COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
James Vermeulen
J. Randall Williams
David Jensen
Chair John Gunn

July 8, 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 the June 10, 2025, minutes

Regular Meeting

1. Continue public hearing and continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
2. 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. Public hearing and continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.
4. Public hearing and continue review of application for Site Plan Approval, Residential, accessory dwelling unit, 21 High Street, submitted by Henry Zook.
5. Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
6. Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.
7. Review of application for Site Plan Approval, Residential, convert existing single-family residence to a two-family residence, 6 Cliff Street, submitted by Fadil and Lendita Mavraj.

Miscellaneous Business

Architectural Review

1. Certificate of Appropriateness - 39 Townsend Street; New Single-Family House
2. Certificate of Appropriateness - Talbot Avenue (Tax Grid 5955-75-799137) - New Single-

Family House

3. Certificate of Appropriateness - 39 Mountain Lane; New Single-Family House

City of Beacon Planning Board Agenda
07/08/2025

Title:

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

ATTACHMENTS

291 Mainb PB 7.8.25 Supplemental Submission cvr ltr.pdf

291 Main PB 7.8.25 Exhibit A - Response Memo by Aryeh Siegel Architect 6.24.25.pdf

291 Main PB 7.8.25 Exhibit B - Response Memo by Hudson Land Design 6.24.25.pdf

291 Main PB 7.8.25 Exhibit C - Memo from Beth Selig, Hudson Cultural Services 6.22.25.pdf

291 Main PB 7.8.25 Exhibit D - Parking Analysis by Hudson Land Design 6.24.25.pdf

291 Main PB 7.8.25 plans 6-24-25.pdf

Lanc & Tully 291 Main Street 07-01-25 review.pdf

KARC Review PB_291 Main Street w.attach 2025.07.07.pdf

291 Main PB 7.8.25 PH public comment Lerman.pdf

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June 24, 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
Supplemental Submission
Premises: 291 Main Street, Beacon, New York
Tax Parcel ID: 5954-36-893875

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Telephone Building Beacon 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 Approval (the "Application") for the proposed mixed-use addition (the "Addition") to the existing Telephone Building at the captioned Premises (the "Project").

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

The enclosed plan set prepared by Aryeh Siegel, Architect ("Aryeh Siegel"), dated October 1, 2024 and last revised June 24, 2025, and Hudson Land Desing Professional Engineering, P.C. ("HLD"), dated October 29, 2024 and last revised June 24, 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, as well as in response to feedback provided by City Staff during the June 10, 2025 meeting. 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 preserving the integrity of the Telephone Building, with particular attention to maintaining the character and prominence of existing historic structure. For instance, the overall footprint of the Addition has been reduced, and its design has been altered to an abbreviated L-shape, such that the frontage of the Addition is set back further from the Brett Street frontage of the Premises. To further this intent, the Applicant has consulted with historic and cultural preservation specialist Beth Selig, President of Hudson Cultural Services, to ensure that the Addition is complementary to and does not interfere with the experience of the historic Telephone Building. As described in further detail in Ms. Selig's memorandum, dated June 22, 2025 and enclosed herewith as **Exhibit C**, it is respectfully submitted that the Application complies with the

architectural and design standards for properties located within the City's Historic District and Landmark Overlay ("HDLO") and Central Main Street ("CMS") Zoning District, as outlined in City Code Sections 134-7 and 223-41.18(J), as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Plans also include the following updates:

- The planter box has been removed from the South Brett Street façade;
- The bay window has been removed from the South Brett Street façade;
- The South Brett Street façade has been modified to step a portion of the façade back 8.0 feet to eliminate the overhang above the parking area at South Brett Street;
- The floor behind the step-back is cantilevered over a steel beam; and
- A roof plan has been added to demonstrate that the HVAC equipment is screened by the parapet.

In addition to the foregoing, HLD has provided a Parking Analysis, dated June 24, 2025, for the Project. *See* **Exhibit D**. As discussed further therein, the proposed off-street parking provided for the Project conforms to the City's parking regulations, and the projected parking demand can be readily accommodated by the proposed spaces provided on the Property and by available public parking within the surrounding street network and municipal lots.

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 June 24, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated May 6, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated May 12, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated June 24, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated May 6, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated May 12, 2025;

Exhibit C: Memorandum from Beth Selig, President of Hudson Cultural Services, dated June 22, 2025; and

Exhibit D: Parking Analysis, prepared by Hudson Land Design Professional Engineering, P.C., dated June 24, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel and HLD, last revised June 24, 2025.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on July 8, 2025 to continue the Public Hearing for 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

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
Hudson Cultural Services
Telephone Building Beacon LLC
Jessica Zalin, Esq.

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

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

June 24, 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 6, 2025.

KARC Planning Consultant's Comment Responses:

1. **Mechanical equipment:** The applicant has stated that mechanical equipment will be located on the flat roof of the 3-story building section, screened by a parapet wall. The Board may request a roof plan be provided to indicate the exact location of the proposed units, as well as height of units compared to the proposed parapet height to ensure they are screened from public view.

   Response: Mechanical equipment will be screened from view. The equipment will be located on the flat roof of the 3-story building section, screened by a parapet wall. A roof plan has been added to the drawings to indicate the height of the parapet in relation to the height of the HVAC units.

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

   Response: Comment acknowledged.

3. **Parking Standards:** No minimum number of off-street parking spaces are required within the CMS district due to the proximity of this district to municipal parking areas, public transportation, and pedestrian-oriented streetscapes. A parking maximum of 17 spaces is applied to the proposed project. A total of 4 parking spaces are currently proposed on site, one of which will be a dedicated ADA space. The applicant has demonstrated several municipal parking facilities within 800 ft of the project and will be providing utilization data for those lots. The applicant also provided information on similar projects on Main Street, recently approved with reduced on-site parking.

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

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

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

   Response: Comment acknowledged. The Applicant will provide dimensions and notes on elevation drawings. The Applicant has provided a separate document demonstrating compliance with the Design Standards.

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

   Response: Light fixtures and specifications are included on Sheet 1 – Site Plan. The sheet name for Sheet 7 of 8 has been adjusted to remove Lighting from the title. RL stands for roof leader, and is not a light fixture.

Lanc & Tully Comment Responses:

Site Plan (Sheet 1 of 8):

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

Response: The site plan has been redesigned, and a new snow storage area is indicated on the plan.

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

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

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

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

June 24, 2025

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

Re: 291 Main Street Residential Site Plan
Telephone Building Beacon, LLC (Applicant)
291 Main Street
Tax Parcel: 5954-36-893875 (±0.143 acre)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Site Plan Set in response to Lanc & Tully's May 6, 2025 comment letter, and KARC's May 12, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully May 6, 2025 Comment Letter

General Comments:

1. Comment noted. A cost estimate will be prepared in future submission once the design has been generally accepted by the City.

Site Plan (Sheet 1 of 8)

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

Building Elevation & Views (Sheet 4 of 8)

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

KARC May 12, 2025 Comment Memorandum

1. Aryeh Siegel has responded to this comment under separate cover.
2. The individual landscaped areas are now quantified in square feet on the landscape plan. The total landscaped area not including the proposed street trees is 410 square feet, which

accounts for 6.4% of the parcel area. The proposed street trees and planter boxes will provide a public benefit. Therefore, we trust that the planning board will concur that the proposed landscaping satisfies Section 223-41.18(E)(12) of the City of Beacon code. The proposed street trees are located approximately 7 feet from the building face. This leaves a minimum of 5 feet between the building and the tree grate. The tree grate will be ADA compliant. Therefore the grate area can be considered as part of the clearway. Therefore, there is over 6.5' of clearway between the tree and the building. It should be noted that the code appears to require a "clearway" area on Main Street.

3. A preliminary parking evaluation was previously prepared for the project that discussed shared parking between residential and commercial uses on site, and available parking within 800 feet of the project in existing municipal parking lots and side streets. The parking evaluation includes information related to the similarly sized 208 Main Street project that was previously approved by the City of Beacon Planning Board. The project required 16 spaces, with 3 spaces proposed on site, and noted the availability of municipal parking lots within 800' of the property. The original draft letter report was provided in a previous submission. An offsite parking observation study has since been conducted on the streets within 800 feet of the property. The observation report concludes that there is adequate offsite parking to accommodate the demand.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has provided a lighting plan. The "RL" symbol indicates a roof leader (downspout) pipe location. The "RL" symbols have been removed from the lighting plan.

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

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

Thank you for your attention to this matter. We look forward to discussing this project with you at your July 8, 2025 planning board meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Telephone Building Beacon, LLC (via email)
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

H·C·S
Hudson Cultural Services
PO Box 124, Lagrangeville NY 12540
914-456-3698

June 22, 2025

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

Re: Telephone Building
291 Main Street,
Beacon, New York

Dear Mr. Gunn,

Hudson Cultural Services (HCS) submits the following memo regarding the proposed addition to the Telephone Building at 291 Main Street Beacon New York (hereafter "Telephone Building"). The proposed design was reviewed following the Secretary of the Interior's Standards for the Treatment of Historic Properties [i], Chapter 134: Historic District and Overlay Zone (HDLO) and the Central Main Street (CMS) Design Standards.

The June 24, 2025 building designs show that the new addition (on the northwestern and southern elevations), is secondary in size and scale in relationship (subservient) to the historic building. The Telephone Building will retain its historic form and integrity. The addition is planned set back from the street plane and will not obscure or overwhelm the existing historic structure and therefore will not interfere with the understanding of the historic resource.

The addition is planned in a way that will be least impactful to the character defining features of the historic Telephone Building, specifically the cornice and entablature at the roofline, as well as the overall massing of the structure. This cornice will be fully visible on the principal elevations, those facing Main and South Brett Streets. The top level of the addition fronting on Main Street is set below the cornice line and does not obscure any windows or openings on the western wall of the Telephone Building.

It's important to note that the majority of the western wall of the Telephone Building currently lacks any windows or openings. This is likely due to a presumption that future buildings would be constructed adjacent to this wall (common wall), as is typical in urban settings. The addition is also designed in a way that none of the character defining features of the Telephone Building will be removed or destroyed during its construction, and if need be, the addition could be removed in the future without any negative impacts to the historic structure.

The façade is two stories in height and features 70% glass in accordance with the CMS Design Standards and features a cornice at the roofline [ii] [iii]. The store front is accentuated with a large window. The second floor features a decorative panel, in line with a similar pattern on Telephone Building, creating additional architectural interest. [iv] The addition follows a similar window pattern of the façade of the Telephone Building and will utilize single pane double hung windows. The brick exterior of the proposed addition will complement the historic structure, and the color difference will sufficiently differentiate the addition and avoid false historicism. [v]

The rear portion of the addition is separated from the historic building, allowing visibility of the rear wall of the Telephone Building to be viewed from S. Brett Street. Also, the rear addition is minimally visible from the street and will not negatively affect the historic building's character or setting. The rear (southern) portion of the addition features a gable roof and dormers, which creates a transition from the flat roofs of the commercial buildings fronting on Main Street, to the residential buildings along South Brett Street. The exterior materials planned will be compatible with the historic structure but differentiated in material and color.

Thank you sincerely for your thoughtful consideration to this matter, and if you require any further information, please do not hesitate to ask.

Sincerely,

Beth Selig
President, Hudson Cultural Services

Exhibit A: City Of Beacon Zoning Code Central Main Street District Design Standards

Exhibit B: City Of Beacon Zoning Code Chapter 134: Historic District and Overlay Zone

End Notes

[i] Anne E Grimmer, The Secretary of The Interior's Standards, (National Park Service, 2017). Anne Grimmer and Kay Weeks, Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns. (National Park Service, 2010)

[ii] § 223-41.18 Regulations – City of Beacon Zoning Code, Design Standards, (3), (4), (9) & (10)

[iii] § 134-7: Historic Preservation: CMS District…Design Standards, B (2), C (2), (4).

[iv] § 223-41.18 Regulations – City of Beacon Zoning Code, Design Standards, (e)

[v] § 223-41.18 Regulations – City of Beacon Zoning Code, Design Standards, (11) & (12), § 134-7: Historic Preservation: CMS District…Design Standards, C (8-10).

EXHIBIT A: CITY OF BEACON ZONING CODE CENTRAL MAIN STREET DISTRICT DESIGN STANDARDS

§ 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;
The proposed addition will enhance the character of the existing district by utilizing a vacant alley, and provide addition retail space and housing to the neighborhood.

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

The vacant alley will be replaced with retail space fronting on Main Street. The proposed addition promotes pedestrian access and removes an unused area that requires constant maintenance.

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

The proposed addition will have a store front on the ground floor, promoting active use by residents. The recessed nature of the building maintains the street scape. In addition, the proposed addition, vacant alley with additional active uses.

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

The proposed addition will feature retail space with residential spaces, that will encourage economic and residential development.

(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.

The proposed addition is designed to be secondary in size and scale in relationship to the historic building, and will not obscure or overwhelm the existing historic structure. The façade of the proposed building relates to the historic structure through window patterns, the panel design at the second floor, and the window pattern on the rear portion of the proposed addition.

(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.

The proposed addition is secondary in size and scale in relationship to the historic building. The Telephone Building will retain its historic form and integrity. The addition is planned set back from the street plane, which creates articulation, and the brick exterior of the proposed addition will complement the historic structure, and the color difference will sufficiently differentiate the addition.

(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.

The top floor features a cornice detail, and the storefront features 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.

The façade is less than 16 feet in width, and is recessed from the street plane. The common property wall does not have any windows. All other walls will not be blank.

(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.

The second floor features a decorative panel, in line with a similar pattern on Telephone Building, creating additional architectural interest. The façade of the proposed addition includes a large storefront window, and a pattern of smaller windows adjacent to the historic building. No sidewalk encroachment will occur.

(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.

No projecting signs or awnings are proposed.

(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.

The proposed addition has an entrance on Main Street, connected to the sidewalk

(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.

The windows are in proportion to the façade and are greater in height than in width. No treated glass 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.

The addition has more than 70% glass on the first-floor façade. The upper floor has at least 30% glass.

(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.

The facade portion of the proposed addition will be finished with brick, The rear portion of the proposed addition, will be finished with a mix of brick and Hardie siding, which correlates with the residential buildings in South Brett Street.

(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.

The brown brick of the façade complements the historic building and the other structures on Main Street.

(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.

Exterior lighting complies with the Zoning standards. The building will have feature lighting to complement the lighting on the existing building.

(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.

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.

The proposed addition follows the setback requirements in the Zoning Code.

EXHIBIT B: CITY OF BEACON ZONING CODE CHAPTER 134
HISTORIC DISTRICT AND OVERLAY ZONE

CHAPTER 134: HISTORIC-DISTRICT-AND-LANDMARK-OVERLAY-ZONE

§ 134-7. Central Main Street District, site development plan or special permit design standards.

In applying the principle of compatibility, the City Council or Planning Board shall use the following standards when considering any application in the Central Main Street District, a site development plan application, or special permit, pertaining to a designated historic property. Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board or City Council 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.

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.

The façade of the proposed building relates to the historic structure through window patterns, the panel design at the second floor, and the window pattern on the rear portion of the proposed addition.

(2) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.

The brick exterior of the proposed addition will complement the historic structure, and the color difference will sufficiently differentiate the addition

(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.

The store front is accentuated with a large window, with the second floor featuring a similar window pattern.

(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.

The signage is proposed on the storefront window, and landscaping will occur in the rear of the parcel, and not impact the streetscape.

(5) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.

Parking is planned in the rear of the parcel, and will not be visible from Main Street.

B. The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.

(1) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.

The proposed addition is recessed at the façade (Main Street), and is separated in the rear by corridor. The addition is subservient to the historic structure.

(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.

The top level of the addition fronting on Main Street is set below the cornice line and the entablature, and does not obscure any wall features.

(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.

The façade of the addition is set below the historic structure, and in the rear the addition is at the minimum height required, and is compatible with the residential structures on S. Brett Street.

(4) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.

The façade is less than 16 feet in width, and is recessed from the street plane.

C. Architectural and site elements and their relation to similar features of other properties in the HDLO.

(1) it is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.

The historic building is located at the corner of Main Street and S. Brett Street. No landscaping or yard area will be impacted, and the historic view will be undisturbed.

(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.

The historic building will not be enclosed, obscured or removed. The cornice of the building will be retained.

(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.

The historic building is in good repair. No exterior repairs are planned.

(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.

The top floor features a cornice detail, and achieve the articulation by being recessed from the street plane. The windows on the façade add additional architectural interest.

(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.

The common property wall does not have any windows. All other walls will not be blank.

(6) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.

The proposed addition has an entrance on Main Street, connected to the sidewalk.

(7) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

The windows are in proportion to the façade and are greater in height than in width. No treated glass or shutters are proposed.

(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.

The facade portion of the proposed addition will be finished with brick, The rear portion of the proposed addition, will be finished with a mix of brick and Hardie siding, which correlates with the residential buildings in South Brett Street.

(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.

The brown brick of the façade complements the historic building and the other structures on Main Street.

(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.

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.

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

June 24, 2025

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

Re: 291 Main Street Mixed-Use Redevelopment Plan – Parking Analysis
Telephone Building Beacon, LLC (Applicant)
291 Main Street
Tax Parcel: 5954-36-893875 (±0.143 acre)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board,

On behalf of the Applicant, Hudson Land Design (HLD) has prepared this report to evaluate the parking impacts associated with the proposed redevelopment of the property located at **291 Main Street** ("the Project"). This study includes an assessment of both public street and municipal parking availability in the vicinity of the site to determine whether the surrounding infrastructure can accommodate the anticipated parking demand.

I. Project Description and Scope

- **Address:** 291 Main Street, Beacon, NY 12508
- **Parcel ID:** 5954-36-893875
- **Zoning:** CMS District and Historic District and Landmark Overlay (HDLO)
- **Existing Use:** 2-story multi-use commercial structure ("The Telephone Building")
- **Proposed Redevelopment:**
  - New two- and three-story addition to the existing structure
  - ~550 sq. ft. of new commercial space
  - Four new residential units within the proposed addition
  - Four proposed on-site parking spaces.

Parking Requirements

- **Residential:** 1 space per unit – 4 units = 4 spaces
- **Commercial:** 3 spaces per 1,000 sq. ft. gross floor area
    - Existing Office: 3,550 sq. ft. = 11 spaces
    - Proposed Retail: 550 sq. ft. = 2 spaces
    - **Total Required (Maximum):** 18 spaces

Note: The CMS district does not impose minimum parking requirements due to the availability of nearby public transit, municipal lots, and walkability.

II. Street Parking Availability (300- & 500-Foot Radius)

A detailed survey of public streets within **300 feet** and **500 feet** of the site was conducted to assess day and night parking availability on both weekdays and weekends.

Surveyed Areas

- **Parallel Streets:** Dewind Street, Church Street
- **Perpendicular Streets:** Elm Street to Chestnut Street
- **Municipal Lots Surveyed:** Dutchess County Government Center, Chestnut Street Lot, Eliza Street Lot

Key Findings – 300-Foot Radius

- **Total Capacity:** 177 vehicles
- **Range of Availability:** 65 to 120 spaces throughout the day
- **Average Availability:** 108 spaces
- **Spaces Needed by Project (after on-site parking):** 14 spaces
- **Conclusion:** Available parking is **12.9×** greater than the 14 required spaces.

Key Findings – 500-Foot Radius

- **Total Capacity:** 243 vehicles
- **Range of Availability:** 125 to 176 spaces
- **Average Availability:** 164 spaces
- **Spaces Needed by Project (after on-site parking):** 14 spaces
- **Conclusion:** Available parking is **8.5×** greater than the 14 required spaces.

III. Municipal Parking Lot Analysis (within 800 feet)

In the event of high demand or special events, nearby municipal lots were assessed as secondary parking resources.

Dutchess County Government Center Lot

- **Use Restrictions:** Limited to 2-hour public parking (8 AM–5 PM weekdays); open after 6 PM and on weekends
- **Evening/Weekend Availability:** 66–90 spaces
- **Suitability:** Limited for long-term daytime parking but potentially viable for overnight tenant use

Chestnut Street Municipal Lot

- **Capacity:** 60 spaces
- **24-Hour Access:** Yes, except Sunday (Beacon Flea Market)
- **Availability Range:** 5 spaces (daytime) to 58 spaces (nighttime)
- **Suitability:** Highly viable for employees and residents

Eliza Street Municipal Lot

- **Capacity:** 93 spaces
- **24-Hour Access:** Yes
- **Availability Range:** 2 (weekend) to 75 (weekday evening)
- **Suitability:** Moderately viable, particularly evenings and weekdays

Overall Lot Availability

- **Average Available Spaces Across Lots:** 116 spaces (per survey period)
- **Conclusion:** While public lots see consistent turnover, they offer **ample overflow capacity** during peak periods or special events.

IV. Conclusions

Based on the observed data:

- The **projected demand of 18 spaces**, including 16 to be satisfied via public parking, **can be readily accommodated** within the surrounding street network and municipal lots.
- The average **street-side parking alone provides over 8.5× to 12.9× the required spaces**, depending on radius.
- **Temporal parking turnover** (residents vacating in the morning; employees arriving during business hours) helps distribute demand naturally.
- **Visitors and short-term customers** are likely to utilize Main Street or lot parking for brief visits, further minimizing strain.
- Municipal lots, while variable, **provide reliable overflow** capacity for both residential and commercial users.

V. Similar Projects Previously Approved by the Planning Board

The City of Beacon Planning Board has previously reviewed and approved projects of similar scope and context along Main Street where limited on-site parking was provided, and public parking availability was used to justify reduced parking requirements. The following two examples are especially relevant to the proposed project at 291 Main Street:

1. 208 Main Street (Approved 2019)

- **Project Description:** Mixed-use redevelopment consisting of **retail space and 4 residential apartments**.
- **Parking Requirement:** Approximately **16 spaces**, based on zoning calculations.
- **On-Site Parking Provided: 3 spaces**.
- **Planning Board Consideration:**
    - While the project was exempt from parking requirements under the **1964 exception**, a **parking analysis** was submitted.
    - The analysis documented availability in nearby **municipal parking lots within 800 feet** of the site.
    - The Planning Board found the parking arrangement acceptable given the site's context and proximity to public infrastructure.

2. 416–420 Main Street (Approved 2021)

- **Project Description:** Mixed-use redevelopment including **retail, office space, and 2 residential apartments**.
- **Parking Requirement: 23 spaces** based on use calculations.
- **On-Site Parking Provided: 2 spaces**.
- **Planning Board Action:**
    - The Board **waived the requirement for the remaining 21 spaces** through a formal resolution.
    - The project documentation also noted the availability of **municipal parking lots within an 800-foot radius**, supporting the waiver.

These precedents demonstrate the Planning Board's established practice of approving projects in the CMS zoning district that utilize nearby municipal and on-street parking when site constraints prevent full on-site parking compliance.

Site Plan information related to 208 Main Street and 416–420 Main Street is included in Exhibit B at the end of this letter

VI. Appendix

- **Appendix A:** Parking Availability Maps (300' to 800' Radius)
- **Appendix B:** Street Parking Count Tables
- **Appendix C:** Similar Projects Approved By The Planning Board

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Telephone Building Beacon, LLC (via email)
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

Appendix A
Parking Availability Maps (300’ to 800’ Radius)

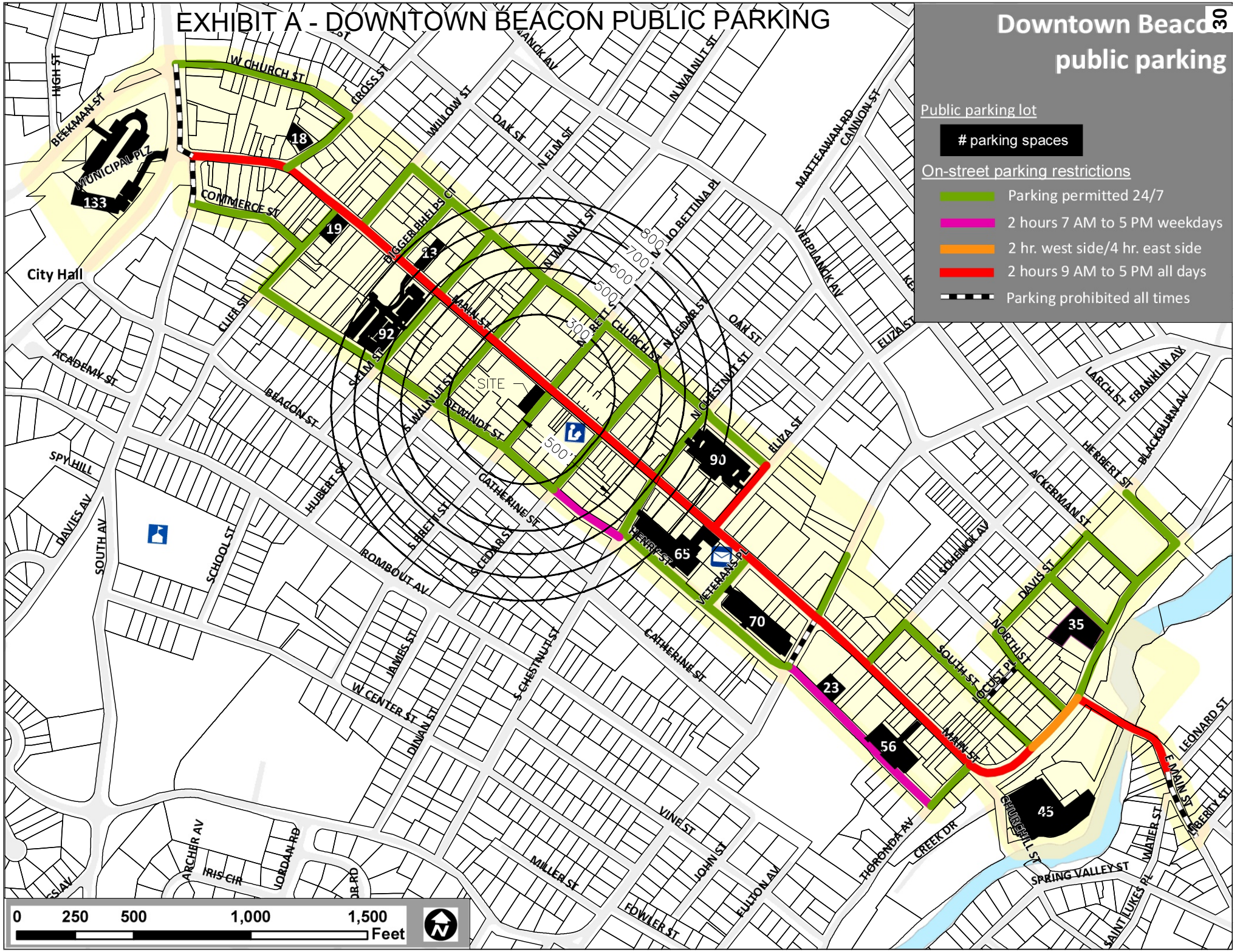


EXHIBIT A - DOWNTOWN BEACON PUBLIC PARKING
Downtown Beacon public parking
Public parking lot
parking spaces
On-street parking restrictions
Parking permitted 24/7
2 hours 7 AM to 5 PM weekdays
2 hr. west side/4 hr. east side
2 hours 9 AM to 5 PM all days
Parking prohibited all times
SITE
City Hall
18
133
19
13
92
90
65
70
23
56
35
45
0 250 500 1,000 1,500 Feet

Appendix B
Street Parking Count Tables

		Available Parking Spaces 500-ft from 291 Main Street:									
Street Section	Total Parking Capacity	4/28/2025		4/30/2025		5/3/2025		5/5/2025		5/8/2025	
		Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours
N. Wallnut	23	------	16	19	20	15	10	19	14	19	14
S. Wallnut	15	------	8	7	11	6	6	9	9	8	9
N. Brett	18	------	12	8	8	4	4	13	12	12	9
S. Brett	20	------	9	9	7	3	13	7	10	8	8
N. Cedar	10	------	4	2	3	0	0	3	2	3	1
S. Cedar	18	------	5	3	6	1	2	1	9	3	8
Dewind Street-From S. Elm St. to S. Wallnut St.	17	17	15	15	14	15	13	16	15	14	14
Dewind Street-From S. Wallnut St. to S. Brett St.	22	18	21	20	21	19	20	20	21	17	20
Dewind Street-From S. Brett St. to S.Cedar St.	15	11	12	13	13	12	12	13	13	11	12
Dewind Street-From S. Cedar St. to S. Chestnut St.	16	15	14	15	14	14	12	13	14	15	14
Church Street-From N. Elm St. to N. Wallnut St.	19	17	17	17	18	17	18	17	16	18	18
Church Street-From N. Wallnut St. to N. Brett St.	20	20	17	20	17	18	18	18	18	19	17
Church Street-From N. Brett St. to N.Cedar St.	16	16	16	16	12	14	13	15	15	16	15
Church Street-From N.Cedar St. to N. Chestnut St.	14	11	10	12	10	7	10	12	8	12	10
Total Available Parking Spaces	243	125	176	176	174	145	151	176	176	175	169

Average Available Parking Spots = 164 spots = 68 % Availability

		Available Parking Spaces 300-ft from 291 Main Street:									
Street Section	Total Parking Capacity	4/28/2025		4/30/2025		5/3/2025		5/5/2025		5/8/2025	
		Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours
N. Wallnut	23	------	16	19	20	15	10	19	14	19	14
S. Wallnut	15	------	8	7	11	6	6	9	9	8	9
N. Brett	18	------	12	8	8	4	4	13	12	12	9
S. Brett	20	------	9	9	7	3	13	7	10	8	8
N. Cedar	10	------	4	2	3	0	0	3	2	3	1
S. Cedar	18	------	5	3	6	1	2	1	9	3	8
Dewind Street-From S. Wallnut St. to S. Brett St.	22	18	21	20	21	19	20	20	21	17	20
Dewind Street-From S. Brett St. to S.Cedar St.	15	11	12	13	13	12	12	13	13	11	12
Church Street-From N. Wallnut St. to N. Brett St.	20	20	17	20	17	18	18	18	18	19	17
Church Street-From N. Brett St. to N.Cedar St.	16	16	16	16	12	14	13	15	15	16	15
Total Available Parking Spaces	177	65	120	117	118	92	98	118	123	116	113
	Average										

Average Available Parking Spots =	108 spots	=	61	% Availability

		Available Parking Spaces In Parking Lots:										
Parkin Lot	Total Parking Capacity	4/28/2025		4/30/2025		5/3/2025		5/5/2025		5/8/2025		
		Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Bussiness Hours	After Bussiness Hours	Average
DC Government Center Parking Lot*	92	19	88	18	87	70	66	6	90	29	89	56
Chesnut Street Parking Lot	60	19	53	5	55	37	37	11	54	12	58	34
Eliza Street Parkiing Lot	93	28	28	21	36	2	15	10	7	36	75	26
Combined Available Parking Spaces	245	66	169	44	178	109	118	27	151	77	222	

Average Available Parking Spots = 116 spots = 47 % Availability

*Parking in the DC Government Center Parking Lot is limited to only the Center's employess and visitors from 6 AM to 6 PM on weekdays. Lot turn fully into public pakring (24-hours) on Saturdays and Sundays.

Appendix C
Similar Projects Approved By The Planning Board

Bulk Zoning Regulations Table

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

* Existing condition

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

PLANT SCHEDULE

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

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

L1: Wall Mounted

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

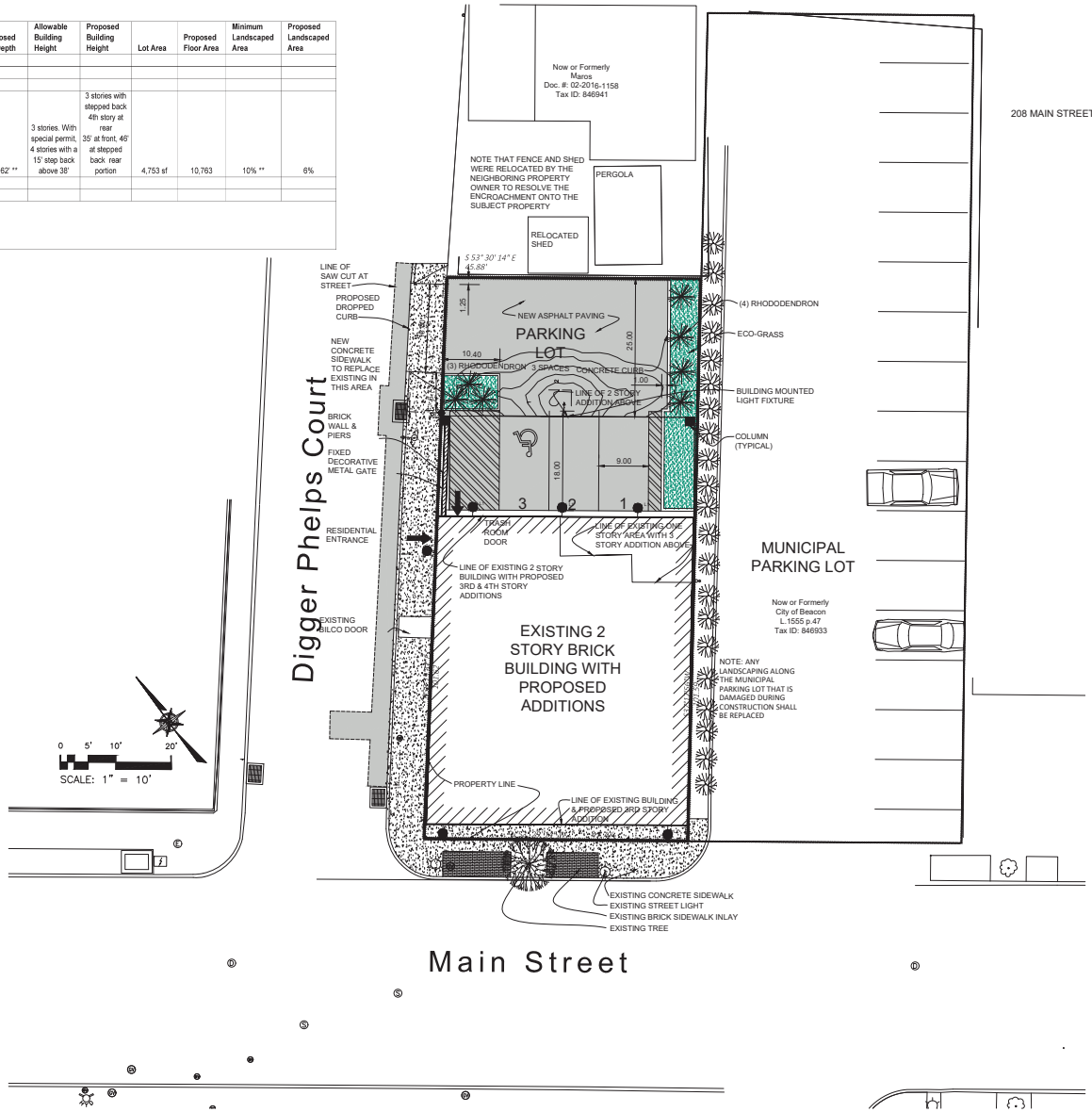
WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

Lighting

Not to Scale

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

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



Site Plan

Scale: 1" = 10'

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

Location Map

Not to Scale

Zoning Summary

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

Parking & Loading

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

Notes:

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

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

Index of Drawings

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

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

Amendment to Site Plan Application

Sheet 1 of 6 - Site Plan

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

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

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

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

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

Bulk Zoning Regulations Table - Main Building

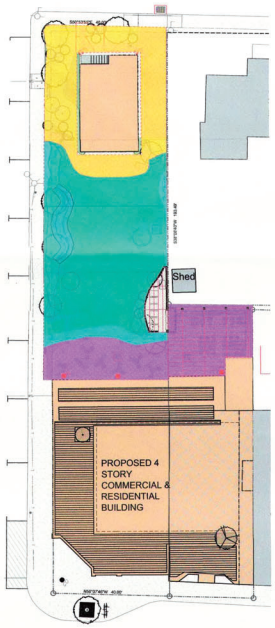
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear		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

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

Bulk Zoning Regulations Table - Live/Work Residence

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

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



Area Delineation Diagram

Scale: 1" = 20'

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

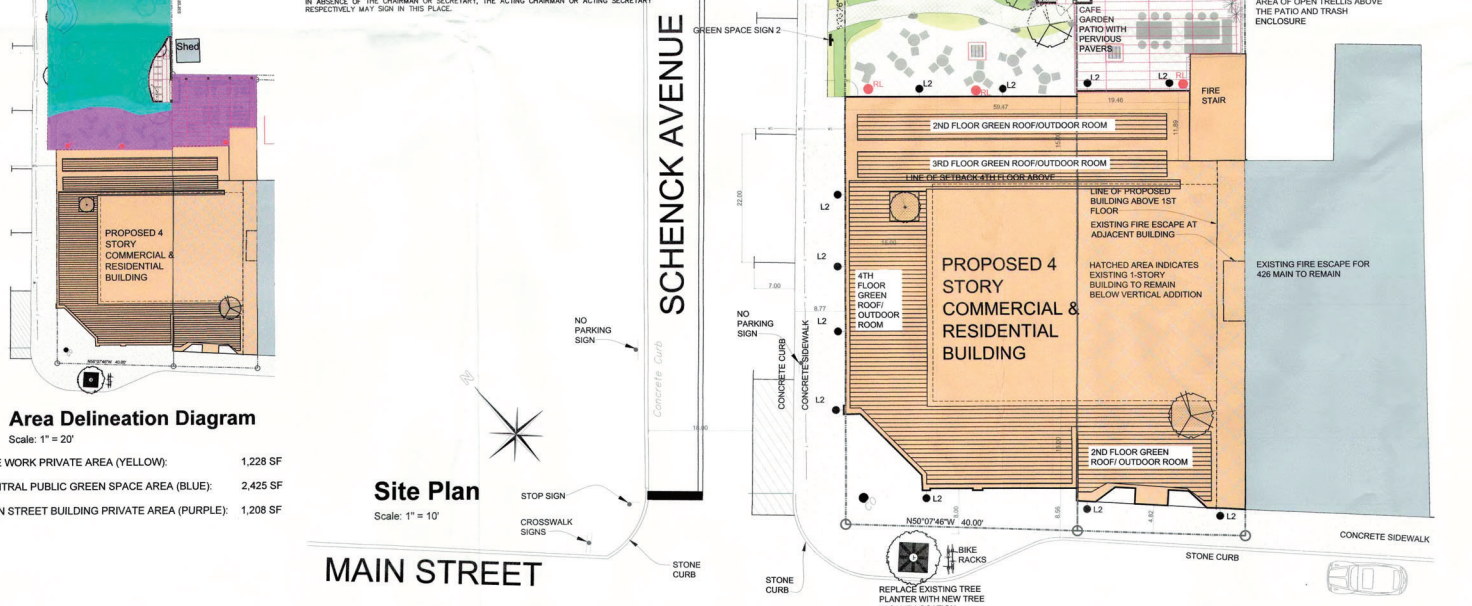
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 11TH DAY OF MAY 20 21, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 12 DAY OF APRIL 20 22 BY

CHAIRMAN

SECRETARY

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



Site Plan

Scale: 1" = 10'

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

Location Map

Scale: 1" = 400'

Zoning Summary

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

Parking & Loading

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

Notes:

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

Index of Drawings

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

Site Plan Application

Sheet 1 of 11 - Site Plan

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

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

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

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

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

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

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

WALL MOUNTED LIGHT (L1)

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

CEILING MOUNTED UNDER BUILDING LIGHT (L2)

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

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

WALL MOUNTED HOUSE LIGHT (L3)

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

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

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

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

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

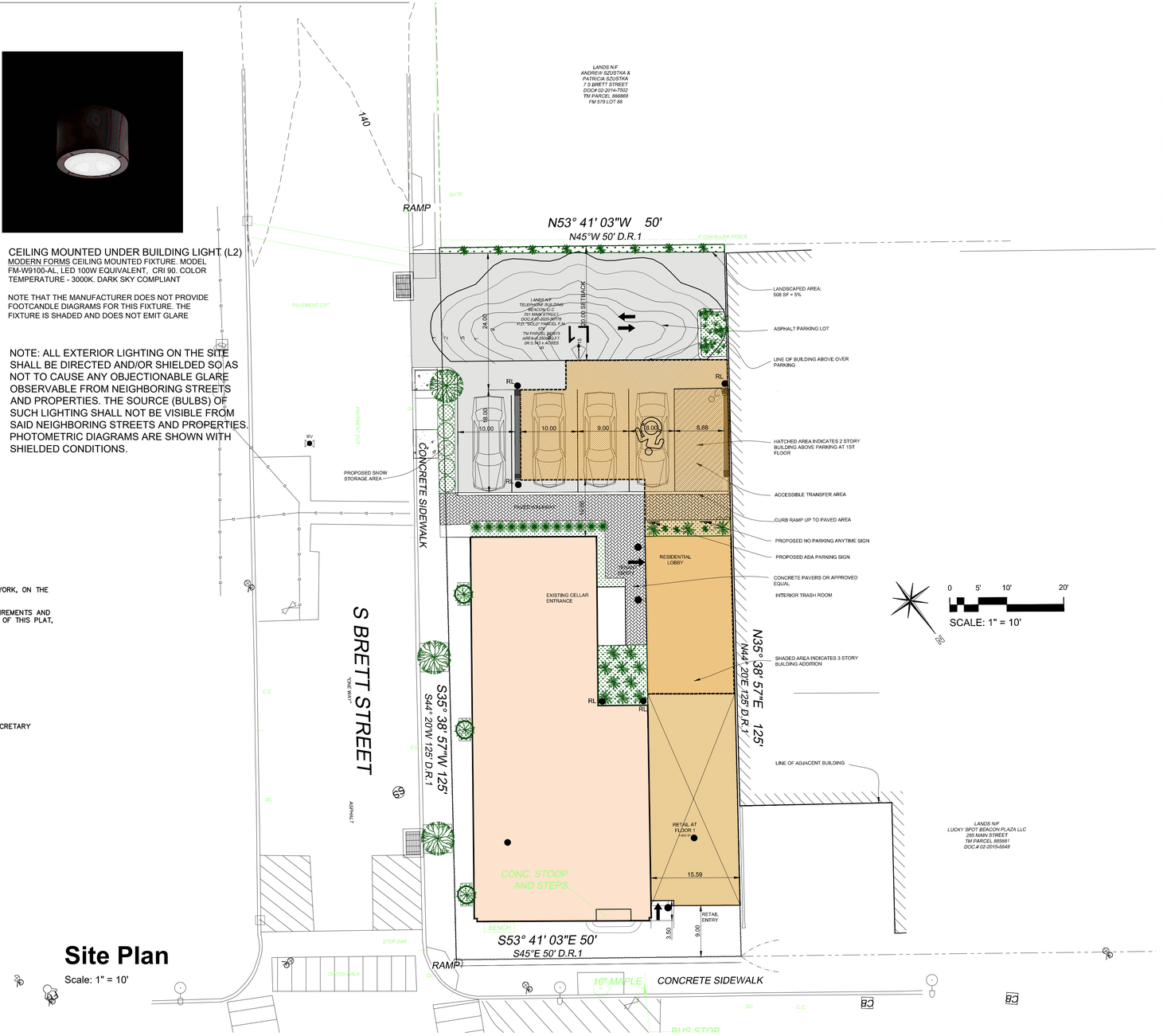
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS



Site Plan

Scale: 1" = 10'

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 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		
1 space per dwelling unit (minimum)	3 dwelling units	3 parking spaces maximum
Commercial		
3 spaces per 1,000 sf GFA (minimum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**4 parking spaces** See Notes Below

Notes:

1. Parking for the residential use is provided on site. See Note 2 below for shared parking since there are both commercial and residential uses on the property. There is no other space for parking on the site.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. Two or more uses on same lot. Where two or more different uses occur on a single lot, the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces needed for each use individually, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.
4. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
5. Retail hours of operation: Monday through Sunday 7am – 11pm
6. Snow removal note: Snow shall be removed from the site when the snow storage area shown on this plan is at capacity. Onsite snow storage shall not impede the functionality of the parking area or pedestrian walkways.

Index of Drawings

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

Site Plan Application

Sheet 1 of 8 - Site Plan

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

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

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

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

291 Main Street - Telephone Building

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

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

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

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_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	NO CHANGE	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

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

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

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

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

291 Main Street - Telephone Building

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

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_____ CHAIRMAN

_____ SECRETARY

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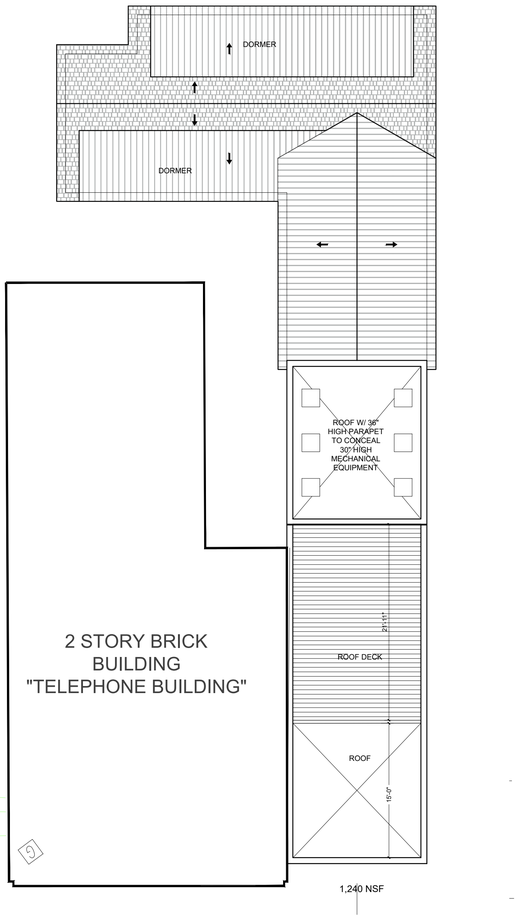
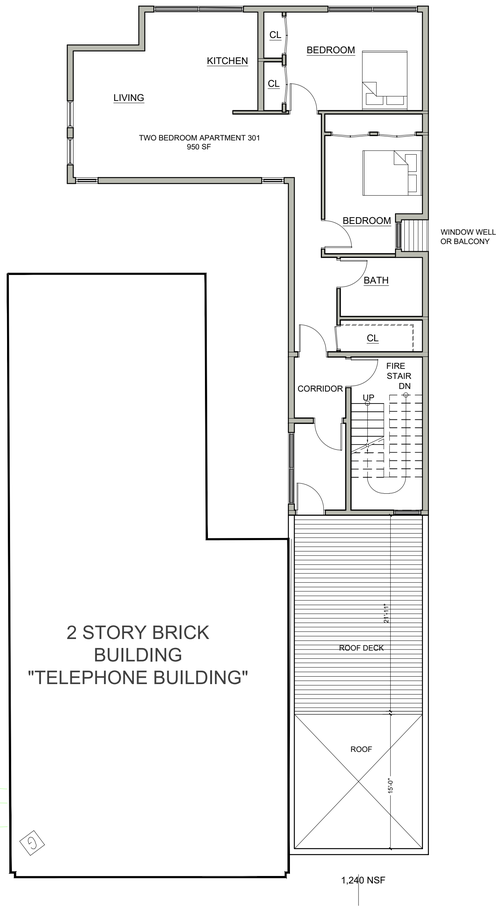
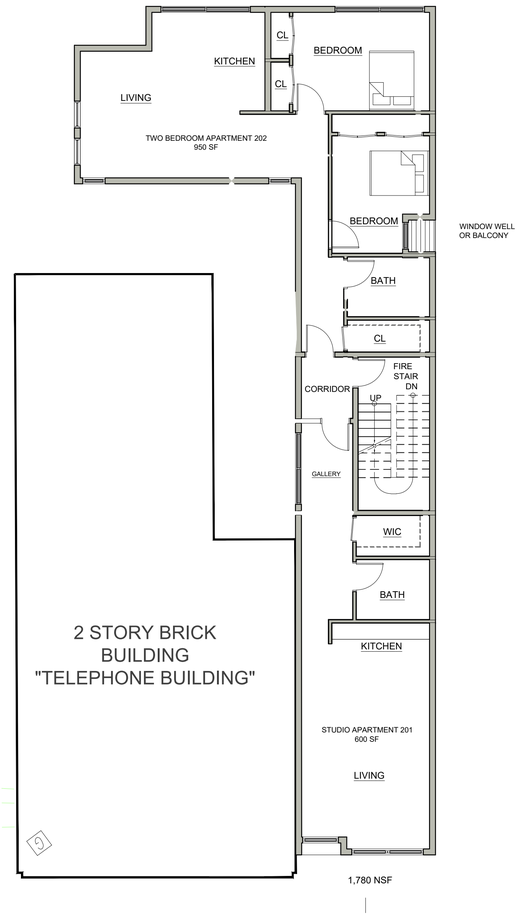


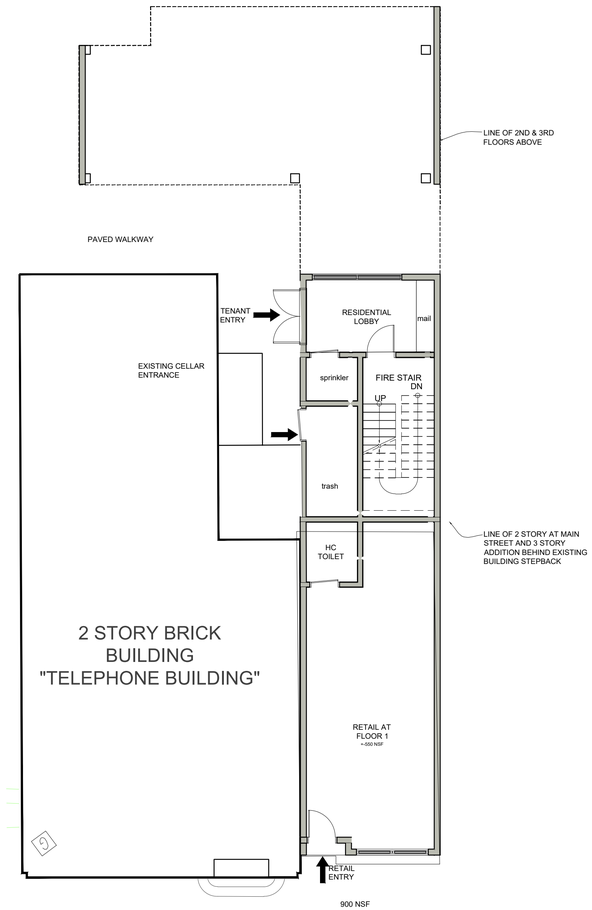
4 Roof Plan
1/8" = 1'-0"



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



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



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

Site Plan Application

Sheet 3 of 8 - Floor Plans

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

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

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

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

291 Main Street - Telephone Building

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

REVISIONS:			
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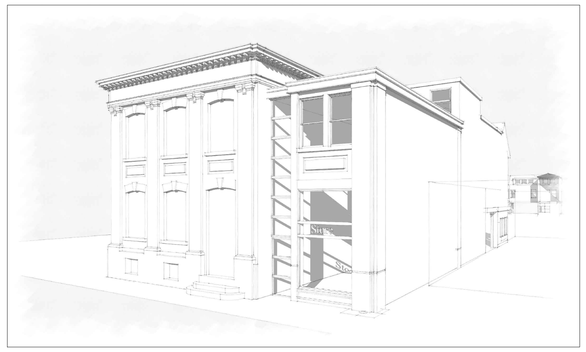
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Previous design for reference only

Previous design for reference only



View 6: Main Street

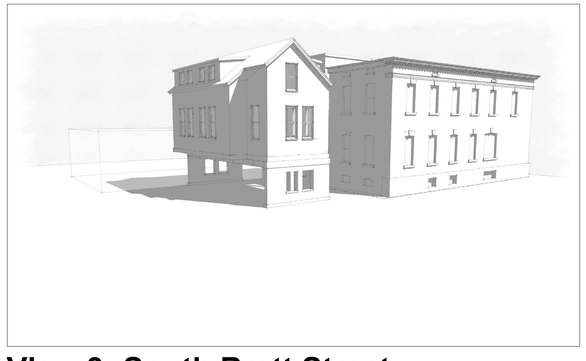
Scale: NTS

View 5: Main and South Brett Street

Scale: NTS

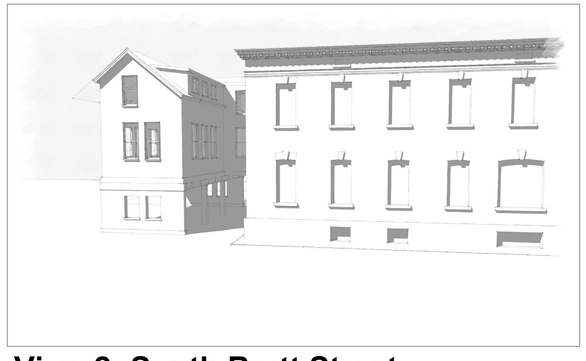
View 4: Main Street

Scale: NTS



View 3: South Brett Street

Scale: NTS



View 2: South Brett Street

Scale: NTS

View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

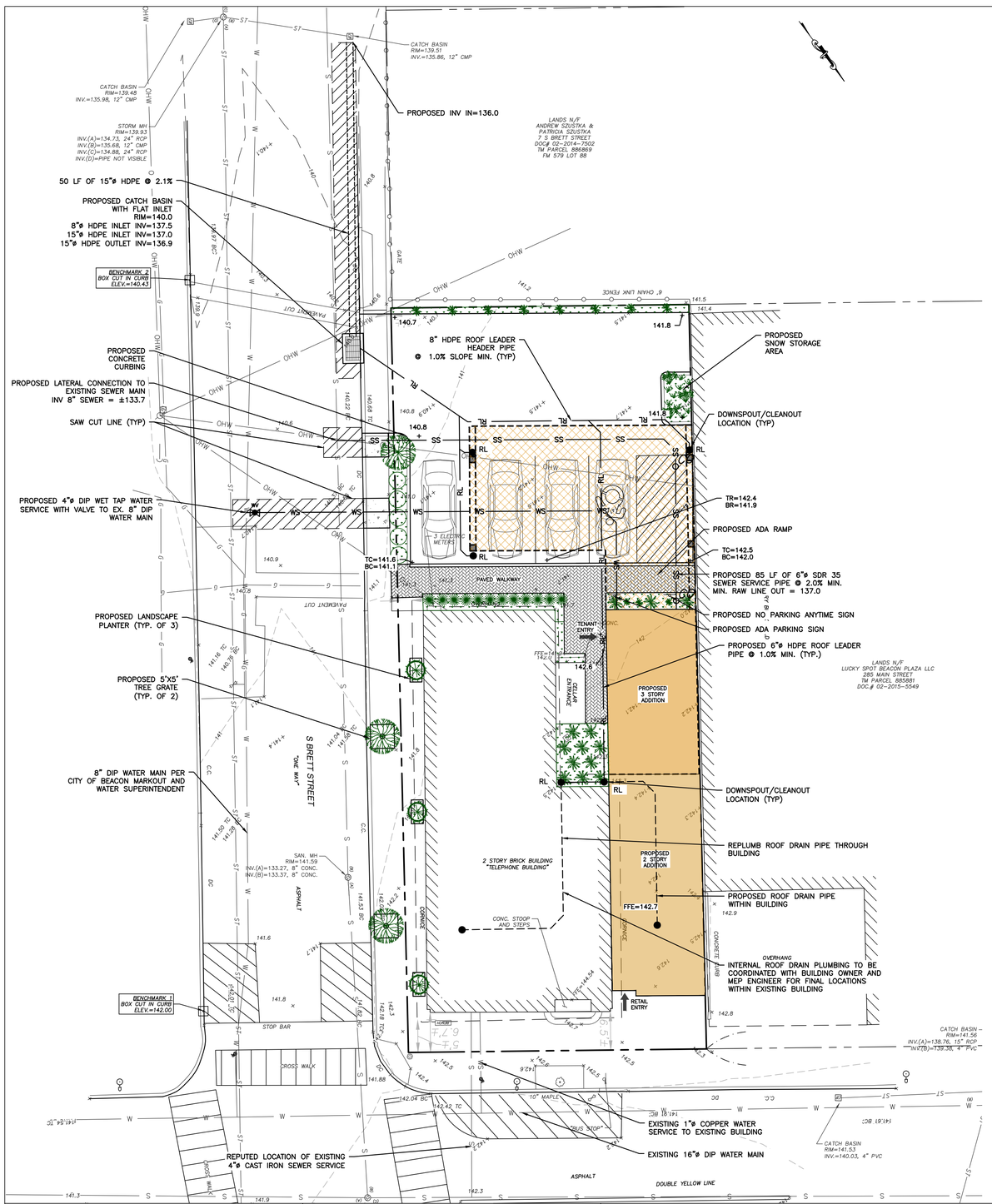
Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

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

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

291 Main Street - Telephone Building
Beacon, New York
Scale: As Noted
October 1, 2024



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE SITE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF UTILITY LINES WITHIN SOUTH BRETT STREET VIA INVESTIGATIVE TEST PIT EXCAVATIONS. ANY UTILITY CONFLICTS SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
4. THE PROPOSED BUILDING SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
5. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
6. THE WATER SERVICE LINE TO THE BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
7. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE UNDERGROUND UTILITIES. STREET CLOSURE FOR SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON CD-1.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

ROOF LEADER NOTES:

1. AN INFLOW AND INFILTRATION INVESTIGATION REVEALED THAT THE ROOF DRAINS IN THE EXISTING BUILDING ARE CONNECTED TO THE SANITARY SEWER SYSTEM. THE ROOF DRAIN PIPES SHALL BE DISCONNECTED FROM THE SANITARY SEWER WITHIN THE BUILDING AND DISCHARGED TO THE CITY DRAINAGE SYSTEM SEPARATELY.

2. A SEPARATE 6" SCH 40 PVC PIPE SHALL BE CONNECTED TO THE ROOF DRAINS IN THE ATTIC SPACE AND DIRECTED DOWN THROUGH THE EXISTING PIPE CHASE WITHIN THE BUILDING TO THE BASEMENT. THE PIPE WILL THEN BE DIRECTED THROUGH THE EAST WALL OF THE BUILDING AND CONNECTED TO THE CURB-O-LET OUTSIDE THE BUILDING.

3. THE ROOF DRAINS FROM THE NEW BUILDING ADDITION SHALL BE CONNECTED TO THE NEW ROOF LEADER PIPE WITHIN THE EXISTING BUILDING.

4. THERE ARE NO CATCH BASINS IN THE VICINITY OF THE BUILDING. THEREFORE, A CURB-O-LET IS PROPOSED TO DISCHARGE ROOF RUNOFF TO THE GUTTER LINE OF SOUTH BRETT ST., THE ROAD GRADE SLOPES TOWARD THE SOUTH. THERE IS A CATCH BASIN LOCATED APPROXIMATELY 45 FEET SOUTH OF THE PARCEL ON THE WEST SIDE OF SOUTH BRETT ST.

