

(c) Restore and maintain the role of streets as civic and social spaces, framed by active uses;

Response: The project promotes Main Street as a civic and social space and invites such activity into the site by way of the 'retail arcade.'

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(d) Encourage economic development and a convenient mix of uses and services;

Response: The small retail spaces proposed for the first floor encourages a mix of uses and supports the City's goals for the Central Main Street District.

(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 architectural flexibility.

Response: The proposed building is a modern take on a historic Main Street building. The proportion and materials relate to and compliment the scale and pattern of the existing built environment.

(2) Key terms: Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the "standard" is an optional guideline that is encouraged but not required.

(3) 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.

Response: The proposed building is not in or adjacent to the Historic District and Landmark Overlay but is compatible with historic-quality building along Main Street through the use of traditional building material, roof form and window and storefront proportions.

(4) Buildings should have a top-floor cornice feature and first-floor architectural articulation, such as a storefront with a secondary cornice or an architecturally emphasized entrance doorway, to accent the central body of the building.

Response: The proposed building has a top floor cornice and a cornice and canopy above the 1st floor storefront clearly accenting the central body of the building.

(5) Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate significant breaks in the facades and rooflines at intervals of no more than 35 feet.

Response: The architectural detailing of the Main Street façade continues around the entire building. East and West facades step away from neighboring property lines to allow for windows to continue around all elevations. Walls along property lines are broken with areas of inset brick to follow the window patterns rather than create any blank walls.

(6) Building elements that provide additional architectural interest, such as bay windows, and cornices, but not including balconies or porches, may encroach up to two feet above the sidewalk, if the bottom of the encroaching building elements is at least 12 feet above grade.

Response: The proposed oriel window is located approximately 15 feet above grade and encroaches 2 feet over the sidewalk.

(7) Metal, glass or canvas-type awnings and canopies or projecting signs are encouraged and may encroach up to six feet over the sidewalk above seven feet. Vinyl awnings are discouraged unless the applicant can demonstrate to the Planning Board's satisfaction that the finish and design of such awning are of high quality, aesthetically pleasing and meet the intended standards of the district.

Response: The metal canopy is located 12 feet above grade and encroaches 6 feet over the sidewalk.

(8) Buildings shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

Response: The retail space along Main Street has a front entry door connected to the sidewalk. The retail arcade extends the Main Street experience into the property and each retail space has a door connected to the retail arcade.

(9) Primary individual window proportions shall be greater in height than in width, but the Planning Board may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

Response: Proposed windows are greater in height than in width, and no roll-down gates or shutters are proposed.

(10) Commercial buildings shall have at least 70% glass on the first-floor facades, located between two feet and 10 feet above the sidewalk. Main Street or East Main Street buildings should have at least 30% glass on the upper-floor facades.

Response: The proposed façade complies with the transparency requirements and calculations have been added to Sheet 4 – Building Elevations and Renderings.

(11) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain link, barbed wire, plastic, or vinyl fencing shall not be permitted.

Response: Brick is the predominant building material with accents of smooth cast stone sills, and painted metal storefronts, windows and lintels. Cellular PVC is proposed to be used in place of wood for the areas of trim and when painted matches the look of wood but with greater durability and less maintenance requirements.

(12) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

Response: Materials and colors compliment historic buildings in the area.

(13) Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high. All exterior lighting shall comply with the standards in § **223-14B**.

Response: No light fixtures are proposed to be above 15 feet in height and all fixtures are detailed to comply with the standards in § 223-14B.

(14) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Response: Mechanical equipment is located at the ground level on a concrete walkway along the rear of the West façade. This equipment is concealed from public view with a shadowbox fence. Refuse containers are located in the trash enclosure at the rear of the property which matches the shadowbox fence and is also screened with landscaping.

(15) The Planning Board may waive setback requirements for designated historic landmarks as defined in Chapter **134** of the City Code, landmark civic buildings, including government buildings, schools, libraries, or places of worship, and for pedestrian-oriented places, such as public greens or plazas and outdoor eating areas.

Response: The proposed project complies with setback requirements and does not require a waiver.

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:		
The project will meet the energy requirements of the NYStretch Energy Code – 2020.	☐	☑

	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

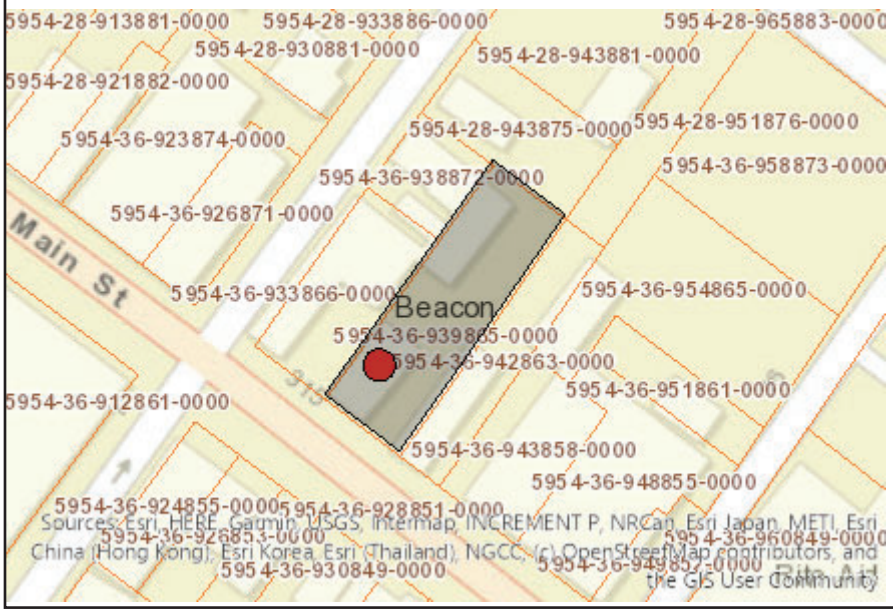
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water 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: On-site storm collection system will discharge to to the existing City storm infrastructure in Main Street with a goal of eliminating current discharge to adjacent private properties.		
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: Site B00130 - +/-730' northwest - former Brunetto Cheese, Fuel Oil and Gasoline, All tanks and contaminated soils have been removed.	☐	☑

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: 5/28/2025

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]	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

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program

Administrative Information

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c)
Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823

Location

An official website of New York State.
Here's how you know

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

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)

No materials information available.

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:

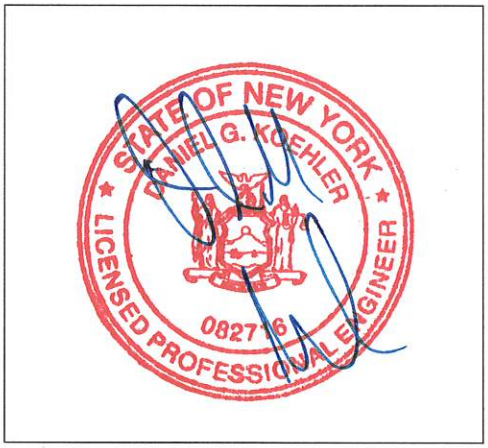
E-mail Us

Water and Sewer Engineer's Report for 300 Main Street Redevelopment

Property:
300 Main Street
Beacon, NY 12508
Tax ID: 5954-36-939865

Prepared for:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, NY 12533

May 28, 2025



Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508
Ph: 845-440-6926

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Appendices

Appendix A: Sewer Service Velocity Calculations

1.0 PROJECT LOCATION

The project is located at 300 Main Street in the City of Beacon, Dutchess County, New York, with a Tax ID of 5954-36-939865. The ±7,900 square-foot (±0.18 acre) parcel contains an existing building and accessory building remains. The project proposes demolition of existing improvements, and construction of a new 3-story building.

2.0 PROJECT DESCRIPTION

The scope of the project will consist of the redevelopment of the subject property through the razing and removal of the existing improvements, and construction of a new 3-story building that will include commercial uses on the first floor (5 spaces totaling approximately 3,071 square feet, plus lobby/mechanical spaces for the upper floors) and residential uses on the second and third floors (4 apartments per floor, broken down as two 1-bedroom units and two 2-bedroom units). Water and sewer services will be connected to the existing municipal infrastructure.

Water for the project will be obtained by constructing a new connection to the existing City of Beacon infrastructure beneath Main Street. Wastewater generated by the project will be disposed of by re-use of an existing sewer lateral that conveys wastewater to the existing City of Beacon infrastructure located beneath Main Street.

This report summarizes all data and information necessary for the connection of the water and sewer infrastructure that will serve the project.

The project has been designed in accordance with the following:

- New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Intermediate Sized Wastewater Treatment Systems" dated March 5, 2014.
- Recommended Standards For Wastewater Facilities (Great Lakes – Upper Mississippi River board of State and Provincial Public Health and Environmental managers, aka Ten States Standards), 2014 Edition.
- Recommended Standards For Water Works (Great Lakes – Upper Mississippi River board of State and Provincial Public Health and Environmental managers, aka Ten States Standards), 2022 Edition.

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES

At full build-out, the project is expected to use/generate 1,686 gallons of water/wastewater per day. It is assumed that the existing water and sewer infrastructure and treatment plants have sufficient capacity to handle the anticipated increase water demand and sewage disposal. The following table provides estimated water usage/wastewater generation at full buildout of the project, according to Table B-3 (*Typical Per-Unit Hydraulic Loading Rates)* in the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment System, 2014.

Water and wastewater quantities for the project are based on the following:

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)
One-Bedroom Units	4 Units	110	440
Two-Bedroom Units	4 Units	220	880
Commercial (Floor space)	3,071 sq. ft.	0.08*	246
Commercial (Employees)	10 employees**	12**	120
		Total Daily Flow =	1,686 gpd

*A 20% reduction for water saving fixtures has been applied to the per-unit loading rates. All new construction will implement water saving fixtures (B.6.b. of NYSDEC Design Standards, 2014).

**Total number of employees based on an estimate of 2 employees per commercial unit.

4.0 WATER SUPPLY

At full build-out, the project is expected to require 1,686 gallons of water per day. There is a 16" watermain, assumed to be ductile iron pipe (DIP), beneath Main Street on its south (eastbound) lane. It is proposed to connect to the existing water main with a 4" DIP combined domestic and fire service line, subject to final design by the MEP engineer to ensure adequate fire protection for the building sprinkler system.

Approximately 44' of 4" diameter class 52 ductile iron water pipe will be installed from connection on Main Street to the southern face of the proposed building. The MEP will be responsible for routing the service line, once it enters the building, to the mechanical room and to provide all necessary backflow prevention, metering, etc.

All minimum separation distance requirements from the water service connections shall be maintained. A minimum of 10 feet of horizontal separation is required between water and sewer lines that are running parallel. If a water line and a sewer line must cross, they shall do so perpendicular to each other in as much as possible. A minimum of 18" shall be provided from the crown of the sewer pipe to the bottom of the water pipe or the crown of the water pipe to the bottom of the sewer pipe.

4.1 WATER TESTING

The water service line shall be leak and pressure tested after installation and disinfected at the direction of the City of Beacon Water Department. For leak and pressure testing, all air must be bled out of the section that is being tested. A corporation stop shall be installed at the high point (if there is one) to provide air to blow out of section to be tested. After the air had bled from the section being tested, the corporation stop cocks shall be closed and pressure applied to the test section at 1.5 times the pressure at the lowest point (elevation) of the test section. Pressure shall not be less than 150 PSI nor greater than 200 PSI for the pressure test. The pressure test on each section tested shall be two hours in duration.

Leakage during the pressure test from any component within the test section shall be observed and noted. If leakage is greater than the allowable leakage (specified in the latest edition of AWWA C600), then the test shall stop, and the leaking component shall be repaired or replaced in kind. Once leakage has stopped or diminished to allowable limits, the pressure test shall be repeated for the two-hour duration. If after the two-hour test, the pressure and leakage is within acceptable limits, then the next section of water service pipe shall be tested, if applicable. Testing shall repeat until all pipe sections are tested and satisfactory. Witnessing of the water main pressure testing by the City of Beacon and Design Engineer will be required to receive proper certifications.

After completion of pressure and leak testing on the entire system, disinfection of the new water service mains shall be completed. Prior to disinfection, the City Engineer and/or City Water Department shall be notified at least 24 hours in advance to prevent any undue disturbance to any existing users. Witnessing of the water main disinfection by the City and Design Engineer will be required to receive proper certifications.

Disinfection of the water main shall comply with AWWA C651 specifications, excluding disinfection using the tablet method. Prior to, and after disinfection, water lines shall be flushed at a minimum velocity of 2.5 fps. Once flushed, the water line shall be dosed with chlorine at a constant rate to allow for concentrations of chlorine within the water line to be no less than 25 mg/L of free chlorine. Dosing of the water shall be applied until the entire system is filled with heavily chlorinated water. Once fully chlorinated, the new water lines shall retain the chlorinated water for a minimum of 24 hours. After the retention period, the lines shall be flushed until the water has concentrations of chlorination matching that of the prevailing system. A reducing agent may be needed for the heavily chlorinated flushed water to thoroughly neutralize the chlorine residual. The City Engineer and/or City Water Department shall be notified before the disposal of heavily chlorinated water.

Water samples shall be collected by the contractor after flushing and tested for total coliform, TPC, turbidity and color at a certified testing laboratory. Continued flushing, disinfection and successive sample events shall occur at 24-hour intervals until acceptable bacteriological results are obtained.

5.0 SEWAGE CONVEYANCE

The project is expected to generate 1,686 gallons of wastewater per day. There is a 14” sewer main, reputed to be vitrified clay pipe (VCP), beneath Main Street, generally along the yellow line. It is proposed to connect to the existing sewer main with continued use of the existing 4” cast iron pipe (CIP) sewer line that serves the existing building.

Calculations for re-use of the 4” diameter gravity line and for a potential replacement 6” diameter gravity line are provided in Appendix A. In summary, the proposed development will generate 1,686 gpd, the predominant portion of which is residential flow. A peaking factor of 4.2 (reference to maximum peaking factor per Figure 1 of Recommended Standards for Wastewater Facilities) is typically used for larger scale analysis; however, for the purpose of this analysis, a larger peaking factor of 12 is being applied to the residential flow of 1,320 gpd, resulting in a peak hourly flow of 11 gallons per minute (gpm). A fixture analysis may yield a higher peak rate

of flow, so for the purposes of being very conservative, the peak hourly flow used for the analysis is 25 gpm. The minimum self cleansing velocity for gravity sewer is 2 feet per second.

Referring to partial flow charts for the existing 4" diameter gravity sewer service line, assuming the typical minimum slope of 2%, and using the above 25 gpm peak hourly flow, the velocity in the 4" gravity sewer line is calculated to be 1.5 feet per second.

Referring to partial flow charts, and using the minimum slope of 1% for a new 6" sewer service, and using the above 25 gpm peak hourly flow, the velocity in the 6" gravity sewer line is calculated to be 1.4 feet per second.

Neither pipe scenario meets the minimum self cleansing velocity, therefore, the proposal is to re-use the existing 4" CIP pipe to avoid unnecessary street opening cuts. The 4" sewer pipe, at full flow, has a capacity of 87.2 gpm, which is more than sufficient for the proposed redevelopment. It is proposed to have the line surveilled by CCTV in order to verify its integrity. The results of the surveillance shall be provided to the City Engineer and the City Sewer Department.

APPENDIX A

Sewer Service Velocity Calculations

Job:	Project: Hardisty - 300 Main Street	Job No.:	2025:010
Description:	Sewer Design for Open Channel Flow for 4" Sewer Pipe	Sheet:	1 of 1
Prepared By:	DGK	Date:	5/13/2025
Reviewed By:	MAB	Rev. Date:	

SEWER DESIGN FOR OPEN CHANNEL FLOW - Proposed Conditions

Existing 4" CIP Sewer Pipe

Calculated Daily Flow (residential)	1,320 gpd		
Peak Factor	12		
Calculated Peak Hourly Flow	11.00 gpm	=	0.0245 cfs
Design Peak Hourly Flow	25.00 gpm	=	0.0558 cfs

Gravity Pipe Line:

Diameter:	*4* inch	0.3333 feet	
Area:	12.57 square inch	0.0873 square feet	

Manning's n coeff. *0.0180* dimensionless
Note: 0.013 for new sewer pipe and Recommended Value from 10 State's - Sec. 33.41 Design of Sewers
Use 0.018 for existing cast iron pipe.
Pipe's Slope *2.00* % pitch 0.0200 ft/ft

Full Flowing Conditions:

Wetted Perimeter:	12.57 inch	1.05 feet
Hydraulic Radius:	1 inch	0.08 feet

Note: At Full Flow Conditon, Hydraulic Radius for a Round Pipe is rH = 1/4 D_{full}

Depth, Full (D): 4 inch 0.3333 feet

Using Manning's Equation: AT FULL FLOW CONDITION

Flow, Full (Q): *0.1944* cfs *Flow Full > Design Flow?* **ok**
87.2 gpm
Using Continuity Equation: velocity = Q/Area from Fluid Conservation Laws

Velocity, Full (V): *2.2274* fps

Determine Pipe Flow Depth at Peak FLow:

Flow, Max. Hourly:	11.00 gpm	=	0.0245 cfs
q_{Peak}, Design Peak Flow:	11.00 gpm	=	0.0245 cfs

$q_{Peak\text{-}design}/Q_{full}$ ***0.1262 cfs/cfs*** Plot Line on Chart
Percent Capacity: 12.62 ***%***

Use Partial Elements Chart for Full Flow Conditions for d/D_{full}, v/V_{full}, and q/Q_{full}

d/D_{full} = 0.24 From Partial Element Chart
depth, d = ***0.0800 feet =*** **0.96 inch**

v/V_{full} = 0.68 From Partial Element Chart
velocity, v = ***1.5147 fps***

Note:
From 2014 DEC Design Standards for Wastewater Treatment Works for Commercial/Institutional Facilities:
1) min. on-site 6" collector sewer at min. slope of 1/8" per ft. (1.0%),
2) on-site 4" collector sewer allowed at min. slope of 1/4" per ft. (2.0%) with full flow min. velocities of 2.0 fps.

Note: From 10 State Standards: Self Cleansing Velocity = 2.0 fps

TABLE I: Values of $S_o^{1/2}$ in Manning's Formula.

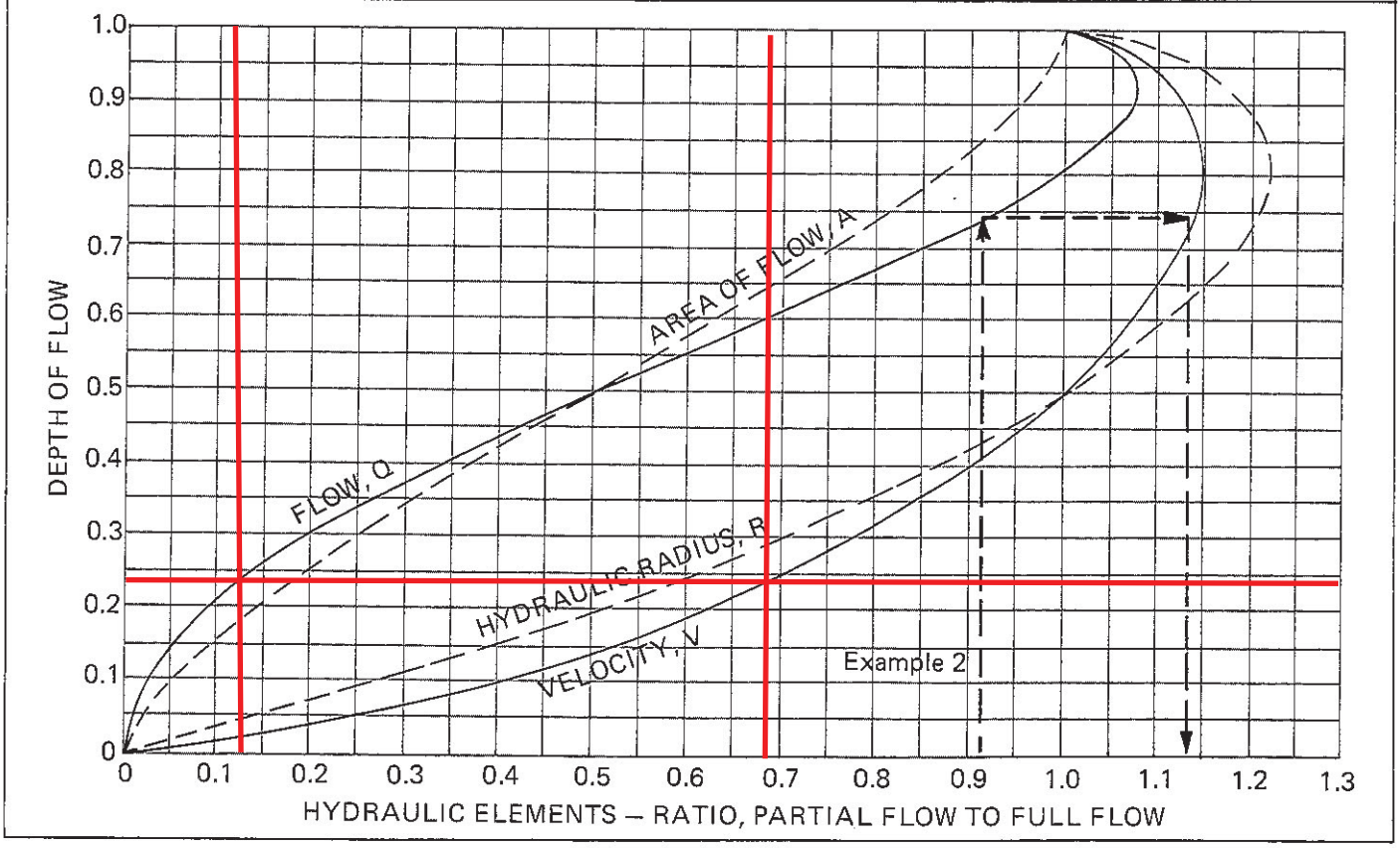
S	._0	._1	._2	._3	._4	._5	._6	._7	._8	._9
.000	.00000	.01000	.01414	.01732	.02000	.02236	.02449	.02646	.02828	.03000
.001	.03162	.03317	.03464	.03606	.03742	.03873	.04000	.04123	.04243	.04359
.002	.04472	.04583	.04690	.04796	.04899	.05000	.05099	.05196	.05292	.05385
.003	.05477	.05568	.05657	.05745	.05831	.05916	.06000	.06083	.06164	.06245
.004	.06325	.06403	.06481	.06557	.06633	.06708	.06782	.06856	.06928	.07000
.005	.07071	.07141	.07211	.07280	.07348	.07416	.07483	.07550	.07616	.07681
.006	.07746	.07810	.07874	.07937	.08000	.08062	.08124	.08185	.08246	.08307
.007	.08367	.08426	.08485	.08544	.08602	.08660	.08718	.08775	.08832	.08888
.008	.08944	.09000	.09055	.09110	.09165	.09220	.09274	.09327	.09381	.09434
.009	.09487	.09539	.09592	.09644	.09695	.09747	.09798	.09849	.09899	.09950
.010	.10000	.10050	.10100	.10149	.10198	.10247	.10296	.10344	.10392	.10440
.01	.1000	.1049	.1095	.1140	.1183	.1225	.1265	.1304	.1342	.1378
.02	.1414	.1449	.1483	.1517	.1549	.1581	.1612	.1643	.1673	.1703
.03	.1732	.1761	.1789	.1817	.1844	.1871	.1897	.1924	.1949	.1975
.04	.2000	.2025	.2049	.2074	.2098	.2121	.2145	.2168	.2191	.2214
.05	.2236	.2256	.2280	.2302	.2324	.2345	.2366	.2387	.2408	.2429
.06	.2449	.2470	.2490	.2510	.2530	.2550	.2569	.2588	.2608	.2627
.07	.2646	.2665	.2683	.2702	.2720	.2739	.2757	.2775	.2793	.2811
.08	.2828	.2846	.2864	.2881	.2898	.2915	.2933	.2950	.2966	.2983
.09	.3000	.3017	.3033	.3050	.3066	.3082	.3098	.3114	.3130	.3146
.10	.3162	.3178	.3194	.3209	.3225	.3240	.3256	.3271	.3286	.3302

TABLE II: Full Flow Coefficient Values Circular Concrete Pipe.

D Pipe Diameter (inches)	A Area (Square Feet)	R Hydraulic Radius (Feet)	Value of $C_1 = \frac{1.486}{n} \times A \times R^{2/3}$			
			n=0.010	n=0.011	n=0.012	n=0.013
8	0.349	0.167	15.8	14.3	13.1	12.1
10	0.545	0.208	28.4	25.8	23.6	21.8
12	0.785	0.250	46.4	42.1	38.6	35.7
15	1.227	0.312	84.1	76.5	70.1	64.7
18	1.767	0.375	137	124	114	105
21	2.405	0.437	206	187	172	158
24	3.142	0.500	294	267	245	226
27	3.976	0.562	402	366	335	310
30	4.909	0.625	533	485	444	410
33	5.940	0.688	686	624	574	530
36	7.069	0.750	867	788	722	666
42	9.621	0.875	1308	1189	1090	1006
48	12.566	1.000	1867	1698	1556	1436
54	15.904	1.125	2557	2325	2131	1967
60	19.635	1.250	3385	3077	2821	2604
66	23.758	1.375	4364	3967	3636	3357
72	28.274	1.500	5504	5004	4587	4234
78	33.183	1.625	6815	6195	5679	5242
84	38.485	1.750	8304	7549	6920	6388
90	44.170	1.875	9985	9078	8321	7681
96	50.266	2.000	11850	10780	9878	9119
102	56.745	2.125	13940	12670	11620	10720
108	63.617	2.250	16230	14760	13530	12490
114	70.882	2.375	18750	17040	15620	14420
120	78.540	2.500	21500	19540	17920	16540
126	86.590	2.625	24480	22260	20400	18830
132	95.033	2.750	27720	25200	23100	21330
138	103.870	2.875	31210	28370	26010	24010
144	113.100	3.000	34960	31780	29130	26890

Red = Peak hourly flow from
300 Main Street Project
Reuse of 4" CIP

FIGURE 1: Relative Velocity and Flow in Circular Pipe for Any Depth of Flow.



Job:	Project: Hardisty - 300 Main Street	Job No.:	2025:010
Description:	Sewer Design for Open Channel Flow for 6" Sewer Pipe	Sheet:	1 of 1
Prepared By:	DGK	Date:	5/13/2025
Reviewed By:	MAB	Rev. Date:	

SEWER DESIGN FOR OPEN CHANNEL FLOW - Proposed Conditions

New 6" SDR35 PVC Sewer Pipe

Calculated Daily Flow (residential)	1,320 gpd		
Peak Factor	12		
Calculated Peak Hourly Flow	11.00 gpm	=	0.0245 cfs
Design Peak Hourly Flow	25.00 gpm	=	0.0558 cfs

Gravity Pipe Line:

Diameter:	*6* inch	0.5000 feet	
Area:	28.27 square inch	0.1964 square feet	

Manning's n coeff. *0.0130* dimensionless
Note: 0.013 for new sewer pipe and Recommended Value from 10 State's - Sec. 33.41 Design of Sewers
Use 0.018 for existing cast iron pipe.
Pipe's Slope *1.00* % pitch 0.0100 ft/ft

Full Flowing Conditions:

Wetted Perimeter:	18.85 inch	1.57 feet
Hydraulic Radius:	1.5 inch	0.13 feet

Note: At Full Flow Conditon, Hydraulic Radius for a Round Pipe is rH = 1/4 D_{full}

Depth, Full (D): 6 inch 0.5000 feet

Using Manning's Equation: AT FULL FLOW CONDITION

Flow, Full (Q): *0.5611* cfs *Flow Full > Design Flow?* **ok**
251.6 gpm
Using Continuity Equation: velocity = Q/Area from Fluid Conservation Laws

Velocity, Full (V): *2.8577* fps

Determine Pipe Flow Depth at Peak FLow:

Flow, Max. Hourly: 11.00 gpm = 0.0245 cfs

q_{Peak}, Design Peak Flow: 11.00 gpm = 0.0245 cfs

$q_{Peak\text{-}design}/Q_{full}$ ***0.0437 cfs/cfs*** Plot Line on Chart
Percent Capacity: 4.37 ***%***

Use Partial Elements Chart for Full Flow Conditions for d/D_{full}, v/V_{full}, and q/Q_{full}

d/D_{full} = 0.14 From Partial Element Chart
depth, d = ***0.0700 feet =*** **0.84 inch**

v/V_{full} = 0.5 From Partial Element Chart
velocity, v = ***1.4288 fps***

Note:
From 2014 DEC Design Standards for Wastewater Treatment Works for Commercial/Institutional Facilities:
1) min. on-site 6" collector sewer at min. slope of 1/8" per ft. (1.0%),
2) on-site 4" collector sewer allowed at min. slope of 1/4" per ft. (2.0%) with full flow min. velocities of 2.0 fps.

Note: From 10 State Standards: Self Cleansing Velocity = 2.0 fps

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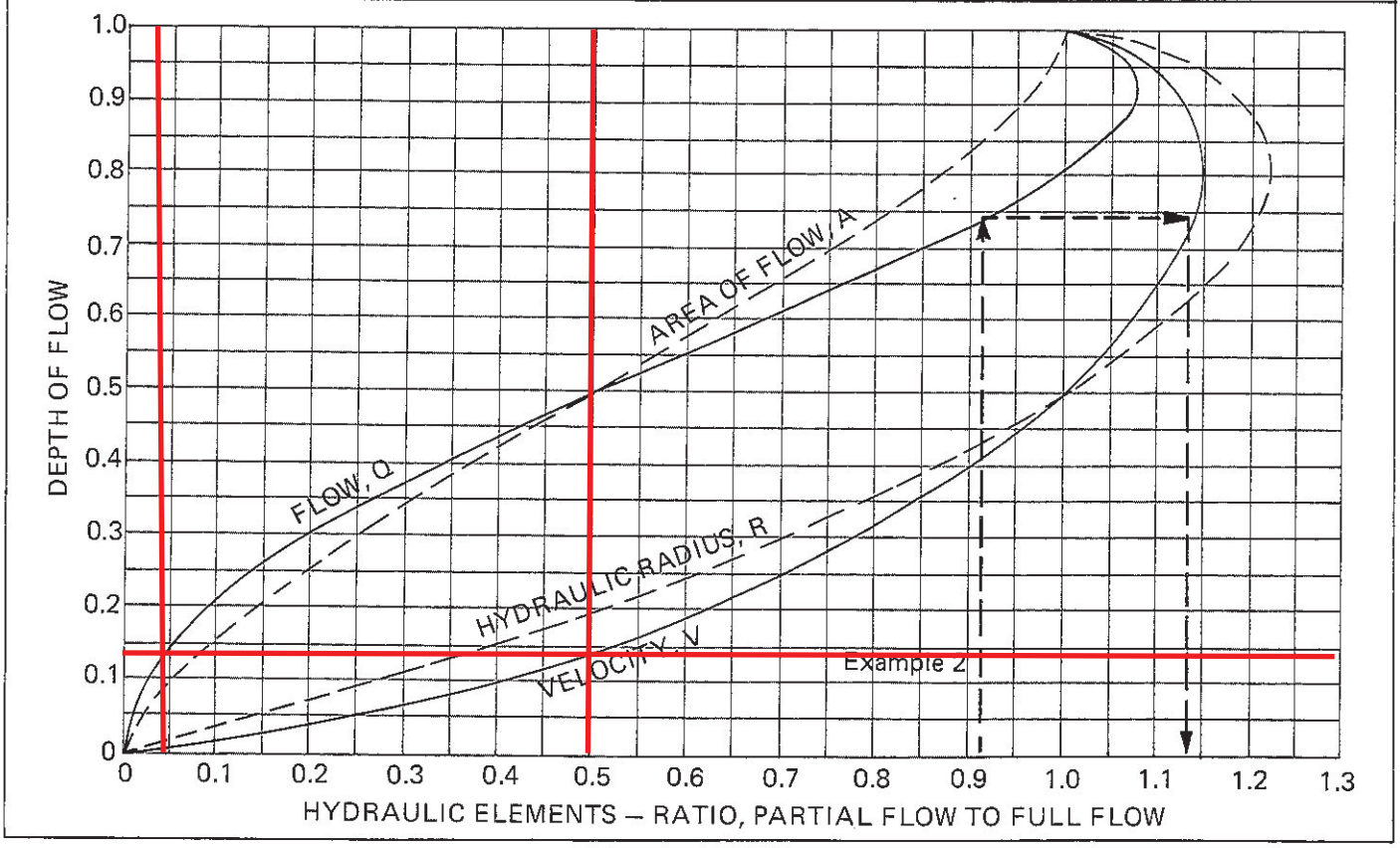
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.003	.05477	.05568	.05657	.05745	.05831	.05916	.06000	.06083	.06164	.06245
.004	.06325	.06403	.06481	.06557	.06633	.06708	.06782	.06856	.06928	.07000
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.008	.08944	.09000	.09055	.09110	.09165	.09220	.09274	.09327	.09381	.09434
.009	.09487	.09539	.09592	.09644	.09695	.09747	.09798	.09849	.09899	.09950
.010	.10000	.10050	.10100	.10149	.10198	.10247	.10296	.10344	.10392	.10440
.01	.1000	.1049	.1095	.1140	.1183	.1225	.1265	.1304	.1342	.1378
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.07	.2646	.2665	.2683	.2702	.2720	.2739	.2757	.2775	.2793	.2811
.08	.2828	.2846	.2864	.2881	.2898	.2915	.2933	.2950	.2966	.2983
.09	.3000	.3017	.3033	.3050	.3066	.3082	.3098	.3114	.3130	.3146
.10	.3162	.3178	.3194	.3209	.3225	.3240	.3256	.3271	.3286	.3302

TABLE II: Full Flow Coefficient Values Circular Concrete Pipe.

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18	1.767	0.375	137	124	114	105
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Red = Peak hourly flow from
300 Main Street Project
New 6" SDR35 PVC

FIGURE 1: Relative Velocity and Flow in Circular Pipe for Any Depth of Flow.



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

INFILTRATION AND INFLOW (I&I) REPORT

May 28, 2025

Mr. Bryan Murphy
City of Beacon Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
300 Main Street-Mixed Use Development
Tax ID: 5954-36-939865 (±0.18 acres)
City of Beacon, New York

On April 22, 2025, Hudson Land Design conducted an infiltration and inflow (I&I) study on the parcel located at 300 Main Street in accordance with §179-6 of the City of Beacon's code. The study was performed to determine if any illicit connections/inflows to the City of Beacon's sewage system are present on the subject property. Illicit inflows are wastewater discharges from non-sanitary wastewater sources which connect into the City's sanitary sewer system. Such types of flow include discharges from stormwater systems, sump/groundwater pumping, or other prohibited sources of inflow. Below please find a description of the subject property, a summary of our I&I study investigation and the conclusions from the study.

The project site is a developed parcel which contains two existing buildings, a paved driveway and a paved parking area. The main building on the property is a partial two-story mixed-use (residential & commercial) building located along the property's front or southern portion. Along the rear or north portions of the property is a separate single-story, cinder block, accessory building with only the walls and foundation remaining. The remainder of the parcel's area is paved and includes the driveway that connects to Main Street and a parking area behind the main building.

The I&I study was conducted in two parts. Part 1 of the study focused on the exterior of the existing buildings to determine if any illicit discharges, from sources outside of the structures, and/or external connection points are present. Part 2 focused on the buildings' interior to determine if any illicit sources are present within the building themselves. This typically includes non-sanitary wastewater sources being discharged into the public sewage system through connections to the buildings' internal sanitary plumbing.

For part 1, a visual inspection of the structures' exterior was conducted to find any stormwater collection systems that may be present (if any) on the buildings and determine where they discharge to. The main building was found to have roof gutters that run along the building's front and rear sides. The downspouts for the gutters were followed to their point of discharge and it was found that all of the downspouts discharge onto the ground around the building (on the paved driveway and parking area) and no illicit connections were found along the outside of the main building.

View of the main building's front side. A roof gutter is present along this side of the building along with a downspout on the southeastern corner that discharges to ground on the pavement east of the building.



View of the main building's rear side. Two separate roof gutters were found which service different roof sections along this side of the building. The downspouts for these gutters both discharge onto the ground along the rear of the building.



View of downspout on the main building's northwestern corner. The downspout discharges onto the ground behind the building.



The accessory building on the property was also inspected and found to have no roof gutters, downspouts, or stormwater collection & conveyance systems of any kind. Then the inside of the accessory building was inspected to see if any illicit sources/connections were present within the structure. The accessory building is a slab on grade building with no underground portion and no sump pump on its floor slab area. No other potential sources or connections were found within the accessory structure.

Flow from the building's roof and stormwater collections systems are discharged onto the property's paved surfaces, which the flow as sheet flow onto Main Street and enter the City's stormwater collection system located along the public street.

For part 2 of the study, the interior of the main building's was inspected to determine if any illicit sources are connected to the building's internal sewer lines such as from sump pumps, floor drains, or other illicit sources (discharges other than sanitary wastewater). For the inspection, the basement level of the main building was accessed, and the building's internal sewer pipes were visually inspected along their lengths to the building's sanitary discharge point (point where the sewage lines for the building converge and go towards the public sanitary system). From the inspection, HLD personnel did not find any illicit connections along the internal sewage plumbing along their length. The building's sanitary discharge point is located near the residence's southeastern (street-facing) corner and goes into the ground. The raw sewage goes underground, goes out of the building's front side, and connects to the sanitary sewer main in the Main Street. A sump pump was found on the basement level along the building's eastern side near a window. The pump is housed inside of a bucket and has an outlet/discharge line that goes out of the window and discharges onto the ground outside of the building's eastern side (onto the pavement).

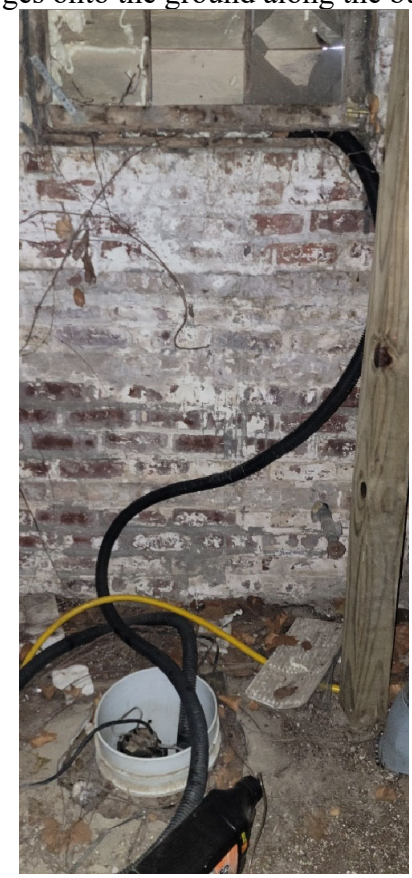
View of main building raw sewage outlet point located along the southeastern corner.



View of the main building sewer plumbing. No connections, other than from the building's water fixtures, were found along any point of the lines (no illicit connections).



View of the sump pump located along the main building's eastern side. The sump pump is not connected to the building's sewage lines. The pump's outlet hose goes out the window adjacent to the pump and discharges onto the ground along the building's eastern side.



View of the basement sump pump outlet hose and discharge point along the main building's eastern side.



Through our investigation, HLD did not find any illicit connections from the buildings at 300 Main Street to the City of Beacon's sanitary sewer collection system.

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

Sincerely,

Daniel G. Koehler, P.E.
Principal

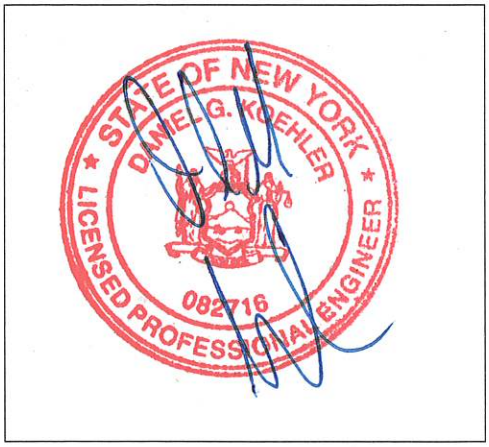
cc: 300 Main Street, LLC, Owner and Applicant (via email)
Michael A. Bodendorf, P.E. (HLD file)

Engineer's Drainage Report
for
300 Main Street Redevelopment

Property:
300 Main Street
Beacon, NY 12508
Tax ID: 5954-36-939865

Prepared for:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, NY 12533

May 27, 2025



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

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APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 300 Main Street in the City of Beacon, Dutchess County, New York, with a Tax ID of 5954-36-939865. The ±7,900 square-foot (±0.18 acre) parcel contains an existing building, accessory building remains, and asphalt pavement. The project proposes demolition of existing improvements, and construction of a new building. The new building roof area will be approximately 4,724 square feet and will include commercial uses (presumably retail based on the area of each unit) on the first floor and residential uses on the second and third floors.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in approximately 10% pervious area by installation of landscaped areas and planters. The remaining 90% will be impervious (rooftop and pavers). Site soil disturbance will not exceed 1 acre; therefore the project is not subject to the requirements of NYSDEC GP-0-25-001 General Permit for Construction Activities. This study has been completed to analyze the flow that the project area contributes to offsite areas, including the City of Beacon stormwater collection system in Main Street, and to design the a collection and conveyance system that will allow for limited groundwater recharge. The objective is to eliminate existing discharge of stormwater runoff to adjacent private properties and to route the resulting drainage to the City's stormwater conveyance system.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 2-Year, 10-Year, 25-Year and 100-Year rainfall events are 2.61, 3.16, 4.70, 5.90 and 8.34 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there is one type of soil present on the project site and its associated contributing drainage area. Soils information is provided in Appendix B of this report. Table I below summarizes the characteristics of the soil type present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

Since the soils characteristics are limited due to the urban historic nature of the site, Hudson Land Design personnel directed a test pit on the site to understand the general nature of the soils. A test pit was performed on April 23, 2025 in the asphalt paved area of the site, generally in line with the end of the adjacent building to the east. The soils encountered were generally pavement and subbase for the initial 9 inches, followed by approximately 31 inches of gravelly loam, followed by approximately 35 inches of silt loam to the limits of the excavation. Seepage was encountered at the bottom of the hole, approximately 75 inches below the surface. The gravelly loam was

observed to be very free draining, where the silt loam had less infiltrative capacity as determined by visual observation. The elevation at the test pit was interpolated to be 138.1. Therefore, the gravelly loam layer extends to approximately elevation 134.8.

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Stormwater Design Points (SDP) represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. For this study, two design points were selected, corresponding to the points where the project site discharges to the southeast toward the City of Beacon stormwater collection system, and where the project site discharges to the northeast toward adjacent private properties.

Table II - Stormwater Design/Discharge Point	
SDP	**Description**
1	City of Beacon stormwater collection system beneath Main Street
2	Northeast toward adjacent private properties

4.2 Existing Watershed Area

Subcatchment 1 is ±1,413 square feet of on-site area in total. Soils in this subcatchment were assumed to be hydrologic soil group D. The area consists of existing rooftop that discharges to the surface via gutter and downspout, and asphalt paved area east of the existing building. Drainage generally flows via sheet flow in a southerly direction across the sidewalk to the gutterline along Main Street, and eventually into the City's stormwater collection system. This represents SDP1.

Subcatchment 2 is ±6,487 square feet of on-site area in total. Soils in this subcatchment were assumed to be hydrologic soil group D. The area consists of existing rooftop that discharges to the surface via gutter and downspout, asphalt paved area north and east of the existing building, and the concrete floor of the accessory structure. Drainage generally flows via sheet flow in a northeasterly direction to lower elevations on adjacent private properties. This represents SDP2.

The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

Table III - Pre-Development Watershed Conditions					
Subcatchment	**Area (SF)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	1,413	Existing rooftop & asphalt paving	98	-	6.0 minutes
2	6,487	Existing rooftop & asphalt paving & concrete floor	98	-	6.0 minutes

A minimum time of concentration of 6 minutes (0.1 hour) was used as a result of the small drainage areas.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project drainage goal is to eliminate runoff to the adjacent private properties. This is accomplished by grading the areas to drain into an on-site stormwater collection and conveyance system, and by routing rooftop runoff through internal roof drains that discharge to the same stormwater collection and conveyance system. The system is proposed to consist of yard drains to collect surface runoff and connected perforated pipe laid level to allow for some groundwater recharge to the subsurface soils. At the final yard drain, a solid outlet pipe will be constructed to a proposed catch basin in Main Street. The inlet of this solid pipe will be equipped with a cap, and a drilled 8-inch diameter hole to slightly impeded flow offsite and to allow more time for groundwater recharge. The new catch basin will have a solid pipe section that flows westerly to a second proposed catch basin on Main Street. The second catch basin will have an outlet pipe to provide a new hydraulic connection to the existing drainage manhole which is part of the existing City stormwater collection system that runs generally down the center of Main Street. The following is a description of the subcatchment:

Subcatchment 10 is 7,900 square feet of on-site area in total with the same limits as pre-development conditions. Soils in this subcatchment were assumed to be hydrologic soil group D. The area consists of proposed rooftop, paver and sidewalk areas, and landscaped areas and planters. Drainage will flow to the proposed stormwater collection and conveyance system as described above, which discharges southerly toward the City of Beacon stormwater system in Main Street, identified as SDP1 in the pre-development analysis.

The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

Table IV - Post-Development Watershed Conditions

Subcatchment	Area (SF)	Cover	Average Curve #	Hydrologic Soil Group(s)	Time of Concentration
10	7,900	Proposed building rooftop, pavers and sidewalk, & landscaped areas	96	-	6.0 minutes

A minimum time of concentration of 6 minutes (0.1 hour) was used as a result of the small drainage areas.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at the study points under pre-development and post-development conditions are summarized below.

Table V- Stormwater Design/Discharge Point Comparison

SDP	1-Year (cfs)		2-Year (cfs)		10-Year (cfs)		25-Year (cfs)		100-Year (cfs)	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
1	0.12	0.60	0.14	0.74	0.21	1.15	0.27	1.42	0.38	2.02
2	0.53	0.00	0.65	0.00	0.97	0.00	1.22	0.00	1.73	0.00

As expected, the runoff rates at SDP 1 increase from pre-development to post-development conditions as a result of eliminating previous runoff toward adjacent private properties (SDP2 has no outflow). The proposed stormwater collection and conveyance system consists of approximately 105 linear feet of 12" diameter perforated pipe laid level at invert elevation 136.3. For the purposes of modelling the groundwater recharge, a conservative infiltration rate of 5 inches per hour was used. The gravelly loam layer extends approximately 1 foot below the bottom of the trench of the 12" perforated pipe. Approximately 18% of the land area currently flows directly to Main Street in its current conditions. It is likely that flows that exit the site in a northeast direction eventually converge with the City's stormwater collection system. Therefore, between small volumes of groundwater recharge, in combination with a 10% reduction in impervious area on the site from predevelopment to post-development conditions, the increase in immediate rates of flow to the City's stormwater collection system are assumed to have a negligible impact to the capacity of the system.