SNOW REMOVAL NOTE:

SNOW SHALL BE REMOVED FROM THE SITE WHEN THE SNOW STORAGE AREA SHOWN ON THIS PLAN IS AT CAPACITY. ONSITE SNOW STORAGE SHALL NOT IMPEDE THE FUNCTIONALITY OF THE PARKING AREA OR PEDESTRIAN WALKWAYS.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB				
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB				
6	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

STATE OF NEW YORK MICHAEL A. BODENDORF 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

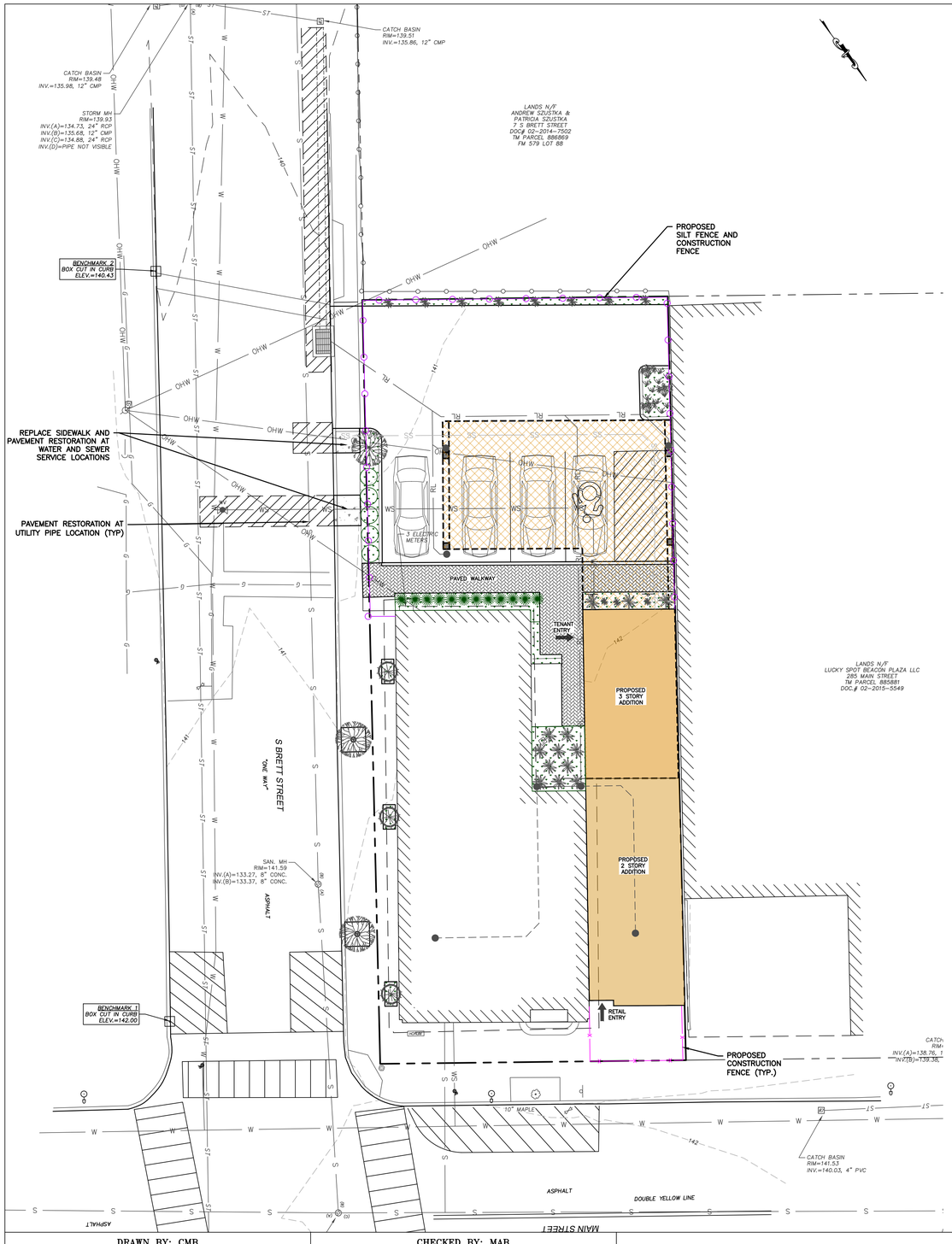
GRADING & UTILITY PLAN

291 MAIN STREET-TELPHONE BUILDING

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

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 8

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION FENCE

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE APPROVED SITE PLAN DETAIL SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

SILT FENCE:

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

DUST CONTROL:

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

CATCH BASINS:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
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6	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 · MICHAEL A. BODENDORF · 085465 · LICENSED PROFESSIONAL ENGINEER
SEAL

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

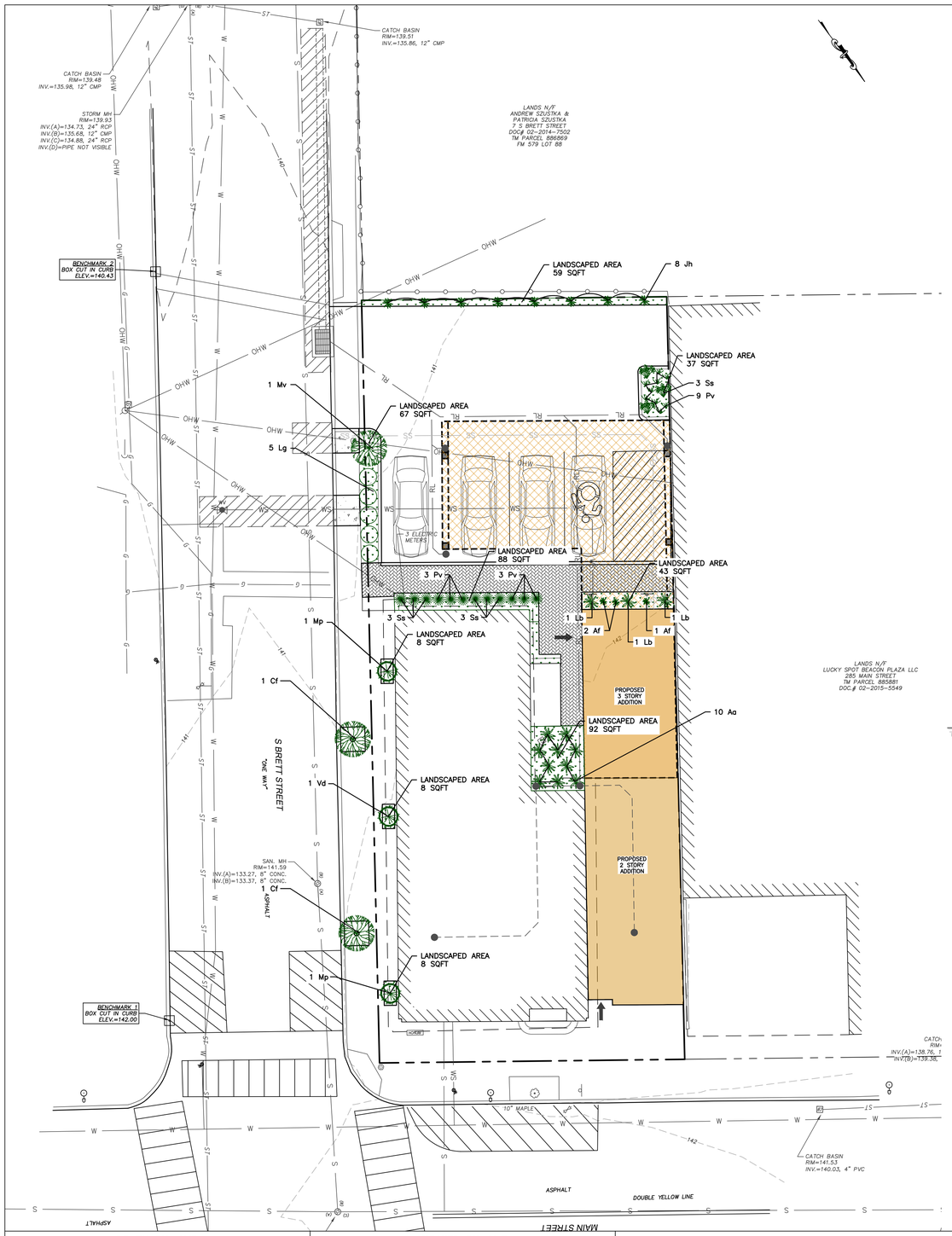
EROSION & SEDIMENT CONTROL PLAN

291 MAIN STREET-TELPHONE BUILDING

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

JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	6 OF 8

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



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PLANTING SCHEDULE

TREES

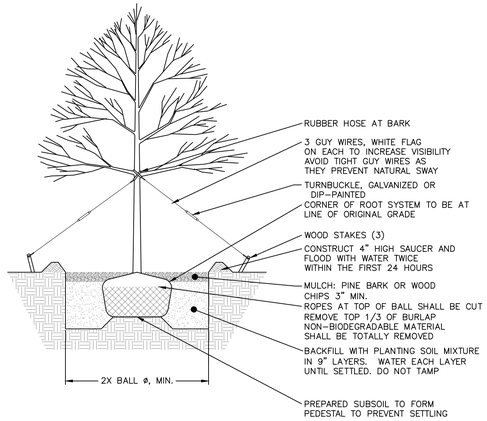
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	1	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN
Cf	2	CORNUS FLORIDA	FLOWERING DOGWOOD	6 FEET	AS SHOWN

SHRUBS

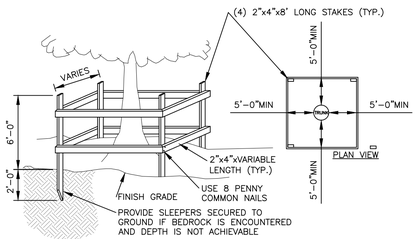
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Lb	3	LINDERA BENZOIN	SPICEBUSH	1 GALLON	6 FT
Pv	15	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	9	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM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

LANDSCAPE NOTES:

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

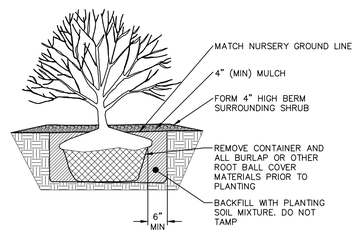


TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
1. *TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.*
2. *NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.*

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE

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SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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STATE OF NEW YORK DANIEL A. BODENDORF 085446 LICENSED PROFESSIONAL ENGINEER

SEAL

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

LANDSCAPING PLAN

291 MAIN STREET-TELPHONE BUILDING

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

JOB #:	2024:034
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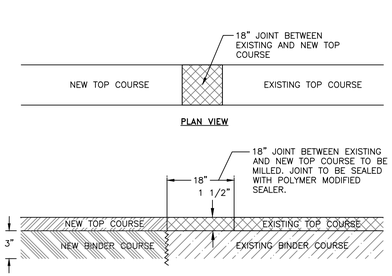
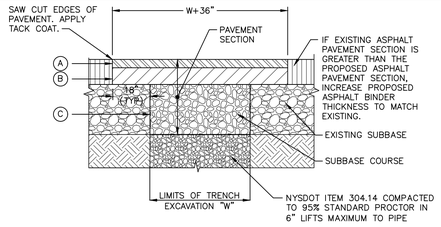


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

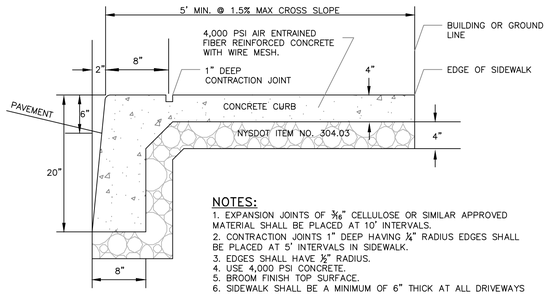
MILLED KEYWAY DETAIL
NOT TO SCALE



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

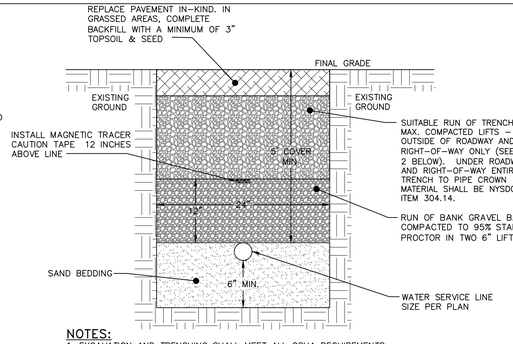
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



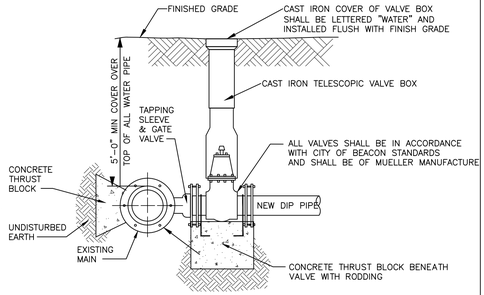
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
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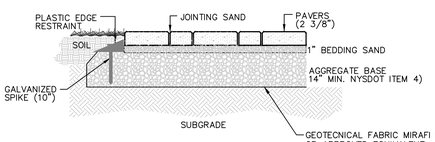
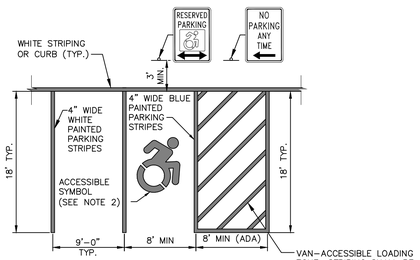


NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

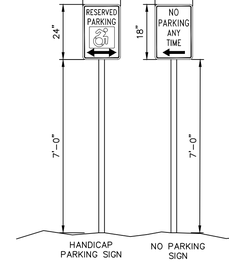
CONCRETE PAVER DETAIL
NOT TO SCALE



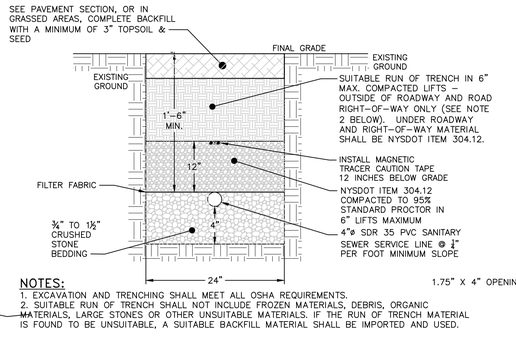
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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

PARKING AND STRIPING DETAIL
NOT TO SCALE

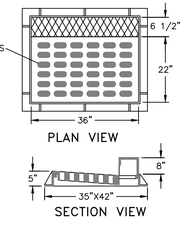


SIGN DETAILS
NOT TO SCALE



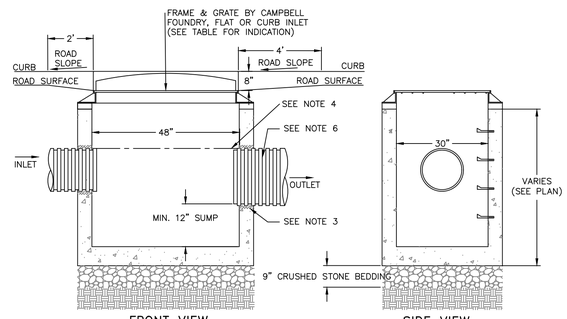
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



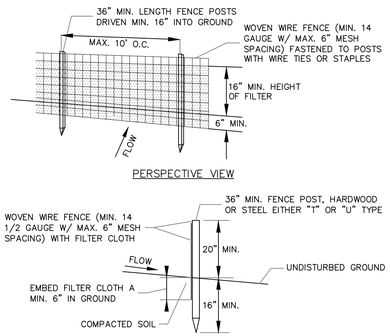
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



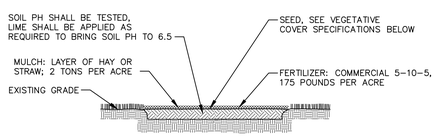
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



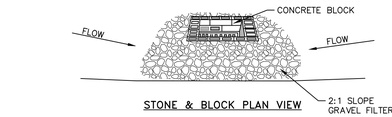
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



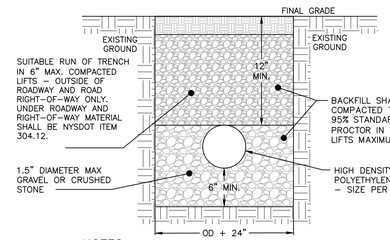
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB				
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB				
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB				
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK — MICHAEL A. BODENDORF — 082446 — 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

291 MAIN STREET–TELPHONE BUILDING

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

JOB #:	2024:034
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	8 OF 8

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

LANC & TULLY
Engineering and Surveying, P.C.

July 1, 2025

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

RE: 291 Main Street
Tax No. 5954-36-893875
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed mixed-use commercial and residential space at 291 Main Street:

- Correspondence from Cuddy & Fedder, dated June 24, 2025.
- Correspondence from Aryeh Siegel, Architect, dated June 24, 2025.
- Correspondence from Hudson Land Design, dated June 24, 2025.
- Correspondence from Hudson Cultural Services, dated June 22, 2025.
- Correspondence from Hudson Cultural Services, dated June 24, 2025.
- Parking Analysis, dated June 24, 2025, as prepared by Hudson Land Design.
- Plan set titled "291 Main Street – Telephone Building", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings, with the latest revision date of June 24, 2025:
  - Sheet 1 of 8 – Site Plan
  - Sheet 2 of 8 – Existing Conditions Plan
  - Sheet 3 of 8 – Floor Plans
  - Sheet 4 of 8 – Building Elevations & Views
  - Sheet 5 of 8 – Grading & Utility Plan
  - Sheet 6 of 8 – Erosion & Sediment Control Plan
  - Sheet 7 of 8 – Landscape Plan
  - Sheet 8 of 8 – Construction Details

The proposed project entails the construction of a 2 and 3-story addition to the existing building located at 291 Main Street, on a 0.143-acre parcel in the Central Main Street (CMS) Zone and the Historic District and Landmark Overlay Zone. The first floor consists of 550± square feet of commercial space, whereas the second and third floors will consist of 3 residential apartments.

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

General Comments:

1. A construction cost estimate shall be prepared for all work proposed within the City's road right-of-way and submitted for review. ***Applicant's consultant notes that this will be provided with a future submission once the design has been generally accepted by the City.***

Site Plan (Sheet 1 of 8):

1. As previously stated in our comment letter of May 6, 2025, the snow storage area indicated on Sheet 1 should be revised to reflect the area provided on Sheet 5 of 8.

Building Elevations & Views (Sheet 4 of 8):

1. The views presented do not accurately reflect the parking as reflected on Sheets 1 and 8 of the plan set. These sheets reflect a parking stall on the exterior of the elevated portion of the building, whereas the present views do not reflect this. Views presented shall accurately reflect what is actually proposed. ***Applicant's consultant notes updated renderings will be provided for the new design.***

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: July 7, 2025

RE: 291 Main Street Application for Site Plan Approval, Telephone Building Beacon LLC c/o Aryeh Siegel Architect

---

I have reviewed the following materials regarding the proposed development at 291 Main Street:

- Cover Letter prepared by Taylor Palmer of Cuddy + Feder, LLP, dated June 24, 2025
- Exhibit A: Response to Comments Memorandum by Aryeh Siegel, dated June 24, 2025
- Exhibit B: Response to Comments Memorandum by Hudson Land Design, dated June 24, 2025
- Exhibit C: Memorandum from Beth Selig, President of Hudson Cultural Services, dated June 22, 2025
- Exhibit D: Parking Analysis by Hudson Land Design, dated June 24, 2025
- Site Plan Set (8 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised June 24, 2025.

Project Description:

The applicant is proposing a three-story addition to the existing two-story historic Telephone Building located at 291 Main Street. The third story façade facing Main Street will be set back approximately 40 feet from the second-story facade. The addition will consist of 550 square feet of commercial on the ground floor with three residential apartments on the second and third floors. The project is located within the CMS district and the Historic District and Landmark Overlay Zone (HDLO).

Comments & Recommendations:

1. **Proposed Landscaped Area:** The Bulk Table provided on Sheet 1 of 8 should indicate a proposed landscaped area of 6.4% as noted in the response letter from HLD dated June 24, 2025, and the landscaping plan on Sheet 7 of 8.

2. **Eligibility for Reduced Landscaped Area.** Per Section 223-41.18(E)(12), the required landscaped area may be reduced to 5% if it is accessible to the public. The applicant contends the proposed plan qualifies based on two (2) new street trees (Flowering Dogwood) and planters along South Brett Street, which they assert will serve as public amenities. As noted at the May meeting, Section 223-41.18(H) permits the Planning Board to require planters within the building transition zone and street trees spaced 30–40 feet apart within the street transition zone.

The Planning Board should determine whether the proposed streetscape landscaping meets the intent of the code and provides meaningful public access beyond what is already required. If not, the applicant must seek a variance from the Zoning Board of Appeals.

3. **Pedestrian Clearway.** Section 223-41.18(H)(2) requires a pedestrian clearway at least eight feet wide, unless site conditions necessitate a narrower width. The proposed clearway along South Brett Street is 6.5 feet. Given the existing historic building façade and the placement of desirable street trees, the Planning Board may determine that site conditions reasonably justify a reduced clearway in this location.

4. **Bicycle Rack.** Per Section 223-41.18(H)(3), the Planning Board may require bicycle racks within the street or building transition zones. Given the limited on-site parking and the goal of supporting alternative transportation, a bike rack is recommended near the corner of South Brett Street and Main Street.

5. The project description within the provided Parking Analysis should be corrected to indicate a proposal for three residential units, not four.

6. **Elevations.** Dimensions and material callouts will be required on the proposed elevations. ***The applicant has indicated that dimensions and notes will be provided on a future submission.***

7. **CMS & HDLO Design Standards.** The Planning Board should review the letter submitted by the applicant's consultant, Hudson Cultural Services, in evaluating the project's compatibility with the design standards outlined in Section 223-41.18(J)(3) and Chapter 134. To support discussion of the building's character-defining historic features, the Historic Resource Inventory Form for 291 Main Street is attached.

8. **Lighting Plan.**

    a. While lighting fixture types L2 and L3 are detailed, their quantity and locations are not shown on the site plan.

    b. A luminaire schedule should be provided, indicating the number, intensity, color temperature, and CRI of each fixture.

    c. A photometric summary should also be included to show average footcandle levels across the site to confirm compliance with Section 223-14(B)(3)(b).

    d. At the May meeting the Planning Board noted that fixture L1's specification allows for a 5,000K color temperature, which should be reduced to 2,700K. Additionally, it was noted that the proposed 1,000 lumens for the parking area lighting would produce

excessive glare, and a reduced output of 500–700 lumens was recommended. The applicant should clarify if and how these concerns have been addressed.

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

HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
P.O. BOX 189, WATERFORD, NY 12188
(518) 237-8643

OFFICE USE ONLY

USN:

IDENTIFICATION

Property name(if any) Telephone Building

Address or Street Location 291 Main Street 9

County Dutchess Town/City Beacon Village/Hamlet:

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

Original use Commercial Current use Commercial

Architect/Builder, if known Date of construction, if known 1907

DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	☐	wood clapboard	☐	wood shingle	☐	vertical boards	☐	plywood	
	☐	stone	☒	brick	☐	poured concrete	☐	concrete block	
	☐	vinyl siding	☐	aluminum siding	☐	cement-asbestos	☐	other:	
Roof:	☐	asphalt, shingle	☒	asphalt, roll	☐	wood shingle	☐	metal	☐ slate
Foundation:	☒	stone	☐	brick	☐	poured concrete	☐	concrete block	

Other materials and their location:

Alterations, if known: Date:

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map

North

1907

Prepared by: John Clarke address

Telephone: email jclarkeplandesign@gmail.com Date April 2021

(See Reverse)

DRAFT

Narrative Description of Property: Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

This corner building is located on the south side of Main Street on a 0.14-acre lot. It is a 2½-story, three-bay building with a flat roof and brick chimney. The building is raised a half story on a stone base with brick above. The brick is an unusual Flemish bond with red stretchers and a mix of darker and lighter headers.

The broad overhanging cornice has regularly spaced modillions, a smaller dentil course below, and a wide frieze board with moldings and a central “Telephone Building” sign. The distinctive cornice extends across the north, east, and west elevations.

The Main Street facade is divided by four large-scale pilasters with decorative stone capitals and bases. The windows have brick lintels (arched on the first floor and rear) with a large central stone key and stone sills. A second-story window was added on the eastern elevation, but it matches the original windows.

Narrative Description of Significance: Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no structure at this site on the 1904 Sanborn Map, but this building is shown on the 1912 and subsequent versions, labeled the Telephone Building. The Hudson River Telephone Company opened for business in October of 1907 with an electric generator in the basement, switchboard operations above, and phone booths on the first floor for transient users.

The building retains its original character, in particular its distinctive cornice and front facade. This structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing architectural characteristics of a period and style.

9

291 Main Street Front View Rear View

From: Scott Lerman
To: Mercedes Perez
Subject: The Telephone Building
Date: Sunday, July 6, 2025 1:44:59 PM

Ms. Perez, Please share with the Planning Board and the City Council. Thank you.

To the Planning Board and the City Council

The continued effort to add an annex to the historic Telephone Building continues—despite the repeated concerns brought up by the board around causing substantive harm to a protected historic building.

Their campaign for approval continues this month, featuring the opinion of a hired consultant, Beth Selig, who asserts:

"The addition is planned set back from the street plane and will not obscure or overwhelm the existing historic structure and therefore will not interfere with the understanding of the historic resource." and that its cornice, one of its main architectural features "...will be fully visible on the principal elevations, those facing Main and South Brett Streets." As I interpret this, "Hudson Cultural Services" *does not consider the view walking east on Main Street to be an important view.* I don't agree and have attached two photos that depict that view.

Even more absurdly, Selig's report declares "...if need be, the addition could be removed in the future without any negative impacts to the historic structure." I hope you, like I, don't take comfort in that assertion.

We all know the truth. Once historic buildings (of this caliber) and the surrounding streetscape are compromised, they are forever diminished. Once this kind of damage is permitted, more will follow.

The Beacon community (and developers) are watching to see if this project is approved. What signal will you send?

Sincerely,
Scott Lerman
40 North Street

CAR WASH
EXIT
ONLY

City of Beacon Planning Board Agenda
07/08/2025

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 7.8.25 Supplemental Submission cvr ltr.pdf

45 Beekman PB 7.8.25 Attachment 1 - Site Plan Set.pdf

45 Beekman PB 7.8.25 Attachment 2 - Architectural Plan Set.pdf

45 Beekman PB 7.8.25 Ex A - Engineer Response to Comment.pdf

45 Beekman PB 7.8.25 Ex B - Architect Response to Comment.pdf

KARC Review PB_45 Beekman 2025.07.02.pdf

Lanc & Tully 45 Beekman 07-01-25 review.pdf

45 Beekman PB 7.8.25 public comment Lerman.pdf

45 Beekman PB 7.8.25 PH public comment Lerman (2).pdf

45 Beekman PB 7.8.25 PH public comment Case.pdf

45 Beekman PB 7.8.25 PH public comment Zellinger.pdf

45 Beekman PB 7.8.25 PH public comment Chong.pdf

CUDDY +FEDER LLP

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

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

June 24, 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 ZONING BOARD OF APPEAL'S RECENT APPROVAL OF VARIANCE RELIEF FOR THE PROJECT:

At the June 10, 2025 meeting, the Planning Board opened and continued the Subdivision (lot merger) and Site Plan Public Hearings to the July 8th meeting date.[1] This submittal is intended to respond to several minor comments provided by the Board and its consultants at the June meeting date, primarily regarding the Project's landscaping and lighting programs, detailed further below.

[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 State Environmental Quality Review Act ("SEQR") review, which hearings were continued to the Board's March 11th, April 8th, and May 13th meetings. 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 issued a SEQR Negative Declaration and Local Waterfront Revitalization Program ("LWRP") Consistency Determination for the Project, closed the SEQR Public Hearing, and opened the Subdivision (lot merger) Public Hearing and continued same and the Site Plan Public Hearing to June 10th.

Following the June 10th Planning Board meeting, on June 17, 2025, the Applicants appeared before the City Zoning Board of Appeals ("ZBA") for consideration of the Applicants' requested area variance relief from City Code Section 223-41.21.F(1), which sets forth certain setbacks for parking.[2] The ZBA, after opening and closing the Public Hearing that night, unanimously granted the requested area variance relief for the parking area.

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

To further assist the Planning Board in its continued review, the Applicants have prepared revised Site Plan and Architectural Plan Sets and written memoranda in response to comments made by this Board and its consultants at and in advance of the June 10th meeting date. *See* enclosed Site Plan Set prepared by Colliers Engineering and Design, P.C. ("Colliers"), dated January 30, 2024, last revised June 24, 2025, together with the Architectural Plan Set prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised June 24, 2025; *see also* **Exhibit A** – Colliers Response to City Engineer Comments; **Exhibit B** – Architect Response to City Planner Comments.

Consistent with the Applicants' May 28th submission to the Board, the enclosed plan revisions include minor tweaks to the lighting and landscaping programs and updates to the rear elevations in direct response to comments from this Board. For instance, the enclosed Landscaping Plan (Sheet 12 of the Site Plan Set) now includes further increased height and size of evergreen plantings at installation. Specifically, the proposed Norway Spruce and White Pine have increased to 10-12' installation size from 8-10' and the Green Giant Arborvitae and Hetzi Juniper have increased to 8-10' installation size from 6-8', further adding to the increases included in the last submittal. The screen row of plantings along the western boundary of the Premises have also been shifted up-hill, closer to the property line for added height at the time of planting and eleven additional evergreen trees are proposed throughout the screening area. These updated heights are illustrated, along with the existing landscaping, on the site section included on Sheet 104 of the Architectural Plan Set for the Board's reference. Additional site sections are included in Sheets 105 and 106 of the Architectural Plan Set showing the future growth height of those plantings screening the view of the Premises.

[2] Note: at the May 13th meeting, the Planning Board formally referred the Project to the ZBA for consideration at the ZBA's June 17th meeting Agenda.

The Landscaping Plan has also been revised to add visual interest to the northern portion of the Premises by altering the row of junipers leading to Tompkins Avenue to include an additional evergreen tree species and a few canopy trees. This Plan further shows the full scope of the existing trees and additional canopy trees throughout the rear of the Premises and a shift of the plantings proposed along the existing retaining wall further from said wall.

The Lighting Plan (Sheet 13 of the Site Plan Set) has been updated to eliminate certain hotspots along the façade by lowering the proposed wall sconce fixture illumination output to 1,142 lumens from 2,357 lumens, add a note that the lighting control system must have dimming capabilities for all lighting fixtures, and shift two (2) proposed 12-foot light poles to the west, further behind the curbline at the entrance off Tompkins to avoid any potential conflict with larger vehicles accessing the Premises.

Lastly, the rear elevation of the Beekman Building (Sheet 107 of the Architectural Plan Set) has been revised to increase design continuity with the street facing elevations. Specifically, we understand that the rear elevations now include detail to the trim between the 3rd floor and 4th floors, additional areas of brick, updated 1st floor windows, and changes to the stair tower design, namely additional detail to the upper cornice of the stair tower roof, and updated window configuration on the tower. Additional landscaping is proposed in front of the rear façade's brick garage wall consisting of several canopy trees and two (2) clusters of evergreen trees. *See* Landscape Plan.

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 June 24, 2025, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated June 4, 2025; and

Exhibit B: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated June 24, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated June 9, 2025.

6476240.v2

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 June 24, 2025 numbered and titled as follows (unless otherwise noted):
    - Sheet 02 of 19 – Existing Conditions & Site Demolition Plan.
    - Sheet 03 of 19 – Tree Removal Plan
    - Sheet 04 of 19 – Dimension Plan.
    - Sheet 05 of 19 – Grading Plans (Overall).
    - Sheet 06 of 19 – Grading Plans (West).
    - Sheet 07 of 19 – Grading Plans (East).
    - Sheet 08 of 19 – Utilities Plans (West).
    - Sheet 09 of 19 – Utilities Plans (East).
    - Sheet 12 of 19 – Landscape Plan.
    - Sheet 13 of 19 – Lighting Plan.
- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised June 24, 2025, numbered and titled as follows (unless otherwise noted):
    - Sheet 4 of 8 - Site Section Diagram – Initial Planting Height (A-104).
    - Sheet 5 of 8 - Site Section Diagram – Future Planting Height (A-105).
    - Sheet 6 of 8 - Site Section Diagram (A-106).
    - Sheet 7 of 8 - Elevations 1 (A-107).
    - Sheet 7 of 8 - Elevations 2 (A-108).

We look forward to appearing at the Board's July 8th meeting, at which time we respectfully request that the Board consider closing the Site Plan and Subdivision Public Hearings for the Project and authorizing the City Attorney to draft approval resolutions for the Board's consideration at the August meeting date. It is respectfully submitted that the Applicants have responded to and addressed all outstanding concerns from this Board.

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

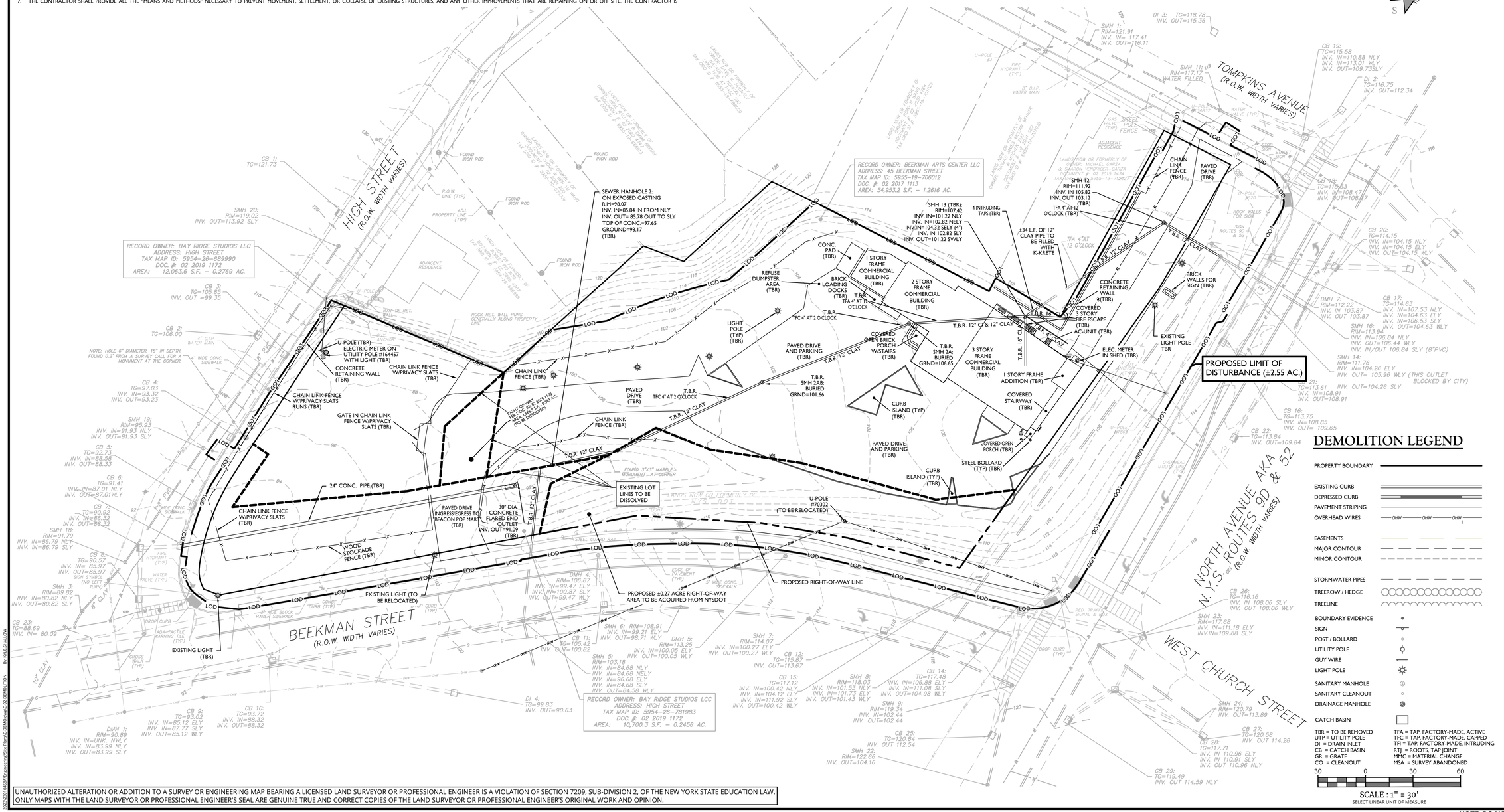
Enclosures

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.

6476240.v2

DEMOLITION NOTES:

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
   A. BOUNDARY AND TOPOGRAPHICAL MAPPING IS TAKEN FROM A SURVEY TITLED "BOUNDARY SURVEY OF THE LANDS OF BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC" PREPARED BY JONATHAN N. MILLEN NY, P.L.S. (LICENSE NO. 050746) OF AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED NOVEMBER 03, 2023.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 ET SEQ.) AND THE NEW YORK PROTECTION OF UNDERGROUND FACILITIES ACT (DIG SAFE LAW, 16 NYCRR PART 753) AS AMENDED.
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
   I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
6. COLLIERS ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
8. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
12. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE AND/OR LIMIT OF DISTURBANCE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
19. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
20. CONTRACTOR IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST TO MARCH 31ST, TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.



DEMOLITION LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- DEPRESSED CURB
- PAVEMENT STRIPING
- OVERHEAD WIRES (OHW)
- EASEMENTS
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER PIPES
- TREEROW / HEDGE
- TREELINE
- BOUNDARY EVIDENCE
- SIGN
- POST / BOLLARD
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- CATCH BASIN

TBR = TO BE REMOVED
UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR. = GRATE
CO = CLEANOUT
TFA = TAP, FACTORY-MADE, ACTIVE
TFC = TAP, FACTORY-MADE, CAPPED
TFI = TAP, FACTORY-MADE, INTRUDING
RTJ = ROOTS, TAP JOINT
MMC = MATERIAL CHANGE
MSA = SURVEY ABANDONED

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

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

2023\23010468A\Engineering\Site Plans\C-DEMO.dwg/C-02 DEMOLITION By: KYLE SHALLOW

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
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS

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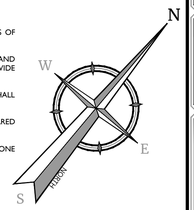


Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DEMO

SHEET TITLE:
EXISTING CONDITIONS & SITE DEMOLITION PLAN

SHEET NUMBER:
02 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

DEMOLITION NOTES:

TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
1	9"	BRADFORD PEAR
2	23"	RED OAK
3	14"	WHITE PINE
4	19"	RED OAK
5	13"/9"	WHITE PINE
6	19.5"	RED OAK
7	8"	BRADFORD PEAR
8	7.5"	WHITE PINE
9	10"/8"	WHITE PINE
10	15.5"	RED OAK
11	7"	BRADFORD PEAR
12	18"	NORWAY MAPLE
13	15"	NORWAY MAPLE
14	26"	BLACK LOCUST
15	24"/18"	BLACK LOCUST
16	6"	BLACK CHERRY
17	20"	BLCK LOCUST
18	6"	BLACK LOCUST
19	6"	BLACK WALNUT
20	20"	NORWAY MAPLE
21	16"	NORWAY MAPLE
22	6"/8"	NORWAY MAPLE
23	15"	NORWAY MAPLE
24	8"	BLACK LOCUST
25	23"	NORWAY MAPLE
26	6"	NORWAY MAPLE

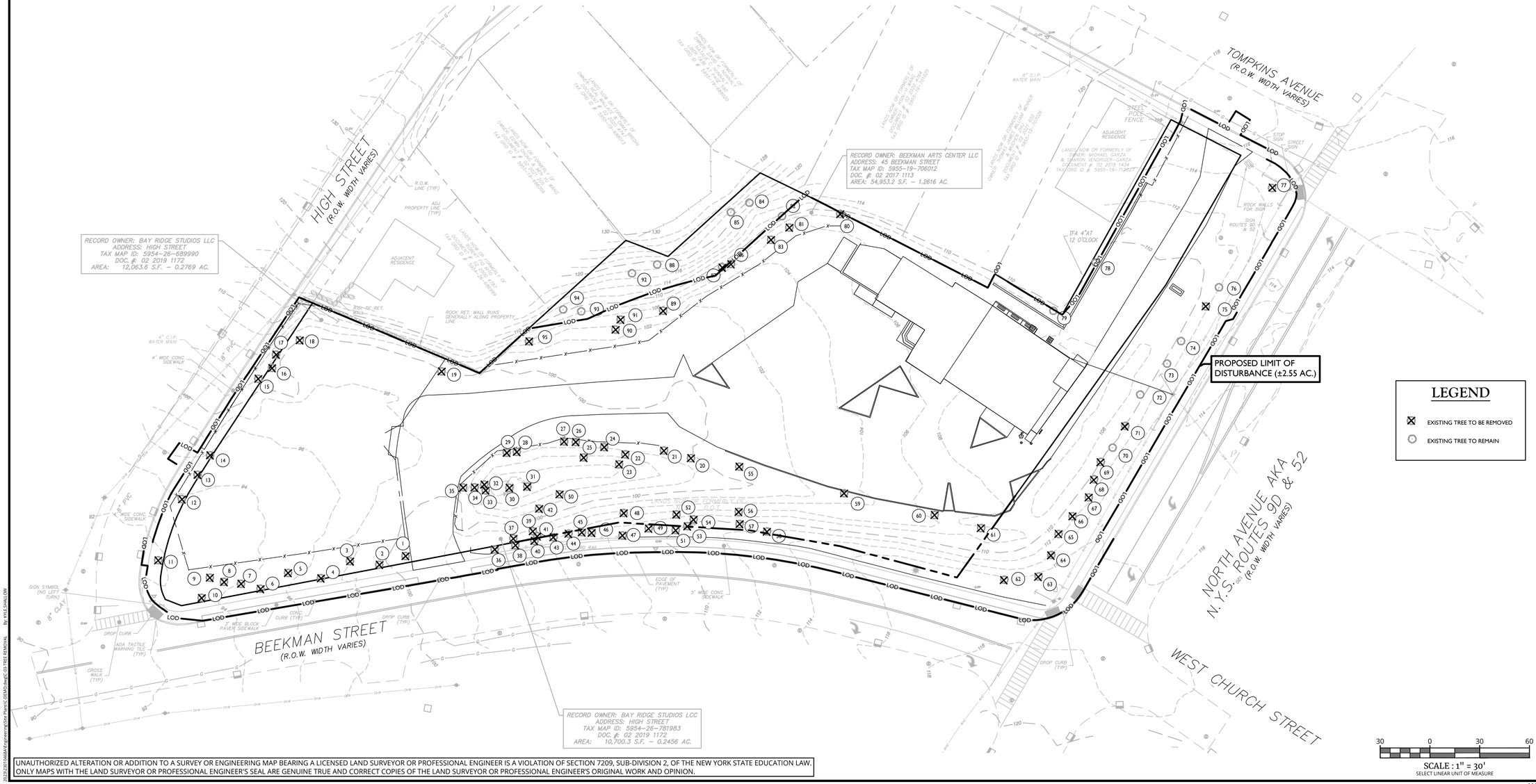
TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
27	7"	NORWAY MAPLE
28	7"	NORWAY MAPLE
29	6"/7"	NORWAY MAPLE
30	23"	BIGTOOTH ASPEN
31	23"	BIGTOOTH ASPEN
32	11"	NORWAY MAPLE
33	12"	BOX ELDER
34	12"	NORWAY MAPLE
35	8"	MULBERRY
36	6"	NORWAY MAPLE
37	6"	NORWAY MAPLE
38	6"	NORWAY MAPLE
39	12"	RED OAK
40	6"	BOX ELDER
41	6"/8"	NORWAY MAPLE
42	6"	NORWAY MAPLE
43	12"	RED OAK
44	6"/6"	NORWAY MAPLE
45	6"/6"/7"	NORWAY MAPLE
46	14"	RED OAK
47	6"	NORWAY MAPLE
48	6"	NORWAY MAPLE
49	12"	BLACK CHERRY
50	11"/17"	BLACK LOCUST
51	8"	BLACK LOCUST
52	8"	NORWAY MAPLE

TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
53	8"	BLACK LOCUST
54	9"	NORWAY MAPLE
55	16"	BLACK WALNUT
56	15"/11"/11"	BLACK LOCUST
57	6"	NORWAY MAPLE
58	13"	BLACK LOCUST
59	16"	CATALPLA
60	14"/14"/14"	SYCAMORE
61	6"	CATALPLA
62	15"	RED OAK
63	15"	WHITE PINE
64	16"	LITTLELEAD LINDEN
65	14"	WHITE PINE
66	11"	WHITE PINE
67	17"	LITTLELEAF LINDEN
68	11"	WHITE PINE
69	10"	WHITE PINE
70	17"	LITTLELEAF LINDEN
71	11"	WHITE PINE
72	15"	LITTLELEAF LINDEN
73	15"	WHITE PINE
74	16"	LITTLELEAF LIDNEN
75	10"	WHITE PINE
76	16"	LITTLELEAF LINDEN
77	18"	LITTLELEAF LINDEN
78	24"/20"	NORWAY SPRUCE

TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
79	18"	BRADFORD PEAR
80	30"	NORWAY MAPLE
81	13"	CATALPA
82	6"	NORWAY MAPLE
83	6"/8"	NORWAY MAPLE
84	24"	NORWAY MAPLE
85	12"	NORWAY MAPLE
86	10"	NORWAY MAPLE
87	10"	BRADFORD LOCUST
88	17"	NORWAY MAPLE
89	6"	NORWAY MAPLE
90	30"	NORWAY MAPLE
91	6"	NORWAY MAPLE
92	24"	NORWAY MAPLE
93	12"/14"	NORWAY MAPLE
94	10"	NORWAY MAPLE
95	31"	NORWAY MAPLE

PLAN NOTE

1. IDENTIFICATION OF EXISTING TREE SPECIES AND LOCATION CONDUCTED BY COLLIERS ENGINEERING & DESIGN, JUNE 2024.
2. CONTRACTOR TO STAKE-OUT L.O.D. ALONG THE NORTHERN SIDE OF THE PROJECT SITE AND EXISTING TREES IN CLOSE PROXIMITY TO THE L.O.D. SHALL BE REVIEWED FOR POTENTIAL PRESERVATION.



LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

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

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2023\23010468A\Engineering\Site Plans\C-DEMO.dwg|C-03 TREE REMOVAL By: KYLE SHAILLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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Engineering & Design
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REV	DATE	DRAWN BY	DESCRIPTION
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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
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS

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

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

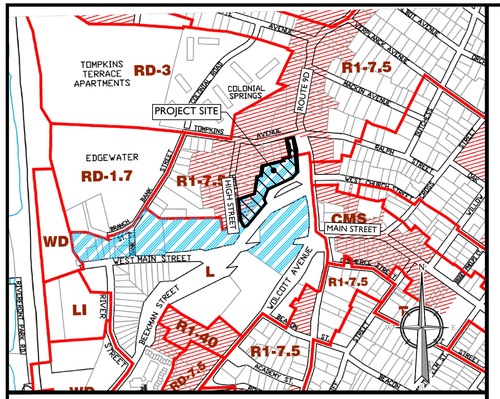
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

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

SHEET TITLE:
TREE REMOVAL PLAN

SHEET NUMBER:
03 of 19



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

ZONING DISTRICT:

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

HDLO: (HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE)

TABLE OF BULK REQUIREMENTS

L - LINKAGE DISTRICT

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

ZONING DISTRICT:

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

TABLE OF BULK REQUIREMENTS

R1-7.5 - ONE FAMILY RESIDENTIAL DISTRICT

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

PARKING REQUIREMENTS:

MAXIMUM PERMITTED:

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

RETAIL:
3 SPACES PER 1,000 SF OF GFA
13,671 SF OF RETAIL SPACE = 42 SPACES

TOTAL MAXIMUM PARKING PERMITTED = 106 SPACES

PROVIDED

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

LOADING REQUIREMENTS:

REQUIRED

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

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

PROVIDED

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

OWNERS/APPLICANTS:

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

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

TAX LOTS:

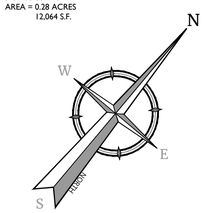
5955-19-706012
AREA = 1.26 ACRES
54,953 S.F.

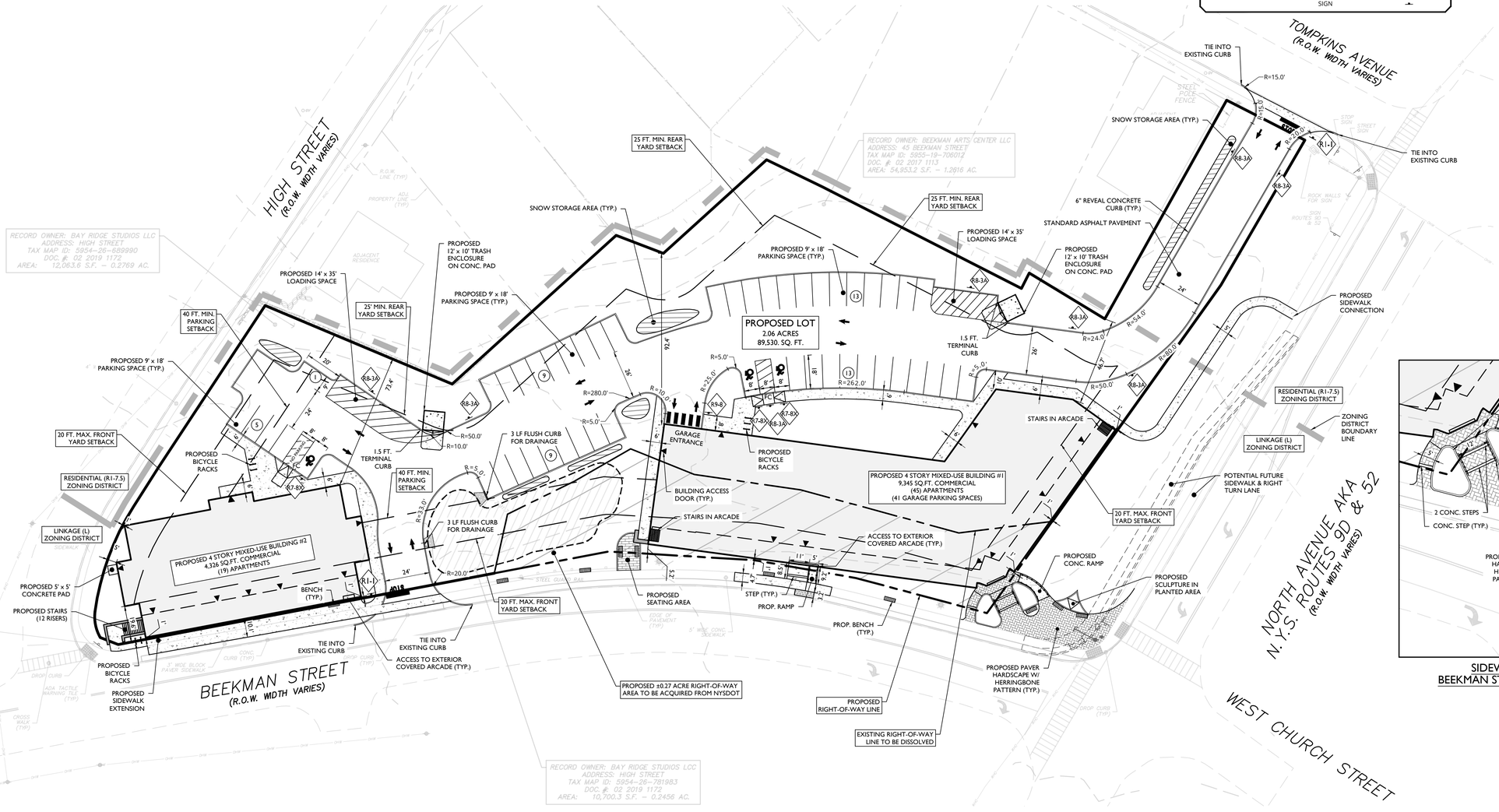
5954-26-781983
AREA = 0.25 ACRES
10,700 S.F.

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

LEGEND

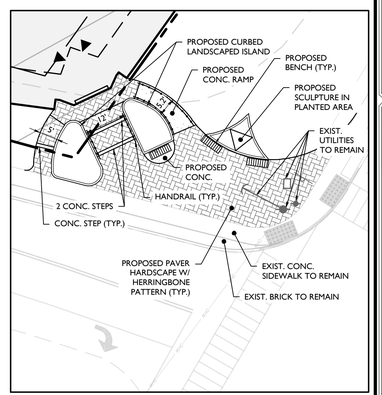
EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	ROADWAY SIGNS	
	ZONING BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	LIGHT POLE	
	FLUSH CURB	FC
	SIGN	





SIGN LEGEND:

STOP	R1-1
ACCESSIBLE PARKING	R7-8A
NO PARKING	R8-3A
PEDESTRIAN CROSSWALK	R9-8



SIDEWALK ENTRANCE AT
BEEKMAN STREET AND NYS ROUTE 9D

SCALE: 1' = 20'

30 0 30 60

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

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

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
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS

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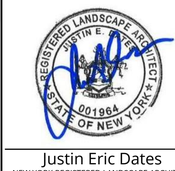

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 04 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GRADING NOTES:

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

ADA INSTRUCTIONS TO CONTRACTOR:

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

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

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

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

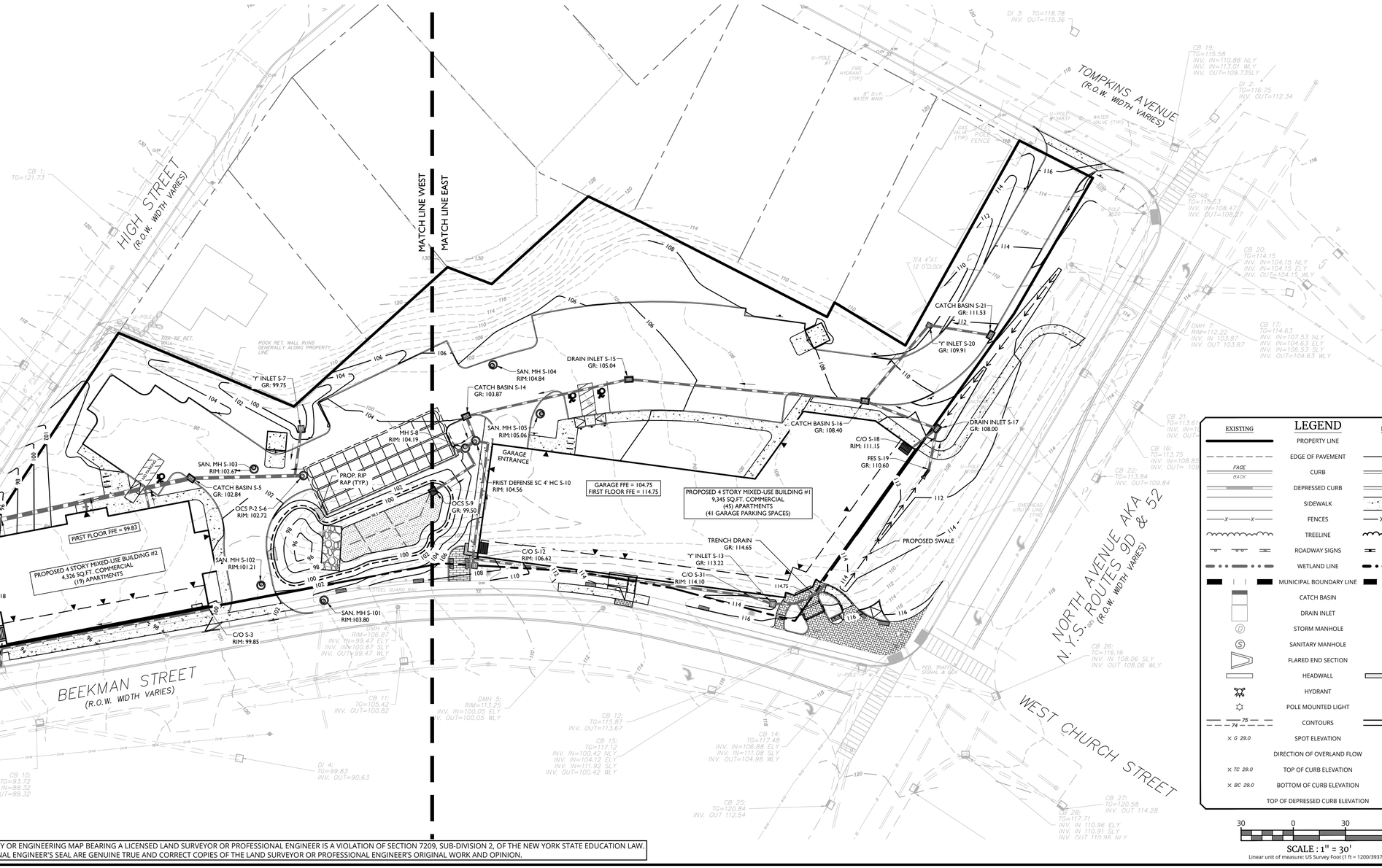
   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

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

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

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

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



LEGEND

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

30 0 30 60

SCALE : 1" = 30'

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

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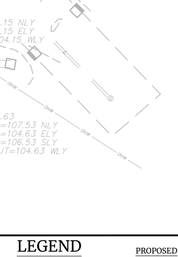

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
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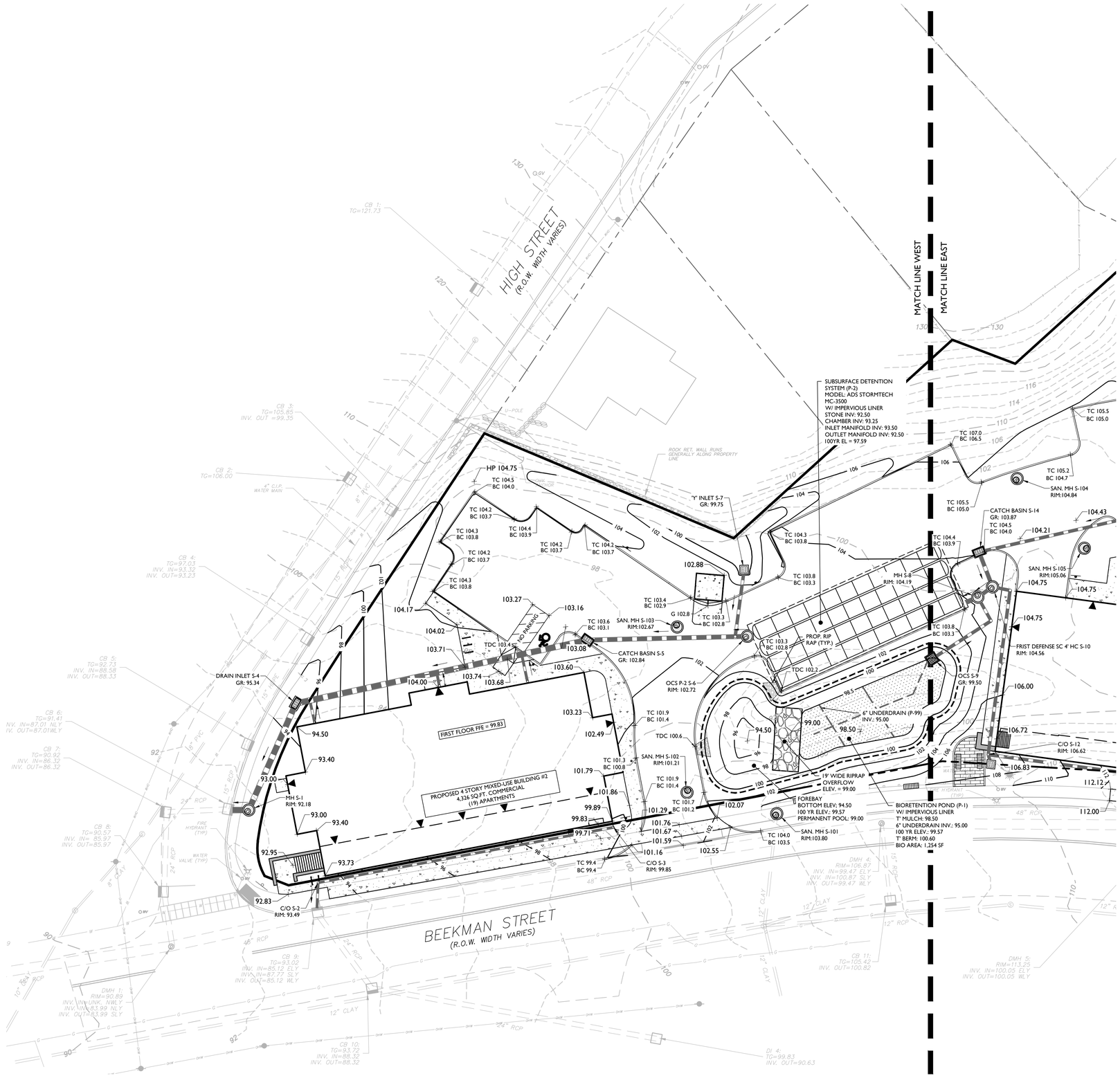
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

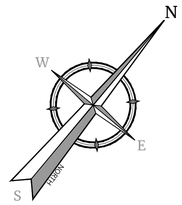
PROJECT NUMBER: 23010468A
DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (OVERALL)

SHEET NUMBER: 05 of 19

20232301046A\Engineering\Site Plans\C-GRAD.dwg|C_05 GRADING Overall By: KYLE.SHALLOW





LEGEND

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

20 0 20 40

SCALE : 1" = 20'

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

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12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS
	-	-	-
	-	-	-
	-	-	-

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NEW YORK STATE LANDSCAPE ARCHITECT — JUSTIN E. DATES — LICENSE NO. 001964 — STATE OF NEW YORK

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PROJECT NUMBER:	DRAWING NAME:
23010468A	C-GRAD

SHEET TITLE:
GRADING PLAN (WEST)

SHEET NUMBER:
06 of 19

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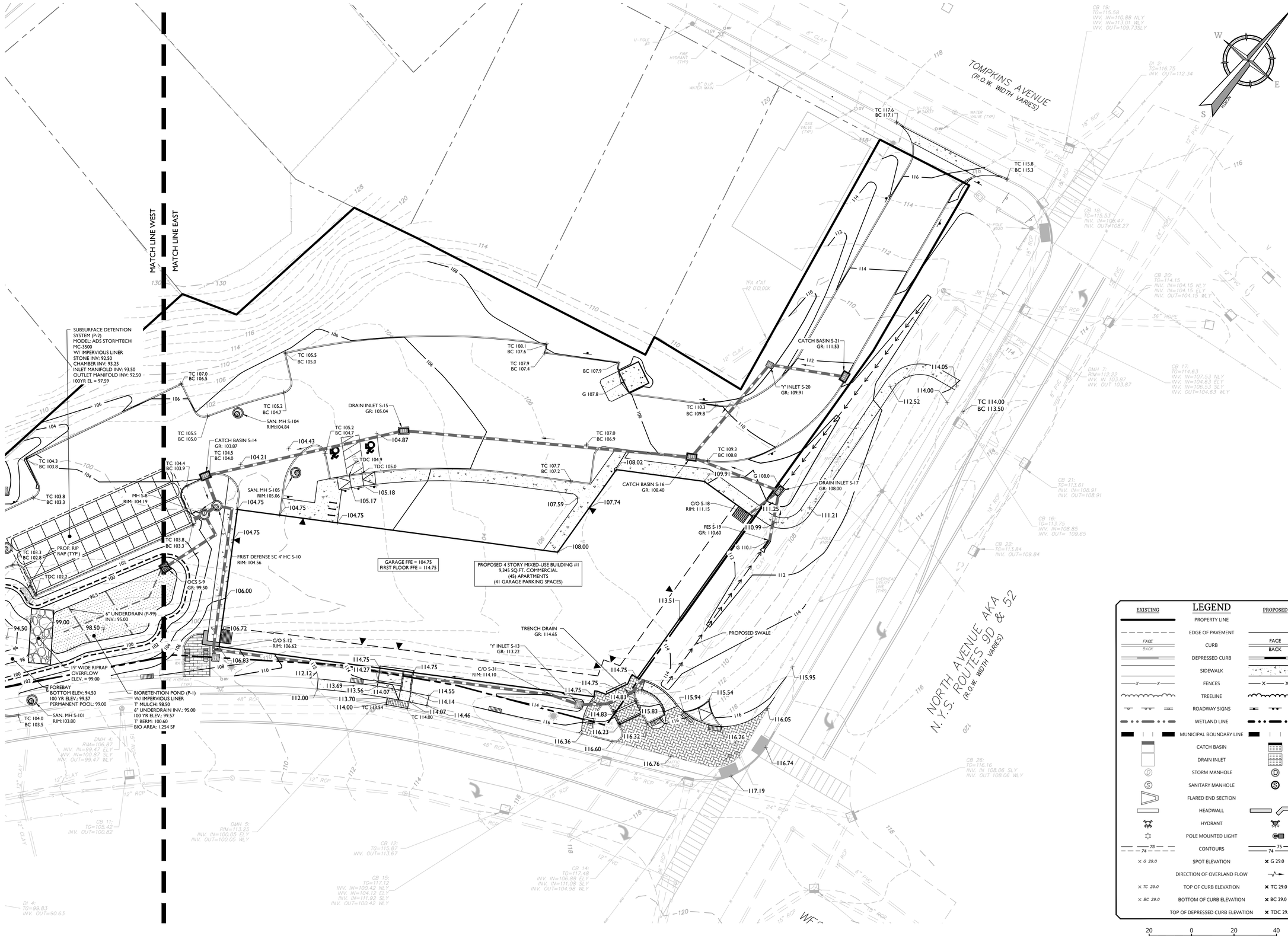
2023\23010468A\Engineering\Site Plans\C-GRAD-Beek\C-04-GRADING WEST By:KYLES.HALLOW



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	PROPERTY LINE	
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FACE / BACK	CURB	FACE / BACK
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	SIDEWALK	
X X	FENCES	X X
	TREELINE	
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	CATCH BASIN	
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(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
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	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

20 0 20 40

SCALE : 1" = 20'

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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-GRAD

SHEET TITLE:

GRADING PLAN (EAST)

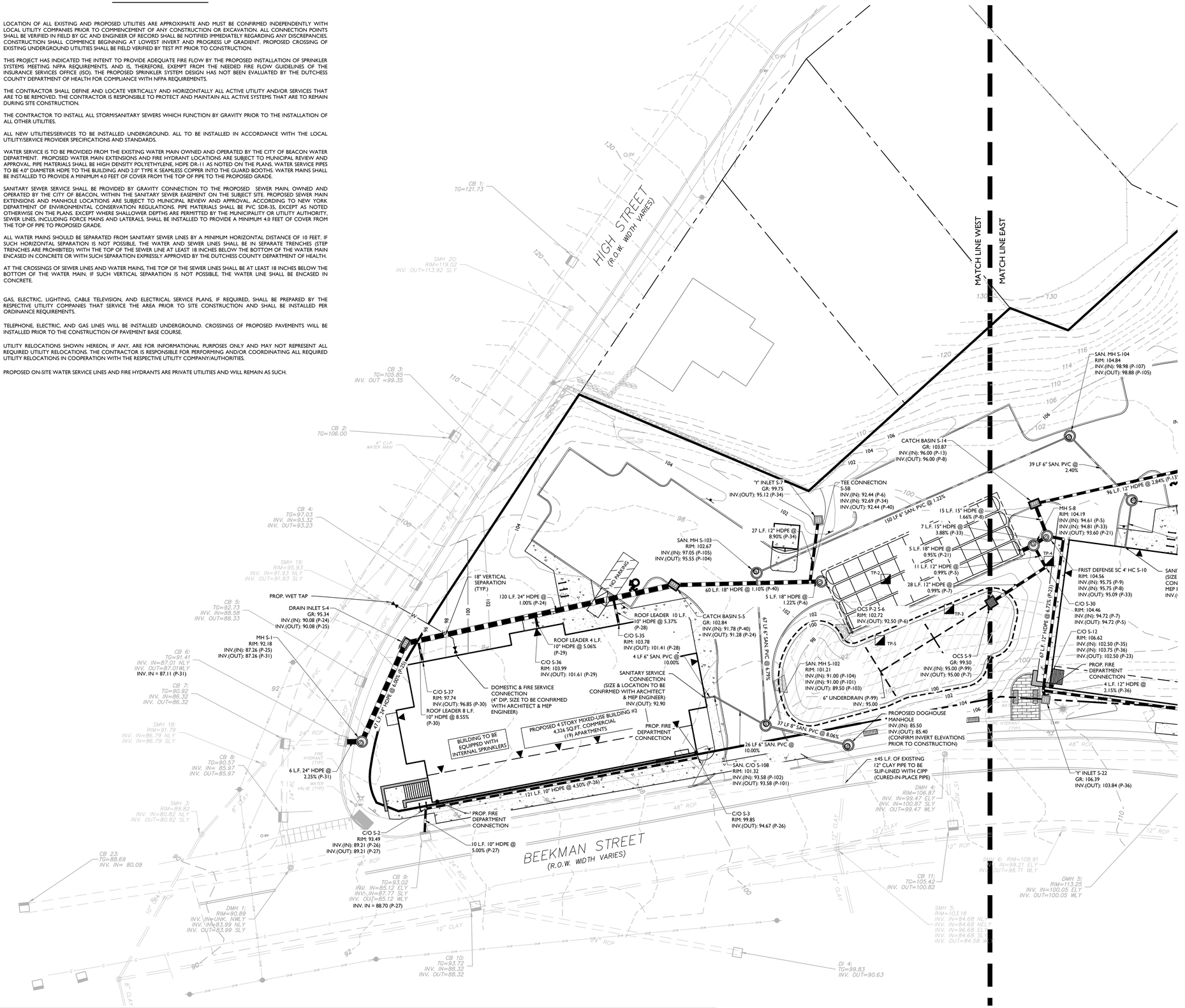
SHEET NUMBER:

07 of 19

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

UTILITY NOTES

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



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
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20 0 20 40

SCALE : 1" = 20'

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

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2023\23010468A\Engineering\Site Plans\C-UTIL.dwg\C-08 UTILITY By: KYLE SHALLOW

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

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

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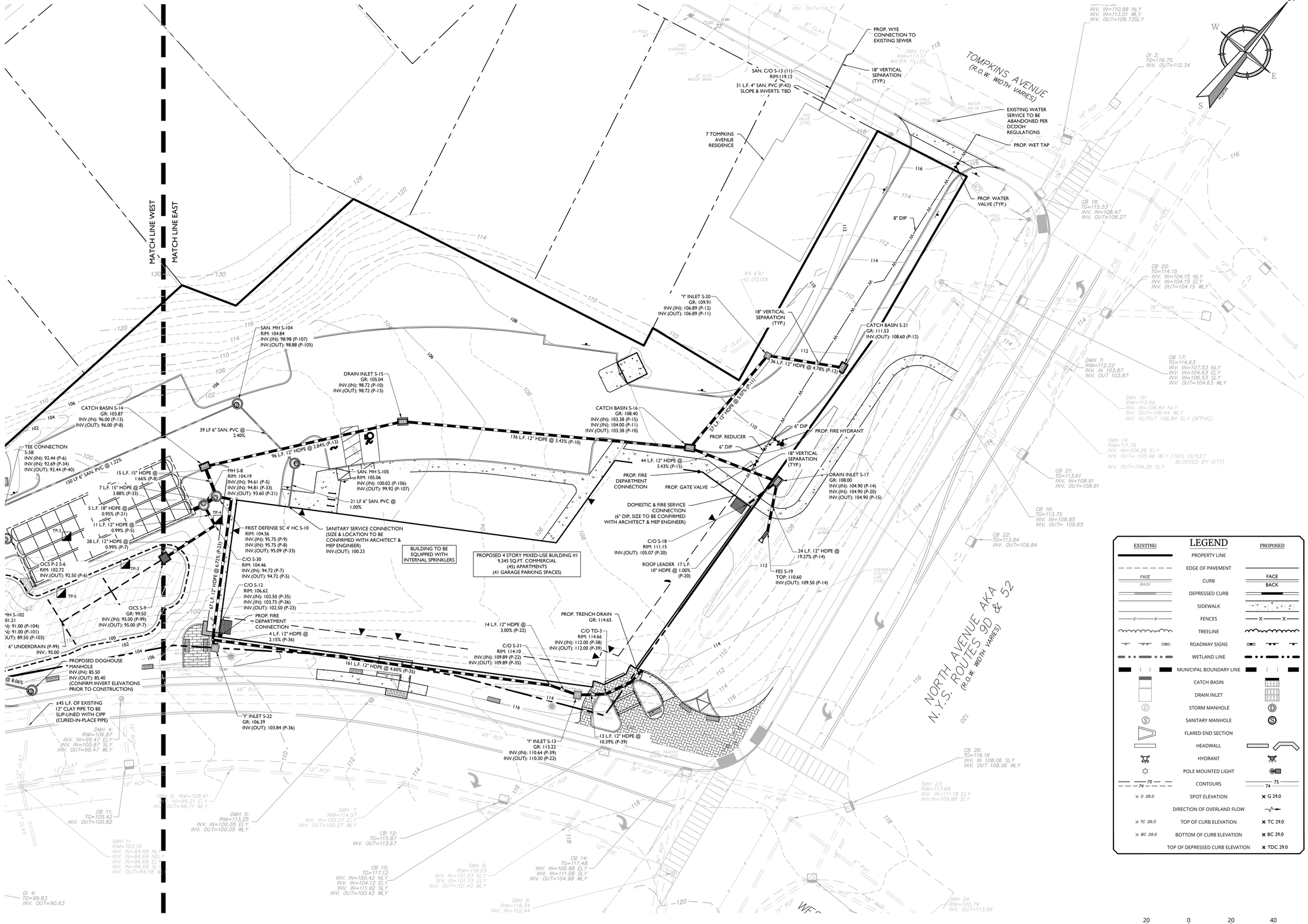

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
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	CATCH BASIN	
	DRAIN INLET	
(P)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
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	HYDRANT	
	POLE MOUNTED LIGHT	
75 74	CONTOURS	75 74
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20282301068A/Engineering/Site Plans/C-UTIL.dwg/C-09-UTILITY By:KYLE SHALLOW

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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

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PROJECT NUMBER: 23010468A	DRAWING NAME: C-UTIL		

SHEET TITLE:
UTILITIES PLAN (EAST)

SHEET NUMBER:
09 of 19

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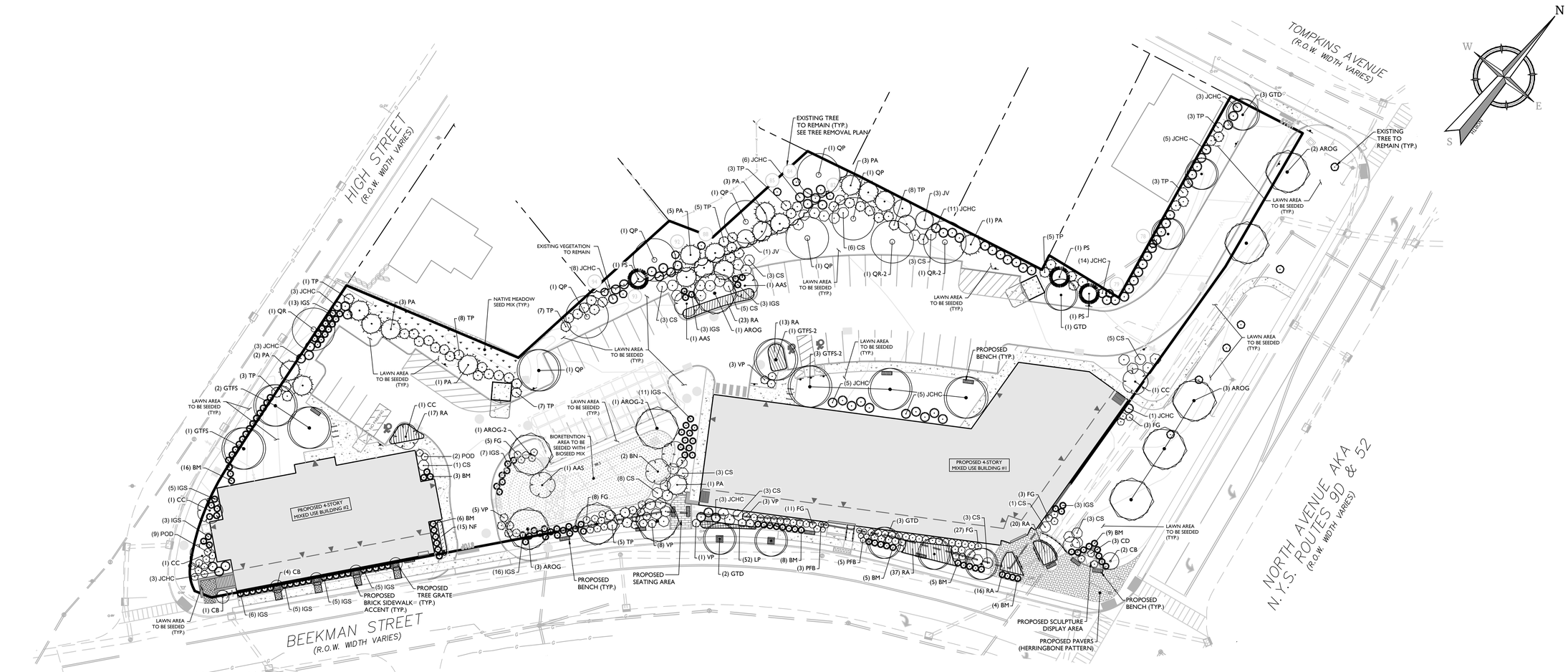


SITE PLANTING SCHEDULE

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	9	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS-2	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QP	7	Quercus palustris	Pin Oak	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR	1	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR-2	2	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	4	Juniperus virginiana	Eastern Red Cedar	B & B	8-10' Ht.	DENSE / TYP. SPECIES HABIT
PA	19	Picea abies	Norway Spruce	B & B	10-12' Ht.	DENSE / TYP. SPECIES HABIT
PS	3	Pinus strobus	Eastern White Pine	B & B	10-12' 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	47	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	65	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Column Juniper	CONT	8-10' 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	52	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	8-10' 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

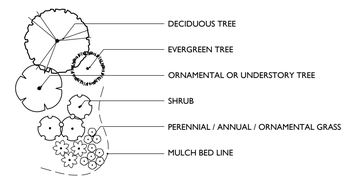
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

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

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2023\23010468A\Engineering\Site Plans\C-LAND.dwg\C-13-LANDSCAPE By: KYLE SHALLOW

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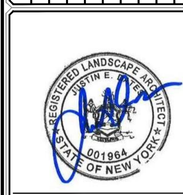

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TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

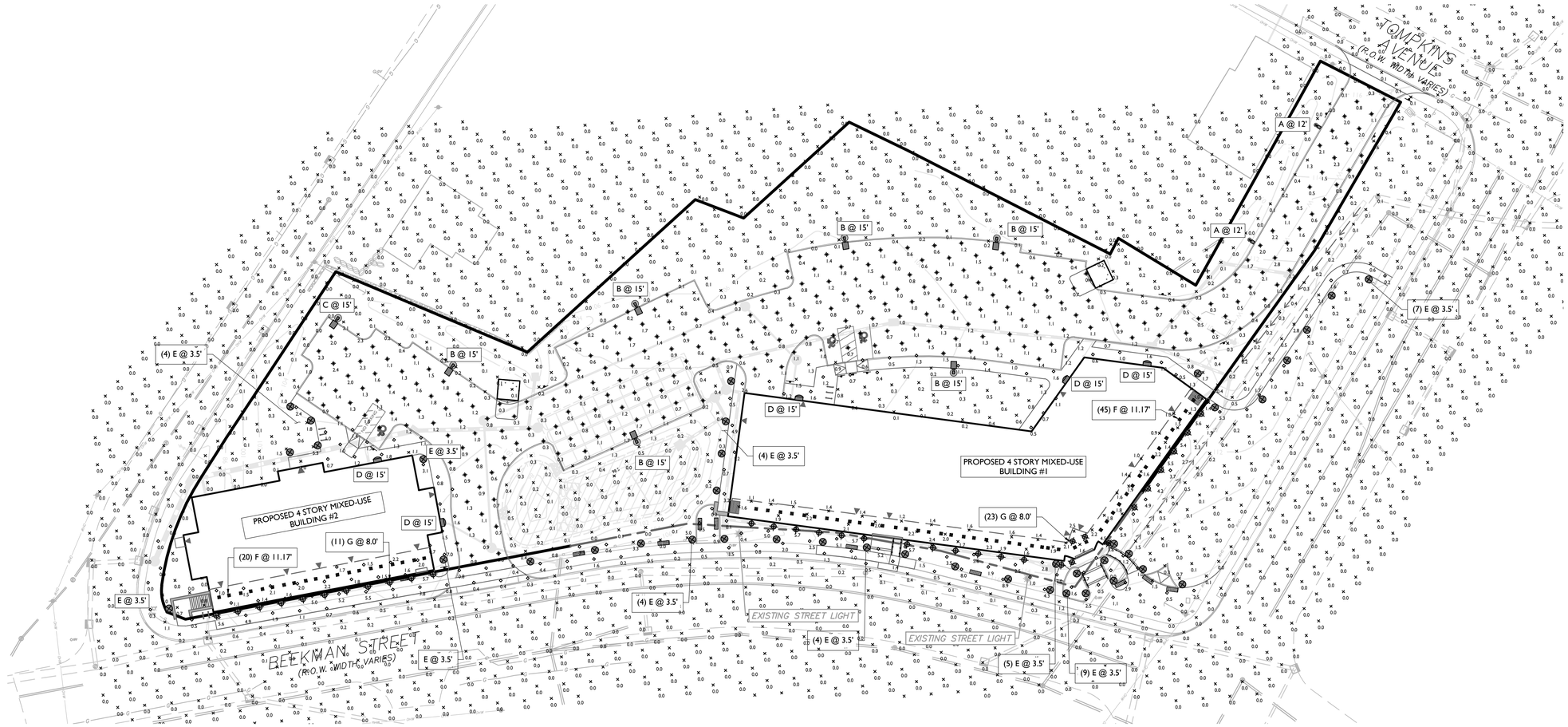
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 12 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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-DMG-EGSR
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-DMG-EGSR
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-DMG-EGSR
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-DMG
E	40	LITHONIA LIGHTING RADEAN BOLLARD LED SITE LUMINAIRE **	SINGLE (BOLLARD)	3.5'	507	2700K	80	0.9	RADB LED-P2-27K-ASY-MVOLT-DMG-BTT-BCF-DBLXD
F*	65	TROY RLM - LAGUNA OUTDOOR PENDANT LIGHT	SINGLE-CEILING MOUNT (ARCADE)	11.17'	738	2700K	80	0.9	7721401057325
G*	34	CESAR AMP WALL SCONCE (MED) **	SINGLE-WALL SCONCE	8'	1,142	2700K	90	0.9	CESAR-AMP-M-DWN-1L-927-FM-RD-BK

* REFER TO FINAL ARCHITECTURAL PLANS FOR FIXTURE DETAILS.
** SITE LIGHTING FIXTURES & WALL SCONCES TO BE DIMMABLE AND DIMMING CONTROLS FOR SAME SHALL BE PROVIDED & COORDINATED TOGETHER FOR OWNER CONTROL.

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
SITE 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:
   POLE & WALL 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

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

2023\23010468A\Engineering\Site Plans\C-LGHT.dwg|C-13 LIGHTING By: KYLE SHALLOW

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
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-
-	-	-	-

Colliers Engineering & Design
www.colliersengineering.com

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

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

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 13 of 19

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
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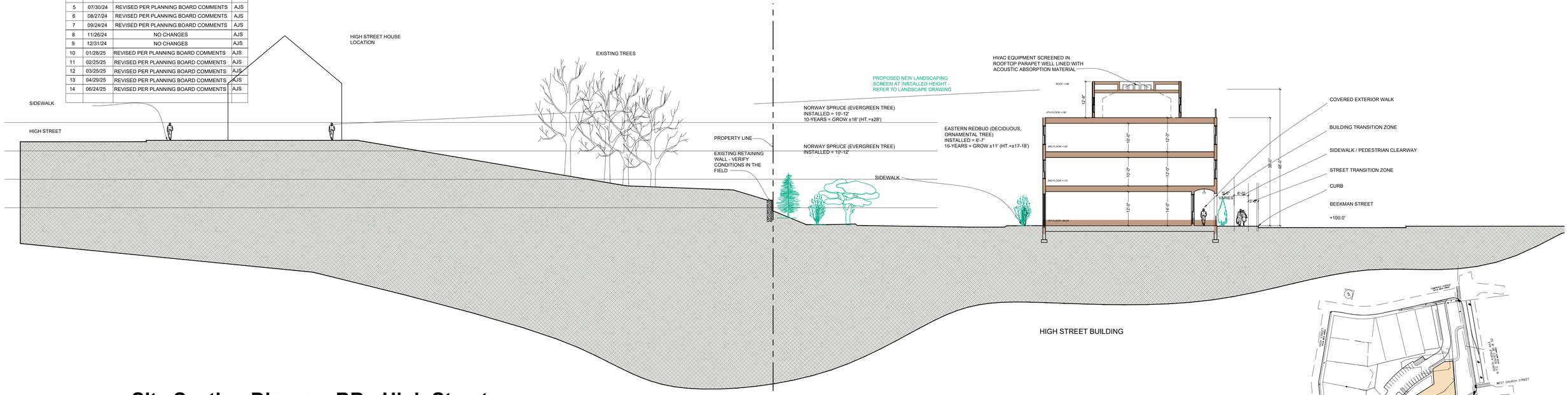
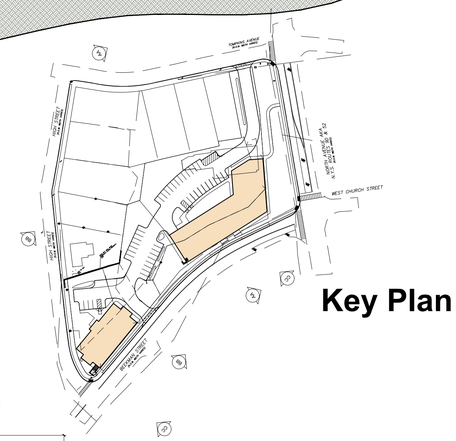
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS

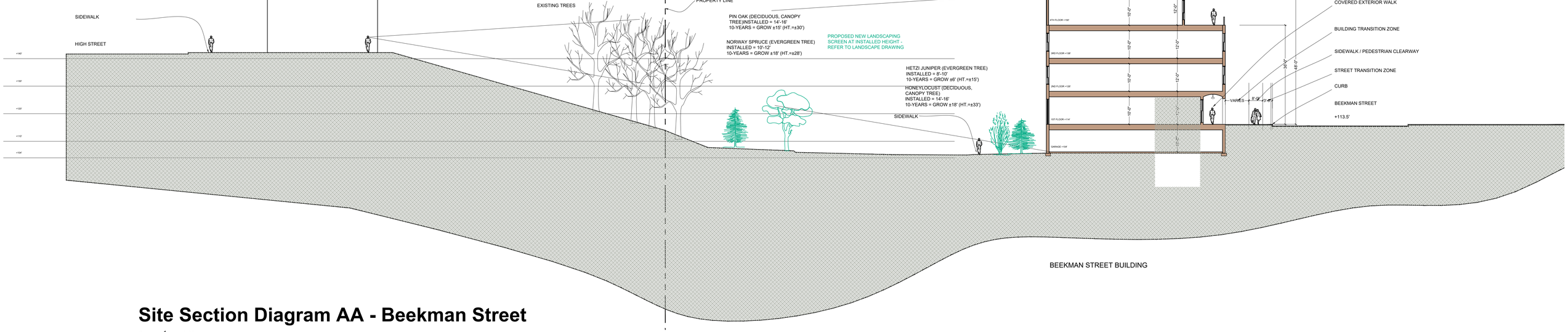


Site Section Diagram BB - High Street

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



Key Plan



Site Section Diagram AA - Beekman Street

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

Site Plan Application

Sheet A-104 - Site Section Diagram - Initial Planting Height

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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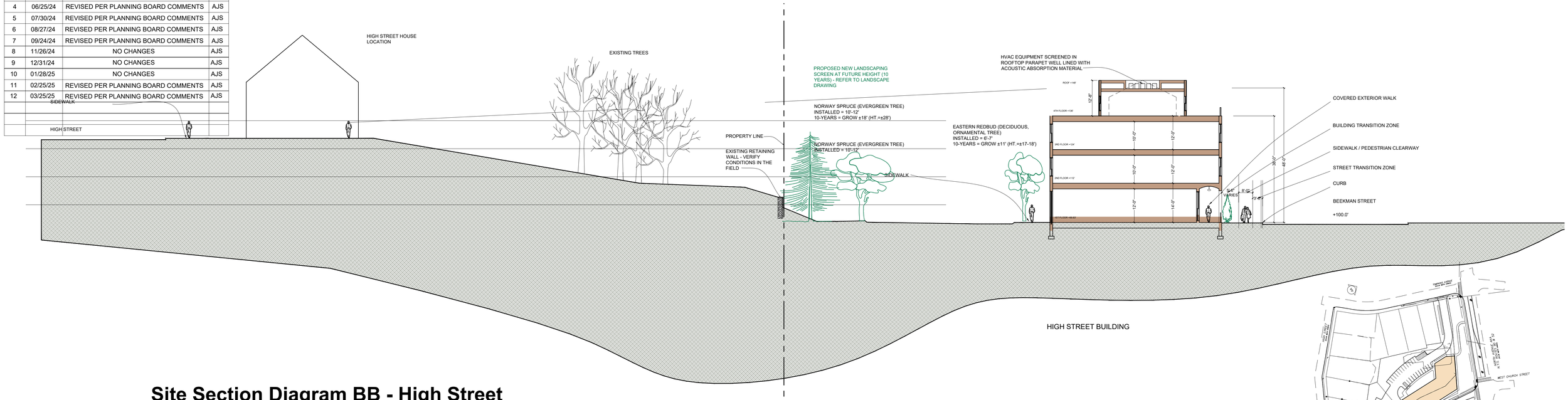
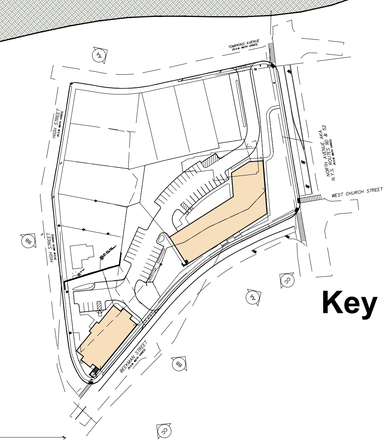
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	NO CHANGES	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS

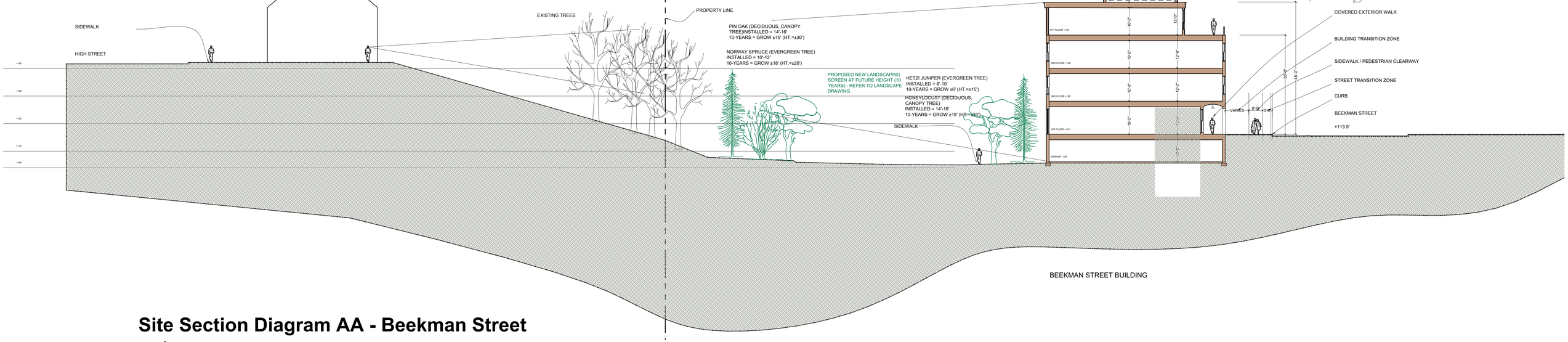


Site Section Diagram BB - High Street

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



Key Plan



Site Section Diagram AA - Beekman Street

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

Site Plan Application

Sheet A-105 - Site Section Diagram - Future Planting Height

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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12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
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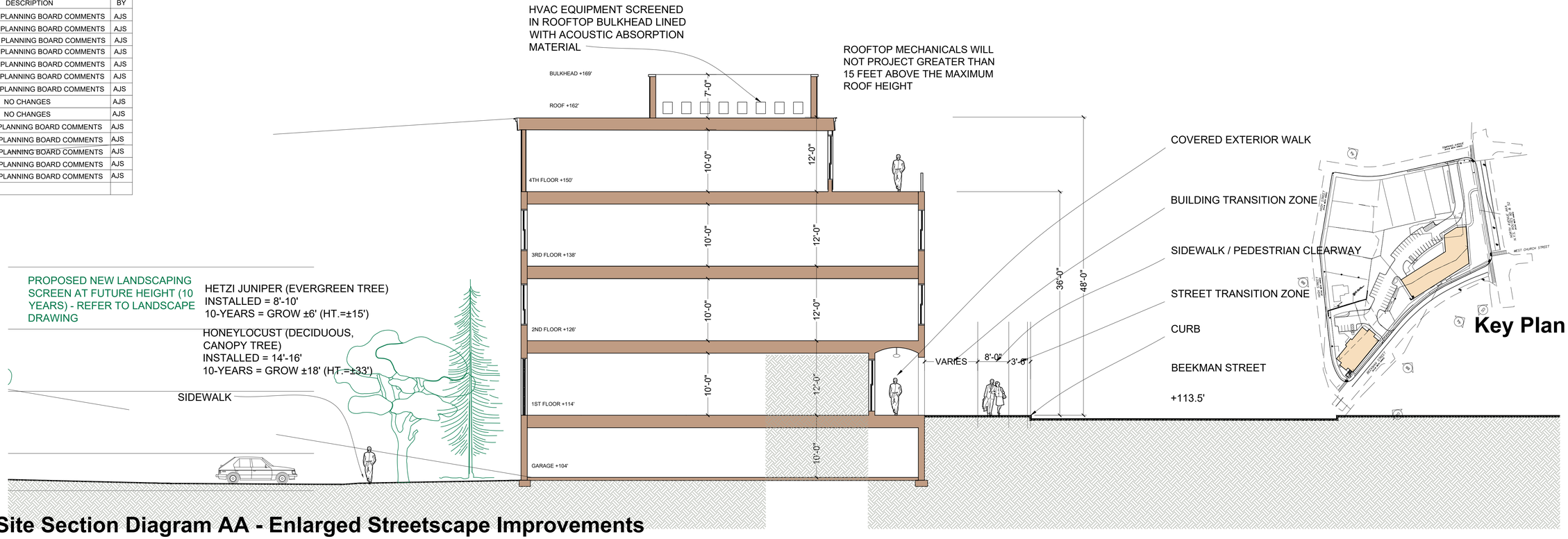
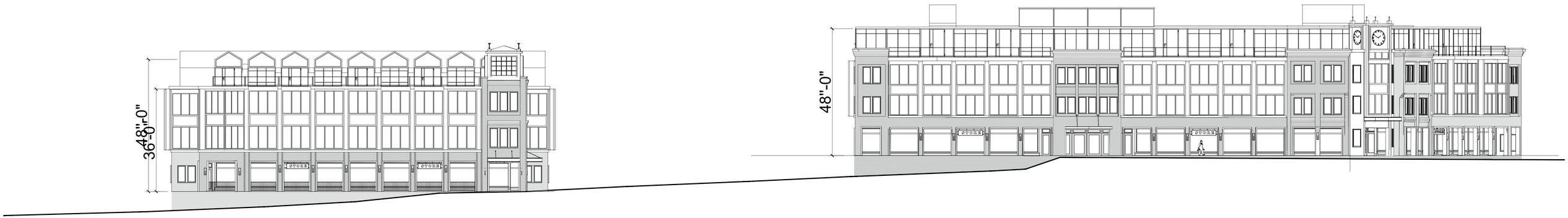
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Section Diagram AA - Enlarged Streetscape Improvements

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



Site Section Diagram CC - At Sidewalk Along Beekman Street

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

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

Site Plan Application

Sheet A-106 - Site Section Diagram

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

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

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

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

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

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

1 Beekman Street Building - Elevation

Scale: 1/16" = 1'-0"

PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

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

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

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

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

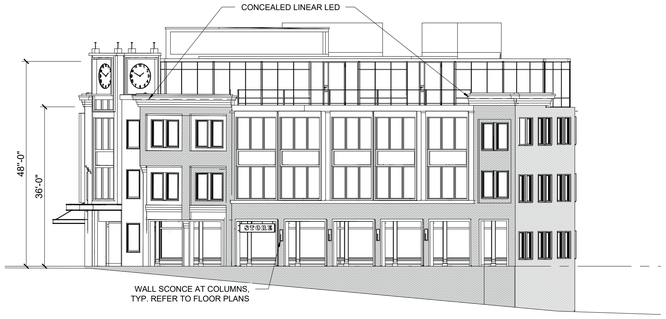
METAL PANEL & METAL TRIM
COLOR: BENJAMIN MOORE HC-462

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

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

2 Beekman Street Building - Elevation

Scale: 1/16" = 1'-0"

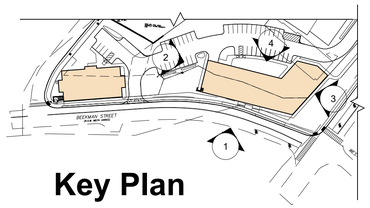


3 Beekman Street Building - Elevation

Scale: 1/16" = 1'-0"

4 Beekman Street Building - Elevation

Scale: 1/16" = 1'-0"



Key Plan

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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12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Views at Rear of Building

View From Beekman

View From Beekman

View From Beekman

View From Beekman

Site Plan Application

Sheet A-107 - Elevations 1

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

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

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

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

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

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

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

PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

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

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

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

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

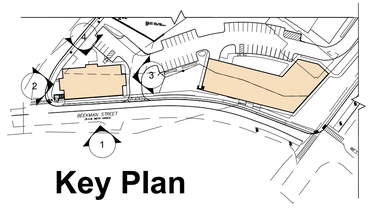
DOUBLE GLAZED INSULATED CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

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

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

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



Key Plan

View From High Street (With Landscaping)

View From High Street (Without Landscaping)

View at Corner

View From Beekman

View From Beekman

View From Beekman

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
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2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet A-108 - Elevations 2

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

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

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

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

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

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

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

Colliers Engineering & Design

June 24, 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 June 4, 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: **Mr. Russo has provided a sample agreement and this is under review. A draft will be provided for review in a future submission.**

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

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

Colliers Engineering & Design

Lot Consolidation Plan:

Comment 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.

Response 1: Comment noted. No further response required.

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

Response 2: Comment noted.

Sheet 4 of 19:

Comment 1. The applicant will need to seek a variance for the proposed parking located within the required setback along High Street. ***Applicant notes that they will be appearing before the Zoning Board of Appeals at the June 17'h meeting.***

Response 1: The Applicant presented the above noted variance request to the City Zoning Board of Appeals (ZBA) on June 17, 2025 and it was unanimously granted by the Board.

Sheet 8 & 9 of 19:

Comment 1. Based upon previous dye testing conducted, ii 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

Response 1: The Utility Plans provided with this updated submission have been revised to depict a proposed sanitary sewer service for 7 Tompkins Avenue to the existing City line in Tompkins Avenue. CED is seeking a follow-up site visit with the owner to confirm the existing location of the existing sanitary service from the home as well as clarification if the basement is sewered. Confirmation of these items will clarify the proposed service line.

Comment 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

Colliers Engineering & Design

main and 2 manholes) to be installed as part of the project. The sewer utilities should be revised accordingly on the plans.

Response 2: **Based on the findings noted above, the Utility Plans provided with this updated submission have been revised to reduce the proposed on-site sanitary sewer service line for connection with the existing City lines in Beekman Street.**

Comment 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.

Response 3: **The Utility Plans provided with this updated submission have been revised to note that the remaining section of 12" sewer line (±45-feet) between the proposed Dog-House Manhole and existing SMH-5 shall be lined with CIPP. The hole noted above will be eliminated based on the removal of the existing on-site sewer line upstream from the Dog-House Manhole.**

Sheet 12 of 19:

Comment 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.

Response 1: **The Landscape Plan provided with this updated submission has been revised to address the above noted concern.**

Stormwater Pollution Prevention Plan:

Comment 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.

Colliers
Engineering & Design

Response 1: **The 4/29/25 submission to the Board provided a revised Sheet 19 (Construction Details) which specified a liner on the Bioretention System Cross Section Detail.**

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.**

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\250624 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

June 24, 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, June 6, 2025.

KARC Planning Consultant's Comment Responses:

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. If the Board acts on SEQRA, this matter should be referred to the Zoning Board of Appeals for review.
   Response: The ZBA granted the requested variance for the parking spaces (including the back-up area needed to access one of the parking spaces) within the 40 foot setback, at their June 17, 2025 meeting.

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 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.

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.
   Response: The design for the rear elevations of the building has been updated in response to comments discussed at the June Planning Board meeting.

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

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

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.

Response: Comment acknowledged.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: July 2, 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 June 24, 2025
- Exhibit A: Response to Comments Memo prepared by Colliers Engineering and Design, dated June 24, 2025
- Exhibit B: Responses to Comments Memo prepared by Aryeh Siegel Architect, dated June 24, 2025
- Site Plan Sheets (10 sheets) prepared by Colliers Engineering and Design, dated January 30, 2024, last revised June 24, 2025
- Architectural Sheets (5 sheets) prepared by Aryeh Siegel Architect, dated November 28, 2023, last revised June 24, 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. Parcel #689990 and a portion of parcel #781983 are included within the Historic District and Landmark Overlay (HDLO) Zone.

Comments & Recommendations:

1. **Easement Agreement**. The proposed sidewalk connection to NYS Route 9D and sculpture area extend into the right-of-way that will be retained by NYS DOT. As such, a DOT Highway Permit or Use and Occupancy Permit may be required. It is recommended that the Board's legal counsel include, as a condition of site plan approval, that an easement agreement or other acceptable documentation demonstrating NYS DOT authorization for the proposed improvements be provided, as deemed appropriate by counsel.

2. **Elevations**: The rear elevation of the proposed Beekman Building has been updated in response to comments discussed at the June Planning Board meeting. The following comments are offered for

continued Board consideration:

a. **Window Composition.** The window arrangements on the front and rear façades appear to follow different compositional logics. On the front elevation, large paired windows are framed within bays that create a cohesive rhythm. In contrast, the rear elevation presents groupings of four smaller windows at the first floor and nearly square windows running vertically up the stair towers. These window types and arrangements do not clearly correspond to the front façade treatment.

   The architect should clarify the design intent behind the contrasting window treatments so the Board can understand whether the divergence serves a programmatic function (e.g., interior layout, lighting, privacy) or if it's a stylistic choice. The applicant is also encouraged to explore ways to create a stronger visual continuity between the front and rear facades, such as aligning sill lines, mirroring mullion patterns, or using similar framing elements.

b. **Tower Fenestration:** The stair towers on the rear elevation could benefit from more considered fenestration. The current arrangement of small, square windows feels disconnected from the rest of the building and may amplify the towers' visual bulk. Modest refinements to window size, proportion, or placement could help soften this effect and create a more integrated appearance.

3. **Lighting plan:** Many of the previous lighting hot spots have been addressed. However, two areas remain with illumination levels of 8.0 and 8.9 fc on the sidewalk near the Beekman Building's corner entrance. These levels exceed the maximum of 7.0 fc indicated in the Luminaire Schedule. The applicant should clarify or revise the plan to ensure consistency between the schedule and the proposed light distribution, and eliminate any unnecessary hot spots.

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

LANC & TULLY
Engineering and Surveying, P.C.

July 1, 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 June 24, 2025, from Cuddy & Feder.
- Correspondence dated June 24, 2025, from Colliers Engineering & Design.
- Correspondence dated June 24, 2025, from Aryeh Siegel, Architect.
- Plans titled "Site Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC", with the latest revision date of June 24, 2025, and consisting of Sheets 2 through 9 of 19 and Sheets 12 and 13 of 19, as prepared by Colliers Engineering & Design.
- Architectural plan Sheets A-104, A-105, A-106, A-107 and A-108 titled "45 Beekman Street", with the latest revision date of June 24, 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.***

4. Applicant received a variance on June 17, 2025, in regard to the parking in proximity to the setback along High Street. A note shall be included on the plans stating when the variance was granted and what the variance was specifically granted for.

Lot Consolidation Plan:

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

Sheet 5 of 19:

1. The grading along the rear of the existing stone retaining wall near Inlet S-7 should be adjusted so that the swale is directed towards the drainage structure and away from the base of the wall.

Sheet 6 of 19:

1. The swale line behind the sidewalk on High Street should be shifted towards the project site so that there is more of a flat area behind the sidewalk before said swale line.

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

From: Scott Lerman
To: Mercedes Perez
Subject: Corrected Re: Proposed Mixed-Use Development Premises: 45 Beekman Street, High Street
Date: Thursday, June 19, 2025 11:21:28 AM

Ms. Perez, I corrected a typo in the last sentence, please distribute this version to the Planning and Zoning Boards for entry into the public record.

_____

Chairman Gunn and the Planning Board and the Zoning Board

In Nov. of last year the planning board asked the Beekman/High St. developer, in writing. to **include a view of their project from High Street** so that the board could properly evaluate the impact of the project on the HDLO. Yet the developer still has not, to my knowledge, done so. The developer continues to use the same questionable rendering in their plan set that shows perfect screening (from somewhere) — and did so again last night in the Zoning Board review of their request for a parking variance.

I do not understand how the Planning Board could issue a Neg. Dec. when it was not ever provided with an accurate and complete view of how this major development will look from the HDLO from multiple viewpoints on High Street—in Winter and in Spring. It even had to repeatedly ask the architect for views of the back of the High Street structure. Why hasn't the Board required that information be provided in a timely manner and in a useful form and hold the process until that is supplied to its satisfaction?

It also seemed to me, that the Neg Dec decision was characterized before the vote as an interim step that would not limit the Board's ability to ensure that High Street was ultimately properly screened from the parking lot and buildings. Yet the developer's legal counsel made the argument last night, that a parking variance should be approved because the overall project had deemed by the Planning Board to have no negative affect on the HDLO, so how could a handful of spaces even nearer to High Street be a real issue?

The Zoning Board approved the variance, with seemingly no better understanding of the site and its relationship to the HDLO than SHPO, who provided a neg dec *without ever visiting the site*—relying on the biased view presented by the developer, attorney, architect and consultants—countered only be a few public objections by residents.

So, since SHPO says ok, the planning board says ok, so the Zoning board says ok. But what if it is not ok? With the parking variance approved, the High Street "screening" is now confined to a narrow 8' band even nearer to the slope. That seems problematic when the existing slope is already taller than the trees will be for at least 10 years.

Adding a few trees that *might* reach 40ft in decades and a line of shrubs will not, in my view, properly screen the HDLO. It is also unclear what existing trees will remain. Can/will the Planning Board use its own expertise and if needed, an outside consultant, to figure out what is really happening and would actually protect our City's HDLO?

The HDLO view is at least as important as the "gateway" view into Beacon. It should not be treated as an afterthought.

Respectfully,
Scott Lermam
40 North St.

From: Scott Lerman
To: Mercedes Perez
Subject: Screening of Proposed Mixed-Use Development Premises: 45 Beekman Street, High Street
Date: Monday, July 7, 2025 4:12:51 PM

Ms. Perez, please distribute this second letter to the Planning and Zoning Boards for entry into the public record. Thank you

_____

Chairman Gunn and the Planning Board and the Zoning Board

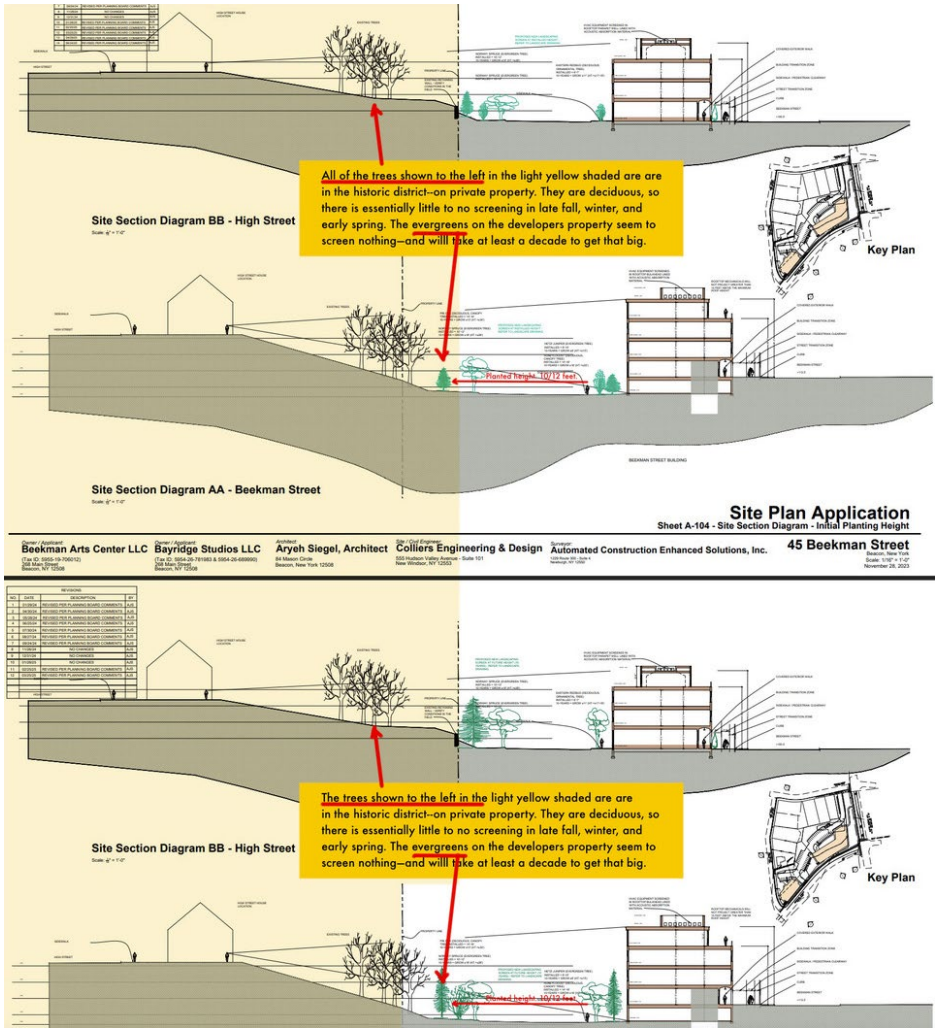
As the developer and architect have posted new elevations on the agenda site [I have attached an annotated version] that claim to address the screening of their proposed project from the HDLO on High Street, I have a few observations.

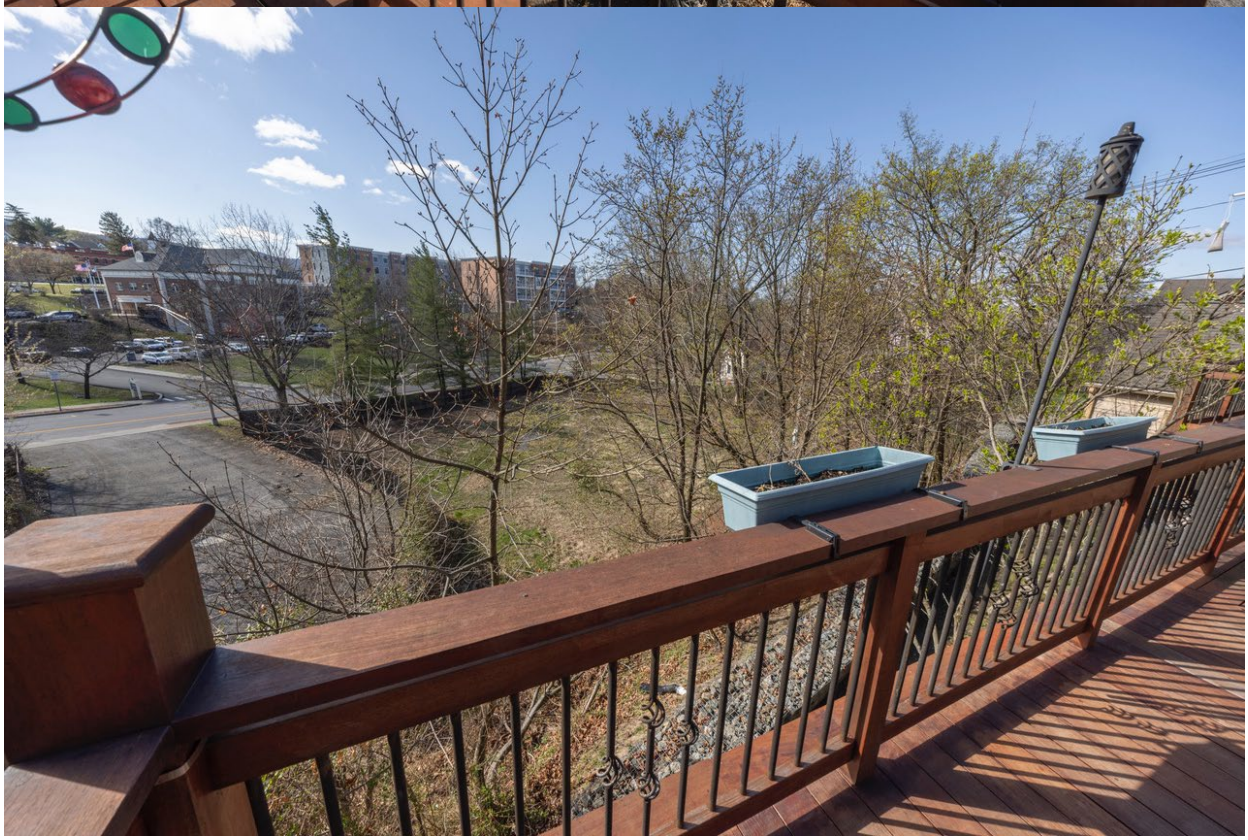
The trees that they depict that can physically screen the HDLO are existing and well up the slope on High Street private property. Those trees are deciduous and do not provide any real screening for much of the year. [Views from High Street in April are attached.] The revised landscaping trees plan (planted on the development site as it is now configured), even if some are evergreen, **can never grow large enough to provide any real screening.**

In my view, the only way to provide any meaningful screening is for the developer to work with the High Street residents to develop a planting plan with extensive evergreen plantings on their properties—well up the slope and then resubmit something workable for Planning Board review.

The plan they have proposed is seems useless as screening for the HDLO.

Sincerely,
Scott Lerman
40 North Street





Chairman Gunn and the Planning Board and the Zoning Board

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the HDLO from multiple viewpoints on High Street—in Winter and in Spring. It even had to repeatedly ask the architect for views of the back of the High Street structure. Why hasn't the Board required that information be provided in a timely manner and in a useful form and hold the process until that is supplied to its satisfaction?

It also seemed to me, that the Neg Dec decision was characterized before the vote as an interim step that would not limit the Board's ability to ensure that High Street was ultimately properly screened from the parking lot and buildings. Yet the developer's legal counsel made the argument last night, that a parking variance should be approved because the overall project had deemed by the Planning Board to have no negative affect on the HDLO, so how could a handful of spaces even nearer to High Street be a real issue?

The Zoning Board approved the variance, with seemingly no better understanding of the site and its relationship to the HDLO than SHPO, who provided a neg dec *without ever visiting the site*—relying on the biased view presented by the developer, attorney, architect and consultants—countered only be a few public objections by residents.

So, since SHPO says ok, the planning board says ok, so the Zoning board says ok. But what if it is not ok? With the parking variance approved, the High Street "screening" is now confined to a narrow 8' band even nearer to the slope. That seems problematic when the existing slope is already taller than the trees will be for at least 10 years.

Adding a few trees that *might* reach 40ft in decades and a line of shrubs will not, in my view, properly screen the HDLO. It is also unclear what existing trees will remain. Can/will the Planning Board use its own expertise and if needed, an outside consultant, to figure out what is really happening and would actually protect our City's HDLO?

The HDLO view is at least as important as the "gateway" view into Beacon. It should not be treated as an afterthought.

Respectfully,
Scott Lermam
40 North St.

From: Maryellen Case
To: Mercedes Perez
Cc: larry mcasemedia.com; Scott Lerman; Robert Fio Rito; Edwin Chong; James Zellinger; Briar Botsford; Lisa Plimley
Subject: Written Statement for July 8 Planning Board Meeting: 45 Beekman Street, High Street
Date: Tuesday, July 8, 2025 8:02:59 AM
Attachments: 45 BeekmanHigh St Proposal.png

Hi Ms. Perez,

I regret that I am unable to attend this evening's Planning Board meeting, but I respectfully request that my comments be entered into the record. I fully concur with Mr. Lerman's observations and conclusions below regarding the inadequacy of the proposed screening along High Street. Specifically, I share his concern that the current screening measures remain insufficient, as the homes on High Street will still have direct, unobstructed views of the High Street building.

To illustrate this point, I have included a photo taken recently from the second-floor front window of 9 High Street, which shows the existing plantings along High Street. As the image makes clear, the building in question will not be meaningfully screened from view and will remain highly visible to the High Street neighborhood.

Additionally, I am disappointed by the recent decision of the Zoning Board on June 17th to approve the parking variance. While Board members initially expressed interest in waiting for a more accurate and detailed screening plan, the matter appeared to be rushed to conclusion. The approval of this variance has further reduced the limited space available for effective screening, thereby exacerbating the issue.

The developer's submitted rendering, purporting to show a "view from High Street," is particularly concerning. It is unclear where this viewpoint is intended to be located, and the rendering fails to reflect the actual visual impact the proposed buildings will have on High Street residents.

Recently, several High Street residents met with the Mayor on the porch of 9 High Street. He urged us to place our trust in the Planning Board to do the right thing. We are trying to do just that — to participate in good faith and engage constructively. However, our attempts to voice our concerns have often been interrupted by the developer's legal counsel, and thus far we've had no legal representation of our own at these proceedings.

We respectfully urge the Planning Board not to proceed with further approvals at this time. We believe the scale and scope of this development within the HDLO district will have a lasting and detrimental impact on both the High Street neighborhood and the broader Beacon community. In its current form, the project fails to provide adequate screening and does not respect the character or quality of life of the surrounding area.

Thank you for your time and thoughtful consideration.

Maryellen Case
President
MCaseMedia, Inc.
914-953-3202

From: Scott Lerman <scotthlerman@gmail.com>
Sent: Monday, July 7, 2025 4:12 PM
To: Mercedes Perez <mperez@beaconny.gov>
Subject: Screening of Proposed Mixed-Use Development Premises: 45 Beekman Street, High Street

Ms. Perez, please distribute this second letter to the Planning and Zoning Boards for entry into the public record. Thank you

_____

Chairman Gunn and the Planning Board and the Zoning Board

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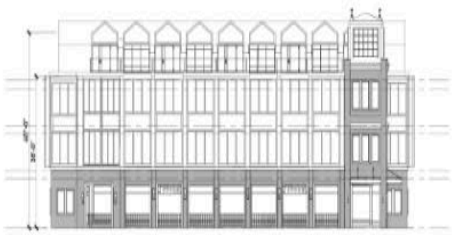
Sincerely,
Scott Lerman
40 North Street



PERFORATED METAL EQUIPMENT SCREEN
COLOR: LIGHT GRAY

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

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

BRICK: GLEN GARY 9300 MIX
W/ MORTAR COLOR: GREY

METAL PANEL & METAL TRIM
COLOR: BENJAMIN MOORE HC-622

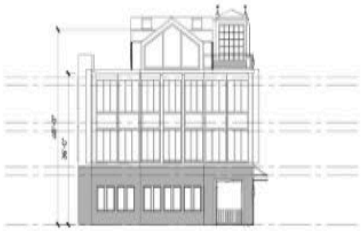
DOUBLE GLAZED INSULATED CASEMENT WINDOWS
ALUMINUM FINISHING COLOR:
BENJAMIN MOORE HC-622

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

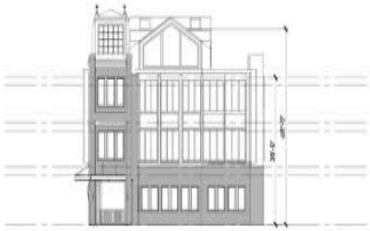
1 High Street Building - Elevation
Scale: 1/16" = 1'-0"

View From High Street (With Landscaping)

View From High Street (Without Landscaping)



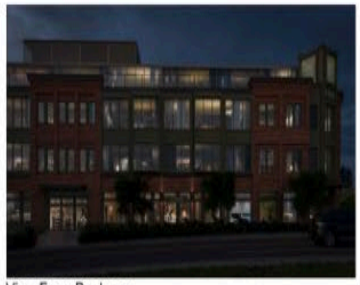
2 High Street Building - Elevation
Scale: 1/16" = 1'-0"



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

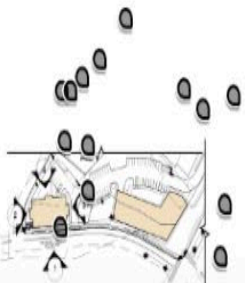
View at Corner

View From Beekman



View From Beekman

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

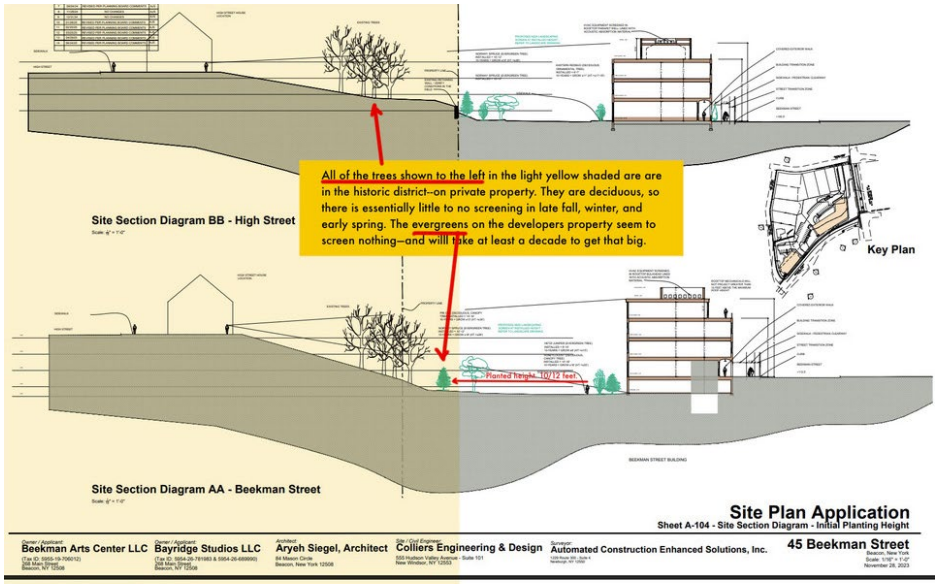


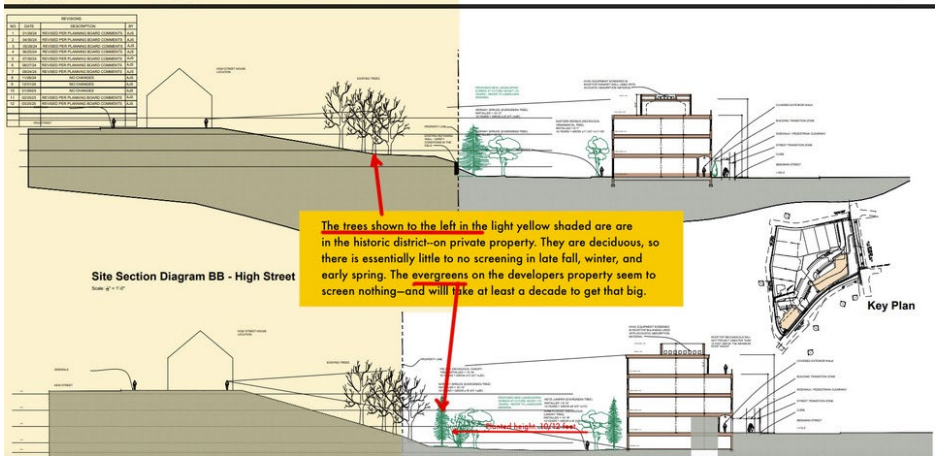
Key Plan

REVISIONS			
NO	DATE	DESCRIPTION	BY
1	01/28/24	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	06/05/24	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	01/30/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS

View From Beekman

Site Plan Application


All of the trees shown to the left in the light yellow shaded are are in the historic district--on private property. They are deciduous, so there is essentially little to no screening in late fall, winter, and early spring. The evergreens on the developers property seem to screen nothing--and will take at least a decade to get that big.
Site Section Diagram BB - High Street
Key Plan
Planted Height: 10/12 feet
Site Section Diagram AA - Beekman Street
Site Plan Application
Sheet A-104 - Site Section Diagram - Initial Planting Height
Beekman Arts Center LLC
Bayridge Studios LLC
Aryeh Siegel, Architect
Colliers Engineering & Design
Automated Construction Enhanced Solutions, Inc.
45 Beekman Street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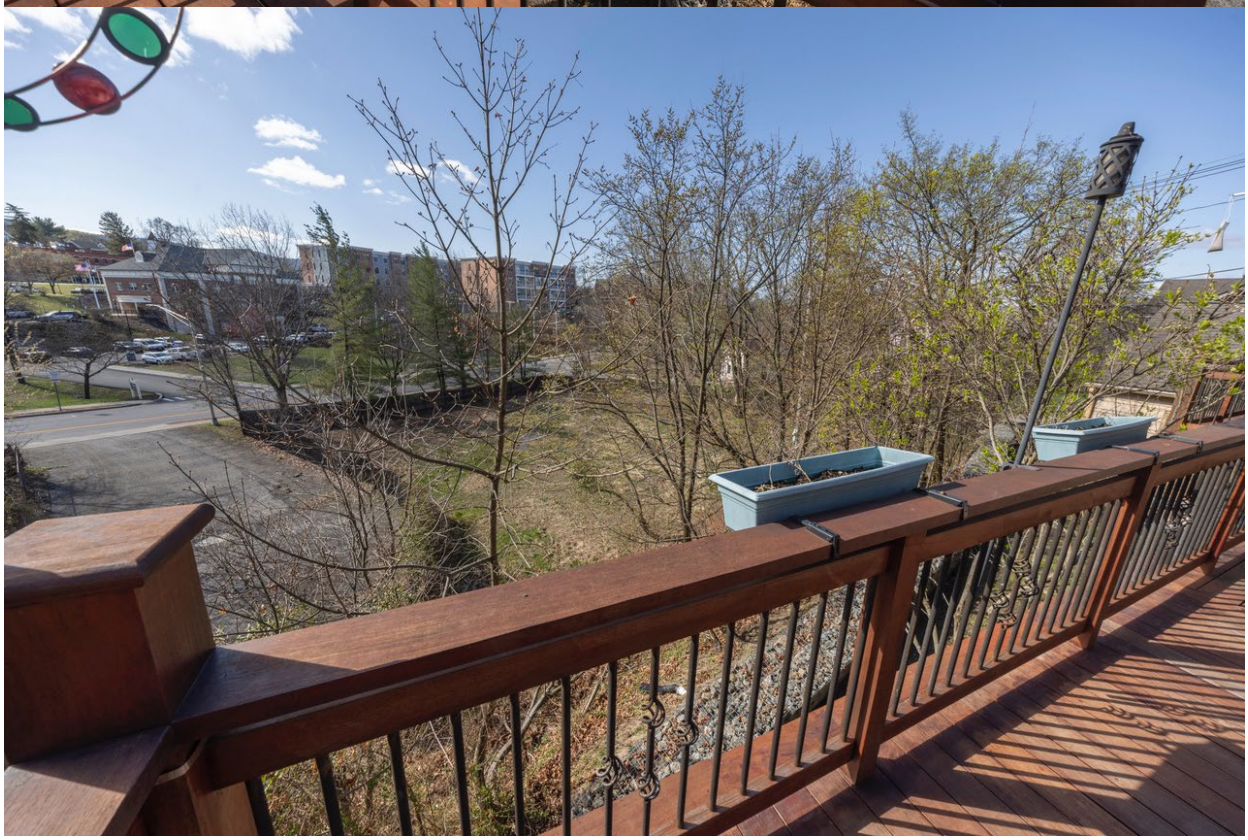
Site Section Diagram BB - High Street
Key Plan
Planted Height: 10/12 feet



Chairman Gunn and the Planning Board and the Zoning Board

In Nov. of last year the planning board asked the Beekman/High St. developer, in writing. to **include a view of their project from High Street** so that the board could properly evaluate the impact of the project on the HDLO. Yet the developer still has not, to my knowledge, done so. The developer continues to use the same questionable rendering in their plan set that shows perfect screening (from somewhere) — and did so again last night in the Zoning Board review of their request for a parking variance.