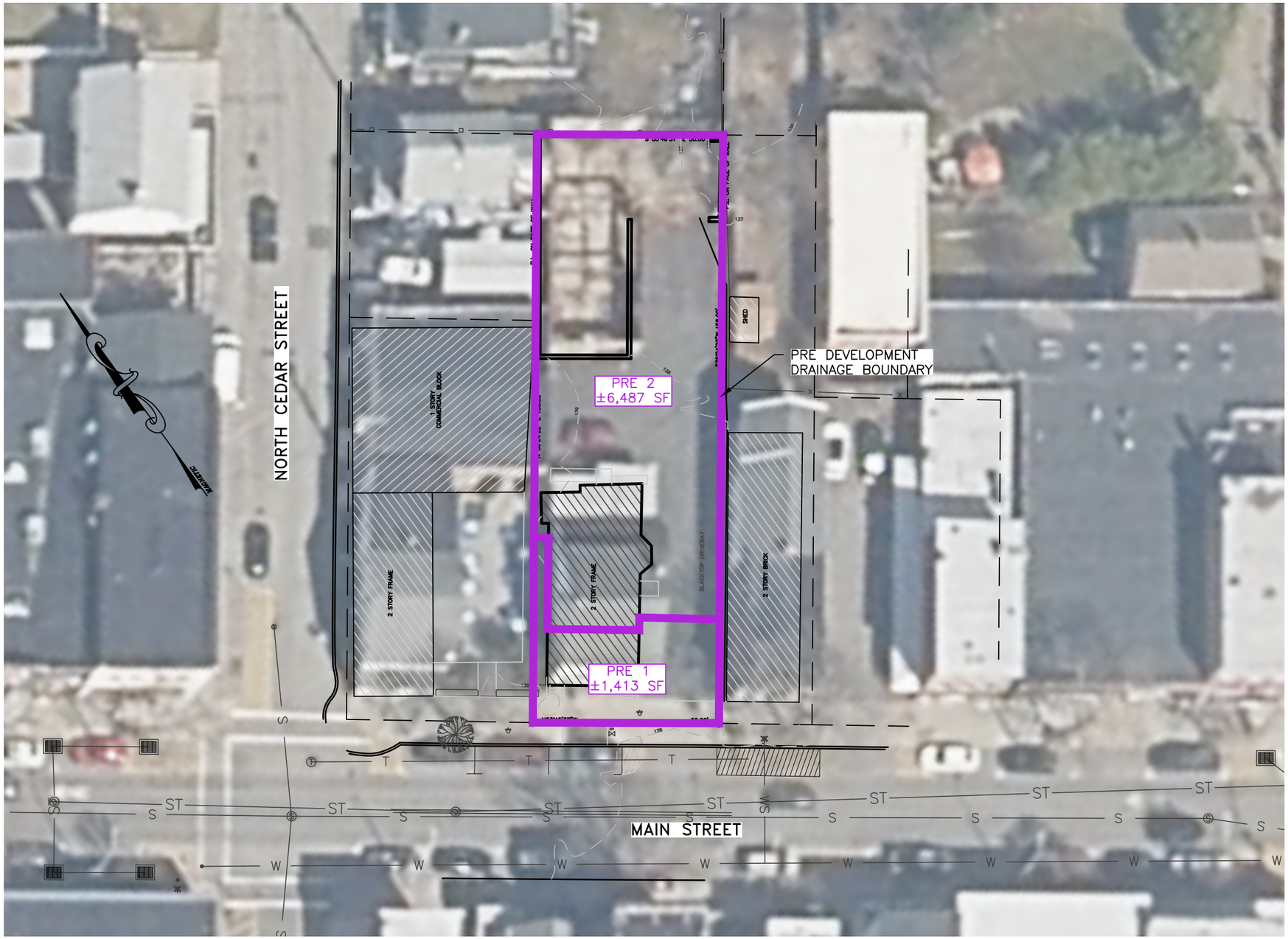
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DRAWN BY: ESR	CHECKED BY: DGK

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

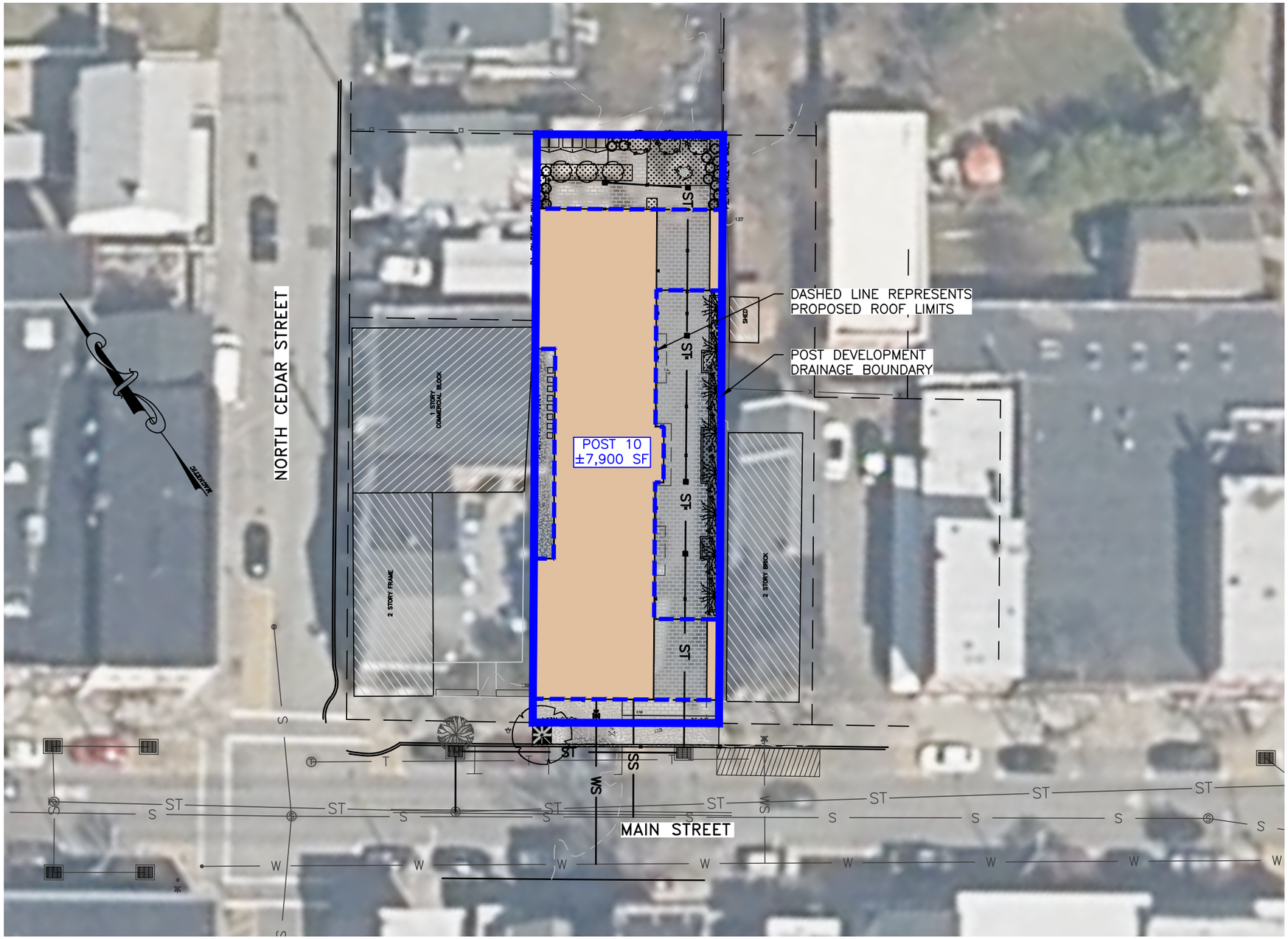
PRE-DEVELOPMENT CONDITIONS MAP

300 MAIN STREET

300 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-939865

JOB #:	2025:010
DATE:	5/27/25
SCALE:	1" = 30'
TITLE:	DR-1
SHEET:	1 OF 2

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DRAWN BY: ESR CHECKED BY: DGK

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

POST-DEVELOPMENT CONDITIONS MAP

300 MAIN STREET

300 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-939865

JOB #: 2025:010
DATE: 5/27/25
SCALE: 1" = 30'
TITLE: DR-2
SHEET: 2 OF 2

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APPENDIX B

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Metadata for Point

Smoothing	Yes
State	
Location	
Latitude	41.505 degrees North
Longitude	73.97 degrees West
Elevation	40 feet
Date/Time	Tue May 27 2025 10:16:10 GMT-0400 (Eastern Daylight Time)

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48h
1yr	0.33	0.50	0.62	0.82	1.02	1.27	**1yr**	0.88	1.19	1.45	1.77	2.15	2.61	2.9
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.75	2.15	2.61	3.16	3.5
5yr	0.46	0.71	0.89	1.19	1.52	1.91	**5yr**	1.31	1.76	2.20	2.70	3.28	3.96	4.5
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.91	4.70	5.4
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.06	4.93	5.90	6.8
50yr	0.68	1.09	1.39	1.95	2.63	3.39	**50yr**	2.27	3.00	3.93	4.84	5.86	7.02	8.2
100yr	0.77	1.24	1.61	2.28	3.10	4.03	**100yr**	2.68	3.53	4.68	5.77	6.99	8.34	9.8
200yr	0.87	1.43	1.85	2.66	3.67	4.79	**200yr**	3.17	4.15	5.58	6.89	8.33	9.93	11.7
500yr	1.05	1.73	2.26	3.28	4.59	6.03	**500yr**	3.96	5.15	7.04	8.70	10.51	12.50	14.9

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48h
1yr	0.28	0.44	0.53	0.72	0.88	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.3
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.4
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.42	3.01	3.65	4.1
10yr	0.47	0.72	0.89	1.25	1.61	1.85	**10yr**	1.39	1.81	2.11	2.71	3.38	4.14	4.8
25yr	0.54	0.82	1.02	1.46	1.92	2.13	**25yr**	1.66	2.09	2.45	3.05	3.94	4.86	5.8
50yr	0.60	0.92	1.14	1.64	2.21	2.38	**50yr**	1.91	2.33	2.76	3.41	4.43	5.50	6.7
100yr	0.68	1.03	1.29	1.86	2.56	2.67	**100yr**	2.21	2.61	3.12	3.81	5.01	6.19	7.7
200yr	0.77	1.16	1.47	2.13	2.97	2.98	**200yr**	2.56	2.92	3.52	4.27	5.66	6.92	9.0
500yr	0.92	1.37	1.76	2.56	3.64	3.48	**500yr**	3.14	3.40	4.16	4.98	6.68	8.02	11.0

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48h

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dutchess County, New York

300 Main Street



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:353 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ur	Urban land	0.2	100.0%
Totals for Area of Interest		**0.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dutchess County, New York

Ur—Urban land

Map Unit Setting

National map unit symbol: 9rjb
Mean annual precipitation: 41 to 47 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 115 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: Unranked

Minor Components

Udorthents, smoothed

Percent of map unit: 5 percent
Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed soils, undisturbed

Percent of map unit: 1 percent
Hydric soil rating: Unranked

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: Unranked

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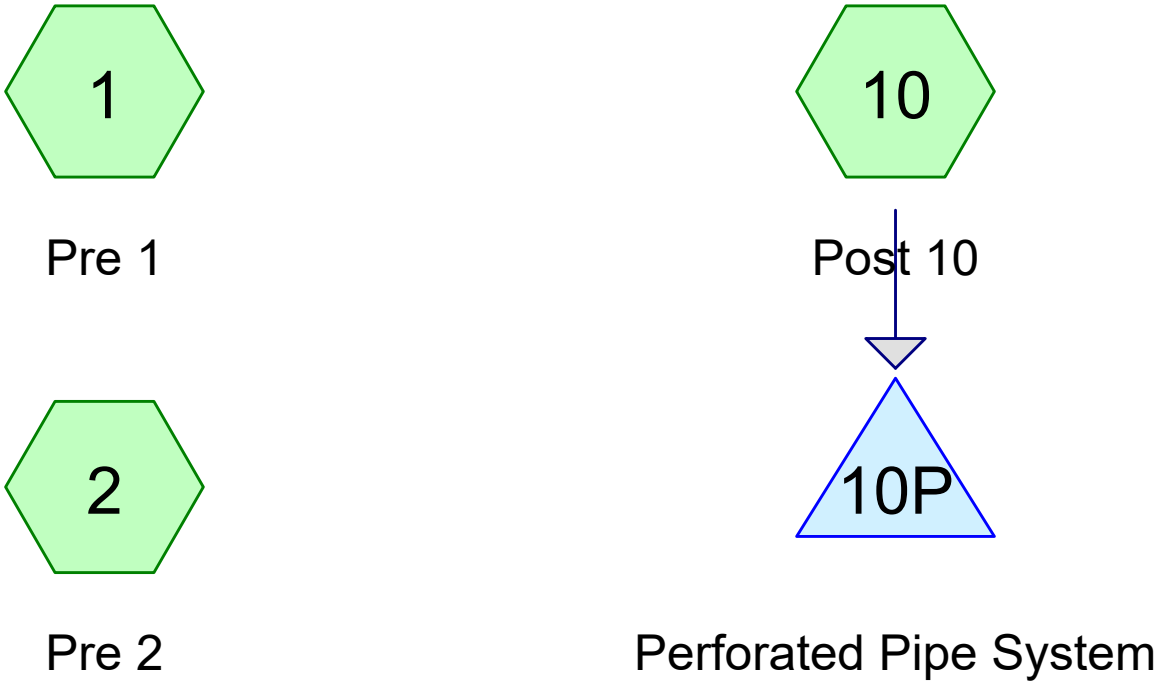
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APPENDIX C

HYDROLOGIC MODELING



Subcat Reach Pond Link

Routing Diagram for 300 Main Street model, Revised 5/27/2025
Prepared by Hudson Land Design, P.C., Printed 5/28/2025
HydroCAD® 10.00-26 s/n 04797 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1: Pre 1

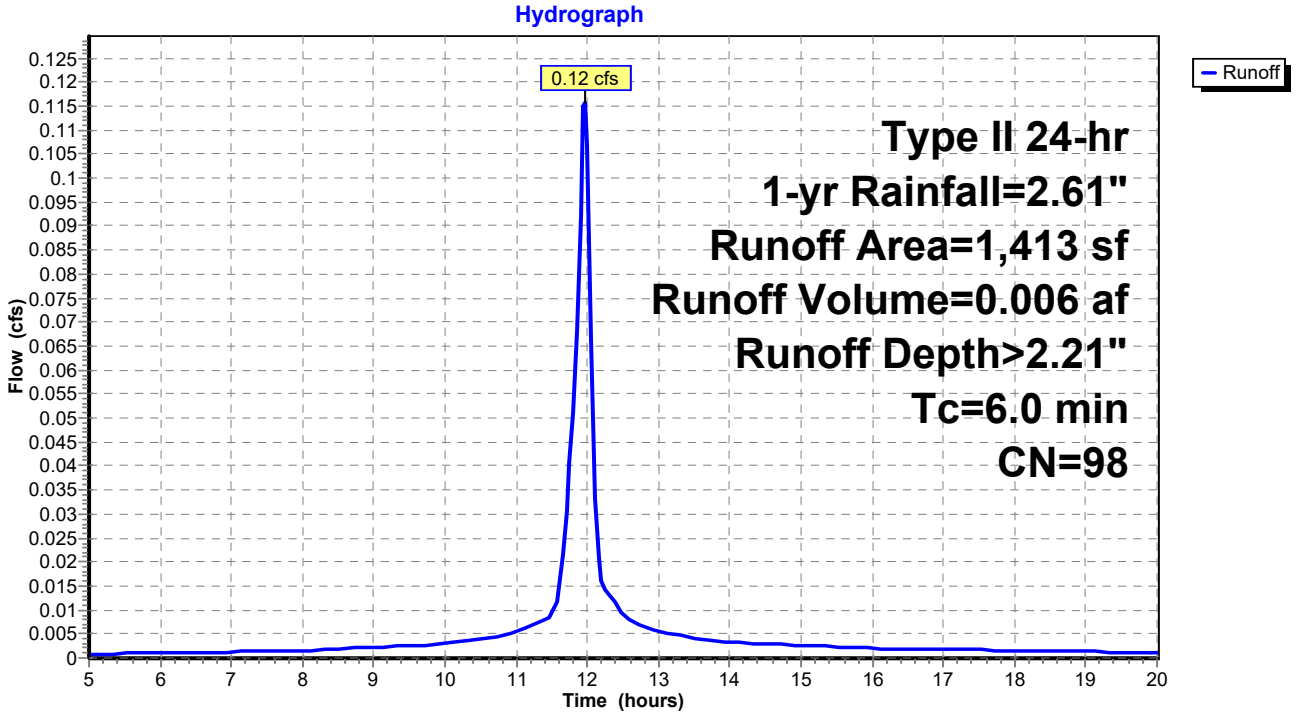
Runoff = 0.12 cfs @ 11.96 hrs, Volume= 0.006 af, Depth> 2.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	1,413	98	Rooftop and asphalt paved, HSG D
	1,413		100.00% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 2: Pre 2

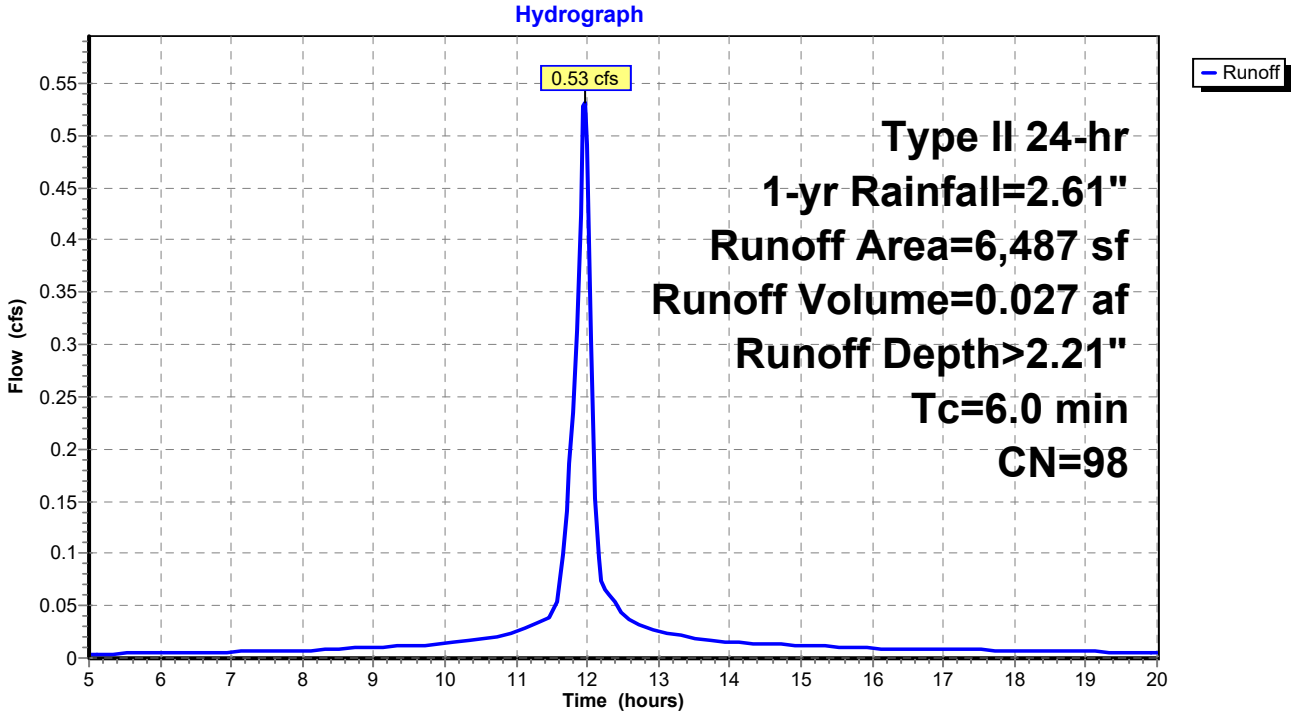
Runoff = 0.53 cfs @ 11.96 hrs, Volume= 0.027 af, Depth> 2.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	6,487	98	Rooftop, concrete floor and asphalt paved, HSG D
	6,487		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 10: Post 10

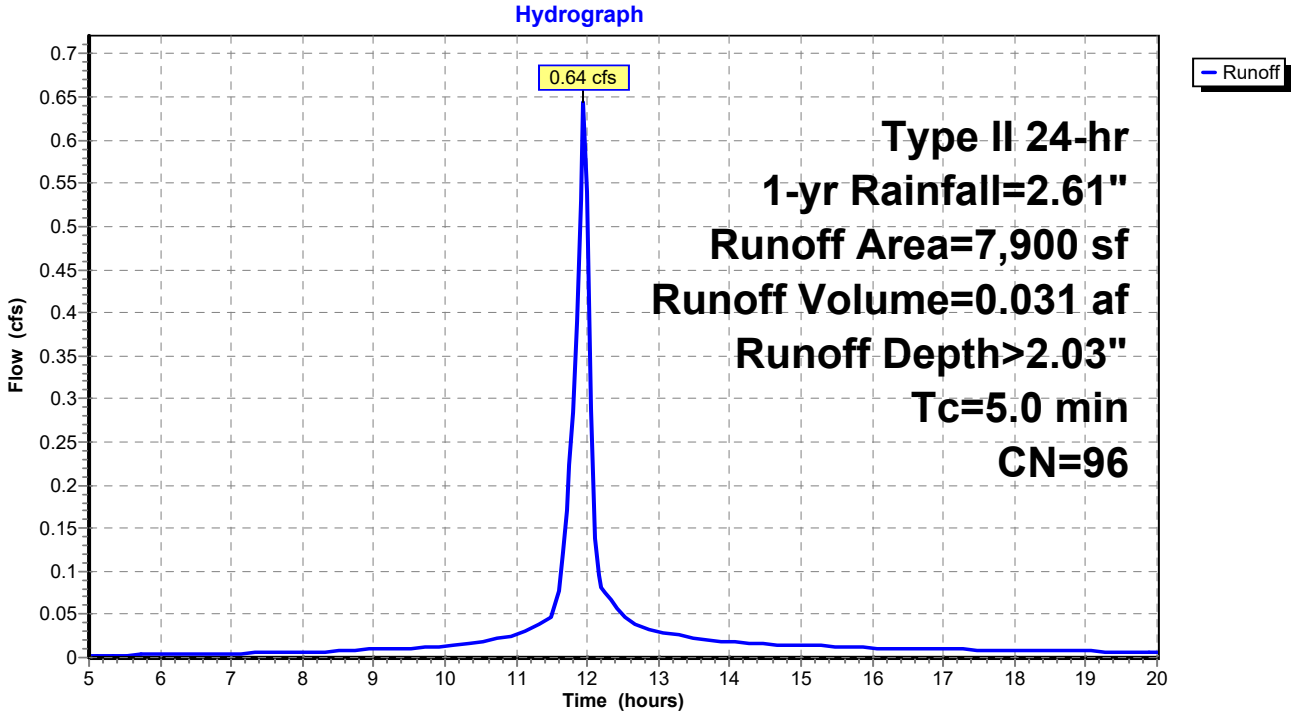
Runoff = 0.64 cfs @ 11.95 hrs, Volume= 0.031 af, Depth> 2.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

	Area (sf)	CN	Description
*	7,107	98	Proposed rooftop, pavers, sidewalk, HSG D
	793	80	>75% Grass cover, Good, HSG D
	7,900	96	Weighted Average
	793		10.04% Pervious Area
	7,107		89.96% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 10P: Perforated Pipe System

Inflow Area = 0.181 ac, 89.96% Impervious, Inflow Depth > 2.03" for 1-yr event
Inflow = 0.64 cfs @ 11.95 hrs, Volume= 0.031 af
Outflow = 0.62 cfs @ 11.97 hrs, Volume= 0.031 af, Atten= 4%, Lag= 1.1 min
Discarded = 0.02 cfs @ 10.70 hrs, Volume= 0.015 af
Primary = 0.60 cfs @ 11.97 hrs, Volume= 0.016 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 136.74' @ 11.97 hrs Surf.Area= 210 sf Storage= 100 cf

Plug-Flow detention time= 9.3 min calculated for 0.031 af (100% of inflow)
Center-of-Mass det. time= 8.9 min (754.5 - 745.5)

Volume	Invert	Avail.Storage	Storage Description
#1	135.80'	135 cf	**2.00'W x 105.00'L x 2.00'H Prismatoid** 420 cf Overall - 82 cf Embedded = 338 cf x 40.0% Voids
#2	136.30'	82 cf	**12.0" Round Pipe Storage** Inside #1 L= 105.0'
#3	137.80'	1 cf	**Custom Stage Data** Listed below
		218 cf	Total Available Storage

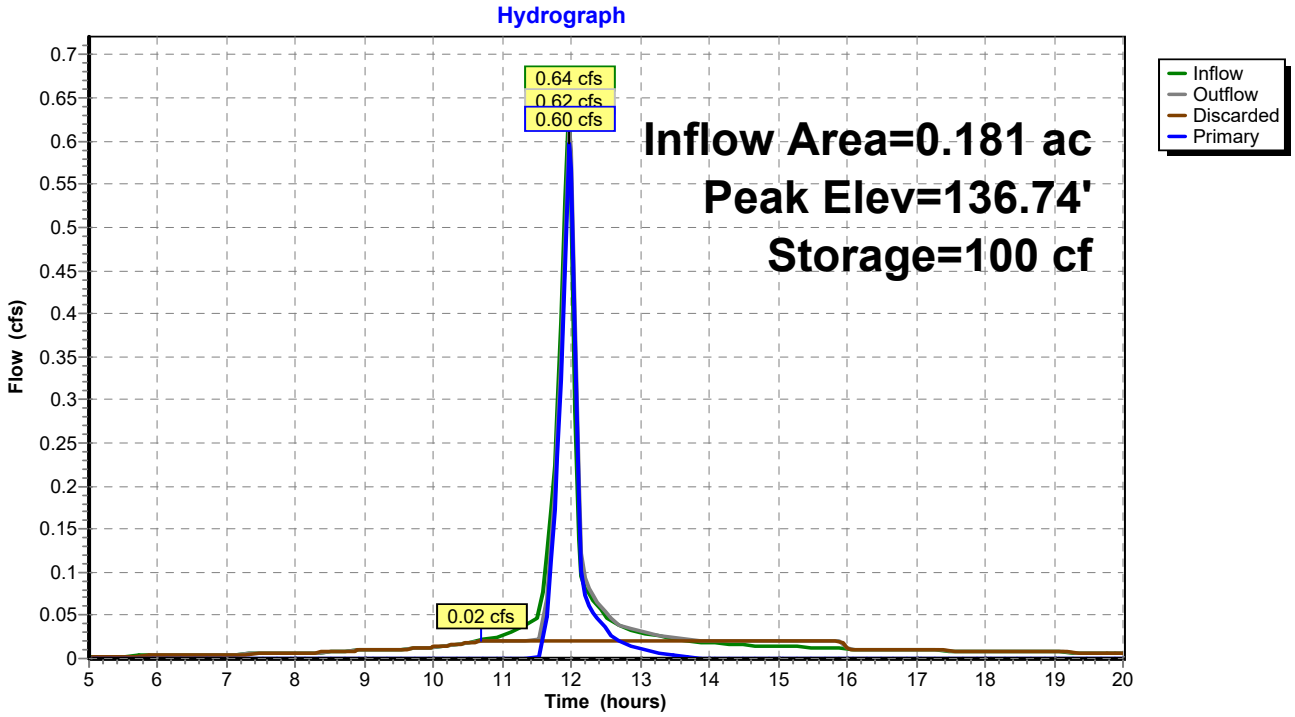
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
137.80	0	0
138.52	1	1

Device	Routing	Invert	Outlet Devices
#1	Primary	136.30'	**12.0" Round Culvert** L= 48.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 136.30' / 135.30' S= 0.0208 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	136.05'	**8.0" Vert. Orifice/Grate** C= 0.600
#3	Discarded	135.80'	**0.02 cfs Exfiltration when above 135.80'**

Discarded OutFlow Max=0.02 cfs @ 10.70 hrs HW=135.83' (Free Discharge)
↑**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.58 cfs @ 11.97 hrs HW=136.73' (Free Discharge)
↑**1=Culvert** (Inlet Controls 0.58 cfs @ 1.77 fps)
↑**2=Orifice/Grate** (Passes 0.58 cfs of 1.00 cfs potential flow)

Pond 10P: Perforated Pipe System



Summary for Subcatchment 1: Pre 1

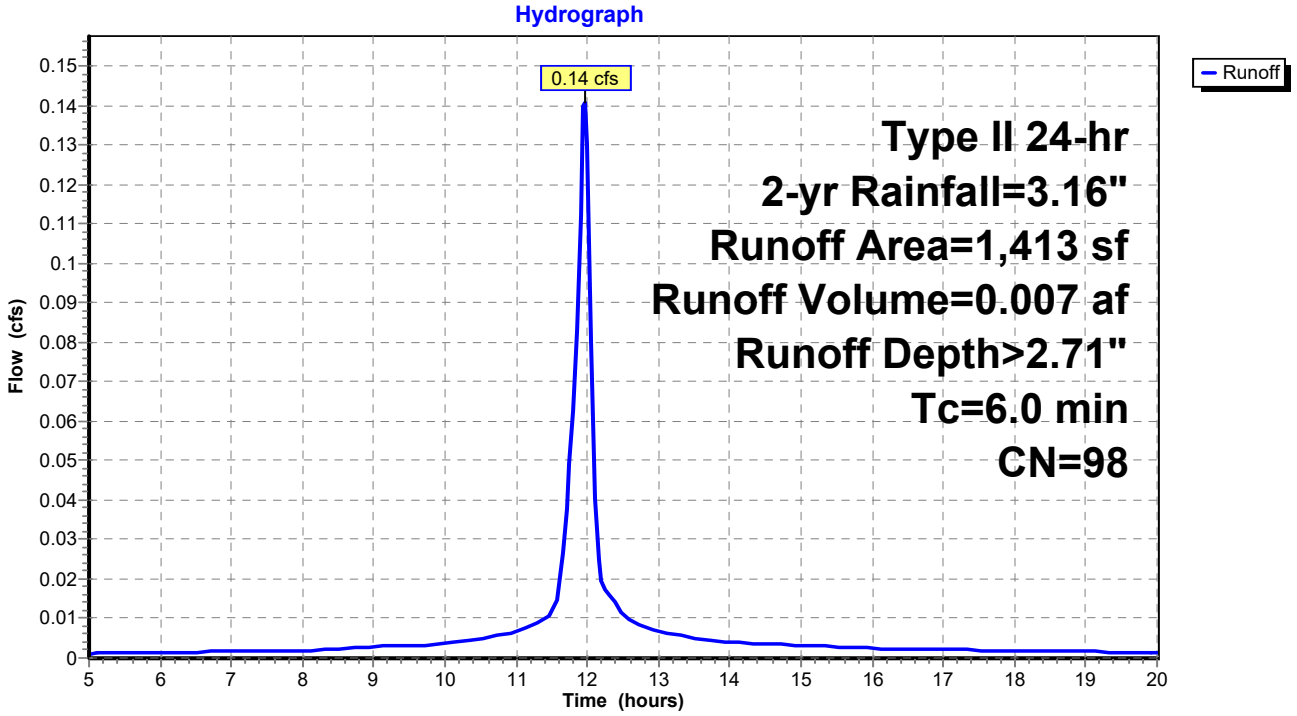
Runoff = 0.14 cfs @ 11.96 hrs, Volume= 0.007 af, Depth> 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.16"

	Area (sf)	CN	Description
*	1,413	98	Rooftop and asphalt paved, HSG D
	1,413		100.00% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 2: Pre 2

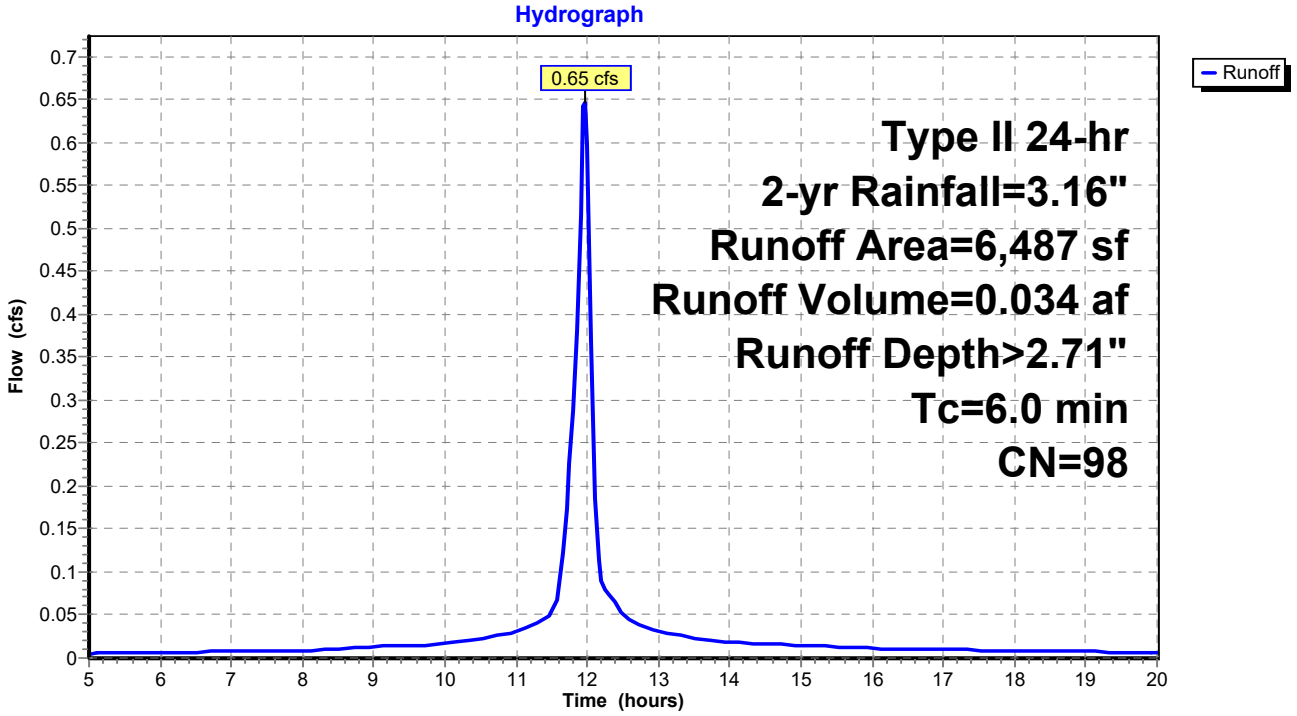
Runoff = 0.65 cfs @ 11.96 hrs, Volume= 0.034 af, Depth> 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.16"

	Area (sf)	CN	Description
*	6,487	98	Rooftop, concrete floor and asphalt paved, HSG D
	6,487		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 10: Post 10

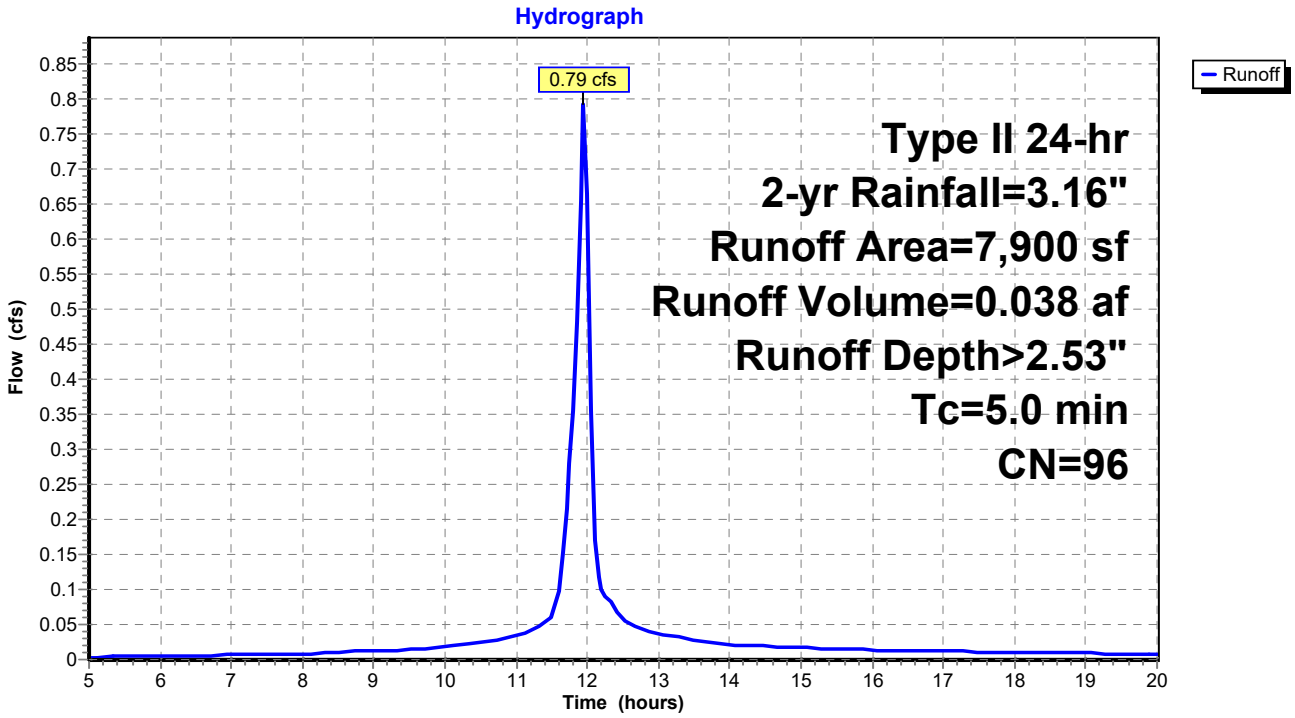
Runoff = 0.79 cfs @ 11.95 hrs, Volume= 0.038 af, Depth> 2.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.16"

	Area (sf)	CN	Description
*	7,107	98	Proposed rooftop, pavers, sidewalk, HSG D
	793	80	>75% Grass cover, Good, HSG D
	7,900	96	Weighted Average
	793		10.04% Pervious Area
	7,107		89.96% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 10P: Perforated Pipe System

Inflow Area = 0.181 ac, 89.96% Impervious, Inflow Depth > 2.53" for 2-yr event
Inflow = 0.79 cfs @ 11.95 hrs, Volume= 0.038 af
Outflow = 0.76 cfs @ 11.97 hrs, Volume= 0.038 af, Atten= 4%, Lag= 1.0 min
Discarded = 0.02 cfs @ 10.30 hrs, Volume= 0.017 af
Primary = 0.74 cfs @ 11.97 hrs, Volume= 0.021 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 136.80' @ 11.97 hrs Surf.Area= 210 sf Storage= 109 cf

Plug-Flow detention time= 9.5 min calculated for 0.038 af (100% of inflow)
Center-of-Mass det. time= 9.2 min (751.1 - 741.9)

Volume	Invert	Avail.Storage	Storage Description
#1	135.80'	135 cf	**2.00'W x 105.00'L x 2.00'H Prismatoid** 420 cf Overall - 82 cf Embedded = 338 cf x 40.0% Voids
#2	136.30'	82 cf	**12.0" Round Pipe Storage** Inside #1 L= 105.0'
#3	137.80'	1 cf	**Custom Stage Data** Listed below
		218 cf	Total Available Storage

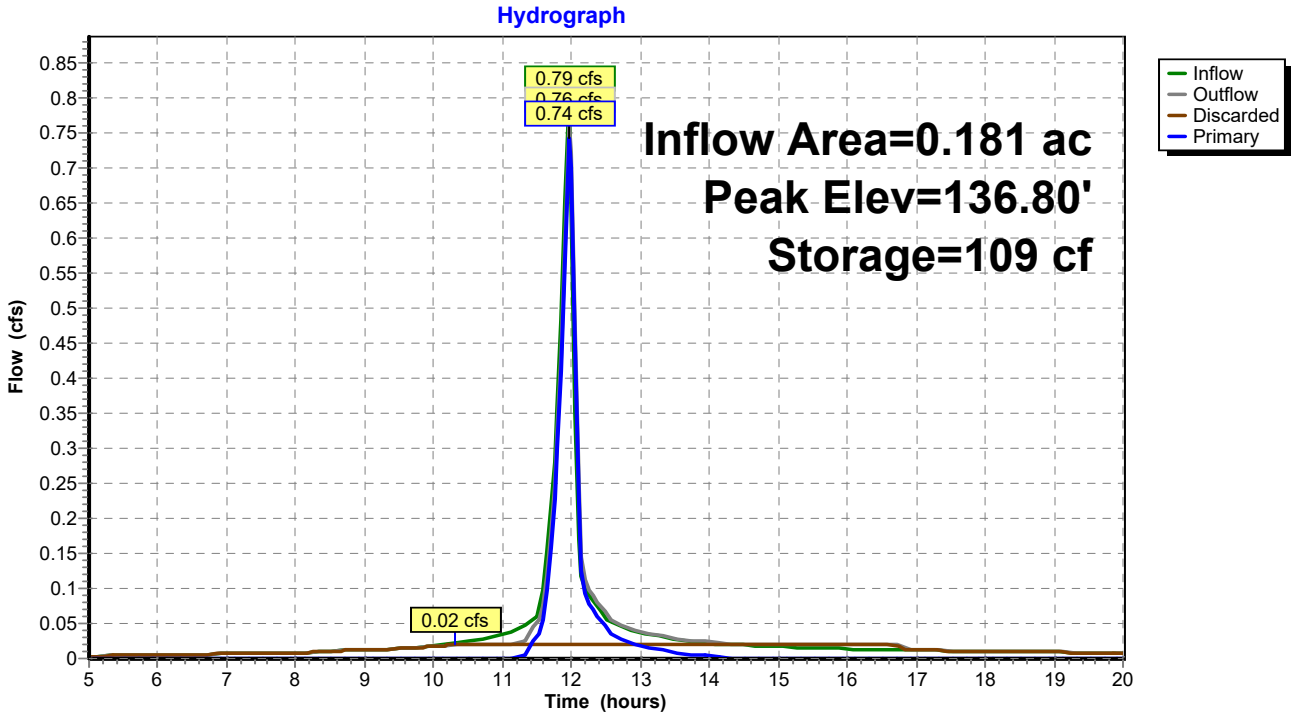
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
137.80	0	0
138.52	1	1

Device	Routing	Invert	Outlet Devices
#1	Primary	136.30'	**12.0" Round Culvert** L= 48.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 136.30' / 135.30' S= 0.0208 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	136.05'	**8.0" Vert. Orifice/Grate** C= 0.600
#3	Discarded	135.80'	**0.02 cfs Exfiltration when above 135.80'**

Discarded OutFlow Max=0.02 cfs @ 10.30 hrs HW=135.83' (Free Discharge)
└**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.72 cfs @ 11.97 hrs HW=136.79' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.72 cfs @ 1.88 fps)
└**2=Orifice/Grate** (Passes 0.72 cfs of 1.07 cfs potential flow)

Pond 10P: Perforated Pipe System



Summary for Subcatchment 1: Pre 1

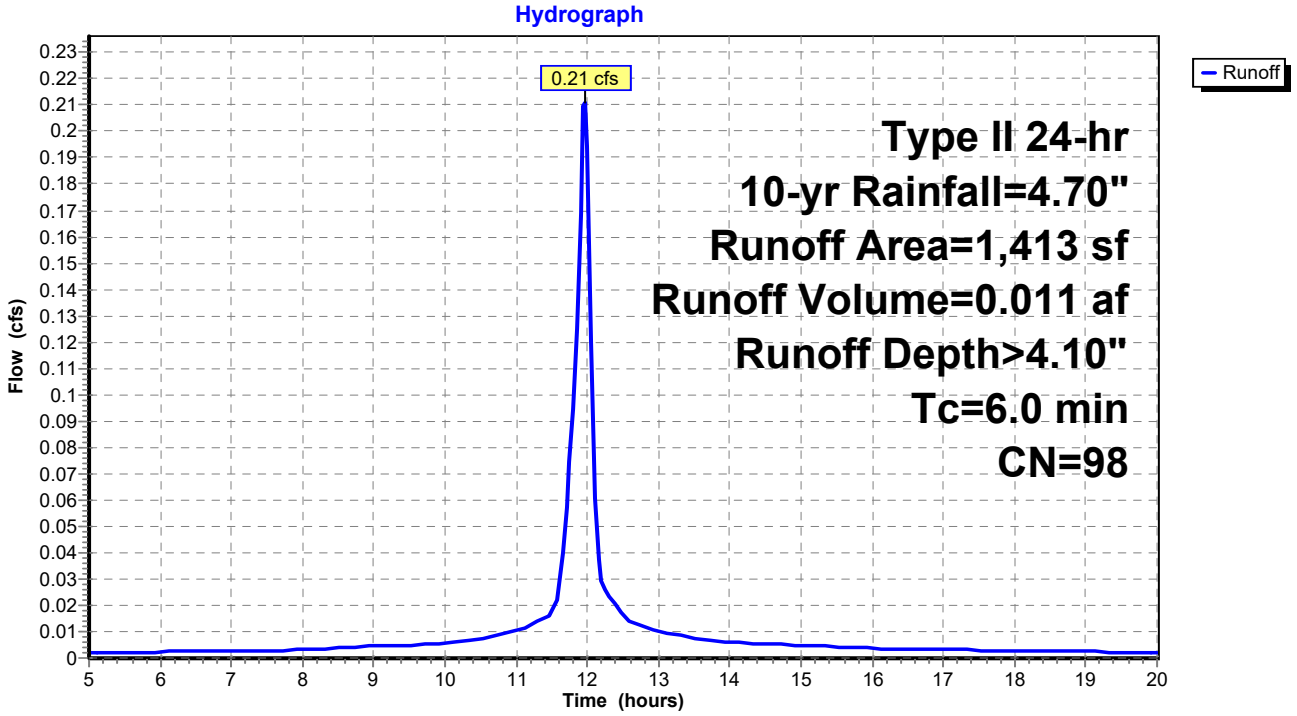
Runoff = 0.21 cfs @ 11.96 hrs, Volume= 0.011 af, Depth> 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

	Area (sf)	CN	Description
*	1,413	98	Rooftop and asphalt paved, HSG D
	1,413		100.00% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 2: Pre 2

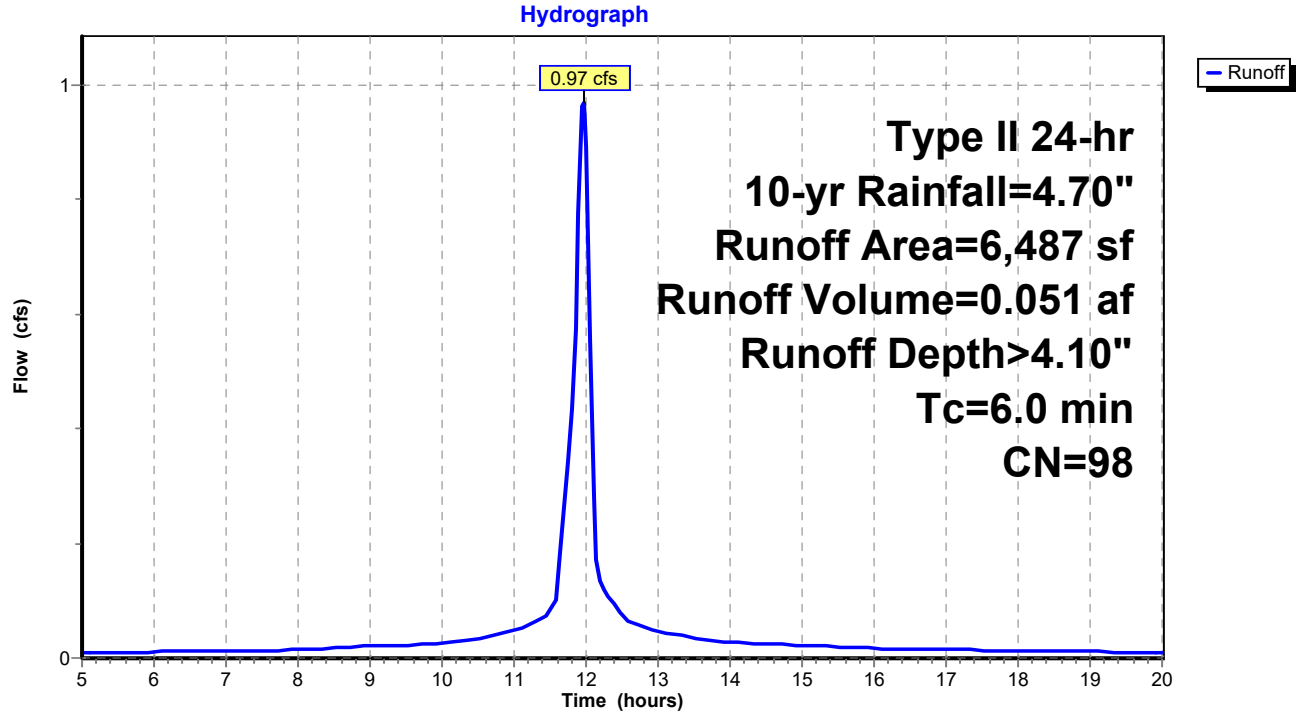
Runoff = 0.97 cfs @ 11.96 hrs, Volume= 0.051 af, Depth> 4.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

	Area (sf)	CN	Description
*	6,487	98	Rooftop, concrete floor and asphalt paved, HSG D
	6,487		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 10: Post 10

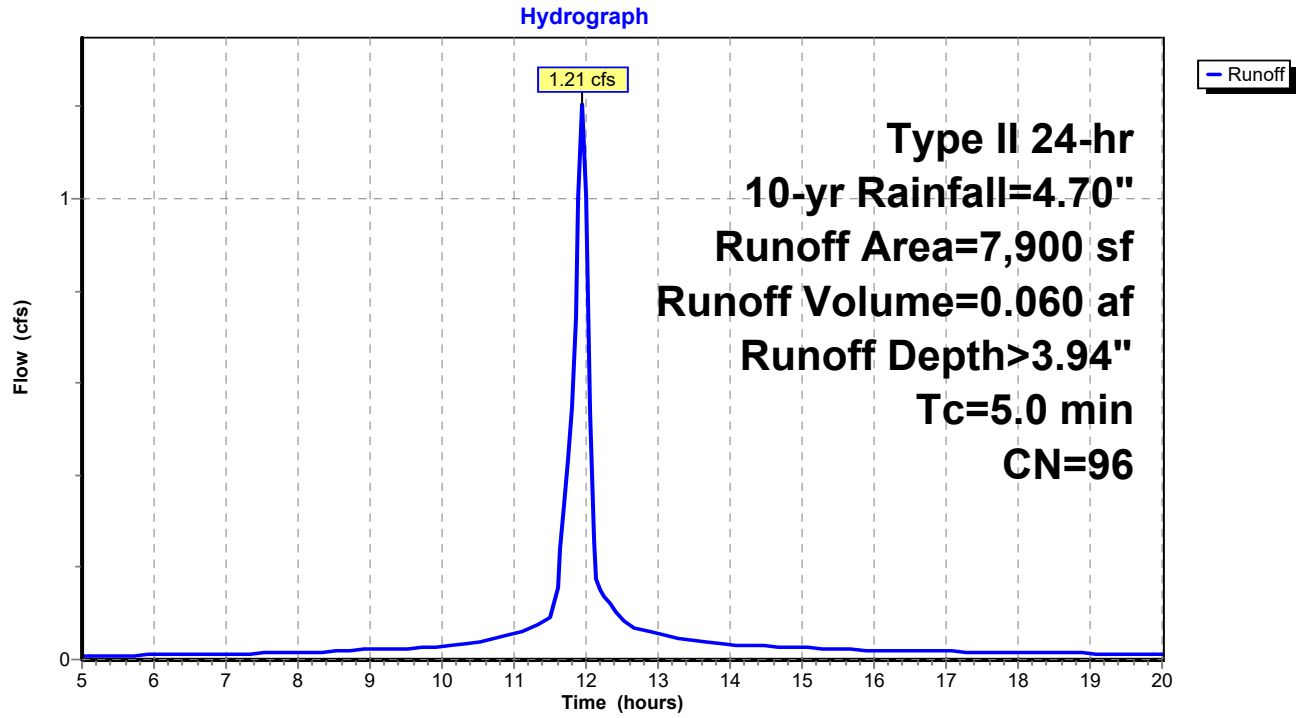
Runoff = 1.21 cfs @ 11.95 hrs, Volume= 0.060 af, Depth> 3.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

	Area (sf)	CN	Description
*	7,107	98	Proposed rooftop, pavers, sidewalk, HSG D
	793	80	>75% Grass cover, Good, HSG D
	7,900	96	Weighted Average
	793		10.04% Pervious Area
	7,107		89.96% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 10P: Perforated Pipe System

Inflow Area = 0.181 ac, 89.96% Impervious, Inflow Depth > 3.94" for 10-yr event
Inflow = 1.21 cfs @ 11.95 hrs, Volume= 0.060 af
Outflow = 1.17 cfs @ 11.96 hrs, Volume= 0.060 af, Atten= 3%, Lag= 0.8 min
Discarded = 0.02 cfs @ 8.80 hrs, Volume= 0.022 af
Primary = 1.15 cfs @ 11.96 hrs, Volume= 0.038 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 136.94' @ 11.96 hrs Surf.Area= 210 sf Storage= 130 cf

Plug-Flow detention time= 10.0 min calculated for 0.059 af (100% of inflow)
Center-of-Mass det. time= 9.7 min (745.6 - 736.0)

Volume	Invert	Avail.Storage	Storage Description
#1	135.80'	135 cf	**2.00'W x 105.00'L x 2.00'H Prismatoid** 420 cf Overall - 82 cf Embedded = 338 cf x 40.0% Voids
#2	136.30'	82 cf	**12.0" Round Pipe Storage** Inside #1 L= 105.0'
#3	137.80'	1 cf	**Custom Stage Data** Listed below
		218 cf	Total Available Storage

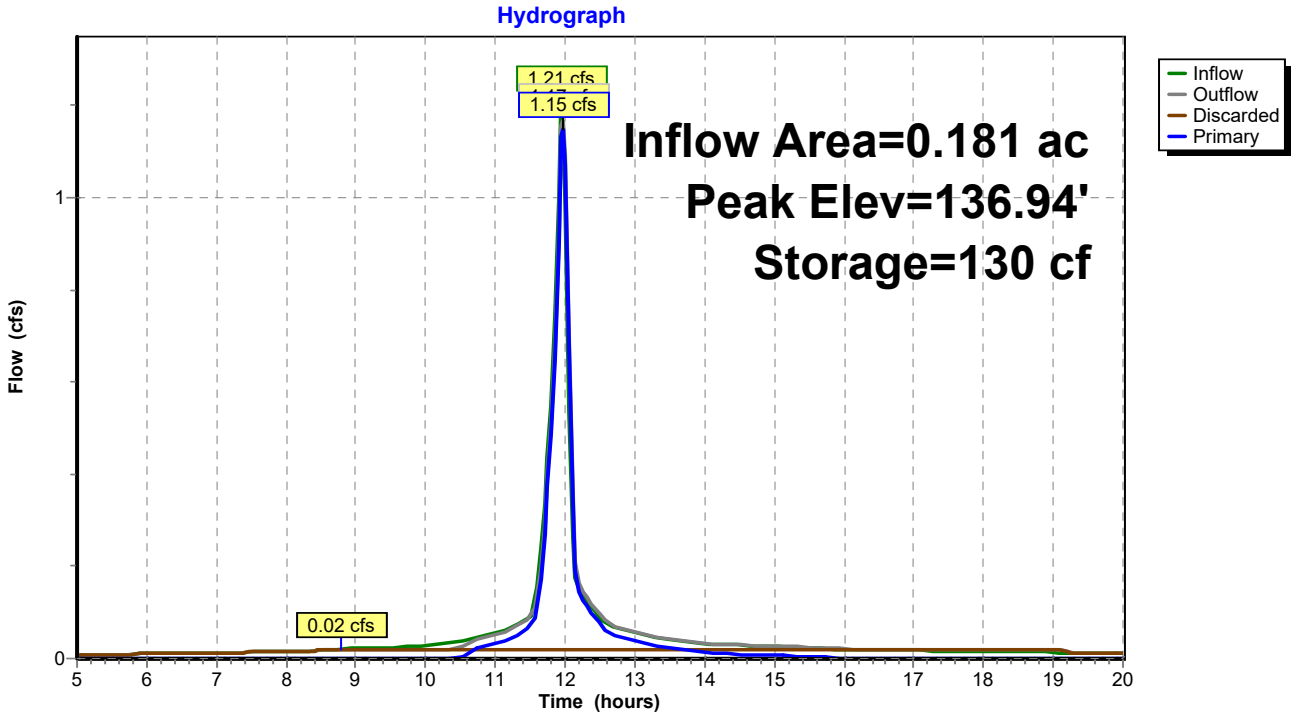
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
137.80	0	0
138.52	1	1

Device	Routing	Invert	Outlet Devices
#1	Primary	136.30'	**12.0" Round Culvert** L= 48.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 136.30' / 135.30' S= 0.0208 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	136.05'	**8.0" Vert. Orifice/Grate** C= 0.600
#3	Discarded	135.80'	**0.02 cfs Exfiltration when above 135.80'**

Discarded OutFlow Max=0.02 cfs @ 8.80 hrs HW=135.83' (Free Discharge)
↑**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=1.12 cfs @ 11.96 hrs HW=136.93' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.12 cfs @ 2.14 fps)
↑**2=Orifice/Grate** (Passes 1.12 cfs of 1.24 cfs potential flow)

Pond 10P: Perforated Pipe System



Summary for Subcatchment 1: Pre 1

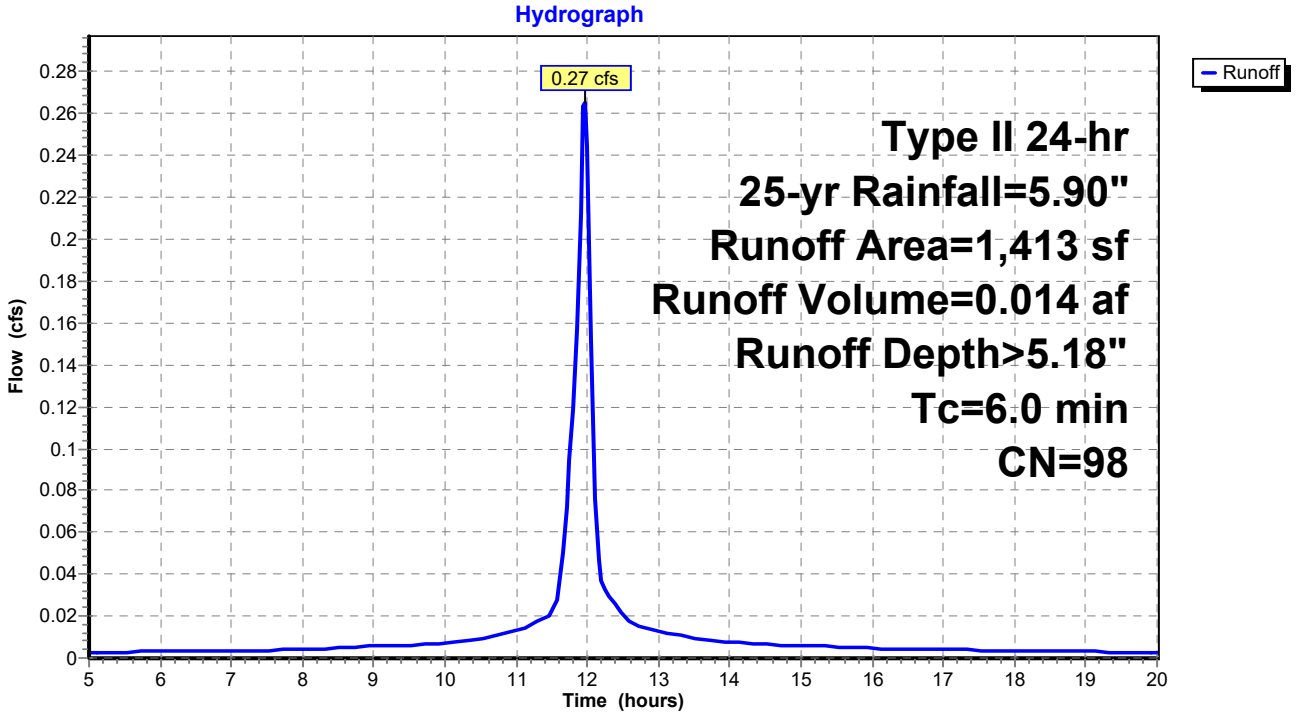
Runoff = 0.27 cfs @ 11.96 hrs, Volume= 0.014 af, Depth> 5.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=5.90"