I do not understand how the Planning Board could issue a Neg. Dec. when it was not ever provided with an accurate and complete view of how this major development will look from

the HDLO from multiple viewpoints on High Street—in Winter and in Spring. It even had to repeatedly ask the architect for views of the back of the High Street structure. Why hasn't the Board required that information be provided in a timely manner and in a useful form and hold the process until that is supplied to its satisfaction?

It also seemed to me, that the Neg Dec decision was characterized before the vote as an interim step that would not limit the Board's ability to ensure that High Street was ultimately properly screened from the parking lot and buildings. Yet the developer's legal counsel made the argument last night, that a parking variance should be approved because the overall project had deemed by the Planning Board to have no negative affect on the HDLO, so how could a handful of spaces even nearer to High Street be a real issue?

The Zoning Board approved the variance, with seemingly no better understanding of the site and its relationship to the HDLO than SHPO, who provided a neg dec *without ever visiting the site*—relying on the biased view presented by the developer, attorney, architect and consultants—countered only be a few public objections by residents.

So, since SHPO says ok, the planning board says ok, so the Zoning board says ok. But what if it is not ok? With the parking variance approved, the High Street "screening" is now confined to a narrow 8' band even nearer to the slope. That seems problematic when the existing slope is already taller than the trees will be for at least 10 years.

Adding a few trees that *might* reach 40ft in decades and a line of shrubs will not, in my view, properly screen the HDLO. It is also unclear what existing trees will remain. Can/will the Planning Board use its own expertise and if needed, an outside consultant, to figure out what is really happening and would actually protect our City's HDLO?

The HDLO view is at least as important as the "gateway" view into Beacon. It should not be treated as an afterthought.

Respectfully,
Scott Lermam
40 North St.

From: james zellinger
To: Mercedes Perez; John Gunn
Cc: Maryellen Case; Edwin Chong
Subject: 45 Beekman
Date: Tuesday, July 8, 2025 12:33:23 PM

Mercedes,
Please forward to the Planning Board for tonight's meeting. I am unable to attend in person. Thank you!!

James Zellinger
West Church

Planning Board Review – 45 Beekman

Public Comment, July 8, 2025

James Zellinger – West Church Street, Beacon

I continue to oppose the development at 45 Beekman. The reasoning for my opposition remains the same: the scale/mass, design, street frontage landscaping, and materials do not follow the stated requirements of the Comprehensive Plan and the Linkage District Plan. I realize it is up to the Board to interpret the meaning of these elements and I don't envy that task. That said, a steady stream of local residents have outlined the same issues over and over. These are reasonable people that want what is best for the city and in particular, this development. As I have stated repeatedly, no one is against development, they are only against development that detracts from the neighborhood, the gateway location, and the city overall. I feel that this (like The View before it) will be an anchor on all development in Beacon as it will be an example of permissive guidelines and the and power of developers over city administration.

The most recent issue of screening is again an example where the public is clear in it's opposition but the Zoning Board and Planning Board have given favor to the developer by allowing a 40 ft requirement to be limited to 8 ft. This will not adequately sustain the size and breadth of tree cover necessary to screen the view of the building. To that point, I urge the Board to reevaluate all of the screening from 9D and from Beekman. If there is no Board opposition to the design and scale, please do the public the courtesy of requiring adequate screening of these buildings. Beyond the aesthetic, the air flow, retention of proper drainage, cooling and shading properties all benefit the structure as well as the public. As we have noted over and over, the speed of vehicles on Beekman is dangerous as they travel down to the train. It has been proven over and over that tree-lined streets create a visual cue to slow down and use caution. Open, treeless streets encourage speeding. This area is dangerous enough. The development and landscaping in its current form will

exacerbate this problem.

Once again, I urge **action** from the Planning Board, not sentiment or silence…but action. **This is the time to press the applicant to respect the city planning documents and guidelines by creating a development that takes the community into consideration**. As I've said before, this is not a NIMBY group of citizens. This is a group that is only asking for considered design, and respectful development.

SUPPLEMENTAL NOTES:

I have stated these points before so I chose not to restate them in my comments but want them to be clear:

The Beekman/High Street development proposal is currently under review and needs to be substantively redesigned and restructured because:

1. It degrades the unique historic Victorian neighborhood that is protected by its designation as a Beacon Historic District Landmark Overlay Zone (HDLO).

2. The 45 Beekman proposal is in violation of the requirements set by the Comprehensive Plan and the Linkage District Plan because it fails to meet stated rules and guidelines.

3. It proposes buildings sized and placed to maximize footprint and avoid variances, not designed to mitigate the development's impact on a historic residential neighborhood or enhance the entrance to our city.

4. The developer has responded to deep concerns expressed by the board and community by tinkering with details or blatantly defying stated requirements rather than coming up with better solutions that reconsiders the design, massing, and placement of the development.

PETITION as of July 8, 2025

Save the historic identity of Beacon NY, Oppose the 45 Beekman/High Street development

355 Verified signatures

The Issue

Beacon New York has been overrun by outsized, out of character, outsider residential

developments like the 45 Beekman/High Street project. These large, sterile, ship-like buildings are extracting the historical, cultural, and unique identity of Beacon and have serious impacts on resources and affordability.

By allowing developers to extract value from our corner of the Hudson Valley we risk losing what makes Beacon a distinctively livable place to live, work, and raise a family. Adding more and more large, uninspired, condos and apartments will only further Beacon's decline towards a weekender-based monoculture.

The Beekman/High Street development proposal is currently under review and needs to be substantively redesigned and restructured because:

1. It degrades the unique historic Victorian neighborhood that is protected by its designation as a Beacon Historic District Landmark Overlay Zone (HDLO).

2. The 45 Beekman proposal is in violation of the requirements set by the Comprehensive Plan and the Linkage District Plan because it fails to meet stated rules and guidelines.

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4. The developer has responded to deep concerns expressed by the board and community by tinkering with details or blatantly defying stated requirements rather than coming up with better solutions that reconsiders the design, massing, and placement of the development.

Demand the City of Beacon City Council and Planning Board enforce the precepts of Beacon's comprehensive plan and strongly impose its HDLO zoning requirements by demanding the developer substantively redesign and restructure their proposal.

Footprint of development (below)

From: Edwin Chong
To: Mercedes Perez
Subject: Public comment for Planning Board meeting July 8
Date: Tuesday, July 8, 2025 3:52:00 PM

Hi Mercedes,

Please enter my comments below into the record and forward to the Planning Board for tonight's meeting.

Thank you,
Edwin Chong

To the Planning Board:

I appreciate all the time and thought that the Planning Board has put into reviewing the 45 Beekman proposal to date. As a gateway into Beacon that will welcome visitors and set the tone for Beacon's identity, it is crucial that it properly represents how the community views itself and wishes to be perceived by others, now and into the future.

With that in mind, I believe there are a few important considerations to address before granting approval at this time, and believe that there has been enough public dissent to warrant withholding approval until the Applicant has had a chance to work with the community to address them fully in good faith.

1. Given multiple grounds for ""Moderate to Large Impact," I am surprised that a negative declaration / declaration of no impact was issued for the SEQRA review.
    1. The SEQRA review properly considered requirements as they relate to geological features, water, traffic, etc. However, the full SEQRA Environmental Assessment Form also includes Question 18 - Consistency With Community Character (https://dec.ny.gov/regulatory/permits-licenses/seqr/eaf-workbooks/part-2-identification-of-potential-project-impacts/q18-consistency-with-community-character), which is pertinent but seems to have been overlooked, though not necessarily negligently. This question is notably distinct from Question 10 - Impact On Historic And Archeological Resources.
    2. Question 18 notes that "Historic structures are especially influential on the character of the built environment."
    3. Part of the analysis asks, "Is there a designated historic district impacted? How will that change?" It should be clear by now that abruptly juxtaposing an industrial brick factory aesthetic against a group of Victorian homes will create a change in character and visual impact.

4. This means that:
    1. “The proposed project moderately or significantly changes the visual character of the area”
    2. “The proposed project is of a larger scale than currently exists in the area” (vs the scale of the houses on the block - recall that the West End Lofts are further down and across a busy street, and sit above and set back from the proposed development, making them substantially removed; and The View is even further down the busy street)
    3. “New building design, lot layout, streetscapes, or intensity of use is in sharp contrast to that which exists” - again, the industrial brick factory aesthetic is an abrupt contrast with Queen Anne Victorian
5. The foregoing points in (c) indicate a “Moderate to Large Impact” per SEQRA Question 18.
6. Another part of the analysis for Question 18 asks “What is the architectural scale and character of the proposed new structures and does this differ from existing?”
    1. As has been established, “The proposed project introduces an architectural style that is in sharp contrast in its size, window or door size and style, building materials, roof pitch, façade, color, or signage with existing or surrounding buildings,” which, according to Question 18, means that there is a “Moderate to Large Impact.”
7. Given this impact, the need for highly effective screening is a vital minimum.

2. The Variance review at the Zoning Board meeting 6/17/2025 seemed more concerned with hypothetical administrative issues, rather than the actual impact of the Variance. Final discussion was along the lines of, “If we reject it and it goes back to the Planning Board, what might happen? The Planning Board could reduce the parking requirement, or a different variance could be requested...”
    1. Though it’s “just four parking spaces,” I am concerned that it will adversely impact the ability to properly screen the property against the residences on High St. And this screening is vital to address the impact on the historic district.
3. The Applicant’s continued comparisons to buildings such as the West End Lofts and The View to claim consistency in character and design are misleading.
    1. The development is on a different block than the West End Lofts and The View - the proper comparison would be with the houses on the block on which it sits.
    2. Unlike the West End Lofts and The View, 45 Beekman is on an HDLO block - not only does it directly border the HDLO, but it partially overlaps it. Therefore, when considering consistency of character, it is paramount to align the design of the proposed development with the HDLO. This was even explicitly stated by City Attorney Jennifer Grey at the March Planning Board meeting - “a portion of the property is located in the HDLO district, the portion on the corner of High and Beekman…. so that is relevant as well” (https://youtu.be/BQK3f3SKuPI?si=bTU3IIKoQ8T5FgGV&t=3684)

3. Furthermore, the West End Lofts and The View are much newer developments, and a former Planning Board member (I believe it was Jill Reynolds) is on record as regretting approving the design of The View. To continue to use one or two new buildings as the justification for similar design, rather than an entire block of historic buildings, risks turning Beacon into a bland brick city.

4. I appreciate the Planning Board studying the past history of the area, but I think of greater importance is the need to preserve the historic character of the remaining buildings in the current neighborhood, and not minimize the Victorian character by overwhelming it with something as markedly different as the proposed design.
5. City documents provide multiple grounds to push for a more compatible design.
    1. ***It conflicts with the City's Comprehensive Plan***, in which the City notes that "Historic buildings, sites and neighborhoods make up the core of a community's character and identity… Beacon earned national recognition for its renaissance after being named in 2005 a Preserve America Community. With this designation comes an obligation to meet the higher standard this prestigious award demands. Hereafter, the city must move forward after first looking backward, with historic preservation a guiding principle." (City of Beacon Comprehensive Plan 2017 Update, p114)
    2. ***It further conflicts with the City's Linkage District Plan*** that establishes guidelines for the area between Main Street and the Metro-North train station, where the City determined that new construction in the affected area must "support a sense of design context that appropriately relates historic buildings," and "materials and colors should complement historic buildings on the block." (https://ecode360.com/27125193)
    3. And ***it violates the City Code itself***, which states "Any new construction shall be compatible with neighboring structures." (https://ecode360.com/14521131)

- Edwin Chong

City of Beacon Planning Board Agenda
07/08/2025

Title:

Public hearing and continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.

ATTACHMENTS

300 Main PB 7.8.25 Supplemental Submission Cvr Ltr.pdf

300 Main PB 7.8.25 Exhibit A - Response Memo by Aryeh Siegel Architect 6.24.25.pdf

300 Main PB 7.8.25 Exhibit B - Response Memo by Hudson Land Design 6.24.25.pdf

300 Main PB 7.8.25 Exhibit C - CMS Design Standards Analysis by Aryeh Siegel Architect updated 6.24.25.pdf

300 Main PB 7.8.25 Exhibit D - Revised Site Plan App Form.pdf

300 Main PB 7.8.25 Revised Plans 6-24-25.pdf

300 Main PB 7.8.25 Supplemental Submission forwarding Building Inspector's 6-25-25 Determination(6482014.1).pdf

KARC Review PB_300 Main Street 2025.07.02.pdf

Lanc & Tully 300 Main Street 07-01-25 review.pdf

300 Main Street - SEAF Parts 2 and 3 (4924-1109-0258.1).pdf

300 Main Street - Site Plan_SEQRA Negative Declaration (4905-1841-0834.1).docx

CUDDY +FEDER LLP

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White Plains, New York 10601
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Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

June 24, 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
Supplemental Submission
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. ("HLD"), dated April 29, 2025 and revised June 24, 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 architectural elements and visual character of the proposed building. For instance, the grey siding at the western inset wall has been removed, and this area is now proposed to be finished with brick to match the primary façade of the building. In addition, the dividers in the windows along the upper portion of the retail storefront windows and the retail display windows within the retail arcade walkway have been eliminated. Similarly, the division of the

front-facing bay windows on the upper floors of the building has been simplified to include six (6) long panes only (each bay window will consist of four (4) front-facing panes and two (2) side-facing panes) at each of the second and third floors. These architectural refinements are intended to streamline and enhance the overall visual experience of the building.

The Plans also include the following updates:

- Due to a minor adjustment in the layout of the western inset wall, the overall footprint of the building has moderately increased by 84.0 square feet, and the area of the proposed retail space has increased accordingly.

- The areas of the proposed residential units have been adjusted to provide slightly larger one-bedroom apartments, with an increase of 25.0 square feet per unit, and slightly smaller two-bedroom apartments, with a reduction of 10.0 to 11.0 square feet per unit.

- A gap closure with access panel has been proposed on the eastern side of the building, in the area between the building and the neighboring building at 304 Main Street, to prevent the accumulation of litter in the area between these two buildings.

- An additional lighting details have been added, depicting light fixtures with dimmer controls and aluminum shields to prevent spillover and glare and to maintain the modern feel of the building.

- Additional and updated 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).[1] Please refer to the updated CMS Design Standards Analysis, prepared by

[1] Note: As discussed during the June 10, 2025 meeting of this Board, the Project, including the proposed retail arcade, supports the goals of providing light, air, and a surfaced and lighted pedestrian passageway to a public space. Accordingly, the Board agreed that the Project qualifies for a reduction in the 80% frontage requirement for properties on Main Street, as outlined in Section 223-41.18(E)(5) of the City Zoning Code.

Aryeh Siegel, Architect, dated May 28, 2025 and revised June 24, 2025, which is enclosed herewith as **Exhibit C** for additional information.[2]

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 June 24, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated June 4, 2025 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated June 6, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated June 24, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated June 4, 2025;

Exhibit C: CMS Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025 and updated June 24, 2025; and

Exhibit D: Revised Application for Site Plan Review Form.[3]

In further support of this Application, enclosed please find five (5) full-size sets of revised Plans prepared by Aryeh Siegel, Architect and HLD, dated April 29, 2025 and revised June 24, 2025.

CONCLUSION:

We look forward to appearing at the Planning Board's regular meeting on July 8, 2025 for the Public Hearing on this Application. In addition, we respectfully submit that the Project will not result in any significant adverse environmental impacts, and request that this Board consider adopting a Negative Declaration under the State Environmental Quality Review Act ("SEQR")

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[2] 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.
[3] Note: The Application for Site Plan Review form has been updated to reflect the minor increase in the area of the proposed retail space.

during the July 8, 2025 meeting.[4] 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.

[4] Note: As this Board is aware, the Planning Board declared its intent to serve as Lead Agency for purposes to 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.

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

June 24, 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 June 6, 2025; and Lanc & Tully's Engineering Memorandum dated June 4, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: A 12' high, painted horizontal wood gap closure with an access panel has been added to Sheet 1 – Site Plan and Sheet 4 – Building Elevations & Renderings.

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-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 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.***

   Response: The Bulk Zoning Regulations Table, shown on Sheet 1 – Site Plan, has been updated to reflect the proposed 71% Main Street frontage. We believe that the 14' wide, lit and surfaced, opening to the public retail arcade meets the goals of Section 223-41.18(E)(5).

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

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.

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

   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.

   Response: Painted Cellular PVC has been added to the material notes on Sheet 4 – Building Elevations & Renderings. We are seeking a determination from the Building Inspector on the use of manufactured trim, as it has been used as an alternative to wood trim on various projects throughout the CMS District.

4. **Signage.** 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.

   Response: Final signage will be reviewed by the Building Inspector at the time of the permit application. The areas currently indicated in the renderings and elevations comply with the dimensional and area requirements set in Section 223-15 of the zoning code.

Lanc & Tully Comment Responses:

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.

   Response: The note has been listed on the right side of the sheet.

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

June 24, 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)

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 June 4, 2025:

General Comments:

1. No response necessary. The I&I report appears to have been accepted.
2. It is noted that the applicant has attempted to televise the existing 4" sanitary sewer service line. The first attempt was unsuccessful due to a fitting at the building, and they are in the process of unearthing that fitting to televise from that point on. the results will be attached to a future revision to the Water and Sewer Engineer's Report. It is also noted, that the commercial floor space has increased by 24 square feet, resulting in an additional flow of 2 gallons per day (ultimately 1,688 gallons per day). Once the televising has been completed, the flow will also be updated in the future report revision and submittal.
3. The preliminary infiltration rate of 5 inches per hour was based on observation of the upper soils observed from the test pit. HLD personnel will conduct two infiltration tests before the next planning board meeting, and will update the report, as applicable, for a future submittal

4. A construction cost estimate will be submitted with a future submittal once the final utility layout is established.

Site Plan (Sheet 1 of 7):

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

Grading & Utility Plan (Sheet 6 of 7):

1. The proposed street tree has been shifted so that it is centered between the proposed water service for the site and the existing water service for the neighboring parcel.

Construction Details (Sheet 7 of 7):

1. The "Water Service Line Trench" detail has been revised to specify NYSDOT Item No. 304.12 for bedding, haunching and backfilling the trench. In topsoil areas it has been revised to specify 6" to 8" of topsoil.
2. The detail showing a cored hole and boot has been removed as it is not applicable.
3. The "Storm Line Trench" detail has been revised to specify NYSDOT Item No. 304.12 for bedding, haunching and backfilling the trench.
4. The "Cast Iron Stormwater Curb Inlet Grate" detail has been revised to specify that casting within roadway shall be "Domestically Made" (refer to note 3o f the detail).
5. The "Catch Basin" detail has been revised to include a weep hole in the bottom of the structure, 6 inches in diameter.
6. A "Pavement Restoration" detail has been added to Sheet 7 of 7. The callout for the binder course includes provisions for thicker existing pavement section.
7. Note No. 5 of the "Tapping Sleeve" detail has been revised to specify that the valve box shall be "Domestically Made."
8. A "Monolithic Curb and Sidewalk" detail has been added to Sheet 7 of 7, including a note regarding sealants for de-icing agents.

KARC Planning Consultants, Inc. Review Letter, Dated June 6, 2025:

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.
3. Aryeh Siegel, project architect, has responded to this comment under separate cover.
4. Aryeh Siegel, project architect, has responded to this comment under separate cover.

We look forward to continuing our discussions regarding this Application and conducting the public hearing at your July 8, 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 Siegel, Project Architect (via email)
Michael A. Bodendorf, P.E. (HLD file)

ARYEH SIEGEL
ARCHITECT

300 Main Street

CMS Design Standards Analysis

May 28, 2025

Updated with additional information June 24, 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.'

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

(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. The predominant exterior material is Glen-Gery Brick (#53DD) which is compatible with other buildings along Main Street. The punched window openings of the brick façade follow a familiar rhythm seen along the brick buildings of the CMS District while the flat roof and proposed cornice continue the historic character of the Main Street corridor.

(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: The proposed casement windows are 3'-8" wide by 6'-8" tall. The dimension of the glazing in the storefront system varies depending on the location in the façade, but the proportions are greater in height than in width. 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: The proposed Glen-Gery Brick (#53DD) compliments the brick of historic buildings in the area. The warm undertones of the proposed trim (Benjamin Moore Nightfall #1596) and siding colors (Benjamin Moore Mohegan Sage #2138-30) both compliment the brick and blend in to the existing color palette of the block.

(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 wall sconces L-1 and L-2 are mounted at 8'-0" and 7-0" above grade, respectively. Linear LED fixtures (type L-4 & L-5) are concealed from view by integrating the fixture into the canopy / storefront cornice and are located between 12'-0" to 14'-0" above grade. A lighting detail has been added to Sheet 5 – Landscape & Lighting Plan. 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.

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: 300 Main St LLC

Address: 27 Old State Road
Hopewell Junction, NY 12533

Signature: [signature]

Date: 6-23-25

Phone: 845-597-7509

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor Palmer, Esq., Cuddy & Feder LLP

Address: 445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Phone: 914-761-1300

Fax: 914-761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 300 Main Street, Beacon, New York

Tax Map Designation: Section 5954 Block 36 Lot(s) 939865

Land Area: .18 acres Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Applicant proposes to demolish the existing buildings and structures on the premises and to install a new three-story mixed-use commercial and residential building.

Gross Non-Residential Floor Space: Existing 1,250+/- (to be demolished) Proposed 3,720 SF

TOTAL: 3,720 SF (at project completion)

Dwelling Units (by type): Existing 1 (to be demolished) Proposed 8 units
(4 two-bedroom units,
4 one-bedroom units)

TOTAL: 8 units (at project completion)

ITEMS TO ACCOMPANY THIS APPLICATION

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

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

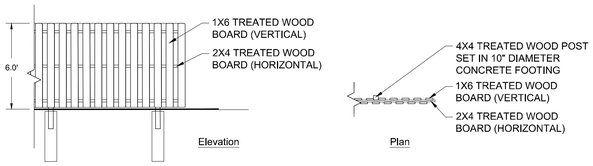
a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
b. Any reservations, easements or other areas of public or special use which affect the subject property.
c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
e. Finished floor level elevations and heights of all existing and proposed buildings.
f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
g. Existing pavement and elevations of abutting streets, and proposed modifications.
h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
i. Location and design of all existing and proposed water supply and sewage disposal facilities.
j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
l. Detailed landscape plan, including the type, size, and location of materials to be used.
m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
n. Location, size, type, and design of all existing and proposed business and directional signs.
o. Written dimensions shall be used wherever possible.
p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
q. Statement of approval, in blank, as follows:

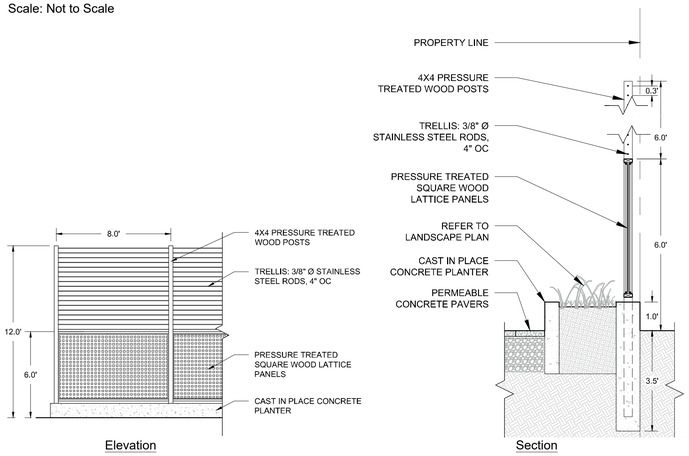
Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

_____ _____
Chairman, City Planning Board **Date**



Shadowbox Fence Detail

Scale: Not to Scale



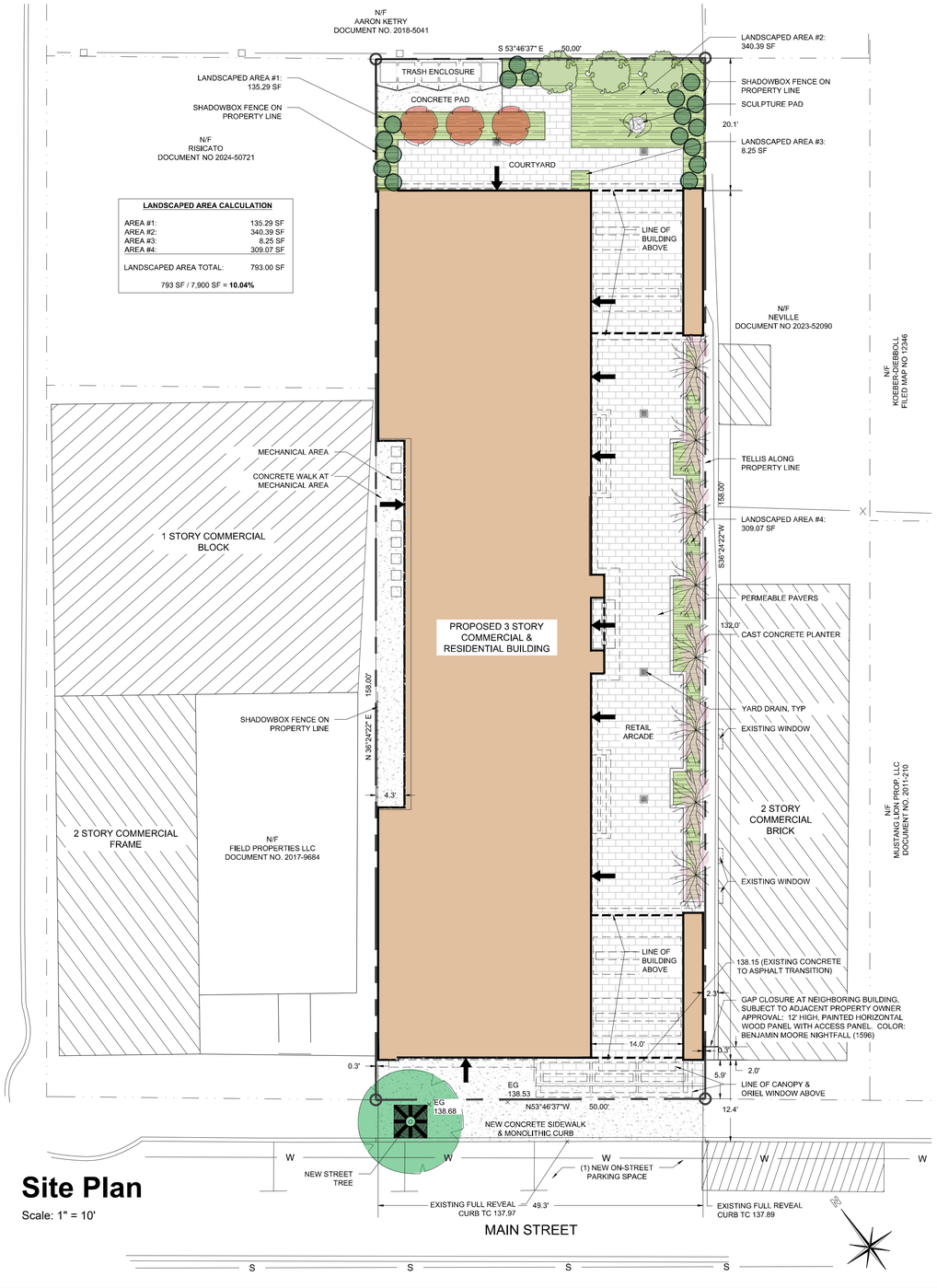
Lattice / Planter Detail

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%	71%*	75'	158'	3 | 38' & 4th Story w/ Special Permit	3 Stories 38'	10% 5% if open to public	10% (793 SF)	7,900 SF	13,809 SF

* 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 reduction in Main Street frontage is being sought for the 14 foot wide, lit and surfaced, opening to the public retail arcade.



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
3	6/24/25	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:	4,187 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)	3,720 GFA	0 parking spaces minimum 12 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 20 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.
5. The survey data shown was obtained from a survey by Robert V. Oswald Land Surveying dated March 18, 2025.

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

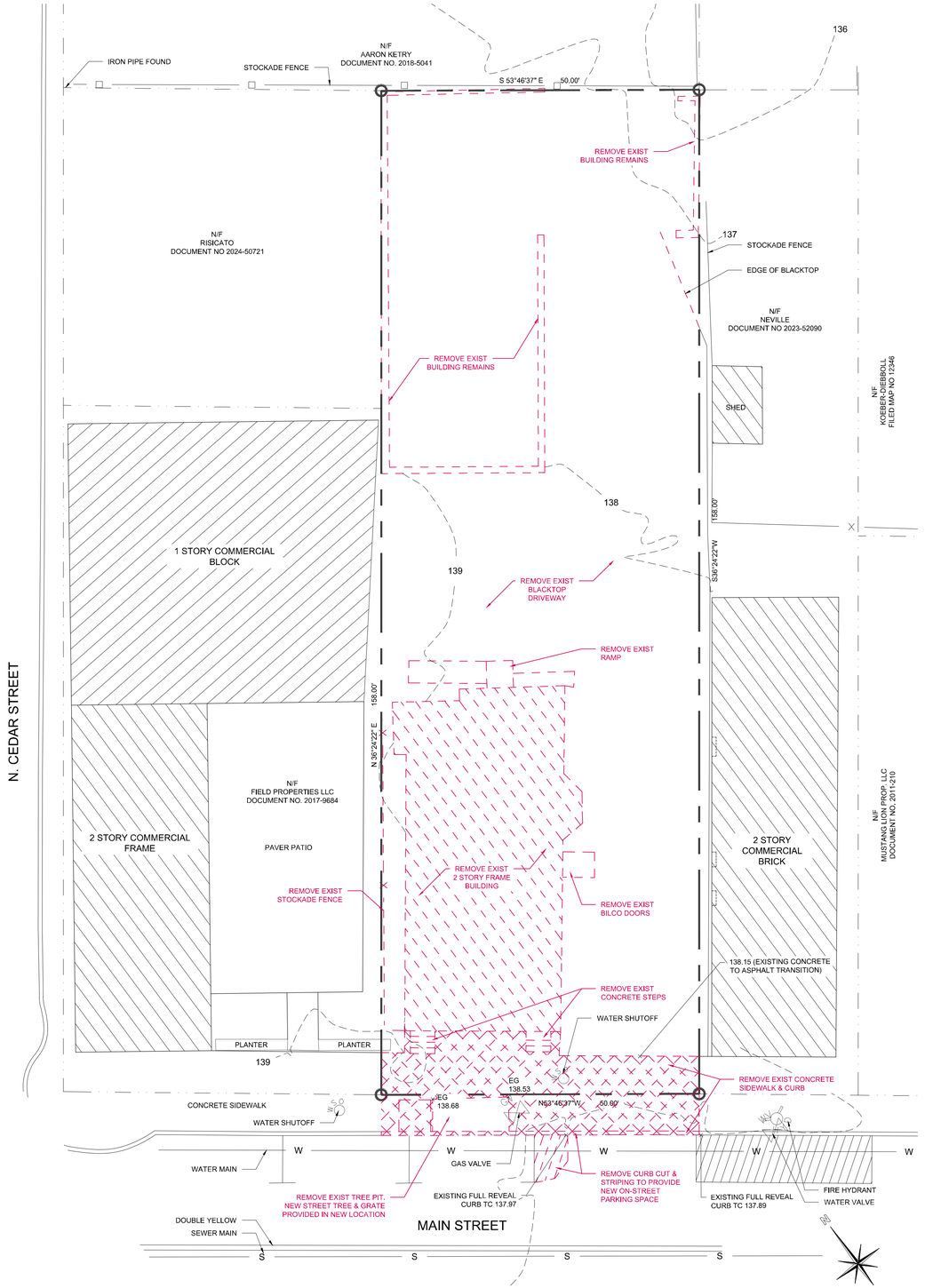
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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
3	6/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS

The survey data shown was obtained from a survey by Robert V. Oswald Land Surveying dated March 18, 2025.

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

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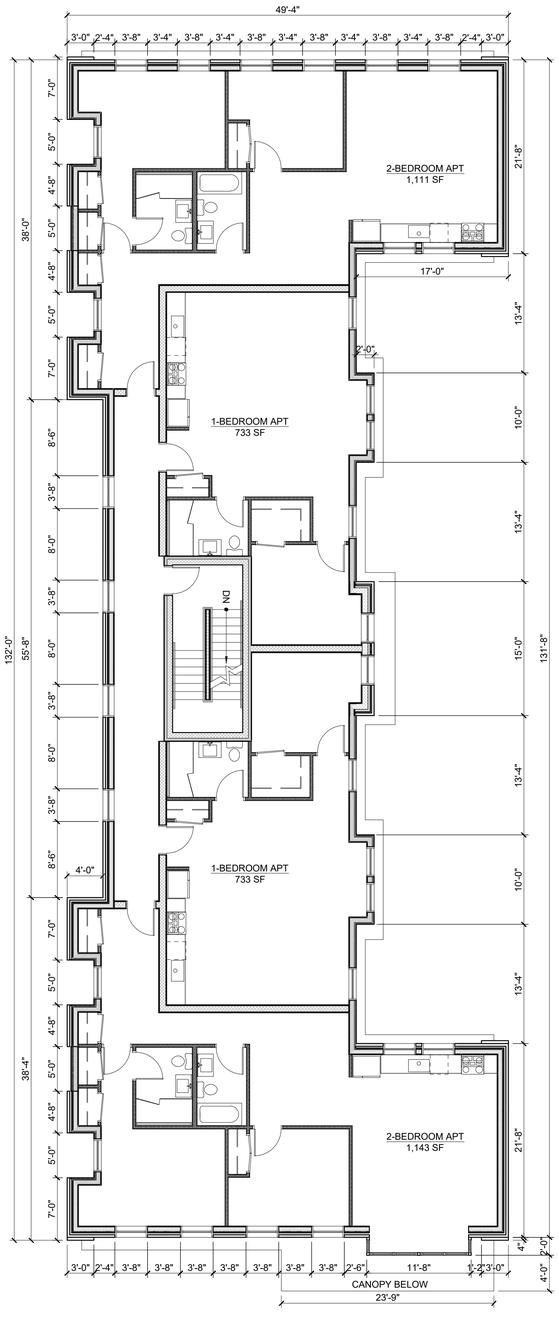
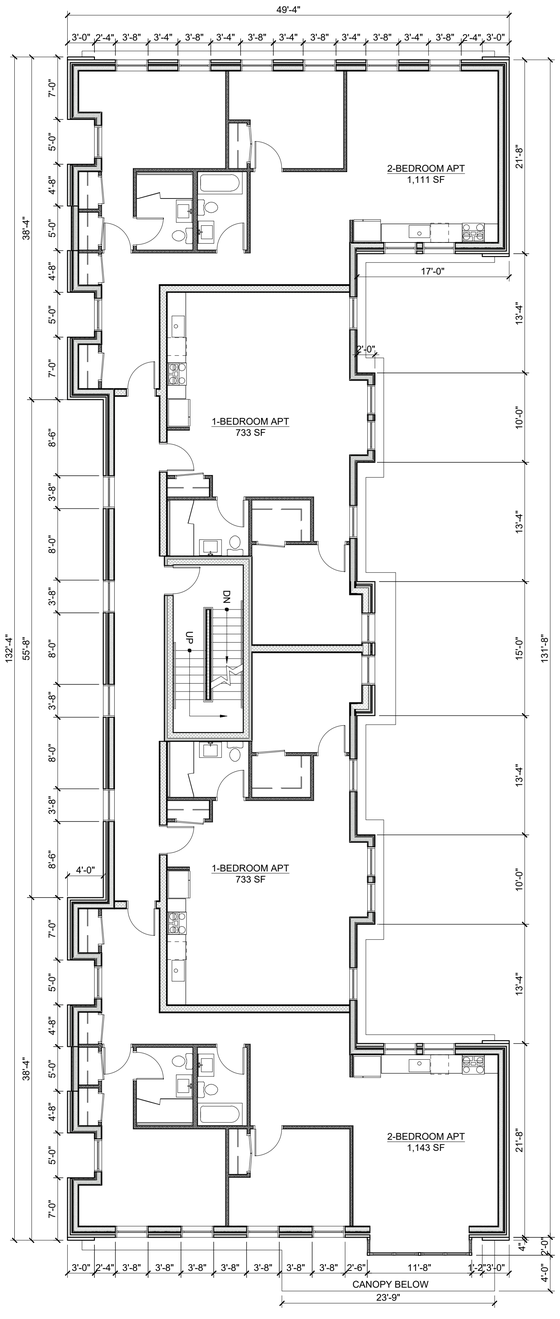


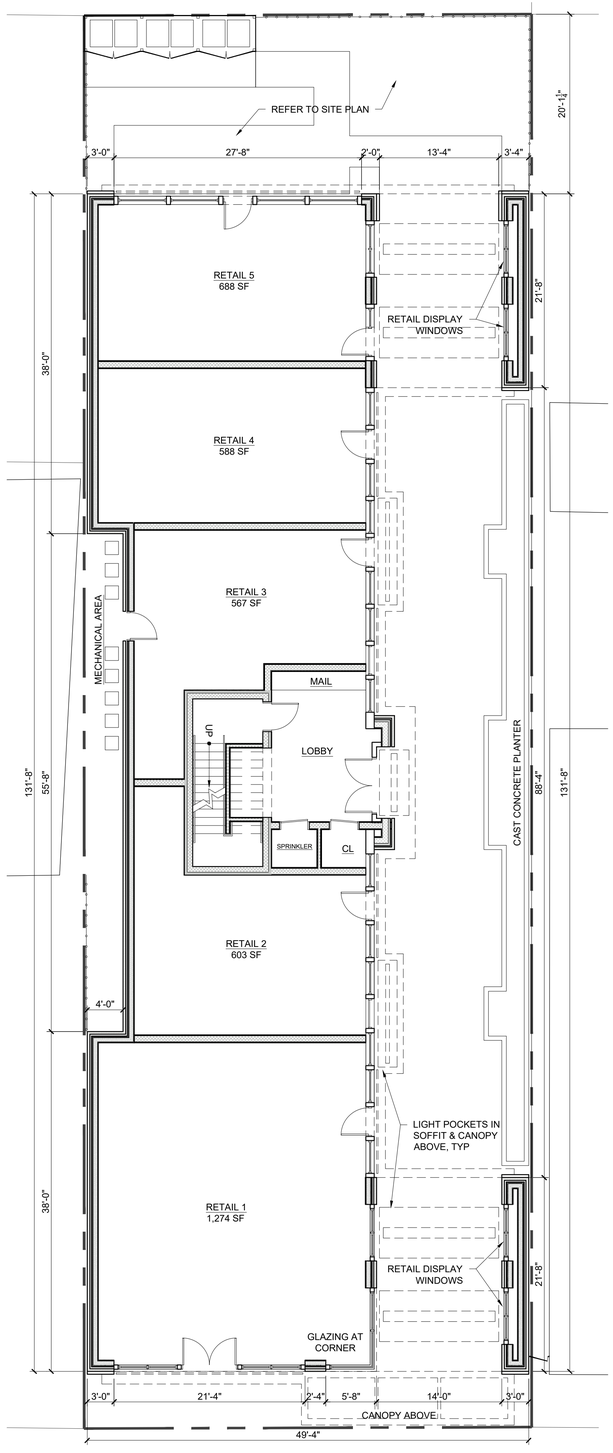
3rd Floor Plan

Scale: 1/8" = 1'-0"



2nd Floor Plan

Scale: 1/8" = 1'-0"



1st Floor Plan

Scale: 1/8" = 1'-0"

Site Plan Application

Sheet 3 of 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

View from Courtyard

View from Main Street

View from Main Street

East Elevation

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

CORNICE & TRIM:
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

BRICK: GLEN-GERY SDO MIX W/ MORTAR
COLOR 'GB01'

DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

CAST STONE SILLS
CORINTHIAN CAST STONE
COLOR: LIMESTONE - WARM TAN (LS-38)

FIBER CEMENT SIDING
NICHIHA 'LATURA V-GROOVE'
COLOR: BENJAMIN MOORE MOHEGAN SAGE (2139-30)

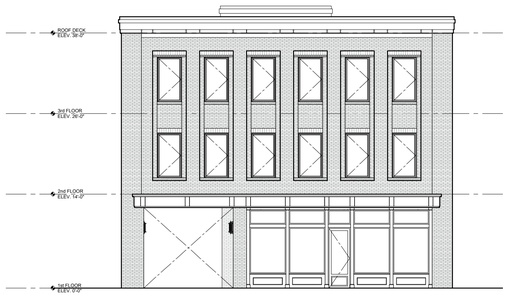
ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

STOREFRONT BULKHEAD & TRIM
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

CANOPIES & LINTELS
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

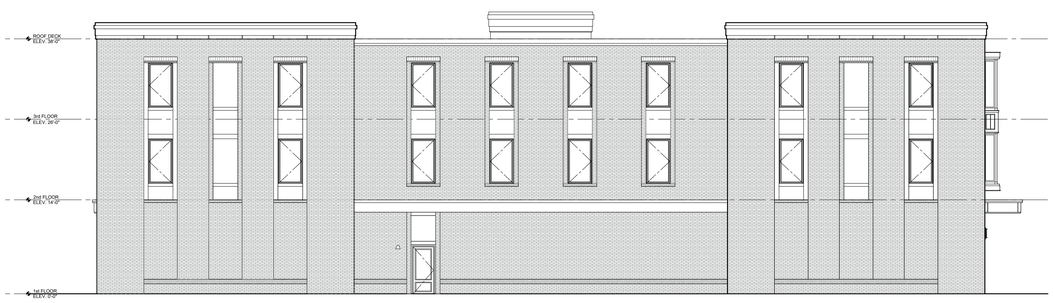
ACCENT METAL / CANOPY VAULT
MOZ DESIGNS - ALUMINUM
COLOR: LIGHT CHAMPAGNE FOG MATTE

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
3	6/24/25	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
3	6/24/25	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 = 8 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 (refer to detail below)

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

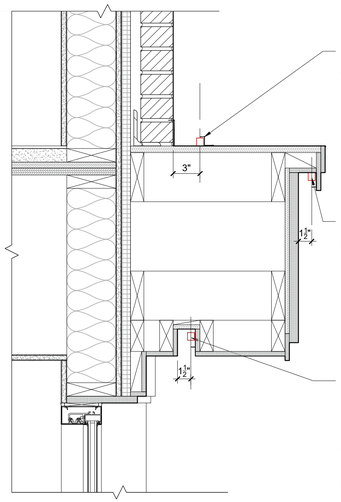
LED LINEAR - ADONIS ARCHITECTURAL SW IP67 – DarkSky
MODEL#: ARC-HE24-2700-B, 7.6W/FT, 2,700 KELVIN. CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

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.

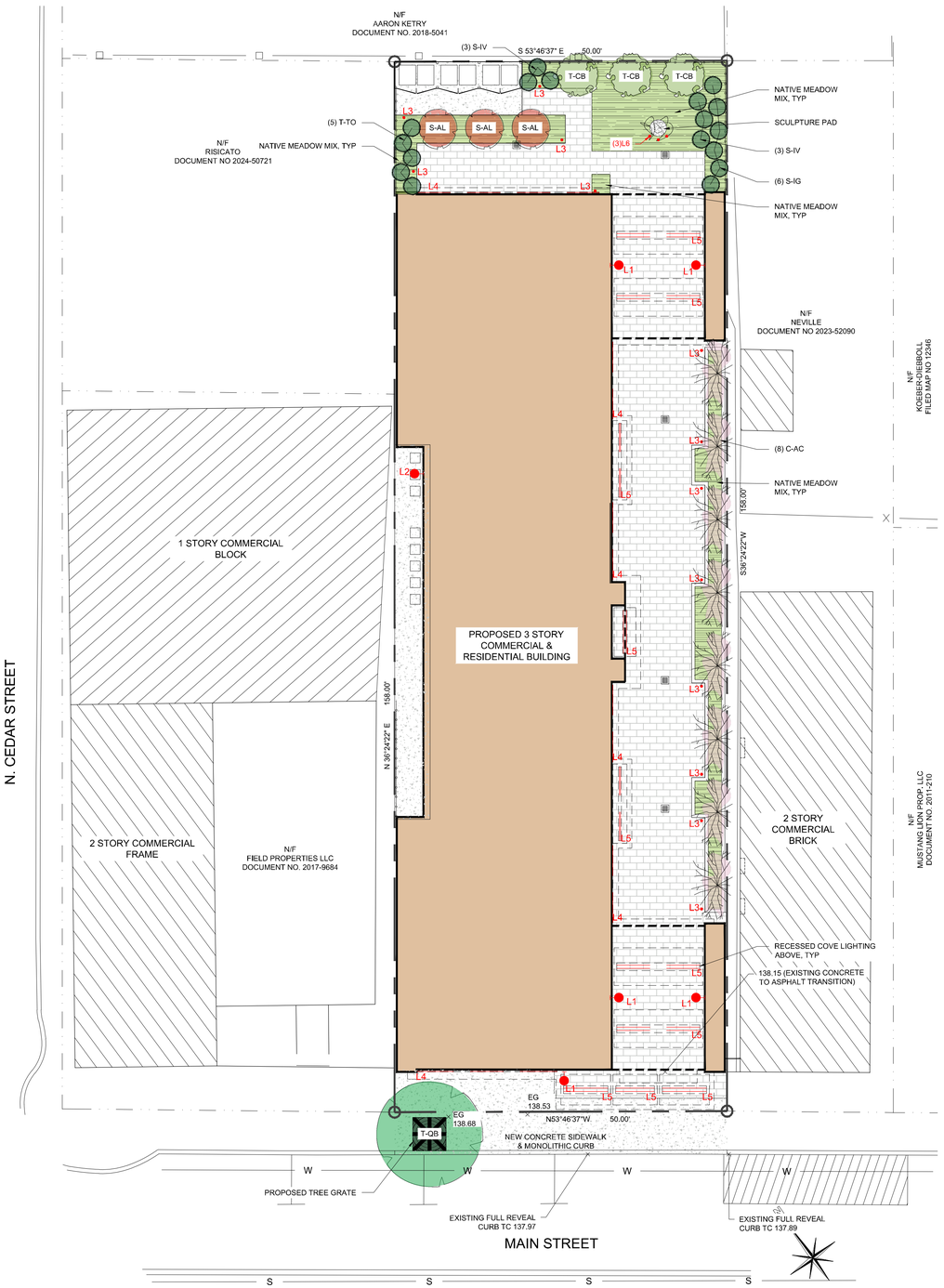


LIGHTING DETAILS ARE IN DEVELOPMENT & WILL BE INCLUDED WITH THE BUILDING PERMIT SET SUBMISSION.

SHOP DRAWINGS & A MOCK-UP WILL BE REQUIRED FROM THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE OWNER & ARCHITECT.

Light Detail

Scale: 1-1/2" = 1'-0"



Landscape & Lighting Plan

Scale: 1" = 10'

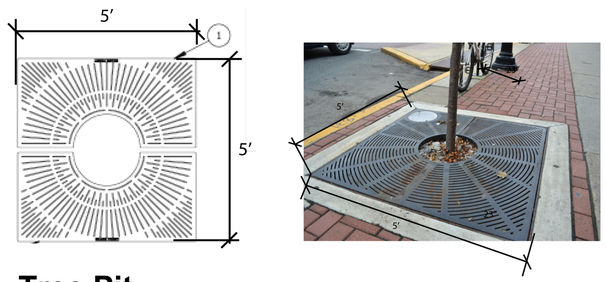
Native Plant List

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

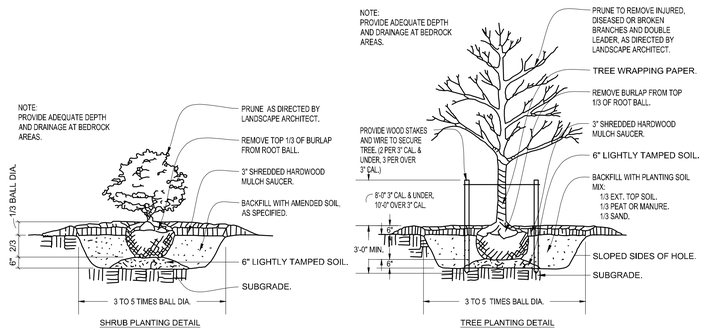
Type	Botanical Name	Common Name	Size	Planting Time
Perennial	Agastache rugosa "Little Adder"	Little Adder Agastache Hyssop	Plugs	Spring/Fall
Grass	Carex pennsylvanica	Pennsylvania Sedge	Plugs	Spring/Summer
Grass	Carex rosea	Rosy sedge	Plugs	Spring/Summer
Grass	Panicum Virgatum Shenandoah	Indian Switch 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



Typical Planting Details

NTS

Site Plan Application

Sheet 5 of 7 - Landscape & Lighting Plan

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Aryeh Siegel, Architect
84 Mason Circle
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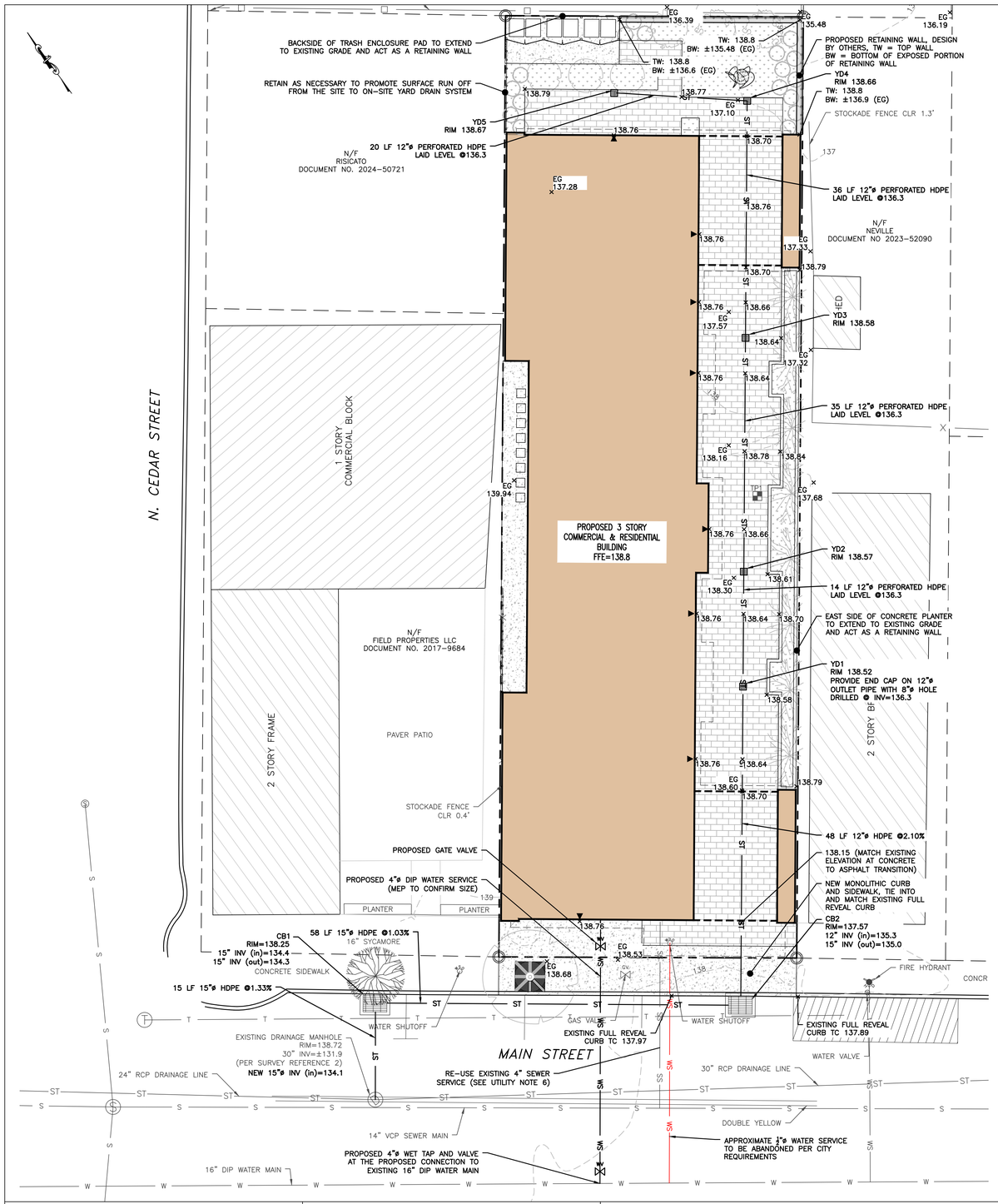
300 Main Street
Beacon, New York
Scale: As Noted
April 29, 2025



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- TP1 TEST PIT LOCATION
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO SURVEY ENTITLED "MAP OF SURVEY FOR THE LANDS OF 300 MAIN ST LLC" DATED MARCH 18, 2025 AND PREPARED BY ROBERT V. OSWALD, L.S.
2. DRAINAGE, SANITARY SEWER, AND WATER PIPING SIZES IN MAIN STREET PER CAPITAL IMPROVEMENT PROJECT PLAN AS-BUILTS DATED FEBRUARY 28, 1977 PREPARED BY EBERLIN AND EBERLIN. PIPE MATERIALS ASSUMED BY HUDSON LAND DESIGN, AND SHALL BE VERIFIED AS NECESSARY.

GENERAL CONSTRUCTION NOTES:

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

GRADING & DRAINAGE NOTES:

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

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. CONTRACTOR TO VERIFY EXISTING SEWER SERVICE LATERAL LOCATION.
3. ROOFTOP DRAINAGE IS TO BE RE-DIRECTED TO THE PROPOSED STORMWATER CONVEYANCE SYSTEM.
4. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
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:

NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

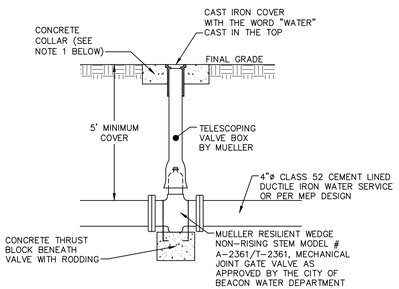
GRADING & UTILITY PLAN

300 MAIN STREET

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

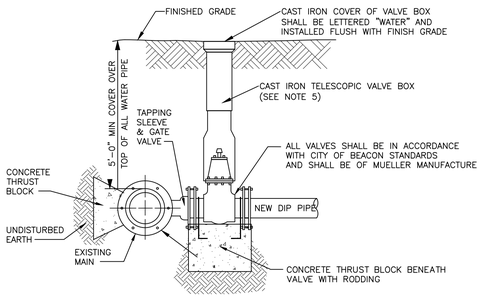
JOB #: 2025:010
DATE: 4/29/2025
SCALE: 1" = 10'
TITLE: GU-1
SHEET: 6 OF 7

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



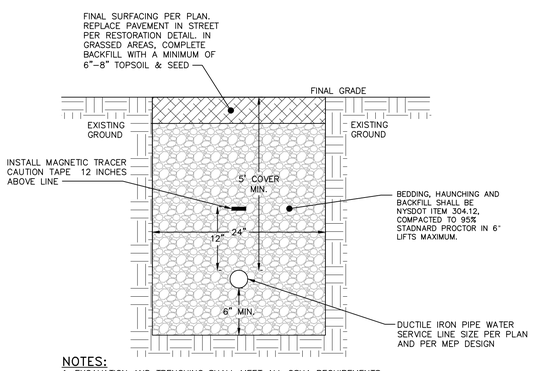
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



NOTES:
1. TAPPING SLEEVE SHALL BE USED FOR THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION THAT 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.
5. VALVE BOX SHALL BE DOMESTICALLY MADE.