	Area (sf)	CN	Description
*	1,413	98	Rooftop and asphalt paved, HSG D
	1,413		100.00% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 2: Pre 2

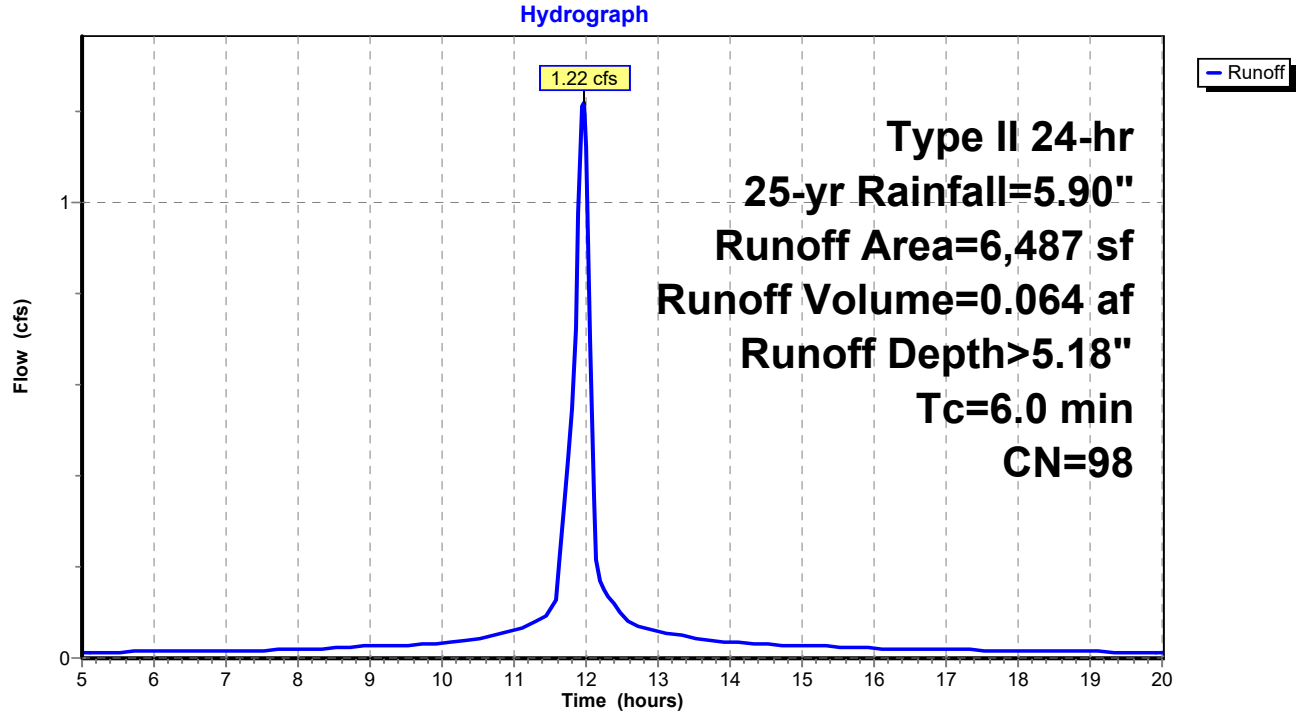
Runoff = 1.22 cfs @ 11.96 hrs, Volume= 0.064 af, Depth> 5.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=5.90"

	Area (sf)	CN	Description
*	6,487	98	Rooftop, concrete floor and asphalt paved, HSG D
	6,487		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 10: Post 10

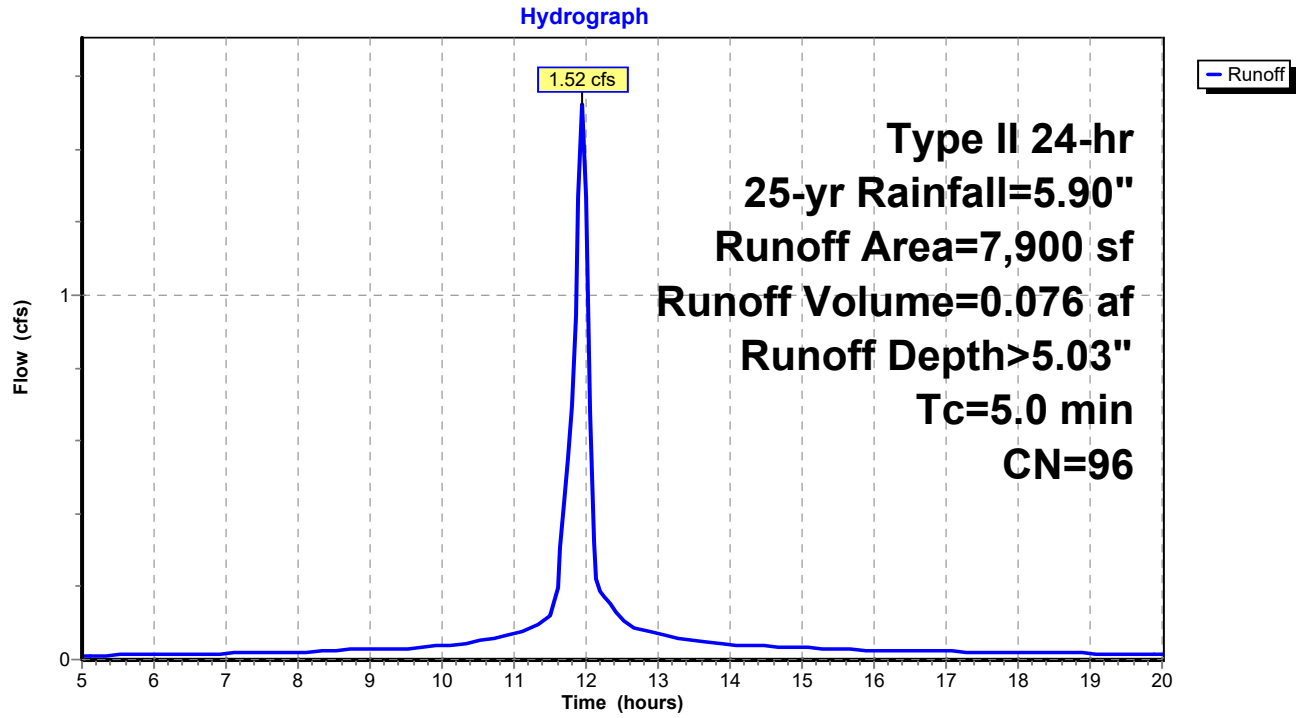
Runoff = 1.52 cfs @ 11.95 hrs, Volume= 0.076 af, Depth> 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=5.90"

	Area (sf)	CN	Description
*	7,107	98	Proposed rooftop, pavers, sidewalk, HSG D
	793	80	>75% Grass cover, Good, HSG D
	7,900	96	Weighted Average
	793		10.04% Pervious Area
	7,107		89.96% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 10P: Perforated Pipe System

Inflow Area = 0.181 ac, 89.96% Impervious, Inflow Depth > 5.03" for 25-yr event
Inflow = 1.52 cfs @ 11.95 hrs, Volume= 0.076 af
Outflow = 1.44 cfs @ 11.97 hrs, Volume= 0.076 af, Atten= 5%, Lag= 1.3 min
Discarded = 0.02 cfs @ 8.10 hrs, Volume= 0.024 af
Primary = 1.42 cfs @ 11.97 hrs, Volume= 0.052 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 137.09' @ 11.97 hrs Surf.Area= 210 sf Storage= 150 cf

Plug-Flow detention time= 10.1 min calculated for 0.075 af (99% of inflow)
Center-of-Mass det. time= 7.4 min (740.8 - 733.4)

Volume	Invert	Avail.Storage	Storage Description
#1	135.80'	135 cf	**2.00'W x 105.00'L x 2.00'H Prismatoid** 420 cf Overall - 82 cf Embedded = 338 cf x 40.0% Voids
#2	136.30'	82 cf	**12.0" Round Pipe Storage** Inside #1 L= 105.0'
#3	137.80'	1 cf	**Custom Stage Data** Listed below
		218 cf	Total Available Storage

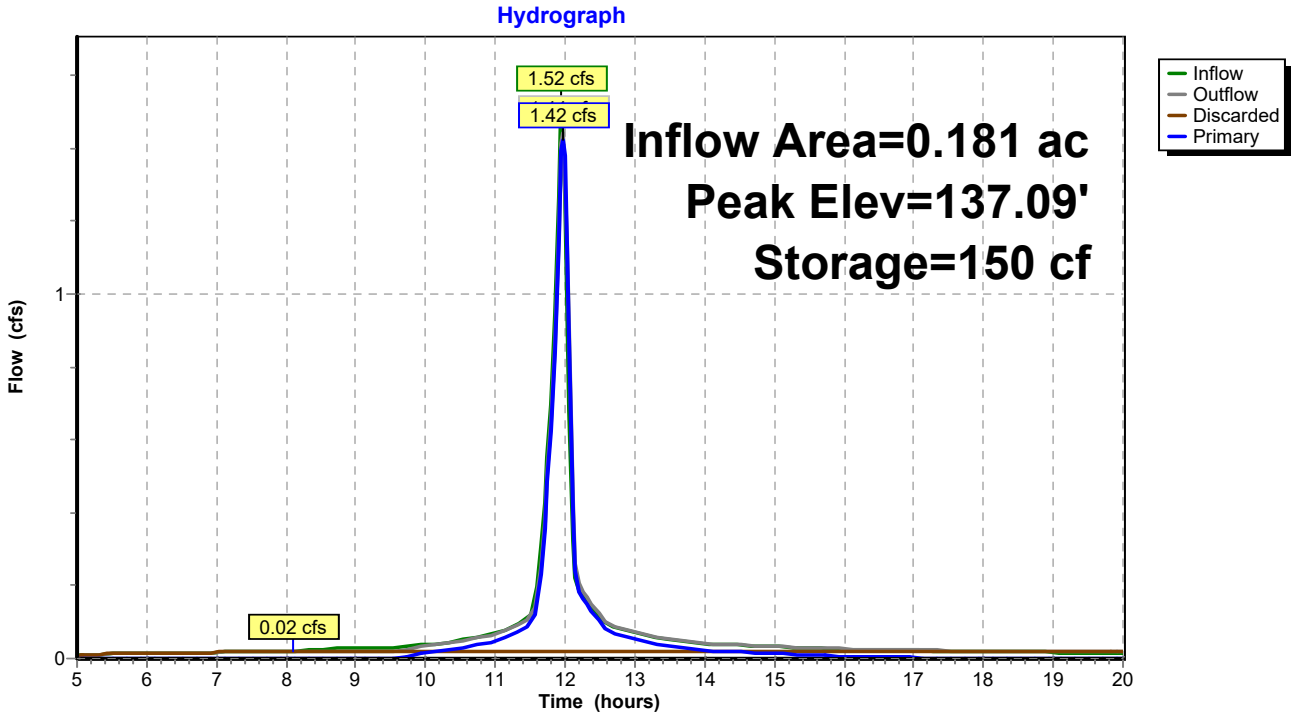
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
137.80	0	0
138.52	1	1

Device	Routing	Invert	Outlet Devices
#1	Primary	136.30'	**12.0" Round Culvert** L= 48.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 136.30' / 135.30' S= 0.0208 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	136.05'	**8.0" Vert. Orifice/Grate** C= 0.600
#3	Discarded	135.80'	**0.02 cfs Exfiltration when above 135.80'**

Discarded OutFlow Max=0.02 cfs @ 8.10 hrs HW=135.83' (Free Discharge)
↑**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=1.39 cfs @ 11.97 hrs HW=137.07' (Free Discharge)
↑**1=Culvert** (Passes 1.39 cfs of 1.52 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 1.39 cfs @ 3.98 fps)

Pond 10P: Perforated Pipe System



Summary for Subcatchment 1: Pre 1

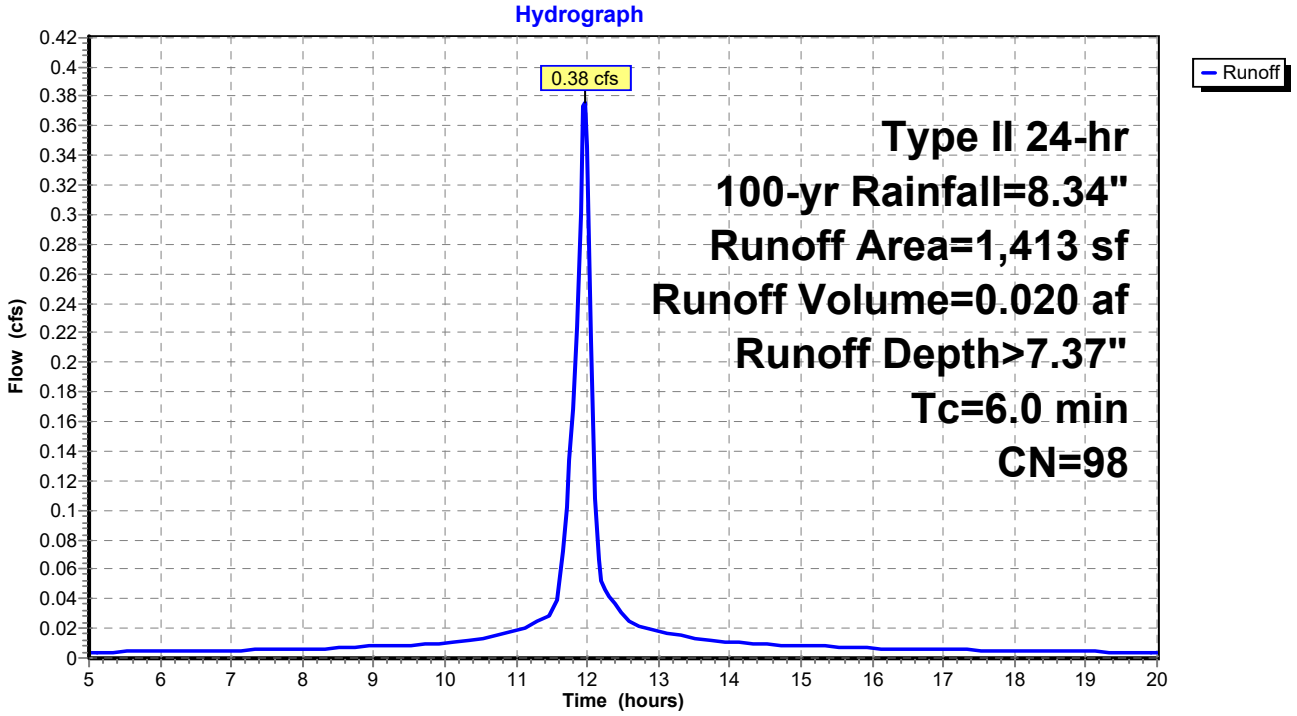
Runoff = 0.38 cfs @ 11.96 hrs, Volume= 0.020 af, Depth> 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

	Area (sf)	CN	Description
*	1,413	98	Rooftop and asphalt paved, HSG D
	1,413		100.00% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 2: Pre 2

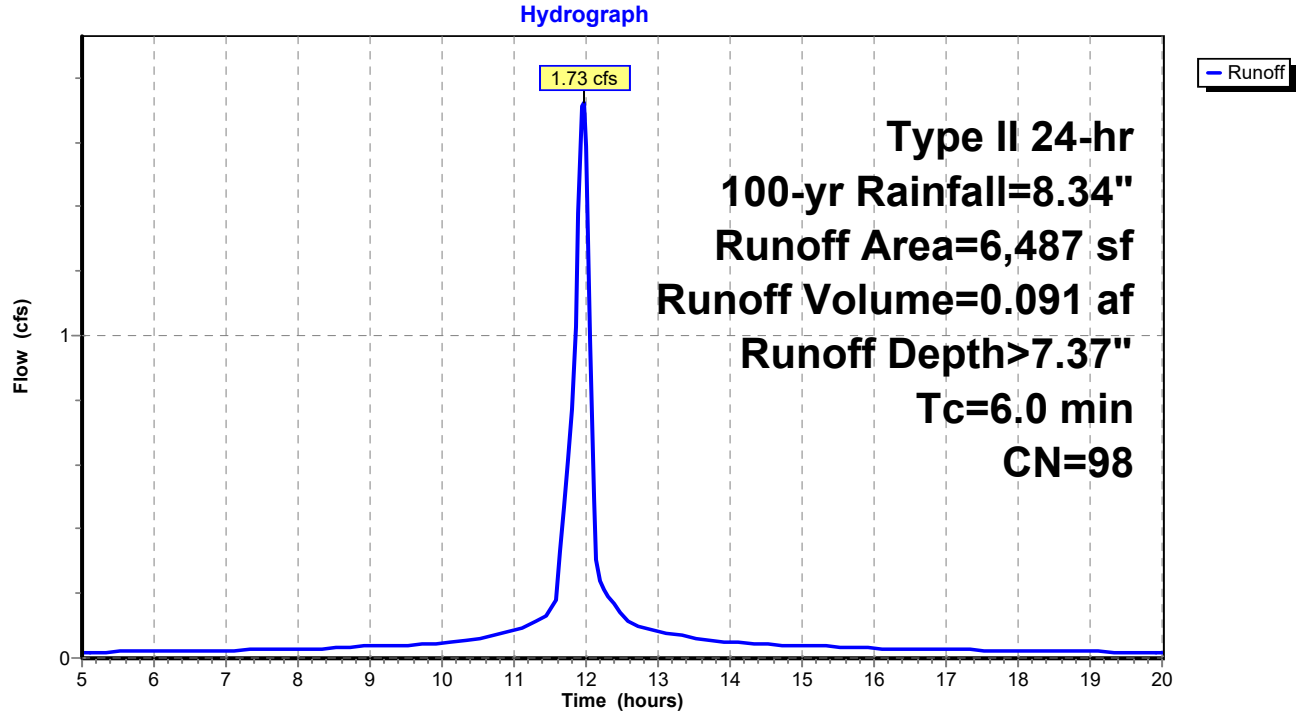
Runoff = 1.73 cfs @ 11.96 hrs, Volume= 0.091 af, Depth> 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

	Area (sf)	CN	Description
*	6,487	98	Rooftop, concrete floor and asphalt paved, HSG D
	6,487		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 10: Post 10

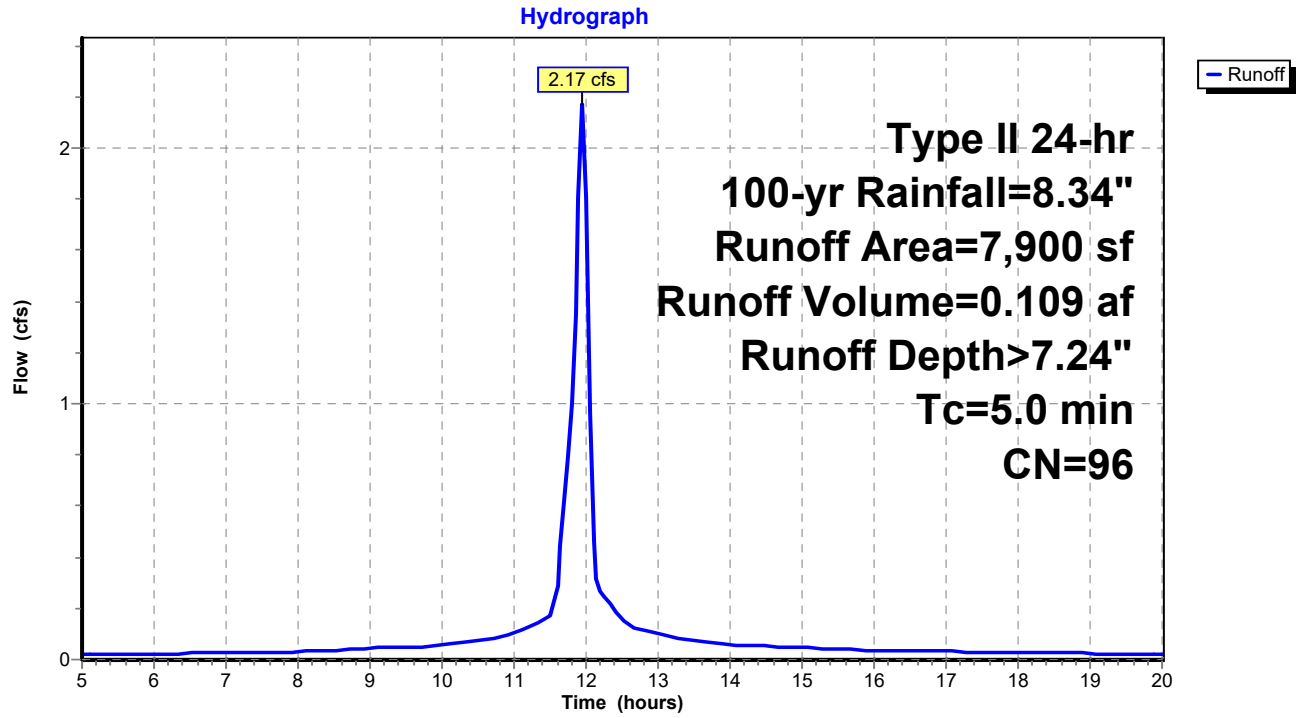
Runoff = 2.17 cfs @ 11.95 hrs, Volume= 0.109 af, Depth> 7.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

	Area (sf)	CN	Description
*	7,107	98	Proposed rooftop, pavers, sidewalk, HSG D
	793	80	>75% Grass cover, Good, HSG D
	7,900	96	Weighted Average
	793		10.04% Pervious Area
	7,107		89.96% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 10P: Perforated Pipe System

Inflow Area = 0.181 ac, 89.96% Impervious, Inflow Depth > 7.24" for 100-yr event
Inflow = 2.17 cfs @ 11.95 hrs, Volume= 0.109 af
Outflow = 2.04 cfs @ 11.98 hrs, Volume= 0.108 af, Atten= 6%, Lag= 1.7 min
Discarded = 0.02 cfs @ 5.45 hrs, Volume= 0.025 af
Primary = 2.02 cfs @ 11.98 hrs, Volume= 0.084 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 137.81' @ 11.98 hrs Surf.Area= 210 sf Storage= 217 cf

Plug-Flow detention time= 9.1 min calculated for 0.108 af (99% of inflow)
Center-of-Mass det. time= 4.8 min (735.4 - 730.6)

Volume	Invert	Avail.Storage	Storage Description
#1	135.80'	135 cf	**2.00'W x 105.00'L x 2.00'H Prismatoid** 420 cf Overall - 82 cf Embedded = 338 cf x 40.0% Voids
#2	136.30'	82 cf	**12.0" Round Pipe Storage** Inside #1 L= 105.0'
#3	137.80'	1 cf	**Custom Stage Data** Listed below
		218 cf	Total Available Storage

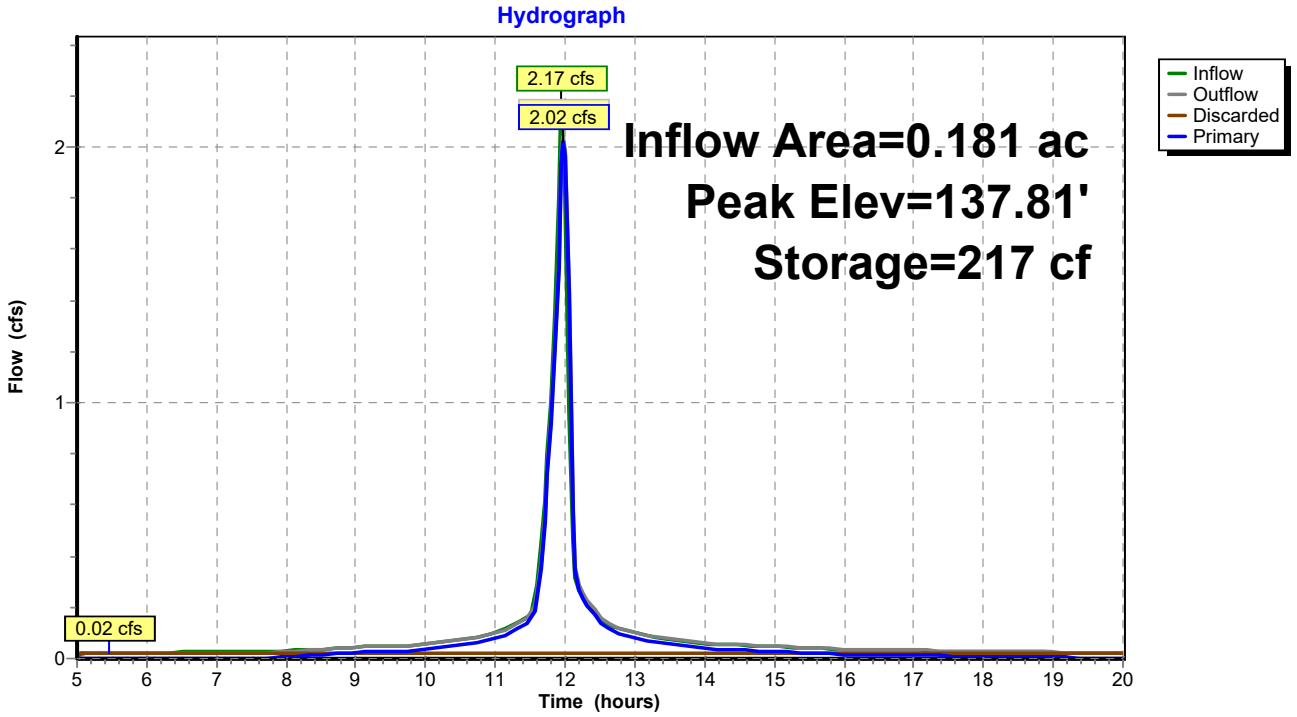
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
137.80	0	0
138.52	1	1

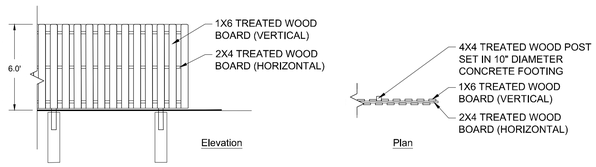
Device	Routing	Invert	Outlet Devices
#1	Primary	136.30'	**12.0" Round Culvert** L= 48.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 136.30' / 135.30' S= 0.0208 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	136.05'	**8.0" Vert. Orifice/Grate** C= 0.600
#3	Discarded	135.80'	**0.02 cfs Exfiltration when above 135.80'**

Discarded OutFlow Max=0.02 cfs @ 5.45 hrs HW=135.83' (Free Discharge)
↑**3=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=1.95 cfs @ 11.98 hrs HW=137.73' (Free Discharge)
↑**1=Culvert** (Passes 1.95 cfs of 2.88 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 1.95 cfs @ 5.58 fps)

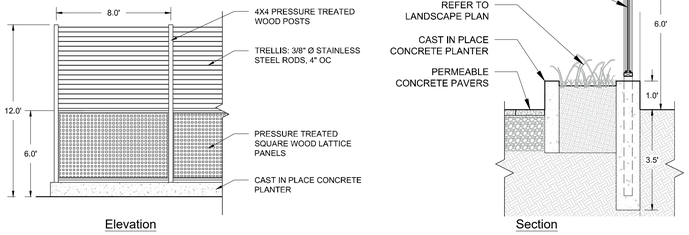
Pond 10P: Perforated Pipe System





Shadowbox Fence Detail

Scale: Not to Scale

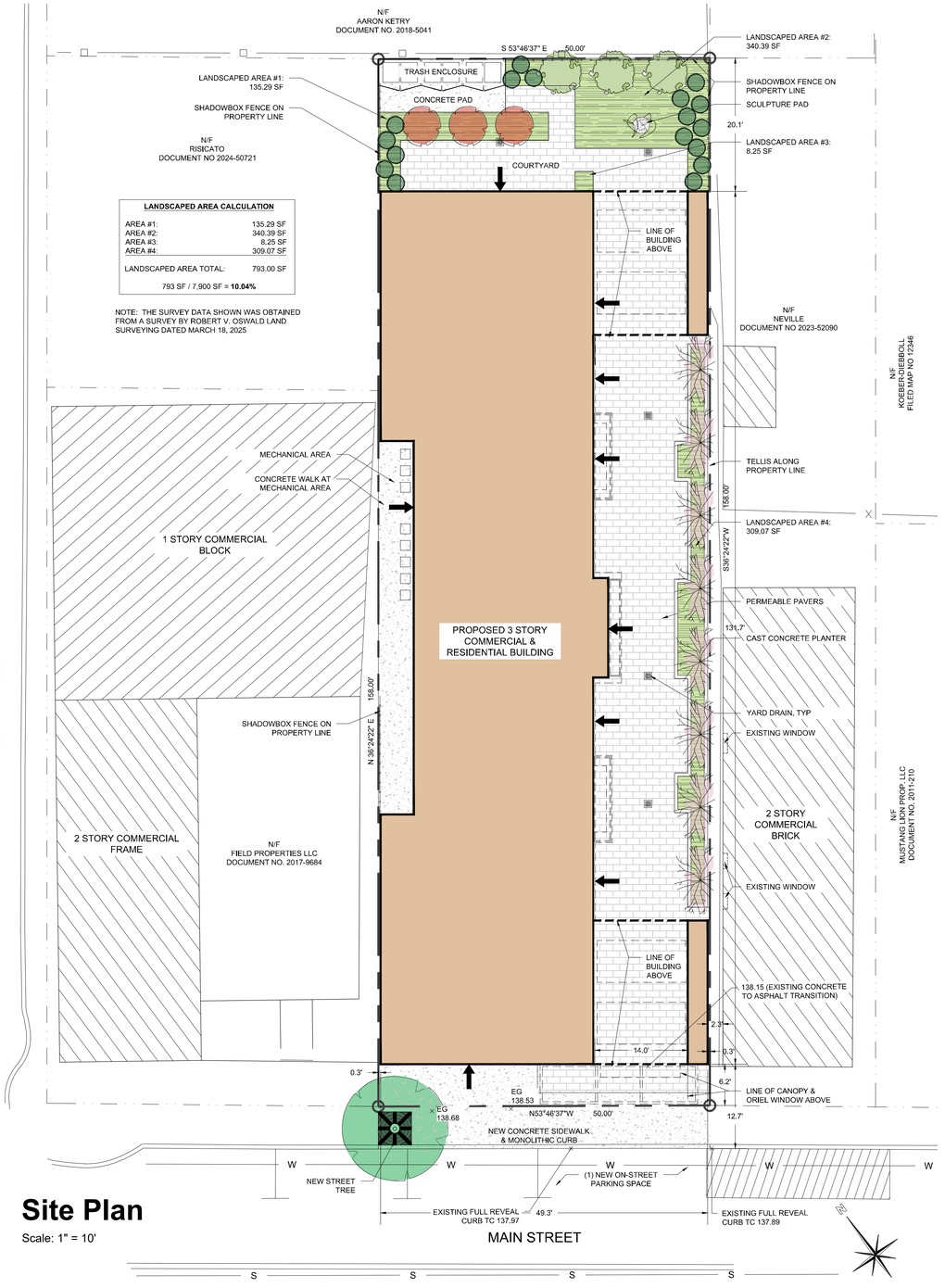


Lattice / Planter Detail

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
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	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 7	Site Plan
Sheet 2 of 7	Existing Conditions & Demolition Plan
Sheet 3 of 7	Building Plans
Sheet 4 of 7	Building Elevations & Renderings
Sheet 5 of 7	Landscape & Lighting Plan
Sheet 6 of 7	Grading & Utility Plan (GU-1)
Sheet 7 of 7	Construction Details (CD-1)

Site Plan Application

Sheet 1 of 7 - 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

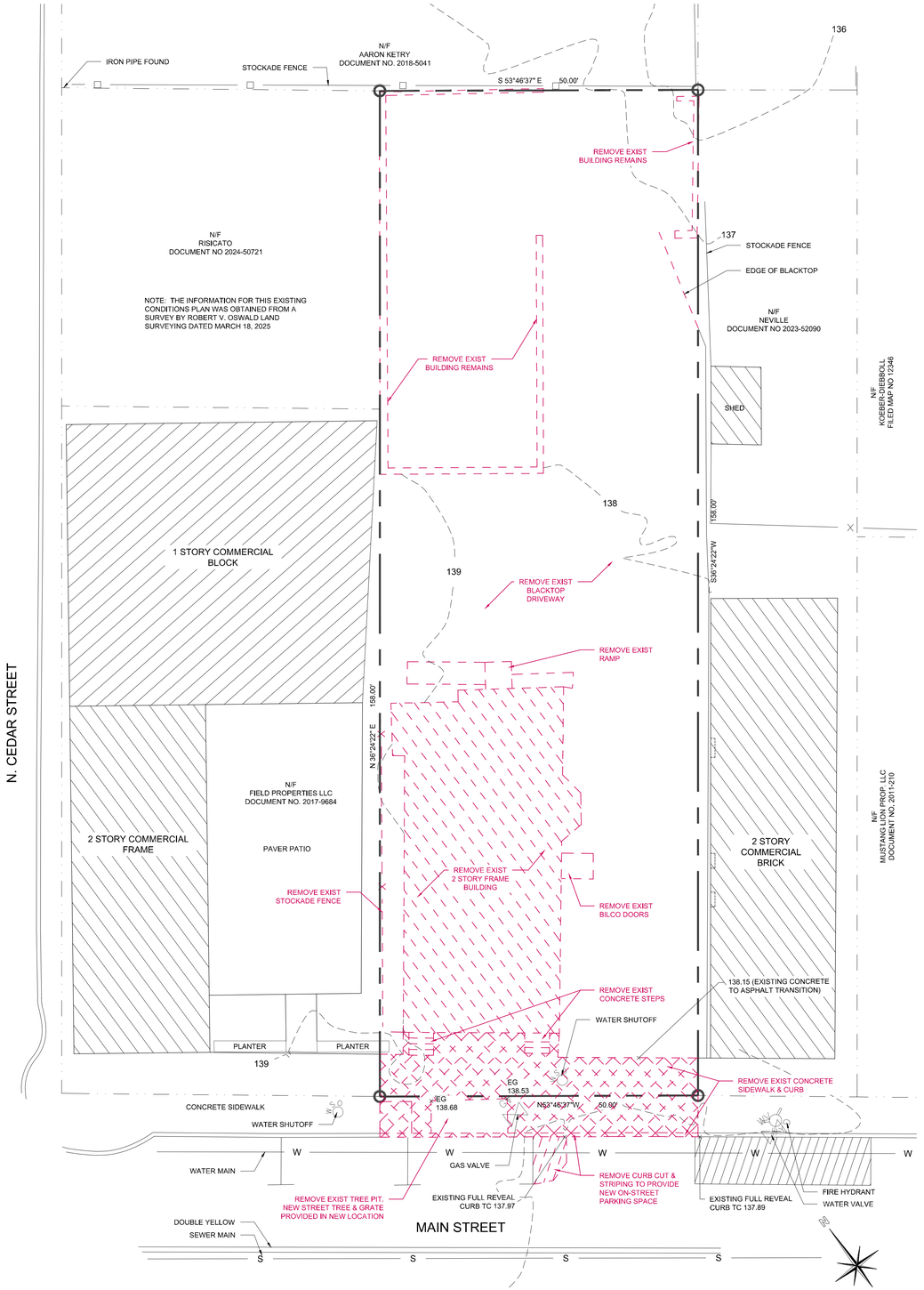






Existing Conditions Photos

Not to Scale



Existing Conditions & Demolition Plan

Scale: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 2 of 7 - Existing Conditions & Demolition Plan

Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

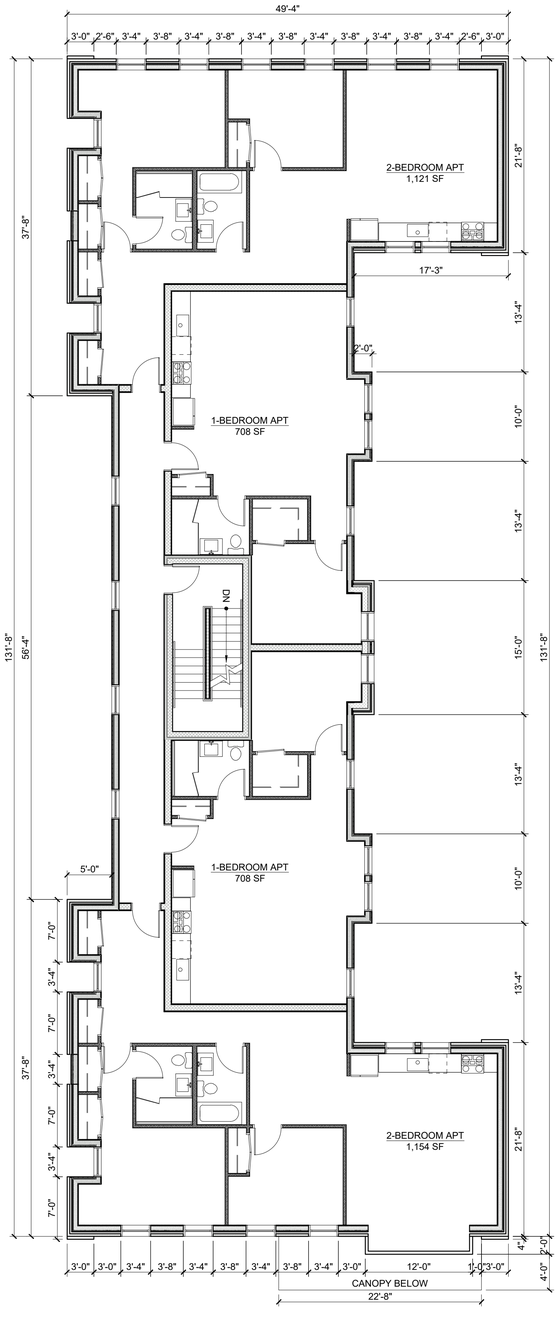
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
Robert V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

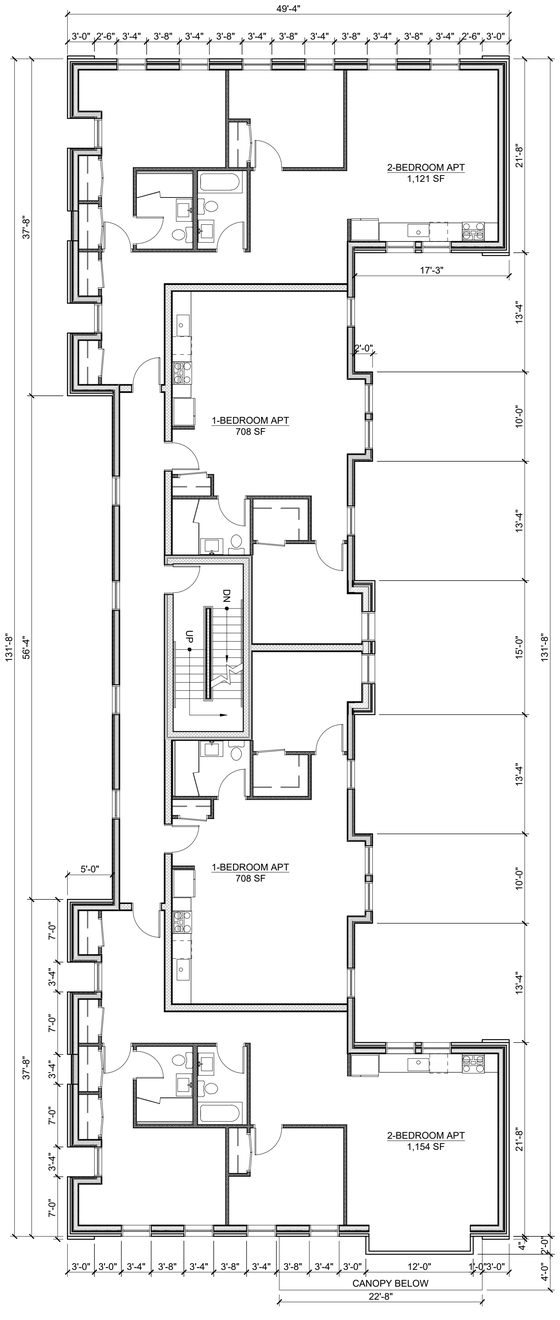
300 Main Street
Beacon, New York
Scale: 1" = 10'
April 29, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS



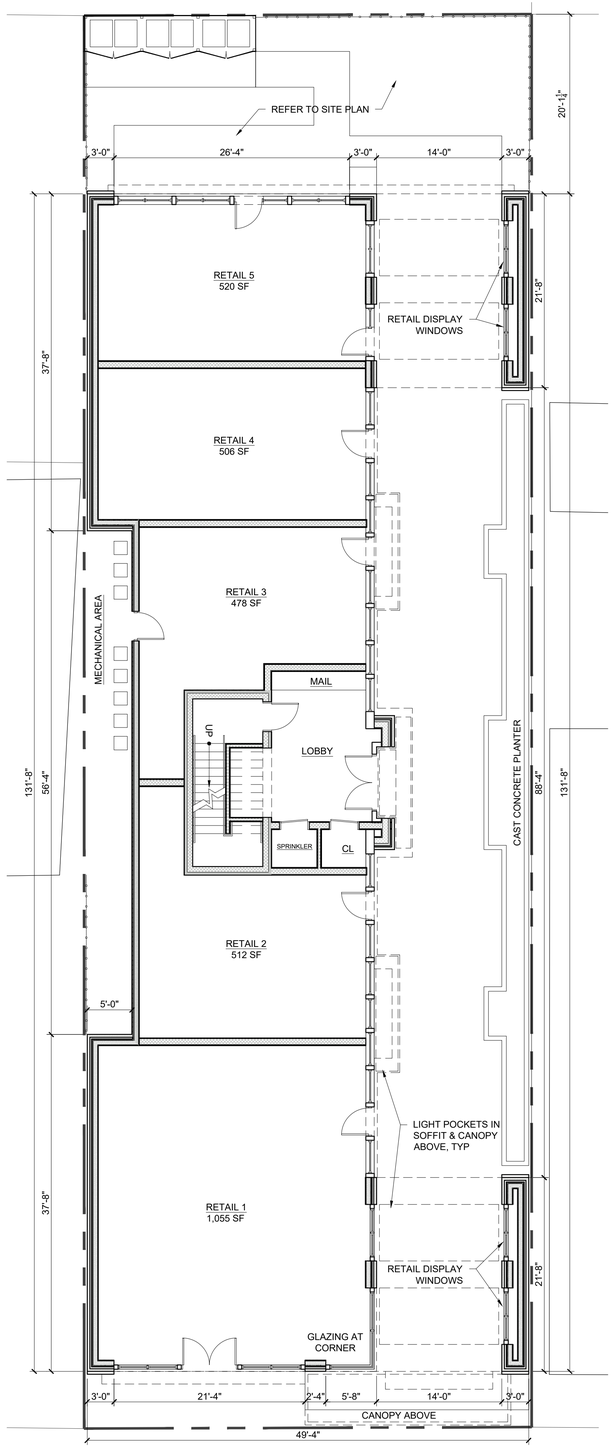
3rd Floor Plan

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 7 - 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









Views from previous submission - For reference



View from Courtyard



View from Main Street



East Elevation

Scale: 3/32" = 1'-0"

CORNICE & TRIM:
BENJAMIN MOORE NIGHTFALL (1576)

BRICK: GLEN-GERY 53DD MIX W/ MORTAR
COLOR 'OAKY'

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
MOZ DESIGNS - ARTURA V-GROOVE'
COLOR: BENJAMIN MOORE MOHEGAN SAGE (2138-30)

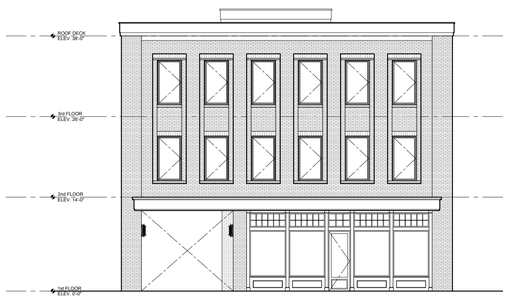
ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

STOREFRONT BULKHEAD & TRIM
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

CANOPIES & LINTELS
COLOR: BENJAMIN MOORE NIGHTFALL (1576)

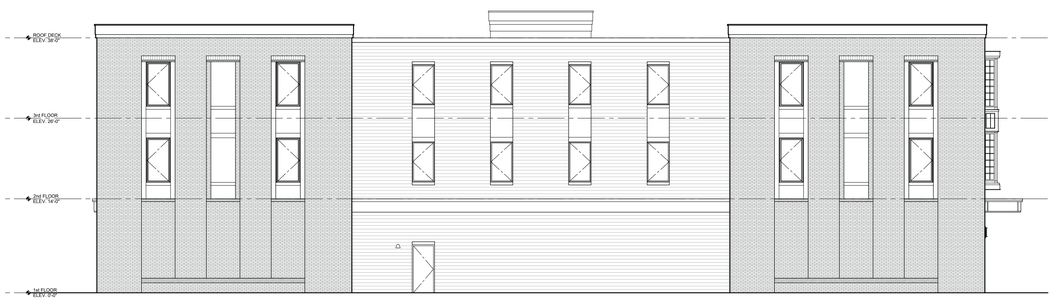
ACCENT METAL / CANOPY VAULT
MOZ DESIGNS - ALUMINUM
COLOR LIGHT CHAMPAGNE FOG MATTE

METAL SIGNAGE
MOZ DESIGNS - ALUMINUM
COLOR LIGHT CHAMPAGNE FOG MATTE



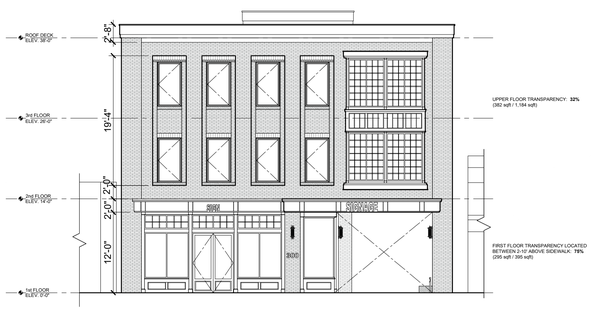
North Elevation

Scale: 3/32" = 1'-0"



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
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 4 of 7 - 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
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	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 ARE POSITIONED TO GRAZE THE LOWER PORTION OF THE BRICK WALL ABOVE THE CANOPY & PROVIDE GENERAL LIGHT AT THE STOREFRONT



L-5: COVE LIGHT

LED LINEAR - ADONIS ARCHITECTURAL SW IP67 – DarkSky
MODEL#: ARC-HE24-2700-B, 7.6W/FT, 2,700 KELVIN. CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

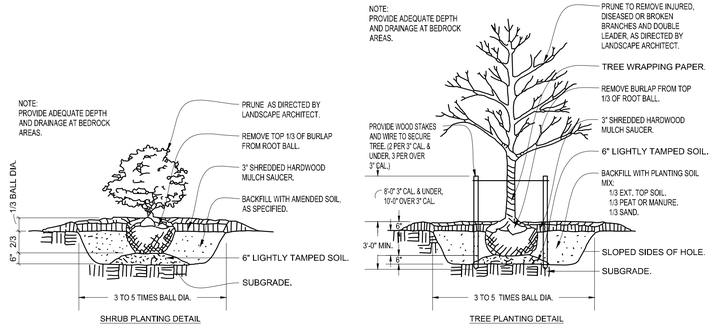
FIXTURES ARE LOCATED IN A COVE & EMITS GLARE-FREE LIGHT TO WASH THE SURFACE OF THE VAULT UNDER THE CANOPY



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'

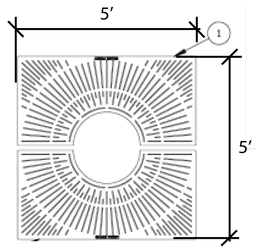
Native Plant List

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 7 - Landscape & Lighting Plan

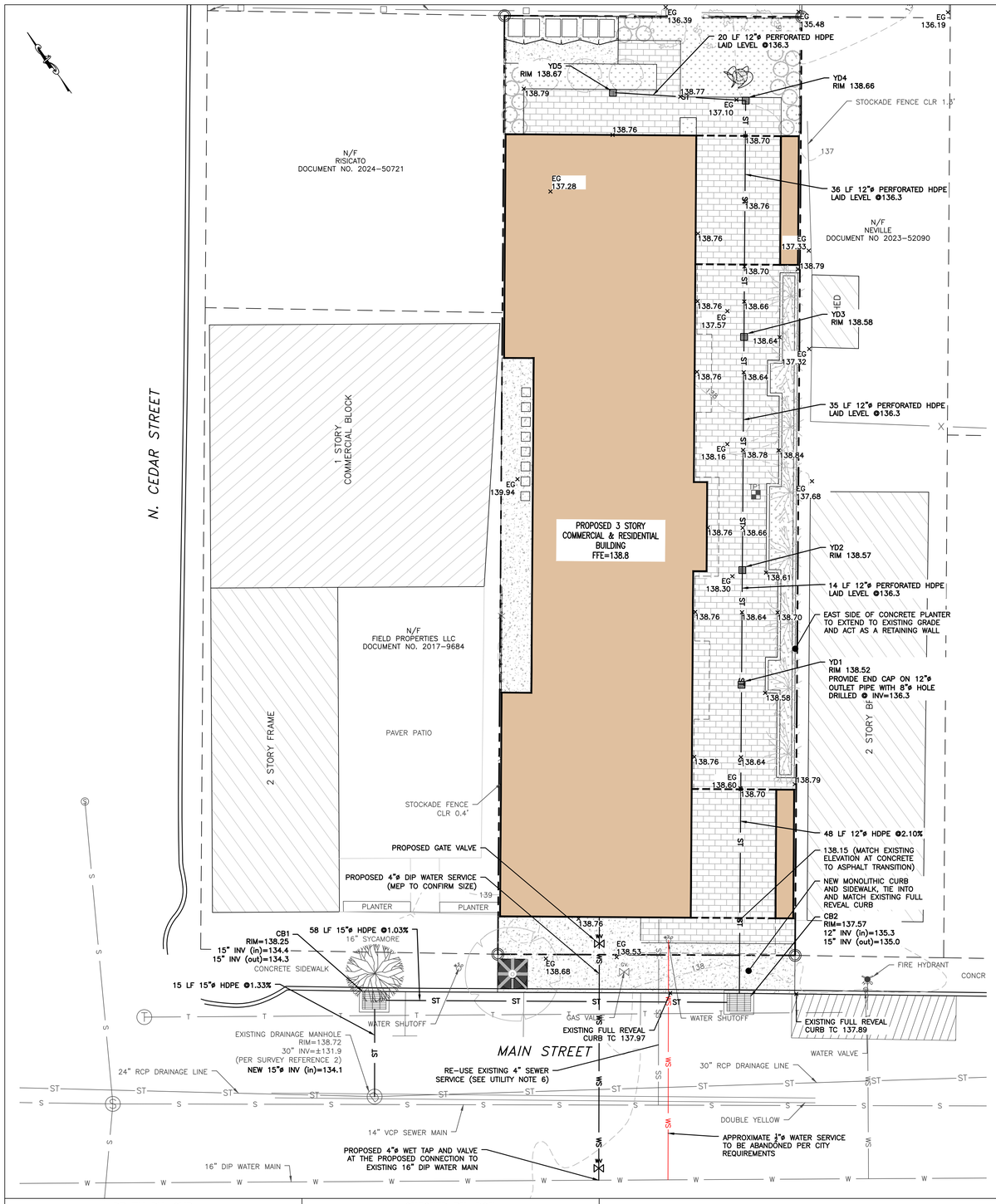
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Surveyor:
Robert V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- TEST PIT LOCATION
- 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

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.
5. 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.
6. CONTRACTOR TO CCTV INSPECT THE EXISTING SANITARY SEWER SERVICE LINE. CONTACT THE DESIGN ENGINEER TO COORDINATE WITH THE CITY ENGINEER AND CITY SEWER DEPARTMENT.

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:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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

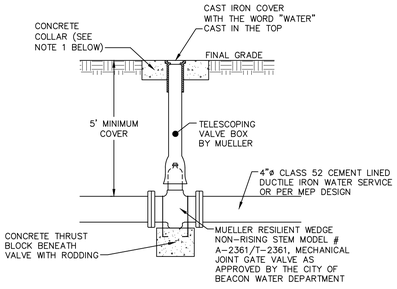
GRADING & UTILITY PLAN

300 MAIN STREET

300 MAIN STREET
CITY OF BEACON
DTUCHESS COUNTY, NEW YORK
TAX ID: 5954-36-939865

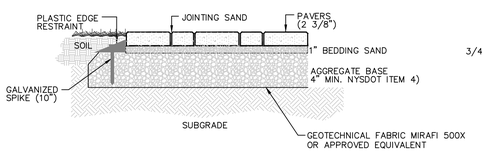
JOB #:	2025:010
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	6 OF 7

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

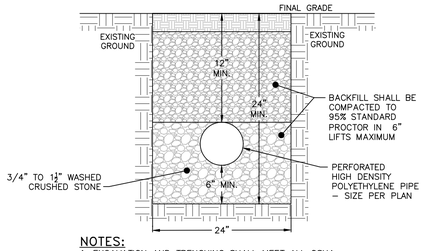


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

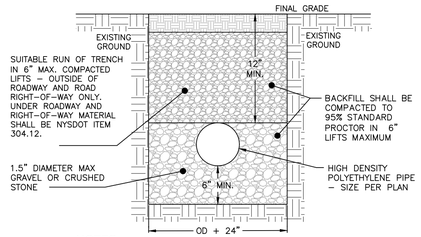


CONCRETE PAVER DETAIL
NOT TO SCALE



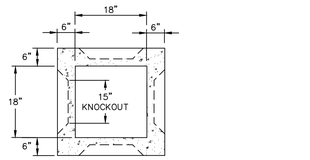
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. WRAP LIMITS OF TRENCH WITH DRAINAGE FABRIC, OVERLAP ALONG TOP OF TRENCH.

PERFORATED PIPE IN TRENCH DETAIL
NOT TO SCALE

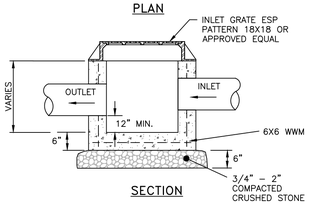


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



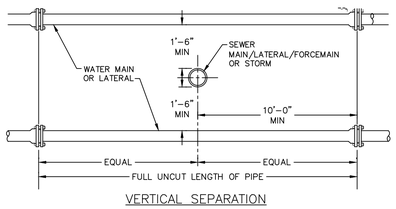
PLAN



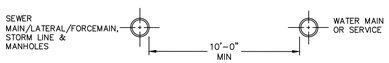
SECTION

NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE 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. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



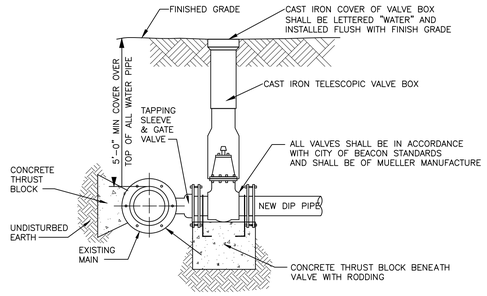
VERTICAL SEPARATION



HORIZONTAL SEPARATION

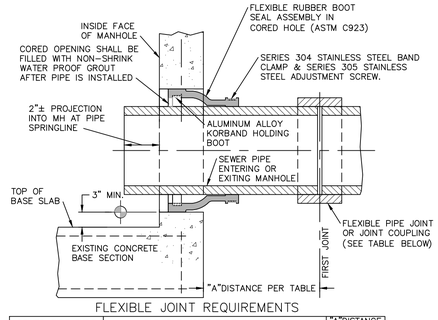
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



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 A-2631/T-2631 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



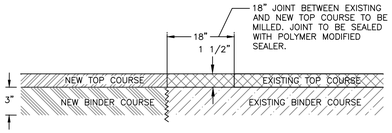
FLEXIBLE JOINT REQUIREMENTS

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

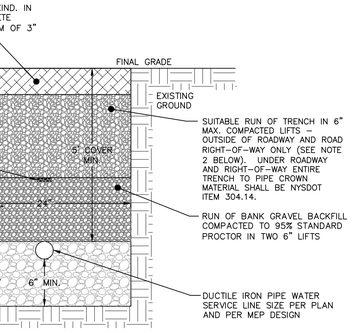
PLAN VIEW



SECTION VIEW

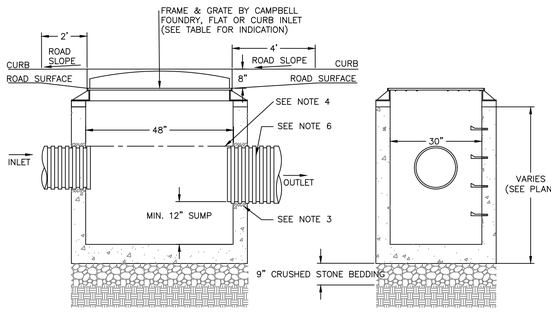
NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



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.

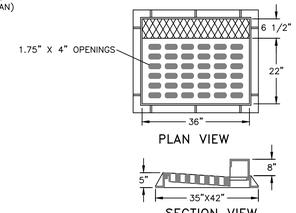
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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



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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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

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:	AS SHOWN
TITLE:	CD-1
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.

June 4, 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 May 28, 2025, from Cuddy & Feder LLP.
- Correspondence dated May 28, 2025, from Aryeh Siegel, Architect.
- Correspondence dated May 28, 2025, from Hudson Land Design.
- CMS Design Standard Analysis, dated May 28, 2025, as prepared by Aryeh Siegel, Architect.
- Short Environmental Assessment Form dated May 28, 2025.
- Report titled "Water & Sewer Engineer's Report for 300 Main Street Redevelopment", dated May 28, 2025, as prepared by Hudson Land Design.
- Report titled "Infiltration and Inflow (I&I) Report", dated May 28, 2025, as prepared by Hudson Land Design.
- Report titled "Engineer's Drainage Report for 300 Main Street Redevelopment", dated May 27, 2025, as prepared by Hudson Land Design.
- Plan set titled "300 Main Street", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings last revised May 28, 2025:
  - Sheet 1 of 7 – Site Plan
  - Sheet 2 of 7 – Existing Conditions & Demolition Plan
  - Sheet 3 of 7 – Building Plans
  - Sheet 4 of 7 – Building Elevations & Renderings
  - Sheet 5 of 7 – Landscape & Lighting Plan
  - Sheet 6 of 7 – Grading & Utility Plan
  - Sheet 7 of 7 – Construction Details

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. Based upon the Infiltration and Inflow (I&I) study conducted at the site, no illicit connections or direct discharges of stormwater/ground water were found to be connected to the City of Beacon's sanitary sewer collection system.

2. Based upon the Water & Sewer report, the existing 4" sanitary sewer service is to be re-used to minimize the number of road openings. The report notes that this line is to be televised to verify its integrity. A copy of the televising, and associated report, shall be provided to our office, as well as the City's Water & Sewer Department.

3. Based upon the supplied drainage report, an infiltration rate of 5 inches per hour was used within the modeling. How was this infiltration rate established? Soil testing shall be conducted to verify that actual infiltration rate of the soils.

4. 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 states that a costs estimate will be submitted with a future submittal once the layout has been generally accepted.***

Site Plan (Sheet 1 of 7):

1. Although a note has been added to the plan with regards to where the survey information provided was referenced from, this note should be listed as one of the notes on the right side of the sheet and not hidden within the plan view.

Grading & Utility Plan (Sheet 6 of 7):

1. The proposed street tree in the front of the project should be shifted so that it is centered between the proposed water service for the proposed project and that of the neighboring parcel water service to the left.

Construction Details (Sheet 7 of 7):

1. The "Water Service Line Trench" detail shall be revised to reflect the use of NYSDOT Item No. 304.12 for backfilling the trench from the bottom of the trench to the under side of the pavement, sidewalk, or topsoil area. In areas of proposed vegetation, there should be a minimum of 6 to 8 inches at the top of the trench.

2. The plan includes a "Cored Hole and Inserted Boot" detail on the sheet, but it is unclear where this will be used. If this detail is not necessary, then it should be removed from the sheet.

3. The "Storm Line Trench" detail shall be revised to reflect the use of NYSDOT Item No. 304.12 for backfilling the entire trench from the bottom to the top.

4. The "Cast Iron Stormwater Curb Inlet Grate" detail shall be revised to reflect that the casting within the roadway shall be "Domestically Made".

5. The "Catch Basin" detail should provide for a weep hole in the bottom of the structure to prevent standing water within the bottom of the basin.

6. A pavement restoration detail shall be provided to reflect the pavement being restored along Main Street at 6" of binder course and 1 ½" of top course pavement, or to a greater thickness if found to be thicker upon excavation.

7. Note No.1 of the "Tapping Sleeve" detail should be revised to read correctly. The detail shall also be revised to note that the valve box shall be "Domestically Made".

8. Construction details shall be added to the plan for the proposed sidewalk and curbing to be replaced as part of the project along Main Street. The details shall note that the sidewalk and curbing are to be sealed with a sealer to protect against de-icing agents.

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: June 6, 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 May 28, 2025
- Exhibit A: Response to Comments Memorandum, by Aryeh Siegel, Architect, dated 5.28.2025
- Exhibit B: Response to Comments Memorandum, by Hudson Land Design, dated 5.28.2025
- Exhibit C: CMS Design Standards Analysis, by Aryeh Siegel, Architect, dated 5.28.2025
- Exhibit D: Revised Short EAF, by Hudson Land Design, dated 5.28.2025
- Exhibit E: Water and Sewer Engineer's Report, by Hudson Land Design, dated 5.28.2025
- Exhibit F: I&I Report, prepared by Hudson Land Design, dated May 28, 2025
- Exhibit G: Engineer's Drainage Report, prepared by Hudson Land Design, dated May 27, 2025
- Site Plan Set (7 sheets) by Aryeh Siegel, Architect and Hudson Land Design, dated April 29, 2025 last revised May 28, 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 with open retail arcade and eight (8) residential units on the 2nd and 3rd floors, including a mix of 4 one-bedroom and 4 two-bedroom apartments.

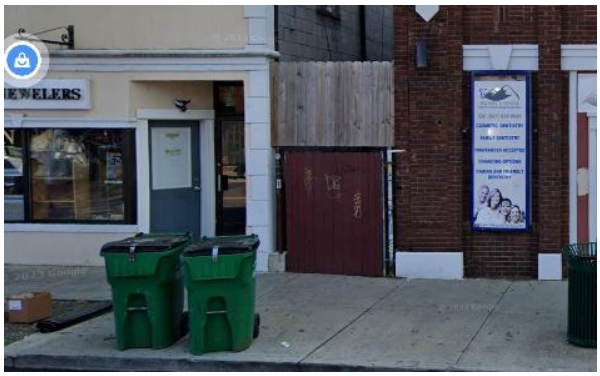
Comments & Recommendations:

1. **Separation from 304 Main Street:** The applicant has clarified that there is a 2.3 ft gap between the proposed building at 300 Main Street and the existing adjacent building at 304 Main Street. The applicant further states that a gap of 1.6 ft or greater is sufficient to allow for maintenance access. It is recommended that the applicant coordinate with the adjacent property owner to coordinate treatment of this area, such as a fence with gate or movable planter, to avoid the accumulation of litter or unwanted activity in this narrow alley. See other examples from Main Street below. The height and material of any proposed barrier should be noted on the site plan.









2. **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 confirm that the retail arcade supports these goals and discuss support for a reduced frontage occupancy requirement. ***The project architect believes the 1st floor occupies 99% of frontage and that the opening to arcade is considered façade.***

3. **Building Design.** The applicant provided a narrative addressing compliance with the architectural design standards in Section 223-41.18(J). Transparency calculations are provided on Sheet 4 of 7 demonstrating 75% ground-floor transparency and 32% of upper-floor transparency. However, to facilitate a more effective compliance review, the CMS Design narrative would benefit from including specific project details rather than reiterating the code language. For example, under item (3), instead of referencing a "traditional building material," the applicant should specify that the predominant exterior material is Glen-Gery Brick. Similarly, for item (9), rather than stating that "proposed windows are greater in height than width," the applicant should include the actual window dimensions. Providing this level of specificity will help ensure that the proposed design is clearly documented and verifiably consistent with the applicable standards.

a. The applicant proposes the use of cellular PVC in lieu of wood for trim elements. While cellular PVC is often used as a durable substitute for wood, it is a synthetic plastic material and may be considered inconsistent with the intent of Section 223-41.18(J)(11), which prohibits plastic and vinyl building finishes. The Planning Board should discuss whether cellular PVC is appropriate in this context or whether an alternative material more clearly aligned with the permitted materials (e.g., painted wood or fiber-cement trim) should be used. This material should also be noted on Sheet 4 of 7 with the project elevations.

4. S**ignage.** Signage will be subject to review and approval by the Building Inspector at the time of permit application to ensure compliance with Section 223-15 of the Zoning Code

If 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
06/10/2025

Title:

Continue review of applications for Subdivision Approval and Site Plan Approval, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

ATTACHMENTS

193-195 Mian PB 6.10.25 Cover Letter Supplemental Submission.pdf

193-195 Main PB 6.10.25 Exhibit A - Response Memo by Aryeh J. Siegel 5-28-25.pdf

193-195 Main PB 6.10.25 Exhibit B - Response Memo by Hudson Land Design 5-28-25.pdf

193-195 Main PB 6.10.25 Exhibit C - Revised Site Plan Application Form.pdf

193-195 Main PB 6.10.25 Exhibit D - Traffic & Parking Assessment by Colliers 5-27-25.pdf

193-195 Main PB 6.10.25 Exhibit E - CMS & HDLO Design Standards Analysis by Aryeh Siegel 5-28-25.pdf

193-195 Main PB 6.10.25 Exhibit F - I & I Report by Hudson Land Design 5-28-25.pdf

193-195 Main PB 6.10.25 Exhibit G - Drainage Report by Hudson Land Design 5-28-25.pdf

193-195 Main PB 6.10.25 Plans by Aryeh Siegel and HDL rev 5-28-25.pdf

Lanc & Tully 193-195 Main Street 06-04-25 review.pdf

KARC Review PB_193-195 Main St_2025.06.10.pdf

CUDDY +FEDER LLP

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White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

May 28, 2025

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

Re: Application for Subdivision Approval (Lot Merger) 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 furtherance 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").

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

The enclosed plan set prepared by Aryeh Siegel, Architect ("Aryeh Siegel") and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated April 29, 2025 and revised May 28, 2025 (collectively, the "Plans") have been revised in response to comments provided by this Board and contained in the City Planning Consultant and Engineering Consultant's comment memoranda. Point-by-point responses prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively.

As is further detailed on the Plans, the Project has been refined in response to comments from the Board related to the visual appearance of the proposed building, with particular attention to reducing the perceived heaviness of the building and addressing the architectural and design standards for properties located within the City's Historic District and Landmark Overlay ("HDLO") and the Central Main Street ("CMS") Districts. For instance, the metal canopy that was previously proposed to separate the first floor from the upper floors has been reduced in scope

and now covers the driveway and parking areas only, and it has been stepped back from the façade of the building to allow more light to enter this space. In addition, the supporting pillars at the first floor of the building have been modified to provide brick accents in lieu of the previously proposed metal details, and the materiality and transparency of the window on the side of the building entrance has been adjusted, which further serves to lighten the first floor and entryway to the proposed building. Further, the design of the balconies at the second and third stories of the building have been modified to enhance the overall resident experience within these spaces.

The Plans also include the following updates:

- A landscaping plan for the Premises has been provided, and the square footage of various landscaped areas identified on the Plans, which illustrates that 10.4% of Lot 806934 consists of landscaped areas. The entirety of Lot 796928 presently consists of asphalt paved surfaces, which will be maintained.
- An ADA-compliant ramp has been added adjacent to the ADA-accessible parking space and loading area.
- Dimensions and striping have been incorporated to demarcate the proposed parking spaces, and refuse and snow storage areas have been identified on the Plans.
- Lighting has been incorporated along the site access driveway, and additional lighting fixtures have been added to the building.
- Stockade fencing has been proposed along portions of the lot lines of the Premises.
- A Lot Consolidation Plat has been incorporated into the Plans.

It is respectfully submitted that the Application substantially complies with the architectural and design standards for properties located within the HDLO and CMS District, as outlined in City Code Sections 134-7 and 223-41.18(J). Please refer to the CMS and HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025 and enclosed herewith as **Exhibit E** for additional information.

In addition to the foregoing, Colliers Engineering and Design, P.C. has provided a Traffic and Parking Assessment for the Project. *See* **Exhibit D**. As discussed further therein, the Project will not result in any noticeable impact to traffic operating conditions in the vicinity of the Premises. Further, the Traffic and Parking Assessment confirms that the proposed off-street parking provided for the Project conforms to the City's parking regulations and, in conjunction with the

available public parking within reasonable walking distance of the Premises, is sufficient to meet the needs of the Project.

Further, we note that Lots 806934 and 796928 have been conveyed simultaneously, and described by the same or similar courses and distances, since no later than 1991. We are in the process of confirming whether there are any easements which benefit or encumber the access areas to the Premises, and if any such rights exist, we will provide additional information in a future submission.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated May 28, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated May 9, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated May 13, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2024, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated May 9, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated May 13, 2025;

Exhibit C: Revised Application for Site Plan Approval Form;[1]

Exhibit D: Traffic and Parking Assessment, prepared by Colliers Engineering & Design, P.C., dated May 27, 2025;

Exhibit E: CMS & HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025;

Exhibit F: Infiltration and Inflow Investigation for 193-195 Main Street Development, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025; and

Exhibit G: Drainage Report, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025.

[1] As this Board is aware, the Planning Board declared its intent to serve as Lead Agency for the purposes of State Environmental Quality Review Act ("SEQR") review of the Project during its meeting on May 13, 2025, and authorized circulation of the Application to any interested and/or involved agencies. It is our understanding that the Planning Board intends to proceed with uncoordinated review of the Project, currently classified as an Unlisted Action under SEQR.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel and HLD, dated April 29, 2025 and revised May 28, 2025.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on June 10, 2025 to continue the Board's review of the Project and to answer any questions the Board may have. 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: 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.
Aryeh Seigel, Architect
Colliers Engineering and Design, P.C.
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

ARYEH SIEGEL
ARCHITECT

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

Re: 193-195 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

May 28, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, May 13, 2025, and Lanc & Tully's comment letter dated May 9, 2025

KARC Planning Consultant's Comment Responses:

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?

   Response: There is currently very limited use of the rear portion of the lot by the 1st floor business fronting Main Street. Deliveries are normally made through the front door on Main Street, as well as through the municipal parking lot adjacent to the site. Note that the building design allows for access beneath the 2nd floor to the rear of the commercial property in case that becomes necessary access.

1.

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?

   Response: There are a total of 4 apartments above the 1st floor commercial space in the existing building.

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.

   Response: Comment acknowledged. The parking analysis will be submitted.

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

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.

   Response: Dimensions of the driveway and parking stalls have been added to the site plan, and the parking space locations have been clarified. The drive aisle beneath the building is not intended for vehicular access to the rear of the existing building.

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.

   Response: A narrative demonstrating compliance with the design standards is provided with this submission.

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.

   Response: Updated sketch renderings of the building design are included in this submission. Once there is general agreement on the design, detailed elevations with notes, material specifications, and dimensions will be provided. Per the requirements of the Fire Code, the building height will not exceed 30 feet.

7. **Refuse.** The site plan should indicate the location and screening details for refuse storage for all uses on the site.

   Response: The site plan shows the location of the trash enclosure. Details will be provided once the location is reviewed.

8. **Snow storage.** A designated snow storage area should be shown on the site plan.

   Response: The site plan shows the location of the trash enclosure. Details will be provided once the location is reviewed.

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.

   Response: The landscaping has been redesigned and is calculated as 10.4% of the site area.

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.

    Response: Light fixture locations have been added to the site plan. Fixture details will be submitted showing fixture types, locations, and compliance with the Zoning Code.

Lanc & Tully Comment Responses:

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.

   Response: The survey data source has been added to the plans.

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.

   Response: The snow storage area has been indicated on the site plan.

3. The plan shows a hatched area crossing Cliff Street at the entrance to the site but does not identify hat this hatch represents. The plan shall identify what this hatching represents. If it is not necessary in this plan then it should be removed.

   Response: The hatching has been revised for clarity.

5. The erosion control methods to be employed during construction should not appear on the site plan..

   Response: The erosion control method has been removed from the site plan.

6. Screening should be provided along the side lines, and to the rear of the parcel for the neighboring parcels.

   Response: Screening is noted on the site plan.

7. A note shall be provided on the plan that the new building is to be sprinkled.

   Response: A note has been added indicating that the new building will be sprinklered.

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.

   Response: The plan has been revised to clearly indicate where the parking spaces are located. The notes have been revised.

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?

   Response: The Applicant will work with the utilities

10. The plan shall show the ADA access ramp for the ADA access aisle to the sidewalk behind the building. to coordinate the relocation of the existing overhead lines.

    Response: The ADA access ramp is shown on the site plan.

Existing Conditions and Demolition Plan (Sheet 2 of 8)

1. The plan shall include a note referencing where the survey data shown on the plan was taken from.

   Response: A note has been added showing where survey data is sourced.

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?

   Response: Comment acknowledged.

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.

   Response: The demolition work has been noted.

4. The hatching for the sidewalks should be reduced in density and shade, as they appear as blacked out areas on the plan presently.

   Response: The hatching has been corrected.

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

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

May 28, 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: 193-195 Main Street
Kosova Lane Properties, LLC (Applicant)
193-195 Main Street
Tax Parcel ID: 5954-27-806934 & 796928 (±0.143 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 revised copies of the following documents in support of the Project:

- Five (5) copies of the Site Plan Set (Sheets 1 through 9 of 9)
- Five (5) copies of a Lot Consolidation Plat (Sheet 1 of 1)

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

Lanc & Tully Review Letter, Dated May 9, 2025:

General Comments:

1. A Lot Consolidation Plan is provided with this submission. A Lot Consolidation Plat - sheet 1 of 1 has been added to the sheet set.
2. An I&I Study has been prepared for the existing buildings and is included with this submission.
3. Pre – Post Drainage Analysis has been prepared and is included with this submission.

Site Plan (Sheet 1 of 8):

1. Aryeh Siegel has responded to this comment under separate cover.
2. The snow storage area has been identified on this sheet and on sheet 5. Ornamental grasses that are typically cut in the winter are proposed within the snow storage area.

3. This hatching represents the asphalt removal and replacement for utility trenching. It has been frozen on this sheet as it is shown on sheet 5.
4. The noted existing curbing on the edge of driveway is concrete wheel stops which are removable.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Landscaping is shown where it is possible to provide screening to neighboring properties. It is noted the adjacent properties to the east west and south also have asphalt paved parking areas right up to the property line. These properties also appear to use the driveway. Therefore, screening cannot be planted along property lines where asphalt is present. A landscaping plan has been added as sheet 7 of 9 of the revised plan set.
7. Aryeh Siegel has responded to this comment under separate cover.
8. Additional striping is now shown on the northeast parking space. A concrete wheel stop can be added to this space as appropriate.
9. The overhead lines will be relocated and will be coordinated with the adjacent property owner and CHGE.
10. The ADA access ramp is shown on the plan and a detail is provided on sheet 8 of 9.

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

1. Aryeh Siegel has responded to this comment under separate cover.
2. Existing easements are currently being researched and explored along the driveway.
3. The plan has been updated to include the removal of sidewalk, curbing and street asphalt.
4. Aryeh Siegel has responded to this comment under separate cover.

Grading & Utility Plan (Sheet 5 of 8):

1. Soil Testing for Underground Infiltration System will be coordinated with the City engineering consultant.
2. Cross Hatched Area represents the building setback. The cross hatching is shown on the site plan sheet. Therefore, it has been removed from this plan.
3. The sewer line has been darkened in color to stand apart from the landscaped areas.

KARC Planning Consultants, Inc. Review Letter, Dated May 12, 2025:

1. Deliveries are typically loaded in through the front door. Deliveries are loaded through the back door via the municipal parking lot on occasion. The existing driveway is not used for deliveries.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Comment noted. Colliers Engineering & Design have bene retained to prepare a parking analysis. The parking analysis is included with this submission.
4. Parking dimensions have been provided on the parking stalls and driveway on sheet 1 of 9. It is not intended for box trucks or other delivery vehicles to enter the driveway.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.
7. Aryeh Siegel has responded to this comment under separate cover.
8. The snow storage area is proposed within the landscaped island on the east side of the parking area.
9. The landscaped area amounts to 10.4% of parcel 806934 area. The landscaped areas are labeled in square feet on the landscaped plan and are also noted in the bulk table. A landscaping plan has been added as sheet 7 of 9 of the revised plan set.

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

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your June 10, 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: Kosova Lane Properties, LLC, Applicant (via email)
Daniel G. Koehler, P.E. (HLD file)

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: x

Date: 5/28/25

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 be constructed on rear portion of property containing existing buildings with retail/office uses.

Proposed Use:

Gross Non-Residential Floor Space: Existing no change Proposed same as existing

TOTAL: no change

Dwelling Units (by type): Existing 4 (within existing buildings) Proposed 5 (within new building)

TOTAL: 9 (within existing and new buildings)

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**

400 Columbus Avenue Suite 180E
Valhalla, New York 10595
USA
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering
& Design

May 27, 2025

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

193-195 Main Street – Traffic & Parking Assessment
City of Beacon, Westchester County, New York
Colliers Engineering & Design Project No. 25005557A

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 193-195 Main Street residential development project ("the Project"). 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

The subject property is located at 193-195 Main Street in the City of Beacon, Dutchess County, New York. The site consists of two lots identified as Tax Parcel IDs 5954-27-806934 and 796928. The site is located on the south side of Main Street just east of Cliff Street and is bordered to the west by a City of Beacon public parking lot (Cliff Street Lot). The majority of the property is located within the Central Main Street (CMS) and the Historic District and Landmark Overlay (HLDO) zoning districts. A small portion of the property that fronts on Cliff Street is also located within the Transitional (T) zoning district. The site is currently occupied by two (2) existing three (3) story buildings, with attached partial one (1) story buildings, fronting on Main Street. These buildings are occupied by retail uses on the first floor (Beacon Bread Company) and residential units on the second and third floors. The existing site location is identified in Exhibit No. 1 below.

The Project proposes to construct a new three (3) story multi-family residential building on the rear of the existing property. The building will contain a total of five (5) residential units including one (1) one-bedroom unit on the first floor and two (2) two-bedroom units on both the second and third floors. The site will provide a total of two (2) off-street parking spaces, inclusive of one (1) ADA accessible parking space. Both of the parking spaces will be accessed via the existing driveway connection to Cliff Street.

Colliers
Engineering & Design

Exhibit No. 1 – Site Location Map



Source: Dutchess County Parcel Access Viewer

Colliers Engineering & Design

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). 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 fewer than five (5) total vehicular trips during each of the peak hours. This level of traffic generation is considered insignificant and will not result in any noticeable impact to traffic operating conditions in the vicinity of the site.

Exhibit No. 2 – Project Traffic Generation Estimates

	Entry	Exit	Total
Weekday AM Peak Hour)	0	2	2
Weekday PM Peak Hour	2	1	3
Saturday Peak Hour	1	1	2

Notes:

1. Traffic generation estimates are based on ITE Land Use 220 – Multifamily Housing (Low-Rise).

Parking Assessment

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. The City Code specifies a maximum parking standard of 1 space per dwelling unit which equates to a maximum of five (5) spaces permitted on the site. As indicated previously, the Project proposed to provide two (2) off-street parking spaces and any parking demand beyond this would need to be satisfied by on-street and off-street public parking in the area.

Colliers Engineering & Design

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.

In order to further assess the 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). The relevant ITE parking data is attached for reference. Based on the ITE data, the anticipated peak parking demand for the Project is estimated to be between 5 and 8 parking spaces generally occurring in the late evening and overnight hours. The excess ITE estimated parking demand of between 3 and 6 spaces not accommodated on the site would need to be accommodated by available public parking in the area.

While this area of Main Street is known to be one of the busier parking areas during peak midday and evening hours, during the overnight periods, when the site parking would be expected to peak, parking is generally more readily available in the area. Within a reasonable walking distance of the site (less than 800 ft.) there are four (4) existing public parking lots, which include the following:

- Cliff Street Lot - 19 Spaces
- Cross Street Lot – 18 Spaces
- Digger Phelps Lot – 13 Spaces
- Beacon Center Lot – 92 Spaces

In addition, on-street parking is available along Main Street, Cliff Street, Commerce Street, Dewindt Street and Willow Street within reasonable walking distance of the site. Given the limited number of vehicles from the Project that may need to be accommodated by available public parking in the area, it is anticipated that there will continue to be sufficient public parking available to meet the needs of the Project.

Summary and Conclusion

As summarized above, the Project is not anticipated to result in any significant traffic and/or parking related impacts in the area since the Project will generate an insignificant amount of traffic volume and parking demand and there is sufficient available public parking in the area to accommodate the excess parking needs of the Project.

Sincerely,

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



Richard G. D'Andrea, P.E., PTOE
Department Manager

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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

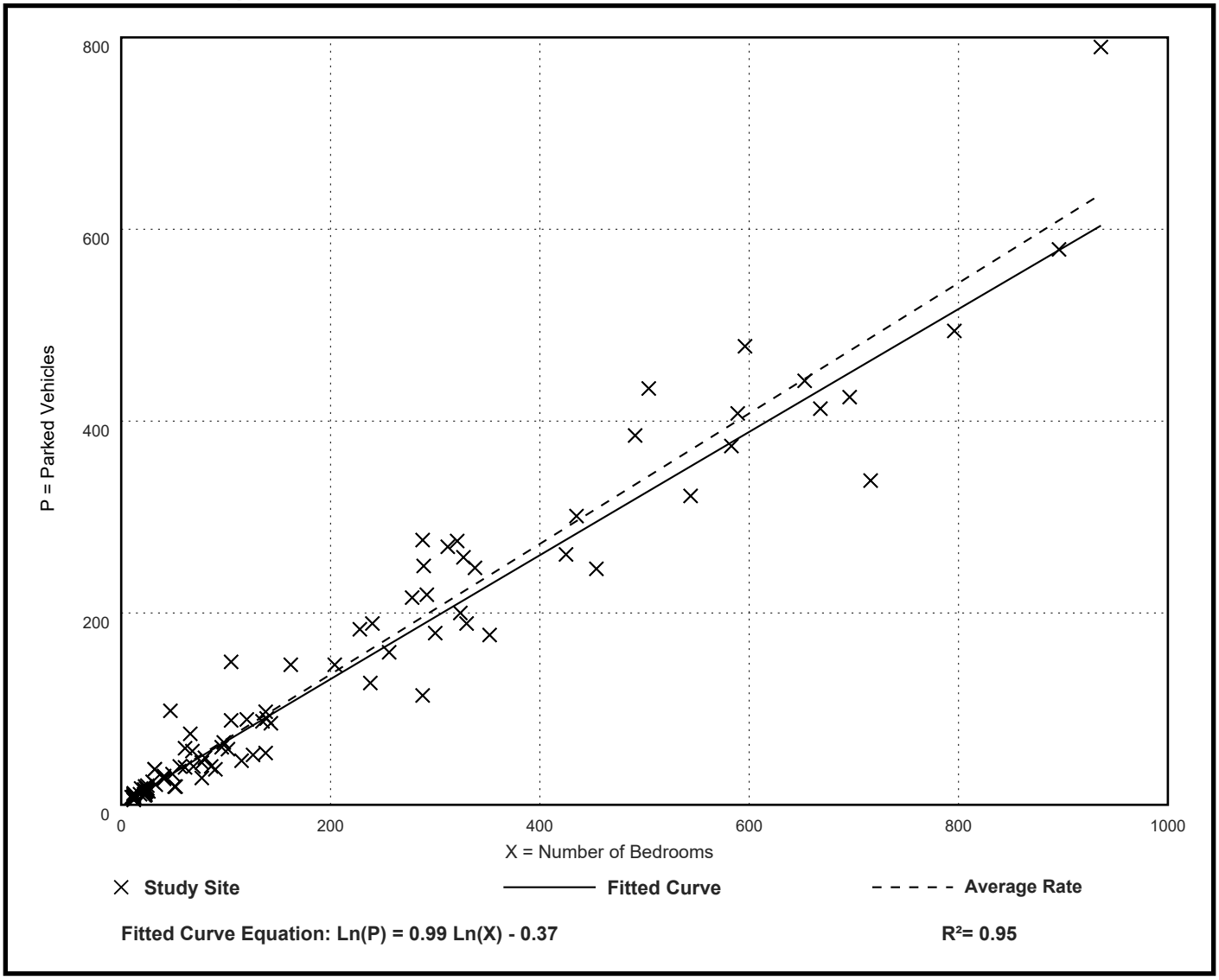
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

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

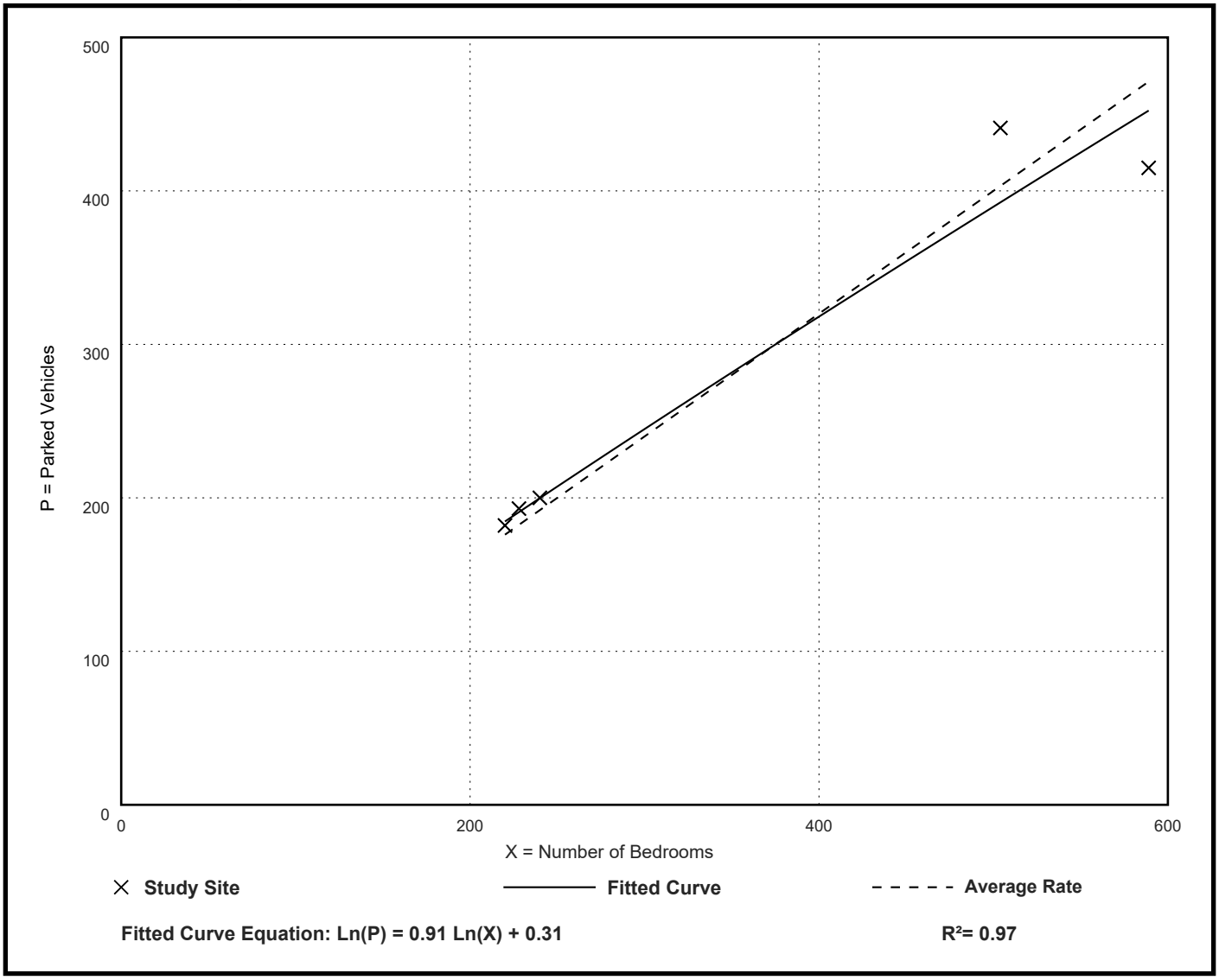
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

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)

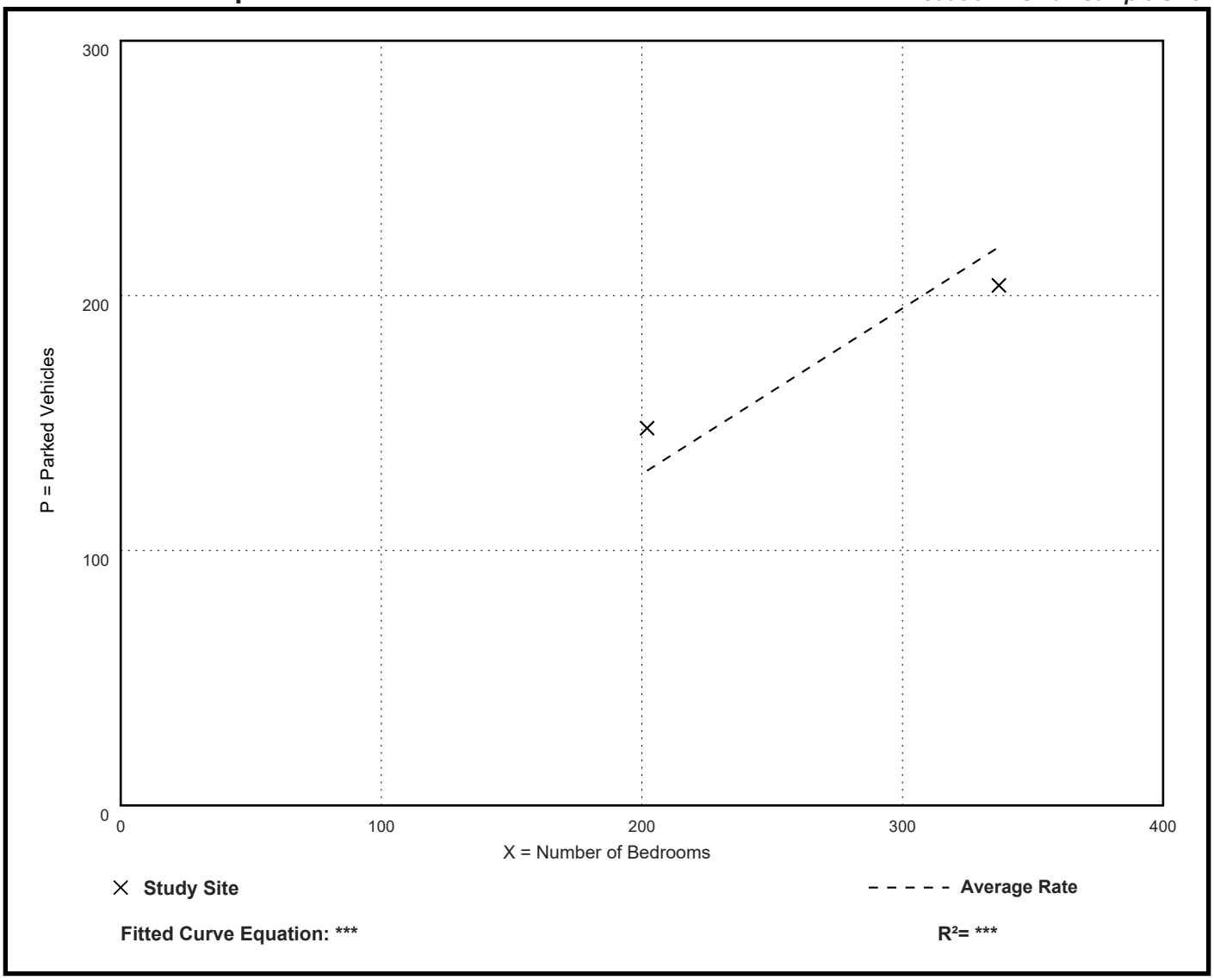
Peak Period Parking Demand vs: Bedrooms
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Bedrooms: 270

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= ***

ARYEH SIEGEL
ARCHITECT

193-195 Main Street

CMS & HDLO Design Standards Analysis

May 28, 2025

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§ 223-41.18 Regulations – City of Beacon Zoning Code

J. Design standards

(1) Because of the design standards in this section, the architectural review provisions of Chapter 86 shall not apply within the CMS 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 and general public welfare of the City of Beacon;

Response: Because the building is in the rear of the lot behind an existing building, there is little effect from the building on the character and public welfare.

(b) Promote pedestrian access and activity, as well as a general sense of area security;

Response: New lighting along the access to the building creates a safer environment than the existing vacant land behind the buildings.

(c) Restore and maintain the role of streets as civic and social spaces, framed by active uses;

Response: The proposed building is not on Main Street, so does not affect the role of streets in this case.

(d) Encourage economic development and a convenient mix of uses and services;

Response: The project provides additional economic development and residential uses on Main Street.

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

(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 architectural flexibility.

Response: The proposed design references Main Street façade design, although views of the building are limited due to its location behind the existing building on Main Street.

(2) Key terms: Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the "standard" is an optional guideline that is encouraged but not required.

(3) 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.

Response: The proposed design references Main Street façade design, although views of the building are limited due to its location behind the existing building on Main Street.

(4) Buildings should have a top-floor cornice feature and first-floor architectural articulation, such as a storefront with a secondary cornice or an architecturally emphasized entrance doorway, to accent the central body of the building.

Response: The building has a top floor cornice feature and a storefront with a secondary cornice.

(5) Architectural features and windows shall be continued on all sides of the building that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate significant breaks in the facades and rooflines at intervals of no more than 35 feet.

Response: Architectural features and windows continue on all sides of the building visible from the street, and as permitted by Building Code. Lot line windows are not permitted so the side elevations have limited openings.

(6) Building elements that provide additional architectural interest, such as bay windows, and cornices, but not including balconies or porches, may encroach up to two feet above the sidewalk, if the bottom of the encroaching building elements is at least 12 feet above grade.

Response: Building elements such as cornices and lintels add architectural interest.

(7) Metal, glass or canvas-type awnings and canopies or projecting signs are encouraged and may encroach up to six feet over the sidewalk above seven feet. Vinyl awnings are discouraged unless the applicant can demonstrate to the Planning Board's satisfaction that the finish and design of such awning are of high quality, aesthetically pleasing and meet the intended standards of the district.

Response: Awnings and canopies are not incorporated into the building. There is a covered overhang over the building lobby entrance so additional coverage is not warranted.

(8) Buildings shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

Response: The proposed building is not on the street. The entrance faces the area of the lot accessed off of Cliff Street.

(9) Primary individual window proportions shall be greater in height than in width, but the Planning Board may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

Response: Window proportions follow the existing building windows and are greater in height than in width.

(10) Commercial buildings shall have at least 70% glass on the first-floor facades, located between two feet and 10 feet above the sidewalk. Main Street or East Main Street buildings should have at least 30% glass on the upper-floor facades.

Response: The building is not on Main Street. Transparency should be discussed with the Board.

(11) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain link, barbed wire, plastic, or vinyl fencing shall not be permitted.

Response: Finish materials comply with the listed requirements.

(12) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

Response: Materials and colors complement the adjacent buildings.

(13) Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high. All exterior lighting shall comply with the standards in § **223-14B**.

Response: Exterior lighting complies with the Zoning standards.

(14) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Response: Mechanical equipment is concealed behind the 3rd floor parapet. The parapet is 42" high above the roof. The condensers are approximately 36" high. The parapet and viewing angle ensure that the equipment is not visible from the street. Refuse containers are stored in a ventilated trash room in the building, and are wheeled out to the sidewalk on trash collection days.

(15) The Planning Board may waive setback requirements for designated historic landmarks as defined in Chapter **134** of the City Code, landmark civic buildings, including government buildings, schools, libraries, or places of worship, and for pedestrian-oriented places, such as public greens or plazas and outdoor eating areas.

Response: The addition follows the setback requirements in the Zoning Code.

§ 134-7 Central Main Street District, site development plan or special permit design standards – City of Beacon Zoning Code

A. The design, character, and appropriateness to the property of the proposed alteration or new construction.

(1) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration from or similarities to adjacent HDLO structures or historic buildings in the surrounding area.

Response: The building design is based on the historic context of the adjacent Main Street area.

(2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.

Response: The design reflects similar materials, colors and design features.

(3) The intent is to reinforce and extend the traditional patterns of the HDLO District, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.

Response: The new building incorporates up-to-date technologies and details.

(4) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.

Response: Exterior assembly elements are continuous with the historic characteristics of the neighborhood.

(5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.

Response: Parking is screened from public views. There are 2 parking spaces below the building.

B. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.

Response: The scale and height of the proposed are consistent with the property and the surrounding neighborhood.

(1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.

Response: This is a stand-alone building at the rear of the lot.

(2) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.

Response: This is a stand-alone building.

(3) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.

Response: The building height is in line, or lower than, adjacent structures.

(4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.

Response: The building shall have breaks in the façade at intervals of no more than 35 feet.

C. Architectural and site elements and their relation to similar features of other properties in the HDLO.

Response: Details and site elements are similar to other properties in the HDLO.

(1) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.

Response: The proposed project does not disrupt the relationship between the existing building and its surroundings.

(2) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.

Response: The proposed project does not disrupt the relationship between the existing building and its surroundings.

(3) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.

Response: Not Applicable

(4) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.

Response: The building has a top floor cornice and 1st floor articulation.

(5) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common-property walls.

Response: Architectural features and windows are continuous where permitted by Code.

(6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.

Response: This is a stand alone building at the rear of the property. The front entrance relates to the location of the access drive off of Cliff Street.

(7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

Response: Window proportions are greater in height than width. Glazing complies with the code requirements.

(8) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain-link, plastic, or vinyl fencing shall not be permitted.

Response: Finish materials are similar to existing, and comply with the requirements.

(9) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

Response: Materials and colors complement the adjacent buildings.

(10) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front facade of new buildings or additions.

Response: Mechanical equipment and refuse containers are concealed from public view. The rooftop equipment is behind a parapet which is tall enough to conceal the HVAC machinery.

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

May 28, 2025

Mr. Bryan Murphy
City of Beacon Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation for 193-195 Main Street Development
193-195 Main Street
Tax ID: 5954-27-806934 & -796928 (±0.219 acres)
City of Beacon, New York

Dear Mr. Murphy,
This letter report summarizes our May 22, 2025 Infiltration and Inflow investigation findings at the above referenced parcel.

Introduction

Hudson Land Design (HLD) has completed an Infiltration and Inflow (I&I) investigation at the subject parcels, 193 and 195 Main Street, in accordance with requirements set forth by the City of Beacon. The investigation was conducted on May 22, 2025, and included both external and internal inspections to identify potential illicit connections or discharges to the City's sanitary sewer system.

Property Description

The project site consists of two side-by-side mixed-use buildings:

- **193 Main Street**
- **195 Main Street**

Each building features three stories facing Main Street and a single-story section at the rear. The ground floors of both buildings are occupied by the "Beacon Bread Company" restaurant, while the upper floors contain residential apartments.

Phase I: Exterior Inspection

The first phase of the investigation focused on the exterior of the buildings to assess the stormwater management system and identify any illicit stormwater connections to the sanitary sewer.

Observations:

- The three-story sections have flat roofs with internal roof drain systems; no external downspouts or gutters were observed.
- The rear portions of both buildings have sloped roofs:
    - Roof of 195 Main drains onto the sloped roof of 193 Main.
    - Both sloped roofs discharge via downspouts directly onto the ground surface.
- No evidence of stormwater connections to the City’s sanitary sewer system was found on the exterior of the buildings.

Conclusion: No illicit stormwater discharges to the sanitary sewer system were identified from the exterior roof or downspout systems.

Exterior Site Photos

1. View along the western side of 193 Main Street. A rain gutter was observed along the portion of the 1st story roof adjacent to the building's electrical meters. The downspout for the gutter discharges onto the paved ground next to the building.



2. View along the rear (southern) side of 193-195 Main Street. A rain gutter is also present along this portion of the building. The roof for 195 Main (right in picture) is sloped such that rainwater flows onto the roof of 193.



3. View of the downspout for the rain gutter on 193's southwestern corner shown in picture #2. The downspout discharges onto the ground toward the municipal lot.



Phase II: Interior Inspection

The second phase involved inspecting the interior plumbing and basement areas to identify any potential non-sanitary sources discharging to the sanitary sewer system.

195 Main Street

- A sump pit and pump were found in the basement.
- A flexible HDPE pipe connects the pit to a floor drain; this pipe in turn connects to a rigid PVC pipe emerging from beneath a higher slab elevation.
- This setup suggests a potential source of stormwater inflow.
- The sump pump is **inoperable** and appears **unused** for an extended period.
- No other illicit connections to the sanitary sewer were observed.
- Further investigation is needed, including **televising the PVC pipe and internal roof drain lines** to determine their discharge points.

Action Required:

- The inoperable sump pump and connected piping must be removed.
- Alternatively, if reused, the discharge must be rerouted to a storm drain system and disconnected from the sanitary sewer.

193 Main Street

- A functional sump pit and pump were located in the basement.
- This pit appears to collect **condensate water** from kitchen refrigeration and HVAC systems.
- Minimal discharge volume observed; no change in water level during the inspection.
- No signs of groundwater infiltration or floor ponding.
- No other illicit connections were identified.

Conclusion:

- The condensate discharge is considered **minor** and not a significant contributor to inflow. No corrective action is currently recommended for this system.

Interior Site Photos

4. View of the raw sewer outlet point for 193-195 Main and the sump pit within 195's basement (adjacent to the north foundation wall). The pump is inoperable and does not appear to have been used in some time. The pump will be disposed of and the outlet pipe for the pit shall be removed.



5. View of the divider wall in the basement level. The internal sewer pipes for 193 are routed through the wall and connect to the internal sewer lines of 195 (toward the right in picture).



6. View of the sump pit in the basement of 193. The pump in the pit appears to be operable and used to discharge water collected from the condensation lines from cooling and refrigeration equipment within the building. The volume of water from the collected condensation was observed to be very small.



Summary of Findings

1. **No illicit exterior roof or stormwater discharges** were identified.
2. **Two potential illicit connections** were discovered:
    - **195 Main**: Sump pit with suspected stormwater piping – requires removal or redirection.
    - **193 Main**: Condensate sump pit – minimal impact, deemed acceptable.
3. **Further investigation required**:
    - Televising of internal roof drains and the PVC pipe in 195 Main to determine their discharge points.

Next Steps

- Complete video inspection (CCTV) of roof drain and sump discharge piping.
- Update this report upon completion of that investigation.
- If further illicit connections are discovered, additional recommendations will be provided.

If you have any questions regarding the findings or require additional information, please contact me directly at **(845) 765-8956**.

Sincerely,

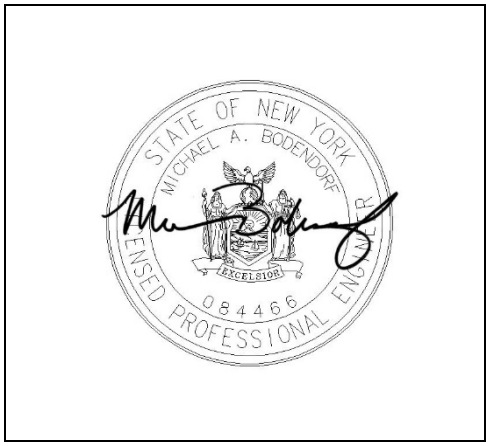
Michael A. Bodendorf, P.E.
Principal

cc: Kosova Lane Properties, LLC (via email)
Beacon Planning Board
Daniel G. Koehler, P.E. (HLD file)

Drainage Report
for
193-195 Main Street

Prepared for:
Kosova Lane Properties LLC
169 Main Street
Beacon, NY 12508

May 28, 2025



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

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APPENDIX B: SUPPORTING DATA
APPENDIX C: HYDROLOGIC MODELING

1.0 INTRODUCTION

The project is located at 193-195 Main Street in the City of Beacon, Dutchess County, New York. The project consists of two parcels, Tax ID: 5954-27-806934 & 811979 (+/-0.143 acres) and contains several existing buildings, parking access for neighboring parcels, patio, and vacant land. The project proposes the construction of a new building to the rear of the existing four buildings. The new building will be approximately 1,297 square feet at ground level and 2,804 square feet at the second and third floors. The building will include four residential apartments with parking and vehicle access at ground level, beneath the second floor. Vehicle access will be via an existing entrance on Cliff Street. The existing buildings will remain.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result in 1,427 sqft of additional impervious area and approximately 5,560 sqft of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-25-001 General Permit for Construction Activities. This study has been completed to analyze the flow that the project area generates, any potential impacts to the City of Beacon stormwater collection system in Main Street, and determine the design of the underground stormwater detention required to limit flows to pre-development conditions.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 10-Year, 25-Year, and 100-Year rainfall events are 2.61, 4.72, 5.93 and 8.40 inches, respectively. Rainfall Data can be found within Appendix B of this report.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there are three types of soil present on the project site and its associated contributing drainage area. Soils information is provided in Appendix B of this report. Table I below summarizes the characteristics of the soil types present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Hydrologic Soil Group
DxB	Dutchess-Cardigan- Urban land complex	N/A
Ur	Urban Land	N/A

Source: websoilsurvey.sc.egov.usda.gov

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. For this study a single design point was selected, corresponding to the point where the project site discharges to the City of Beacon stormwater collection system. From pre- to post-development conditions, a direct connection to the Main Street system is proposed. In pre-development conditions the site is within the tributary area of the Main Street system but does not have a direct connection.

Table II - Stormwater Design/Discharge Point	
SDP	**Description**
1	City of Beacon stormwater collection system in Main Street

4.2 Existing Watershed Area

Subcatchment 1 is 5,717 sqft in total including area behind the existing buildings that drains to the south. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage generally flows via sheet flow to a low point in the parcel to the south to the rear of existing buildings. This area is within the drainage area of the Main Street stormwater collection system.

The watershed area contributing to the SDP is graphically shown and listed on the drainage map, and is also provided within the HydroCAD computations within Appendix C. A drainage map is included within Appendix A.

Table III - Pre-Development Watershed Conditions					
Subcatchment	**Area (SF)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
1	5,717	Vacant land, gravel parking access, and patio	91	-	5 minutes

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project results in a total of approximately 5,560 sqft of disturbance due to the construction of proposed building, onsite parking, and utilities. The site has been divided into sin

subcatchments, stormwater detention will be provided through use of an underground chamber infiltration system. The following is a description of the subcatchments:

Subcatchment 10 is 5,717 sqft in total including proposed building & onsite parking, with roughly the same limits as pre-development conditions. Soils in this subcatchment were assumed to be hydrologic soil group D. Drainage will flow to A proposed catch basin and will discharge to the proposed underground chamber infiltration system. Overflow from the onsite stormwater system flows through the proposed landscaped island adjacent to the parking area, SDP1.

The watershed area contributing to each SDP is graphically shown and listed on the drainage map. The hydrologic model can be found in Appendix C. A post-development drainage map is included within Appendix A.

Table IV - Post-Development Watershed Conditions					
Subcatchment	**Area (SF)**	**Cover**	**Average Curve #**	**Hydrologic Soil Group(s)**	**Time of Concentration**
10	5,717	Building Roof & parking	95	-	5 minutes

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates at the study points under pre-development and post-development conditions are summarized below.