TAPPING SLEEVE DETAIL
NOT TO SCALE

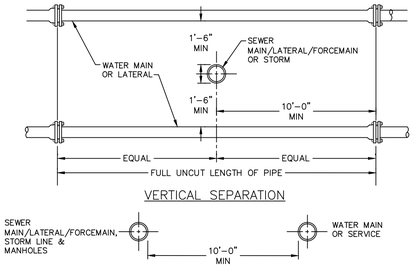


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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

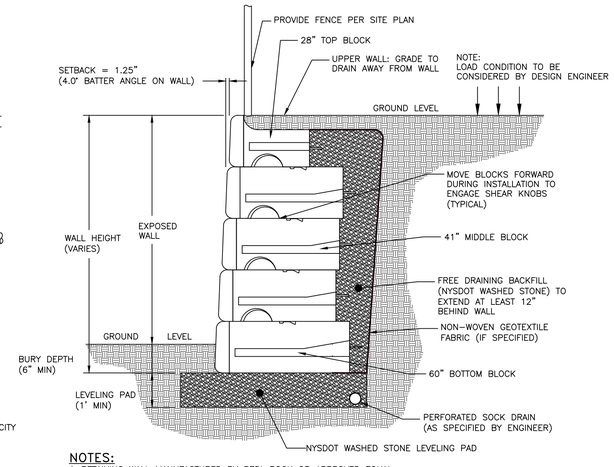


VERTICAL SEPARATION

HORIZONTAL SEPARATION

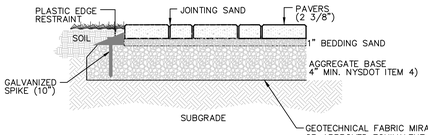
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



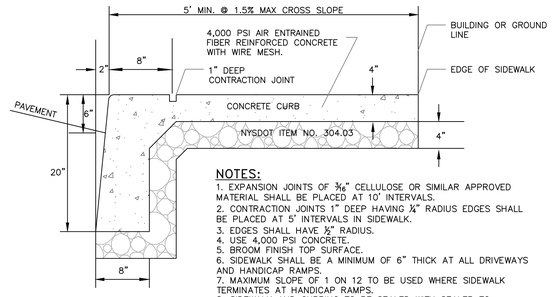
NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. RETAINING WALL ASSEMBLY SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT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

TYPICAL REDI-ROCK GRAVITY WALL
NOT TO SCALE



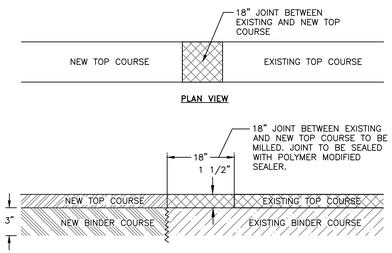
NOTES:
1. EDGE ADJACENT TO PRIVATE PROPERTY MAY BUTT UP TO THE RETAINING WALL AND OR COPING.

CONCRETE PAVER DETAIL
NOT TO SCALE



NOTES:
1. EXPANSION JOINTS OF ⅜" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. SIDEWALK AND CURBING TO BE SEALED WITH SEALER TO PROTECT AGAINST DE-ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE

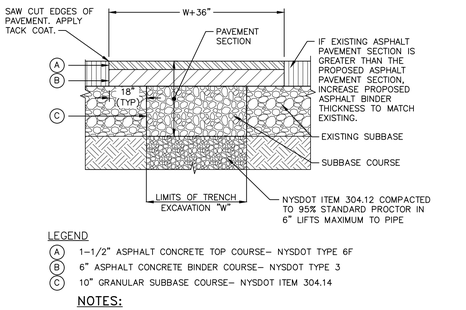


PLAN VIEW

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.

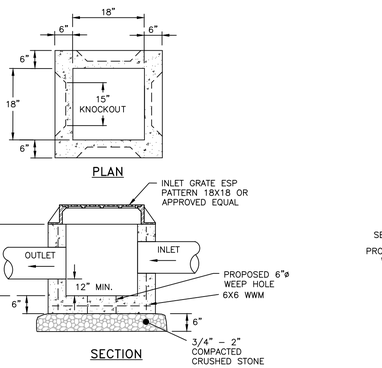
MILLED KEYWAY DETAIL
NOT TO SCALE



LEGEND
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 6" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE- NYSDOT ITEM 304.14

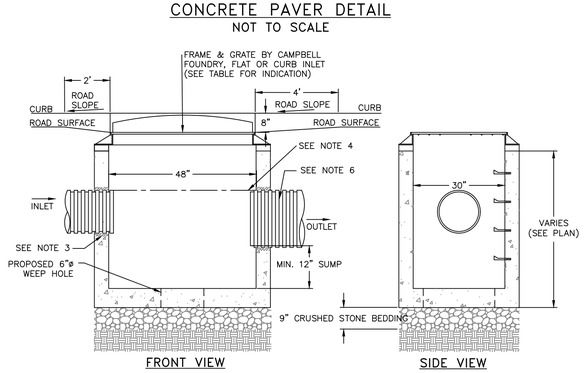
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



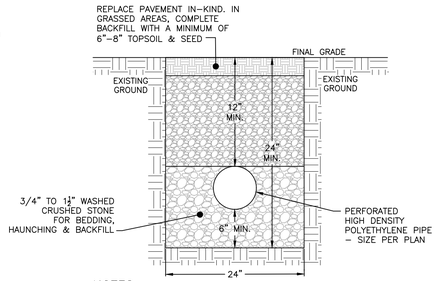
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, 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



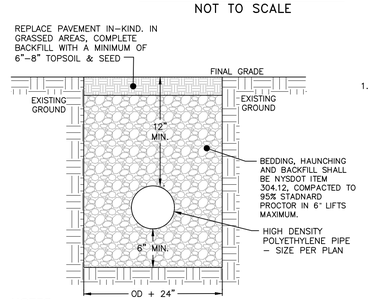
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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



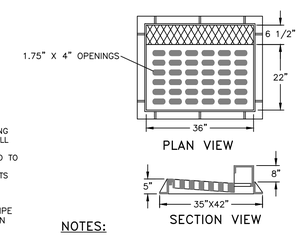
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. WRAP LIMITS OF TRENCH WITH DRAINAGE FABRIC, OVERLAP ALONG TOP OF TRENCH.

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



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.
3. CASTING WITHIN ROADWAY SHALL BE DOMESTICALLY MADE.

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				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

CONSTRUCTION DETAILS

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

CUDDY +FEDER LLP

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F 914 761 5372
cuddyfeder.com

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

June 27, 2025

VIA E-MAIL AND FEDERAL EXPRESS
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
Supplemental Submission
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 enclosure 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").

Please note that, in response to Comment 3.b contained in City Planning Consultant KARC Planning Consultants, Inc.'s comment memorandum dated June 6, 2025, the Applicant contacted City of Beacon Building Inspector Bryan Murphy to obtain an official determination regarding the use of cellular PVC in lieu of wood for trim elements associated with the Project. As indicated in the enclosed determination letter, dated June 25, 2025, Mr. Murphy has confirmed that the proposed AZEK cellular PVC trim is acceptable and compliant with Section 223-41.18(J)(11) of the City's Zoning Code.

Please include this correspondence and the enclosed determination letter in the record of proceedings on this matter. Should this Board or City Staff have any questions or comments regarding the foregoing, please do not hesitate to contact us.

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.

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

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

June 25, 2025

Aryeh Siegel Architect
84 Mason Circle
Beacon, NY 12508

Re: 300 Main Street (Determination Letter)

Dear Mr. Siegel,

After reviewing §223-41.18 J. (11) of the zoning regulations, as well as the product information, it has been determined that the proposed AZEK cellular PVC trim is acceptable and compliant in the CMS (Central Main Street) Zoning District.

If you have any questions or require additional information, please do not hesitate to contact me at (845) 838-5020.

Sincerely,

Bryan Murphy
Bryan Murphy
Building Inspector
City of Beacon

BM/mp

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: July 2, 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 June 24, 2025
- Exhibit A: Response to Comments Memorandum, by Aryeh Siegel, Architect, dated June 24, 2025
- Exhibit B: Response to Comments Memorandum, by Hudson Land Design, dated June 24, 2025
- Exhibit C: CMS Design Standards Analysis, by Aryeh Siegel, Architect, dated May 28, 2025, revised June 24, 2025
- Exhibit D: Revised Site Plan Application Form, dated June 23, 2025
- Site Plan Set (7 sheets) by Aryeh Siegel, Architect and Hudson Land Design, dated April 29, 2025 last revised June 24, 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 3,720 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. **Frontage Occupancy:** The bulk table has been updated to reflect 71% frontage occupancy along Main Street, where 80% is required. At the June Planning Board meeting, the Board expressed support for a reduction in the frontage occupancy requirement, consistent with Section 223-41.18(E)(5). The Board acknowledged that the proposed pedestrian retail arcade advances the intent of the CMS district and that the reduced frontage occupancy is integral to the unique design and quality of the pedestrian-oriented space being created.

2. **Building Design.** The Design Standards Analysis prepared by Aryeh Siegel is satisfactory and demonstrates that the proposed building design is well-aligned with the CMS design standards. A letter was issued by Building Inspector Murphy on June 25, 2025, noting that the "proposed AZEK cellular PVC trim is acceptable and compliant in the CMS Zoning District.

At the Planning Board's prior meeting, the applicant was asked to provide more detail at the top-floor cornice to reinforce the historic character of Main Street. While some minor refinements have been added, the Board should consider whether the revised cornice provides sufficient articulation to serve as a strong architectural cap to the building, in keeping with §223-41.18(J)(4).

The remainder of my previous comments have been addressed. With consideration of the items above, I believe the proposed site plan is sufficiently detailed for consideration of approval. 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

LANC & TULLY
Engineering and Surveying, P.C.

July 1, 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 June 27, 2025, from Cuddy & Feder LLP.
- Correspondence dated June 24, 2025, from Cuddy & Feder LLP.
- Correspondence dated June 24, 2025, from Aryeh Siegel, Architect.
- Correspondence dated June 24, 2025, from Hudson Land Design.
- CMS Design Standard Analysis, with the latest revision date of June 24, 2025, as prepared by Aryeh Siegel, Architect.
- Application for Site Plan Approval
- Plan set titled "300 Main Street", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings last revised June 24, 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 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.

2. 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.

3. 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.***

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

Agency Use Only [If applicable]

Project:	300 Main Street
Date:	7-8-2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: 300 Main Street

Date: 7-8-2025

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See Attached

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board	7-8-2025
Name of Lead Agency	Date
John Gunn	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Beacon Planning Board
300 Main Street
July 8, 2025

ATTACHMENT TO
NEGATIVE DECLARATION
REASON SUPPORTING DETERMINATION

APPLICATION FOR SITE PLAN APPROVAL
FOR 300 MAIN STREET

Parcel No. 5954-36-939865

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as "none" or "small." Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (SEAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, and information from the public, the Planning Board provides the following rationale for its determination pursuant to the State Environmental Quality Review Act ("SEQRA").

Project Description

The Proposed Action includes the demolition of existing structures and the construction of a new three (3) story building consisting of commercial space on the first floor with eight (8) residential apartments (4 2-bedroom units and 4 1-bedroom units) on the second and third floors. The proposed gross floor area of the commercial space is approximately 3,720 square feet with an overall building footprint of 4,187 square feet. The property consists of 0.18 acres and is located at 300 Main Street in the City of Beacon within Central Main Street ("CMS") Zoning District, known and designated on the Tax Map as **Parcel No. 5954-36-939865** (the "Property").

The Proposed Action is an Unlisted Action under SEQRA. The Planning Board conducted an uncoordinated review of the Proposed Action.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

  The Property is located within the CMS Zoning District and is currently improved with a two-story mixed use building with one residential dwelling unit along with accessory buildings in the rear. The Proposed Action would involve the demolition of these buildings and the construction of a single three (3) story mixed-use building with a pedestrian retail arcade and landscaping. At least 10% of the Property is proposed to be landscaped. The

Project will include typical grading and site work associated with such construction. There are no wetlands, water bodies, or other environmentally sensitive areas on the Property.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer system. All stormwater runoff from the building and other impervious surfaces will be directed toward stormwater catch basins on Main Street. As shown on the Grading and Utility Plan, prepared by Hudson Land Design Professional Engineering, P.C., dated 4/29/25, last revised 6/24/25 (Sheet 6 of 7), the Applicant will provide for a direct connection to the proposed storm system.

The Project will be connected to the existing public water and distribution and sanitary sewer systems which both have sufficient capacity for the Project. The Project does not include or require wastewater discharged to groundwater and there will be no bulk storage of petroleum or chemicals on-site.

For these reasons, the Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the SEAF, the Property is not located within a regulated flood plain and there are no wetlands on or in the immediately vicinity of the Property. The Project includes the implementation of erosion and sediment controls, plus post-construction discharge of stormwater drainage into the City's storm sewer. For these reasons and those stated above, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

Construction activities associated with grading, removal of existing debris, vegetation, and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by such construction activities and will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants though engine exhaust. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles

throughout occasional periods during construction of the proposed project. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation and the use of temporary enclosures. Other dust suppression methods will include the spraying or covering of soil stockpiles during dry periods. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local statutes, laws, rules, regulations, and codes.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

  The SEAF indicates that the property may contain or serve as a habitat for the Indiana Bat. However, there are no trees located on the Property and given the Property's location in a built urban downtown neighborhood, it is not likely to serve as a roosting habitat for the Indiana Bat.

  At least 10% of the Property is proposed to be landscaped in compliance with the City Code. The Project also includes a new street tree and grate in front of the Property.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action is visible from the surrounding public streets but no designated scenic views are adversely impacted.

  For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The Proposed Action is not located in or adjacent to any historic district or officially designated historic sites or buildings. According to the SEAF, the Property may be located in or adjacent to an area designated by the New York State Historic Preservation Office as archeologically sensitive; however, the Property has already been disturbed during the construction of several existing buildings on the site.

  For these reasons, the Proposed Action will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, nor will the Proposed Action eliminate significant open space.

  For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

  The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

  The construction of a three (3) story mixed use building with approximately 3,720 square feet of commercial space and eight (8) residential 1-2 bedroom apartments will not result in a significant adverse impact on transportation. The Applicant submitted a Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated April 28, 2025.

  Traffic. The Traffic and Parking Assessment estimates that the total number of trips generated by the Proposed Action is 43 or fewer during each of the peak hours. This is less than the 100-trip threshold guideline established by NYSDOT to identify locations where the magnitude of traffic generation has the potential to impact operations at off-site intersections. Thus, the Proposed Action will not have a significant adverse impact on traffic.

  Parking. Under City Code §223-26, no minimum number of off-street parking spaces are required for the Proposed Action. While the City Code does not provide a minimum number of required parking spaces, it sets the maximum number of permitted spaces at 19 total parking spaces for the residential and commercial components of the Proposed Action combined. The Proposed Action provides zero off-street parking spaces, therefore all parking will need to be accommodated by available public parking. Based on manual counts of all available and occupied parking spaces within a 300 ft and 500 ft radius of the Property, the Traffic and Parking Assessment concludes that sufficient spaces remain

available to accommodate the Proposed Action particularly within the 500 ft radius.

For these reasons, the Proposed Action will not have a significant adverse impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand associated with the Project. The Proposed Action does not require a new, or an upgrade to any existing, substation. For these reasons, the Proposed Action will not have a significant adverse impact on energy.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors. Exterior lighting will be consistent with typical lighting, and shall be of a type, location, and shading that will prevent spillover into adjacent residential or multifamily properties or to prevent glare onto any public sidewalk or street. Additionally, all such exterior lighting is proposed to conform to Beacon City Code § 223-14(B). (See, Sheet 5 of 7). Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. Per the Deep Soil Test results, performed April 23, 2025 (See, Sheet 6 of 7), rock is not anticipated to be encountered, but if rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with all applicable state and local requirements. Furthermore, all debris resulting from the demolition of the exiting improvements will be disposed off-site at a site approved to receive such debris. In addition, there will be no significant noise impacts post-construction.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

Typical commercial and residential land uses are generally not associated with significant adverse impacts on human health from exposure to new or existing sources of contamination. According to the SEAF, no portion of the site has been listed on the NYSDEC Spills Incident database or Environmental Site remediation database. The SEAF indicated that the Property is within 2,000 feet of the remediation site known as B00130 in the NYSDEC Environmental Remediation database. Site B00130 is the former Brunetto Cheese Facility site. According to the DEC Environmental Remediation Database, the Bruno Cheese Facility site was contaminated with fuel oil and gasoline but all tanks and contaminated soils have been removed and no further remediation work is required.

For these reasons, the Proposed Action will not have a significant adverse impact on human

health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing downtown neighborhood. The Proposed Action conforms with the design standards of the CMS Zoning District. The proposed development is consistent with the prevailing development patterns for the area surrounding the property.

Based upon this information and the information in the SEAF, as revised, and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement needs to be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: July 8, 2025
Beacon, New York

Motion by _____, seconded by _____:

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

City of Beacon Planning Board Agenda
07/08/2025

Title:

Public hearing and continue review of application for Site Plan Approval, Residential, accessory dwelling unit, 21 High Street, submitted by Henry Zook.

ATTACHMENTS

21 High PB 7.8.25 SEAF Part 1.pdf

21 High PB 7.8.25 ADU plans 6-17-25.pdf

KARC Review PB_21 High St 2025.07.02.pdf

Lanc & Tully 21 High Street 07-01-25 review.pdf

21 High Street - Accessory Apartment Site Plan Resolution (4898-7373-1922.1).docx

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:
DETACHED ACCESSORY APARTMENT FOR ZOOK RESIDENCE

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

Brief Description of Proposed Action:
CREATE A 972 SF ACCESSORY APARTMENT IN EXISTING BARN LIKE STRUCTURE

Name of Applicant or Sponsor:	Telephone: 845·452·5359
DAVID FREEMAN ARCHITECT	E-Mail: DAVIDCDFARCHT.COM

Address:
26 SHELDON DRIVE

City/PO:	State:	Zip Code:
POUGHKEEPSIE	NY	12603

	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: BUILDING PERMIT	☐	☑

3. a. Total acreage of the site of the proposed action? .5 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

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

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

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

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

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

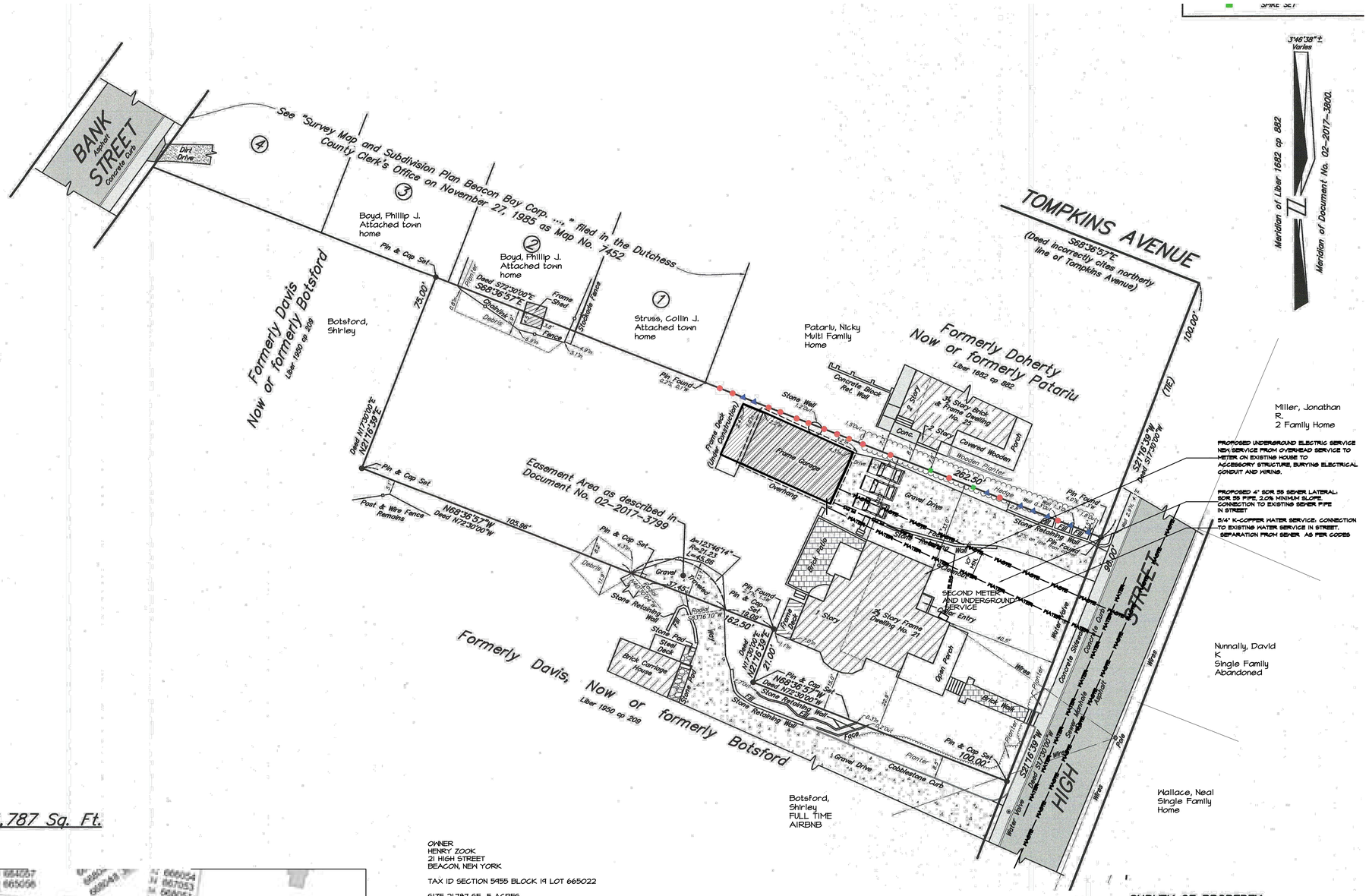
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge,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

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

Applicant/sponsor/name: DAVID FREEMAN RA Date: 6/11/25

Signature: _____ Title: ARCHITECT

PRINT FORM



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 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 S 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 (972 PROPOSED)

☑ 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.

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.*"

DAVID 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)

NO.	REVISION	DATE
1	WATER/SEWER/ELEC. SHOWN OWNER AND OCCUPANCY NOTE ADDED	6-17-25

PROJECT
PROPOSED ACCESSORY DWELLING UNIT FOR ZOOK RESIDENCE

LOCATION
21 HIGH STREET
CITY OF BEACON, NEW YORK

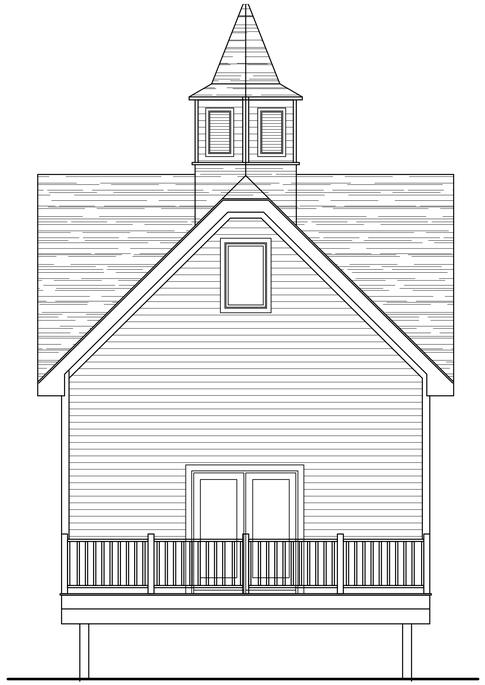
NURZIA CONSTRUCTION CORPORATION
1348 Route 52
Fishkill, New York 12524
(845) 897-9400 Phone
(845) 897-9490 Fax
www.NurziaConstruction.com

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5359
FAX 845-452-5359
email davld@dfarcht.com
www.dfarcht.com

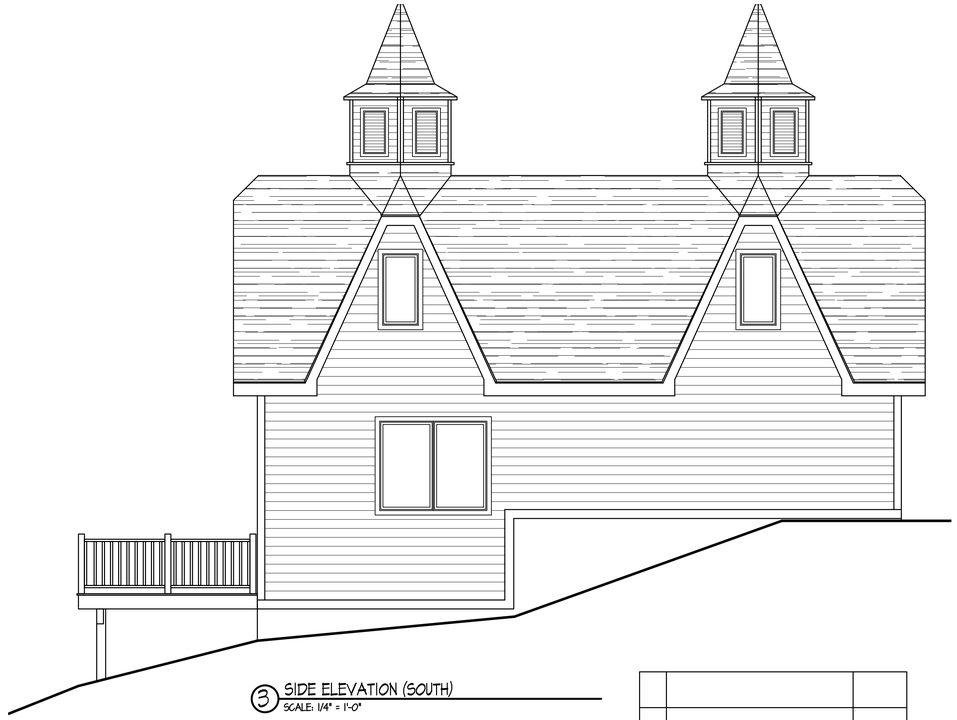
DATE
MAY 8, 2025

SK2.1

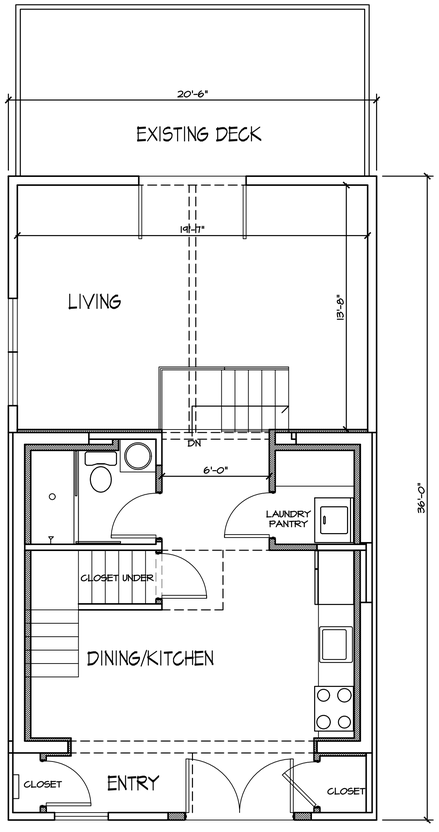
1 NIEGHBOR SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



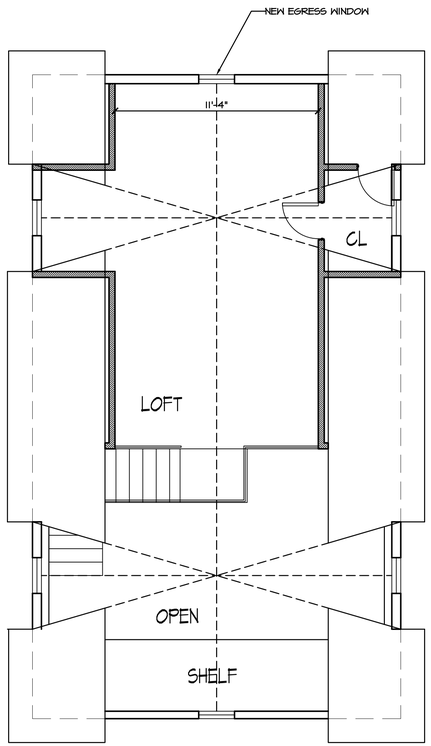
3 SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



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"

NO.	REVISION	DATE
1	EXISTING FRONT ADDED	6-17-25

PROJECT

PROPOSED ACCESSORY DWELLING UNIT FOR ZOOK RESIDENCE

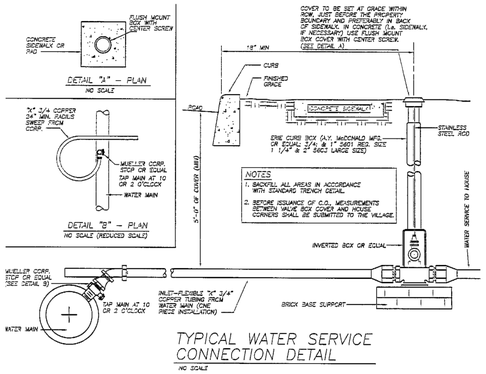
LOCATION
21 HIGH STREET
CITY OF BEACON, NEW YORK

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

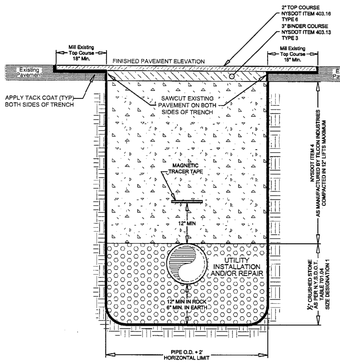
DATE
MAY 8, 2025

SK2.2



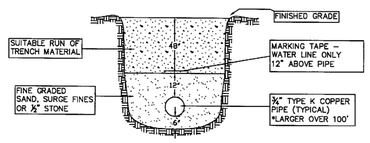
TYPICAL WATER SERVICE CONNECTION DETAIL

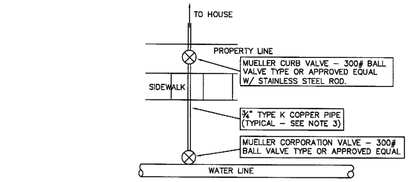
NO SCALE



TYPICAL UTILITY TRENCH DETAIL

NO SCALE



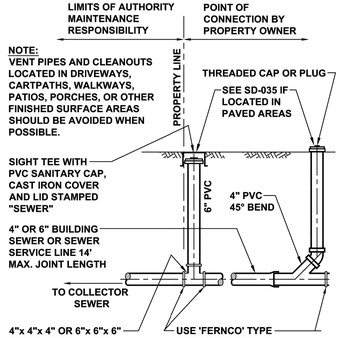


INSTALLATION NOTES:

1. ALL MATERIALS USED SHALL CONFORM TO THE REQUIREMENTS OFTHE NEW YORK STATE PLUMBING CODE.
2. THE FOLLOWING GUIDELINES MUST BE CONFORMED TO:
   A. THE ENTIRE TRENCH SHALL BE EXCAVATED BEFORE ANY PIPE IS LAID.
   B. THE TRENCH SHALL BE GRADED WITH A MINIMUM OF 6" OF SAND, SURGE FINES OR ¾" STONE AS SHOWN. THIS LAYER SHALL THEN BE PROPERLY COMPACTED.
   C. THE PIPE MAY THEN BE LAID.
   D. A FINE GRADED SAND MUST BE THEN PLACED AROUND THE PIPE AND COMPACTED TO PROPERLY SUPPORT THE PIPE.
   E. THE TRENCH MUST THEN BE FILLED TO A POINT 1' ABOVE TO TOP OF THE PIPE WITH SAND. THIS LAYER MUST BE THOUROUGHLY COMPACTED WITH A MECHANICAL TAMPER.
   F. THE REMAINDER OF THE TRENCH MAY THEN BE FILLED TO GRADE WITH RUN OF TRENCH MATERIAL.

* UTILITY LINES, INCLUDING SEWER AND WATER SERVICES, MUST BE SEPARATED BY A MINIMUM OF 10' UNLESS BENCHED ACCORDING TO N.Y.S. PLUMBING CODE & DOH REQUIREMENTS.

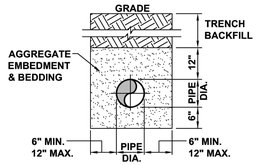
3. PIPE USED IN WATER SERVICE CONNECTIONS SHALL BE TYPE "K" COPPER TUBING OR AS APPROVED IN THE N.Y.S. PLUMBING CODE, SECTION 605.
4. MINIMUM COVER OVER THE PIPE WILL BE 5'–0" UNLESS INSULATED AGAINST FROST.
5. ALL DITCHES ARE TO BE DEWATERED BEFORE ANY PIPE IS LAID.
6. THE PIPE SHALL BE INSPECTED PRIOR TO ANY BACK–FILLING.
7. FOR TESTING, WATER LINES SHALL BE TURNED ON AT THE CURB VALVE BY THE VILLAGE WATER DEPT. AND INSPECTED FOR LEAKS BY THE VILLAGE BUILDING DEPT.
8. BEFORE ISSUANCE OF A C.O., MEASUREMENTS BETWEEN THE CURB VALVE BOX COVER AND THE HOUSE CORNERS SHALL BE SUBMITTED TO THE VILLAGE.
9. ALL FITTINGS TO BE COMPRESSION CONNECTIONS.



NOTE:
VENT PIPES AND CLEANOUTS LOCATED IN DRIVEWAYS, CARTPATHS, WALKWAYS, PATIOS, PORCHES, OR OTHER FINISHED SURFACE AREAS SHOULD BE AVOIDED WHEN POSSIBLE.

CONDENSED INSTALLATION SPECIFICATIONS

SEWER SERVICE LINE AND SEWER SERVICE CONNECTIONS SHALL BE INSTALLED BY REGISTERED MASTER PLUMBER AT THE COST OF THE CUSTOMER IN ACCORDANCE WITH THE RULES AND REGULATIONS AND



NOTE:

1. ALL PIPE SHALL BE 4" OR 6" SCH. 40 PVC OR ABS. SLOPE SHALL BE MIN. 1/4" PER FOOT FOR 4" LINE AND 1/8" PER FOOT SLOPE FOR 6" LINE.

2. CLEAN-OUTS SHALL BE INSTALLED AT 50 FOOT INTERVALS FOR 4" PIPE AND 100 FOOT INTERVALS FOR 6" PIPE.

3. SDR 35 PVC MAY BE USED FROM THE DOWNSTREAM SIDE OF THE TRAP TO THE MAIN.

4. ABS PIPE SHOULD NOT BE GLUED TO PVC PIPE.

5. ALL FERNCO CONNECTIONS WHERE PERMITTED SHALL BE BANDED TYPE.

WATER AND SEWER SERVICE LINE TRENCH DETAIL NOTES.

1. EXCAVATION AND TRENCHING MUST ADHERE TO ALL OSHA STANDARDS.
2. THE TRENCH MATERIAL MUST BE SUITABLE, MEANING IT SHOULD NOT INCLUDE FROZEN MATERIALS, DEBRIS, OR ORGANIC MATTER. IF UNSUITABLE MATERIAL IS FOUND, IMPORTED BACKFILL MUST BE USED.
3. IF THE 5-FOOT COVER REQUIREMENT CANNOT BE MET, INSULATION SHOULD BE PROVIDED TO PREVENT FREEZING.
4. IF WATER AND SEWER SERVICES CROSS, 18 INCHES OF VERTICAL SEPARATION IS REQUIRED.°

NO.	REVISION	DATE
1	DETAIL SHEET ADDED	6-17-25

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
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(845) 897-9490 FAX
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POUGHKEEPSIE, NY 12603
845-452-5359
FAX 845-452-5359
email davld@dfarcht.com
www.dfarcht.com

DATE
MAY 8, 2025

SK2.3

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: July 2, 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:

- Short Environmental Assessment Form by D. Freeman Architect, dated June 11, 2025
- Site Plan (3 Sheets) prepared by D. Freeman Architect, dated June 17, 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. **Exterior Appearance.** The front elevation on Sheet SK2.2 has been updated to propose a double door that is more consistent with and in-kind to the existing barn-style double door. This is a supportable change that helps maintain the character of the Historic District and compliance with Chapter 134.

All previous comments have been addressed and the application is satisfactory from a planning perspective. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

LANC & TULLY
Engineering and Surveying, P.C.

July 1, 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:

- Short Environmental Assessment Form dated June 11, 2025.
- Plan set titled "Proposed Accessory Dwelling Unit for Zook Residence", consisting of 3 sheets with the latest revision date of June 17, 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:

Sheet Sk2.3 – Details:

1. The sheet shall include a construction detail for monolithic curb and sidewalk, as the existing will be removed during excavation for the installation of the utilities.

2. The trench details shall reflect the use of NYSDOT Item No. 304.12 for the backfilling of the utility trenches within the City's road right-of-way.

3. The tapping saddle to be used for the connection of the sewer lateral to the existing sewer main shall be provided on the plan.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bryan Murphy, Building Inspector

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL FOR
21 HIGH STREET

Parcel ID No. 5955-19-665022

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Henry M. Zook (the "Applicant"), to establish an accessory apartment in a detached accessory garage (the "Proposed Action" or "Project") on property located at 21 High Street in the R1-7.5 Zoning District and designated on the City tax map as **Parcel ID# 5955-19-665022** (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code §§ 223-24.1(I) and 223-25; and

WHEREAS, the application consists of application materials, correspondence, and plans submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board which include three Architectural Plan sheets titled, "Proposed Accessory Dwelling Unit for Zook Residence," dated May 8, 2025, last revised June 17, 2025, prepared by D. Freeman, Architect; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, the Planning Board reviewed the application at its meetings on June 10, 2025 and July 8, 2025; and

WHEREAS, on July 8, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on July 8, 2025; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval for an accessory apartment and considered the standards and requirements as set forth in the City of Beacon Zoning Code §§ 223-24.1 and 223-25.E; and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby grants Site Plan Approval to establish an accessory apartment in an existing accessory garage on property located at 21 High Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

2. The comments contained in the City Planner's letter to the Planning Board dated July 2, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

3. The comments contained in the City Engineer's letter to the Planning Board dated July 1, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

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

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

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

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

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the new accessory apartment in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. The Applicant shall remain in compliance with all requirements for accessory apartments set forth at Section 223-24.1 of the City of Beacon Zoning Code, including the requirement that the owner of the lot upon which the accessory apartment is located shall occupy at least one of the dwelling units on the lot.

4. The accessory apartment shall not be used for short term rentals.

5. The Building Inspector may revoke this Site Plan Approval where it is found that the use of the premises does not conform to the limitations and conditions set forth in this Resolution and in Section 223-24.1 of the City of Beacon Zoning Code.

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

7. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

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

9. The approval granted by this resolution does not supersede the authority of any other entity.

10. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently

desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.

Resolution Adopted: July 8, 2025
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
07/08/2025

Title:

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

ATTACHMENTS

193-195 Main PB 7.8.25 Supplemental Submission Cvr Ltr.pdf

193-195 Main PB 7.8.25 Exhibit A - Response Memo by Aryeh Siegel dated 6.24.25.pdf

193-195 Mian PB 7.8.25 Exhibit B - Response Memo by HLD dated 6.24.25.pdf

193-195 Main PB 7.8.25 Exhibit C - Correspondence CoB FD Chief Lucchesi 6.20.25.pdf

193-195 Main PB 7.8.25 Exhibit D - Rev Traffic and Parking Assessment Colliers Engineering & Design 6.24.25.pdf

193-195 Main PB 7.8.25 Exhibit E - Rev CMS & HDLO Design Standards Analysis by Aryeh Siegel 6.24.25.pdf

193-195 Main PB 7.8.25 Exhibit F - Rev I & I dated 6.24.25.pdf

193-195 Main PB 7.8.25 Exhibit G - Rev Drainage Report dated 6.24.25.pdf

193-195 Main PB 7.8.25 Plans 6-24-25.pdf

KARC Review PB_193-195 Main St 2025.07.02.pdf

Lanc & Tully 193-195 Main Street 07-02-25 review.pdf

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Taylor M. Palmer, Esq.
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June 24, 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 June 24, 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 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, architectural detail has been added to the previously blank brick façade of the proposed building. In addition, a stair tower with corten steel finish has been modified on the side of the building to further differentiate building's façade.

The Plans also include the following updates:

- The opening to the residential lobby has been changed from a straight concrete lintel to an arched opening.
- A built-in bench has been included in the entry area.
- The translucent glass wall at the entry area has been further defined with mullions and a concrete bench/planter.
- A lighting plan has been provided for the Project, including light fixtures added to the building façade.
- Overhead power lines at the Premises are proposed to be relocated, in coordination with the utility company.
- The size of the trash enclosure has been increased to accommodate all existing and proposed uses of the Premises.

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 updated CMS and HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025 and revised June 24, 2025, enclosed herewith as **Exhibit E** for additional information.

In addition to the foregoing, Colliers Engineering and Design, P.C. has provided an updated Traffic and Parking Assessment, dated May 27, 2025 and revised June 24, 2025, 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 two (2) proposed off-street parking spaces provided for the Project conform to the parking standards outlined in the City's Zoning Code, which require a minimum of zero (0) and a maximum of five (5) spaces, and that there is sufficient available public parking within a reasonable walking distance of the Premises to accommodate anticipated excess parking demand.

Further, and as noted in the Traffic and Parking Assessment, vehicles accessing the parking area for the Project would likely maneuver slightly onto asphalt paved portions of the rear of the

adjacent private properties at 8 Cliff Street and 10 Cliff Street. As is also noted in the Traffic and Parking Assessment, the owners of these adjacent private properties presently travel over the existing asphalt driveway at the Property (Lot 796928) to access portions of their own properties. We are in the process of confirming whether there are any easements which memorialize this arrangement and investigating reciprocal easements for this continued cooperative usage.

Finally, enclosed as **Exhibit C** please find correspondence from City of Beacon Fire Chief Thomas Lucchesi confirming that an aerial apparatus access road is not required for the Project and expressing support for increased separation distance between the building and the public right-of-way since the building will be equipped with an approved automatic sprinkler system.

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 June 24, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated June 4, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated June 9, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated June 24, 2024, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated June 4, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated June 9, 2025;

Exhibit C: Correspondence from City of Beacon Fire Department Chief Thomas Lucchesi, dated June 20, 2025;

Exhibit D: Revised Traffic and Parking Assessment, prepared by Colliers Engineering & Design, P.C., dated May 27, 2025 and revised June 24, 2025;

Exhibit E: Revised CMS & HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated June 24, 2025;

Exhibit F: Revised Infiltration and Inflow Investigation for 193-195 Main Street Development, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 205 and revised June 24, 2025; and

Exhibit G: Revised Drainage Report for 193-195 Main Street, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025 and revised June 24, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel and HLD.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on July 8, 2025 to continue the Board's review of the Project and to answer any questions the Board may have.[1] 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.

[1] Note: As this Board is aware, the Planning Board declared its intent to serve as Lead Agency for purposes to 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. Please be reminded that, while the Application currently constitutes an Unlisted action under SEQR, the New York State Department of Environmental Conservation has proposed amendments to the SEQR regulations under which the Application would constitute a Type II action that is exempt from SEQR review. Under the proposed new 6 NYCRR § 617.5(c)(11)(ii), "construction of a building with four or more dwelling units" would be considered a Type II action, provided "a. the gross floor area of the building does not exceed 10,000 square feet; b. the building is constructed on an approved lot; c. the building will be connected (at the commencement of habitation) to existing public water and sewerage systems; and d. the use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and subject to site plan review." The proposed Building will include five dwelling units with a total gross floor area under 10,000 square feet, will be constructed on an approved lot, will connect to public water and sewer systems, and is a permitted use within the Central Main Street (CMS) and Historic District and Landmark Overlay (HDLO) zoning districts in which the Premises is classified.

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

June 24, 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, June 9, 2025, and Lanc & Tully's comment letter dated June 4, 2025

KARC Planning Consultant's Comment Responses:

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.

   Response: The table at the top of the sheet has been corrected.

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.

      Response: Comment acknowledged.

   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 use of the drive below the building.

      Response: There is an open access path between the new parking area and the rear of the existing buildings. This is not intended for vehicles to drive through to the rear yard of the existing building, and therefore it is not intended for use as a drive aisle. The covered path is for convenience and acts as an egress path from the rear yard of the existing building out to Cliff Street. There is a parking space within the width of this access path.

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

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.

Response: There is vehicular access to the parking spaces under the building. There is no vehicular access drive aisle proposed in the access path beneath the building.

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.

1.

Response: Since there is no drive aisle through proposed under the building, we are maintaining a minimum of 7'-6" ceiling height, which complies with the requirements for a garage.

3. **Emergency Access:** The Planning Board should circulate plans to the Fire Department to confirm that the proposed access configuration meets emergency response standards.

Response: Comment acknowledged. The Applicant met with the Fire Chief regarding emergency access. The Fire Chief circulated a letter stating that his determinations regarding emergency access.

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.

Response: The square foot area of each unit has been added to the plans. Unit 101 on the 1st floor is 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.

Response: Comment acknowledged. A parking study has been submitted.

7. **Elevations:** The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

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.

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.

Response: Updated elevation designs have been submitted with additional architectural articulation on all visible sides of the building.

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.

Response: The pedestrian entrance sequence has been updated to be more welcoming and 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.

Response: Materials and colors will be noted on the building elevations when they are submitted.

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.

Response: The trash enclosure has been updated to serve the existing and proposed buildings.

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.

Response: The Applicant is reviewing lighting along the access driveway to determine feasible options.

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).

Response: A lighting plan with fixture specs has been submitted.

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.

    Response: Comment acknowledged.

Lanc & Tully Comment Responses:

Site Plan (Sheet 1)

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.
   Response: The location map has been added to 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.
   Response: Comment acknowledged.

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.
   Response: The wheel stops will be located to provide a zoning compliant drive width.

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 NFPA13 or NFPA 13R.
   Response: The sprinkler code has been corrected to indicate 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.
   Response: The overhead power lines are noted on the Site Plan to be relocated. The proposed locations will be coordinated with the Utility company to eliminate conflicts with the proposed new building.

Existing Conditions and Demolition Plan (Sheet 2)

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

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.
   Response: Comment acknowledged.

Building Elevations and Views (Sheet 4)

1. The number of the sheet should be revised to reflect 4 of 9, not 4 of 8.
   Response: The sheet numbering has been coordinated

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.
   Response: The scale and north arrow have been moved for clarity.

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

June 24, 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)
- Five (5) copies of a revised Inflow and Infiltration Study
- Five (5) copies of a revised Drainage Report

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 June 4, 2025:

General Comments:

1. Comment noted.
2. The Inflow and Infiltration (I&I) study has been completed. The discharge point of the roof drain pipes could not be identified—no visible piping to daylight or connection to nearby catch basins was observed. It is therefore assumed that the roof drains are currently tied into the building's interior sanitary sewer system, contributing inflow to the City's sanitary sewer system. As a result, notes have been added to the plans requiring that the roof drains be disconnected from the interior plumbing of the existing building.

3. Drainage Report
    a. Section 6 of the drainage report has been revised to include post flows without stormwater control.
    b. Soil testing will be conducted within the area of the proposed infiltration system. The City engineer will be invited to witness the tests.

4. Colliers Engineering has provided vehicle turning movements for the project and are provided in the revised Parking Study provided under separate cover.
5. Parking Analysis
    a. Colliers Engineering has updated the parking study under separate cover.
    b. Comparable projects have been provided in the updated the parking study by Colliers Engineering.
6. A stormwater maintenance agreement will be provided for review in a future submission.

Site Plan (Sheet 1 of 9):

1. Aryeh Siegel has responded to this comment under separate cover.
2. Aryeh Siegel has responded to this comment under separate cover.
3. The access drive is a pre-existing condition that cannot be improved due to the proximity to property lines and existing residential dwellings. The concrete wheel stops appear to be in place to prevent cars from hitting the existing dwelling located at 8 Cliff Street. Therefore, they are not proposed to be removed.
4. Aryeh Siegel has responded to this comment under separate cover.
5. The existing overhead wires will be relocated and coordinated with CHGE and the adjacent parcel owner of 197-199 Main Street.

Existing Conditions and Demolition Plan (Sheet 2 of 9):

1. Existing easements over the access drive are still being researched. Any information gathered will be provided to the City.
2. Aryeh Siegel has responded to this comment under separate cover.

Building Elevations & Views (Sheet 4 of 9):

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

Grading & Utility Plan (Sheet 5 of 9):

1. Soil Testing for Underground Infiltration System will be coordinated with the City engineering consultant.
2. A “Water Service Line Profile” has been added to sheet 8 of the revised plan set.
3. The hatching in the roadway has been lightened.
4. The MXU remote water meter reading device note has been added to sheet 5 of the revised plan set.

Construction Details (Sheet 8 of 9):

1. The “Tapping Sleeve” detail has been revised to specify a domestically made valve box to be used.
2. The “Street Pavement Restoration” detail has been revised to reflect 4” of binder course and 1½” of top course.

Construction Details (Sheet 9 of 9):

1. The "Underground Infiltration System" detail has been revised to include short term and long term maintenance requirements.

KARC Planning Consultants, Inc. Review Letter, Dated June 9, 2025:

1. The combined parcel size on the Lot Consolidation Plat has been corrected.
2. Access, Circulation, and Delivery Logistics
   a. Comment noted.
   b. Aryeh Siegel has responded to this comment under separate cover.
   c. Colliers Engineering has provided vehicle turning movements for the project and are provided in the revised Parking Study provided under separate cover.
   d. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Colliers Engineering has updated the parking study 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. Aryeh Siegel has responded to this comment under separate cover.
9. Aryeh Siegel has responded to this comment under separate cover.
10. Aryeh Siegel has responded to this comment under separate cover.
11. Aryeh Siegel has responded to this comment under separate cover.
12. A Construction staging plan will be provided in a future submission.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your July 8, 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)
Cuddy & Feder, LLP
Aryeh Siegel
Colliers Engineering & Design
Daniel G. Koehler, P.E. (HLD file)

CITY OF BEACON FIRE DEPARTMENT

1140 Wolcott Avenue
Beacon, New York 12508
Office: (845)831-1334

June 20, 2025

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Dear Distinguished Members of the Planning Board,

I have reviewed the proposed site and building plans for the multifamily residential project located at 193–195 Main Street, as presented by Mr. Aryeh Siegel, Architect.

Based on the current design documents and the information provided, I offer the following observations and recommendations on behalf of the City of Beacon Fire Department:

1. Aerial Apparatus Access Road Exception: In accordance with Section D105.1 of Appendix D of the Fire Code, I concur that an aerial apparatus access road is not required for this project, as the vertical distance between the established grade plane and the highest point of the roof surface will not exceed 30 feet.

2. Increased Distance from Fire Apparatus Access Road to Building: As outlined in Section 503.1.1 of the Fire Code, the maximum allowable distance from a fire apparatus access road to the building may be increased where the building is protected throughout by an approved automatic sprinkler system. As the proposed structure will be fully sprinklered in accordance with the New York State Building Code requirements for multifamily residential occupancy, I am supportive of granting such an exception for the increased separation distance from the public right-of-way to the building.

Please note that the Authority Having Jurisdiction (AHJ) for fire code enforcement in the City of Beacon is the City of Beacon Building Inspector. Final determinations regarding code compliance and the issuance of any exceptions shall rest with that office.

Should the Planning Board or Building Department require additional information or clarification, I remain available to assist.

Respectfully,

Thomas Lucchesi
Chief of Department

400 Columbus Avenue Suite 180E
Valhalla, New York 10595
USA
Main: 877 627 3772
colliersengineering.com

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Engineering & Design

May 27, 2025
Revised June 24, 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.

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Exhibit No. 1 – Site Location Map

Source: Dutchess County Parcel Access Viewer

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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

(Appendix A)

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.

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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.

Therefore, in order to further assess the actual anticipated parking demands associated with the Project, parking data has been obtained for the existing apartments within the 193 & 195 Main Street buildings. These two buildings have a total of four (4) apartment units. Based on resident interviews each residence has one (1) car equating to a parking demand ratio of 1 space per dwelling unit for the 193 & 195 Main Street residences. This parking ratio is consistent with the maximum parking standard indicated by the Zoning Code and would equate to a parking demand of five (5) spaces for the new proposed five (5) unit apartment building.

As a further comparison, data provided by the Institute of Transportation Engineers (ITE) was also referenced 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 provided in Appendix A 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.

Based on the existing parking data for the existing 193 & 195 Main Street buildings as well as the parking data provided by ITE, the anticipated shortfall in parking associated with the project is anticipated to be between 3 and 6 parking spaces. This excess parking demand would need to be accommodated by available public parking in the area.

In order to assess the availability of public parking in the vicinity of the site, observations of both on-street parking and City owned lots within an approximately 500-ft. radius of the site were conducted on Tuesday June 17, 2025 between the hours of 5:00 PM and 10:00 PM. The areas of observation, which are identified on the Parking Area Map contained in Appendix A, generally include the following:

- Main Street between Cross Street and Elm Street
- Cliff Street between Main Street and Dewindt Street
- Commerce Street between South Avenue and Cliff Street
- Dewindt Street between Cliff Street and Elm Street
- Cliff Street Parking Lot
- Cross Street Parking Lot
- Digger Phelps Parking Lot
- Beacon Center Parking Lot

The parking observations are summarized in Table No. P-1, contained in Appendix A. Based on the observations the minimum number of available parking spaces identified during the study time period was 153 parking spaces occurring between 5PM and 6PM, which is consistent with the peak of retail parking utilization along Main Street and within the public parking lots within the study area. Parking availability increase towards the late evening and overnight hours. In fact, if the parking study area is just narrowed down to the closest public parking areas to the site within the Cliff Street parking lot and the on-street parking along Cliff Street between Main Street and Dewindt Street it was found that there was a minimum of 11 parking spaces available during all time periods up to a maximum of 22 spaces available during the night time hours. 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. It should also be noted that there is no existing usage of the rear of the 193-195 Main Street property for parking therefore there will be no vehicles displaced by the construction of the proposed apartment building.

Site Access/Circulation

(Appendix B)

As indicated above, access to the Project is proposed via an existing driveway to Cliff Street located approximately 225 ft. south of Main Street. The driveway, which has a width of between 9.5 to 11 ft., also provides access to a garage on the 10 Cliff Street Property and to the rear of the 8 Cliff Street Property. The driveway and parking area was reviewed for the ability for a typical sedan (Passenger Car), typical pick-up truck (Ford F-150) and ambulance to enter the driveway, access the on-site parking and exit the driveway. The maneuvering diagrams are provided on Sheets No. TT-01 and TT-02 for the passenger car, Sheets No. TT-03 and TT-04 for the pick-up truck and Sheets No. TT-05 and TT-06 for the ambulance. All maneuvering diagram figures are provided in Appendix B.

As identified on the maneuvering diagrams, the passenger car and pick-up truck can successfully enter and exit the driveway and maneuver into and out of the on-site parking spaces within the available existing and proposed pavement area. However, due to the property limits maneuvering onto the private property of both 8 and 10 Cliff Street, where there is continuous asphalt, will be required. Furthermore, the maneuvering diagrams demonstrate that an ambulance would be able to enter the driveway forward and reverse back out of the driveway, which is typical for ambulances. It is also our understanding the fire department has provided input indicating that a fire truck would not need to pull down the driveway and could rather stop on Cliff Street near the driveway.