Table V- Stormwater Design/Discharge Point Comparison								
SDP	**1-Year (cfs)**		**10-Year (cfs)**		**25-Year (cfs)**		**100-Year (cfs)**	
	Pre	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**
1	0.39	0.08	0.81	0.81	1.05	1.04	1.53	1.50

The runoff rates at the study point decreases from pre-development to post-development conditions with the proposed underground chamber infiltration system in place. Runoff from the proposed building and onsite parking area will be captured and detained before overflowing into the proposed landscaped area adjacent to the parking area.

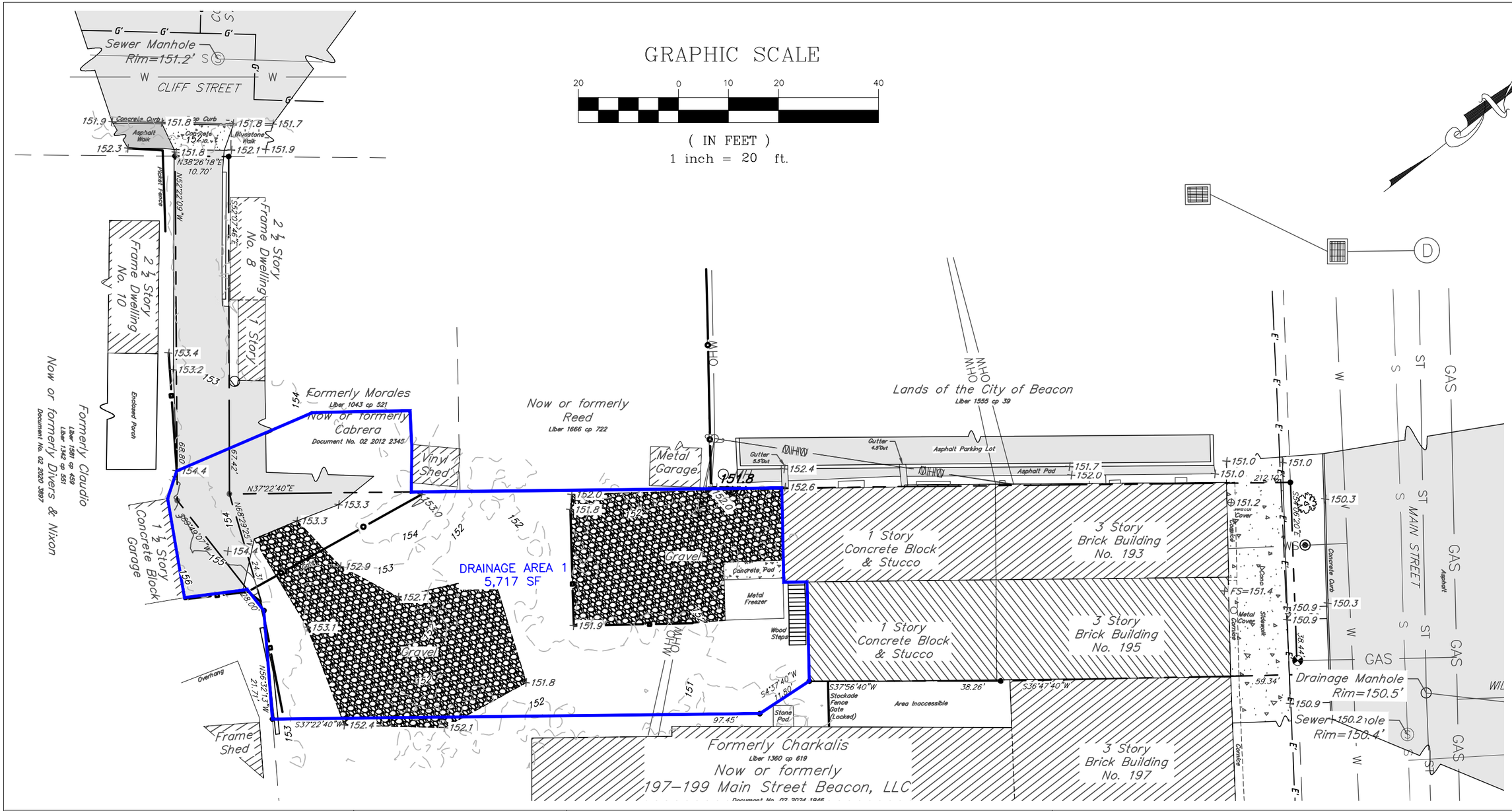
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

7.0 EROSION AND SEDIMENT CONTROL

Contractors shall adhere to the temporary and permanent erosion control measures as indicated on the plans. Repairs shall be made as necessary to remain in compliance with the New York State Standards and Specifications for Erosion and Sediment Control, 2016.

APPENDIX A

DRAINAGE MAPS



DRAWN BY: ESR	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

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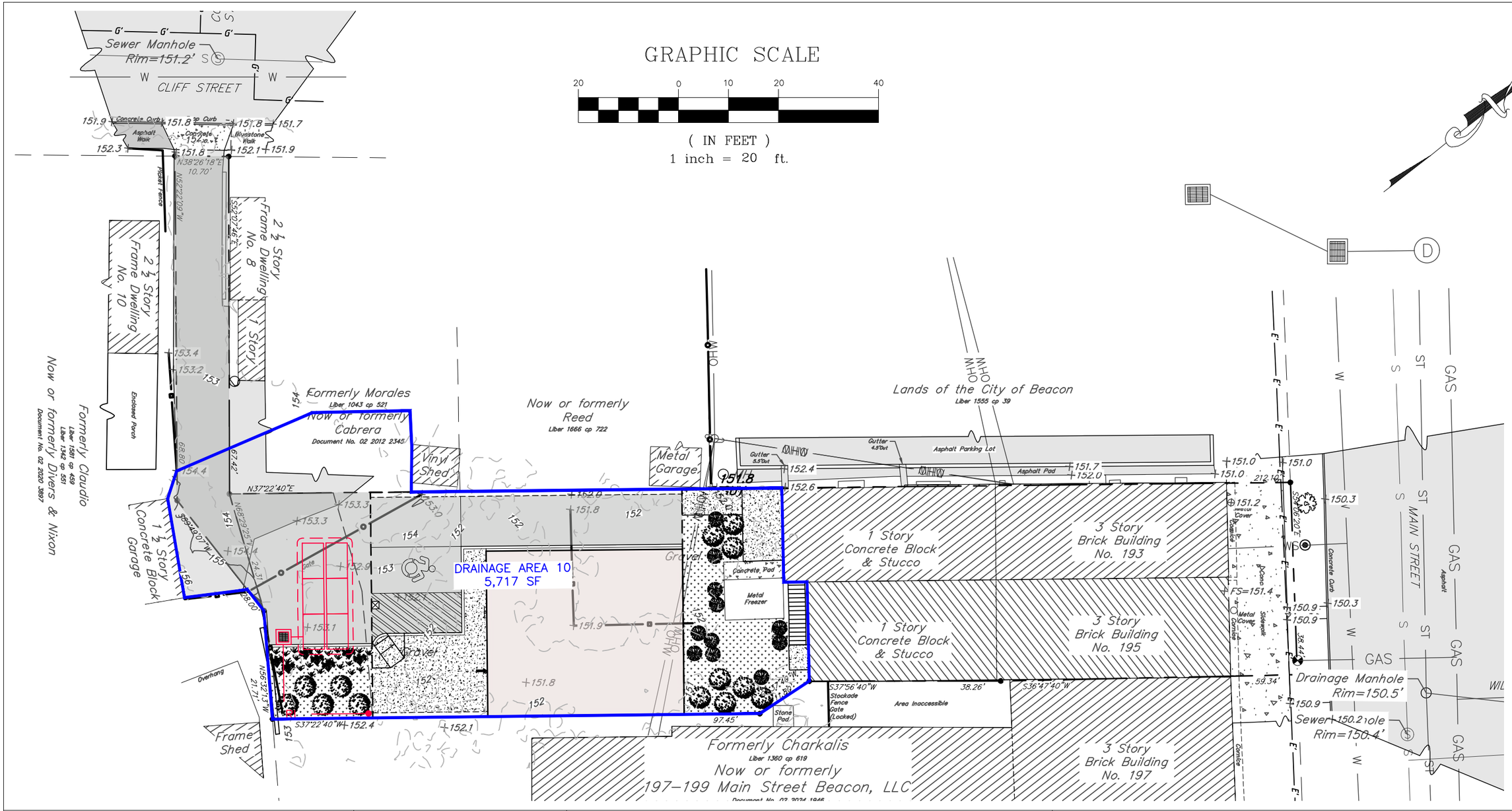
PRE-DEVELOPMENT WATERSHED MAP

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:	5/28/2025
SCALE:	1" = 20'
TITLE:	DR-1
SHEET:	1 OF 2

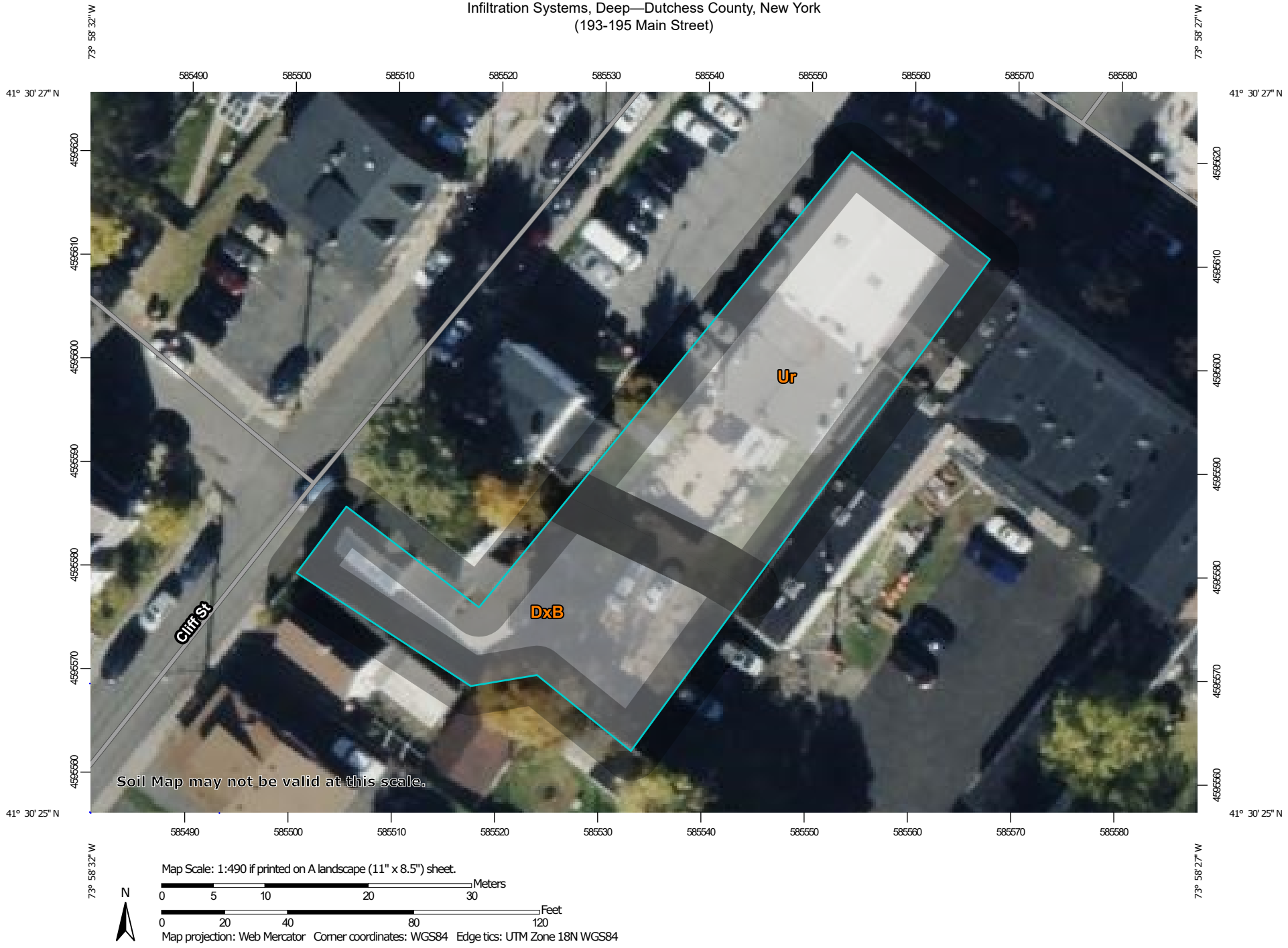
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW


GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.
Sewer Manhole
Rim=151.2'
CLIFF STREET
Concrete Curb
Asphalt Walk
Bluestone Walk
Concrete Pad
Light Pole
Utility Pole
Guy Wire
Fence
Overhead Wires
Underground Wires
Gas Line
Water Line
Sanitary Line
Storm Drain
Catch Basin
Inlet
Manhole
Hydrant
Valve
Gas Meter
Gas Valve
Sign
Mailbox
Flag Pole
Bollard
Air Conditioner
Generator
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Roof Drain
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Hedge
Wood Fence
Chain Link Fence
Iron Fence
Stockade Fence
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Stone Wall
Curb
Edge of Pavement
Edge of Gravel
Edge of Concrete
Edge of Building
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Adjoining Property Line
Right of Way
Centerline
Easement
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Limit of Wetland
Limit of Buffer
Limit of Flood Zone
Limit of Steep Slope
Limit of Tree Line
Limit of Woods
Limit of Grass
Limit of Shrub
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APPENDIX B

SUPPORTING DATA

Infiltration Systems, Deep—Dutchess County, New York
(193-195 Main Street)



Map Scale: 1:490 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 20 40 80 120

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
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Severely limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Infiltration Systems, Deep

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
DxB	Dutchess-Cardigan-Urban land complex, undulating, rocky	Not rated	Urban land (20%)		0.1	40.0%
			Udorthents (10%)			
			Georgia (5%)			
			Nassau (5%)			
			Massena (4%)			
			Sun (1%)			
Ur	Urban land	Not rated	Urban land (90%)		0.2	60.0%
			Udorthents, smoothed (5%)			
			Udorthents, wet substratum (3%)			
			Unnamed soils, undisturbed (1%)			
			Rock outcrop (1%)			
Totals for Area of Interest					**0.3**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Null or Not Rated	0.3	100.0%
Totals for Area of Interest	**0.3**	**100.0%**

Description

Deep infiltration systems are stormwater management practices that are placed 3 to 5 feet in the ground, depending on the application. These systems include rain gardens, bioretention basins, and infiltration basins. They slow the movement of stormwater to surface waters and also filter a significant portion of pollutants from the stormwater. The fundamental function of these systems is to hold the runoff generated from the first 1 inch of rainfall during a 24-hour storm preceded by 48 hours of no measurable precipitation. There should be little or no ponding at the surface. The water should infiltrate into the surrounding soil in 24 to 48 hours. Only that part of the soil between depths of 24 and 80 inches is evaluated.

The ratings are based on the soil properties that affect infiltration of the stormwater, construction and maintenance of the system, and public safety and health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect the transmission of rainwater. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the water in downslope areas. Some slopes may become unstable and move upon addition of water.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the bottom of the system. In these soils the deep infiltration system may not adequately filter the stormwater, particularly if the adsorptive capacity of the soil below the system is low. As a result, the ground water may become contaminated. In areas underlain by limestone, solution channels and subsequent subsidence may damage adjacent infrastructure. Also, areas underlain by limestone may be subject to ground-water contamination.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified infiltration system. "Not limited" indicates that the soil has features that are very favorable for the specified system. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified system.

The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified system. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the specified system (1.00) and the point at which the soil feature is not a limitation (0.00).

The accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer lists the map unit components. These

components are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one indicated for the map unit. The percent composition of each component in a particular map unit is shown to help the user better understand the percentage of each map unit that has the rating indicated. Other components with different ratings may occur in each map unit. The complete ratings list for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Extreme Precipitation Tables

Northeast Regional Climate Center

Data represents point estimates calculated from partial duration series. All precipitation amounts are displayed in inches.

Smoothing	Yes
State	New York
Location	
Longitude	73.967 degrees West
Latitude	41.489 degrees North
Elevation	0 feet
Date/Time	Tue, 22 Mar 2022 11:31:04 -0400

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.82	1.02	1.27	**1yr**	0.88	1.20	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.30	3.96	4.60	**1yr**
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.76	2.15	2.62	3.17	3.58	**2yr**	2.80	3.44	3.94	4.65	5.29	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.92	**5yr**	1.32	1.77	2.20	2.71	3.29	3.98	4.53	**5yr**	3.52	4.36	5.01	5.79	6.55	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.92	4.72	5.42	**10yr**	4.18	5.21	6.01	6.84	7.70	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.07	4.94	5.93	6.88	**25yr**	5.25	6.62	7.65	8.53	9.54	**25yr**
50yr	0.68	1.09	1.39	1.95	2.62	3.38	**50yr**	2.26	3.01	3.93	4.85	5.88	7.06	8.24	**50yr**	6.25	7.93	9.19	10.09	11.22	**50yr**
100yr	0.77	1.24	1.60	2.27	3.10	4.02	**100yr**	2.67	3.53	4.68	5.79	7.02	8.40	9.88	**100yr**	7.43	9.50	11.04	11.93	13.22	**100yr**
200yr	0.87	1.42	1.85	2.65	3.66	4.79	**200yr**	3.16	4.15	5.58	6.91	8.37	10.00	11.85	**200yr**	8.85	11.39	13.27	14.12	15.58	**200yr**
500yr	1.05	1.73	2.25	3.27	4.58	6.02	**500yr**	3.95	5.15	7.04	8.72	10.57	12.61	15.07	**500yr**	11.16	14.49	16.95	17.66	19.37	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.09	**1yr**	0.76	1.07	1.25	1.60	2.01	2.08	2.36	**1yr**	1.84	2.27	2.64	3.38	4.15	**1yr**
2yr	0.37	0.58	0.71	0.97	1.19	1.42	**2yr**	1.03	1.39	1.61	2.06	2.59	3.08	3.46	**2yr**	2.73	3.33	3.79	4.49	5.15	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.66	**5yr**	1.22	1.62	1.89	2.42	3.02	3.68	4.19	**5yr**	3.26	4.03	4.60	5.33	6.10	**5yr**
10yr	0.47	0.72	0.89	1.25	1.62	1.86	**10yr**	1.39	1.81	2.12	2.72	3.39	4.18	4.84	**10yr**	3.70	4.66	5.30	6.05	6.93	**10yr**
25yr	0.54	0.82	1.02	1.46	1.93	2.14	**25yr**	1.66	2.09	2.46	3.07	3.95	4.92	5.86	**25yr**	4.36	5.63	6.39	7.16	8.23	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.39	**50yr**	1.91	2.33	2.78	3.43	4.45	5.59	6.77	**50yr**	4.94	6.51	7.37	8.13	9.38	**50yr**
100yr	0.68	1.03	1.29	1.86	2.55	2.68	**100yr**	2.20	2.62	3.14	3.83	5.04	6.31	7.84	**100yr**	5.58	7.54	8.49	9.23	10.70	**100yr**
200yr	0.77	1.16	1.47	2.13	2.97	3.00	**200yr**	2.56	2.93	3.54	4.30	5.69	7.09	9.11	**200yr**	6.27	8.76	9.81	10.47	12.23	**200yr**
500yr	0.92	1.37	1.76	2.55	3.63	3.49	**500yr**	3.13	3.41	4.19	5.01	6.73	8.28	11.11	**500yr**	7.33	10.69	11.87	12.37	14.60	**500yr**

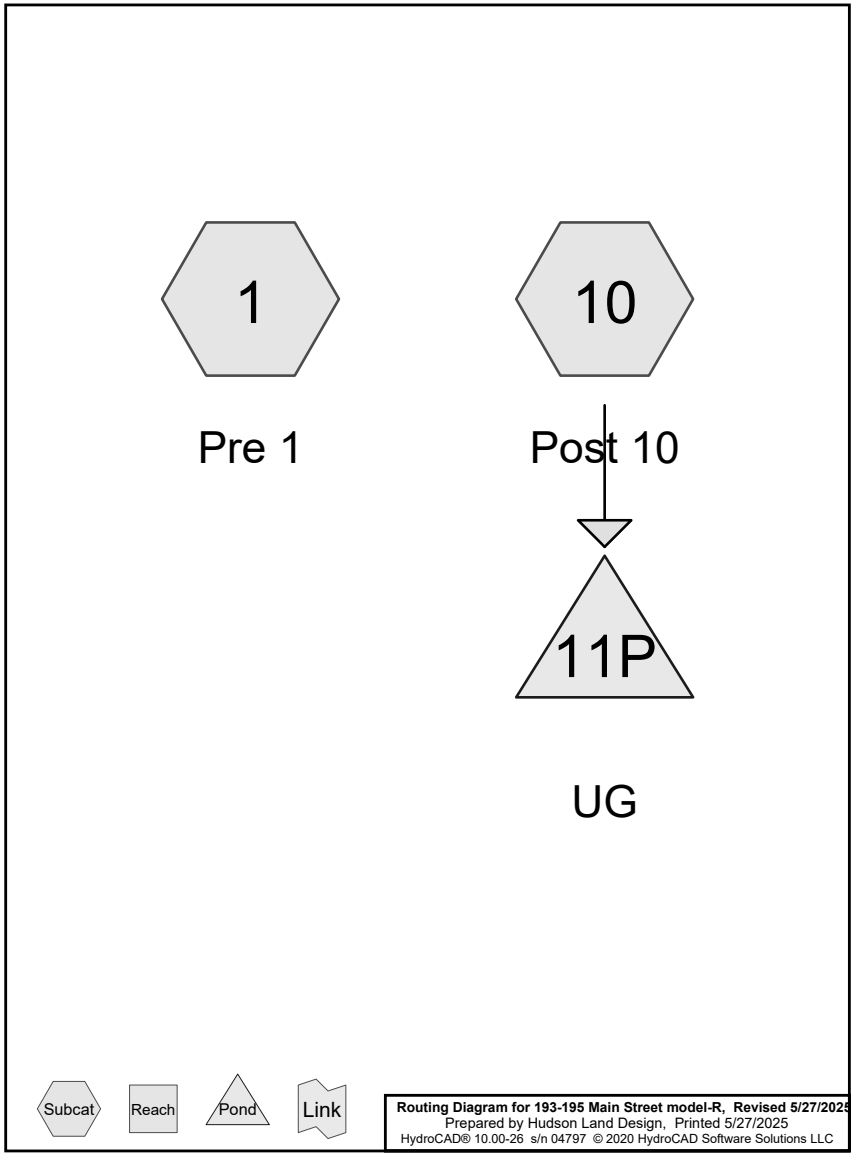
Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.92	1.13	1.36	**1yr**	0.97	1.33	1.53	1.97	2.43	2.81	3.21	**1yr**	2.49	3.09	3.58	4.25	4.95	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.11	1.51	1.75	2.25	2.80	3.34	3.71	**2yr**	2.96	3.57	4.10	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.65	1.96	**5yr**	1.42	1.91	2.26	2.89	3.66	4.27	4.88	**5yr**	3.78	4.69	5.41	6.28	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.73	2.32	2.74	3.54	4.49	5.21	6.01	**10yr**	4.61	5.78	6.69	7.67	8.48	**10yr**
25yr	0.72	1.10	1.37	1.95	2.57	3.05	**25yr**	2.22	2.98	3.57	4.73	5.88	6.81	7.92	**25yr**	6.03	7.61	8.89	10.01	10.92	**25yr**
50yr	0.85	1.29	1.61	2.32	3.12	3.71	**50yr**	2.69	3.62	4.35	5.83	7.20	8.35	9.75	**50yr**	7.39	9.38	11.04	12.26	13.22	**50yr**
100yr	1.01	1.52	1.91	2.75	3.78	4.50	**100yr**	3.26	4.40	5.30	7.19	8.83	10.24	12.00	**100yr**	9.06	11.54	13.71	15.03	16.01	**100yr**
200yr	1.19	1.79	2.27	3.28	4.57	5.46	**200yr**	3.95	5.34	6.47	8.84	10.81	12.58	14.80	**200yr**	11.13	14.23	17.03	18.42	19.41	**200yr**
500yr	1.49	2.22	2.85	4.14	5.89	7.06	**500yr**	5.08	6.91	8.40	11.67	14.15	16.53	19.49	**500yr**	14.63	18.74	22.72	24.14	25.01	**500yr**

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APPENDIX C

HYDROLOGIC MODELING



Summary for Subcatchment 1: Pre 1

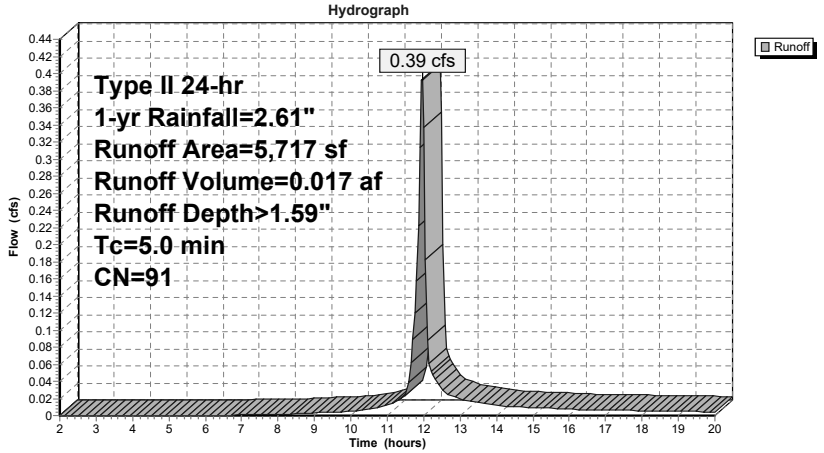
Runoff = 0.39 cfs @ 11.95 hrs, Volume= 0.017 af, Depth> 1.59"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,194	98	Paved parking, HSG A
2,165	96	Gravel surface, HSG A
2,358	84	50-75% Grass cover, Fair, HSG D
5,717	91	Weighted Average
4,523		79.11% Pervious Area
1,194		20.89% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 10: Post 10

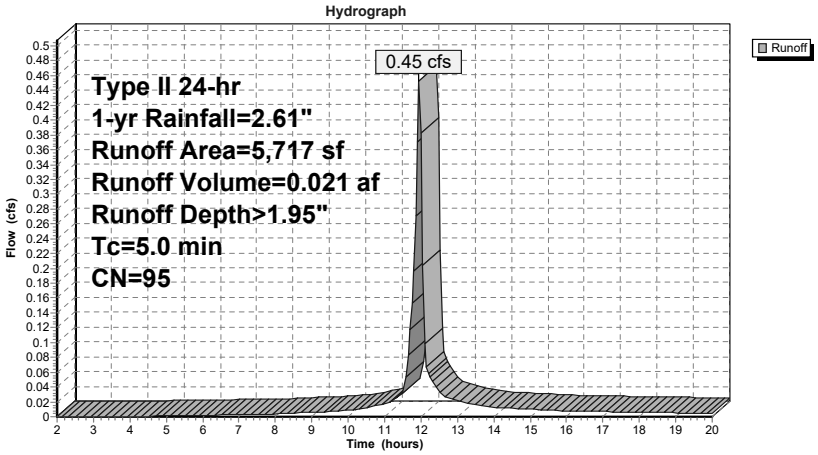
Runoff = 0.45 cfs @ 11.95 hrs, Volume= 0.021 af, Depth> 1.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
4,786	98	Paved parking, HSG A
931	80	>75% Grass cover, Good, HSG D
5,717	95	Weighted Average
931		16.28% Pervious Area
4,786		83.72% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 11P: UG

Inflow Area = 0.131 ac, 83.72% Impervious, Inflow Depth > 1.95" for 1-yr event
Inflow = 0.45 cfs @ 11.95 hrs, Volume= 0.021 af
Outflow = 0.08 cfs @ 12.17 hrs, Volume= 0.008 af, Atten= 83%, Lag= 12.9 min
Discarded = 0.01 cfs @ 12.15 hrs, Volume= 0.001 af
Primary = 0.07 cfs @ 12.17 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.56' @ 12.15 hrs Surf.Area= 337 sf Storage= 591 cf

Plug-Flow detention time= 226.3 min calculated for 0.008 af (36% of inflow)
Center-of-Mass det. time= 125.2 min (874.6 - 749.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	148.83'	253 cf	**11.17'W x 24.50'L x 3.54'H Field A** 969 cf Overall - 335 cf Embedded = 634 cf x 40.0% Voids
#2A	149.33'	335 cf	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	152.50'	95 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
		684 cf	Total Available Storage

Storage Group A created with Chamber Wizard

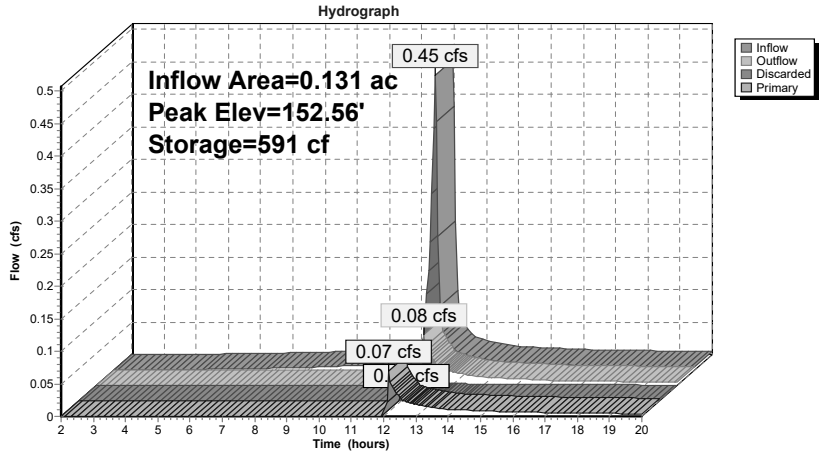
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

Device	Routing	Invert	Outlet Devices
#1	Discarded	148.83'	**1.000 in/hr Exfiltration over Surface area**
#2	Device 1	152.50'	**2.0" x 2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	152.50'	**90.0 deg x 1.5' long x 0.50' rise Sharp-Crested Vee/Trap Weir** Cv= 2.50 (C= 3.13)

Discarded OutFlow Max=0.01 cfs @ 12.15 hrs HW=152.56' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)
↑**2=Orifice/Grate** (Passes 0.01 cfs of 0.03 cfs potential flow)

Primary OutFlow Max=0.06 cfs @ 12.17 hrs HW=152.55' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.06 cfs @ 0.71 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

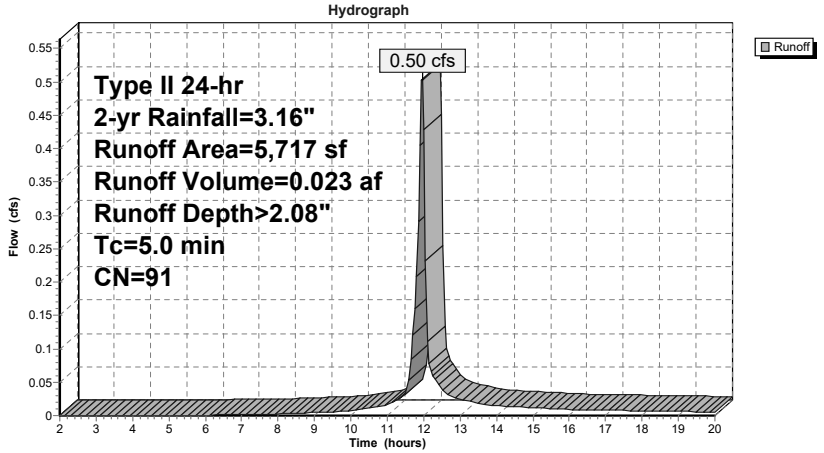
Runoff = 0.50 cfs @ 11.95 hrs, Volume= 0.023 af, Depth> 2.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.16"

Area (sf)	CN	Description
1,194	98	Paved parking, HSG A
2,165	96	Gravel surface, HSG A
2,358	84	50-75% Grass cover, Fair, HSG D
5,717	91	Weighted Average
4,523		79.11% Pervious Area
1,194		20.89% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 10: Post 10

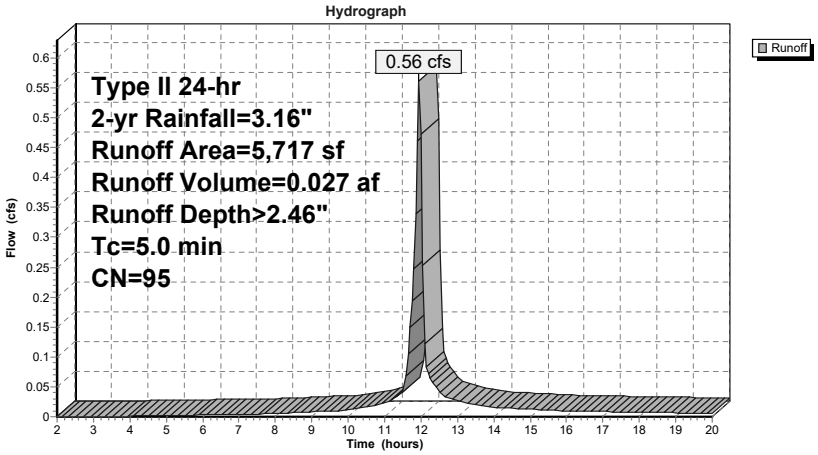
Runoff = 0.56 cfs @ 11.95 hrs, Volume= 0.027 af, Depth> 2.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.16"

Area (sf)	CN	Description
4,786	98	Paved parking, HSG A
931	80	>75% Grass cover, Good, HSG D
5,717	95	Weighted Average
931		16.28% Pervious Area
4,786		83.72% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 11P: UG

Inflow Area = 0.131 ac, 83.72% Impervious, Inflow Depth > 2.46" for 2-yr event
Inflow = 0.56 cfs @ 11.95 hrs, Volume= 0.027 af
Outflow = 0.49 cfs @ 12.01 hrs, Volume= 0.013 af, Atten= 13%, Lag= 3.7 min
Discarded = 0.01 cfs @ 12.02 hrs, Volume= 0.002 af
Primary = 0.48 cfs @ 12.01 hrs, Volume= 0.012 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.76' @ 12.02 hrs Surf.Area= 524 sf Storage= 623 cf

Plug-Flow detention time= 171.1 min calculated for 0.013 af (50% of inflow)
Center-of-Mass det. time= 86.3 min (830.1 - 743.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	148.83'	253 cf	**11.17'W x 24.50'L x 3.54'H Field A** 969 cf Overall - 335 cf Embedded = 634 cf x 40.0% Voids
#2A	149.33'	335 cf	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	152.50'	95 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
		684 cf	Total Available Storage

Storage Group A created with Chamber Wizard

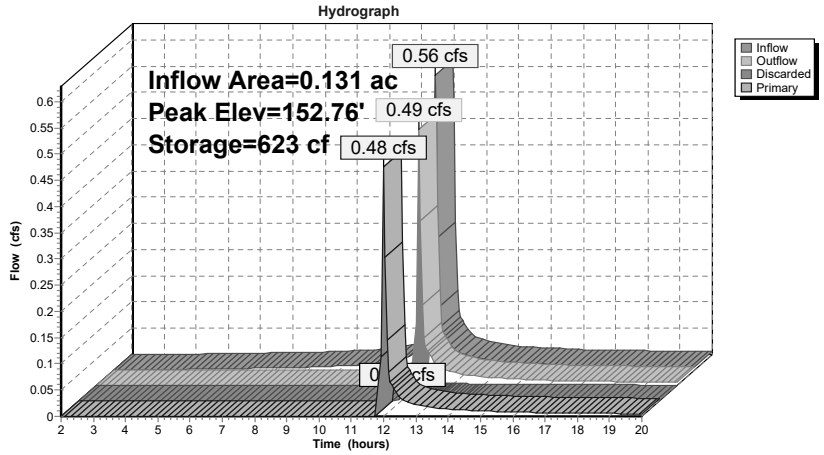
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

Device	Routing	Invert	Outlet Devices
#1	Discarded	148.83'	**1.000 in/hr Exfiltration over Surface area**
#2	Device 1	152.50'	**2.0" x 2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	152.50'	**90.0 deg x 1.5' long x 0.50' rise Sharp-Crested Vee/Trap Weir** Cv= 2.50 (C= 3.13)

Discarded OutFlow Max=0.01 cfs @ 12.02 hrs HW=152.68' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)
↑**2=Orifice/Grate** (Passes 0.01 cfs of 0.06 cfs potential flow)

Primary OutFlow Max=0.41 cfs @ 12.01 hrs HW=152.69' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.41 cfs @ 1.32 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

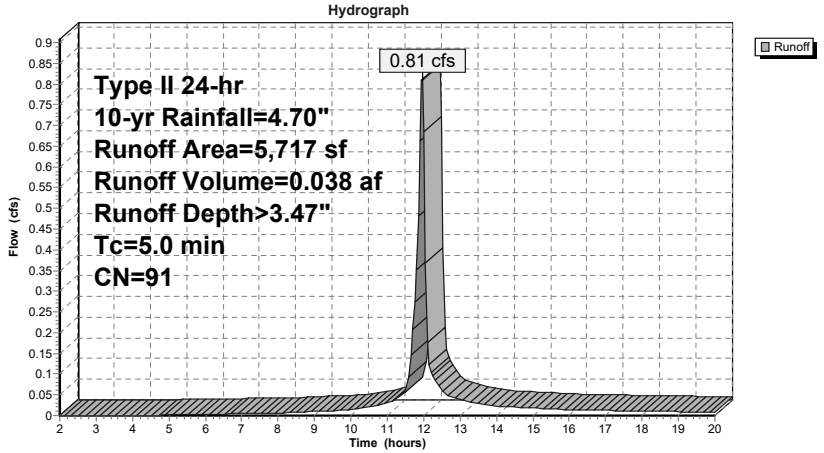
Runoff = 0.81 cfs @ 11.95 hrs, Volume= 0.038 af, Depth> 3.47"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

Area (sf)	CN	Description
1,194	98	Paved parking, HSG A
2,165	96	Gravel surface, HSG A
2,358	84	50-75% Grass cover, Fair, HSG D
5,717	91	Weighted Average
4,523		79.11% Pervious Area
1,194		20.89% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 10: Post 10

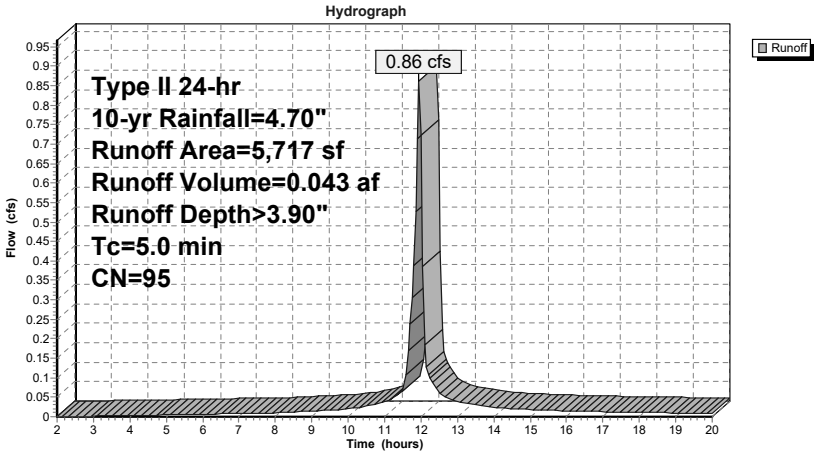
Runoff = 0.86 cfs @ 11.95 hrs, Volume= 0.043 af, Depth> 3.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=4.70"

Area (sf)	CN	Description
4,786	98	Paved parking, HSG A
931	80	>75% Grass cover, Good, HSG D
5,717	95	Weighted Average
931		16.28% Pervious Area
4,786		83.72% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 11P: UG

Inflow Area = 0.131 ac, 83.72% Impervious, Inflow Depth > 3.90" for 10-yr event
Inflow = 0.86 cfs @ 11.95 hrs, Volume= 0.043 af
Outflow = 0.82 cfs @ 11.96 hrs, Volume= 0.029 af, Atten= 5%, Lag= 0.7 min
Discarded = 0.01 cfs @ 11.97 hrs, Volume= 0.002 af
Primary = 0.81 cfs @ 11.96 hrs, Volume= 0.026 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.78' @ 11.96 hrs Surf.Area= 524 sf Storage= 629 cf

Plug-Flow detention time= 130.5 min calculated for 0.029 af (67% of inflow)
Center-of-Mass det. time= 62.2 min (795.4 - 733.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	148.83'	253 cf	**11.17'W x 24.50'L x 3.54'H Field A** 969 cf Overall - 335 cf Embedded = 634 cf x 40.0% Voids
#2A	149.33'	335 cf	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	152.50'	95 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
		684 cf	Total Available Storage

Storage Group A created with Chamber Wizard

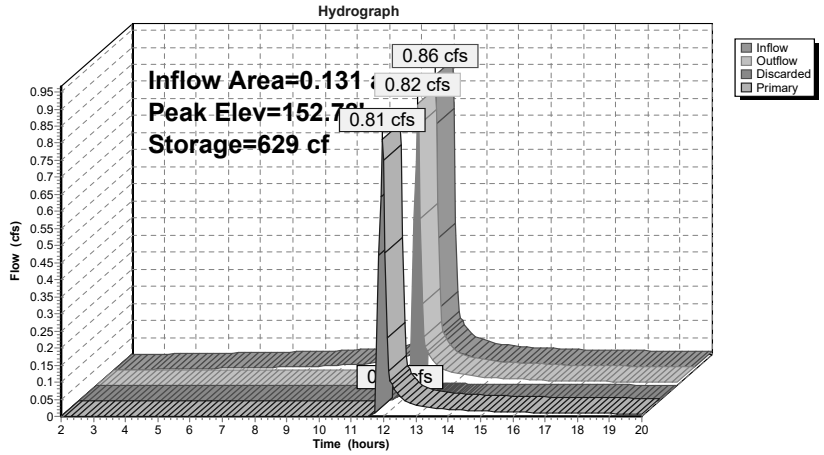
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

Device	Routing	Invert	Outlet Devices
#1	Discarded	148.83'	**1.000 in/hr Exfiltration over Surface area**
#2	Device 1	152.50'	**2.0" x 2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	152.50'	**90.0 deg x 1.5' long x 0.50' rise Sharp-Crested Vee/Trap Weir** Cv= 2.50 (C= 3.13)

Discarded OutFlow Max=0.01 cfs @ 11.97 hrs HW=152.78' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)
↑**2=Orifice/Grate** (Passes 0.01 cfs of 0.07 cfs potential flow)

Primary OutFlow Max=0.79 cfs @ 11.96 hrs HW=152.78' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.79 cfs @ 1.60 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

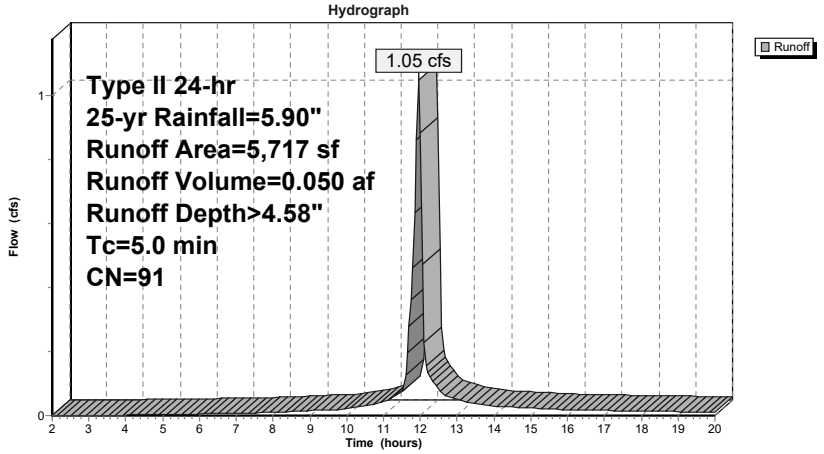
Runoff = 1.05 cfs @ 11.95 hrs, Volume= 0.050 af, Depth> 4.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=5.90"

Area (sf)	CN	Description
1,194	98	Paved parking, HSG A
2,165	96	Gravel surface, HSG A
2,358	84	50-75% Grass cover, Fair, HSG D
5,717	91	Weighted Average
4,523		79.11% Pervious Area
1,194		20.89% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 10: Post 10

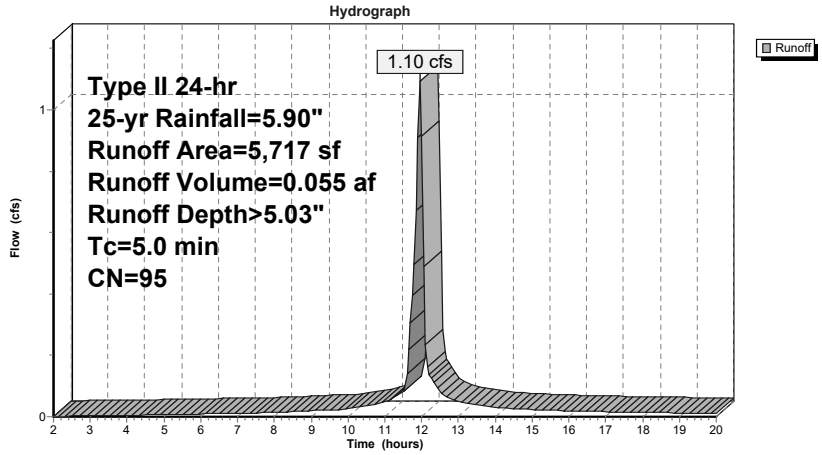
Runoff = 1.10 cfs @ 11.95 hrs, Volume= 0.055 af, Depth> 5.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-yr Rainfall=5.90"

Area (sf)	CN	Description
4,786	98	Paved parking, HSG A
931	80	>75% Grass cover, Good, HSG D
5,717	95	Weighted Average
931		16.28% Pervious Area
4,786		83.72% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 11P: UG

Inflow Area = 0.131 ac, 83.72% Impervious, Inflow Depth > 5.03" for 25-yr event
Inflow = 1.10 cfs @ 11.95 hrs, Volume= 0.055 af
Outflow = 1.05 cfs @ 11.96 hrs, Volume= 0.042 af, Atten= 4%, Lag= 0.6 min
Discarded = 0.01 cfs @ 11.90 hrs, Volume= 0.003 af
Primary = 1.04 cfs @ 11.96 hrs, Volume= 0.039 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.83' @ 11.96 hrs Surf.Area= 524 sf Storage= 641 cf

Plug-Flow detention time= 117.2 min calculated for 0.042 af (75% of inflow)
Center-of-Mass det. time= 56.2 min (783.9 - 727.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	148.83'	253 cf	**11.17'W x 24.50'L x 3.54'H Field A** 969 cf Overall - 335 cf Embedded = 634 cf x 40.0% Voids
#2A	149.33'	335 cf	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	152.50'	95 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
		684 cf	Total Available Storage

Storage Group A created with Chamber Wizard

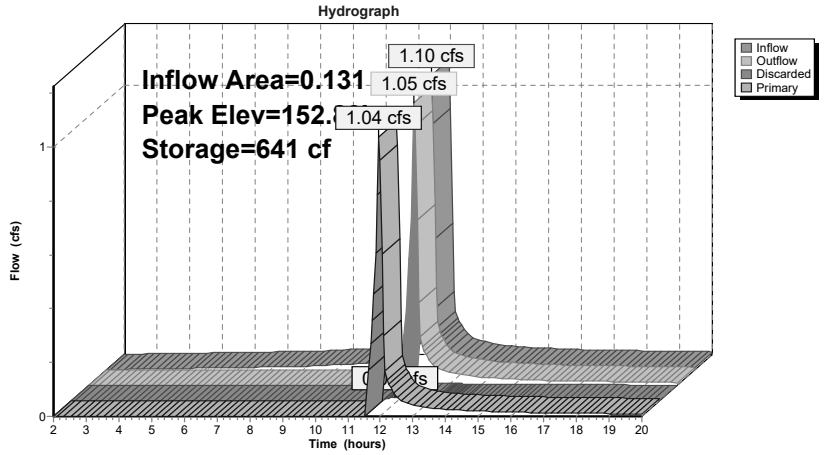
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

Device	Routing	Invert	Outlet Devices
#1	Discarded	148.83'	**1.000 in/hr Exfiltration over Surface area**
#2	Device 1	152.50'	**2.0" x 2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	152.50'	**90.0 deg x 1.5' long x 0.50' rise Sharp-Crested Vee/Trap Weir** Cv= 2.50 (C= 3.13)

Discarded OutFlow Max=0.01 cfs @ 11.90 hrs HW=152.79' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)
↑**2=Orifice/Grate** (Passes 0.01 cfs of 0.07 cfs potential flow)

Primary OutFlow Max=1.01 cfs @ 11.96 hrs HW=152.82' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 1.01 cfs @ 1.71 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

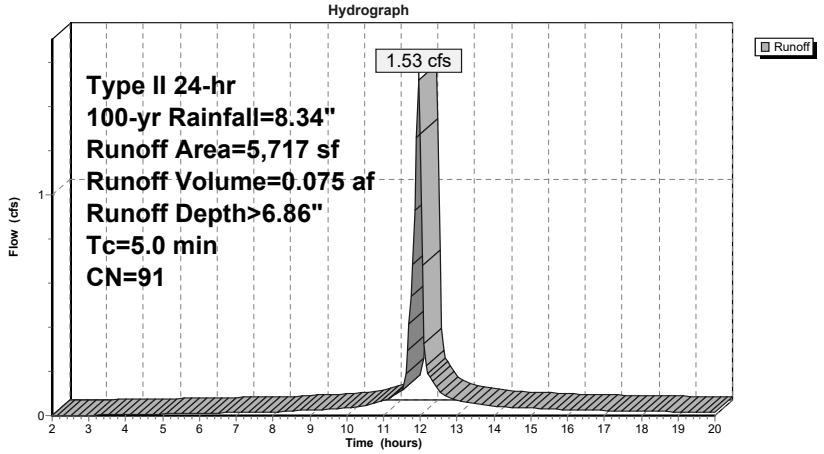
Runoff = 1.53 cfs @ 11.95 hrs, Volume= 0.075 af, Depth> 6.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

Area (sf)	CN	Description
1,194	98	Paved parking, HSG A
2,165	96	Gravel surface, HSG A
2,358	84	50-75% Grass cover, Fair, HSG D
5,717	91	Weighted Average
4,523		79.11% Pervious Area
1,194		20.89% Impervious Area

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

Subcatchment 1: Pre 1



Summary for Subcatchment 10: Post 10

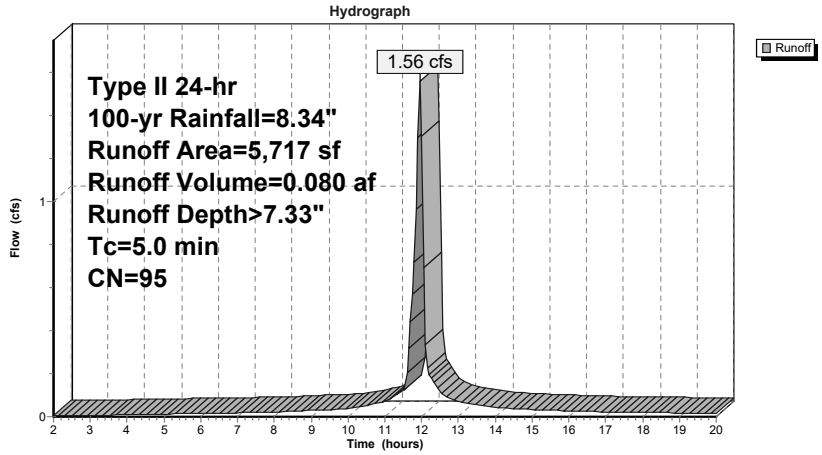
Runoff = 1.56 cfs @ 11.95 hrs, Volume= 0.080 af, Depth> 7.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=8.34"

Area (sf)	CN	Description
4,786	98	Paved parking, HSG A
931	80	>75% Grass cover, Good, HSG D
5,717	95	Weighted Average
931		16.28% Pervious Area
4,786		83.72% Impervious Area

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

Subcatchment 10: Post 10



Summary for Pond 11P: UG

Inflow Area = 0.131 ac, 83.72% Impervious, Inflow Depth > 7.33" for 100-yr event
Inflow = 1.56 cfs @ 11.95 hrs, Volume= 0.080 af
Outflow = 1.51 cfs @ 11.96 hrs, Volume= 0.067 af, Atten= 4%, Lag= 0.5 min
Discarded = 0.01 cfs @ 11.85 hrs, Volume= 0.004 af
Primary = 1.50 cfs @ 11.96 hrs, Volume= 0.062 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.91' @ 11.96 hrs Surf.Area= 524 sf Storage= 661 cf

Plug-Flow detention time= 101.5 min calculated for 0.066 af (83% of inflow)
Center-of-Mass det. time= 50.9 min (771.6 - 720.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	148.83'	253 cf	**11.17'W x 24.50'L x 3.54'H Field A** 969 cf Overall - 335 cf Embedded = 634 cf x 40.0% Voids
#2A	149.33'	335 cf	**Cultec R-330XLHD** x 6 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 2 rows
#3	152.50'	95 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)
		684 cf	Total Available Storage

Storage Group A created with Chamber Wizard

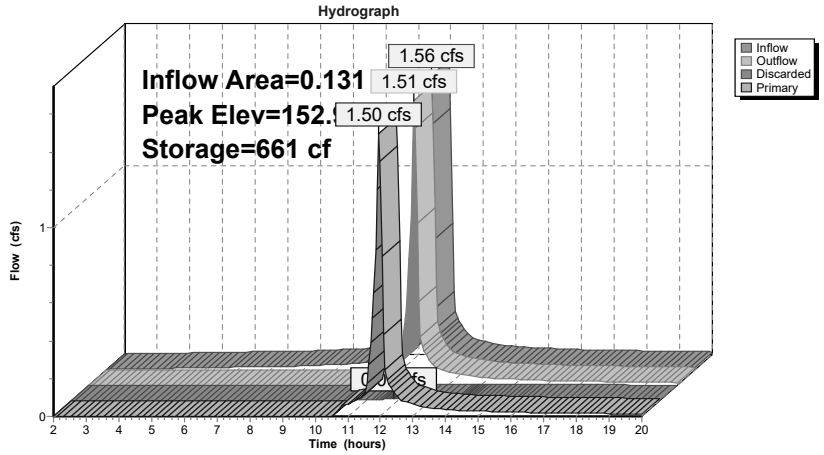
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

Device	Routing	Invert	Outlet Devices
#1	Discarded	148.83'	**1.000 in/hr Exfiltration over Surface area**
#2	Device 1	152.50'	**2.0" x 2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	152.50'	**90.0 deg x 1.5' long x 0.50' rise Sharp-Crested Vee/Trap Weir** Cv= 2.50 (C= 3.13)

Discarded OutFlow Max=0.01 cfs @ 11.85 hrs HW=152.80' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)
↑**2=Orifice/Grate** (Passes 0.01 cfs of 0.07 cfs potential flow)

Primary OutFlow Max=1.46 cfs @ 11.96 hrs HW=152.90' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 1.46 cfs @ 1.90 fps)

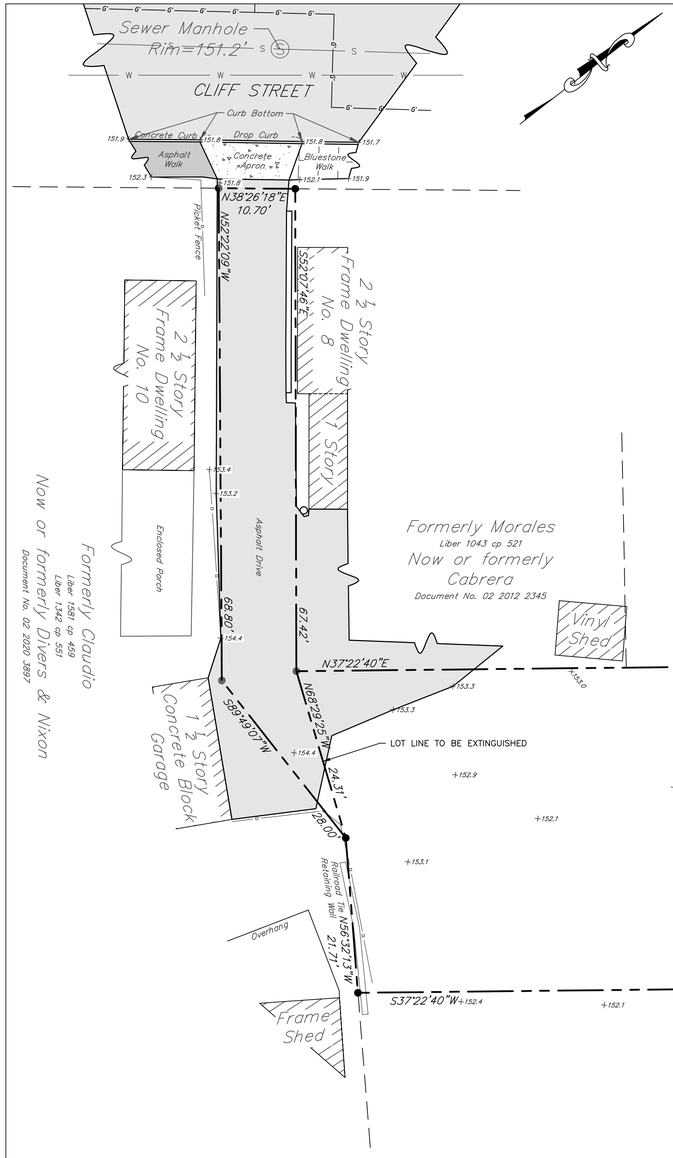
Pond 11P: UG

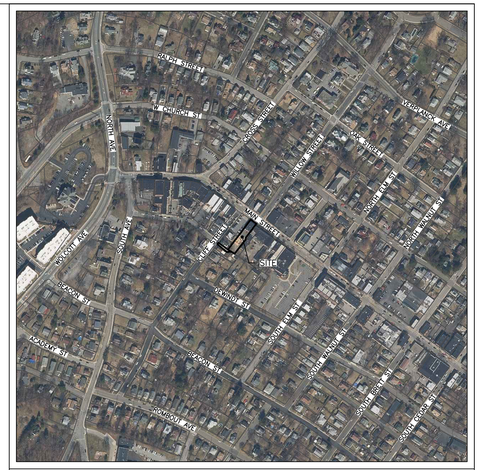

Hydrograph
Inflow Area=0.131
Peak Elev=152.
Storage=661 cf
1.56 cfs
1.51 cfs
1.50 cfs
Inflow
Outflow
Discarded
Primary
Flow (cfs)
Time (hours)
0
1
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:		
PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	6,250 S.F.
LOT DEPTH:	75' MIN.	125'
MAIN STREET FRONTAGE:	100% MIN.	100% MIN.
FRONT YARD:	0' MIN. – 10' MAX.	9'
SIDE YARD:	0'	0'
REAR YARD:	20'	104.1'

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
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE





SITE LOCATION MAP SCALE: 1" = 400'

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY MAP COMPLETED IN AUGUST 9, 2024, BY BADEY & WATSON SURVEYING & ENGINEERING D.P.C.

SURVEY NOTES:

1. COPYRIGHT "2025" BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A DOCUMENT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
3. ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
4. IF UNDERGROUND IMPROVEMENTS, EASEMENTS, OR ENCROACHMENTS EXIST AND ARE NEITHER VISIBLE DURING NORMAL FIELD SURVEY OPERATIONS NOR DESCRIBED IN INSTRUMENTS PROVIDED TO THESE SURVEYORS, THEY MAY NOT BE SHOWN ON THIS MAP.
5. THIS PROPERTY MAY BE AFFECTED BY INSTRUMENTS WHICH HAVE NOT BEEN PROVIDED TO THESE SURVEYORS. USERS OF THIS MAP SHOULD VERIFY TITLE WITH THEIR ATTORNEY OR A QUALIFIED TITLE EXAMINER.
6. THIS SURVEY IS OF PROPERTY DESCRIBED IN THE DUTCHESS COUNTY CLERK'S DOCUMENT NO. 02 2022 50546 (LAZARUS RISING LLC TO KOSOVA LANE PROPERTIES LLC).
7. THE VERTICAL DATUM HEREON IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NADV 88)
8. BADEY & WATSON CONTACTED UDIG NY AND OBTAINED A LIST OF REGISTERED UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES THAT MIGHT HAVE UNDERGROUND FACILITIES IN THE PROJECT VICINITY. "DESIGN TICKET" NO. 7184–001–557–00 WAS ISSUED BY UDIG NY FOR THIS PROJECT LISTING UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES THAT WERE TO BE CONTACTED BY THE UDIG NY. FOLLOWING IS A LIST OF THE REGISTRANTS THAT WERE TO BE CONTACTED AND THE DISPOSITION RELATED THERETO AS OF DATE.

   A) ALTICE – PLATE PROVIDED.
   B) CENTRAL HUDSON – PLATE PROVIDED.
   C) CITY OF BEACON – PLATES PROVIDED.
   D) NYSDOT – CLEAR.
   E) VERIZON – DESIGN CONFLICT, VERIZON WILL CONTACT.

   UNDERGROUND IMPROVEMENTS ARE MAPPED FOR PLANNING PURPOSES ONLY. MAPPING OF THESE FACILITIES IS BASED ON PLATES PROVIDED, AS NOTED ABOVE AND READILY VISIBLE SURFACE EVIDENCE. NO SUBSURFACE INVESTIGATION OF ANY KIND WAS CONDUCTED. THIS INFORMATION IS SUBJECT TO THE LIMITATIONS INHERENT IN THIS METHODOLOGY. UDIG NY REQUIRES A CODE 753 CALL TO 811 AT LEAST TWO BUT NOT MORE THAN TEN FULL WORKING DAYS PRIOR TO DIGGING. FOR MORE INFORMATION ON UDIG NY CONTACT UDIGNY.ORG

DATE OF SURVEY

Field Completion: AUGUST 9, 2024

OWNER

Kosova Lane Properties LLC
169 Main Street
Beacon, NY 12508

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
5954–27–806934
5954–27–796928

AREA

5954–27–806934
8,698 Square Feet
0.200 Acres

5954–27–796928
845 Square Feet
0.019 Acre

Combined Area: 9543 Square Feet 0.219 Acres

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 9, 2024.

BY:_____

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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

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

LOT CONSOLIDATION PLAT

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

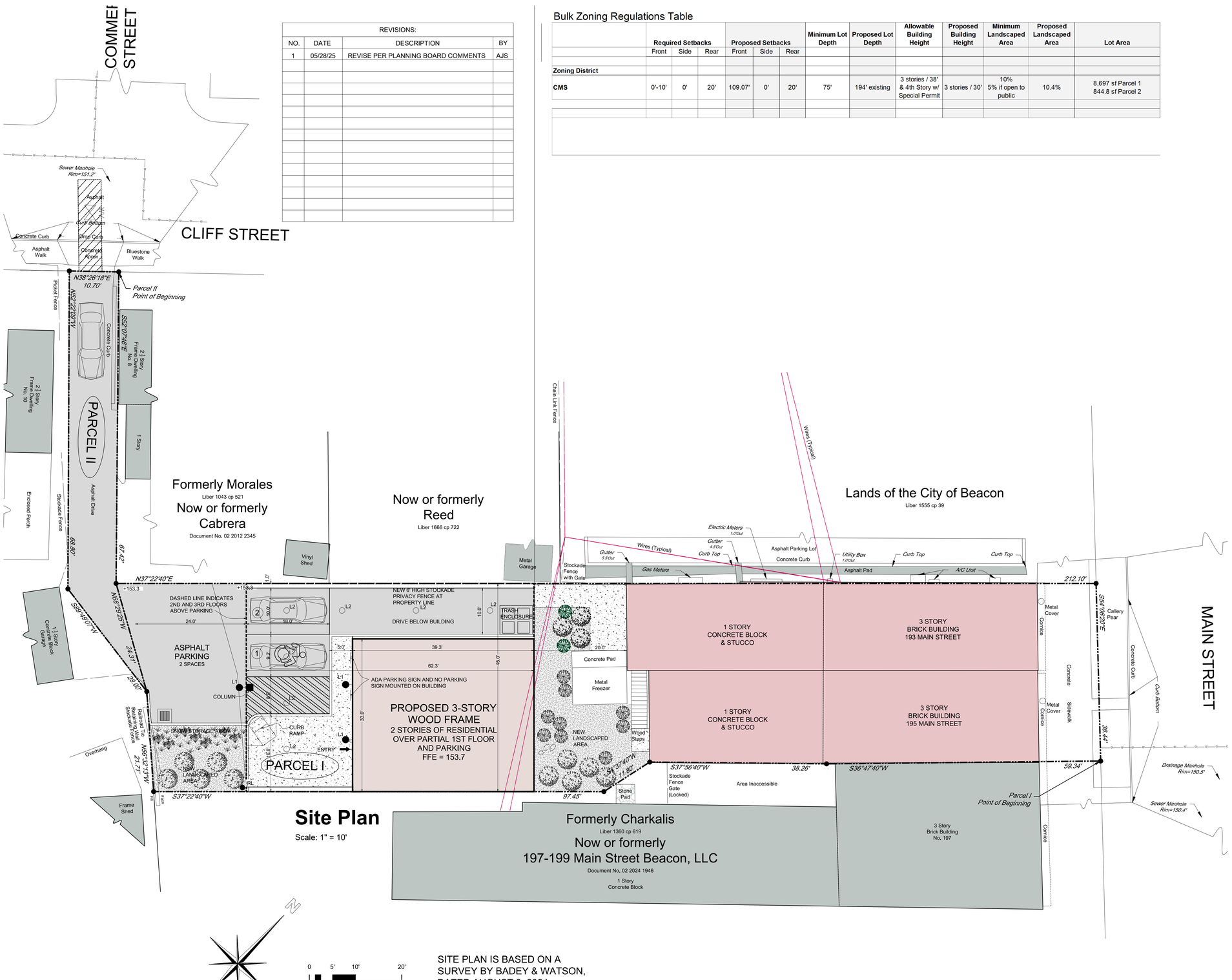
JOB #:	2024:052
DATE:	5/28/2025
SCALE:	1" = 10'
TITLE:	PL–1
SHEET:	1 OF 1

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Bulk Zoning Regulations Table

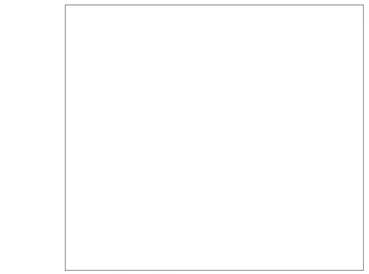
	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
CMS	0'-10'	0'	20'	109.07'	0'	20'	75'	194' existing	3 stories / 38' & 4th Story w/ Special Permit	3 stories / 30'	10% 5% if open to public	10.4%	8,697 sf Parcel 1 844.8 sf Parcel 2



Site Plan

Scale: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 5954-27-796928
Lot Area:	8,697 sf (Parcel 1) & 844.8 sf (Parcel 2)
Building Footprint:	2,805 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Vacant Lot
Proposed Use:	Multifamily Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
No minimum requirement 1 space per dwelling unit (maximum)	5 dwelling units	5 parking spaces maximum
Total Required		**5 parking spaces maximum**
Total Provided		**2 parking spaces**

Notes:

1. 2 parking spaces is the maximum number that can fit in the proposed site plan
2. There are municipal parking lots and ample street parking within walking distance from the property
3. Snow removal note: Snow shall be removed from the site when the snow storage area is at capacity. Onsite snow storage shall not impede the functionality of the access drive, parking area, or pedestrian walkways.
4. Note that the Applicant's representatives met with the Fire Chief regarding site access for fire vehicles. It was determined that aerial access and fire truck access are not required by the Fire Code if the building is fully sprinklered, and no more than 30' high. Both of those requirements are met.
5. The building shall be fully sprinklered per NFPA 72

Index of Drawings

Sheet 1 of 1	Lot Consolidation Plat
Sheet 1 of 9	Site Plan
Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
Sheet 5 of 9	Grading & Utility Plan
Sheet 6 of 9	Erosion and Sediment Control Plan
Sheet 7 of 9	Landscaping Plan
Sheet 8 of 9	Construction Details 1
Sheet 9 of 9	Construction Details 2

Site Plan Application

Sheet 1 of 9 - Site Plan

Owner:
Berisha
Beacon, NY 12508

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

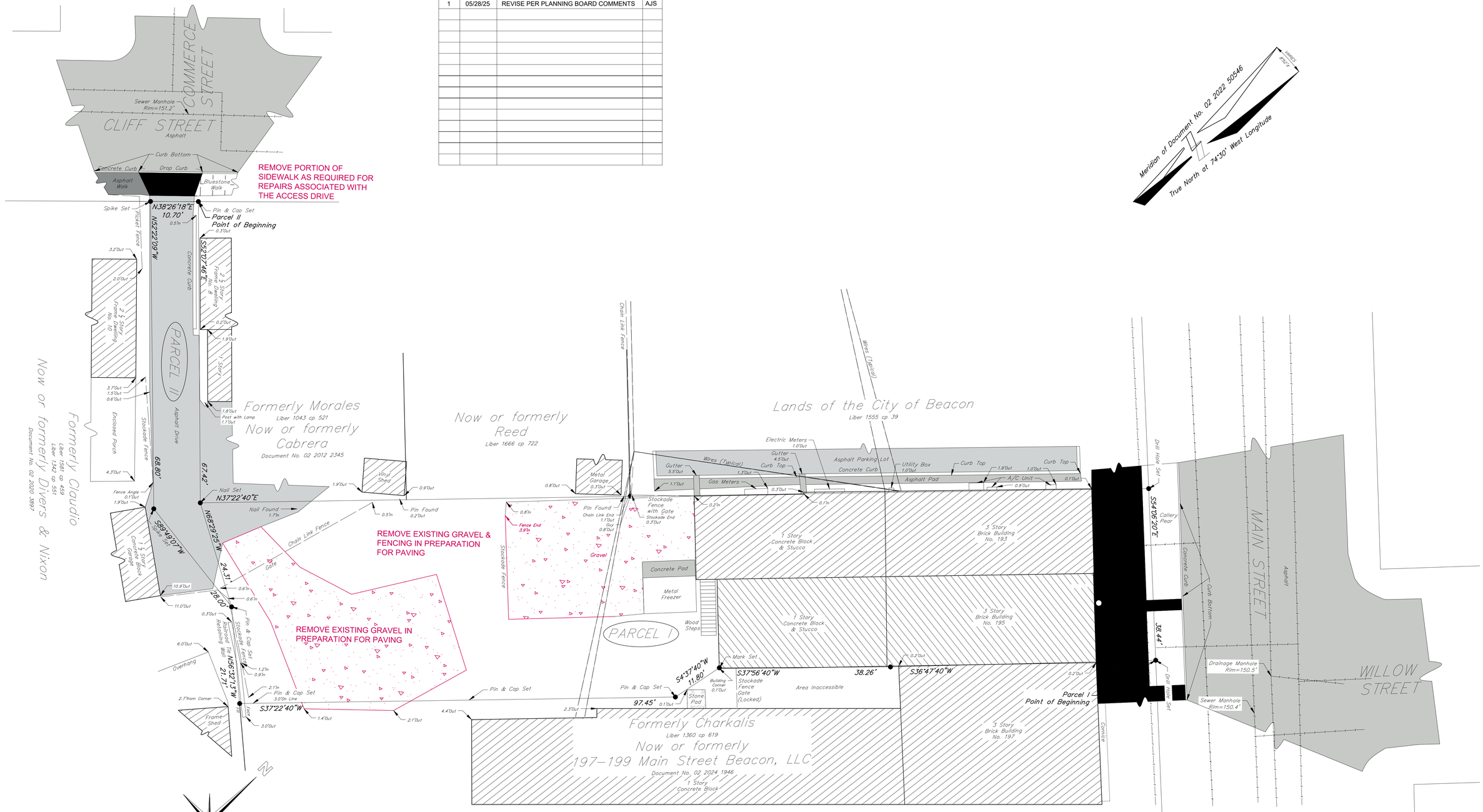
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS



0 5' 10' 20'
1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 9 - Existing Conditions & Demolition Plan

Owner:
Berisha
Beacon, NY 12508

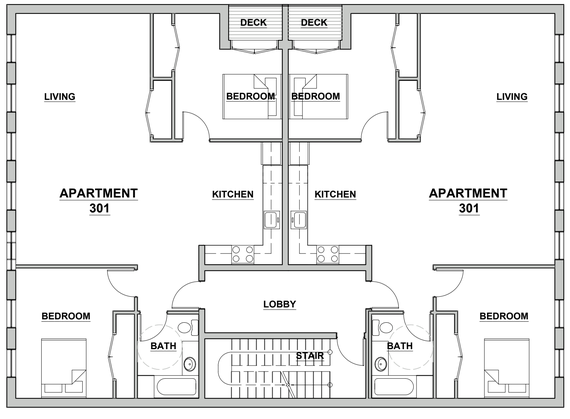
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

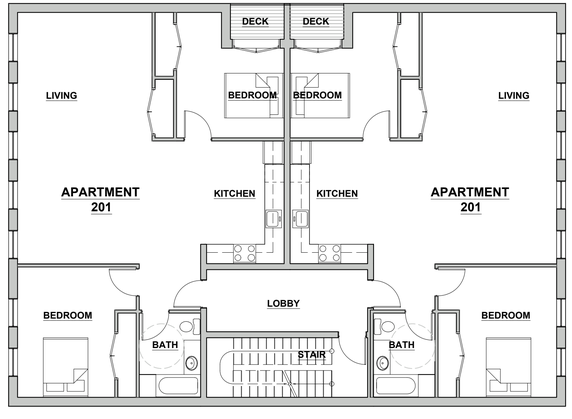
Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

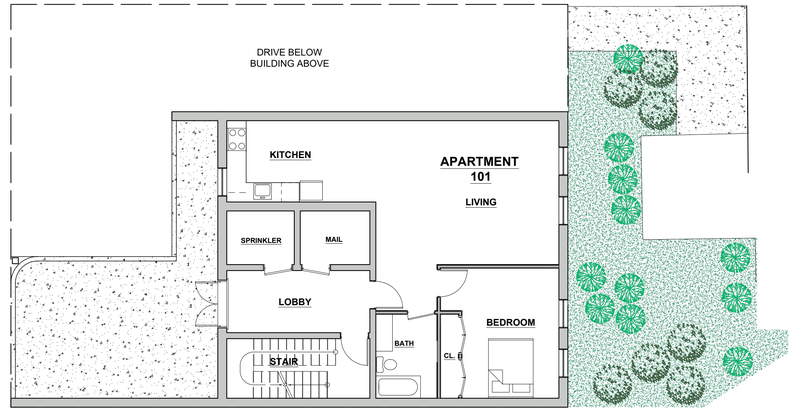
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS



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 9 - 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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS



View 3

Scale: NTS



View 2

Scale: NTS



View 4

Scale: NTS



View 1

Scale: NTS

Site Plan Application

Sheet 4 of 9 - Building Elevations & Views

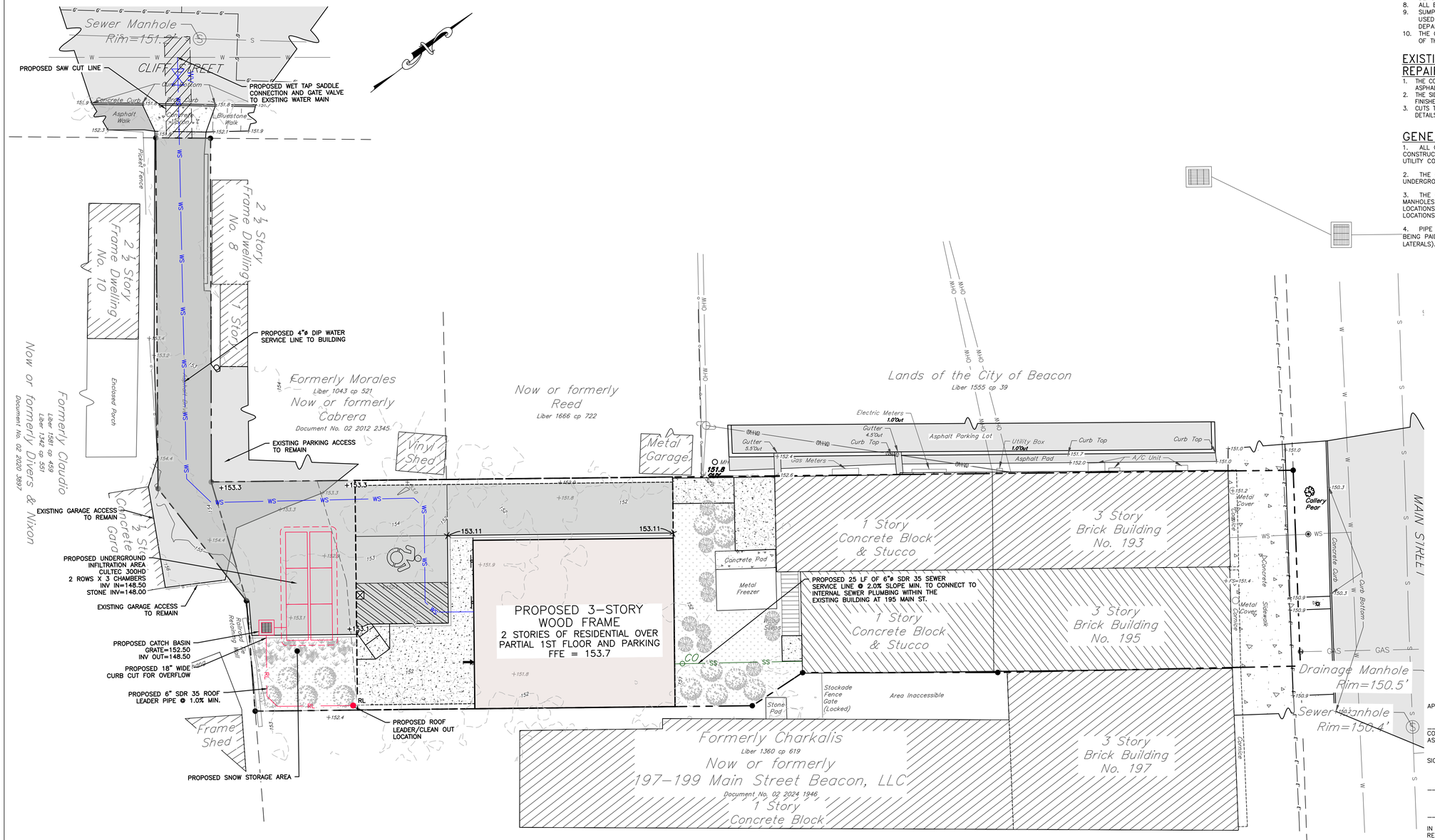
Owner:
Berisha
Beacon, NY 12508

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



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).

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

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	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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

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STATE OF NEW YORK — ANDREA A. BOSCOPE — 084466 — LICENSED PROFESSIONAL ENGINEER
SEAL

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PROFESSIONAL ENGINEERING P.C.
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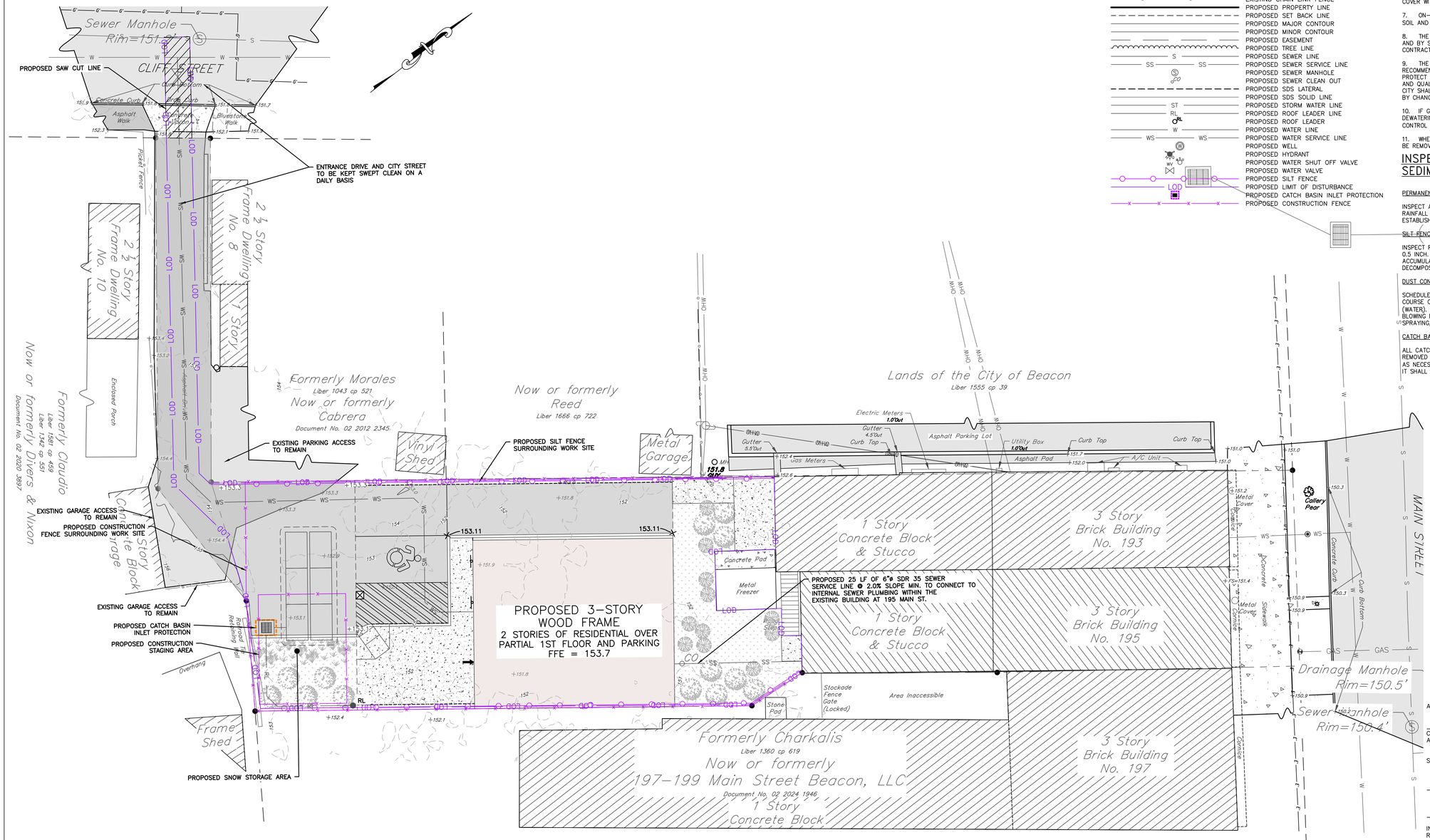
GRADING & UTILITY PLAN

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 9

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LEGEND:

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- EXISTING CATCH BASIN
- EXISTING GAS LINE
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- PROPOSED MINOR CONTOUR
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- 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.

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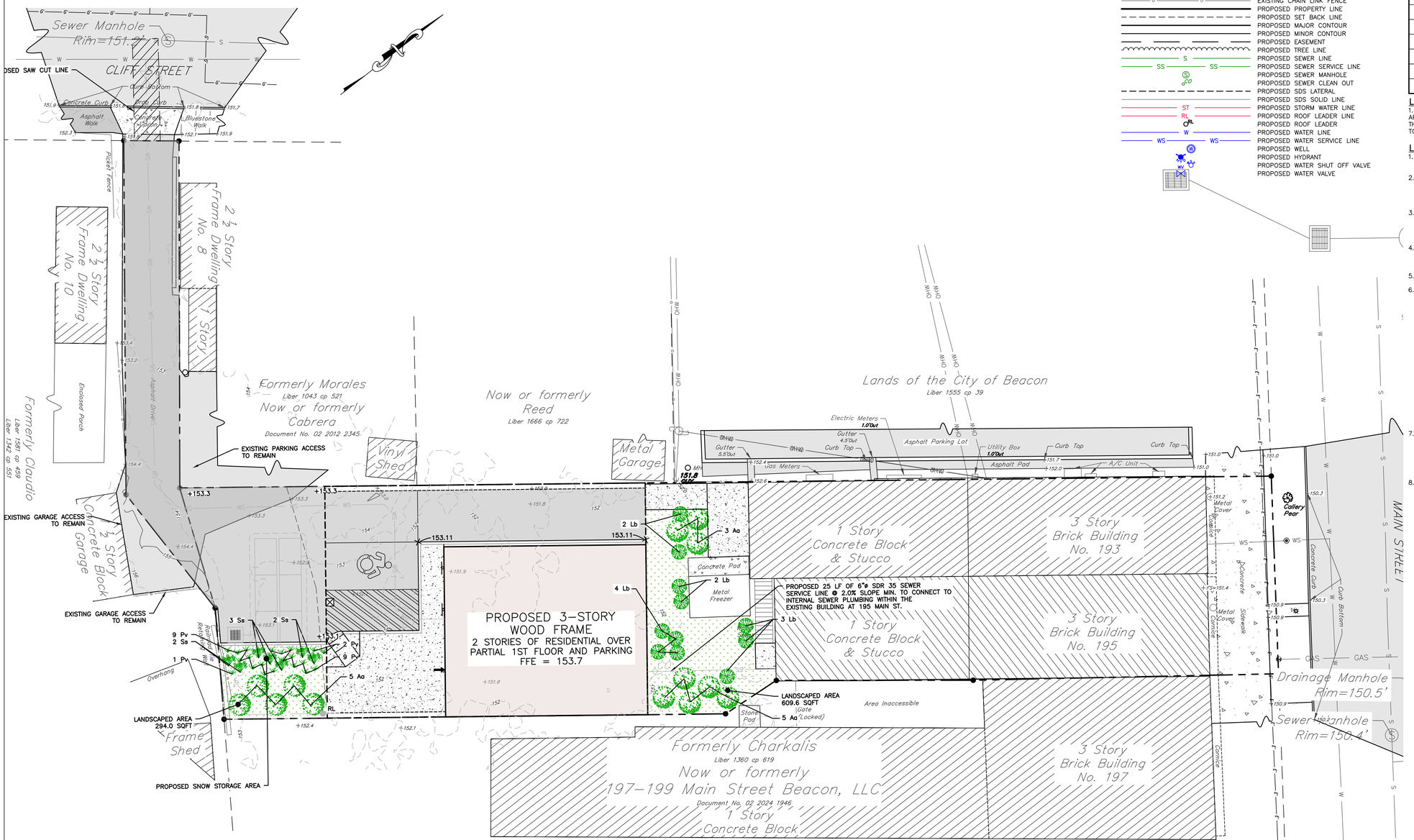
EROSION AND SEDIMENT CONTROL PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

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SHEET:	6 OF 9

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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

LANDSCAPED AREA:

1. THE LANDSCAPED AREA ADJACENT TO THE PARKING AREA IS ±294 SQUARE FEET. THE LANDSCAPED AREA BETWEEN THE EXISTING BUILDING AND NEW BUILDING IS ±610 SQUARE FEET. THE TOTAL LANDSCAPED AREA IS THEREFORE ±904 SQUARE FEET WHICH IS APPROXIMATELY 10.4% OF THE TOTAL LOT AREA OF PARCEL 5954-27-806934.

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.

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STATE OF NEW YORK MICHAEL A. BOSKOVSKI 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

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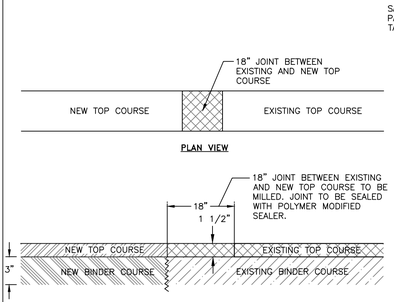
LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
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TAX ID: 5954-27-806934 & 796928

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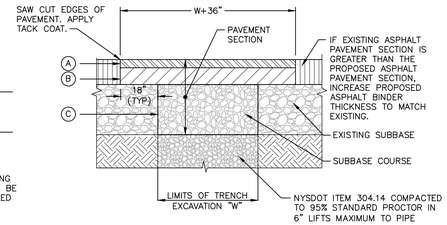
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NOTES:

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



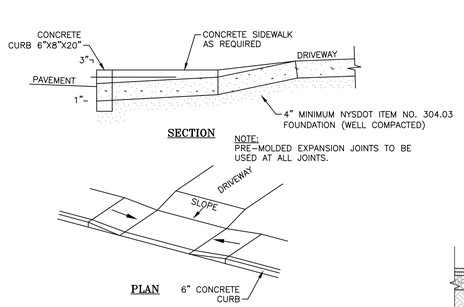
LEGEND

- (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

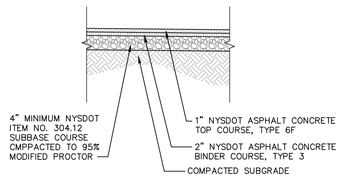
NOTES:

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.

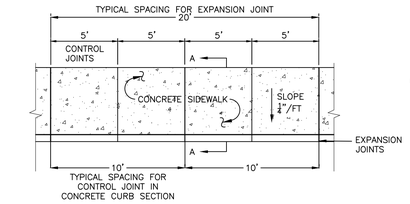
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE

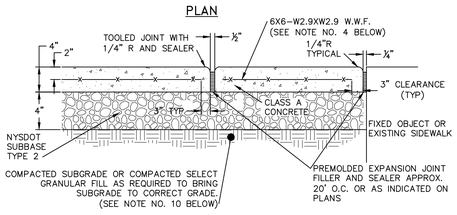


DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

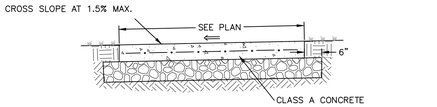




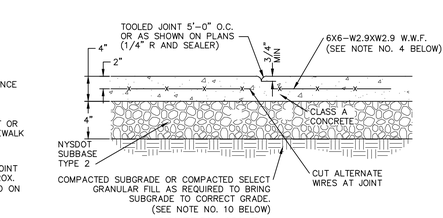
NOTES:

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

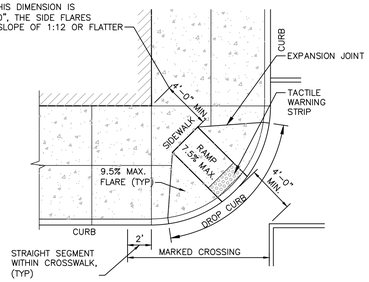
CONCRETE APRON REPAIR DETAIL
NOT TO SCALE



SECTION A-A



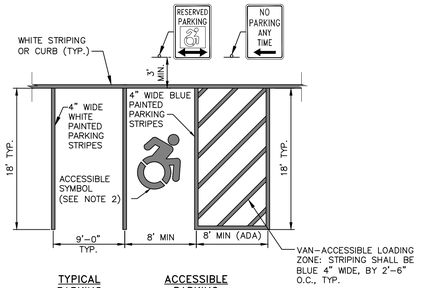
EXPANSION JOINT
CONTROL JOINT



NOTES:

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

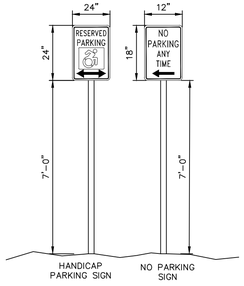
DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE



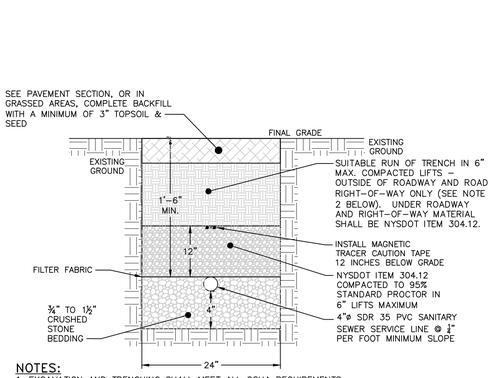
NOTES:

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.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

PARKING AND STRIPING DETAIL
NOT TO SCALE



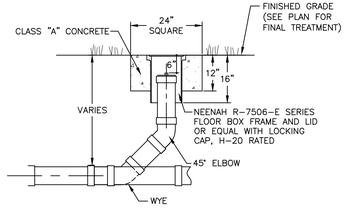
SIGN DETAILS
NOT TO SCALE



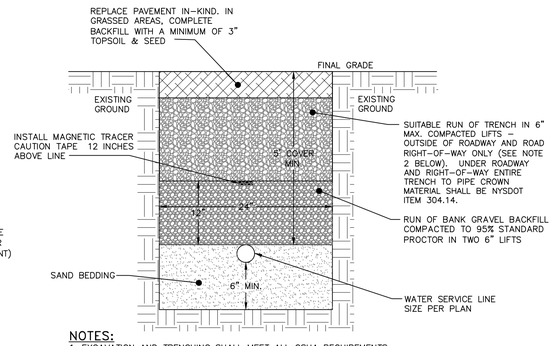
NOTES:

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



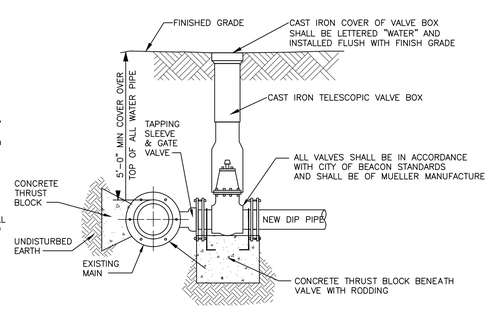
CLEANOUT DETAIL
NOT TO SCALE



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
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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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

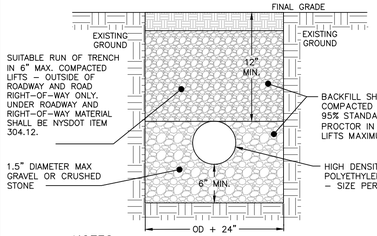
CONSTRUCTION DETAILS 1

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

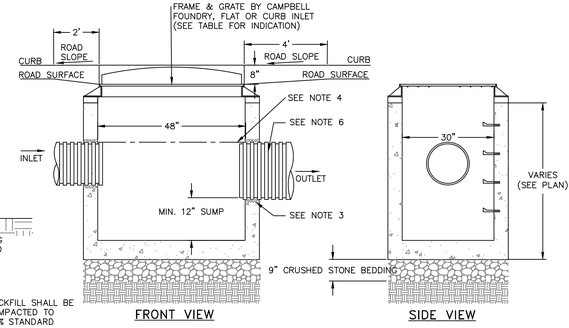
JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	8 OF 9

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



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

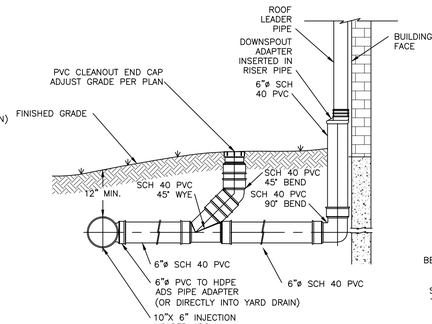
STORM LINE TRENCH DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

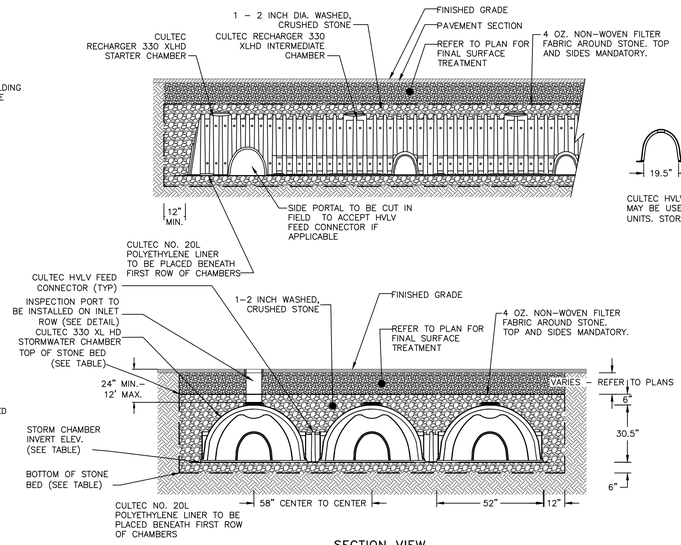
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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

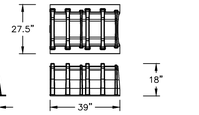


SECTION VIEW

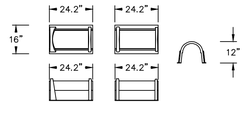
NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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

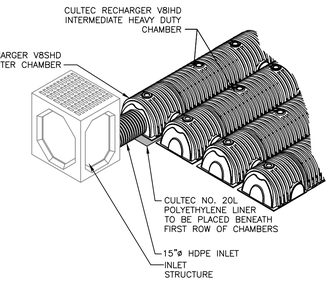
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE

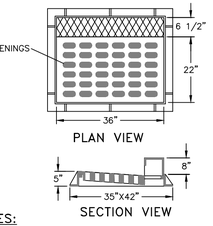


CULTEC HVLV F–110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



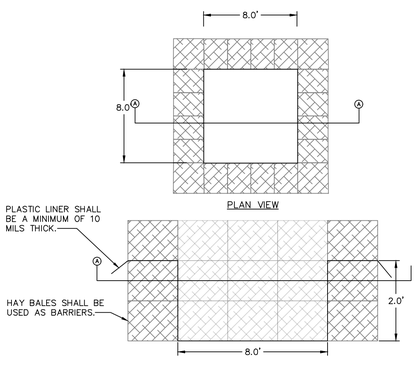
CULTEC HVLV FC–24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]





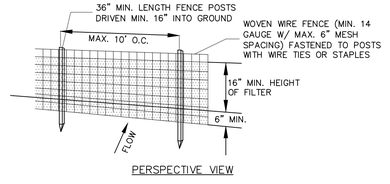
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



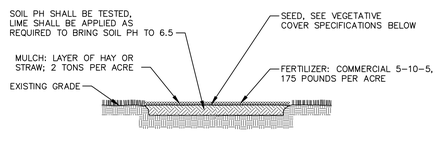
NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4.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

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



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:

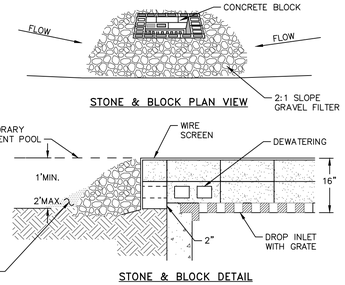
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

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
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BOSWORTH 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

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: 9 OF 9

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.

June 4, 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 193-195 Main Street:

- Correspondence dated May 28, 2025, from Cuddy & Feder LLP.
- Correspondence dated May 28, 2025, from Aryeh Siegel, Architect.
- Correspondence dated May 28, 2025, from Hudson Land Design.
- Application for Site Plan Approval
- Traffic & Parking Assessment report, dated May 27, 2025, as prepared by Colliers Engineering & Design.
- CMS & HDLO Design Standards Analysis, dated May 28, 2025, as prepared by Aryeh Siegle, Architect.
- Inflow and Infiltration (I&I) Report, dated May 28, 2025, as prepared by Hudson Land Design.
- Report titled "Drainage Report for 193-195 Main Street", dated May 28, 2025, as prepared by Hudson Land Design.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", dated May 28, 2025, as prepared by Hudson Land Design.
- 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 9 – Site Plan, last revised May 28, 2025
  - Sheet 2 of 9 – Existing Conditions & Demolition Plan, dated January 1, 2025
  - Sheet 3 of 9 – Building Plans, last revised May 28, 205
  - Sheet 4 of 9 – Building Elevations & Renderings, dated January 1, 2025
  - Sheet 5 of 9 – Grading & Utility Plan, last revised May 28, 2025
  - Sheet 6 of 9 – Erosion & Sediment Control Plan, last revised May 28, 2025
  - Sheet 7 of 9 – Landscaping Plan, last revised May 28, 2025
  - Sheet 8 of 9 – Construction Details 1, last revised May 28, 2025
  - Sheet 9 of 9 – Construction Details 2, last revised May 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 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. We have reviewed the Lot Consolidation Plan submitted for the merging of the two parcels and find it to be acceptable.

2. Based upon the submitted Inflow & Infiltration (I&I) Study, possible sources of I&I were found, along with the study noting that additional investigation is required and that the report will be updated once all additional investigative work has been completed.

3. A drainage analysis was prepared for the proposed project. Based upon our review of the report we offer the following:
   a) Section 6.0 of the report shall also include a table showing what the post development flow would be if the underground chamber infiltration system was not proposed.
   b) Soil testing shall be conducted in the area of the proposed infiltration system. The City Engineer's office shall be contacted to witness the soil testing.

4. A vehicle maneuvering plan shall be prepared and submitted to show the largest vehicle expected to enter the access drive. The maneuvering plan should show the ability of the vehicle to access the entire site without crossing onto neighboring property.

5. We have reviewed the traffic and parking assessment and recommend the following in order to help the Planning Board in determining that only two (2) proposed parking spaces on site are sufficient for the proposed project:
   a) The report should be expanded upon to provide the actual number of available parking spaces in each of the public parking lots referenced during various times during the day and night hours. This should also include some of the side streets listed.
   b) The parking analysis should be further expanded upon to reflect comparable similar uses and properties in the area, as cited in Section 223-26D(3) of the City Code.

6. A stormwater maintenance and easement agreement will be required for the proposed underground stormwater system. This should be prepared and submitted for our review and the City Attorney's review.

Site Plan (Sheet 1 of 8):

1. The location map is missing from the upper right-hand corner of the plan. The plan should be revised to ensure the location plan appears on the plan.

2. The plan shows a hatched area crossing Cliff Street at the entrance to the site which is noted in one response letter that it has been frozen so that it won't appear on this sheet, but the other response letter notes that it has been revised for clarity and still shows. It is our recommendation that it be frozen on this sheet since it is represented on the utility plan.

3. The access drive from Cliff Street has an actual clear width of 9 feet based upon the concrete wheel stops that are 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. Are the existing concrete wheel stops proposed to be removed? If so, this should be clarified on the demolition plan. If not, the project does not comply with zoning requirements as noted earlier in this comment.

4. Note No. 5 being sprinklered in accordance with NFPA 72 should be revised to reflect the proper NFPA standard, as NFPA 72 is known as the National Fire Alarm and Signaling Code. The sprinkler code you would be referring to would either be NFPA 13 or NFPA 13R.

5. As the overhead lines that are shown to cross the property and connect to the building on the south-east side of the project are to be relocated per the response letter, this shall be reflected on the plan.

Existing Conditions & Demolition (Sheet 2 of 9):

1. Are there any easements associated with the access drive off of Cliff Street that leads to the rear of the project site? ***The applicant notes that this is currently being researched.***

2. The scale and north arrow in the lower left-hand corner should be adjusted so that it is not over the title of the sheet.

Building Elevations & Views (Sheet 4 of 9):

1. The number of the sheet should be revised to reflect 4 of 9, not 4 of 8.

2. The revision table in the upper left-hand corner notes a revision date of December 31, 2024, but the plan on the lower righthand corner of the sheet has a date of January 1, 2025.

Grading & Utility Plan (Sheet 5 of 9):

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. A profile shall be provided for the water line given the length of the line is almost 160 linear feet.

3. The hatching in the roadway shall be lightened so that the proposed water line is visible.

4. A note shall be added to the plan with regards to acquiring the water meter from the City of Beacon Water & Sewer Dept., and with regards to the location of the radio read MXU unit.

Construction Details 1 (Sheet 8 of 9):

1. The "Tapping Sleeve" detail shall be revised to reflect a "Domestically Made" valve box to be used.

2. The "Street Pavement Restoration" detail shall be revised to reflect 4" of binder course and 1 ½" of top course.

Construction Details 2 (Sheet 9 of 9):

1. The "Short Term" and "Long Term" maintenance requirements for the underground stormwater facility shall be provided on the plans.

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: June 9, 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 residential building located at 193-195 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated May 28, 2025
- Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated May 28, 2025
- Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design, dated May 28, 2025
- Exhibit C: Revised Application for Site Plan Approval Form, prepared by Kosova Lane Properties, LLC, dated May 28, 2025
- Exhibit D: Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated May 27, 2025
- Exhibit E: CMS & HLDO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025
- Exhibit F: Infiltration and Inflow Investigation, prepared by Hudson Land Design, dated May 28, 2025
- Exhibit G: Drainage Report, prepared by Hudson Land Design, dated May 28, 2025
- Site Plan Set (10 sheets) by Aryeh Siegel, Architect and Hudson Land Design, dated April 29, 2025 last revised May 28, 2025

Project Description:

The proposed project involves the merger of two parcels (Lot #806934 and #796928) to facilitate 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 commercial businesses on the ground floor, including 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. **Lot Consolidation Plat**: The table at the top of the sheet indicates a proposed combined parcel size of 6,250 SF. However, the Site Plan indicates a lot area of 8,697 SF (Parcel 1) and 844.8 SF (Parcel 2). The combined parcel area should be confirmed and corrected on the lot consolidation plat.

2. **Access, Circulation, and Delivery Logistics:**
    a. **Commercial Deliveries**: The applicant notes that commercial deliveries currently utilize the adjacent municipal lot. The site plan shows a "stockade fence with gate" at this location—if this is intended for delivery access, an access easement may be required. This should be reviewed by the Board's attorney.
    b. **Rear Access Ambiguity**: The applicant offers inconsistent descriptions of the drive aisle beneath the new building. One response suggests it allows access to the rear of the commercial structure, while another indicates it is not intended for vehicle access. Sheet 4 of 9 shows a vehicle parked in this area. Clarification is required on the intended us of the drive below the building.
    c. **Vehicle Maneuverability**: The narrow drive aisle and turning radius may constrain access by residents, delivery vehicles, or emergency services. If access beneath the building is proposed for any vehicular use, turning movement diagrams (e.g., sedan, van, delivery truck) should be provided to demonstrate feasibility.
    d. **Vertical Clearance**: The cantilevered second and third stories over the drive aisle may present clearance issues. The applicant should confirm and document the minimum vertical clearance under the building.

3. **Emergency Access:** The Planning Board should circulate plans to the Fire Department to confirm that the proposed access configuration meets emergency response standards.

4. **Unit Layout and Accessibility**: The applicant should clarify the square footage of each unit and whether Unit 101 on the ground floor is designed to be ADA-accessible.

5. **Parking Supply and Demand.** The CMS district does not require off-street parking but caps the number at five spaces for five units; two are proposed (one ADA-compliant). The provided Traffic and Parking Assessment relies on national ITE data but lacks empirical support. The assessment assumes sufficient public parking availability but does not provide overnight or peak-period parking counts to demonstrate available supply in nearby public lots or on-street spaces. This should be provided by the applicant.

6.

7. **Elevations**. The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

8. **Historic Compatibility & Design**. The applicant submitted a narrative regarding the project's compliance with the historic and architectural design standards outlined in Chapter 134-7 and Section 223-41.18(J) of the City Code. Initial comments are below, with additional comments potentially forthcoming once detailed architectural elevations are submitted.

    a. Sections §223-41.18(J)(5) and §134-7(C)(5) require architectural detailing on all visible sides of the building. While the applicant states compliance, side elevations are not fully shown and/or appear to be minimally treated due to code restrictions on lot-line windows. The applicant should investigate architectural articulation (e.g., changes in material, shadow lines, decorative panels) on the side facades to enhance visual continuity without violating building code.

    b. Design standards encourage a front-facing entrance connected to the sidewalk (§223-41.18(J)(8)). The applicant should provide a more clearly designed and welcoming pedestrian entrance from the Cliff Street lot, with lighting, paving, and signage reinforcing the residential use.

    c. The applicant states the materials "comply" and "complement" surrounding buildings, but no detail is given on specific cladding, window finishes, trim, or color palettes. Materials should be identified on future elevations.