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

R:\Projects\2025\25005557A\Reports\Traffic\Word\250624RGD_Parking Study_Revised.docx

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Appendix

Appendix A | Parking Analysis Data

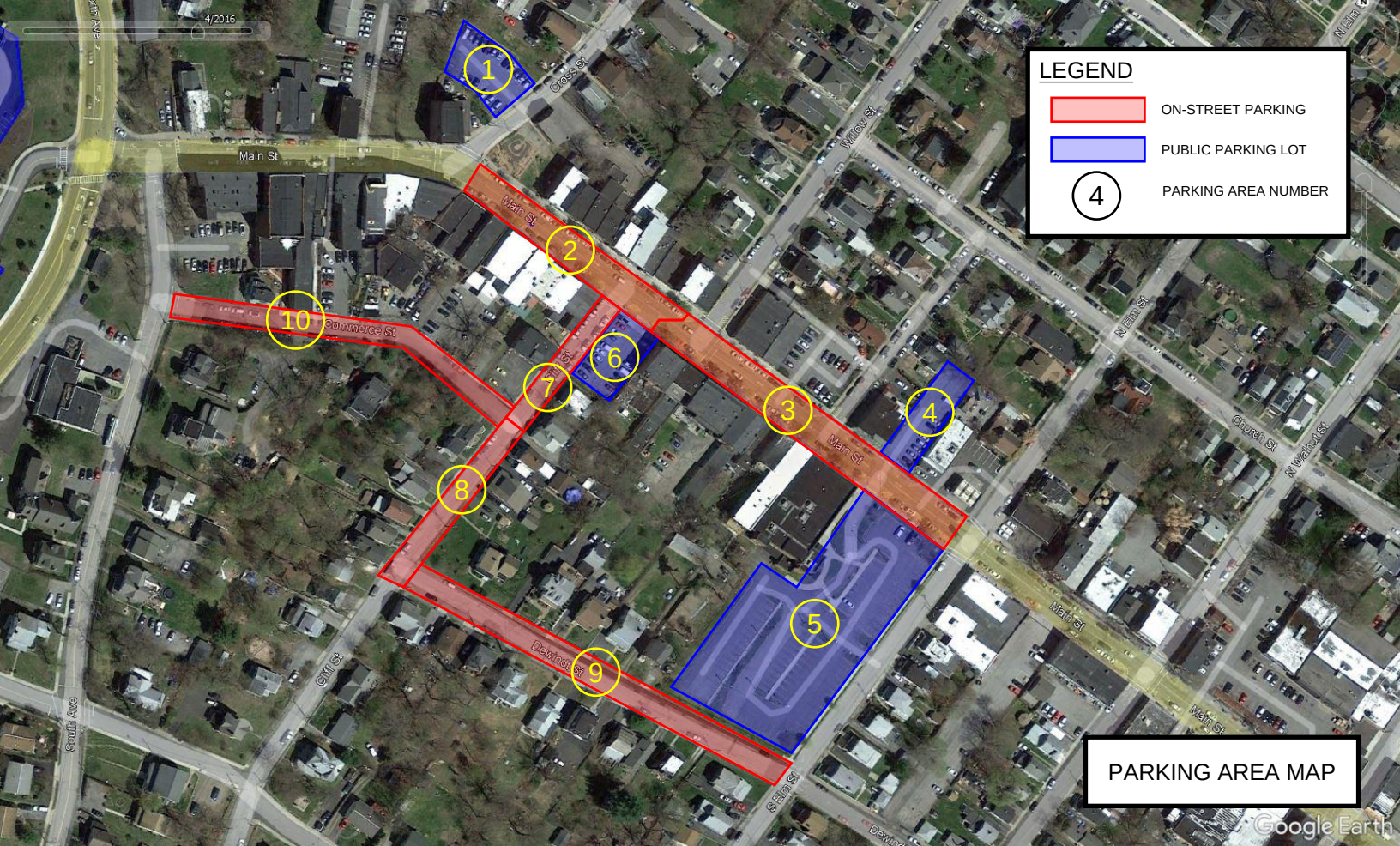

LEGEND
ON-STREET PARKING
PUBLIC PARKING LOT
4
PARKING AREA NUMBER
1
2
3
4
5
6
7
8
9
10
Main St
Cross St
Willow St
N Elm St
Church St
N Walnut St
Commerce St
Elm St
Dewitt St
South Ave
City St
S Elm St
PARKING AREA MAP
Google Earth

Table P-1
Summary of City of Beacon Parking Observations
City of Beacon, NY
Tuesday 6/17/25

Time		Parking Areas										Total Occupied Parking Spaces	Total Unoccupied Parking Spaces
		1	2	3	4	5	6	7	8	9	10		
		Total Parking Spaces by Area											
		18	21	21	13	92	19	12	9	53	21		279
Start	End	Occupied Spaces by Area											
5:00 PM	6:00 PM	12	12	19	5	28	15	12	2	10	11	126	153
6:00 PM	7:00 PM	13	12	16	6	30	12	11	-	10	8	118	161
7:00 PM	8:00 PM	13	11	17	4	16	11	5	1	9	7	94	185
8:00 PM	9:00 PM	12	12	14	6	14	13	5	1	9	7	93	186
9:00 PM	10:00 PM	11	8	10	6	4	10	7	1	11	8	76	203
											Minimum Unoccupied Parking Spaces		153

Notes:

1) See Parking Area Map for identification of parking areas

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

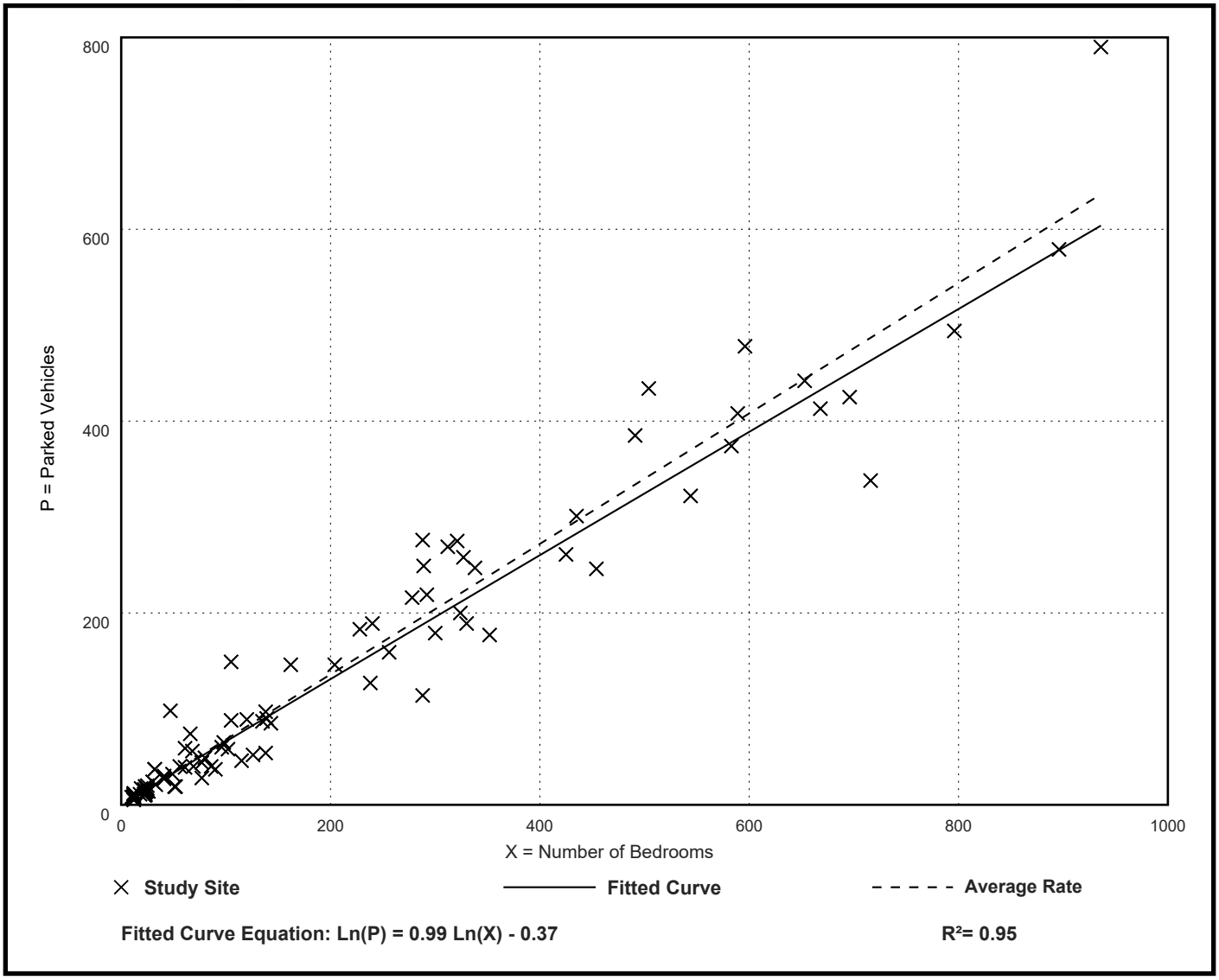
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

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

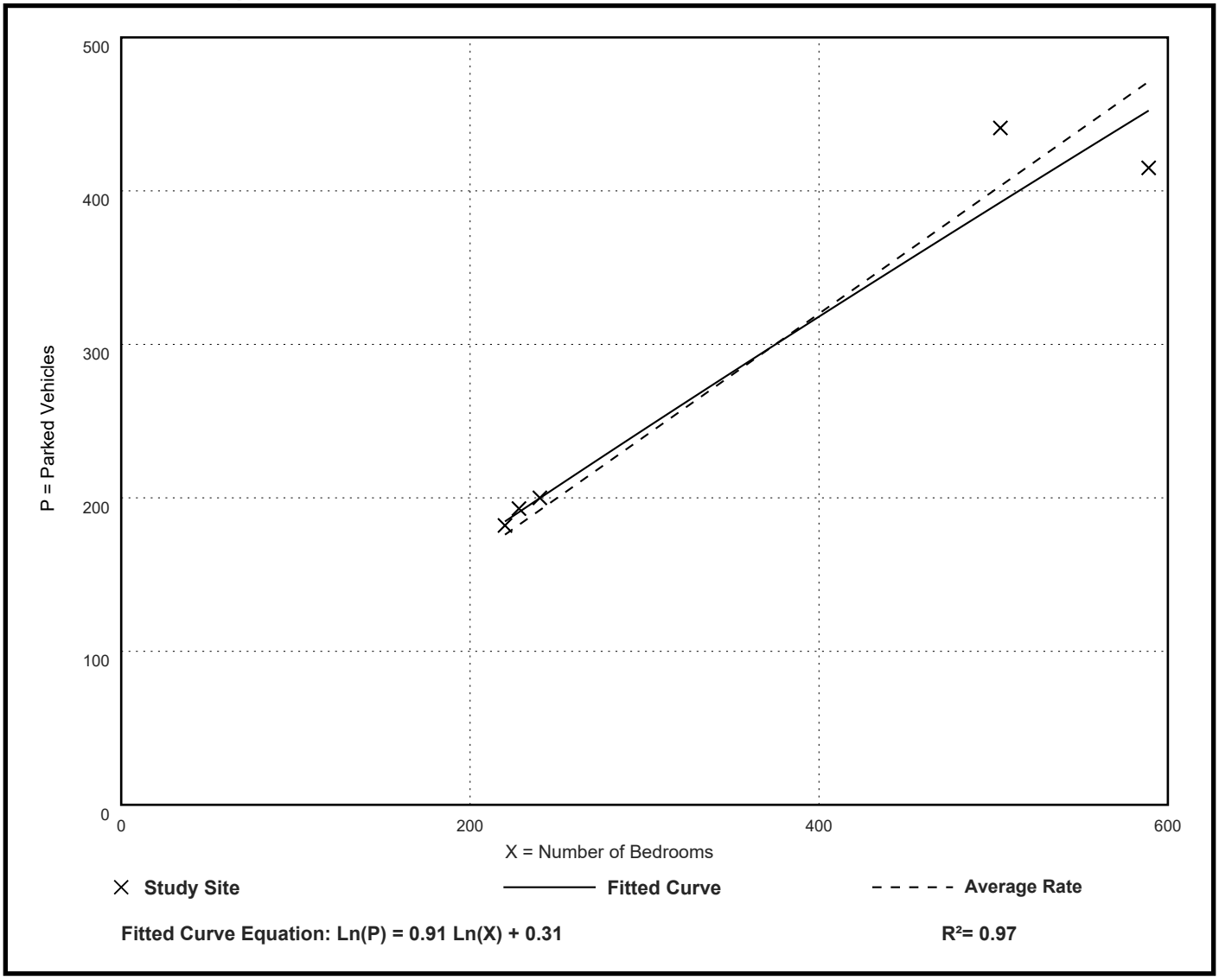
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

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)

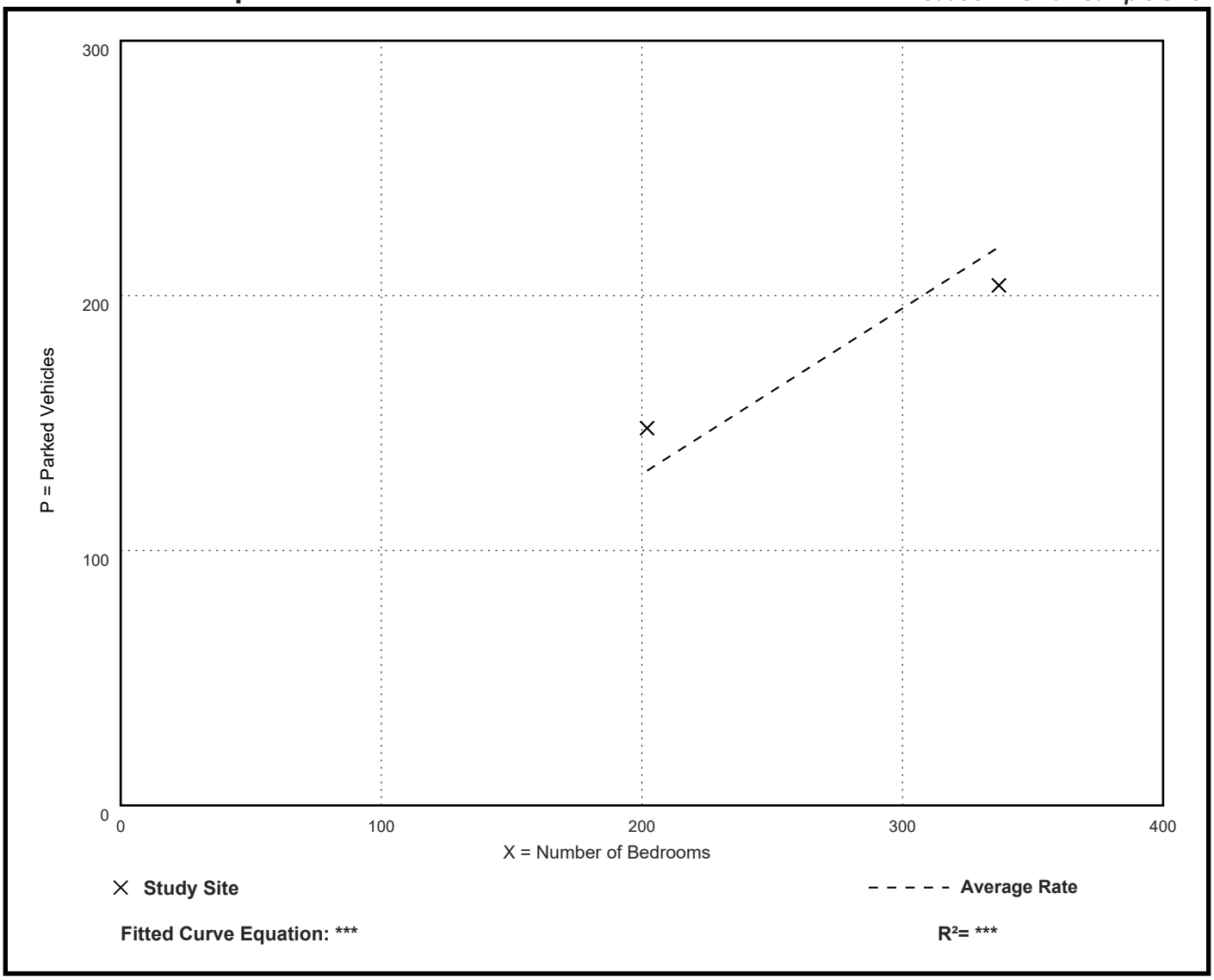
Peak Period Parking Demand vs: Bedrooms
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Bedrooms: 270

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



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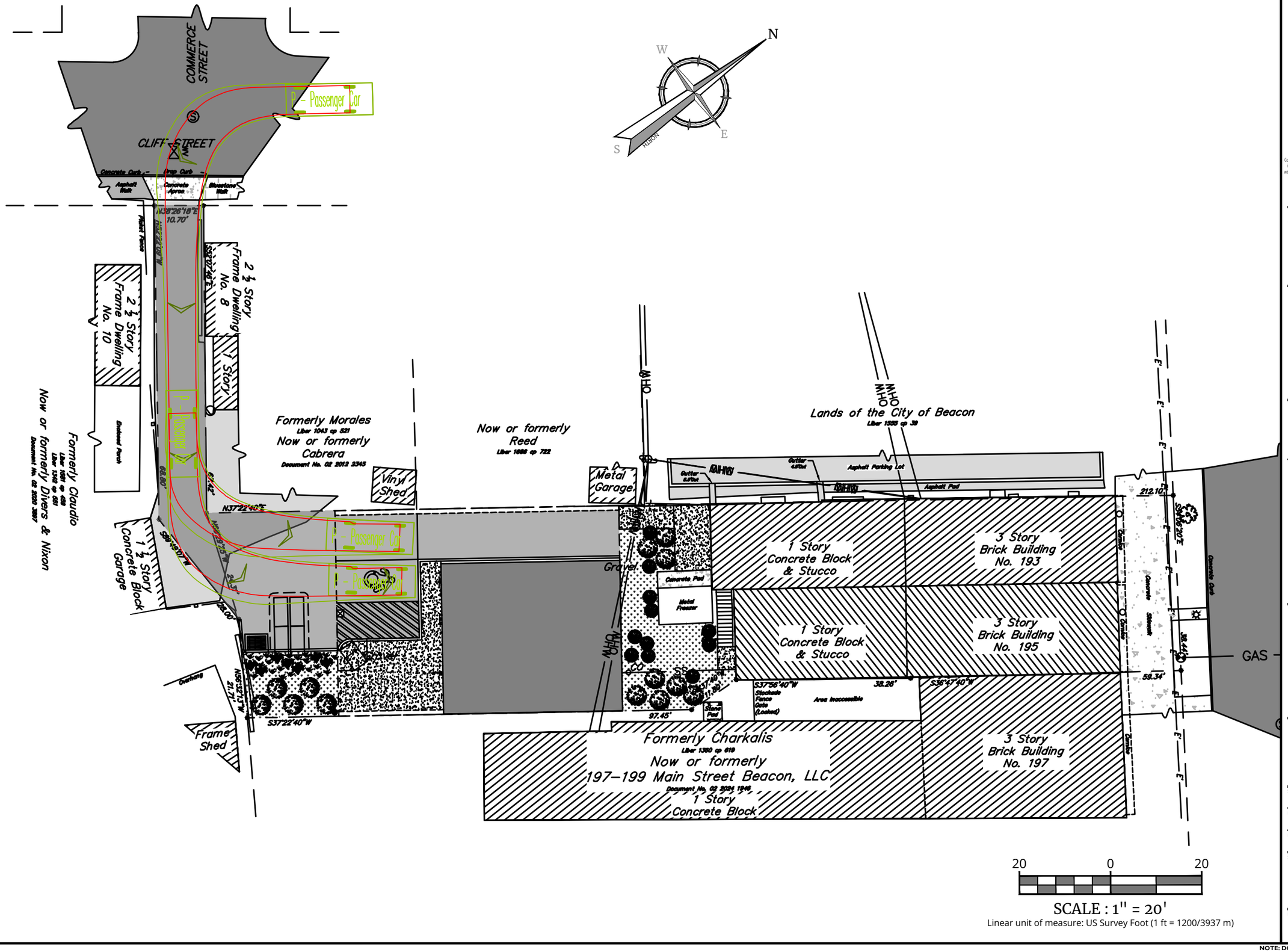
Appendix

Appendix B | Vehicle Manuevering Plans



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KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	R.V.V.
DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN PASSENGER CAR ENTERING

DRAWING NUMBER:

TT-01

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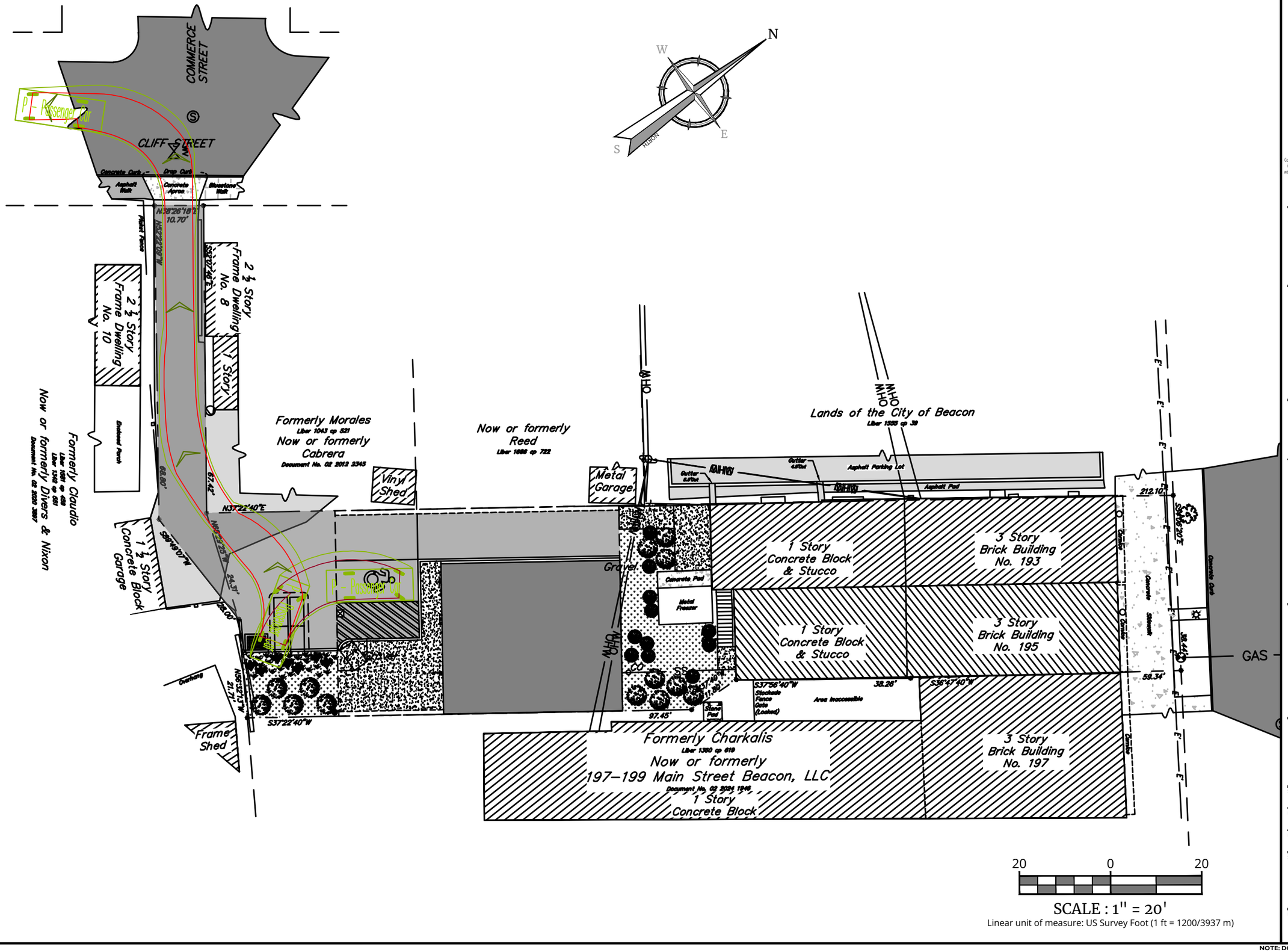

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DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN PASSENGER CAR EXITING

DRAWING NUMBER:

TT-02

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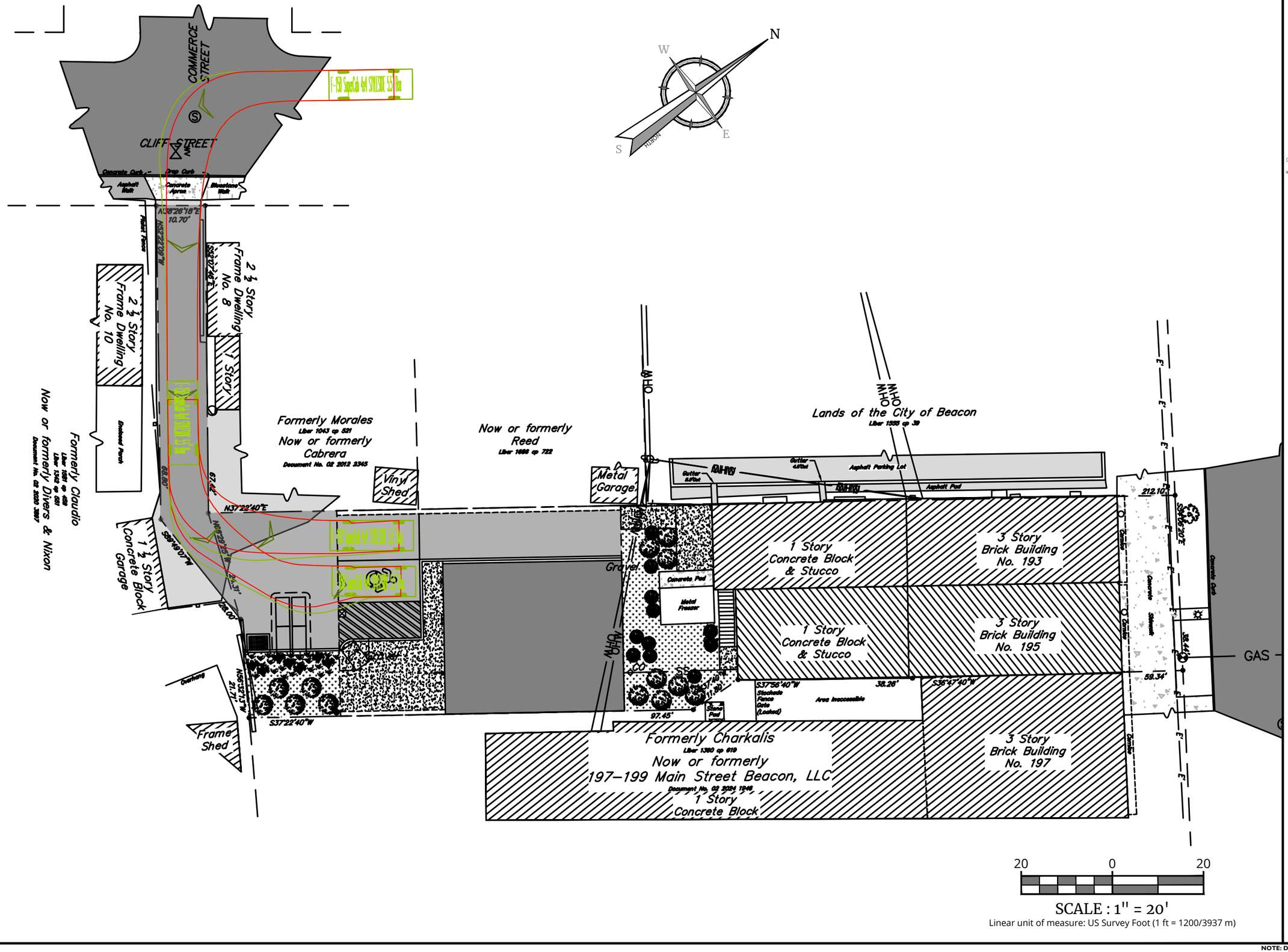

SCALE : 1" = 20'

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

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SCALE:	DRAWN BY:
AS SHOWN	R.V.V.
DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN
PICK-UP TRUCK (FORD F-150) ENTERING

DRAWING NUMBER:

TT-03

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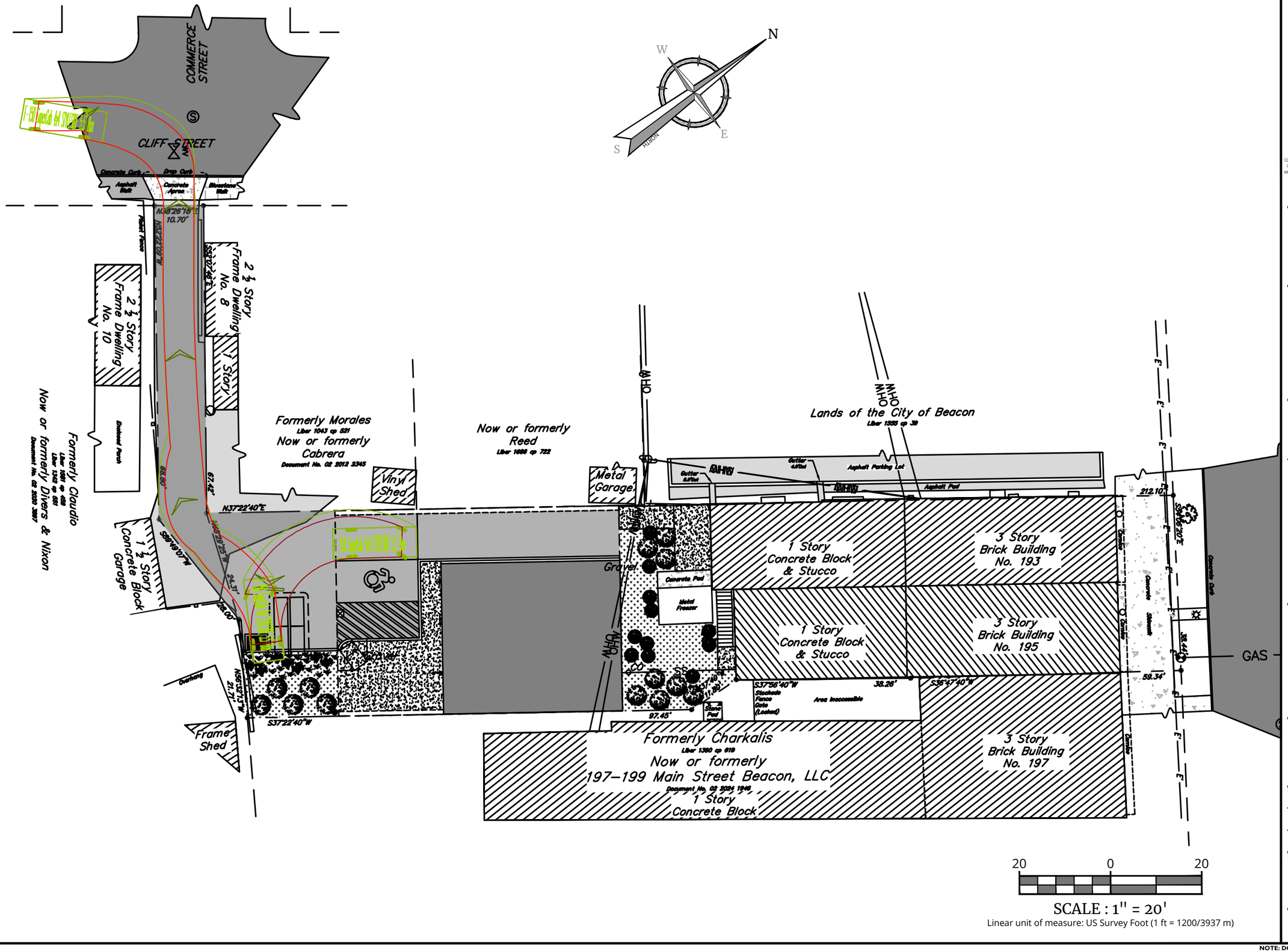

SCALE : 1" = 20'

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

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DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN
PICK-UP TRUCK (FORD F-150)
EXITING

DRAWING NUMBER:

TT-04

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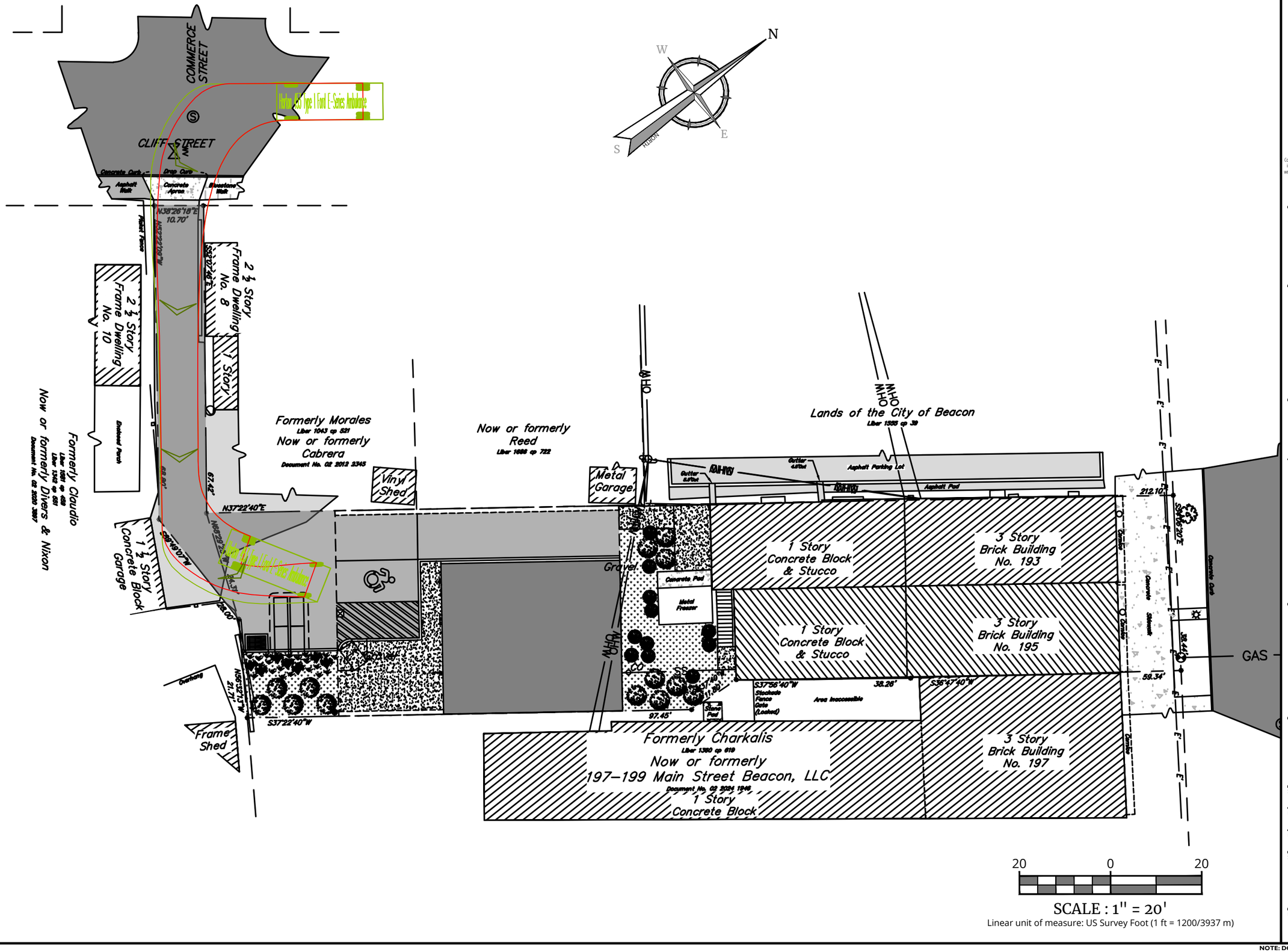

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SCALE: AS SHOWN	DRAWN BY: R.V.V.
DESIGNED BY: R.V.V.	REVIEWED BY: R.G.D.
DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN AMBULANCE ENTERING

DRAWING NUMBER:

TT-05

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-05 By: RDANDREA on 2025-06-20 -- 10:09am

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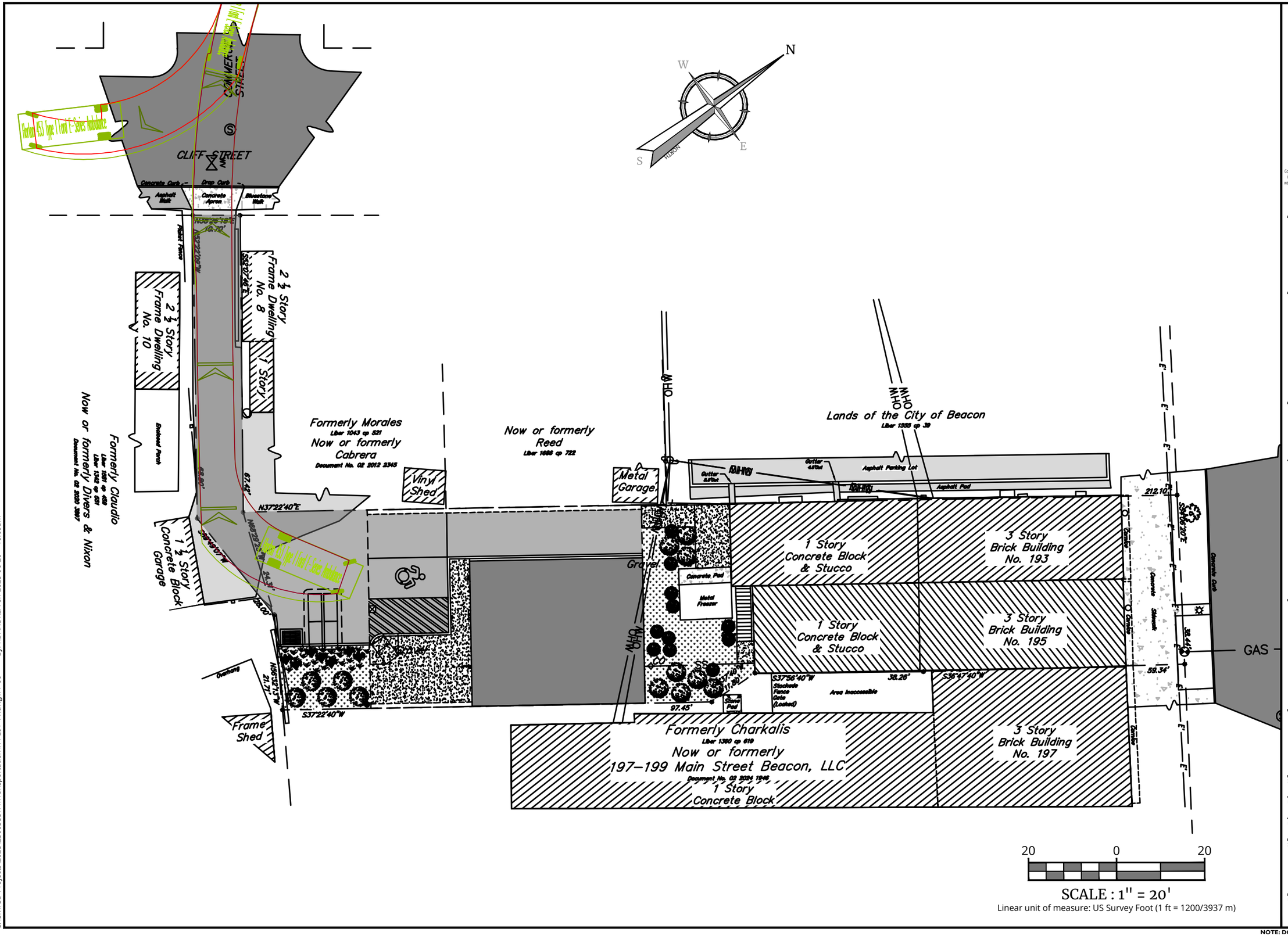

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REV	DATE	DESCRIPTION

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
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DATE ISSUED: 6/9/25	PROJECT NUMBER: 25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN AMBULANCE EXITING

DRAWING NUMBER:

TT-06

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-06 By: RDANDREA on 2025-06-20 -- 10:09am

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ARYEH SIEGEL
ARCHITECT

193-195 Main Street

CMS & HDLO Design Standards Analysis

June 24, 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. However, all facades are being addressed since there is some visibility from other properties and from the Street.

(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.

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(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.

(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.

(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 the residential entry has a secondary arched 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 other properties, 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 have been incorporated to 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. The major material is brick similar to the existing building on Main Street, with steel and stone detailing.

(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
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13 Chambers Street, Newburgh, New York 12550 (Satellite Office)
Phone: 845-440-6926
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May 28, 2025; Revised June 24, 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 and June 18, 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.
- On June 18, 2025, the internal roof drain pipes were televised to determine their point of discharge. The results of the TV inspection were indeterminant. No points of discharge for the upper roof were observed at the surface or within catch basins within the vicinity of the building. Therefore, it is assumed that the upper roof drains are connected to the internal sanitary sewer plumbing within the building.

Action Required:

- The upper roof drains shall be disconnected from the internal sanitary sewer plumbing and connected to a new roof leader storm line. The new storm line will connect to an existing catch basin located in the municipal parking lot a Cliff St. and Main St.
- The inoperable sump pump and connected piping must be removed, or connected to the new storm piping.

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.
- This sump pump should be connected to the new storm piping if possible in case there
- No signs of groundwater infiltration or floor ponding.
- No other illicit connections were identified.

Estimated Volume of Inflow Into City Sewer System From 3rd-Story Roof

Stormwater runoff calculations were performed to determine the amount of stormwater runoff entering the City of Beacon's sanitary sewer system during rainfall. The table below shows runoff volumes discharged to the sanitary sewer system that will be eliminated by disconnecting the upper roof drains from the sewer plumbing and redirecting to the City stormwater system.

Roof Area	1-year Peak Rate (cfs)	1-year Peak Volume (acre-ft)	2-year Peak Rate (cfs)	2-year Peak Volume (acre-ft)	5-year Peak Rate (cfs)	5-year Peak Volume (acre-ft)	10-year Peak Rate (cfs)	10-year Peak Volume (acre-feet)
1,814 sqft	0.11	0.008	0.13	0.010	0.16	0.012	0.19	0.015

Conclusion:

- I&I from the project site will be eliminated with the disconnection of the upper roof drains from the building sanitary sewer plumbing system and connecting to a new storm pipe.

- The existing sump pumps within both 193 and 195 Main Street should be either removed, or disconnected from the building sanitary sewer plumbing system and connecting to a new storm pipe. However, it is noted that 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 and Mitigation

1. The 3rd-floor roofs were determined to be connected to the building sanitary sewer plumbing system.
2. **Two potential interior 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. However, if possible, this sump pump discharge should be redirected to the new storm pipe proposed as part of the project.
3. **Disconnect roof pipe from the sanitary sewer plumbing and redirect to storm system**:
    - Provide new storm pipe connect from the building to a catch basin located in the municipal lot at Cliff St. and Main St. Connect 3rd-floor roof drain pipes to the proposed stormwater pipe.

If you have any questions regarding the findings or require additional information, please contact me directly at **(845) 765-8956**.

Sincerely,

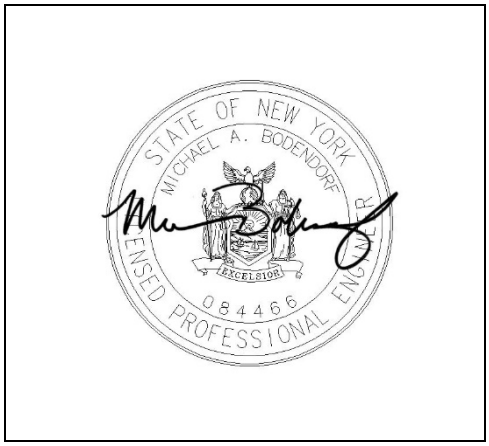
Michael A. Bodendorf, P.E.
Principal

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
Revised 6/24/2025



Prepared by:
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APPENDIX A: DRAINAGE MAPS
APPENDIX B: SUPPORTING DATA
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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 & 796928 (+/-0.219 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 two 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 five residential apartments with parking and vehicle access at ground level. 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.

Subcatchment 2 is 1,814 sqft of 3rd-floor rooftop portion of 193 and 195 Main St.. Soils in this subcatchment are negligible as it is rooftop only. Drainage generally flows via sheet flow to roof drains located on each roof. Pre-development drainage from the 3rd floor rooftops discharges to the City's sanitary sewer system. The roof drains will be disconnected from the interior sewer plumbing and redirected to the City's stormwater system.

The watershed area contributing to each 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	D	5 minutes
2	1,814	Rooftop	98	-	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.

Subcatchment 20 is 1,814 sqft of 3rd-floor rooftop portion of 193 and 195 Main St.. Soils in this subcatchment are negligible as it is rooftop only. Drainage generally flows via sheet flow to roof drains located on each roof. Pre-development drainage from the 3rd floor rooftops discharges to the City's sanitary sewer system. The roof drains will be disconnected from the interior sewer plumbing and redirected to the City's stormwater system. Post-development drainage will discharge to an existing catch basin located with the municipal parking lot at Cliff St. and Main St.

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
20	1,814	Rooftop	98	-	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	0.26	0.07	0.55	0.55	0.71	0.71	1.04	1.02

2	0.11	0.11	0.19	0.19	0.24	0.24	0.34	0.34

The runoff rates at SDP 1 decrease 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.

The runoff rates at SDP 2 do not change from pre-development to post-development. The post-developed runoff from subcatchment 20 will be re-directed to the City's stormwater system which will eliminate Inflow from the property to the City sanitary sewer system.

Table IV below indicates post-developed runoff rates at SDP 1 if underground infiltration is not proposed.

Table VI- 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	0.26	0.31	0.55	0.59	0.71	0.75	1.04	1.07

The post-development flows to SDP 1 without stormwater control are slightly higher than pre-development conditions.

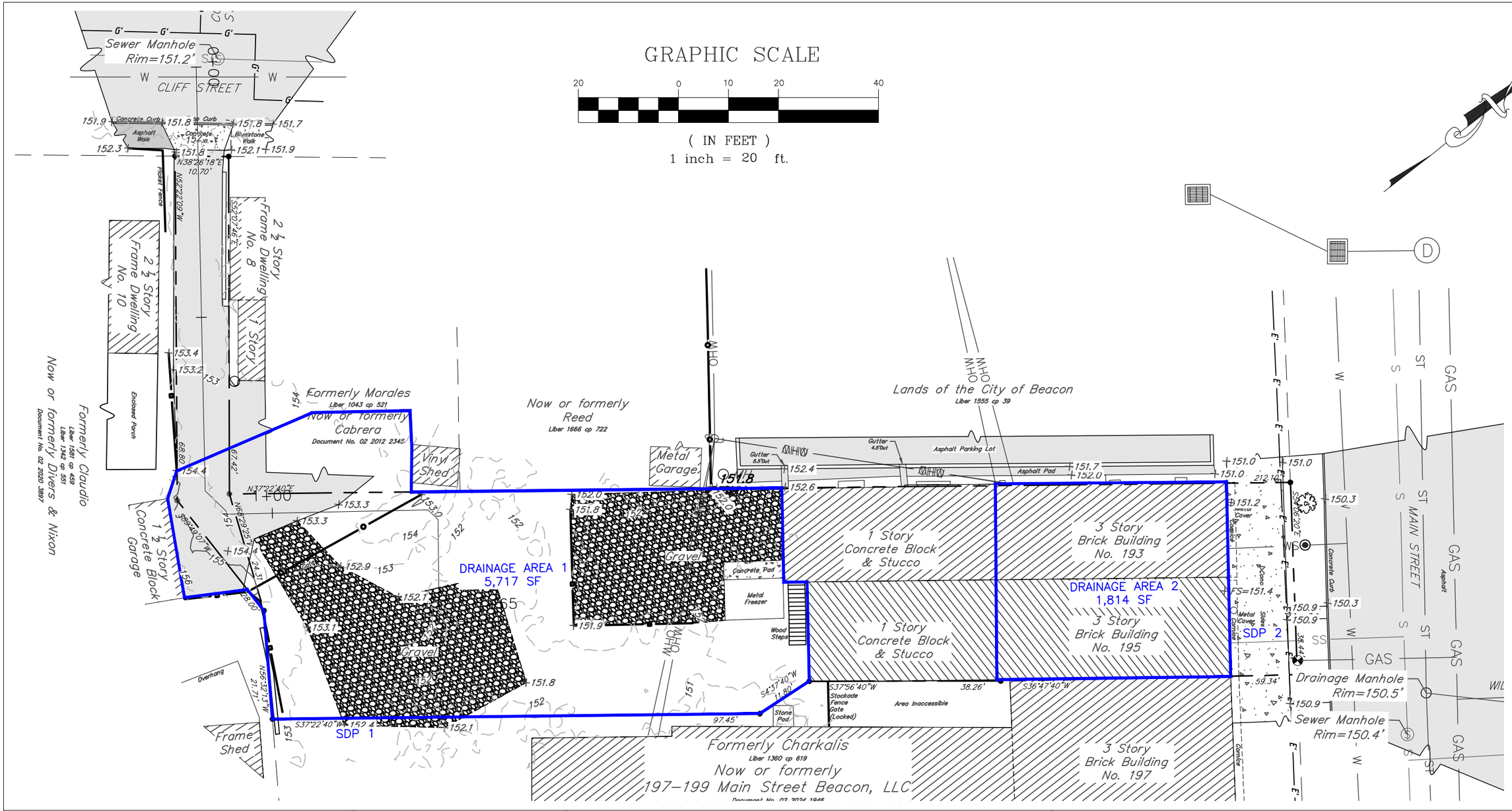
Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendix C.

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

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 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

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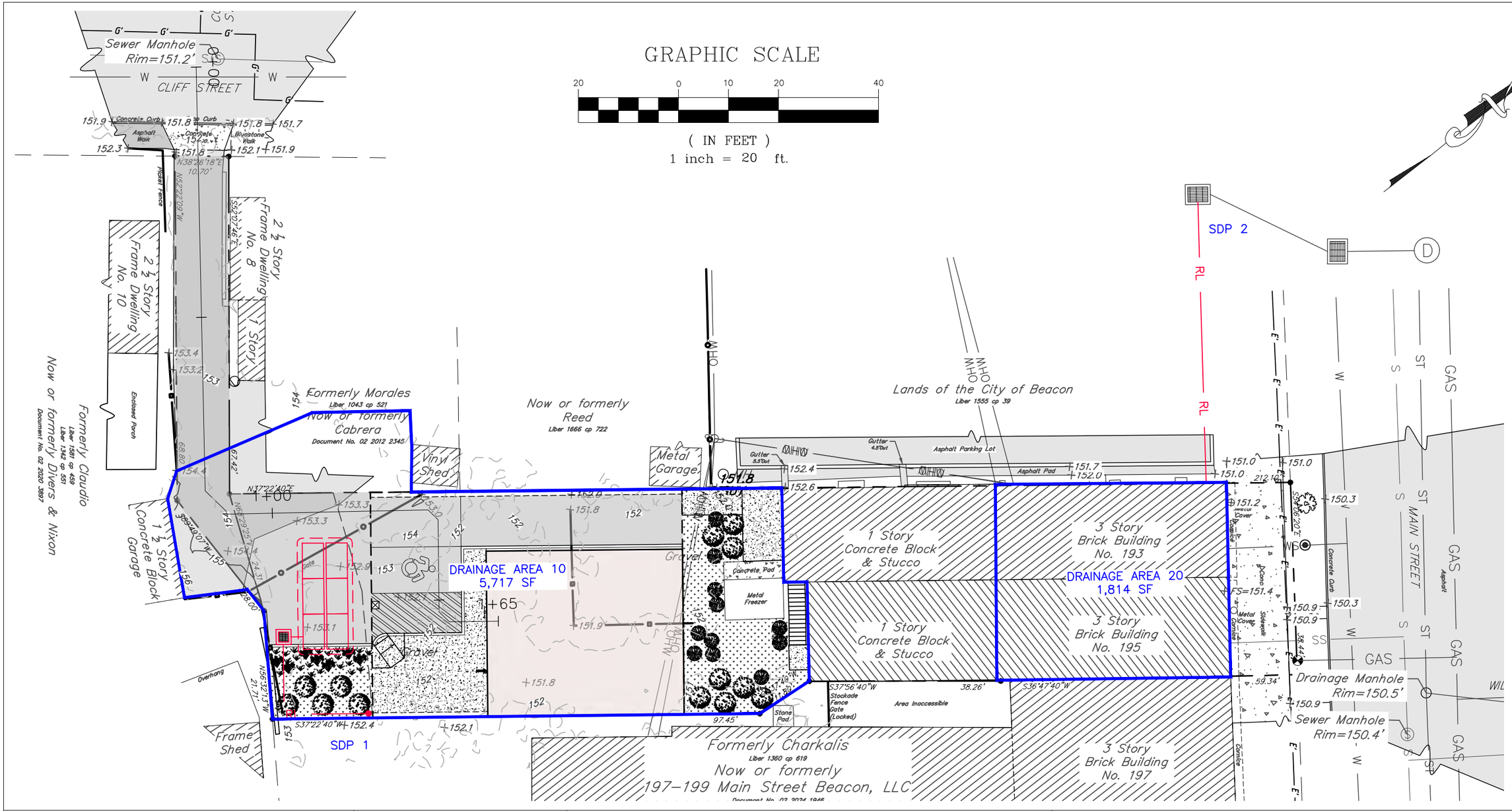

DRAWN BY: ESR	CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

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

POST-DEVELOPMENT 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-2
SHEET:	2 OF 2

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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**

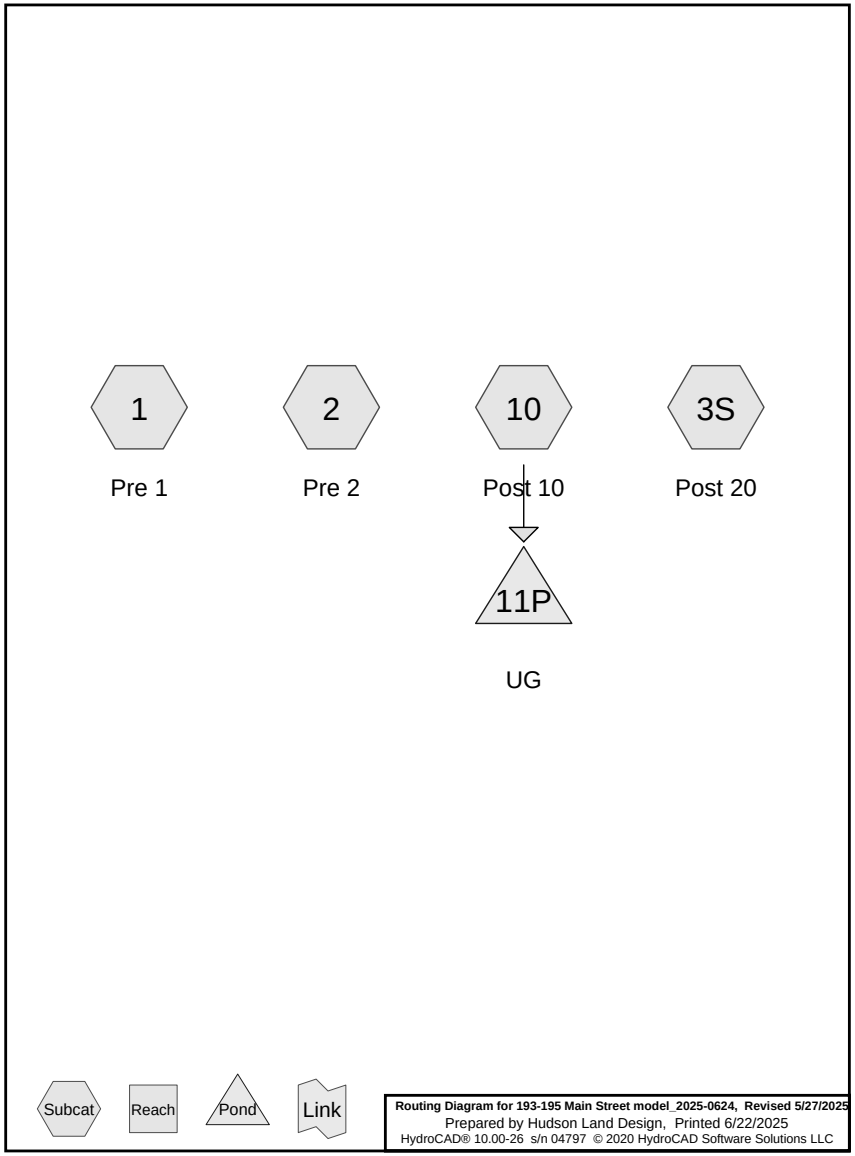
Upper Confidence Limits

	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**

Powered by ACIS Northeast Regional Climate Center

APPENDIX C

HYDROLOGIC MODELING



Summary for Subcatchment 1: Pre 1

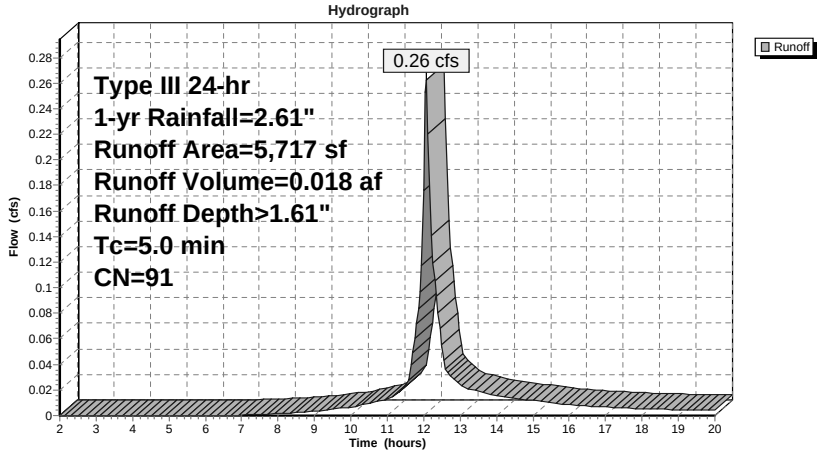
Runoff = 0.26 cfs @ 12.07 hrs, Volume= 0.018 af, Depth> 1.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 2: Pre 2

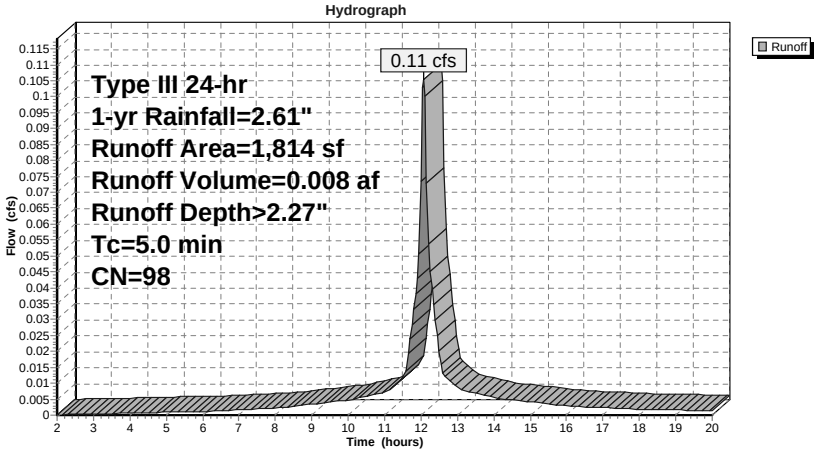
Runoff = 0.11 cfs @ 12.07 hrs, Volume= 0.008 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 3S: Post 20

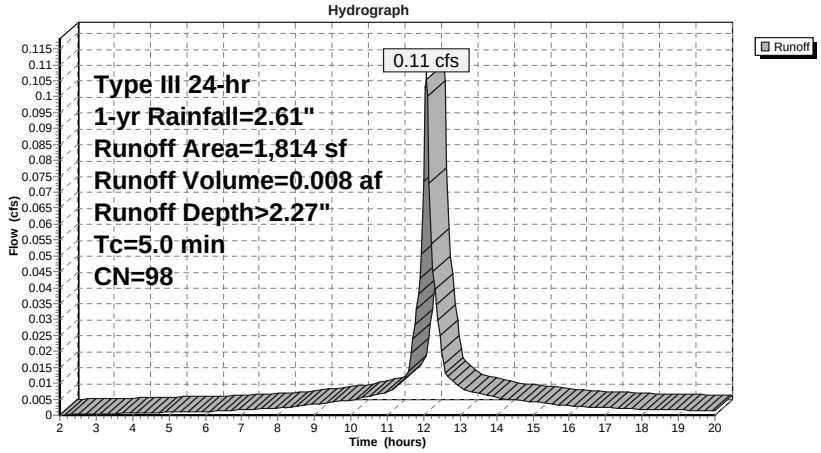
Runoff = 0.11 cfs @ 12.07 hrs, Volume= 0.008 af, Depth> 2.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.61"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 3S: Post 20



Summary for Subcatchment 10: Post 10

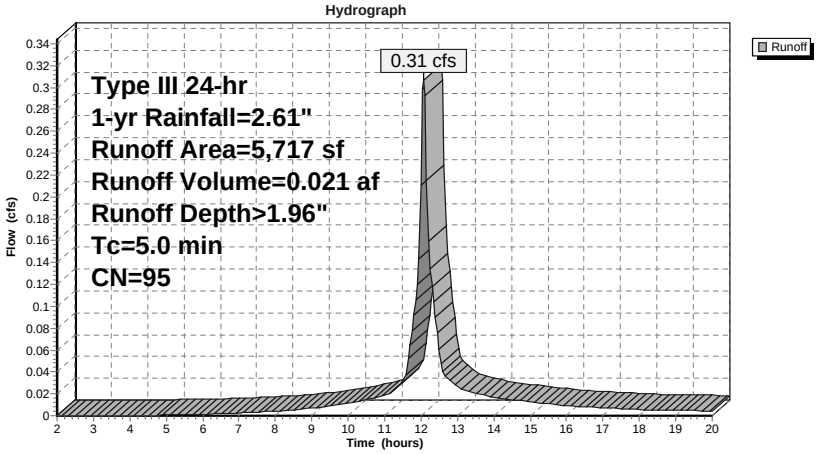
Runoff = 0.31 cfs @ 12.07 hrs, Volume= 0.021 af, Depth> 1.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 > 1.96" for 1-yr event
Inflow = 0.31 cfs @ 12.07 hrs, Volume= 0.021 af
Outflow = 0.08 cfs @ 12.47 hrs, Volume= 0.008 af, Atten= 73%, Lag= 23.7 min
Discarded = 0.01 cfs @ 12.45 hrs, Volume= 0.001 af
Primary = 0.07 cfs @ 12.47 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' @ 12.45 hrs Surf.Area= 339 sf Storage= 591 cf

Plug-Flow detention time= 235.9 min calculated for 0.008 af (36% of inflow)
Center-of-Mass det. time= 128.3 min (885.1 - 756.8)

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

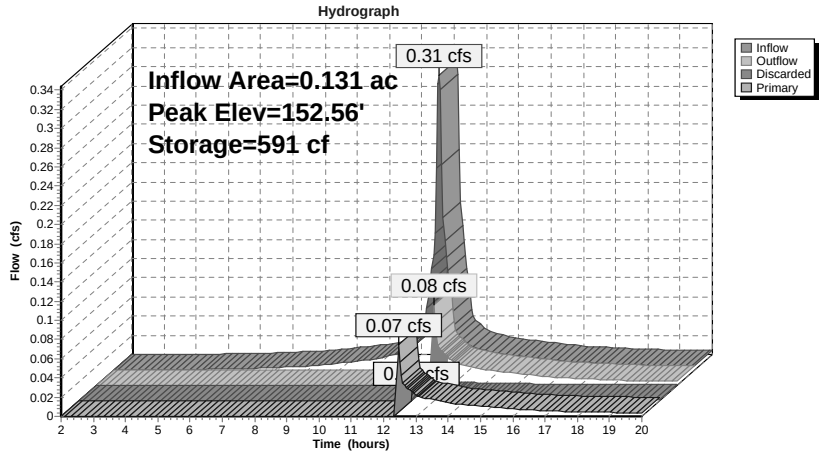
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

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 @ 12.45 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 @ 12.47 hrs HW=152.56' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.06 cfs @ 0.73 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

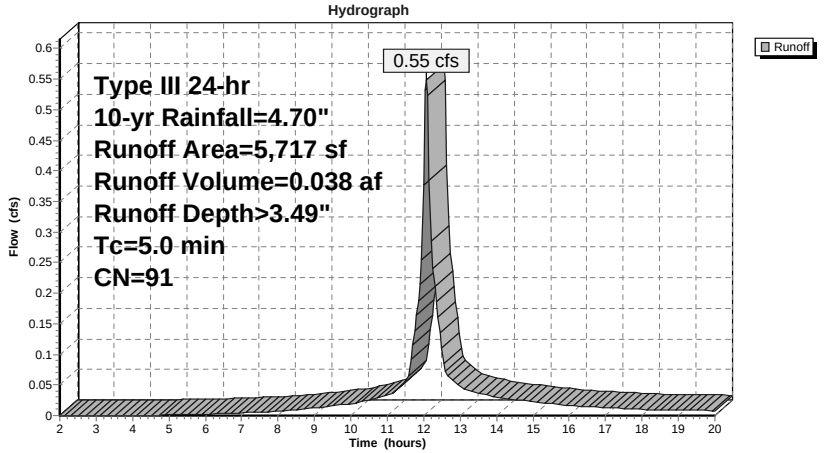
Runoff = 0.55 cfs @ 12.07 hrs, Volume= 0.038 af, Depth> 3.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 2: Pre 2

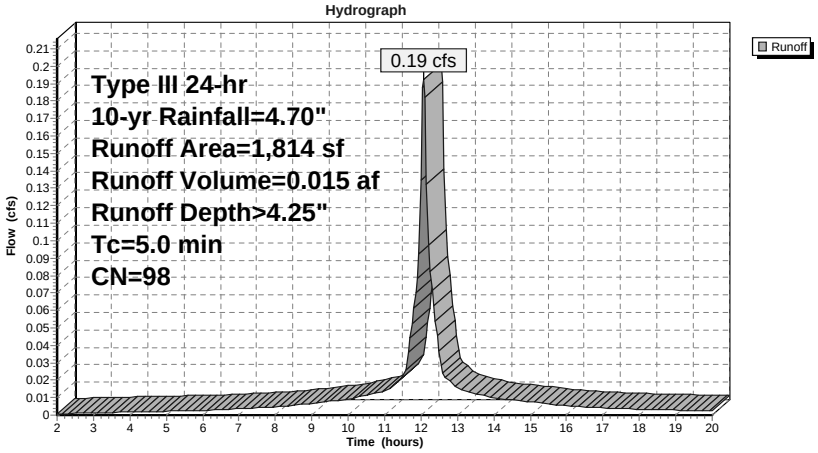
Runoff = 0.19 cfs @ 12.07 hrs, Volume= 0.015 af, Depth> 4.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.70"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 3S: Post 20