9. **Refuse Management.** The proposed 6' x 6' trash enclosure appears undersized to serve both five new residential units and the existing mixed-use building. The applicant should clarify whether this enclosure is intended to accommodate all uses on-site and confirm proposed screening. Final details should be included in a future submission.

10. **Lighting Along Access Driveway.** Applicant indicates that lighting will be incorporated along the access drive; however, Sheet 1 of 9 lacks any lighting locations or fixture notes along the driveway. In addition to lighting, mirrors may also be appropriate to improve visibility along narrow driveway.

11. **Lighting Plan.** It is assumed the labels "L1" and "L2" indicate lighting, but there is no legend or specs. A lighting plan, including fixture specifications and photometric data, should be submitted to demonstrate compliance with §223-14(B).

12. **Construction Logistics:** Due to the tight infill development conditions, the Board should request a construction logistics plan outlining hours of construction, contractor staging areas, pedestrian detours or sidewalk closures, and temporary utility coordination.

KARC
PLANNING CONSULTANTS, INC.

These comments are submitted to guide the Planning Board's review and assist in ensuring the proposed project aligns with applicable zoning, design, and safety standards. Additional comments may be provided upon submission of revised or supplemental materials. Please contact our office with any questions or requests for clarification.

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
06/10/2025

Title:

Review of application for Site Plan Approval, Residential, garage with accessory apartment, 17 S Cedar Street, submitted by Stowe Boyd.

ATTACHMENTS

17 S Cedar PB 6.10.25 app.pdf

17 S Cedar PB 6.10.25 Sheet 1_Site Plan_ 1_250429.pdf

17 S Cedar PB 6.10.25 Sheet 2_Existing Conditions & Demolition Plan_1_250429.pdf

17 S Cedar PB 6.10.25 Sheet 3_Building Plans & Elevations_1_250429.pdf

Lanc & Tully 17 South Cedar Street 06-04-25 review.pdf

KARC Review PB_17 S Cedar St_2025.06.06.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Stowe Boyd

Address: 17 South Cedar Street, Beacon, NY 12

Signature: [signature] SIGN HERE

Date: April 29, 2025

Phone: 845-505-7595

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle
Beacon, NY 12508

Phone: 845-838-2490

Fax:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 17 South Cedar Street

Tax Map Designation: Section 5954 Block 36 Lot(s) 893832

Land Area: 0.22 Acres

Zoning District(s) Transitional

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Residential with Accessory Apartment

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 1 Proposed 1

TOTAL: 2

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: Stowe Boyd

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: 17 South Cedar Street, Beacon, NY 12508

Project Address: 17 South Cedar Street, Beacon, NY 12508

Project Tax Grid #5954-36-893832

Type of Application Site Plan

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

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

SIGN HERE

Signature of Owner

Title if owner is corporation

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

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: STOWE BOYD + SARAH BOYD

Address of Applicant: 17 S. CEDAR STREET BEACON NY 12508

Telephone Contact Information: 571 236 0420 / 845 505 7595

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.
SARAH H. BOYD	17 S. CEDAR BEACON	571 236 0420	2012 PURCHASE	DUTCHESS COUNTY
STOWE BOYD	17 S. CEDAR BEACON	845 505 7595	2012 PURCHASE	DUTCHESS COUNTY

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
ZONING BOARD OF APPEALS	BOARD MEMBER	MARCH 2024	BOARD MEMBER

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

Steve Boyd

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

(Print) Sarah Boyd

(Signature) _____

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 17 South Cedar 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:

Items marked no are not applicable to this project.

Applicant/Sponsor Name: Stowe Boyd

Signature: SB SIGN HERE

Date: April 29, 2025

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:
17 South Cedar Street,

Project Location (describe, and attach a location map):
17 South Cedar Street, Beacon, NY 12508

Brief Description of Proposed Action:
New accessory building with 2 car garage and Accessory Apartment above

Name of Applicant or Sponsor:	Telephone: 845-505-7595
Stowe Boyd	E-Mail: stowe.boyd@gmail.com

Address:
17 South Cedar Street

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.22 acres
   b. Total acreage to be physically disturbed? 0.05 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.22 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

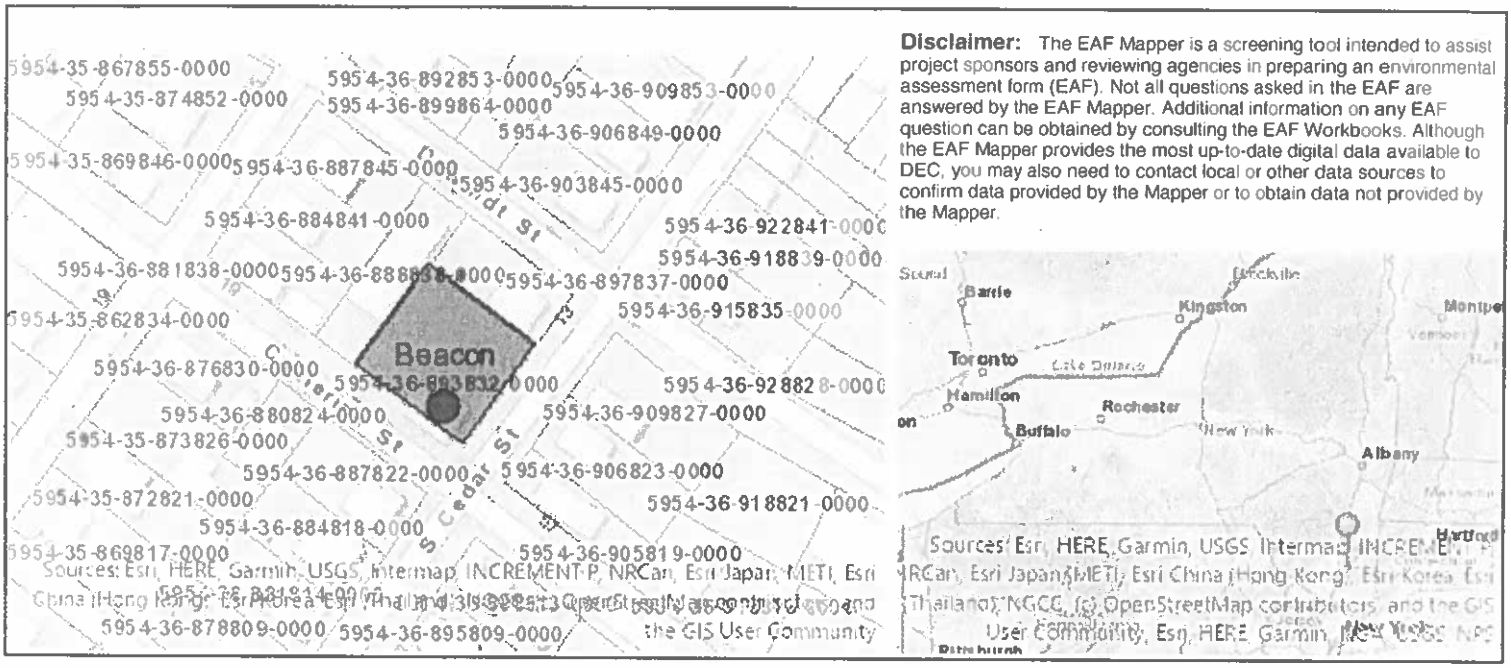
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water 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: Wastewater will tie into existing system		
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: Stowe Boyd Date: April 29, 2025

Signature: SB Title:

PRINT FORM



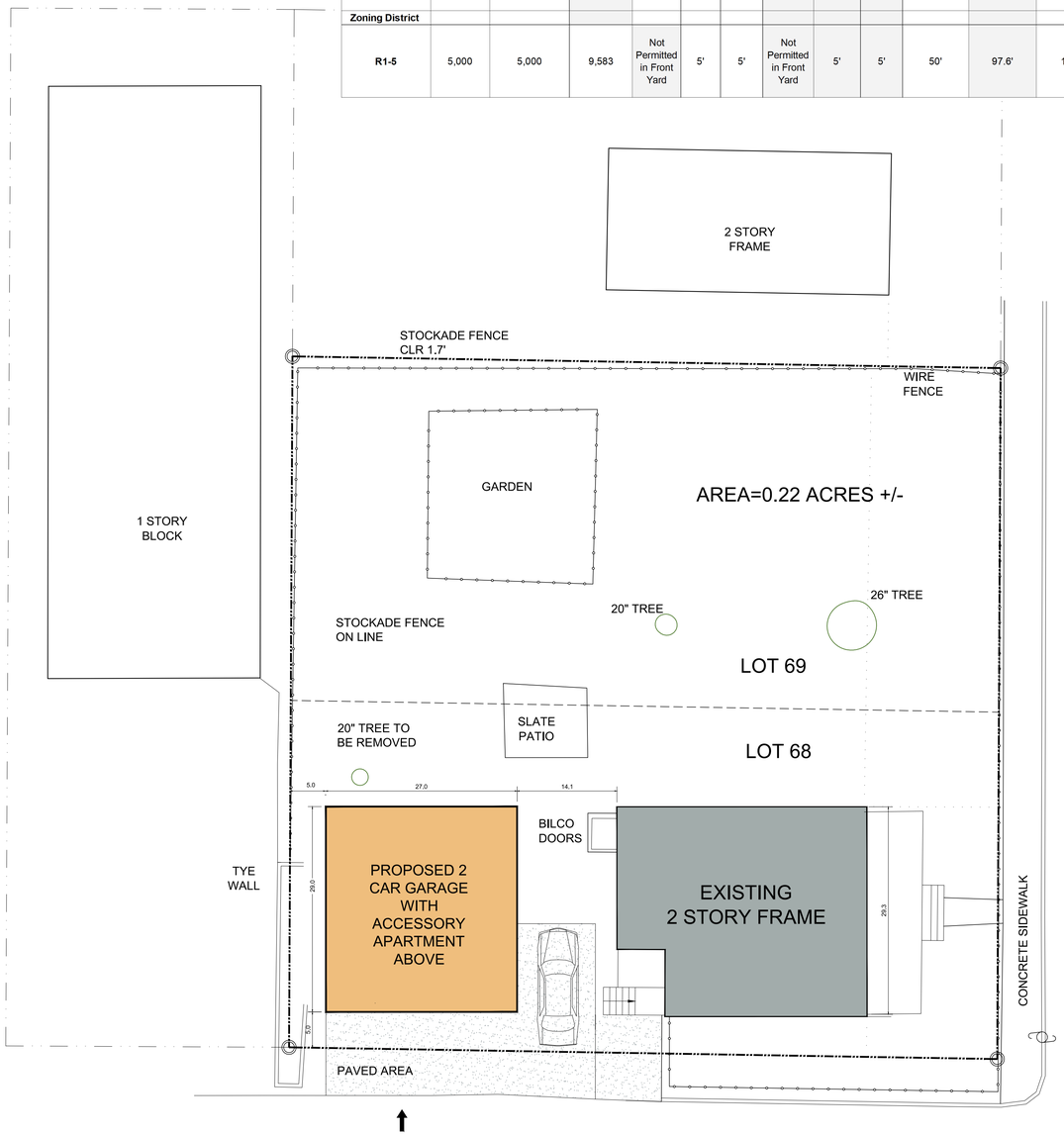
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Bulk Zoning Regulations Table

	Required Lot Area	Lot Area per Dwelling Unit	Actual Lot Area	Required Setbacks - Accessory Building			Proposed Setbacks - Accessory Building			Minimum Lot Width	Proposed Lot Width	Minimum Lot Depth	Proposed Lot Depth	Maximum Accessory Building Area	Accessory Apartment Area	Proposed Accessory Apartment Area	Allowable Building Height	Proposed Building Height
				Front	Side	Rear	Front	Side	Rear									
Zoning District																		
R1-5	5,000	5,000	9,583	Not Permitted in Front Yard	5'	5'	Not Permitted in Front Yard	5'	5'	50'	97.6'	100'	100'	50% of existing building total area = 2,102 sf	200 sf minimum 1,000 sf maximum	695 sf	2 1/2 stories 35'	Garage: 2 stories 22'



Site Plan

Scale: 1" = 10'



Location Map

Scale: 1" = 400'

Zoning Summary

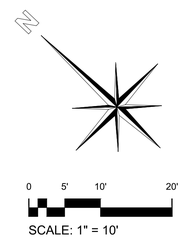
Zoning District:	R1-5
Tax Map No.:	5954-36-893832
Lot Area:	0.22 acre
Existing Building Area:	2,102 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residence / Garage
Proposed Use:	Single Family Residence / Garage / Accessory Apartment

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit + 1 space for accessory apartment	1 existing dwelling units + 1 accessory apartment	3 parking spaces
Total Required Parking Spaces		***3 Parking Spaces***
Total Proposed Parking Spaces		**3 Parking Spaces**

Notes:

1. The application is for the construction of a new 2 car garage with an accessory apartment above
2. 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.
3. 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. There shall be no more than one accessory apartment permitted per single-family lot.
4. The accessory apartment shall not be used for short-term rentals as defined in § **223-26.5**
5. The Building Inspector shall have approval authority for accessory apartments entirely contained within an existing single-family dwelling and meeting all the provisions of this section. All other proposed accessory apartments, 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.



SCALE: 1" = 10'

SITE PLAN INFORMATION IS BASED ON A SURVEY BY ROBERT OSWALD, LLS DATED MARCH 18, 2024

Index of Drawings

Sheet 1 of X	Site Plan
Sheet 2 of X	Existing Conditions & Demolition Plan
Sheet 3 of X	Plans & Elevations

Site Plan Application

Sheet 1 of 3 - Site Plan

Owner:
Boyd
17 South Cedar Street
Beacon, NY 12508

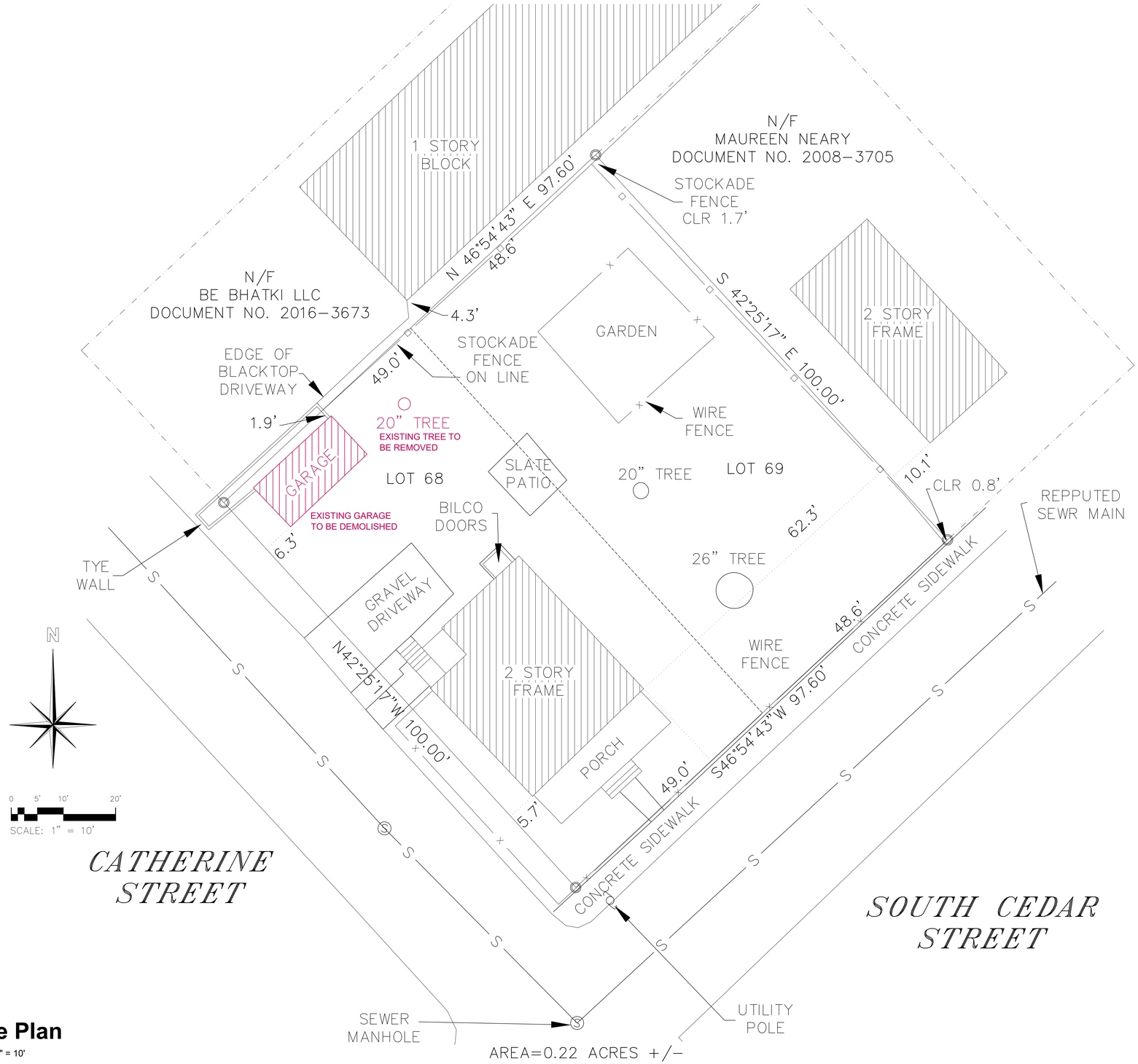
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
Robert Oswald
21 Corporate Drive
Clifton Park, New York 12065

17 South Cedar Street - Accessory Apartment

Beacon, New York
Scale: 1" = 10'
March 1, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



Site Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 3 - Existing Conditions & Demolition Plan

Owner:
Boyd
17 South Cedar Street
Beacon, NY 12508

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

Surveyor:
Robert Oswald
21 Corporate Drive
Clifton Park, New York 12065

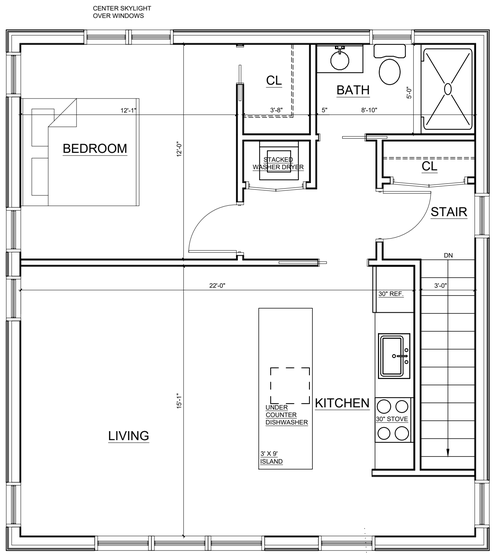
17 South Cedar Street - Accessory Apartment

Beacon, New York
Scale: 1" = 10'
March 1, 2025



Front Elevation

Scale: $\frac{1}{4}$" = 1'-0"



2nd Floor Plan

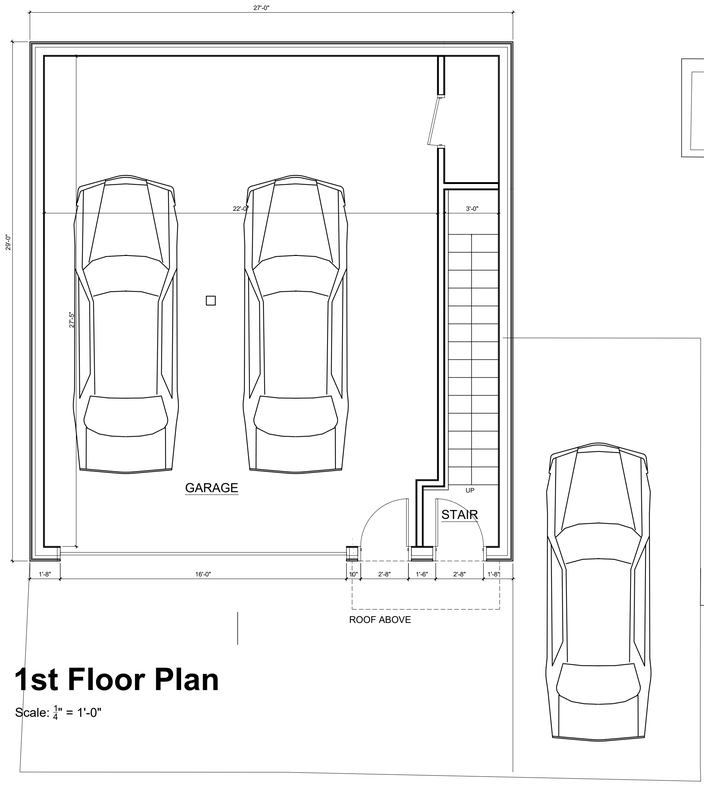
Scale: $\frac{1}{4}$" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



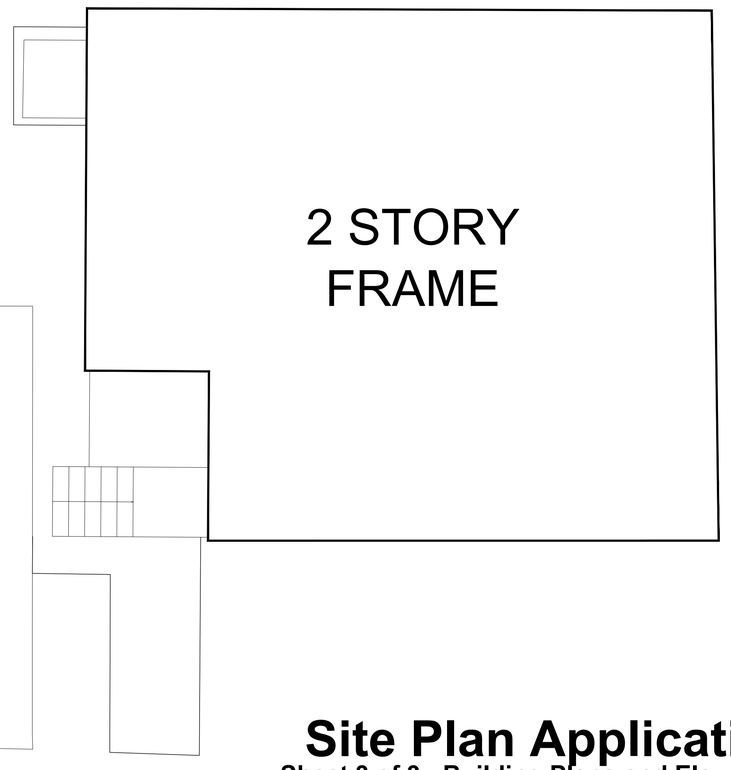
Side Elevation

Scale: $\frac{1}{4}$" = 1'-0"



1st Floor Plan

Scale: $\frac{1}{4}$" = 1'-0"



Site Plan Application

Sheet 3 of 3 - Building Plans and Elevations

Owner:
Boyd
17 South Cedar Street
Beacon, NY 12508

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

Surveyor:
Robert Oswald
21 Corporate Drive
Clifton Park, New York 12065

17 South Cedar Street - Accessory Apartment

Beacon, New York
Scale: As Noted
March 1, 2025

LANC & TULLY
Engineering and Surveying, P.C.

June 4, 2025

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

RE: 17 South Cedar Street
Accessory Dwelling Unit
Tax No. 5954-36-893832
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the construction of a new 2 car garage with a proposed apartment to be located above the garage area at 17 South Cedar Street:

- Application for Site Plan Approval
- Short Environmental Assessment Form dated April 29, 2025
- Plan set titled "17 South Cedar Street – Accessory Apartment", consisting of 3 sheets dated March 1, 2025, as prepared by David Freeman, Architect.

The project is located in the R1-5 zone. Based upon the above submitted document and plans for the proposed project, we offer the following comments:

1. The site plan application shall be revised to reflect the proper Zone that the project is located in. The application states the "Transitional" zone, but the project is located in the R1-5 zoning district based upon the City's Zoning map.

2. The "Proposed Use" question on the site plan application should be revised, as it currently states residential with accessory apartment, but the EAF and plans reflect the construction of a 2-car garage with an apartment to be located over the garage.

3. The "Index of Drawings" table on the Sheet 1 of 3 should be revised to reflect the actual number of sheets in the set.

4. Sheet 1 of 3 shall include the street names of the adjacent streets to the project site.

5. The location plan is missing in the upper right-hand corner of Sheet 1 of 3.

6. Consideration should be given to pushing the proposed structure further back so that if vehicles park outside of the garage they do not extend into the roadway. Attached is a photograph depicting this occurring on the neighboring parcel to the west of the project site.

7. The floor plan of the proposed apartment of Sheet 3 of 3 shall note the total square footage of the proposed apartment.

8. A plan shall be submitted showing how the proposed accessory dwelling unit, which is noted as a garage, will be serviced by sewer and water, as well as the existing water and sewer services servicing the existing dwelling unit. The plans shall also include construction details for the installation of proposed water and sewer utilities, as well as details for the restoration of any disturbed areas for the installation of these utilities.

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


Untitled Map
Write a description for your map.
Legend
STOP
Google Earth
© 2025 Google
6.32 ft
285

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: June 6, 2025

RE: 17 S Cedar St Site Plan Application, Stowe Boyd

I have reviewed the following materials regarding the proposed construction of a residential garage with accessory apartment at 17 S Cedar St:

- Application for Site Plan Approval Form by Stowe Boyd, dated April 29, 2025
- Site Plan (3 Sheets) prepared by Aryeh Siegel, Architect, dated March 1, 2025

Project Description: The applicant is proposing to demolish an existing 200 SF garage structure and construct a new 2-car garage with a 695 square foot accessory apartment located above the garage at 17 S Cedar Street. The 0.22-acre site is located in the R1-5 Zoning District.

Comments & Recommendations:

1. **Application Form:** The application form incorrectly states that the project is located in the Transitional Zoning District. The form should be corrected to indicate the R1-5 Zoning District.

2. **Location Map.** The location map is missing from Sheet 1 of 3

3. **Apartment Size:** According to parcel access, the existing principal structure has a GFA of 1,326 SF and the proposed accessory apartment is 695 SF. The accessory apartment therefore appears to be 52% of the total square footage of the principle building where only 50% is permitted. The applicant should clarify and document the size of the principal building (if larger than indicated on parcel access) or reduce the size of the proposed accessory apartment to comply.

4. **Lighting:** If any new exterior lighting is proposed for the garage or accessory apartment it should be noted on the plans.

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

City of Beacon Planning Board Agenda
06/10/2025

Title:

Review of application for Site Plan Approval, accessory dwelling unit, 21 High Street, submitted by Henry Zook.

ATTACHMENTS

21 High PB 6.10.25 app.pdf

21 High PB 6.10.25 Accessory Dwelling Unit planning-sk21.pdf

21 High PB 6.10.25 Accessory Dwelling Unit planning-sk22.pdf

Lanc & Tully 21 High Street 06-04-25 review.pdf

KARC Review PB_21 High St_2025.06.06.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: HEUDY ZOOK
Address: 21 HIGH ST.
BEACON, NY 12508
Signature: Heudy M. Zook
Date: May 15, 2025
Phone: (718) 885 5342

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: DAVID FREEMAN RA
Address: 26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
Phone: 845·452·5359
Fax:
Email address: DAVIDC DFARCH.T. COM

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 21 HIGH ST
Tax Map Designation: Section 5955 Block 19 Lot(s) 065022
Land Area: .50
Zoning District(s) R1-7.5
HISTORIC DISTRICT 1
LANDMARK OVERLAY ZONE

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: ACCESSORY DWELLING
Gross Non-Residential Floor Space: Existing NA Proposed NA
TOTAL: NA
Dwelling Units (by type): Existing House 2778 Proposed ADU
TOTAL: 972 SF

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 PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: HENRY ZOOK

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:
444 MAIN Street Beacon NY 12508

Applicant Address: 21 HIGH ST., BEACON, NY 12508

Project Address: 21 HIGH ST.

Project Tax Grid # 130200-5955-19-665022

Type of Application ACCESSORY DWELLING 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, HENRY ZOOK, 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 ✓

Henry M. Zook

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.)		✓	KLM
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		✓	KLM

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: HENRY 2006

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.	NA	
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.	NA	
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.	NA	
The location and plans for any outdoor signs.	NA	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	NA	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	NA	
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.	NA	
Any contemplated public improvements on or adjoining the property.	NA	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	NA	
Elevations of all proposed principal or accessory structures.	✓	
Any proposed fences or retaining walls.	NA	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	✓	
Erosion and sedimentation control measures.	NA	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.		
An indication of proposed hours of operation.	NA	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	NA	

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

ALL EXISTING CONTOURS TO REMAIN

NO EXTERIOR WORK BEYOND NEW SERVICES

Applicant/Sponsor Name: Henry Zook

Signature: Henry M. Zook

Date: May 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: HENRY ZOOK

Address of Applicant: 21 HIGH ST, BEACON, NY 12508

Telephone Contact Information: (718) 885 5342

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.
HENRY ZOOK	21 HIGH ST BEACON		1/7/2020	
			PURCHASED	DUTCHESS COUNTY 1/7/2020
DEBORAH GOODWIN	21 HIGH ST BEACON		1/7/2020	"

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.

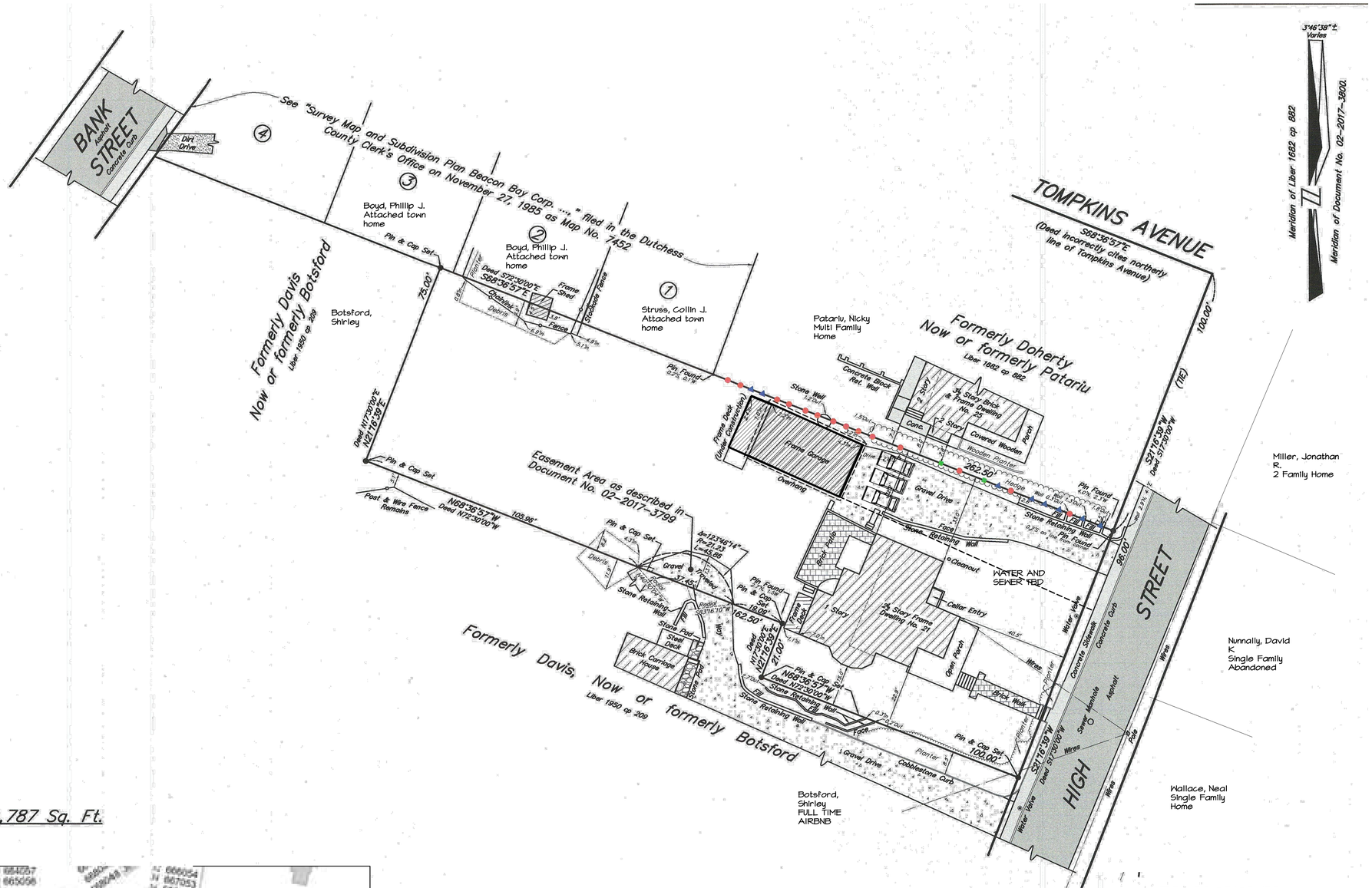
SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☑ NO

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

(Print) Henry M. Zook

(Signature) Henry M. Zook



Area = 21,787 Sq. Ft.



OWNER
HENRY ZOOK
21 HIGH STREET
BEACON, NEW YORK

TAX ID SECTION 5955 BLOCK 19 LOT 665022

SIZE 21,787 SF, .5 ACRES

ZONE RI-7.5

SITE NOTES:

ALL STRUCTURES ARE EXISTING AND EXTERIOR IS UNCHANGED
NO SITE WORK IS REQUIRED EXCEPT SEWER, WATER AND ELECTRIC SERVICE
EXISTING TOPO IS UNCHANGED

SITE PARKING AS SHOWN

EXISTING HOME IS SINGLE FAMILY USE. SECOND KITCHEN AND ENTRY WERE REMOVED AT PURCHASE 2017.

ACCESSORY APARTMENTS.
EXISTING SINGLE-FAMILY PROPERTY

☑ 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.

☑ 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.

☑ APARTMENT SIZE. THE FLOOR AREA OF AN ACCESSORY APARTMENT SHALL NOT EXCEED A MAXIMUM OF 1,000 SQUARE FEET

☑ THERE SHALL BE NO MORE THAN ONE ACCESSORY APARTMENT PERMITTED PER SINGLE-FAMILY LOT.

☑ 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.

☑ 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.

DAVID J. FREEMAN
REGISTERED ARCHITECT
018342
STATE OF NEW YORK

SURVEY OF PROPERTY
PREPARED FOR
HENRY M. ZOOK
SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK
SCALE 1 in. = 20 ft. MARCH 25, 2019

BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
www.Badey-Watson.com
845.265.9217
845.265.4428 (Fax)
877. 3.141593 (Toll Free)

PROJECT
PROPOSED ACCESSORY DWELLING UNIT FOR ZOOK RESIDENCE

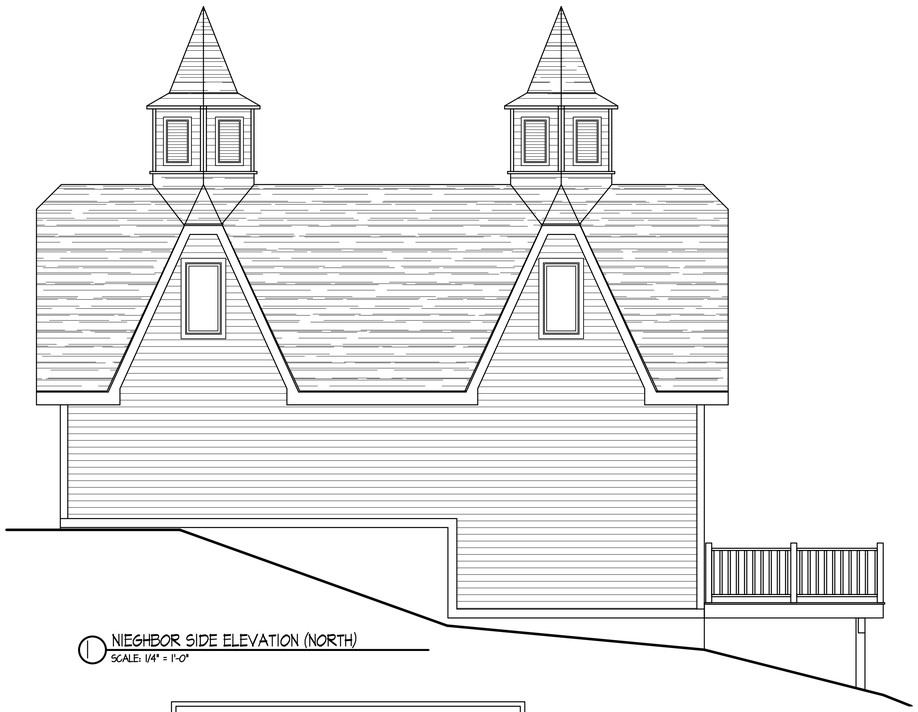
LOCATION
21 HIGH STREET
CITY OF BEACON, NEW YORK

NURZIA CONSTRUCTION CORPORATION
1348 Route 52
Fishkill, New York 12524
(845) 897-9400 Phone
(845) 897-9490 Fax
www.NurziaConstruction.com

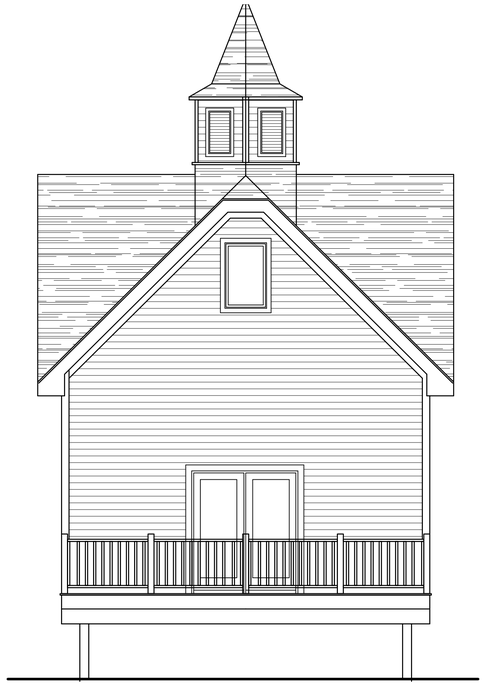
D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5354
email david@dfarcht.com
www.dfarcht.com

DATE
MAY 8, 2025

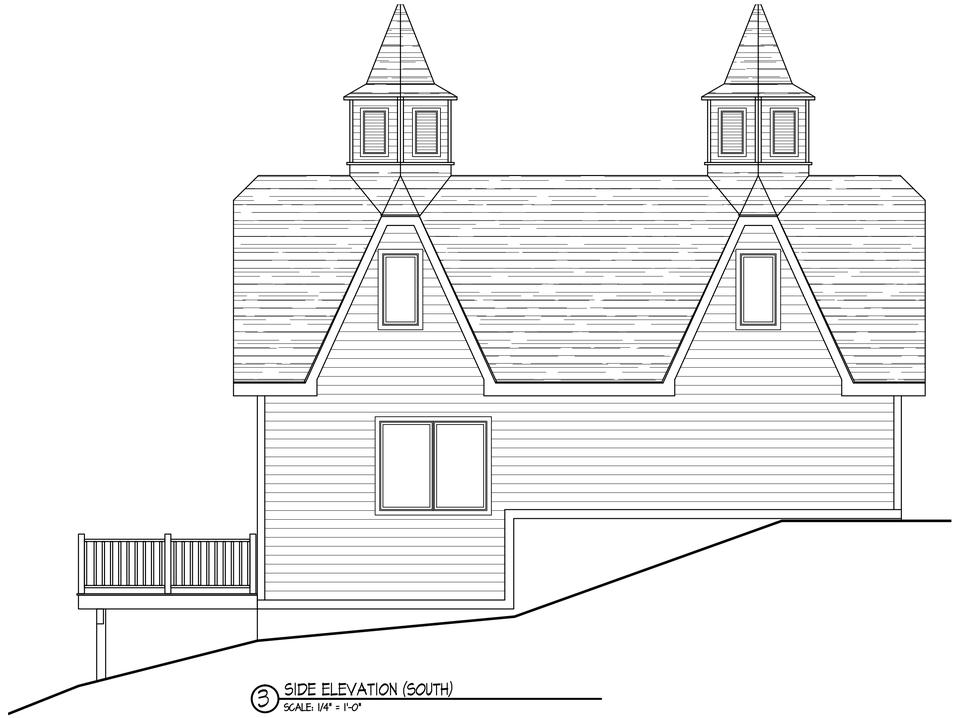
SK2.1



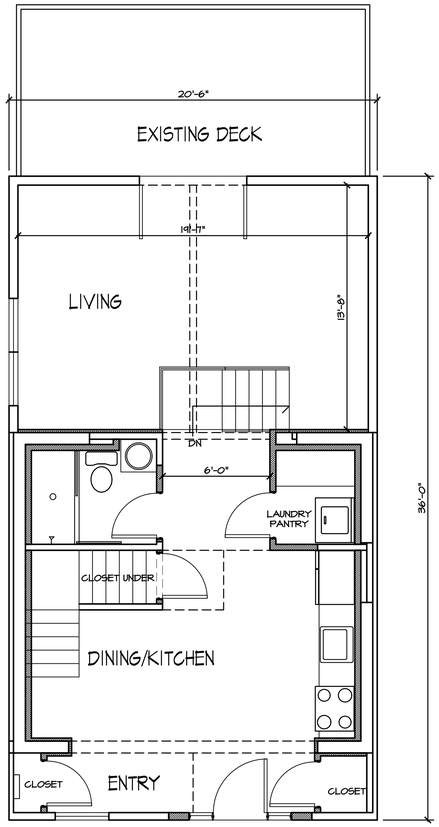
1 NIEGHBOR SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



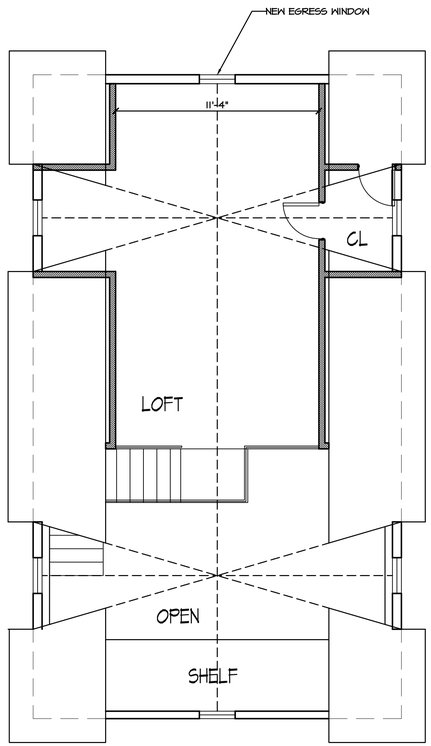
3 SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



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

TOTAL SQUARE FOOTING - 972 SF

FIRST FLOOR - 741 SF
SECOND FLOOR/LOFT - 231 SF



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



6 FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

DAVID J. FREEMAN
REGISTERED ARCHITECT
018342
STATE OF NEW YORK

PROJECT
PROPOSED ACCESSORY DWELLING UNIT FOR ZOOK RESIDENCE

LOCATION
21 HIGH STREET
CITY OF BEACON, NEW YORK

NURZIA CONSTRUCTION CORPORATION
1348 ROUTE 52
FISHKILL, NEW YORK 12524
(845) 897-9400 PHONE
(845) 897-9490 FAX
WWW.NURZIACONSTRUCTION.COM

D. FREEMAN
ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
FAX 845-452-5359
email david@dfarcht.com
www.dfarcht.com

DATE
MAY 8, 2025

SK2.2

LANC & TULLY
Engineering and Surveying, P.C.

June 4, 2025

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

RE: 21 High Street
Accessory Dwelling Unit
Tax No. 5955-19-665022
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 21 High Street:

- Application for Site Plan Approval
- Plan set titled "Proposed Accessory Dwelling Unit for Zook Residence", consisting of 2 sheets dated May 8, 2025, as prepared by David Freeman, Architect.

The project is located in the R1-7.5 zone and the Historic District and Landmark Overlay Zone. Based upon the above submitted document and plans for the proposed project, we offer the following comments:

1. The following notes shall be added to the plans:
   a) "*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.*"

   b) "*The accessory apartment shall not be used for short-term rentals.*"

2. A plan shall be submitted showing how the proposed accessory dwelling unit, which is noted as a garage, will be serviced by sewer and water, as well as the existing water and sewer services servicing the existing dwelling unit. The plans shall also include construction details for the installation of proposed water and sewer utilities, as well as details for the restoration of any disturbed areas for the installation of these utilities.

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: June 6, 2025

RE: 21 High St Site Plan Application, Henry Zook

I have reviewed the following materials regarding the proposed accessory apartment at 21 High St:

- Application for Site Plan Approval Form by Henry Zook, dated May 15, 2025
- Site Plan (2 Sheets) prepared by D. Freeman Architect, dated March 8, 2025

Project Description:

The applicant is proposing to convert an existing accessory garage structure into a 972 square foot accessory apartment at 21 High Street. The 0.5-acre or 21,787 SF site is located in the R1-7.5 Zoning District and well as the Historic District and Landmark Overlay (HDLO) Zone.

Comments & Recommendations:

1. **SEQRA:** A Part 1 Environmental Assessment Form should be provided describing the proposed action, clearly stating that the proposed action entails construction of an accessory apartment within an existing accessory structure, within the High Street - Tompkins Avenue Historic District, which is eligible for listing in the State and National Registers of Historic Places.

2. **Exterior Appearance.** Sheet SK2.1 includes a note stating that the "exterior is unchanged." However, imagery from Google Maps (dated 2019) appears to show a barn-style double door on the existing accessory structure, while the front elevation on Sheet SK2.2 depicts a single door. Please clarify whether the single door currently exists or is proposed as part of this application. Providing recent photographs of the existing accessory structure would be helpful in evaluating this change.

3. **Historic Preservation.** The recent photographs requested above would also assist in ensuring compliance with Chapter 134 of the code as the project is located within the Historic District and Landmark Overlay Zone (HDLO)

4. **Off-Street Parking.** A total of three (3) parking spaces are required to accommodate the existing single-family residence and the proposed accessory apartment. The site plan depicts three vehicles parked side by side within the existing driveway; however, the driveway appears to be less than 32 feet in length. Given that a standard parking space measures approximately 9 feet by 18 feet, accommodating three vehicles within this space may not be feasible. The exact

dimensions of the driveway should be clearly indicated on the site plan, and the Board should discuss with the applicant how on-site parking will be adequately provided.

5. **Yard Requirements.** Although exact dimensions are not shown, it appears that the existing garage structure may not meet the required 5 ft side yard setback along the north property line. However, Section 223-24.1(H) permits that "an existing structure that does not conform to the yard requirements of Chapter 223 may be converted to an accessory apartment without variance from the Zoning Board of Appeals if the proposed use will not enlarge or increase the dimensional nonconformity."

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

City of Beacon Planning Board Agenda
06/10/2025

Title:

Consider request for one (1) year extension of Site Plan Approval, three (3) story commercial project at 536 Main Street, submitted by HRSM, LLC.

ATTACHMENTS

536 Main PB 6.10.25 Extension Request(6450633.1).pdf

CUDDY +FEDER LLP

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

Taylor M. Palmer
tpalmer@cuddyfeder.com

May 28, 2025

VIA E-MAIL AND FEDERAL EXPRESS
Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: HRSM, LLC – Three (3) Story Commercial Project
Request for Extension – Site Plan Approval
Premises: 536 Main Street, Beacon, New York – Tax ID: (6054-30-132779)

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of our client, HRSM, LLC (the "Applicant") the owner of the above-referenced Property, to request an additional one (1) year extension of the Planning Board's Site Plan Approval for the above-referenced matter (the "Approval"), which Approval is dated June 13, 2023 (filed in the City Clerk's Office on June 14, 2023) and further extended at the Planning Board's June 11, 2024 Planning Board Meeting. A copy of the Approval Resolution is enclosed as **Exhibit A** and the June 11, 2024 meeting minutes as **Exhibit B**.

Pursuant to Condition C.3 on page 4 of the Approval Resolution ". . . the Site Plan Approval granted herein shall expire in the event that the Applicant does not receive building permit and commence construction within one (1) year of the adoption date of this Resolution" (i.e., June 13, 2024 and extended to June 13, 2025). Pursuant to City of Beacon Zoning Code Section 223-25.J, the Planning Board is authorized to grant extensions of time periods associated with its approvals.

At this time, the Applicant continues to work diligently towards addressing the Approval Resolution's conditions precedent to obtaining a Building Permit and commencing work. These efforts include, but are not limited to, facilitating two (2) construction access agreements with adjoining neighbors and securing the Chairman's endorsement of the final site plan set. It is worth noting that the Applicant has already obtained the City Planner and City Engineer's sign off on the site plans and the City Engineer's approval of the cost estimate for the proposed work. After having multiple reviews with various contractors that bid to construct the Project, the Applicant has selected its contractor who the Applicant is coordinating with to finalize construction drawings for a forthcoming submission to the City via a Building Permit application. The Applicant expects to have shovels in the ground to construct the Project by this fall.

We respectfully submit that this second extension should be granted because there are no changes proposed to the parameters of the Project, and there have been no material changes to the facts and circumstances that existed when Site Plan Approval was granted. Accordingly, the rationale for the issuance of the Planning Board's earlier decision supports the granting of this extension. For these

reasons, we respectfully request that the Planning Board grant an additional one (1) year extension to begin on June 13, 2025, thus extending the Approval through to June 13, 2026.

The Applicant requests placement on the Planning Board's June 10, 2025 Meeting Agenda for consideration of this request. In the meantime, if the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.

6450439.v2

EXHIBIT A

Received
Office of the City Clerk
June 14, 2023

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVAL FOR 536 MAIN STREET

Parcel No. 6054-30-132779

WHEREAS, the City of Beacon Planning Board received an application for Site Plan Approval from HRSM, LLC (the "Applicant") for the construction of a three (3)-story commercial building consisting of 14,304 s.f. of floor area, with 4,768 s.f. of floor area on each level, on an unimproved parcel having a total lot area of 5,870 s.f., or +/- 0.135 acres, (the "Project" or "Proposed Action"), located at 536 Main Street (Parcel ID 6054-30-132779) within the Central Main Street ("CMS") Zoning District, and Historic District and Landmark Overlay ("HDLO") District (the "Property"); and

WHEREAS, the proposed three (3)-story building is proposed to be occupied as a retail showroom, storage and offices for a carpet retailer; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in §§ 134-7 and 223-41.18.J of the City of Beacon Code; and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan and Certificate of Appropriateness pursuant to the City of Beacon Code §§ 223-25 and 134-6.D, respectively; and

WHEREAS, the application for Site Plan approval consists of application forms, correspondence, Full Environmental Assessment Form ("FEAF"), Traffic and Parking Study and professional studies, and other reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a Site Plans entitled "Site Plan Application," dated January 27, 2023, last revised May 30, 2023, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY and Aryeh Siegel, Architect, consisting of numbered Sheets 1-8 as follows:

Sheet	Title
1	*Site Plans;*
2	*Existing Conditions and Demolition Plan;*
3	*Building Plans & Elevations;*
4	*Landscape Plan;*

Grading & Utility Plan;
Erosion & Sediment Control Plan;
Construction Details; and
Construction Details; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on February 22, 2023 the Planning Board circulated its Notice of Intent to Declare Lead Agency to all known Involved and Interested agencies and received no objection; and

WHEREAS, the Planning Board reviewed the Applicant's application and materials at its meetings on February 15, 2023, March 28, 2023, April 11, 2023, May 9, 2023, and June 13, 2023; and

WHEREAS, the application includes a request pursuant to Section 223-41.18.G(3) to waive all 23 off-street parking spaces required by the Zoning Code for the proposed use; and

WHEREAS, Section 223-41.18.G(3) authorizes the Planning Board to modify the parking requirements applicable in the CMS District provided one or more certain circumstances are present, as set forth in Section 223-41.18.G(3), which negate the necessity of all required parking; and

WHEREAS, the Applicant submitted a Traffic and Parking Study, dated January 31, 2023, revised March 31, 2023, prepared by DTS Provident Design Engineering, LLP, White Plains, NY, which was reviewed by the City traffic consultant, and provided justification for the requested waiver of 23 off-street parking spaces for the Project; and

WHEREAS, the Planning Board referred the Project to the City of Beacon Architectural Review Board Subcommittee, which discussed the proposed design on March 3, 2023 and April 28, 2023, to which the Subcommittee provided its recommendations to the Applicant and Planning Board in advance of the Planning Board's meetings on March 28, 2023 and May 9, 2023, respectively, and to which the Applicant submitted revised Site Plans and design renderings per the Subcommittee's comments and recommendations thereof for the Planning Board's consideration; and

WHEREAS, the City of Beacon Tree Advisory Committee met with the Applicant's landscape consultant and received approval for the proposed planting of a Birch Street Tree in front of the Project on the public sidewalk; and

WHEREAS, on May 9, 2023, 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 Proposed Action, the Planning Board as Lead Agency, adopted a Negative Declaration pursuant to SEQRA, finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on May 9, 2023, the Planning Board opened and closed a duly noticed public hearing on the Site Plan application, at which time all those in attendance were given the opportunity to be heard on the Project; and

WHEREAS, the Planning Board has reviewed the application for Certificate of Appropriateness pursuant to the requirements set forth in § 134-7 of the City of Beacon Code and the design standards set forth in § 223-41.18.J; and

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

NOW THEREFORE BE IT RESOLVED, the Planning Board of the City of Beacon hereby grants a waiver of the 23 required off-street parking spaces pursuant to the City of Beacon Code §§ 223-41.18.G(3)(a) and (d) due to a showing made by the Applicant that the projected operational characteristics of the proposed use require a different amount of parking, and there is sufficient public parking available within 800 feet of the site and within the CMS District to meet the foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed infill construction of a 3-story commercial building consisting of 14,304 s.f. of floor area, with 4,768 s.f. of floor area on each level, on an unimproved parcel having a total lot area of 5,870 s.f., or +/- 0.135 acres located at 536 Main Street, will be consistent with the historic character of the surrounding area. The Property is located in the City's HDLO District and was previously improved. The proposed minimalist design of the new building will not negatively impact the historic or architectural features, value or significance of any neighboring historical structures, nor will it detract from the historic district. Accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced herein.