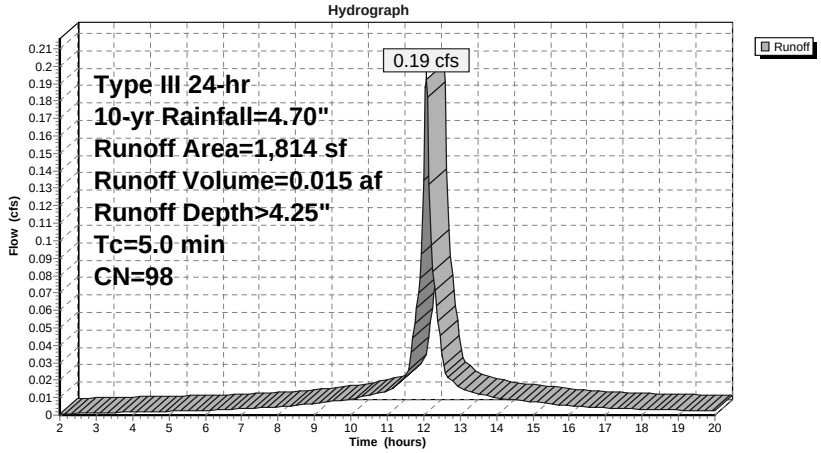
Runoff = 0.19 cfs @ 12.07 hrs, Volume= 0.015 af, Depth> 4.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.70"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 3S: Post 20



Summary for Subcatchment 10: Post 10

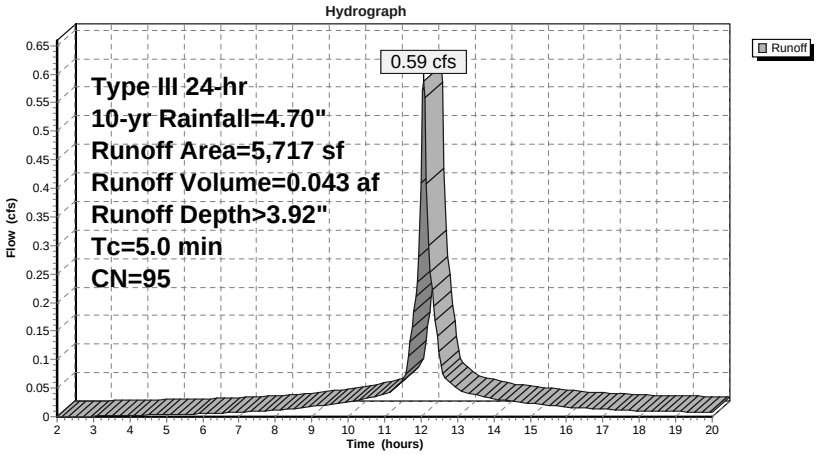
Runoff = 0.59 cfs @ 12.07 hrs, Volume= 0.043 af, Depth> 3.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 > 3.92" for 10-yr event
Inflow = 0.59 cfs @ 12.07 hrs, Volume= 0.043 af
Outflow = 0.57 cfs @ 12.09 hrs, Volume= 0.029 af, Atten= 4%, Lag= 1.0 min
Discarded = 0.01 cfs @ 12.09 hrs, Volume= 0.003 af
Primary = 0.55 cfs @ 12.09 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.72' @ 12.09 hrs Surf.Area= 498 sf Storage= 615 cf

Plug-Flow detention time= 133.8 min calculated for 0.029 af (68% of inflow)
Center-of-Mass det. time= 64.2 min (804.8 - 740.7)

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

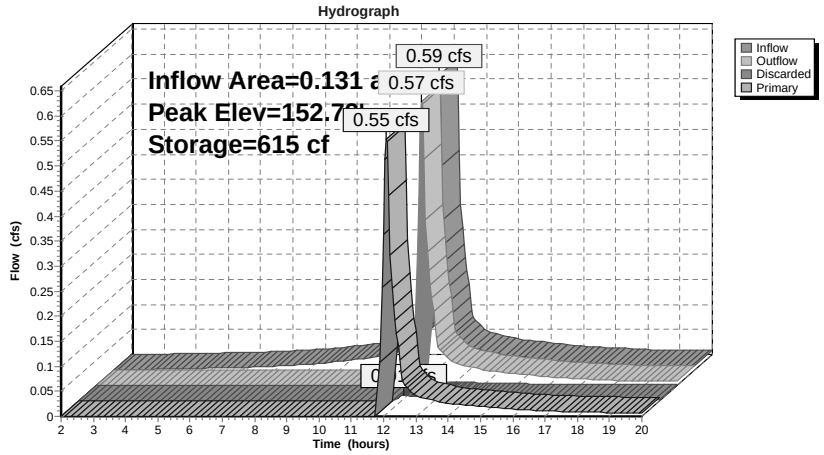
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

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 @ 12.09 hrs HW=152.72' (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=0.54 cfs @ 12.09 hrs HW=152.72' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.54 cfs @ 1.43 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

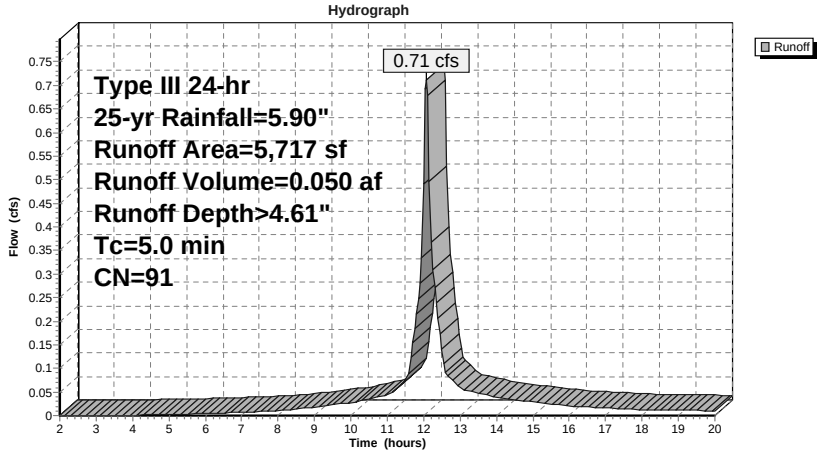
Runoff = 0.71 cfs @ 12.07 hrs, Volume= 0.050 af, Depth> 4.61"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 2: Pre 2

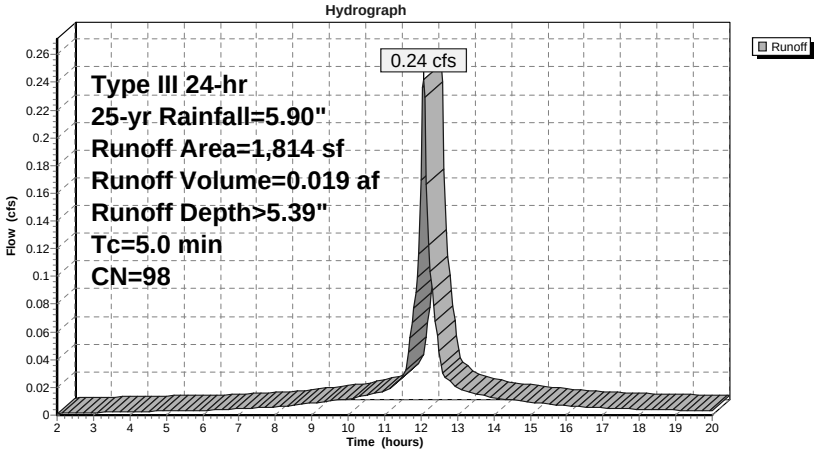
Runoff = 0.24 cfs @ 12.07 hrs, Volume= 0.019 af, Depth> 5.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=5.90"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 3S: Post 20

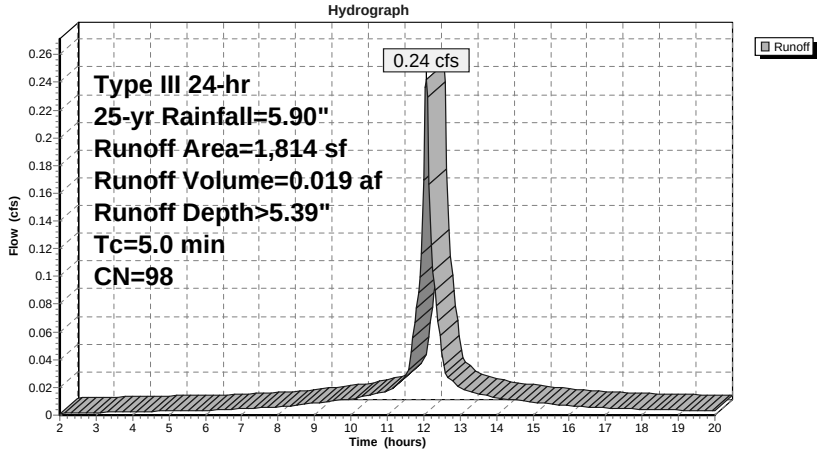
Runoff = 0.24 cfs @ 12.07 hrs, Volume= 0.019 af, Depth> 5.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-yr Rainfall=5.90"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 3S: Post 20



Summary for Subcatchment 10: Post 10

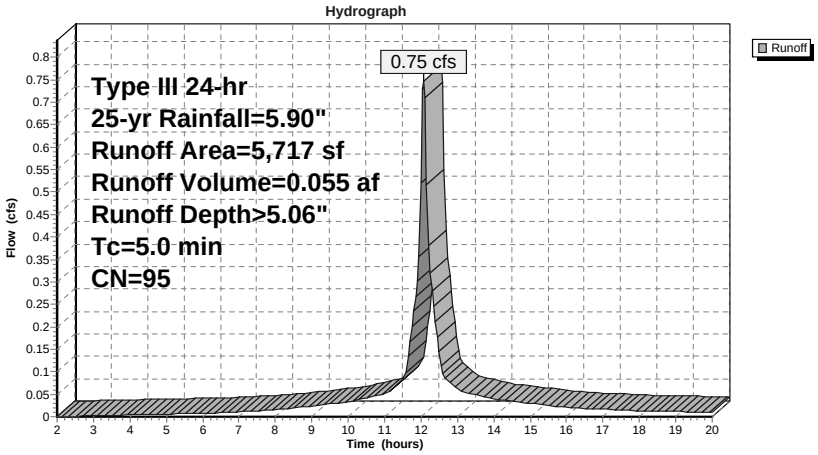
Runoff = 0.75 cfs @ 12.07 hrs, Volume= 0.055 af, Depth> 5.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 > 5.06" for 25-yr event
Inflow = 0.75 cfs @ 12.07 hrs, Volume= 0.055 af
Outflow = 0.72 cfs @ 12.09 hrs, Volume= 0.042 af, Atten= 4%, Lag= 1.0 min
Discarded = 0.01 cfs @ 12.08 hrs, Volume= 0.003 af
Primary = 0.71 cfs @ 12.09 hrs, Volume= 0.038 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.76' @ 12.09 hrs Surf.Area= 524 sf Storage= 624 cf

Plug-Flow detention time= 121.1 min calculated for 0.042 af (75% of inflow)
Center-of-Mass det. time= 58.6 min (793.8 - 735.2)

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

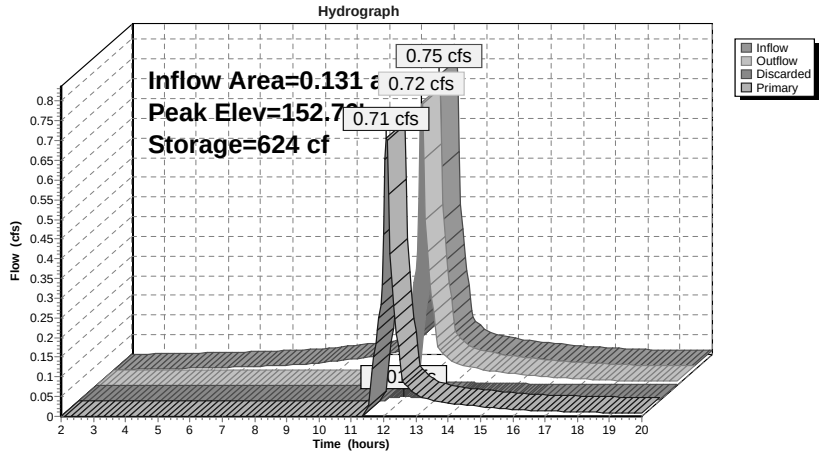
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

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 @ 12.08 hrs HW=152.75' (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=0.69 cfs @ 12.09 hrs HW=152.76' (Free Discharge)
↑└**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.69 cfs @ 1.53 fps)

Pond 11P: UG



Summary for Subcatchment 1: Pre 1

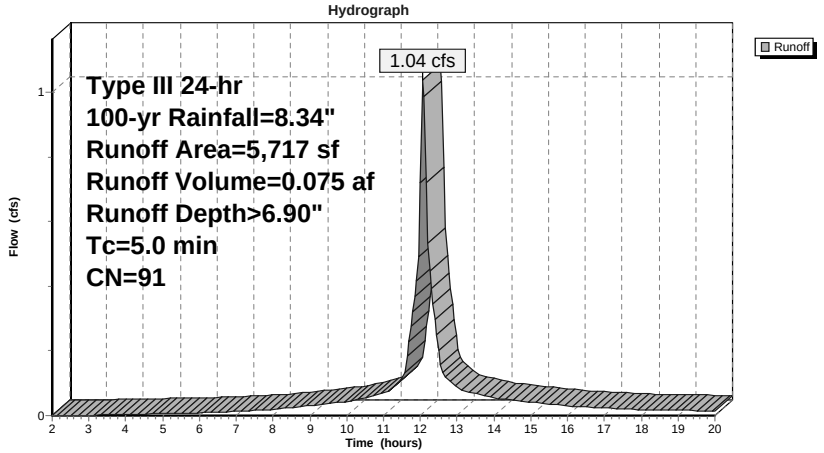
Runoff = 1.04 cfs @ 12.07 hrs, Volume= 0.075 af, Depth> 6.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 2: Pre 2

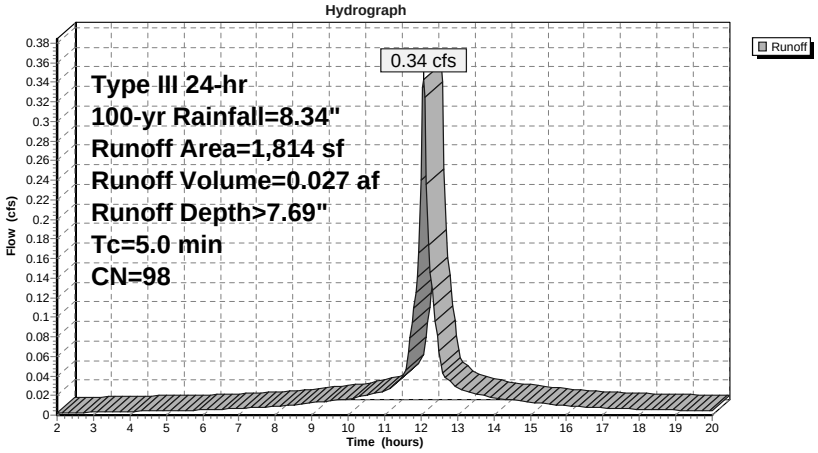
Runoff = 0.34 cfs @ 12.07 hrs, Volume= 0.027 af, Depth> 7.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.34"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 2: Pre 2



Summary for Subcatchment 3S: Post 20

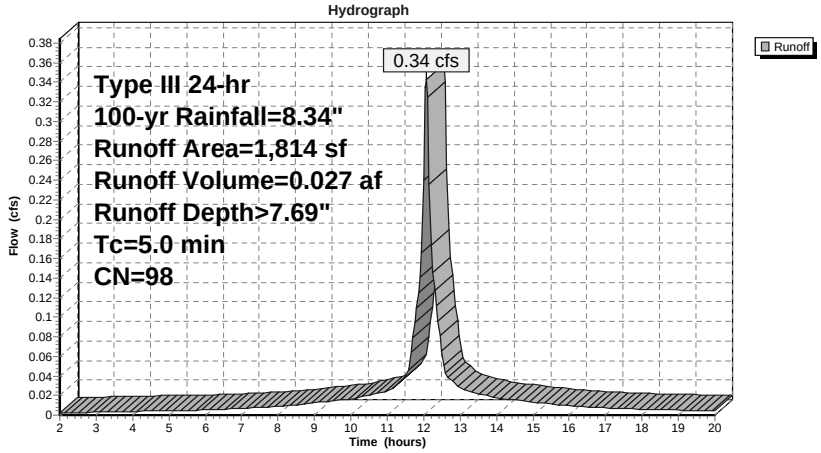
Runoff = 0.34 cfs @ 12.07 hrs, Volume= 0.027 af, Depth> 7.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.34"

Area (sf)	CN	Description
1,814	98	Paved parking, HSG A
1,814		100.00% Impervious Area

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

Subcatchment 3S: Post 20



Summary for Subcatchment 10: Post 10

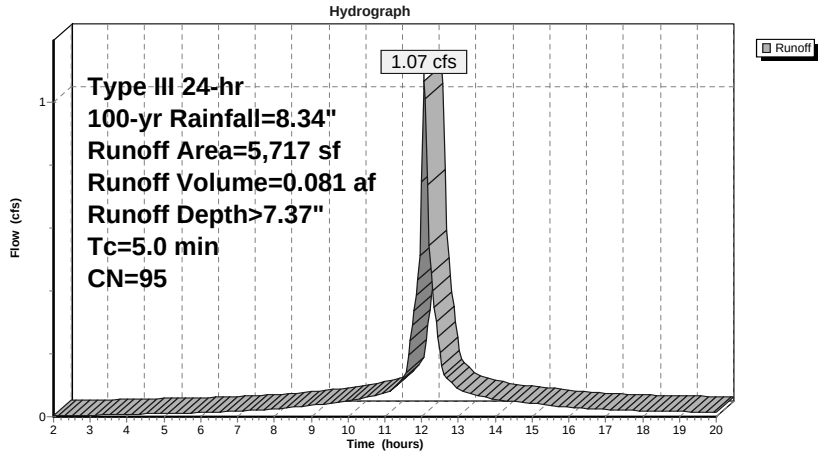
Runoff = 1.07 cfs @ 12.07 hrs, Volume= 0.081 af, Depth> 7.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs
Type III 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 > 7.37" for 100-yr event
Inflow = 1.07 cfs @ 12.07 hrs, Volume= 0.081 af
Outflow = 1.03 cfs @ 12.09 hrs, Volume= 0.067 af, Atten= 4%, Lag= 1.0 min
Discarded = 0.01 cfs @ 12.05 hrs, Volume= 0.005 af
Primary = 1.02 cfs @ 12.09 hrs, Volume= 0.062 af

Routing by Stor-Ind method, Time Span= 2.00-20.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 152.82' @ 12.09 hrs Surf.Area= 524 sf Storage= 640 cf

Plug-Flow detention time= 100.6 min calculated for 0.067 af (83% of inflow)
Center-of-Mass det. time= 50.9 min (779.0 - 728.1)

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

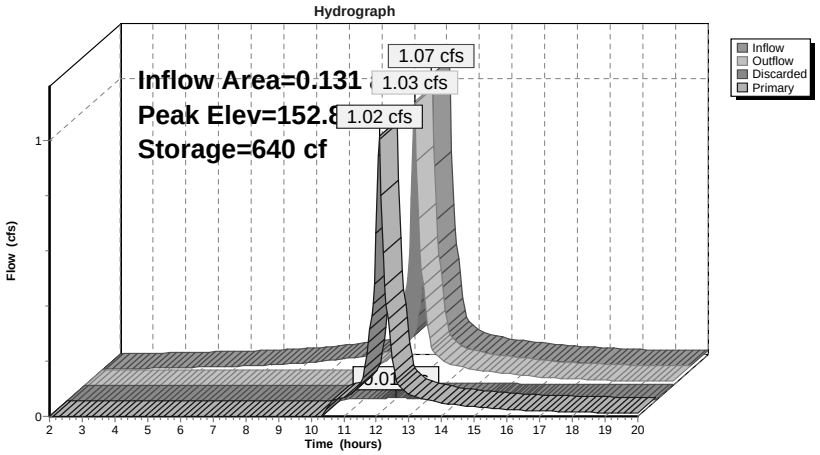
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
152.50	10	0	0
152.75	250	33	33
153.00	250	63	95

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 @ 12.05 hrs HW=152.81' (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=0.99 cfs @ 12.09 hrs HW=152.82' (Free Discharge)
↑**3=Sharp-Crested Vee/Trap Weir** (Weir Controls 0.99 cfs @ 1.70 fps)

Pond 11P: UG


Hydrograph
Inflow Area=0.131
Peak Elev=152.8
Storage=640 cf
1.07 cfs
1.03 cfs
1.02 cfs
0.01
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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	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

Location Map
Scale: 1" = 200'

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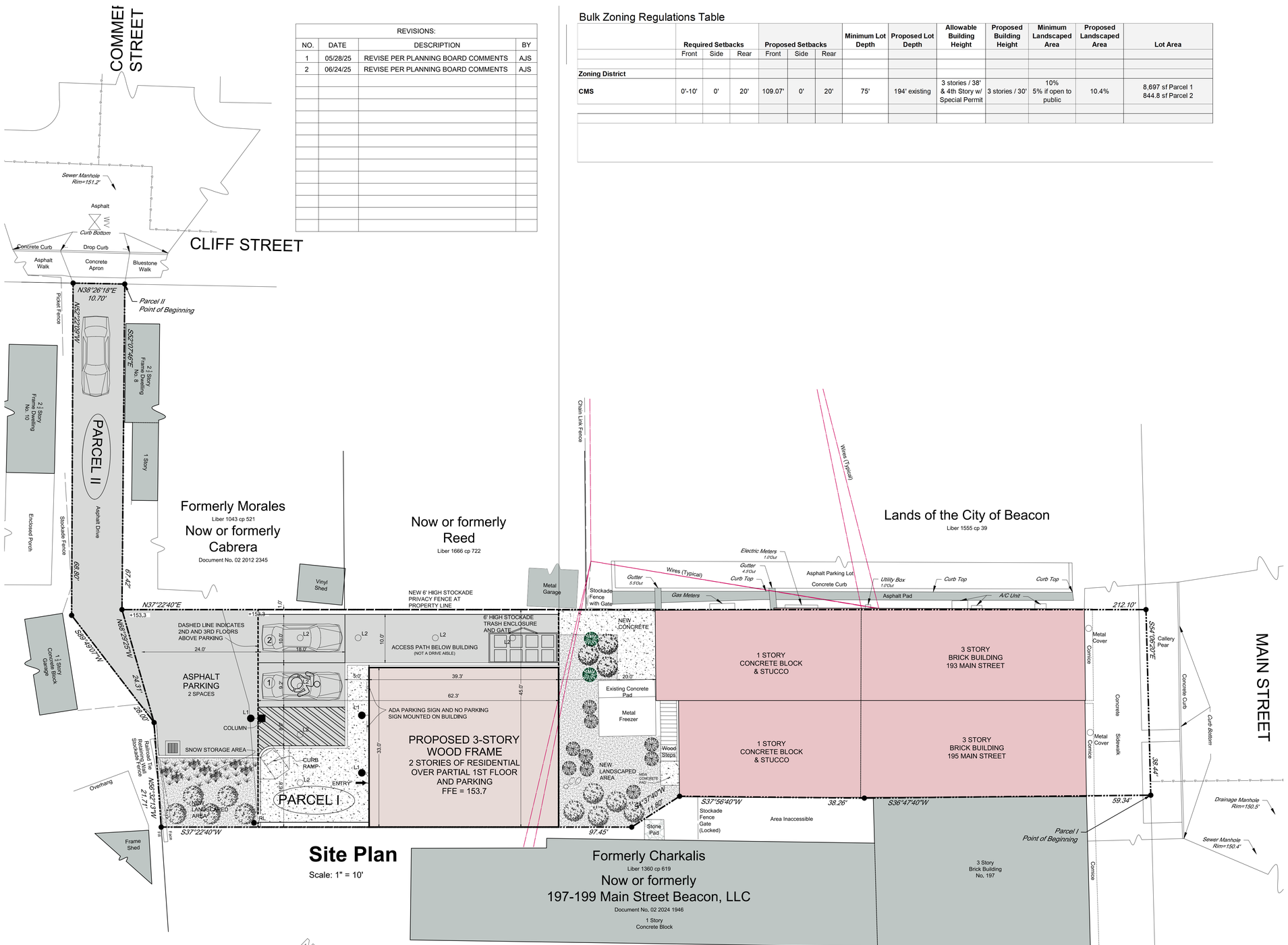


Site Plan
Scale: 1" = 10'

0 5' 10' 20'
SCALE: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

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 13R

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

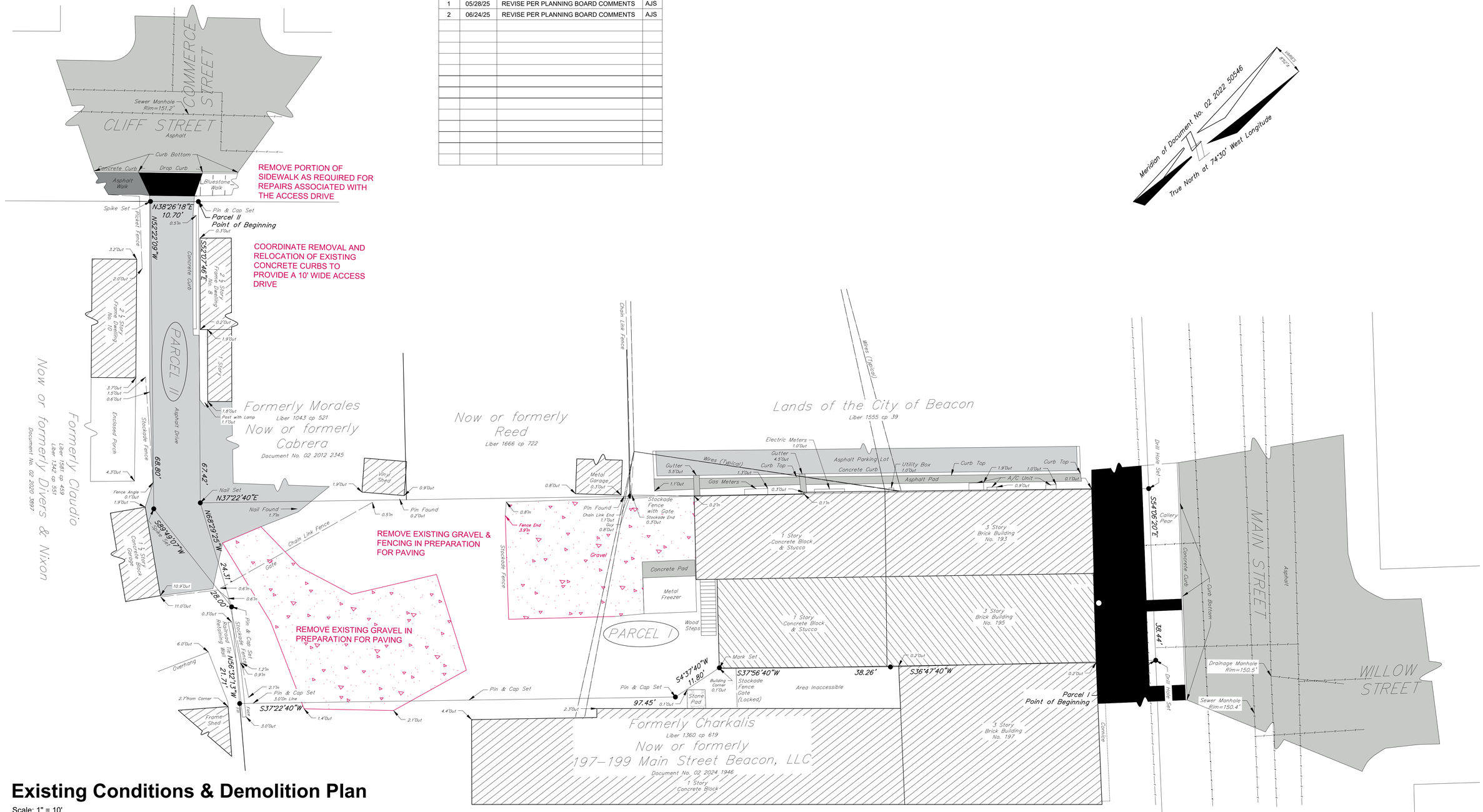
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

0 5' 10' 20'

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
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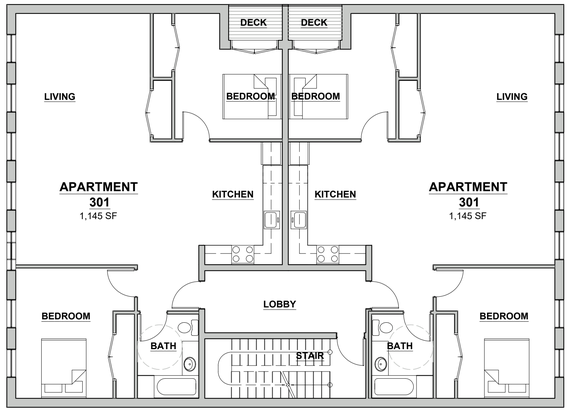
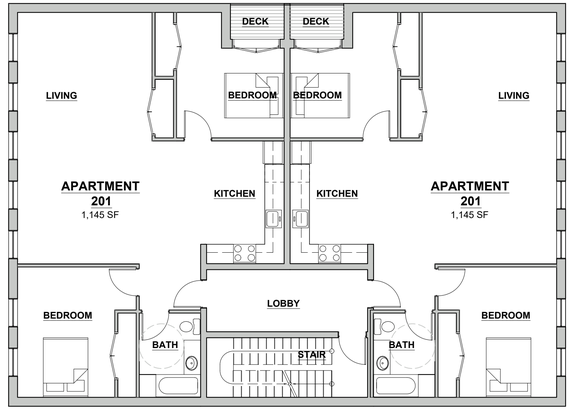
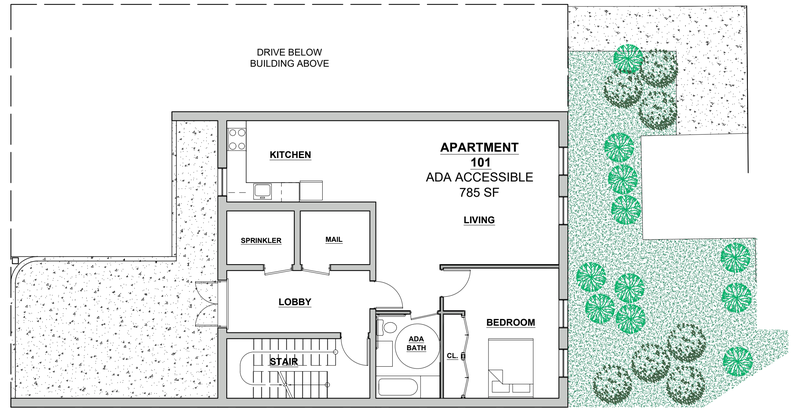


3 3rd Floor Plan
1/8" = 1'-0"



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



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

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
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Beacon, NY 12508

Architect:
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Beacon, New York 12508

Site / Civil Engineer:
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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

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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.

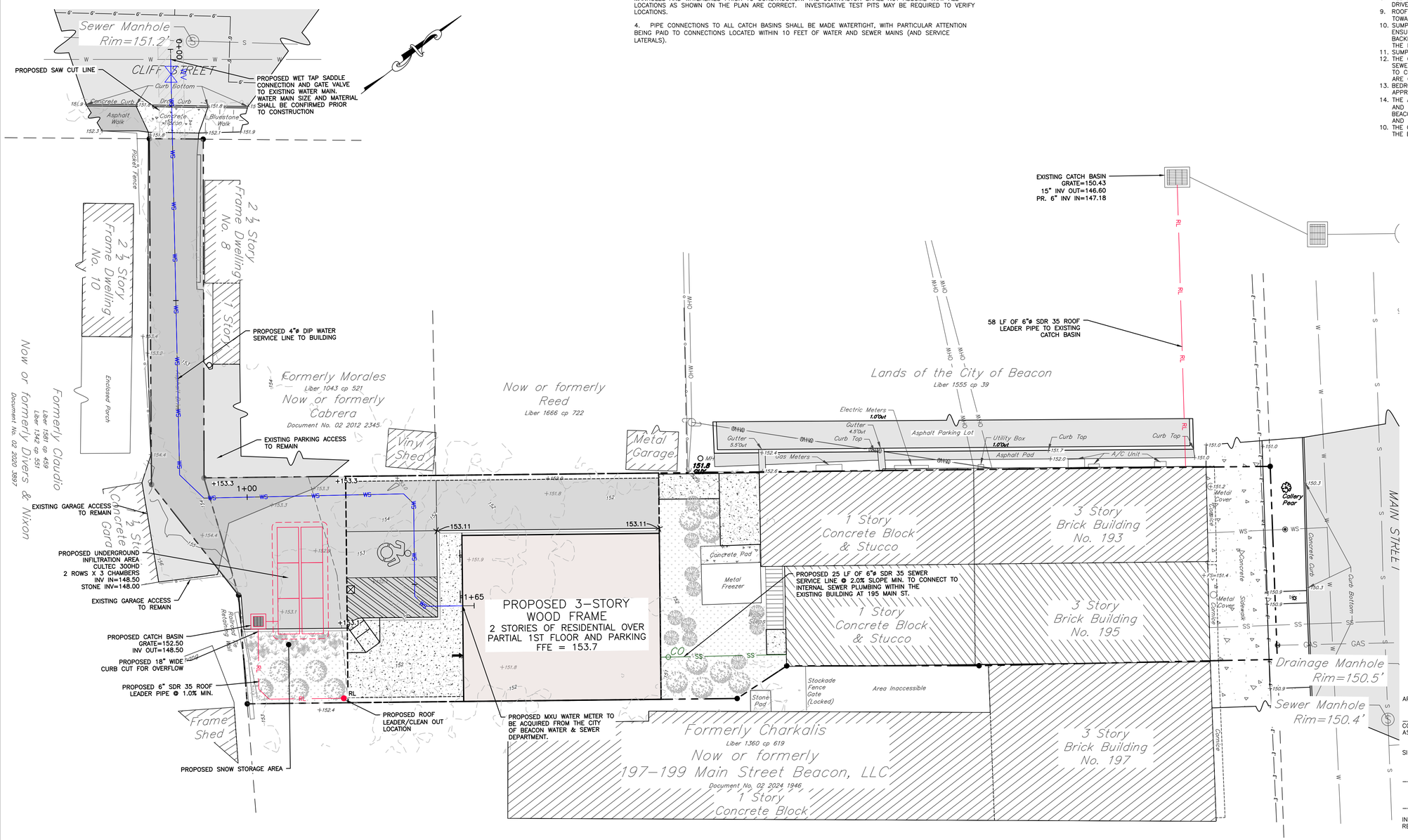
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF DRAIN PIPES FROM THE 3RD STORY ROOF PORTION OF THE EXISTING BUILDING ARE CONNECTED TO THE INTERIOR SANITARY SEWER PLUMBING WITHIN THE BUILDING. TWO SUMP PUMPS ARE LOCATED WITHIN THE BASEMENT OF THE EXISTING BUILDING ARE TIED INTO THE SEWER SERVICE PIPE.
2. THE BASEMENT SUMP PUMPS WILL BE DISCONNECTED FROM THE BUILDING SEWER AND REDIRECTED TO THE PROPOSED 8" STORM PIPE SHOWN ON THIS PLAN, PRIOR TO SIGNING OF THE PLANS. THE DISCONNECTION SHALL BE VERIFIED/CONFIRMED BY THE CITY OF BEACON BUILDING DEPARTMENT.
3. ROOFTOP DRAINAGE FROM THE PROPOSED BUILDING WILL BE ROUTED TO A NEARBY CATCH BASIN PER THIS PLAN. ANY NEW SUMP PUMPS SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 15 ON THIS PLAN.

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 4"ø CLASS 52 DUCTILE IRON PIPE. THE PIPE SIZE SHALL VERIFIED WITH THE MEP ENGINEER.
7. THE SEWER SERVICE LINE TO BUILDING SHALL BE 6"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE EXISTING DRIVEWAY AND CLIFF STREET SHALL BE SWEPT CLEAN DAILY DURING CONSTRUCTION.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 6"ø SDR 35 PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
13. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
14. 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.
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.



LEGEND:

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- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
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- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
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- 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
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- 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				
2	6/24/25	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

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

GRADING & UTILITY PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 9

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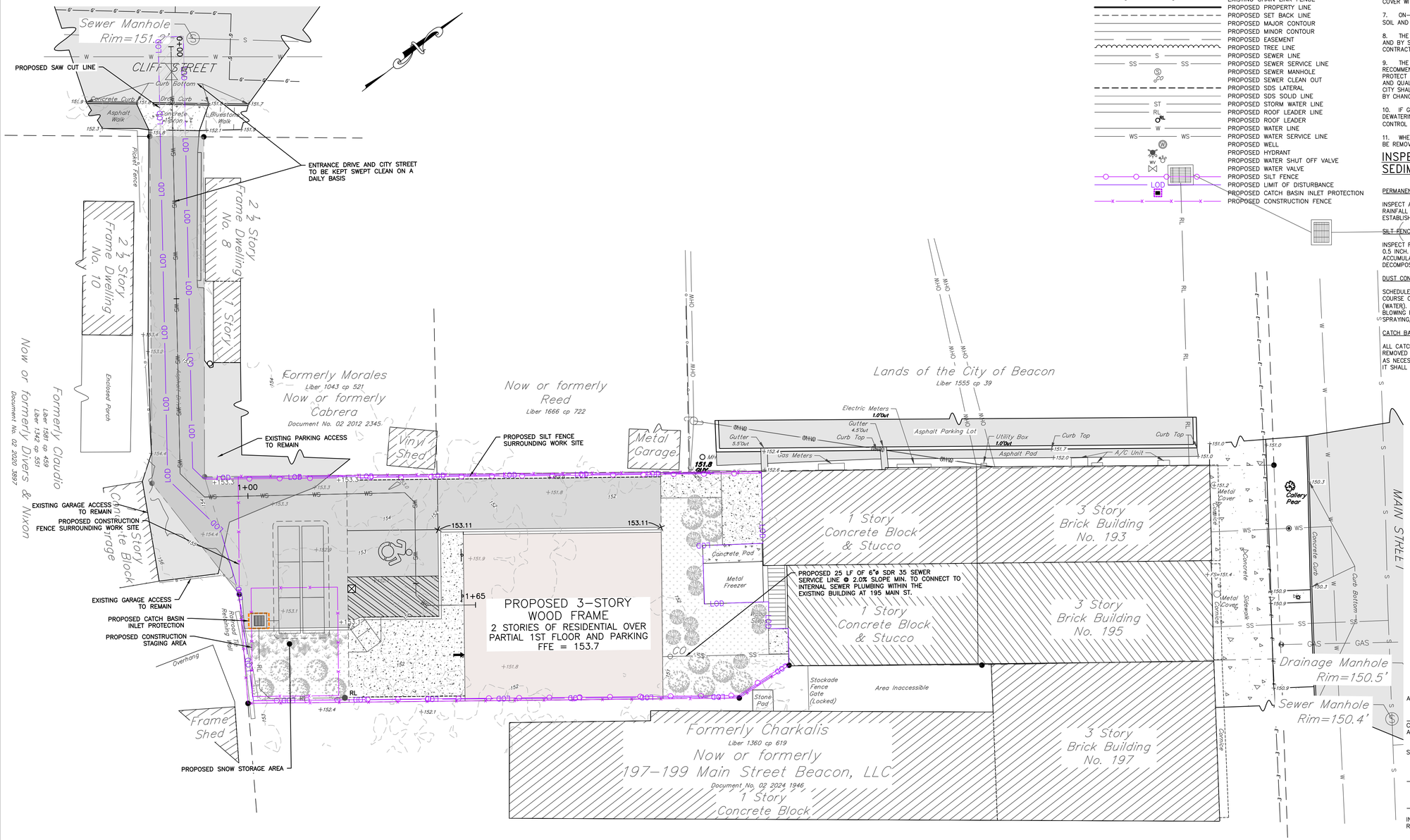

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- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE

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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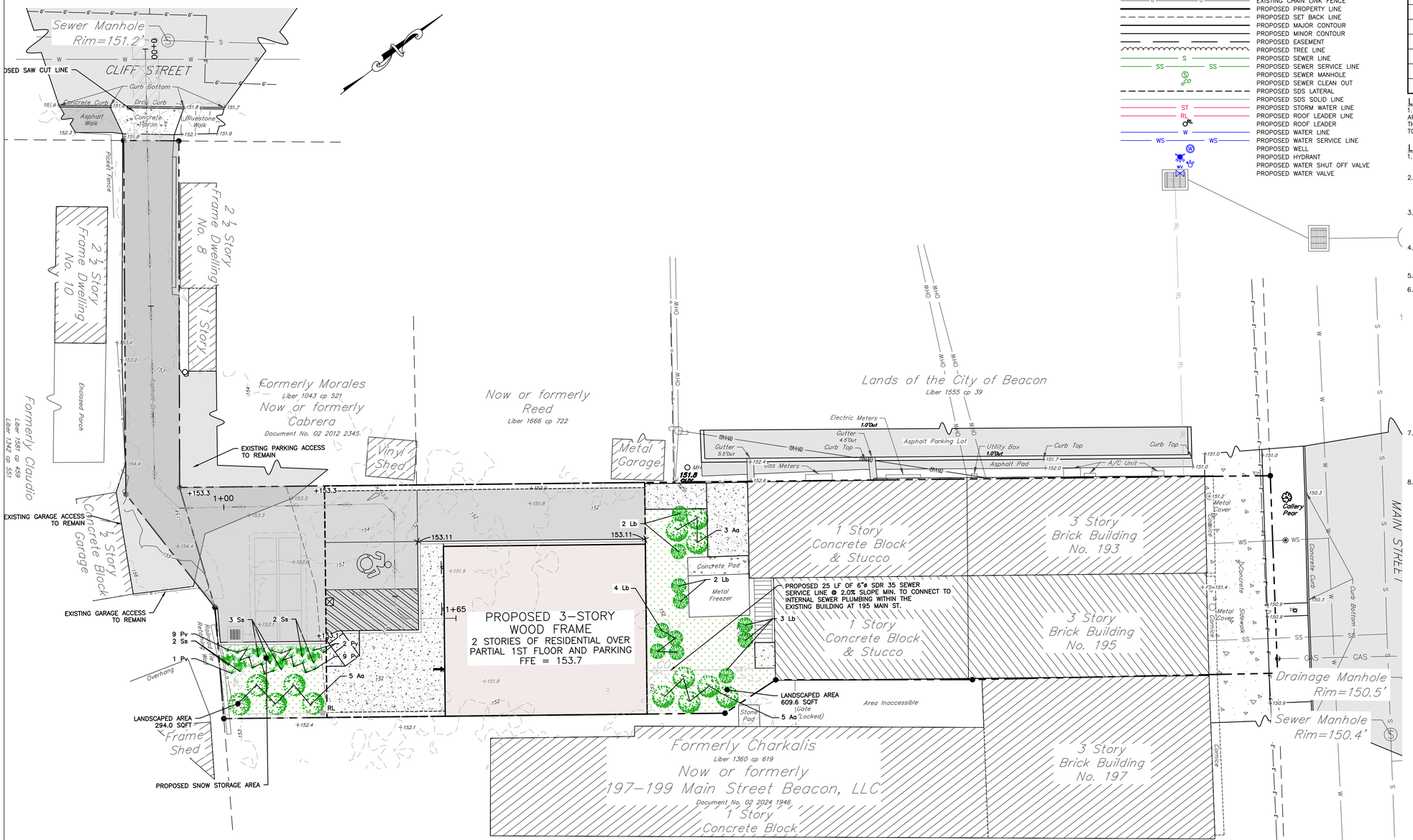

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- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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.

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				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				

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

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

SEAL

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

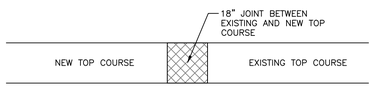
LANDSCAPING PLAN

193-195 MAIN STREET

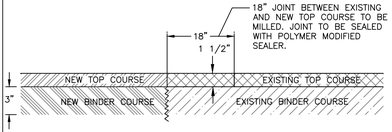
193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 9

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



PLAN VIEW



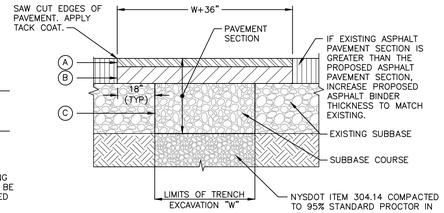
SECTION VIEW

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



LEGEND

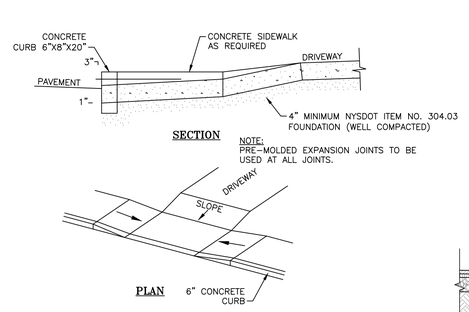
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

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.

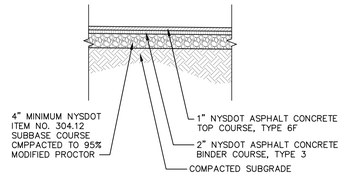
STREET PAVEMENT RESTORATION DETAIL

NOT TO SCALE



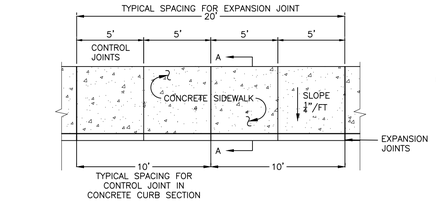
DRIVEWAY ENTRANCE DETAIL

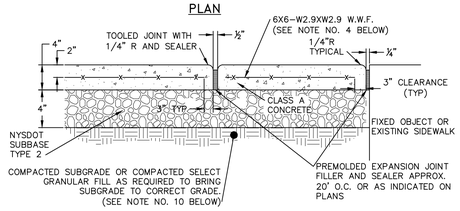
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL

NOT TO SCALE

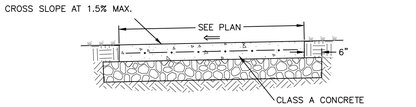




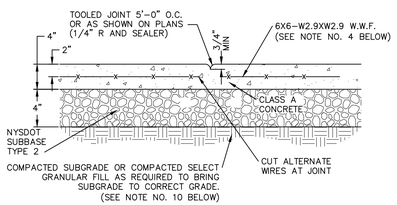
NOTES:

EXPANSION JOINT

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.



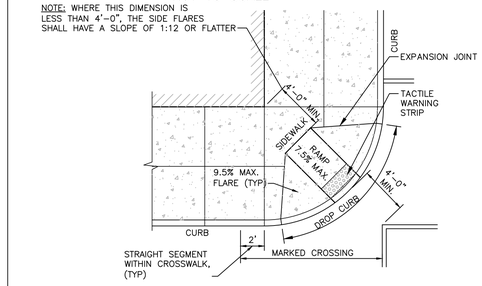
SECTION A-A



CONTROL JOINT

CONCRETE APRON REPAIR DETAIL

NOT TO SCALE

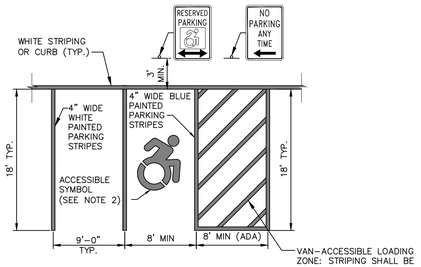


NOTES:

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

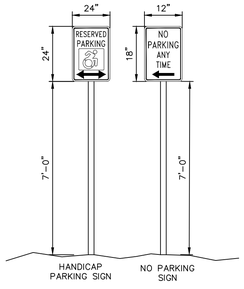


NOTES:

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'.

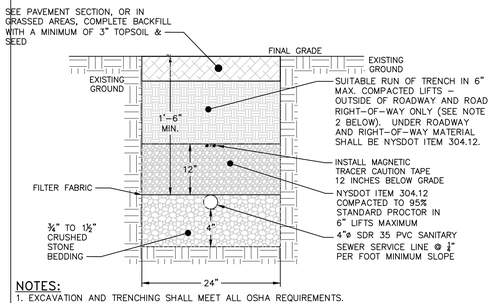
PARKING AND STRIPING DETAIL

NOT TO SCALE



SIGN DETAILS

NOT TO SCALE

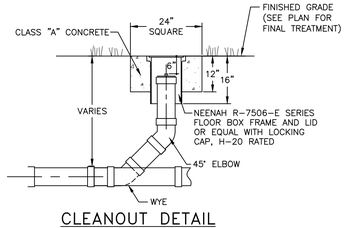


NOTES:

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.

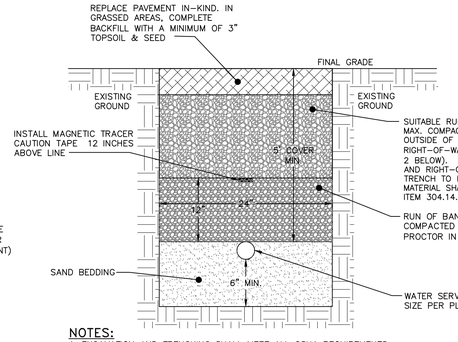
SANITARY SEWER SERVICE LINE TRENCH DETAIL

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE

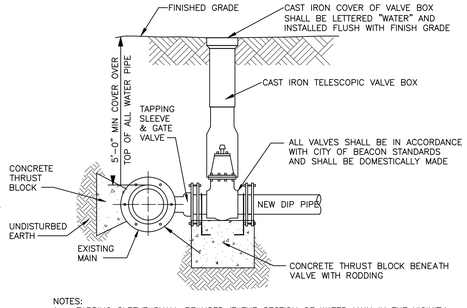


NOTES:

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



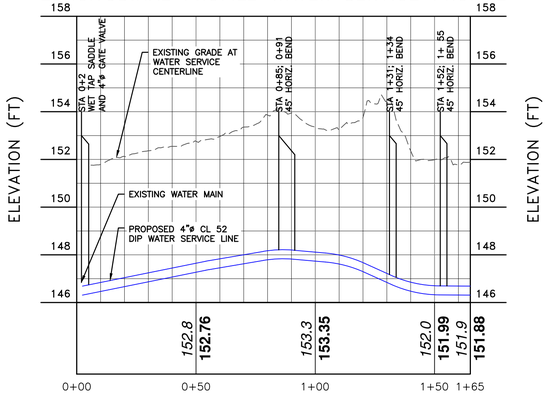
NOTES:

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

LONGITUDINAL PROFILE WATER SERVICE PROFILE



WATER SERVICE LINE PROFILE

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=3'

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				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

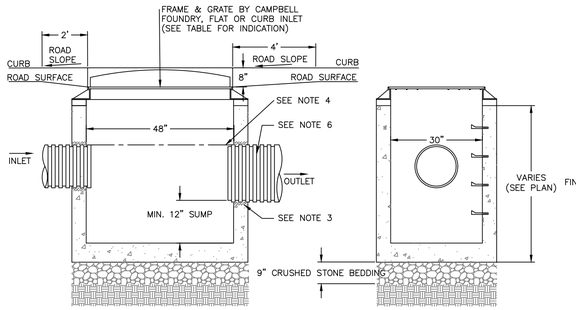
CONSTRUCTION DETAILS 1

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	8 OF 9

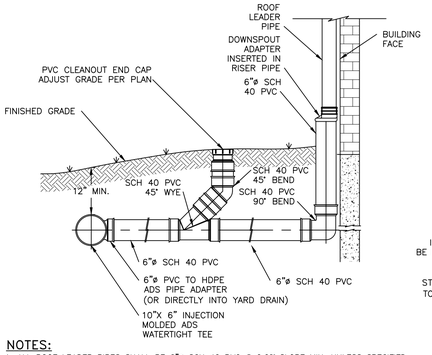
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



NOTES:

1. 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 DIFFERENCE OF 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 WROUGHT IRON PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

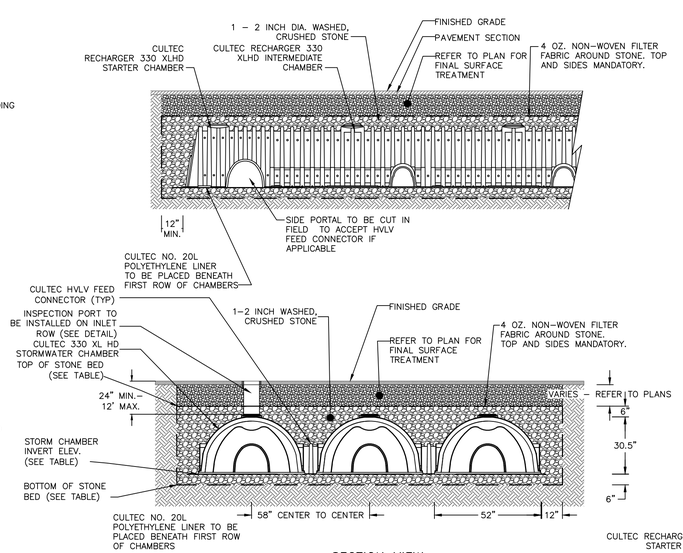
CATCH BASIN DETAIL
NOT TO SCALE



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



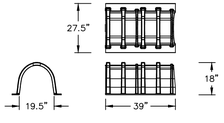
SECTION VIEW

NOTES:

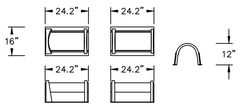
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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

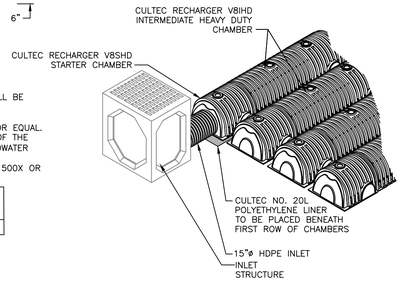
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



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]



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.

UNDERGROUND DETENTION SYSTEM:

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

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

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

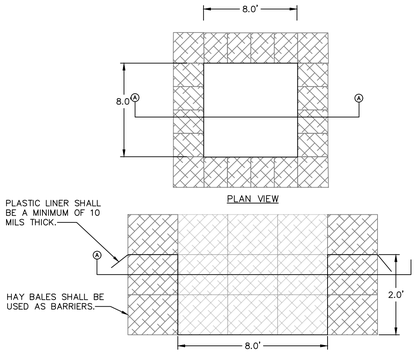
MAINTENANCE GUIDELINES:

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

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

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

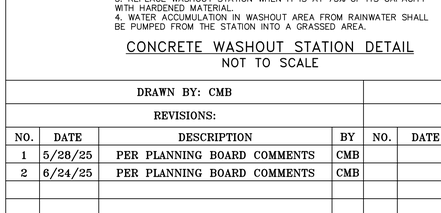
THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER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



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.

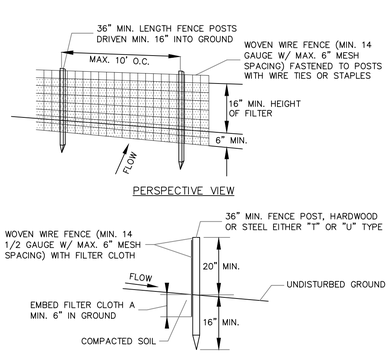
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



NOTES:

1. 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:

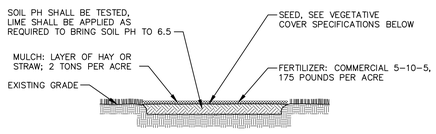
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH 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:

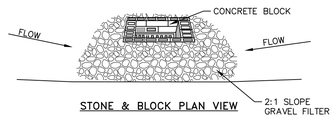
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

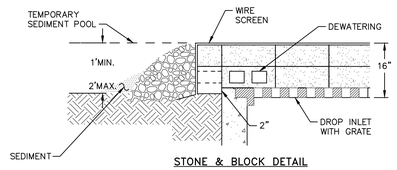
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE

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.

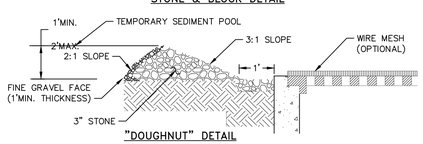
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

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				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK AUDREY A. BOGDANOFF 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

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

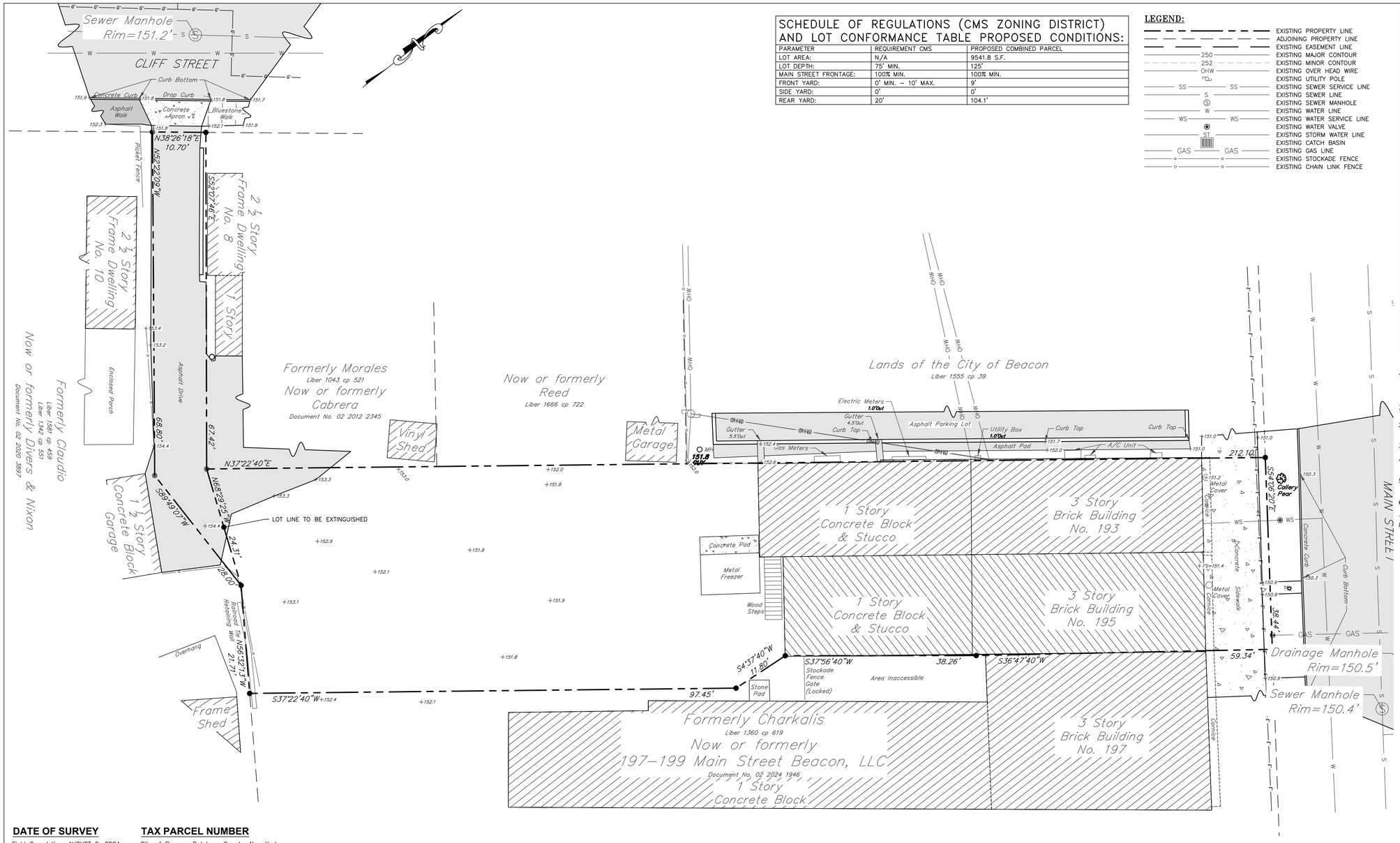
CONSTRUCTION DETAILS 2

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



SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	9541.8 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
1	5/28/25	SHEET ADDED	CMB				
2	6/24/25	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

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: July 2, 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 June 24, 2025
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated June 24, 2025
- Exhibit B: Response to Comments Memo prepared by Hudson Land Design, dated June 24, 2025
- Exhibit C: Correspondence from City of Beacon Fire Chief, dated June 20, 2025
- Exhibit D: Revised Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated June 24, 2025
- Exhibit E: Revised CMS & HLDO Design Standards Analysis, prepared by Aryeh Siegel, dated June 24, 2025
- Exhibit F: Revised I&I Investigation, prepared by Hudson Land Design, last revised June 24, 2025
- Exhibit G: Revised Drainage Report, prepared by Hudson Land Design, last revised June 24, 2025
- Site Plan Set (10 sheets) by Aryeh Siegel and Hudson Land Design, last revised June 24, 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 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 (2) 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. **CMS & HDLO Design Standards**. The applicant submitted a revised narrative addressing compliance with the historic and architectural design standards outlined in Chapter 134-7 and

Section 223-41.18(J). Additional comments may follow upon submission of full architectural elevations.

a. **Visible Façade Treatment.** Per §§ 223-41.18(J)(5) and 134-7(C)(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."
    i. Sheet 4 of 9 should label elevations with cardinal directions
    ii. A contextual rendering showing visibility from the corner of Main Street and Cliff Street is recommended.
    iii. The northwest façade, which may be visible from Main Street or the Cliff Street lot, appears largely blank aside from balcony cutouts. The Board should discuss with the applicant whether additional articulation or material variation can be incorporated to mitigate blankness. Alternatively, the building may need to be set back from the lot line to allow for compliant window placement and design treatment as required by code.

b. **Entrance Orientation & Sidewalk Connection.** Per §§ 223-41.18(J)(8) and 134-7(C)(6), buildings "***shall*** have a front entrance door facing the primary street and connected to the sidewalk." The proposed residential entrance faces the rear of the lot and lacks a sidewalk connection. The Board should determine whether this configuration satisfies code or warrants modification

c. **Materials Specification.** While the applicant states that materials "comply" and "complement" adjacent buildings, no detailed information has been provided regarding cladding, window finishes, trim, or color palette. Materials should be clearly identified on future elevations, as the applicant has stated they are forthcoming.