BE IT FURTHER RESOLVED, the Planning Board of the City of Beacon hereby grants Site Plan approval, as shown on the applications 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 Site Plan by the Chairman of the Planning Board:

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated June 7, 2023, 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 June 9, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

B. Conditions to be satisfied prior to the issuance of a Building Permit:

1. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

2. The Applicant shall post a performance guaranty with the City of Beacon for the proposed public improvements including the new catch basin along the curb line, storm drainage manhole within the road, storm drainage pipe, pavement restoration, sidewalk restoration and any other proposed public improvement as identified by the City Engineer. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review and acceptance.

3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

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

1. As used herein, the term "Applicant" shall include HRSM, LLC, and their successors and assigns, and where applicable their contractors and employees.

2. Approval of the Project does not include approval of work on adjacent properties without a written letter of consent, easement or other form of authorization from the owner of the adjacent property in a form acceptable to the City Attorney, such as but not limited to a building permit application.

3. Pursuant to the City of Beacon Code § 223-25.J the Site Plan Approval granted herein shall expire in the event the Applicant does not receive building permit and commence with construction within one (1) year of the adoption date of this Resolution. The Planning Board in its discretion may extend such time pursuant to the City of Beacon Code § 223-25.J.

4. The Building Inspector and 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.

5. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's FEAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the FEAF, the terms of this resolution shall be controlling.

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 thereof has not been granted by the City, this Resolution shall be rendered null and void.

7. 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.

8. The approval granted by this Resolution do not supersede the authority of any other entity.

9. The Applicant must return for approval from the Planning Board if any changes to the approved Site Plan are determined to be significant by the City Building Inspector or City Engineer, other than such changes which are 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: June 13, 2023
Beacon, New York

John Gunn, Chairman
City of Beacon, Planning Board

June 13, 2023
Date

Motion By: Ms. Quiana, seconded by Mr. Byrne:

Site Plan and Certificate of Appropriateness Approvals
536 Main Street

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
Donna Francis	Voting AYE	J. Randall Williams	Voting EXCUSED
David Jensen	Voting AYE	John Gunn, Chairman	Voting AYE
Karen Quiana	Voting AYE		

Resolution: Approved 6-0
~~Denied~~

EXHIBIT B

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

MINUTES OF THE PLANNING BOARD

The Planning Board met on **Tuesday, June 11, 2024,** at 7:00 p.m., in the Municipal Center Courtroom.

A video of this meeting is available in its entirety through the City of Beacon website:
https://beaconny.gov/index.php/government/boards-committees/planning-board/

The video can also be found on YouTube:
https://www.youtube.com/playlist?list=PLhEUshaB9yYr8xfNxmalstjUY6bniLsCE

Present: John Gunn – Chair, Donna Francis, Len Warner, Kevin Byrne, David Jensen, Natalie Quinn (Planner), John Russo (Engineer), Jennifer Gray (Attorney), Bruce Flower (Building Inspector), Mercedes Perez (Secretary)

Absent: Karen Quiana, J. Randall Williams, Starke Hipp (Traffic Consultant)

TRAINING WORKSHOP

Began by 7:01 p.m.
Presented by Jennifer Gray, Attorney
Subject: Civics 101 and SEQRA 101

The Attorney discussed the role of the City Council, Zoning Board of Appeals, and the Planning Board, as well as the State Environmental Quality Review Act (SEQRA) process.

Ended at 7:31 p.m.

The Planning Board meeting was called to order at 7:31 p.m.

Motion to approve the May 14, 2024, minutes:
Motion: Kevin Byrne
Second: David Jensen
All in favor – none opposed

CONTINUED PUBLIC HEARING

Continue public hearing and continue review of application for Site Plan Approval and Special Use Permit, car dealership, 410 Fishkill Avenue, submitted by Carvana, LLC c/o Jenn Roldan.

- Allison Fausner, of Cuddy and Feder, attorney for the applicant, provided an update on the proposed project, which included the approved zoning variance for parking.
- Dan Koehler, of Hudson Land Design, engineer for the applicant, discussed changes to the site plan, which includes changes in lighting, an addition of planters, removing the light pole on the north side, and changes in striping,
- The chair opened the floor to the public for comments: Theresa Kraft of Liberty Street.
- Jennifer Gray, attorney, confirmed that the resolution does require the applicant to direct the car haulers to not use residential streets.
- Allison Fausner, of Cuddy and Feder, attorney for the applicant, stated that Carvana has agreed to instruct delivery drivers to avoid the identified residential roads.

Motion to close the public hearing:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

Motion to adopt the resolution:
Motion: Kevin Byrne
Second: Len Warner
All in favor – none opposed

PUBLIC HEARING

Public hearing and continue review of application for Subdivision Approval, residential, 39 Howland Avenue, submitted by John Vergara.

- Dan Koehler, of Hudson Land Design, engineer for the applicant, discussed the proposed subdivision.

Motion to adopt the negative declaration:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

Motion to open the public hearing:
Motion: David Jensen
Second: Len Warner
All in favor – none opposed

- The chair opened the floor to the public for comments: Ed Johnson of 25 Howland Avenue, Theresa Kraft of Liberty Street, and Tim Kelliher of 14 Laurel Street.

Motion to close the public hearing:
Motion: Kevin Byrne
Second: Donna Francis
All in favor – none opposed

Motion to direct the attorney to draft of resolution:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

CONTINUED APPLICATION

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

Donna Francis, board member, recused herself for this application.

- Allison Fausner, of Cuddy and Feder, attorney for the applicant, discussed the proposed project and provided an update.
- Aryeh Siegel, architect for the applicant, discussed the revised site plan and parking lot level.
- The board requested the applicant submit additional views from multiple vantage points.

NEW APPLICAITON

Review of application for Site Plan Approval, roof top deck, 47 E Main Street, submitted by East Main Beacon LLC.

- Aryeh Seigel, architect for the applicant, discussed the proposed project and confirmed that there would not be music on the deck.
- Bruce Flower, Building Inspector, discussed the rooftop units replaced without a building permit and explained that violations must be taken care of before the next Planning Board meeting.
- The board requested a copy of the parking agreement between the property owner and the neighboring firehouse. The existing agreement addresses the parking requirement.
- The board discussed the potential for variances for the rooftop accessory structures.
- The board shared their concerns about noise from a rooftop deck.

BREAK AT 8:46 PM
MEETING RESUMED 8:49 PM

Donna Francis, board member, rejoined the meeting.

MISCELLANEOUS BUSINESS

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.

- Jennifer Gray, Attorney, recommended the board consider two (2) 90-day extensions.

- Sara Richardson, of Insight Engineering, Surveying & Landscape Architecture, engineer for the applicant, provided an update on the proposed project.

Motion to grant two (2) 90-day extensions of site plan and subdivision approval:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

Consider request for two (2) six-month extensions of Special Use Permit Approval, Hotel & Accessory Conference/Event Space and Café at 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.

- Allison Fausner, of Cuddy and Feder, attorney for the applicant, provided an update of the proposed project.

Motion to grant two (2) 6-month extensions of the special use permit approval:
Motion: Kevin Byrne
Second: Len Warner
All in favor – none opposed

Consider request for one (1) year extension of Site Plan Approval, three (3) story commercial project at 536 Main Street, by HRSM, LLC.

- Allison Fausner, of Cuddy and Feder, attorney for the applicant, provided an update of the proposed project.

Motion to grant one (1) year extension of site plan approval:
Motion: John Gunn
Second: Len Warner
All in favor – none opposed

ARCHITECTURAL REVIEW

Certificate of Appropriateness – 146 Main Street; Sign

- Sonya Tay, applicant, discussed the proposed sign and the mounting bracket which is a black metal bar.
- The applicant agreed that the sign will hang below the façade cornice on the left brick façade, in compliance with code height restrictions, on a round pole perpendicular to the building without angle support.

Motion to approve the sign, mounted as agreed upon:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

Certificate of Appropriateness – 2 E Main Street; Sign

- Antonio Gara, representing the Roadhouse, discussed the proposed unlit, stud mounted sign.

Motion to approve the sign as proposed:
Motion: David Jensen
Second: Kevin Byrne
All in favor – none opposed

New Single-Family House – 49 Townsend Street, Lot 10

- Ken Rieger, of Rieger Homes, discussed the proposed design and provided samples.

Motion to approve combination shamrock vinyl clap board and board and batten, and heather shakes siding, dual black asphalt shingles, white vinyl windows, with white trim, and a white garage door:
Motion: Kevin Byrne
Second: David Jensen
All in favor – none opposed

Certificate of Appropriateness – 18 South Street; Façade

- Harry Teitelman and Jeana Fletcher, applicants, discussed the proposed renovation, which includes updating existing windows in the rear and adding windows to the side of the home (window casements by Anderson, color Terratone), and extending the rear porch.

Motion to approve as proposed:
Motion: Len Warner
Second: David Jensen
All in favor – none opposed

Certificate of Appropriateness – 512 Main Street; Sign

- Kate McGregor, applicant, discussed the proposed aluminum composite sign, which will be mounted on a steel bar with S-hooks.

Motion to approve the sign as proposed:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

Certificate of Appropriateness – 36 Russell Avenue; Façade

- Charles Brush, applicant, discussed the existing 6-foot-high dog-eared cedar fence around the back yard and also the proposed 6-foot-high wire mesh garden fence in the side yard.

Motion to approve as proposed:
Motion: David Jensen
Second: Kevin Byrne
All in favor – none opposed

Certificate of Appropriateness – 246 Main Street; Façade

- Bud Schmeling, owner and applicant, along with his representatives, discussed the proposed changes which include replacing any damaged trim in kind, refinishing the paint and brick, and replacing the windows in the existing openings.
- The applicant requested approval to replace all the windows with Anderson 400, in dark navy blue, but noted that the 2nd and 3r floor windows will not be replaced at this time. The applicant confirmed that they are phasing out the window replacement and that all the windows will be the same.
- The board discussed their concerns about how the brick will be painted.
- Bruce Flower, Building Inspector, pointed out that the proposed sign may need to shrink to meet the code requirement.

Motin to approve as proposed:
Motion: David Jensen
Second: Len Warner
All in favor – none opposed

Motion to adjourn the meeting:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

The meeting was adjourned at 9:24 p.m.

City of Beacon Planning Board Agenda
06/10/2025

Title:

Certificate of Appropriateness - 139 Main Street; Sign

ATTACHMENTS

139 Main PB 6.10.25 ARB sign app.pdf

320

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/27/2025

Project Address: 139 Main Street, Beacon NY 12508

Project Architect/Engineer: Timely Signs Inc

Owner/Builder: The Lindley LLC

Contact Phone No.: 917-841-8942 Email: saraho@savagewonder.org

Approval Requested: x Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Received:
MAY 27 2025
City of Beacon
Building/Planning/Zoning

Siding: Signage - Vertical

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

_____
Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

BUILDING DEPARTMENT
City of Beacon

Approved: _____ **20** ____
Disapproved: _____ **20** ____

_____
Building Inspector

Application for Sign Permit

Date May 27, 2025

Address of Sign 139 Main St., Beacon NY 12508

PROPERTY OWNER

Name The Lindley LLC Phone _____
Address 4 Cross Street Beacon NY 12508

BUSINESS OWNER

Name of Owner Sarah Ordaz Phone 917-841-8942
Name of Business: Savage Wonder Art Center
Type of Business: Art Center
Address 139 Main Street, Beacon NY 12508

SIGN COMPANY

Name Timely Signs Phone _____
Address 154 Clinton Ave., Kingston, NY 12401

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) ___X___ Wall ($15) _____ Temporary Sign ($10)

Sign Content: See Exhibit B
Height of sign (if applicable) _____ Sign Dimensions See Exhibit B
Type of materials to be used: See Exhibit B
Means of anchoring: See Exhibit B

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

_____
(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: The Lindley LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

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

Applicant Address:
Project Address: 139 Main St., Beacon, NY 12508
Project Tax Grid #: SQSY-27-758957
Type of Application: Sign Permit

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

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

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

Signature of Owner

Member The Lindley LLC
Title if owner is corporation

Beacon Property List

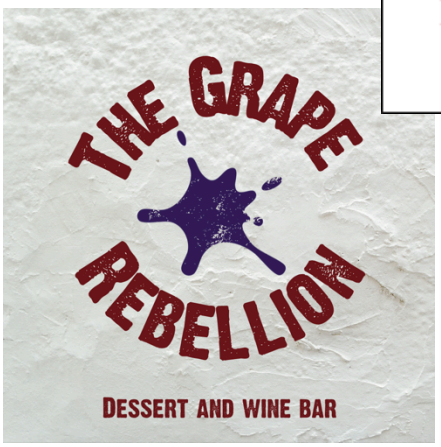
Location
Hudson Todd LLC
172 Main St
19 Paye St
10 Cross St
23 Beacon St
6 Commerce St
Beacon Todd LLC
18-20 W Main St
The Lindley LLC
1154 North Ave
13 W Church St
139 Main St / 141 Main St.
7 High St
Main St, The Lindley Todd LLC
134 Main St
142 Main St
144-146 Main St
150 Main St
152 Main St
160 Main St (unimproved)
127 Main St (unimproved)
129 Main St
131-137 Main St
145 Main St
149 Main St
15 W.Church (unimproved)
17 W.Church (unimproved)
19 W.Church (unimproved)
23 W.Church (unimproved)

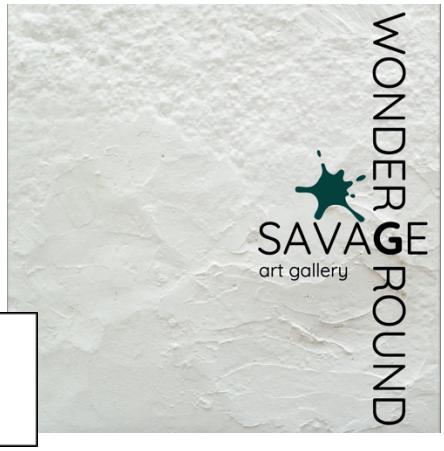
9 Cross St
8 Cross St
12 Cross St
15 Paye Ave

EXHIBIT B.1

Perpendicular Sign (on the bracket): .75" thick solid exterior grade PVC with full-color digitally printed vinyl graphics applied. Could also be .75" thick marine grade plywood primed and painted with acrylic polyurethane paint. Mounted with through-bolted stainless steel sign clips and quick links. The quick links have threaded barrels for a solid connection.

FRONT SIDE
4' x 4'





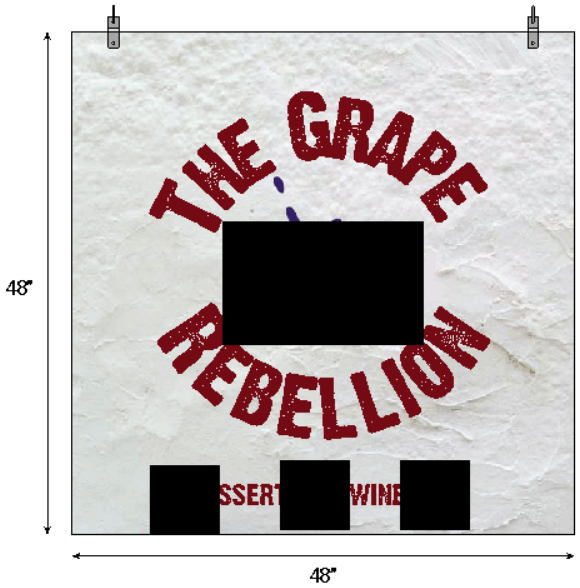
BACK SIDE
4' x 4'

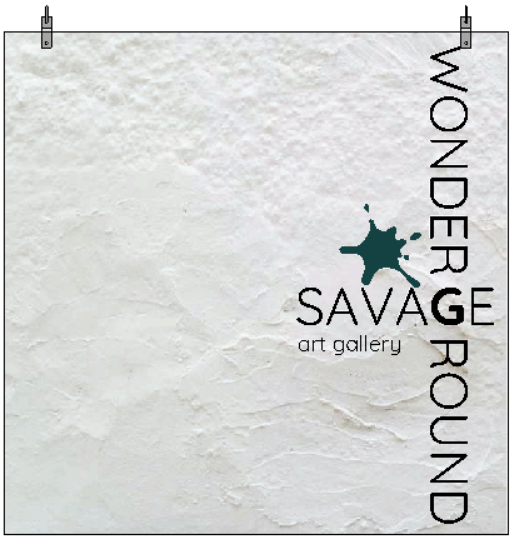
Please see the colors used on our vertical banner sign:

Red Berry #8B0000 •
Sherpa Blue #014D4E
Pigment Indego #4B0082

EXHIBIT B.2

Savage Wonder Hanging Sign





1x - Double Sided - 48" W x 48" H
Full Color Digitally Printed Vinyl Graphics with
Satin UV Protective Overlaminate Applied to 3/4" White PVC Panel

Sign Installed with Through-Bolted Stainless Steel Sign Clips
and Quick Links onto Existing Hanging Bar

Timely Signs

Project Manager: Tyson McCasland 845-331-8710 x1011
Drawn By: Reuben Cirnitski 845-331-8710 x1012
Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Hanging Sign
File Title: SW-HangingSign-FS.ai
Date: May 23, 2025

Client Approval: _____
Date: _____

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* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

Timely Signs of Kingston, Inc. 154 Clinton Avenue | Kingston NY 12401 | p 845.331.8710 | f 845.331.8712 | timelysigns.com

EXHIBIT B.3

Savage Wonder Hanging Sign





INTERIOR + EXTERIOR SIGNAGE | DONOR RECOGNITION
Timely Signs

Project Manager: Tyson McCasland 845-331-8710 x1011
Drawn By: Reuben Cirnitski 845-331-8710 x1012
Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Hanging Sign
File Title: SW-HangingSign-FS.ai
Date: May 23, 2025

Client Approval: _____
Date: _____

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Timely Signs of Kingston, Inc. 154 Clinton Avenue | Kingston NY 12401 | p 845.331.8710 | f 845.331.8712 | timelysigns.com

*Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

EXHIBIT C

City of Beacon Planning Board Agenda
06/10/2025

Title:

Certificate of Appropriateness - 57 Townsend Street; New Single-Family House

ATTACHMENTS

57 Townsend PB 6.10.25 BK-09 ARB Submission.pdf

57 Townsend PB 6.10.25 Beacon Knoll Street Scape for BK-09 Submission.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: May 7, 2025

Project Address: 57 Townsend Street Lot 9

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

Contact Phone No.: 914-447-4293 Email: Trieger@Riegerhomes.Co

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ___X___ New Single-Family House

Color/Materials:

Siding: Vinyl Clapboard & Shakes in Sterling/Marine blue Board & Batton

Roofing: Dual Black shingles / Zinc Grey metal porch Roof

Windows: Color: White Type: Vinyl

Trim: White

Garage Door: White

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

Date: May 7, 2025

Subject: Exterior finished review for planning board submittal on BK-09/ 57 Townsend Street

Memo by: Kerri

The Alexander (Modern Farmhouse) (Lot #5)

Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Top Front gable /Shingle/Shakes	Color/ Sterling
	Front 2nd floor/middle: Clapboard	Color/ Sterling
	Front 1st floor /bottom: Clapboard	Color/ Sterling
	Front 2 Story box bay	Color/ Marine Blue
Sides & rear elevation:	Clapboard:	Color/ Sterling
Details:	Trim details will include corners, horizontal band boards, porch posts & railings	Color/ White
	Facia, soffit, drip edge, windows, porch ceiling and gutters	Color/ White
Main roof:	Asphalt shingles	Color/ Dual Black,
Porch roof:	Metal	Color/ Old Zinc Grey

Manufacturer of materials proposed above are as follow:

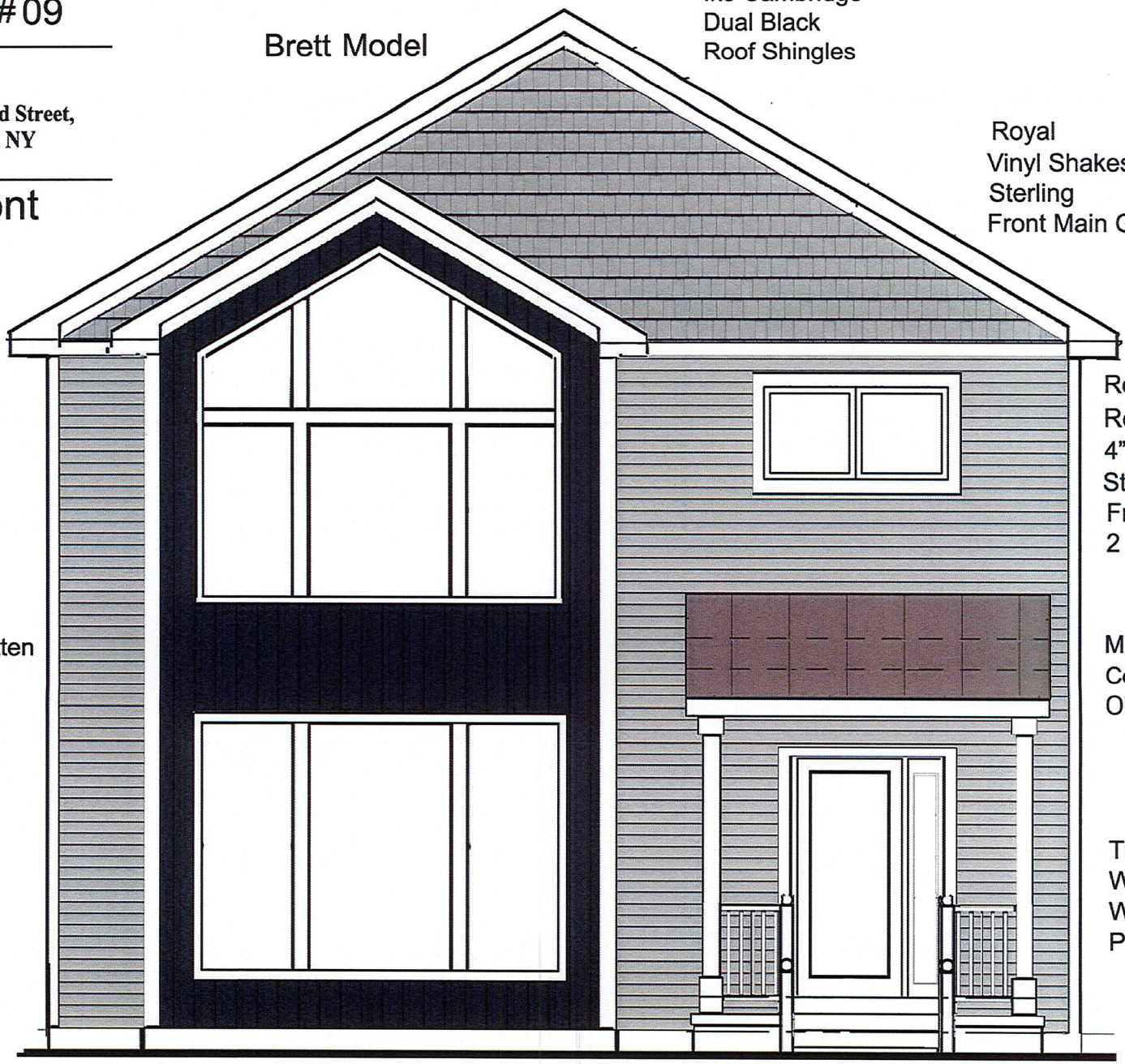
Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
White railings – (as needed per code)	or equal	**RDI Railings by Barrette**
Front porch posts	or equal	**FAIRWAY by Envision**

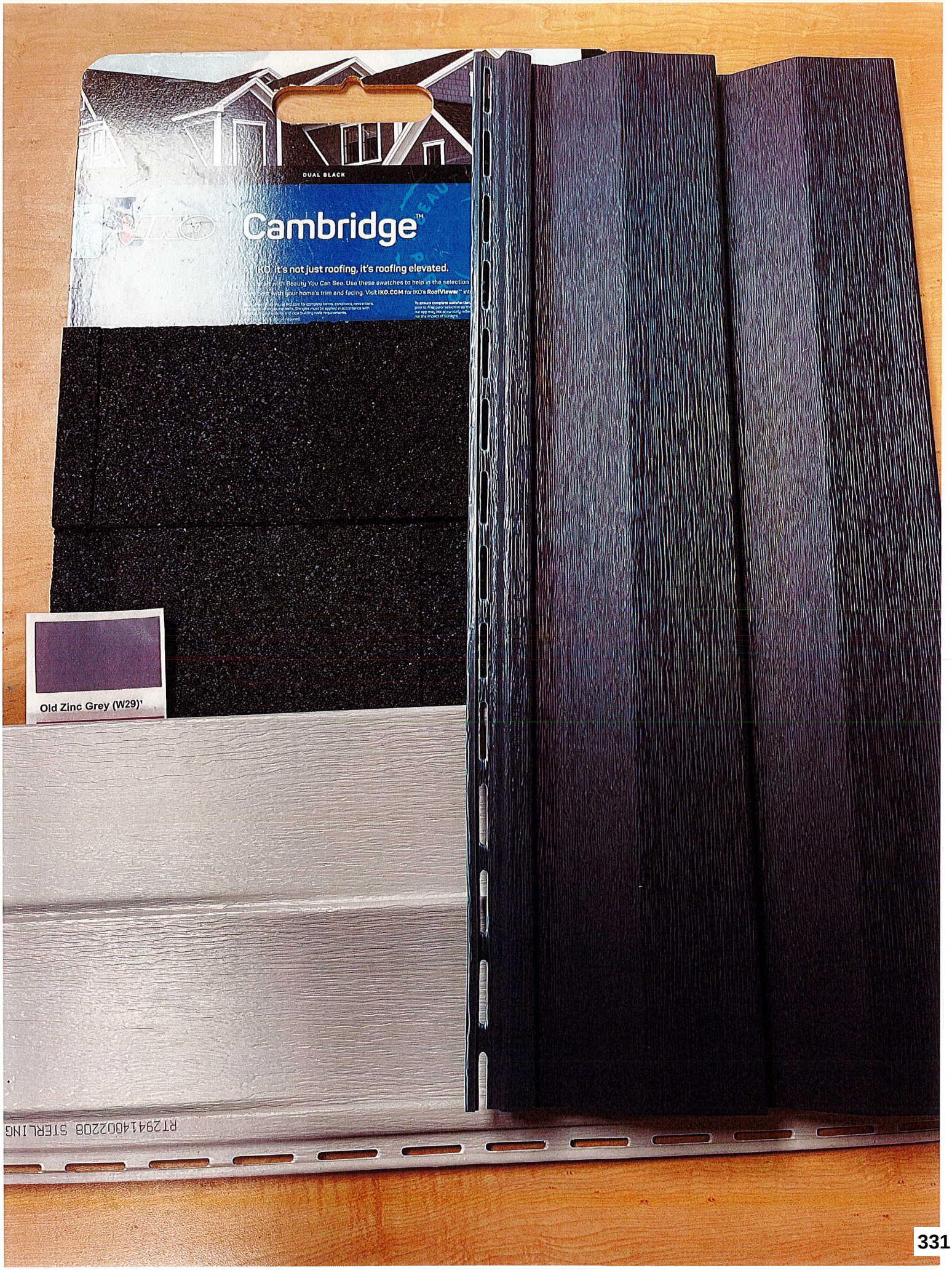
Rieger Homes
Lot # 09

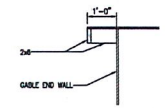
57 Townsend Street,
Beacon, NY

Front

Brett Model

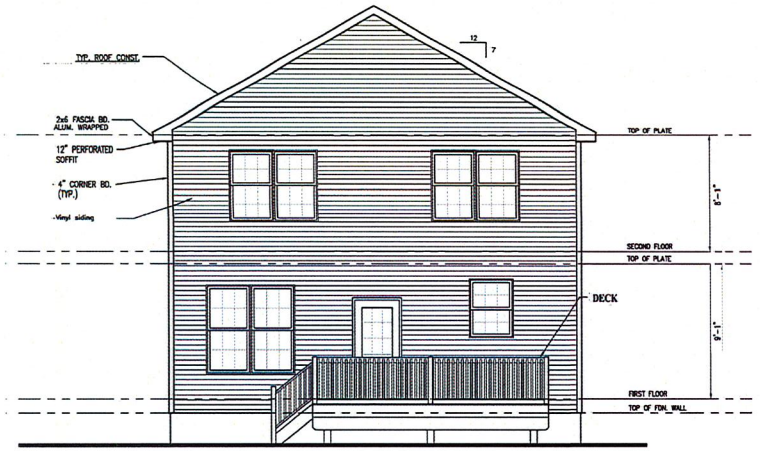



DUAL BLACK
Cambridge™
IKO. It's not just roofing, it's roofing elevated.
Old Zinc Grey (W29)¹



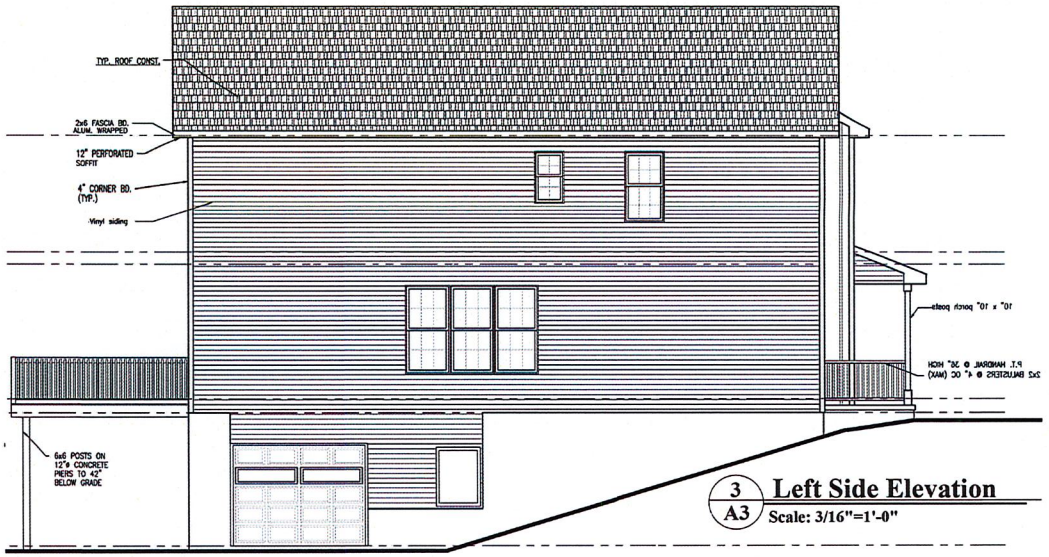
5 A3 Gable overhang detai 12" overhang

Scale: NTS



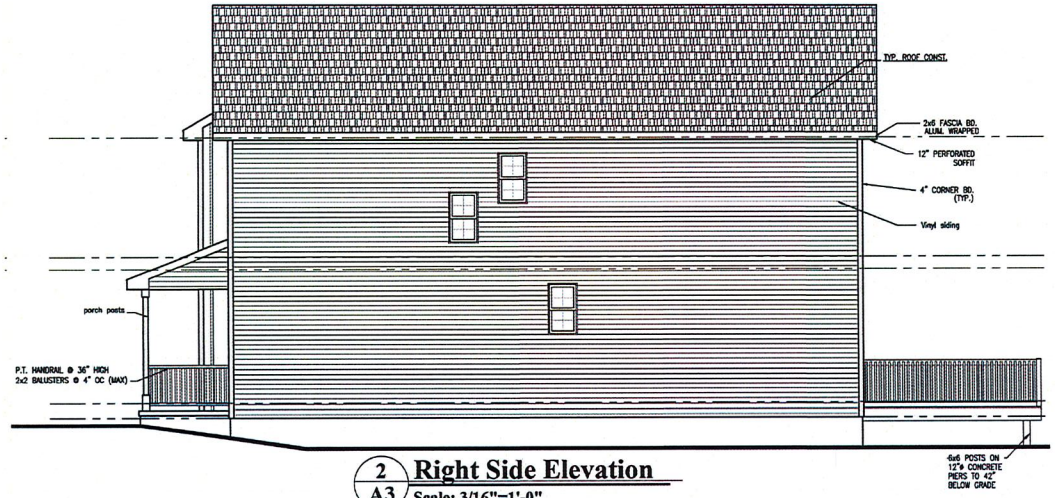
1 A3 Rear Elevation

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



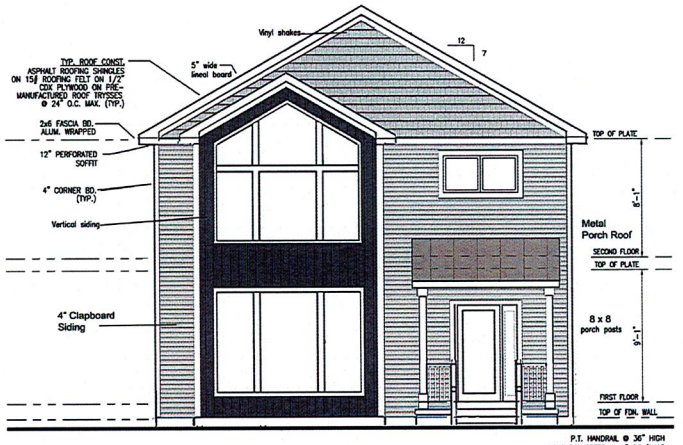
3 A3 Left Side Elevation

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



2 A3 Right Side Elevation

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



4 A3 Front Elevation

Scale: 1/4"=1'-0"

Rieger Homes
Brett Model
Lot # 09

57 Townsend Street, Beacon, NY

ELEVATIONS

REVISIONS

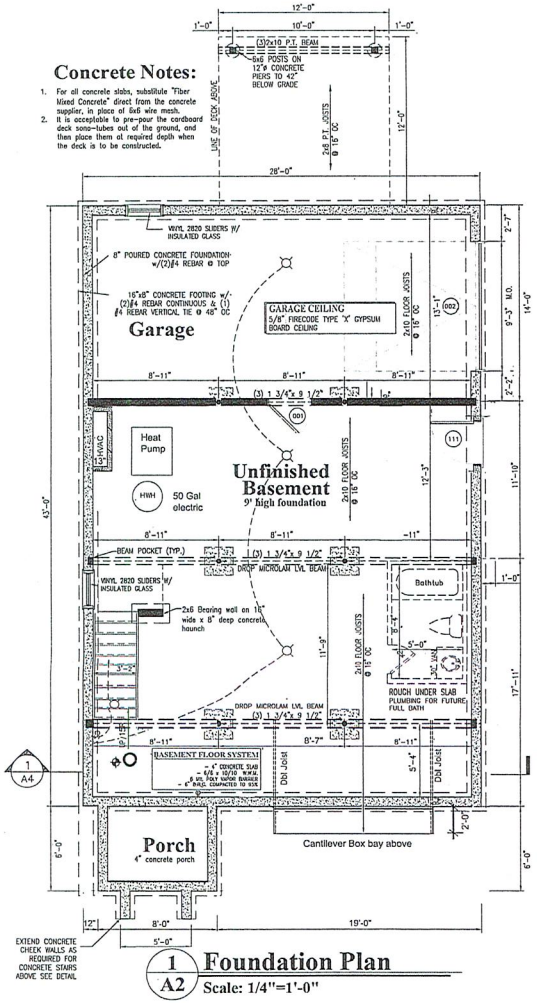
DATE
5/7/25

PROJECT NUMBER
11-04-EU

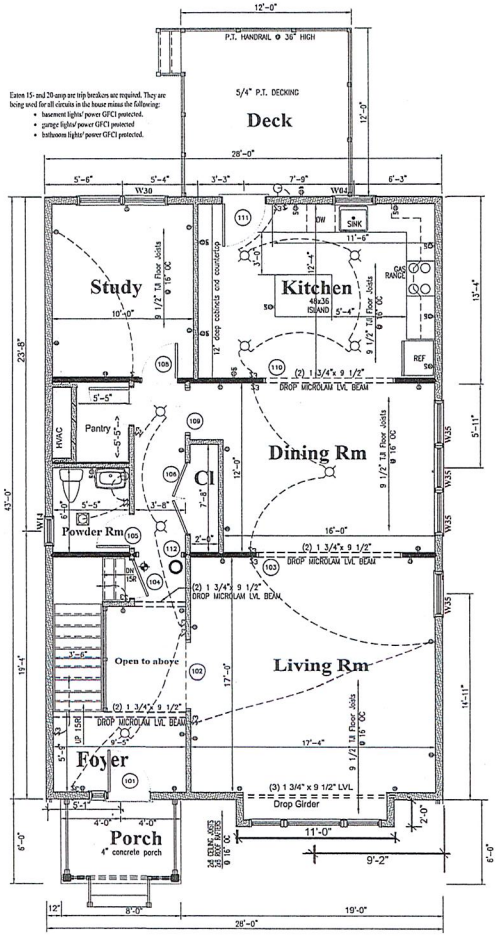
SHEET NUMBER
A3
of 5

Concrete Notes:

1. For all concrete slabs, substitute "Fiber Mixed Concrete" direct from the concrete supplier, in place of 6x6 wire mesh.
2. It is acceptable to pre-pour the cardboard deck sono-tubes out of the ground, and then place them at required depth when the deck is to be constructed.

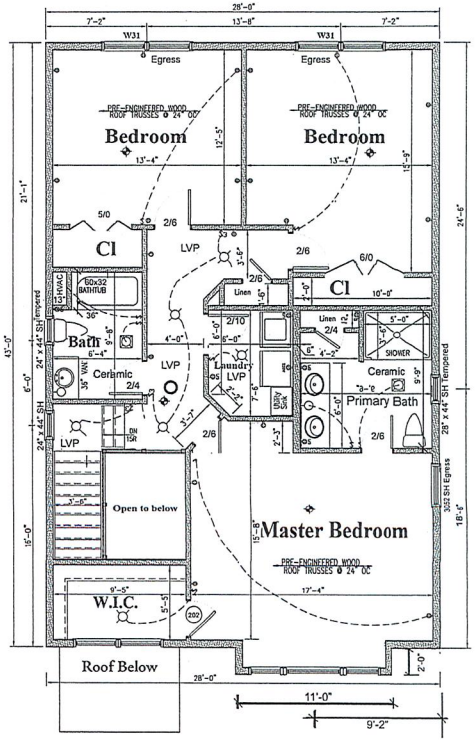


1 / A2 **Foundation Plan**
Scale: 1/4"=1'-0"



Eaton 15- and 20-amp arc trip breakers are required. They are being used for all circuits in the house minus the following:
- basement lights/ power GFCI protected.
- garage lights/ power GFCI protected
- bathroom lights/ power GFCI protected.

2 / A2 **1st Floor Plan - 1216 SF**



3 / A2 **2nd Floor Plan - 1160 SF**
Scale: 1/4"=1'-0"

Rieger Homes
Brett Model
Lot # 09

57 Townsend Street,
Beacon, NY

FLOOR PLANS

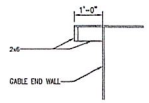
REVISIONS

DATE

5/15/25

A2

of 4



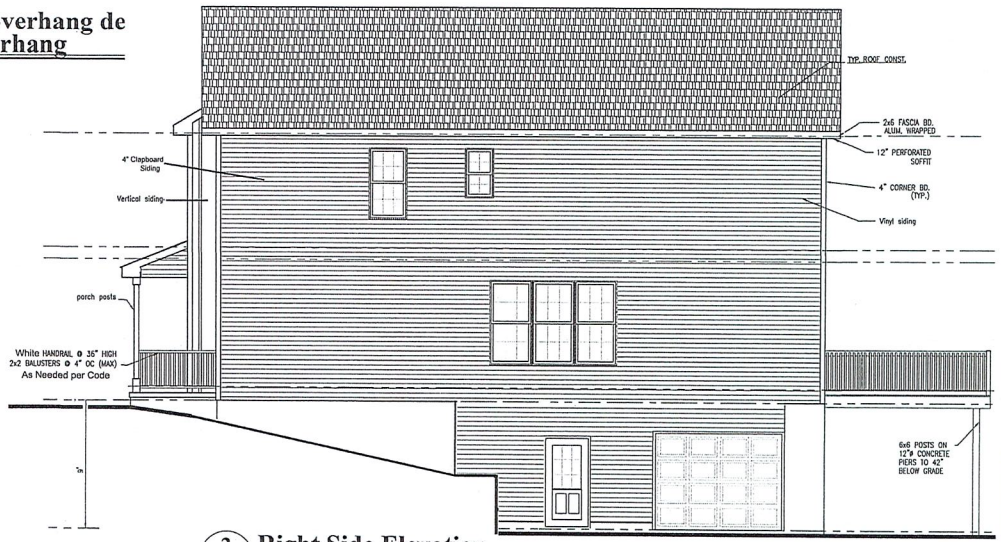
5 / A3 Gable overhang de 12" overhang

Scale: NTS



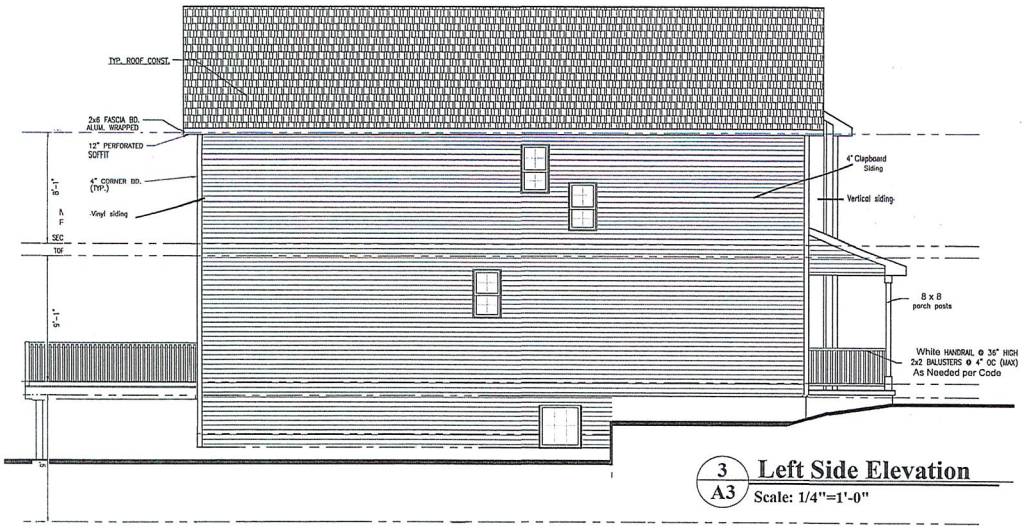
1 / A3 Rear Elevation

Scale: 1/4"=1'-0"



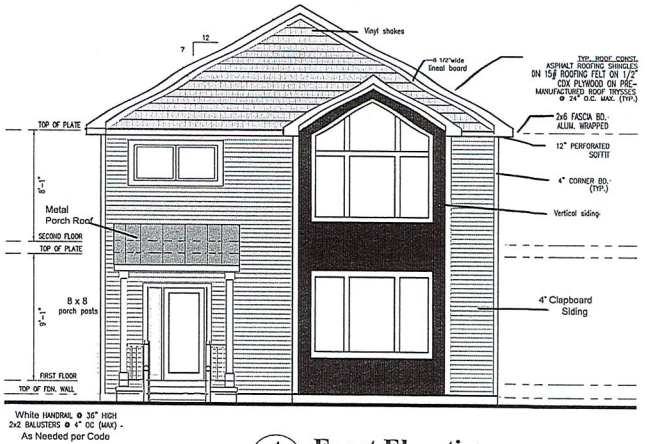
2 / A3 Right Side Elevation

Scale: 1/4"=1'-0"



3 / A3 Left Side Elevation

Scale: 1/4"=1'-0"



4 / A3 Front Elevation

Scale: 1/4"=1'-0"

Rieger Homes
Brett Model
Lot # 09

57 Townsend Street, Beacon, NY

ELEVATIONS

REVISIONS

DATE

5/15/25

11-04-EU

SHEET NUMBER

A3

of 5

Beacon Knoll Streetscape

Lot 1



Lot 2



Lot 3



Lot 4



Lot 5



Lot 6



Lot 7



Lot 8



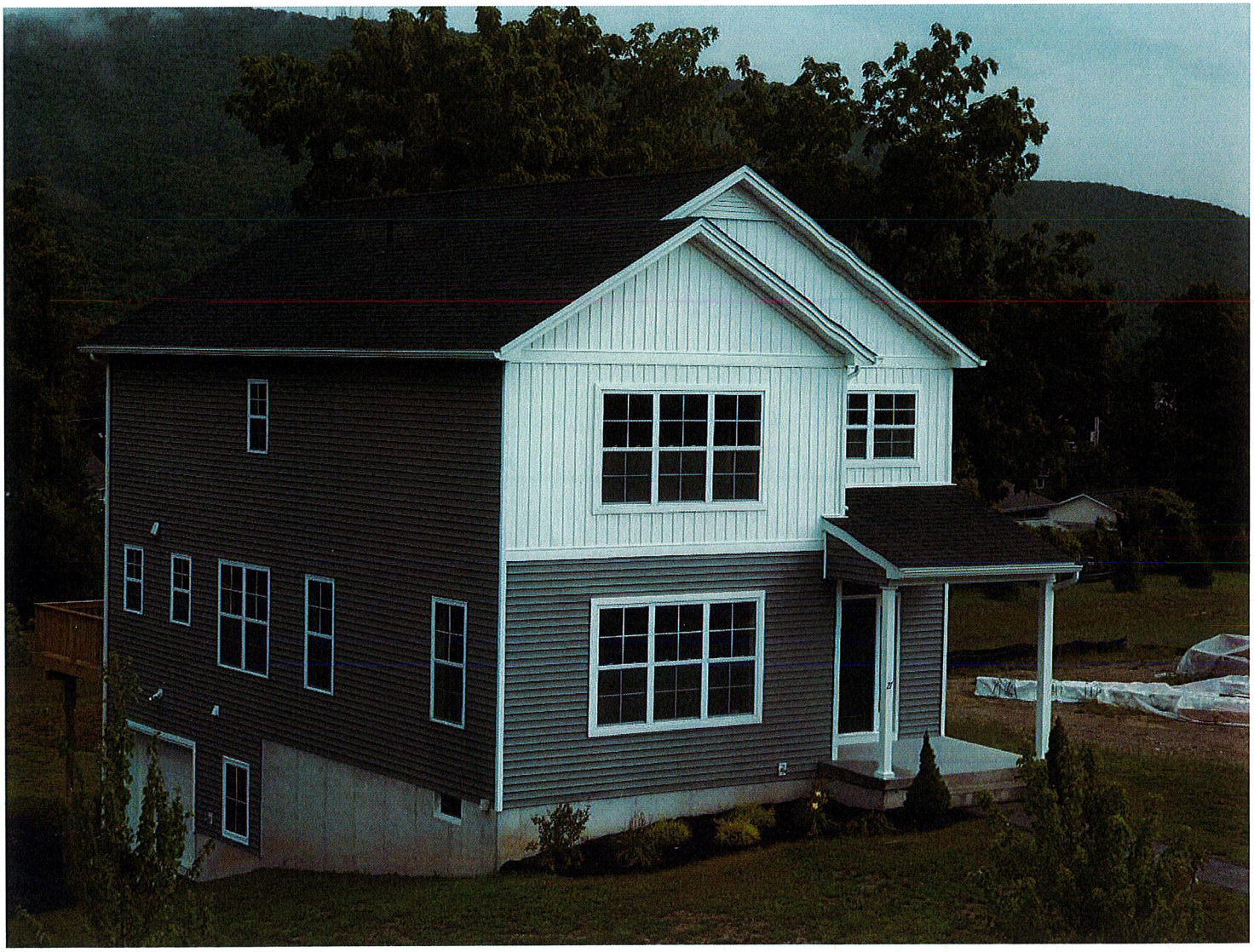
Lot 10



Lot 11



Lot 13



City of Beacon Planning Board Agenda
06/10/2025

Title:

Certificate of Appropriateness - 232 Main Street; Sign

ATTACHMENTS

232 Main PB 6.10.25 ARB sign app.pdf

Dave the Butcher
Architectural Review Application
232 Main Street
Beacon, NY 12508

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/27/25

Project Address: 232 Main Street, Beacon NY 12508

Project Architect/Engineer: Allyson Welch

Owner/Builder: Lauren DeBellis Aviv and Frank DeBellis

Contact Phone No.: 845-641-5517 Email: lauren@dapllp.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: Sign will be black and white

Siding: n/a

Roofing: n/a

Windows: Color: n/a Type: n/a

Trim: n/a

Garage Door: n/a

Stone/Brick: n/a

X 

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

BUILDING DEPARTMENT

City of Beacon

Approved: _____ **20**____

Disapproved:_____ **20**____

_____

Building Inspector

Application for Sign Permit

Date: 5/27/25

Address of Sign: 232 Main Street, Beacon NY 12508

x **Property Owner**

Name: FDDG LLC **Phone:** 845-641-5517

Address: 232 Main Street, Beacon NY 12508

Business Owner

Name of Business Owner: Melissa and Dave Mountain **Phone:** 646-335-3272 or 201-755-7746

Name of Business: Dave the Butcher

Sign Company

Name: Gregory Sahagian & Sons, Inc **Phone:** 914-949-9877

Address: 18 N Central Ave, Hartsdale, NY 10530

Type of Sign:

_____ **Ground ($35)** Blade Sign **Wall ($25)** _____ **Temporary Sign ($10)**

Sign Content: logo image

Height of Sign (if Applicable): _____ **Sign Dimensions:** 13" x15"

Type of Materials to be Used: Metal

Means of Anchoring: attached to wall

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign Permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

x _____

(Signature of Property Owner)

City of Beacon
Building Department

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: FDDG LLC
(Applicant)

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

Lauren Aviv, Frank DeBellis

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

232 Main Street

Applicant Address: 575 Madison Ave, Suite 1603A, NY, NY 10022
Project Address: 232 Main Street, Beacon, NY
Project Tax Grid #:
Type of Application:

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

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

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

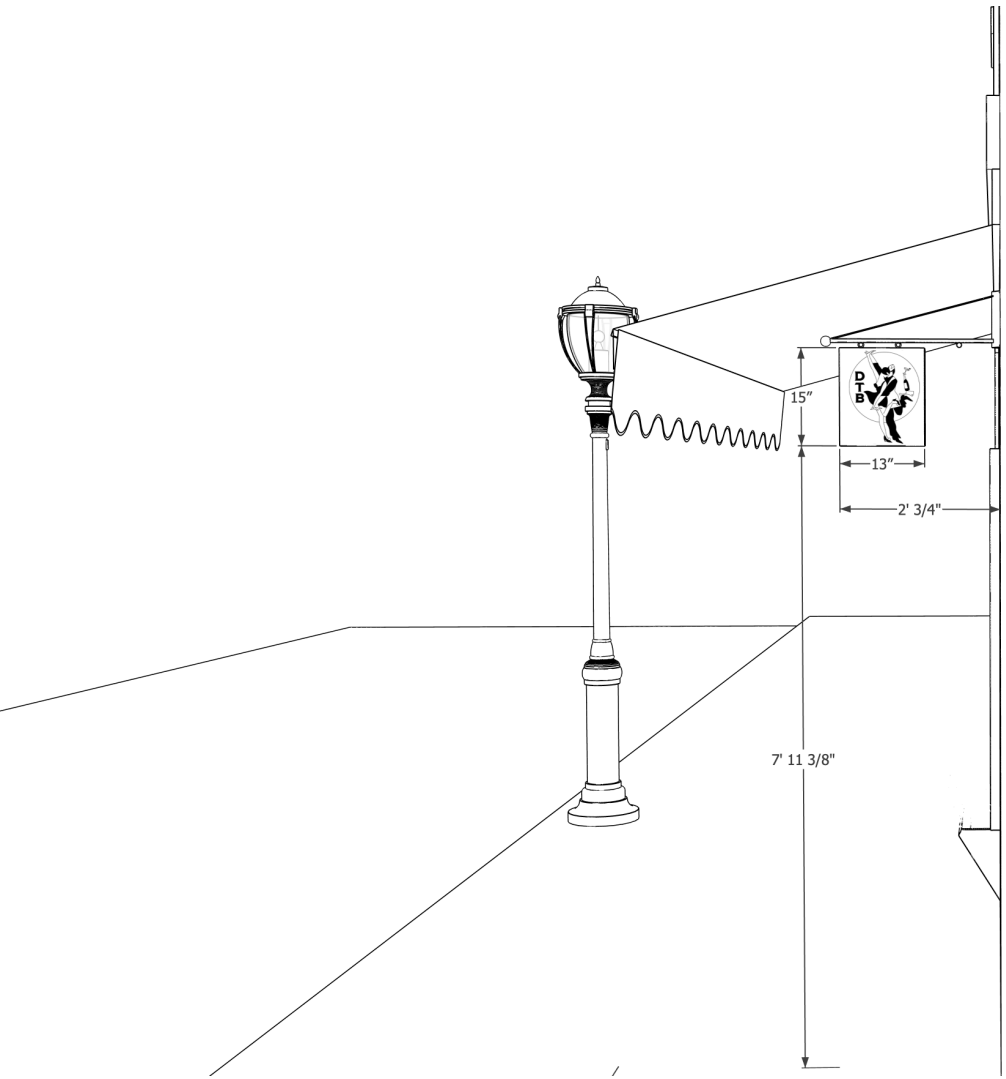
Signature of Owner

Title if owner is corporation

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

DTB


DAVE
THE
BUTCHER
DAVE THE BUTCHER


15″
13″
2' 3/4"
7' 11 3/8"