2. **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.

3. **Driveway Width**. The existing driveway varies between 9.5 and 11 feet. Per Section 100-6 a minimum driveway width of 10 feet is permitted. Clarification is needed on whether a variance is required. As the driveway is not currently used for parking, this may be considered a new condition subject to compliance.

4. **Elevations**. The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

5. **Lighting Along Access Driveway.** The 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 and other measures may also be appropriate to improve visibility along narrow driveway. ***The Applicant has stated that they are reviewing lighting along the access driveway to determine feasible options.***

6. **Lighting Plan.** Labels "L1" and "L2" appear to denote lighting fixtures, but no legend or specifications are provided. A lighting plan, including fixture types and photometric data, is needed to verify compliance with §223-14(B). While the applicant referenced submitting this information, it does not appear in the current set.

7. **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. ***The Applicant has indicated that a construction staging plan will be provided in a future submission.***

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

LANC & TULLY
Engineering and Surveying, P.C.

July 2, 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 June 24, 2025, from Cuddy & Feder LLP.
- Correspondence dated June 24, 2025, from Aryeh Siegel, Architect.
- Correspondence dated June 24, 2025, from Hudson Land Design.
- Correspondence dated June 20, 2025, from Chief Lucchesi of the City of Beacon Fire Department.
- Traffic & Parking Assessment report, with the latest revision date of June 24, 2025, as prepared by Colliers Engineering & Design.
- CMS & HDLO Design Standards Analysis, dated June 24, 2025, as prepared by Aryeh Siegle, Architect.
- Inflow and Infiltration (I&I) Report, with the latest revision date of June 24, 2025, as prepared by Hudson Land Design.
- Report titled "Drainage Report for 193-195 Main Street", with the latest revision date of June 24, 2025, as prepared by Hudson Land Design.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of June 24, 2025, as prepared by Hudson Land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of June 24, 2025, as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings:
  - 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 & Sediment Control Plan
  - Sheet 7 of 9 – Landscaping Plan
  - Sheet 8 of 9 – Construction Details 1
  - Sheet 9 of 9 – Construction Details 2

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. Based upon the updated Inflow & Infiltration (I&I) Study, possible sources of I&I were found. Connections were found between the roof drains and also the sump pumps in the basements. As such, the plans include mitigation notes to as corrective work that shall occur to remove the interconnections from the sanitary sewer system.

2. A drainage analysis was prepared for the proposed project. Based upon our review of the report we offer the following:
   a) 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.

3. The vehicle maneuvering plans presented in the "Traffic & Parking Assessment" report prepared by Colliers Engineering & Design, show that vehicles entering and maneuvering on the site will be crossing onto other neighboring parcels. The applicant will need to seek easements from the neighboring parcels, or acquire additional lands from the neighboring parcels, to allow for the proper maneuvering of vehicles.

4. 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 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.

5. 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. ***Applicant's engineer states that this will be provided in a future submission.***

Lot Consolidation Plat:

1. As the utility pole located in the rear of the City of Beacon parking lot has overhead lines that run over the project parcel site to the building at 197-199 Main Street, these lines should be shown on the plat as shown elsewhere on the plat.

2. A note shall be added to the plans with regards to encroachments, as the railroad tie retaining wall in the southern corner of the project site crosses from a neighboring parcel onto the project parcel.

3. The existing fencing located along the boundary lines should be called out.

Site Plan (Sheet 1 of 8):

1. As previously stated, 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 100-6C 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. ***The applicant has stated that the wheel stops will be located to provide a zoning compliant drive width.*** As such, Sheet 5, 6, and 7 shall be revised to reflect a zoning compliant drive width. If the minimum required drive width can not be achieved, the applicant will need to seek a variance.

2. 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 plans.

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 previously noted this was being research. At this time the applicant has responded "***A note has been added showing where survey data is sourced***", but this does not address the question at hand.

Grading & Utility Plan (Sheet 5 of 9):

1. It is recommended that adjustments be made to the location of the proposed 4" water service line and the underground stormwater facility to provide further separation between the two, as presently the plan only shows a 5 foot separation.

Construction Details 1 (Sheet 8 of 9):

1. Based upon review of the 4" water service line profile, it is recommended that the water line be adjusted to eliminate the high-point along the line so that air is not trapped at this location, in-turn possibly restricting flow.

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

City of Beacon Planning Board Agenda
07/08/2025

Title:

Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.

ATTACHMENTS

14 N Cedar PB 7.8.25 Supplemental Submission Cvr Ltr.pdf

14 N Cedar PB 7.8.25 Exhibit A - Response Memo by Aryeh Siegel Architect 6.2425.pdf

14 N Cedar PB 7.8.25 Exhibit B - Response Memo by Angelo M Perrucci III 6.12.25.pdf

14 N Cedar PB 7.8.25 Exhibit C - Traffic and Parking Assessment by Colliers Engineering 6.23.25.pdf

14 N Cedar PB 7.8.25 Exhibit D - Stormwater Analysis by Angelo M. Perrucci III 5.25.25.pdf

14 N Cedar PB 7.8.25 Exhibit E - Soil Log Report.pdf

14 N Cedar PB 7.8.25 Plans.pdf

Lanc & Tully 14 North Cedar 07-03-25 review.pdf

KARC Review PB_14 N Cedar St 2025.07.07.pdf

CUDDY +FEDER LLP

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Taylor M. Palmer, Esq.
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June 24, 2025

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

Re: Application for Site Plan Approval for Proposed Multifamily Dwelling
Supplemental Submission
Premises: 14 North Cedar Street, Beacon, New York 12508
Tax Parcel ID: 5954-28-943881

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Cervone-Perrucci Realty LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan Approval (the "Application") for the proposed four (4)-unit multifamily dwelling at the Premises (the "Project").

SITE PLAN REFINEMENTS AND RESPONSE TO CONSULTANT COMMENTS:

Following the Applicant's last appearance before the Planning Board in connection with the Application at this Board's May 13, 2025 meeting, the Applicant took an additional month to significantly refine the proposed Project. The enclosed Site Plans, prepared by Aryeh Siegel, Architect, dated April 1, 2025 and revised June 23, 2025, and by Angelo M. Perrucci III, P.E., dated May 25, 2025 (collectively, the "Plans"), have been updated in response to comments provided by this Board and the City's planning and engineering consultants. In addition, point-by-point responses to the City planning and engineering consultants' comment memoranda, prepared by Mr. Siegel and Angelo M. Perrucci III, P.E. are enclosed as **Exhibit A** and **Exhibit B**, respectively.

As is further detailed on the Plans, the Project has been refined in response to the Board's comments related to the building configuration and modular design to incorporate an L-shaped building, in lieu of the previously proposed linear modular design and construction. The proposed L-shaped Building will continue to be setback by 10.0 feet from both North Cedar Street and Church Street in compliance with the setback requirements in the Transitional ("T") Zoning District and for compatibility with the existing front yards in the vicinity of the Premises. In

addition, the appearance of the Building will be streamlined by the inclusion of horizontal lap siding in lieu of the previously proposed vertical board and batten siding.

The Plans also include the following updates:

- Ingress and egress to the Premises has been reconfigured, such that all vehicles will enter the Premises via a one-way entrance driveway from North Cedar Street, and all vehicles will exit the Premises via a one-way exit driveway to Church Street. Directional traffic signage has been provided at the entrance and exit driveways.

- The main entrance to the Building has been shifted to the east, towards the corner of the Building proximate to North Cedar Street and Church Street, and the access ramps for the Building have been condensed and relocated to the area immediately adjacent to the main entrance.

- Due to the reconfiguration of the building, there is a slight (125 square foot) increase in the overall building footprint.

- The previously proposed concrete sidewalks to the rear of the Building and the previously proposed curbing along the south side of the Premises have been eliminated from the Plans.

- The previously proposed pole mounted and wall mounted lighting fixtures have been replaced with new landscape lighting bollards and wall mounted lighting fixtures, and additional lighting details have been incorporated into the Plans.

- Additional and refined utility, grading, and drainage details for the Project have been added to the Plans. Please note that additional landscaping details will be provided in a future submission.

Additionally, in response to comments contained in the City planning consultant's comment memorandum, the Applicant respectfully submits a Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated June 23, 2025. As described in further detail therein, the Project is not anticipated to result in any significant impacts to traffic operating conditions in the vicinity of the Premises. In addition, as is noted in the Traffic and Parking Assessment, the five (5) off-street parking spaces provided for the Project are compliant with the City's parking regulations and are sufficient to accommodate the typical parking demands of the Project, with sufficient available public parking within 300 feet of the Property to accommodate any excess parking demand.

Finally, and in further response to comments contained within the City engineering consultant's comment memorandum, the Applicant respectfully submits a Stormwater Analysis, revised May 25, 2025, prepared by Angelo M. Perrucci III, P.E., and Soil Log Reports, dated May 16, 2025, prepared by GST Geotechnical. *See* **Exhibits D** and **E.**

INDEX OF ENCLOSURES:

In support of this Application, please find enclosed five (5) sets of the instant letter with the following materials:

Exhibit A: Response to Comments Memorandum, prepared by Aryeh Seigel, Architect, dated June 24, 2025, providing responses to City Planning Consultant KARC's Comment Memorandum dated May 12, 2025 and City Engineering Consultant Lanc & Tully's Comment Memorandum dated May 7, 2025;

Exhibit B: Response to Comments Memorandum prepared by Angelo M. Perrucci III, P.E., dated June 12. 2025, providing responses to City Engineering Consultant Lanc & Tully's Comment Memorandum dated May 7, 2025;

Exhibit C: Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated June 23, 2025;

Exhibit D: Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E, revised May 25, 2025; and

Exhibit E: Soil Log Report, prepared by GST Geotechnical, dated May 16, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel, Architect and Angelo M. Perrucci III, P.E.

CONCLUSION:

We look forward to appearing at the Planning Board's July 8, 2025 regular meeting to continue the Board's review of the Project and to answer any questions that the Board may have, at which time we respectfully request that the Board consider declaring its intent to serve as Lead Agency for the Project for purposes of State Environmental Quality Review Act ("SEQR") and setting a Public Hearing on the Application.[1] In the meantime, should this Board or City Staff have any

[1] Please be reminded that, while the Application currently constitutes an Unlisted action under SEQR, the New York State Department of Environmental Conservation has proposed amendments to the SEQR regulations under which the Application would constitute a Type II action that is exempt from SEQR review. Under the proposed new 6 NYCRR §

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
John Russo, P.E., Lanc & Tully, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Aryeh J. Siegel, Architect
Angelo M. Perrucci III, P.E.
Richard D'Andrea, Colliers Engineering & Design
Jessica Zalin, Esq.

617.5(c)(11)(ii), "construction of a building with four or more dwelling units" would be considered a Type II action, provided "a. the gross floor area of the building does not exceed 10,000 square feet; b. the building is constructed on an approved lot; c. the building will be connected (at the commencement of habitation) to existing public water and sewerage systems; and d. the use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and subject to site plan review." The proposed Building will include four dwelling units with a total gross floor area under 10,000 square feet, will be constructed on an approved lot, will connect to public water and sewer systems, and is a permitted use within the Transitional (T) zoning district in which the Premises is classified.

ARYEH SIEGEL
ARCHITECT

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

Re: 14 North Cedar Street, Beacon, New York
Site Plan Application – Responses to Comments

June 24, 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 7, 2025.

KARC Planning Consultant's Comment Responses:

1. **Adjacent Parcels.** The approximate location of structures on adjacent parcels, especially 10 N Cedar Street, should be shown on the Site Plan to assist the Planning Board in reviewing potential impacts to neighbors.

   Response: Structures on adjacent parcels have been added to the site plan.

2. **Front Yard Setbacks:** The proposed reorientation of the building, featuring a 10-foot setback along both North Cedar Street and Church Street, is a commendable improvement that enhances compatibility with the existing front yards across Church Street.

   Response: The site plan has been substantially redesigned since the last review. The building footprint is now L-shaped, as was recommended at the last Planning Board meeting. Note that the 10-foot building setback, and corresponding compatibility with the existing front yards across Church Street, has been maintained in the updated site plan.

3. **Required Parking:** Pursuant to Section 223-26, residential uses within the T -District require a minimum of 1 space per dwelling unit and permit a maximum of 3 spaces per dwelling unit. Thus, a minimum of 4 spaces are required for the proposed project, but no more than 12 shall be provided. The applicant is proposing 5 off-street parking spaces, including one ADA space. With 4 two-bedroom units proposed, the applicant should provide justification demonstrating that the proposed parking is adequate based on site-related information, the proposed use, and/or a comparable analysis of similar uses and properties in the area.

   Response: The current site plan has 5 parking spaces. A parking study 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. **Proposed Building Height:** The T district has a 2½-story and 35-foot height limit. The applicant states that the proposed building is 2-stories with an attic, for a total height of 31'7". The Building Inspector should confirm the number of stories (2 or 2½) and that the attic meets the definitions of "half-story," if applicable.

   Response: The revised building design is 2 stories with an unoccupied attic. The roof meets the top of the 2nd floor walls, and the exterior walls on the eave sides do not extend 2 feet higher than the eave line, which is what is required to classify it as a 2 ½ story building.

5. **Architectural Elevations:** When appropriate, the proposed elevations may be referred to the Architectural Review Subcommittee for review.

   Response: The building elevations have been redesigned, and are provided with this submission. A revised rendering will be shown at the July Planning Board meeting.

6. **Lighting Plan:** The proposed lighting plan should include labelled isolines and a lighting schedule indicating the total number of each fixture proposed onsite. Additionally, the proposed lighting plan should clearly demonstrate compliance with the following sections:
   - 223-14(B)(3)(b) – The parking area should not have an average lighting level above 1 fc
   - 223-14(B)(3)(c) – The color temperature of each fixture is within the range of 2,400-4,000 Kelvin
   - 223-14(B)(3)(d) – The color rendering index of each fixture is within the range of 80-100

   Response: Revised site and building lighting are shown and specified in the drawings.

Lanc & Tully Comment Responses:

General Comments:

6. Sheet 1 should be labeled as Sheet 1 of 11, not 4.

   Response: Sheet numbering has been corrected

7. Plans shall label North Cedar Street as a "One-Way" street, as direction of travel on thissegment of road is from Main Street to Church Street.

   Response: Directional labels have been updated.

Site Plan – Sheet 1:

1. The north arrow shall be revised to correctly point north. At present it is pointing to the south.
   Response: The north arrow has been corrected.

2. The bearing and distance for the property line along North Cedar Street shall be provided on the plan.
   Response: The bearing and distance have been added.

3. Although the plan calls out snow storage it should clearly indicate where this is located.
   Response: Snow storage has been noted.

4. There is a proposed sidewalk along the entire length of the west side of the existing storage structure. Is there a need for this to extend the full length of the building?
   Response: The design has been significantly changed.

5. The location of all door openings on the existing structure for storage shall be identified on the plan.
   Response: The door location on the existing storage building has been noted.

6. As Sheet 3 of the plan set represents the lighting, it is recommended that the lighting iso lines on Sheet 1 be removed for clarity.
   Response: Lighting has been removed from the site plan for clarity.

7. The plan should clearly show all lighting fixtures proposed on the site and building.
   Response: The lighting is indicated on the plans

8. Traffic signage shall be provided at exit of driveway to indicate "One-Way Only" and "No Left Turn".
   Response: Signage has been provided

Existing Conditions Plan – Sheet 2:

1. The plan shall be revised to show and call out all traffic signage adjacent to the project site.
   Response: Signage has been added to the plans

2. The plan shall be revised to show the existing topography across the site.
   Response: Topography is shown on the Grading Plan

3. The bearing and distance for the property line along North Cedar Street shall be provided on the plan.
   Response: The bearing and distance have been added.

4. The plan shall include a note as to where the survey information and topographic information was acquired from.

Response: Survey information source has been added.

5. The plan shall clearly show all areas of pavement to be removed based upon proposed grading and site improvements.
Response: Removals have been clarified.

Lighting & Landscape Plan – Sheet 3:

1. The lighting iso lines shall be labeled on the plan.
Response: The iso lines have been added to the plan

2. The iso lines represented on the plan for the L2 light fixture should be checked, as the plan notes 3 of these light fixtures across the back of the building.
Response: The lighting has been redesigned to relate to the new building footprint configuration. The new fixture types are included on Sheet 3.

Please refer to the project engineer's letter for additional responses to Lanc & Tully comments.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

June 12, 2025

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

Re: Site Plan
Cervone-Perrucci Realty (Applicant)
14 North Cedar Street
Tax Parcel: 5954-28-943881
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, I have submitted five (5) copies of the following documents in support of the Project:

- 5 Copies of a Plan Set
- 5 Copies of the Storm Water Analysis

These items have been revised based on Lanc & Tully's May 7, 2025 comment letter and KARC's May 12, 2025 comment letter. The following are responses to Lanc & Tully's May 7, 2025 comment letter:

Lanc & Tully's May 7, 2025 Comment Letter:

General Comments:

1. The stormwater report will be dated.
2. Pre & Post drainage mapping will be provided.
3. This information will be provided in the drainage report.
4. There will be a table showing pre & post volume and flow for these various events.
5. Soil testing has been conducted.
8. One way streets will be labeled on all plans.

Utility Plan (Sheet 6 of 11):

1. These notes will be added.
2. All utilities will be on the utility plan.
3. All proposed utilities will be darkened and line weight will be increased.
4. All interconnection of structures will be shown.
5. Sidewalk hatching will be reduced.
6. Distance on the next man hole will be shown on the plan.
7. Lowest sewerable elevation (LSE) will be on the plan.

Drainage & Grading Plan (Sheet 7 of 11):

1. The curb line will be removed.
2. Proposed utility lines shall increase in line weight and darkness.
3. Detention system will be revised to include elevations on section view.
4. Text size will be increased.
5. Catch basin detail will have models of the casting.
6. The stormwater structure in the roadway near the entrance will have a curb inlet casting.
7. Maintenance requirements will be on the plan.
8. Easement agreement will be submitted.
9. The proposed invert on existing stormwater structure will be on the plan.

Soil Erosion Plan (Sheet 8 of 11):

1. Text will not be overlapped.

Detail Sheets (Sheets 9, 10 & 11 of 11):

1. Proposed concrete pad detail will be on the plan.
2. Concrete curb detail will be on the plan.
3. This note will be added.
4. 48" clearance note will be on the plan.
5. Sanitary Clean out details will be shown on the plan.

Should you have any questions, please feel free to contact me at 908-763-9602.

Thank you,

Angelo Perrucci III, P.E.

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USA
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

June 23, 2025

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

14 N Cedar Street - Traffic & Parking Assessment
City of Beacon, Westchester County, New York
Colliers Engineering & Design Project No. 25007292A

Dear Chairman Gunn & Members of the Planning Board,

The following report has been prepared to assess the potential traffic and parking impacts of the proposed 14 N Cedar 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.

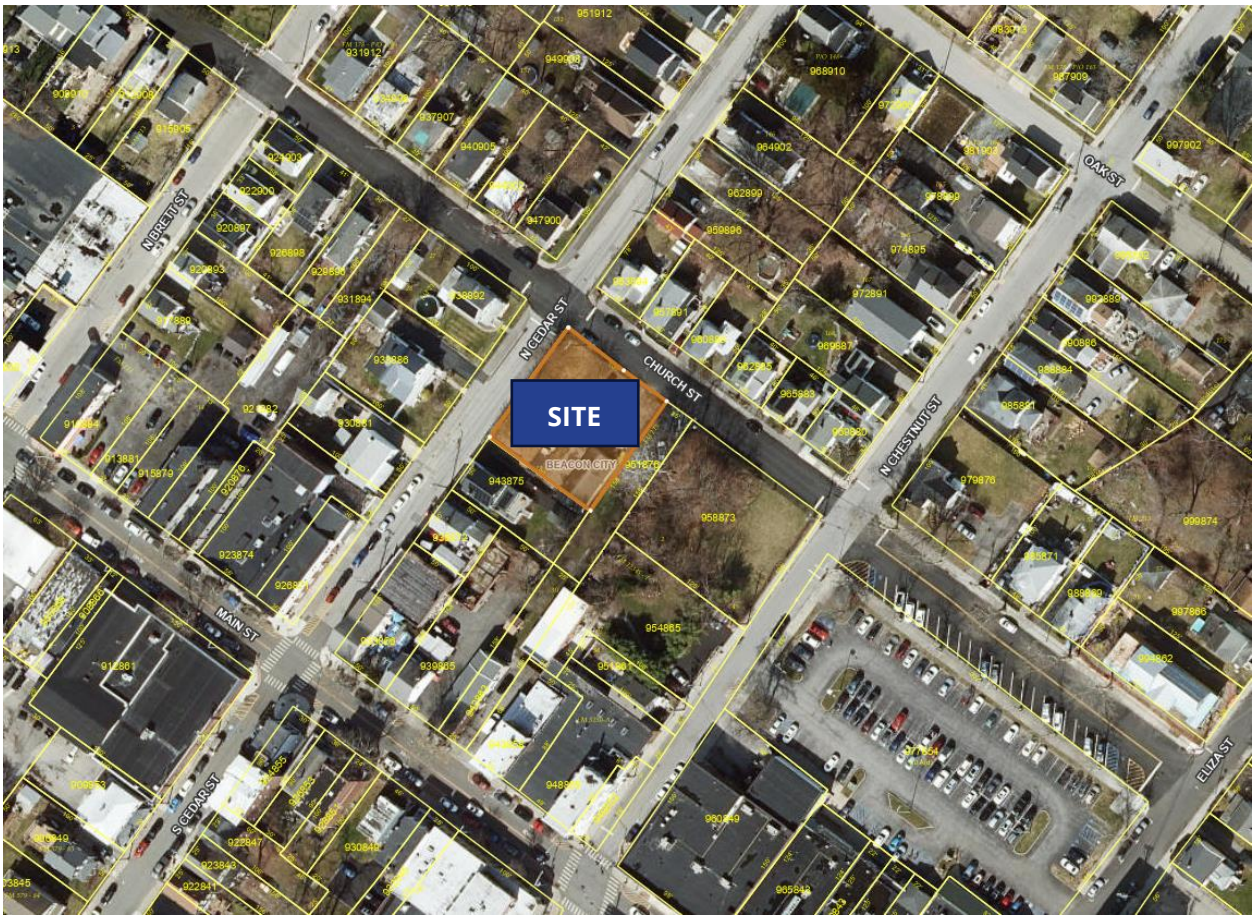
Project Description and Location

The subject property is located at 14 N Cedar Street (Tax Parcel ID: 5954-28-943881) in the City of Beacon, Dutchess County, New York. The site is a corner lot with frontage along both N Cedar Street and Church Street and is currently improved with a single-story garage/storage building accessed via an existing driveway connection to Church Street. The remainder of the lot is undeveloped. The property is located within the Transitional (T) zoning district. The existing site location is identified in Exhibit No. 1 below.

The Project proposes to construct a new two (2)-story multi-family residential building and associated site improvements. The building will contain a total of four (4) residential units with each consisting of two (2) bedrooms. The Project proposed to provide a total of five (5) off-street parking spaces, inclusive of one (1) ADA accessible parking space. The site is proposed to be accessed via a new one-way entry only driveway connection to N Cedar Street and with the existing driveway to Church Street to also remain as a one-way exit only driveway. Note that the existing garage/storage building in the southeast corner of the property is also proposed to remain and will be utilized for property management storage and equipment to support the new residences.

Colliers Engineering & Design

Exhibit No. 1 – Site Location Map



Source: Dutchess County Parcel Access Viewer

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 anticipated peak site generated traffic volumes for the Weekday AM, Weekday PM and Saturday Midday Peak 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.

Colliers Engineering & Design

Exhibit No. 2 – Project Traffic Generation Estimates

	Entry	Exit	Total
Weekday AM Peak Hour)	0	2	2
Weekday PM Peak Hour	1	1	2
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, the City of Beacon Zoning Code (the "Zoning Code") was first reviewed to determine the code required parking for the Project. As indicated previously, the Project development area falls within the City of Beacon Transitional (T) Zoning District. The Zoning Code, provides specific off-street parking standards in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Zoning Code specifies both a minimum and a maximum parking standard for various uses for properties located in the T District. It is noted that the Zoning Code also specifies that *"Where the Planning Board determines that a property within the T District is in proximity to available municipal parking, public transportation, and pedestrian-oriented streetscapes, parking standards from the CMS district may be applied to all proposed uses on said property."* It could be argued that the CMS district maximum parking standards could be applied to this Project given its location one (1) block from Main Street and one (1) block from the Eliza Street public parking lot and being surrounded by pedestrian friendly accommodations, however for the purposes of this analysis it has been assumed that the Transitional (T) Zoning District parking standards will be applied.

Based on the Zoning Code the Minimum Parking Standard for the Project is 1 space per dwelling unit equating to a minimum parking requirement of four (4) spaces, while the maximum parking standard is 3 spaces per dwelling unit equating to a maximum of 12 parking spaces allowable on the site. As noted previously the Project proposes to provide a total of five (5) parking spaces on the stie and therefore is considered code compliant.

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.

Therefore, in order to further assess the actual anticipated parking demands associated with the Project, parking data has been obtained for the existing apartments at 193 & 195 Main Street. These two buildings have a total of four (4) apartment units. Based on resident interviews each apartment residence has one (1) car equating to a parking demand ratio of 1 space per dwelling unit for the 193 & 195 Main Street residences. This parking ratio is consistent with the minimum parking standard indicated by the Zoning Code and would equate to a parking demand of four (4) spaces for the proposed 14 N Cedar Street Project. Therefore, the anticipated parking supply of five (5) parking spaces would accommodate the typical parking demand for the Project.

As a further comparison, parking data provided by the Institute of Transportation Engineers (ITE) as contained in the ***Parking Generation Manual, 6th Edition*** was also referenced. 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. If the parking demands for the Project were to be more consistent with the ITE data, there could be a slight excess parking demand, of up to 3 vehicles, associated with the Project. If there is an excess parking demand associated with the Project there is sufficient on-street public parking available within a 300-ft. radius of the site as evidenced by parking observations conducted by our office on Thursday April 3, 2025 and Saturday April 5, 2025. These parking observations, which are summarized in Figure No. 1 and Tables No. P-1 and P-2 attached, indicate a minimum of approximately 50 parking spaces are available within 300-ft. of the site to accommodate any excess parking demand. It should be noted that these parking observations do not include the nearby Eliza Street public parking lot, a portion of which is also within 300-ft. of the site.

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 the provided on-site parking is anticipated to accommodate the typical parking demands of the Project. Furthermore, if there is any excess parking demand associated with the Project there is sufficient available public parking in the area to accommodate that demand.

Sincerely,

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

Richard D'Andrea, Department Manager
Department Manager

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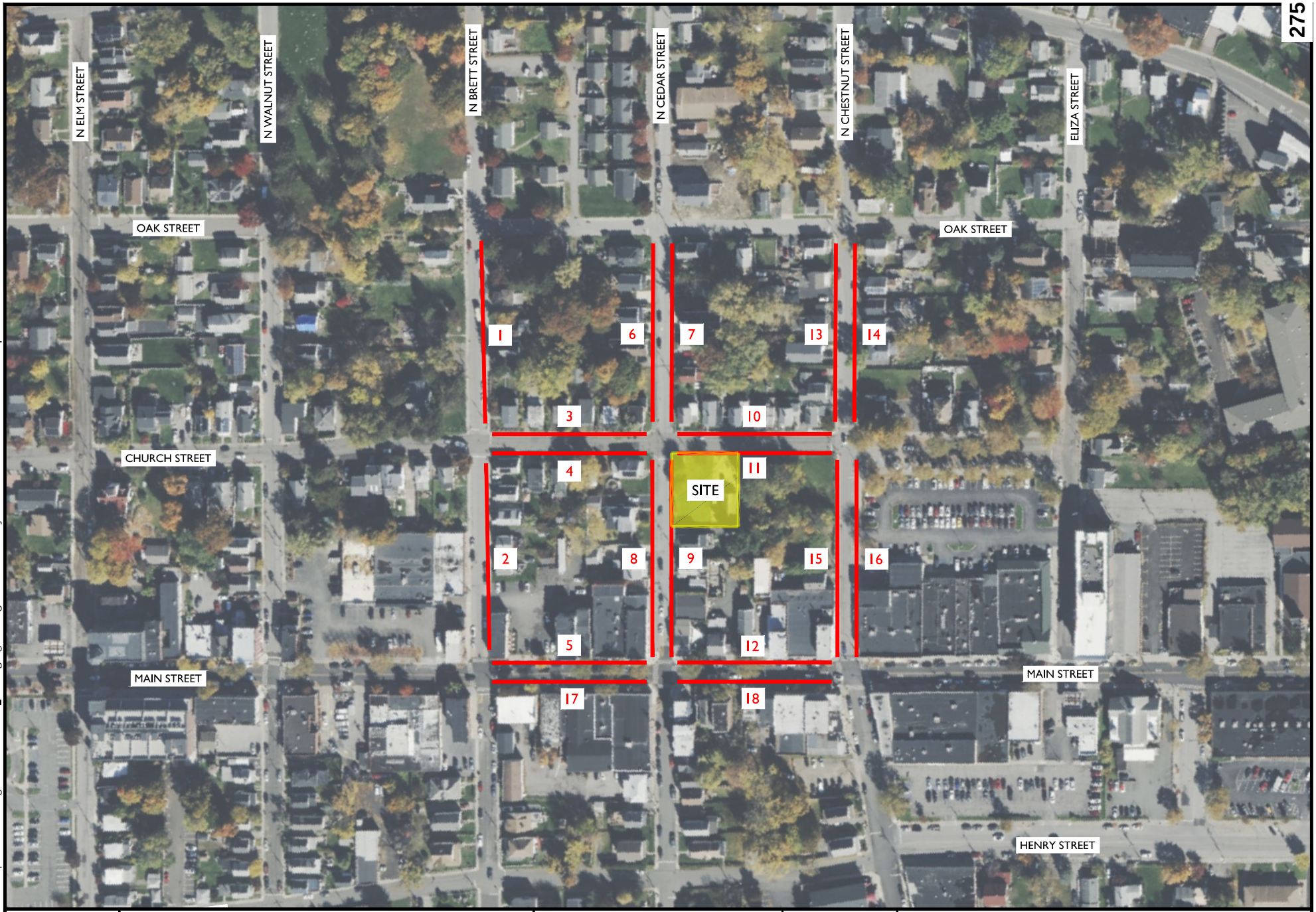


Colliers Engineering & Design

300 MAIN STREET MIXED USE

300 MAIN STREET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

PARKING STUDY

25004390A

6/19/2025

PARKING AREA MAP

FIGURE NO. 1

R:\Projects\2025\25007292A\Reports\Traffic\Figures\250619RGD_Parking Figure.dwg\Exhibit 4 By: RDANDREA on 2025-06-19 -- 03:08pm

Table No. P-1
Parking Observations Summary - 300 ft. Radius
Thursday April 3, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
1	8	3	5	4	3	3	4	3	5	4	4
2	8	2	2	2	4	2	3	3	3	3	3
3	8	-	-	-	-	1	-	3	4	-	1
4	8	-	-	-	-	-	-	-	-	1	-
5	10	1	2	-	9	8	9	9	8	6	7
6	8	6	6	5	5	3	3	4	4	3	6
7	-	-	-	-	-	-	-	-	-	-	-
8	10	7	6	6	8	11	11	12	11	10	8
9	-	-	-	-	-	-	-	-	-	-	-
10	8	3	3	2	1	2	2	3	1	1	1
11	6	1	1	1	3	2	2	4	4	2	1
12	7	-	-	-	7	5	7	7	8	7	6
13	7	1	1	1	2	2	3	3	2	2	2
14	9	2	2	2	-	1	1	1	1	1	1
15	-	-	-	-	-	-	-	-	-	-	-
16	7	2	2	1	6	5	7	4	6	3	3
17	9	-	-	-	6	9	6	6	6	5	5
18	9	6	6	6	6	8	9	7	4	5	2
Total Occupeid Spaces	**-**	**34**	**36**	**30**	**60**	**62**	**67**	**69**	**67**	**53**	**50**
Total Availabile Spaces	**122**	**88**	**86**	**92**	**62**	**60**	**55**	**53**	**55**	**69**	**72**

Table No. P-2
Parking Observations Summary - 300 ft. Radius
Saturday April 5, 2025

Parking Area Number (See Figure No. 1)	Total Spaces	5:00 AM	6:00 AM	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	9:00 PM	10:00 PM
1	8	5	5	5	5	6	5	6	1	5	4	4	4
2	8	2	2	2	6	5	4	4	5	4	5	4	4
3	8	-	-	-	1	-	4	2	3	4	3	1	1
4	8	-	-	-	-	1	-	-	-	-	-	-	-
5	10	2	2	2	10	8	7	8	8	6	6	8	6
6	8	6	6	6	4	4	4	4	6	5	6	5	6
7	-	-	-	-	-	-	-	-	-	-	-	-	-
8	10	5	5	5	11	11	9	10	10	11	13	8	8
9	-	-	-	-	-	-	-	-	-	-	-	-	-
10	8	3	3	3	1	-	-	1	1	1	-	2	2
11	6	2	2	2	3	3	5	3	4	4	4	2	2
12	7	3	3	4	8	7	6	8	7	7	7	6	6
13	7	1	1	1	1	2	1	1	1	-	-	2	2
14	9	-	-	-	1	2	3	3	2	2	1	1	1
15	-	-	-	-	-	-	-	-	-	-	-	-	-
16	7	2	2	2	6	4	2	4	-	4	4	6	3
17	9	-	-	-	10	9	8	4	7	6	8	4	3
18	9	1	1	1	9	8	6	9	4	4	9	7	6
Total Occupeid Spaces	-	**32**	**32**	**33**	**76**	**70**	**64**	**67**	**59**	**63**	**70**	**60**	**54**
Total Availabile Spaces	**122**	**90**	**90**	**89**	**46**	**52**	**58**	**55**	**63**	**59**	**52**	**62**	**68**

14 North Cedar Street
Beacon, New York
Stormwater Analysis

Revised
May 25th, 2025

Introduction

The property of 14 North Cedar, Beacon, NY is proposing a multifamily building. The proposed construction will change the drainage on existing property. Attached you will see a pre and post drainage map. A detention system is proposed. The detention system will have an outlet control structure, which will be 2" Diameter opening to control the flow. Using the manning equation the flow can be calculated entering the system. The calculations below will show the flow and volume will be less than pre existing conditions.

Present Existing Site

Area = 11,369 sf = .261 Acres

Time of Concentration

T_c = Time of Concentration, (mins)
Manning's Roughness Coefficient (n)= 0.24
Sheet Flow Length (l)= 96 ft
2 year, 24-hour Rainfall,in (P)= 3.29
Slope of Land Surface,ft/ft (S) = 0.022

$$T_c = \frac{0.007*(n*l)^{0.8}}{(P^{0.5})*S^{0.4}}$$

$$T_c = \left(\frac{0.007*(0.24*96)^{0.8}}{(3.29^{0.5})*0.022^{0.4}}\right) * 60$$

T_c = 13.1 minutes

Intensity

1 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm
2.65"/hr	3.17"/hr	4.24"/hr	6.69"/hr

Runoff Coefficient From Present Site

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.147	56	0.3
Pavement	0.089	34	0.95
Garage	.025	10	0.95
Total	0.261		0.58

Runoff from Existing Site

1 year storm

Q =CiA

0.58 x 2.65”/hr x 0.261 acre = 0.4 cfs

Volume = 0.4 cfs x 0.5 x (13mins x 3) x 60 sec/min = 469 cf

2 year storm

Q =CiA

0.58 x 3.17”/hr x 0.261 acre = 0.48 cfs

Volume = 0.48 cfs x 0.5 x (13mins x 3) x 60 sec/min = 561 cf

10 year storm

Q =CiA

0.58 x 4.24”/hr x 0.261 acre = 0.64 cfs

Volume = 0.64 cfs x 0.5 x (13mins x 3) x 60sec/min = 750 cf

100 year storm

Q =CiA

0.58 x 6.69”/hr x 0.261 acre = 1 cfs

Volume = 1cfs x 0.5 x (13mins x 3) x 60 sec/min = 1170 cf

Time of Concentration From Proposed Drainage Area 1(PDA1)

Time of Concentration

T_c = Time of Concentration, (mins)

Manning's Roughness Coefficient (n)= 0.24

Sheet Flow Length (l)=30 ft

2 year, 24-hour Rainfall,in (P)= 3.29

Slope of Land Surface,ft/ft (S)=0.016

$$T_c = \frac{0.007*(n*l)^{0.8}}{(P^{0.5})*S^{0.4}}$$

$$T_c = \left(\frac{0.007*(0.24*30)^{0.8}}{(3.29^{0.5})*0.016^{0.4}}\right) * 60$$

T_c = 5.8 minutes

Runoff Coefficient From Proposed Drainage Area 1(PDA1)

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.016	12	0.3
Pavement/Concrete	0.053	37	0.95
Buildings	0.073	51	0.95
Total	0.142		0.88

1 year storm

Q =CiA

0.88 x 2.65"/hr x 0.142 acre = 0.33cfs

Volume = 0.33cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 172 cf

2 year storm

Q =CiA

0.88 x 3.17"/hr x 0.142 acre = 0.40cfs

Volume = 0.40cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 208 cf

10 year storm

Q =CiA

0.88 x 4.24”/hr x 0.142 acre = 0.53cfs

Volume = 0.53cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 276 cf

100 year storm

Q =CiA

0.88 x 6.69”/hr x 0.142 acre = 0.84cfs

Volume = 0.84cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 438 cf

Outflow Control Structure for PDA1

Diameter of Pipe: 2”

Cross Sectional Area: 0.02 ft^2

Hydraulic Radius : 0.04 ft

Roughness coefficient: 0.009

Slope: .01 ft/ft

$Q=\frac{1.49}{.009} x.\,04^{2/3}$ x .02 x $.\,01^{0.5}$

Q= 0.04cfs

Volume of Detention System

Volume of Storage Tank: 11.5 ft x 33 ft x 1.16 ft = 440 cf

Volume of Stone Storage: 15.5 ft x 37 ft x 1.16 ft = 665 cf

(665- 440)*(0.4) = 90 c.f.

Total Volume: 440 +90 = 530 cf

The Outflow Control Structure will reduce the amount of flow leaving the site to meet pre-existing conditions. The volume of the detention system will be able to hold the volume of a 100 year storm. The detention system is the R-tank UD model

Time of Concentration From Proposed Drainage Area 2(PDA2)

Time of Concentration

T_c = Time of Concentration, (mins)

Manning's Roughness Coefficient (n)= 0.24

Sheet Flow Length (l) = 47 ft

2 year, 24-hour Rainfall,in (P) = 3.29

Slope of Land Surface,ft/ft (S) =0.018

$$T_c = \frac{0.007*(n*l)^{0.8}}{(P^{0.5})*S^{0.4}}$$

$$T_c = \left(\frac{0.007*(0.24*47)^{0.8}}{(3.29^{0.5})*0.018^{0.4}}\right) * 60$$

T_c = 8.1 minutes

Runoff Coefficient From Proposed Drainage Area 2(PDA2)

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.015	26	0.3
Pavement/Concrete	0.043	74	0.95
Total	0.058		0.78

1 year storm

Q =CiA

0.78 x 2.65"/hr x 0.058 acre = 0.12cfs

Volume = 0.12cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 87 cf

2 year storm

Q =CiA

0.78 x 3.17"/hr x 0.058 acre = 0.14cfs

Volume = 0.14cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 105 cf

10 year storm

Q =CiA

0.78 x 4.24”/hr x 0.058 acre = 0.19cfs

Volume = 0.19cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 139 cf

100 year storm

Q =CiA

0.78 x 6.69”/hr x 0.058 acre = 0.30cfs

Volume = 0.30cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 219 cf

Time of Concentration From Proposed Drainage Area 23(PDA3)

Time of Concentration

T_c = Time of Concentration, (mins)

Manning’s Roughness Coefficient (n)= 0.24

Sheet Flow Length (l) = 44 ft

2 year, 24-hour Rainfall,in (P) = 3.29

Slope of Land Surface,ft/ft (S) = 0.015

$$T_c = \frac{0.007*(n*l)^{0.8}}{(P^{0.5})*S^{0.4}}$$

$$T_c = \left(\frac{0.007*(0.24*44)^{0.8}}{(3.29^{0.5})*0.015^{0.4}}\right) * 60$$

T_c = 8.1 minutes

Runoff Coefficient From Proposed Drainage Area 3(PDA3)

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.020	33	0.3
Pavement/Concrete	0.041	67	0.95
Total	0.061		0.74

1 year storm

Q =CiA

0.74 x 2.65”/hr x 0.061 acre = 0.12cfs

Volume = 0.12cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 88 cf

2 year storm

Q =CiA

0.74 x 3.17”/hr x 0.061 acre = 0.14cfs

Volume = 0.11cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 105 cf

10 year storm

Q =CiA

0.74 x 4.24”/hr x 0.061 acre = 0.19cfs

Volume = 0.19cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 140 cf

100 year storm

Q =CiA

0.74 x 6.69”/hr x 0.061 acre = 0.30cfs

Volume = 0.30cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 222 cf

Discharge Rates

	Existing Site Runoff Flow	**Proposed Site Runoff Flow**
1 Year Storm	**0.4 cfs**	**0.28 cfs**
2 Year Storm	**0.48 cfs**	**0.32 cfs**
10 Year Storm	**0.64 cfs**	**0.42 cfs**
100 Year Storm	**1 cfs**	**0.64 cfs**

Discharge Volumes

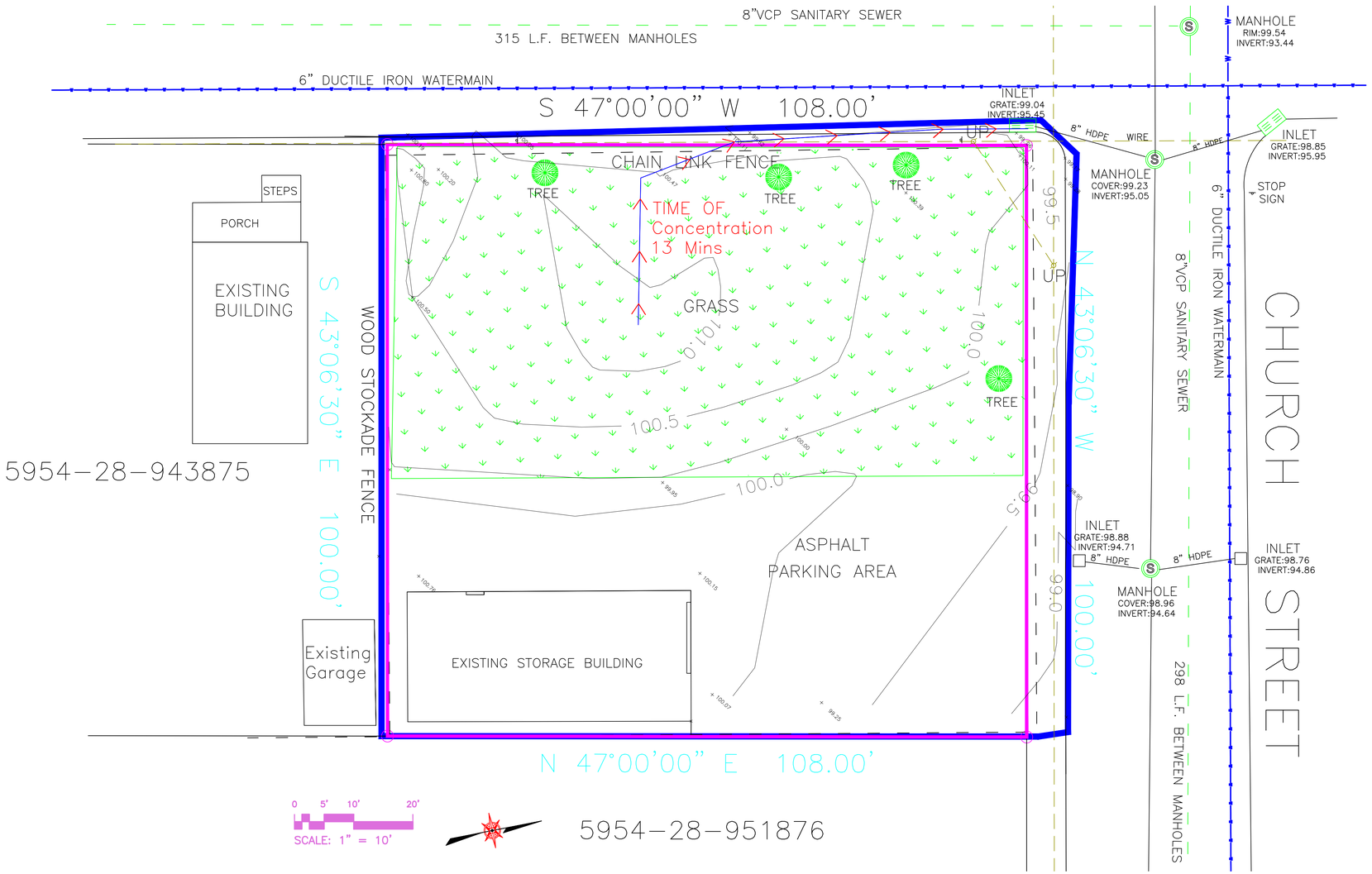
	Existing Site Runoff Volume	Proposed Site Runoff Volume
1 Year Storm	468 CF	347 CF
2 Year Storm	561 CF	418 CF
10 Year Storm	749 CF	555 CF
100 Year Storm	1170 CF	879 CF

Conclusion:

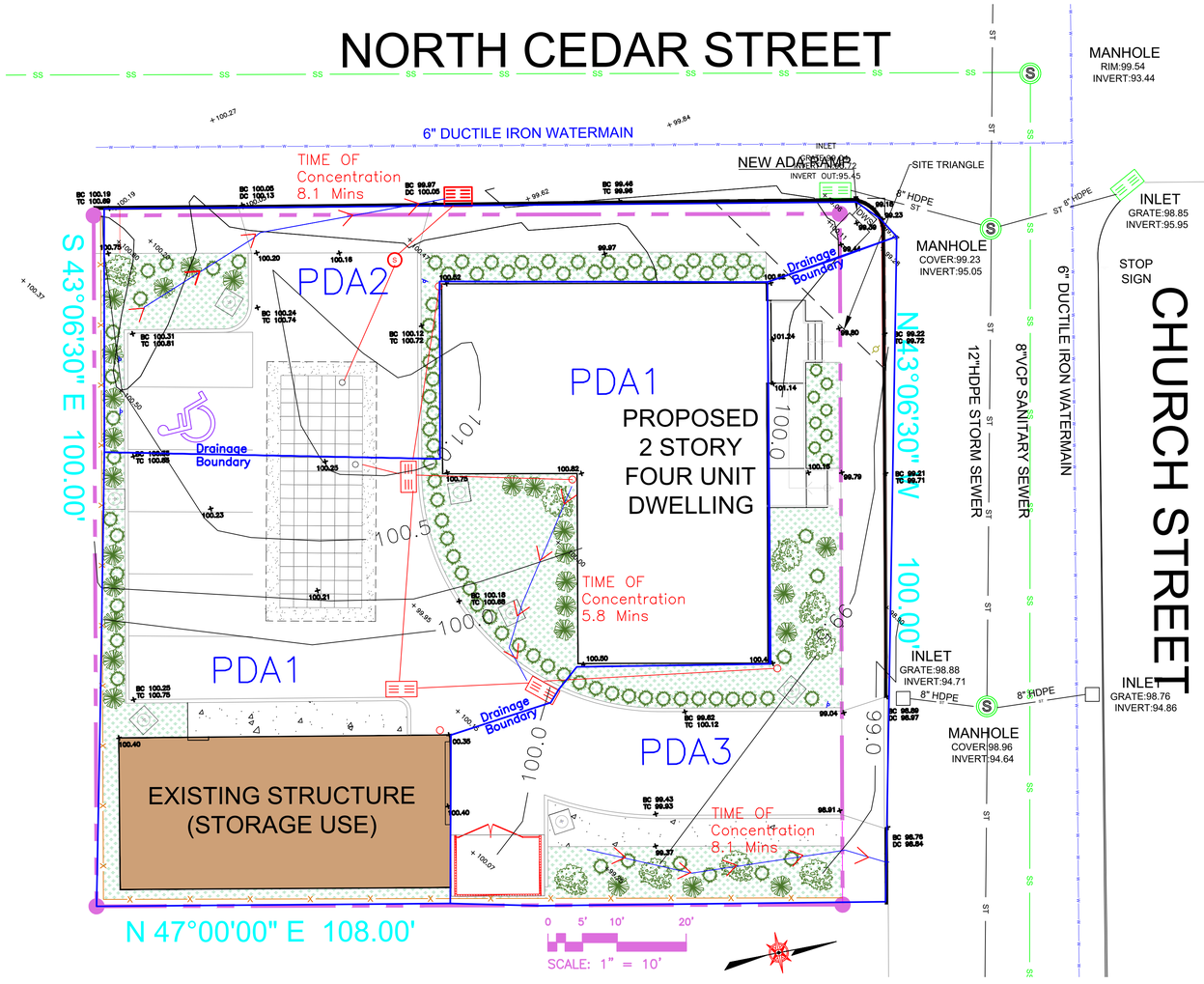
The tables above show the difference in the discharge flows and volume.The proposed detention system and outflow control structure will be able to reduce the runoff flow and contain the runoff volume to be less than the pre-existing condition.

Angelo Perrucci III P.E.

NORTH CEDAR STREET



No. DATE REVISION	SCALE: 1"=10'	ANGELO M. PERRUCCI III P.E.	STATE OF NEW YORK ANGELO MARINO PERRUCCI III 109938 LICENSED PROFESSIONAL ENGINEER	PROJECT: SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK	SHEET NO. of
	DATE: 5/25/2025	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01			JOB No.
	DRAWN BY: XX			TITLE: Existing Drainage Map	DWG. No. DR-1



REVISION DATE No.	SCALE: 1"=10' DATE: 5/25/2025 DRAWN BY: XX	ANGELO M. PERRUCCI III P.E. NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01	STATE OF NEW YORK ANGELO MARINO PERRUCCI III 109938 LICENSED PROFESSIONAL ENGINEER	PROJECT SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK TITLE POST DRAINAGE MAP	SHEET NO. of JOB No. DWG. No. DR-2

Soil Log Report

Test Hole #: 1
Location: 14 North Cedar Beacon NY. 12508
Date: May 16. 2025
Logged By: Jack Kalin

Ground Surface Elevation: Grade (assumed natural surface)

Depth (ft)	Soil Description	Notes
0 – 0.5	Topsoil	Dark, organic layer
0.5 – 1.0	Red-brown Soil	Appears to be loamy or transitional
1.0 – 3.0	Silty Clay	Firm, cohesive texture
3.0 – 8.0	Sandy Clay	Extending approximately 5 feet
8.0+	Very Hard Clay	Possible water table below 8 ft

Hydrology Observations:
Standing/pooling **Stormwater** observed at ~3 ft depth. Temporary inflow ceased after approximately 10 minutes, indicating localized saturation.

Comments:
Water table is inferred to be below 8 ft bgs Clay strata observed may inhibit vertical percolation and limit infiltration capacity. Temporary saturation observed may indicate a perched or restrictive layer.

Soil Log Report

Test Hole #: 2
Location: 14 North Cedar Beacon NY. 12508
Date: May 16. 2025
Logged By: Jack Kalin

Ground Surface Elevation: Grade (assumed natural surface)

Depth (ft)	Soil Description	Notes
0 – 0.5	Topsoil	Dark, organic layer
0.5 – 1.0	Red-brown Soil	Appears to be loamy or transitional
1.0 – 3.0	Silty Clay	Firm, cohesive texture
3.0 – 8.0	Sandy Clay	Extending approximately 5 feet
8.0+	Very Hard Clay	Possible water table below 8 ft

Hydrology Observations:
Standing/pooling **Stormwater** observed at ~3 ft depth. Temporary inflow ceased after approximately 10 minutes, indicating localized saturation.

Comments:
Water table is inferred to be below 8 ft bgs Clay strata observed may inhibit vertical percolation and limit infiltration capacity. Temporary saturation observed may indicate a perched or restrictive layer. Test Pit 2 (approx. 20 ft offset from Pit 1) demonstrated the same stratigraphy and hydrologic characteristics as recorded in this log.

Materials / Symbols

- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

LEGEND

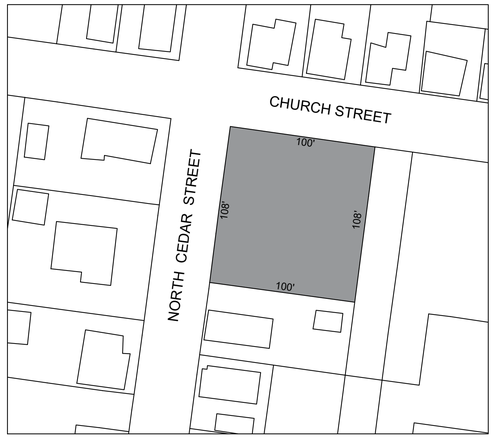
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	6/23/25	New building orientation	AC

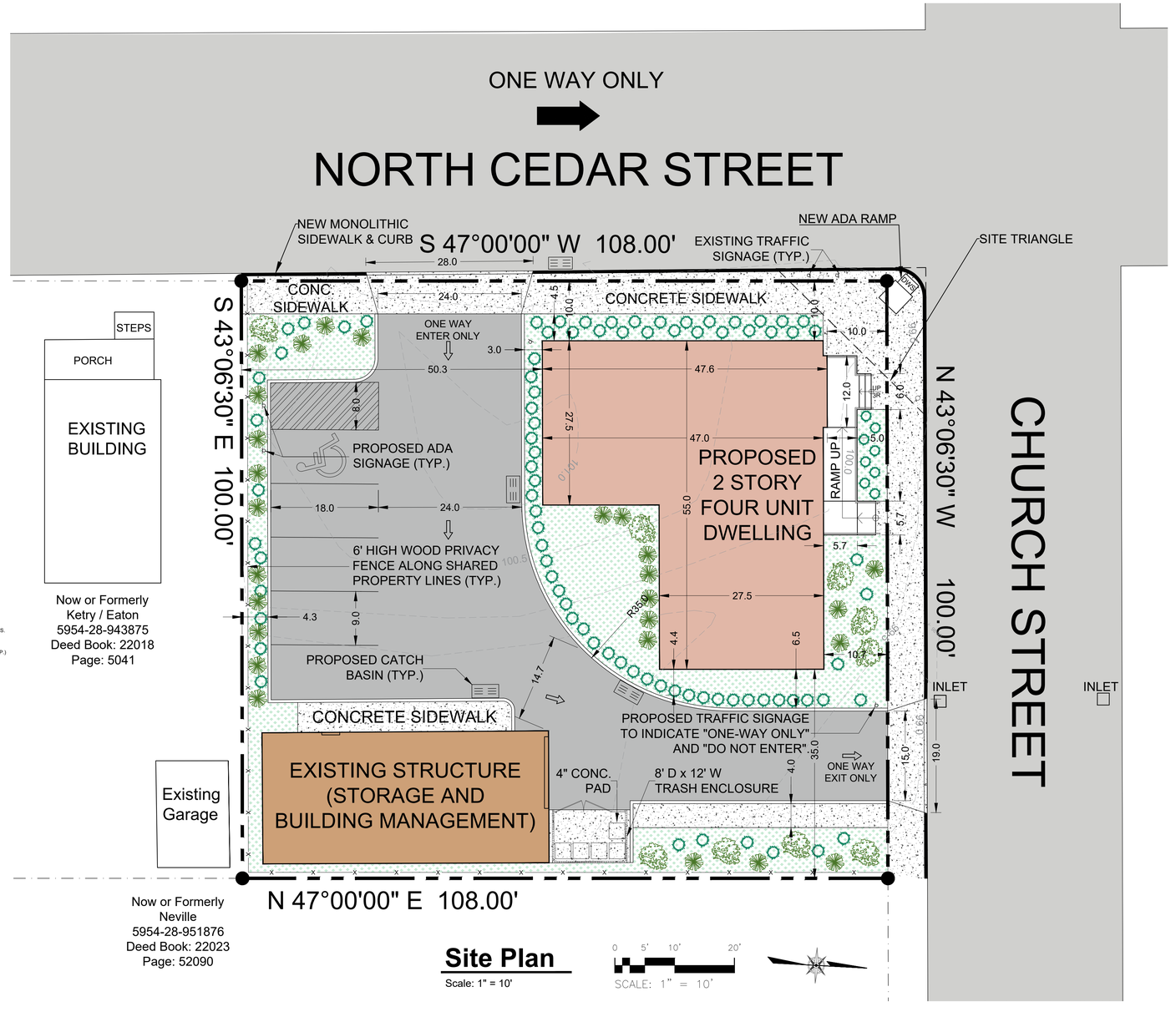
Bulk Zoning Regulations Table

	Minimum Lot Size (Required)			Minimum Lot Size (Proposed)			Minimum Yards (Required)			Minimum Yards (Proposed)			Allowable Building Height	Proposed Building Height	Lot Coverage (Maximum)	Lot Coverage (Proposed)	Proposed Building Footprint
	Area	Width	Depth	Area	Width	Depth	Front	Side	Rear	Front	Side	Rear					
Zoning District																	
T (Transitional District)	5,000 SF	50'	100'	10,800 SF (Existing)	108'	100'	10'	10'	20'	10'	10' (R) 35' (L)	50.3'	35'	31'	N/A	N/A	3,100 SF



Location Map

Scale: Not to Scale



Now or Formerly
Ketry / Eaton
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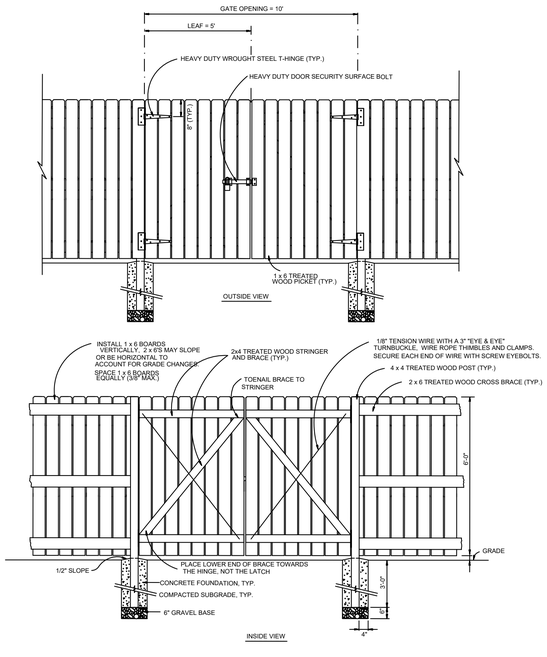
Page: 5041

Now or Formerly
Neville
5954-28-951876
Deed Book: 22023
Page: 52090

Site Plan

Scale: 1" = 10'

SCALE: 1" = 10'



WOOD FENCE GATE DETAILS

Zoning Summary

Zoning District:	T (Transitional District)
Tax Map No.:	5954-28-943881
Lot Area:	10,800 SF (0.247 acres)
Building Footprint:	3,110 SF (1,055 existing storage + 2,055 SF proposed new building)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Storage
Proposed Use:	R-2 Residential (Multi-Family Dwelling) and Building Management Storage Shed

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential District (Transitional)		
1 space per dwelling unit (**minimum**) 3 spaces per dwelling unit (**maximum**)	4 dwelling units proposed	4 parking spaces **minimum** 12 parking spaces **maximum**
Total Required		12 parking spaces maximum
Total Provided		**5 parking spaces**

Notes:

Index of Drawings

Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions & Demolition Plan
Sheet 3 of 11	Floor Plans
Sheet 4 of 11	Building Elevations
Sheet 5 of 11	Lighting & Landscaping Plan
Sheet 6 of 11	Utility Plan
Sheet 7 of 11	Grading & Drainage Plan
Sheet 8 of 11	Soil Erosion Plan
Sheet 9 of 11	Detail Sheet 1
Sheet 10 of 11	Detail Sheet 2
Sheet 11 of 11	Detail Sheet 3

DATE OF SURVEY

I hereby certify that the survey shown hereon is based on an actual field survey completed on June 17, 2022 and that this map was completed and updated on June 2, 2025

Certified only to:
Cervone-Perrucci Realty,L.L.C

John J. Post Jr., Land Surveyor
P.O. Box 827, Stone Ridge, N.Y.

Site Plan Application

Sheet 1 of 11 - Site Plan

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

14 North Cedar Street

Beacon, New York
Scale: 1" = 10'
April 1 , 2025

Materials / Symbols

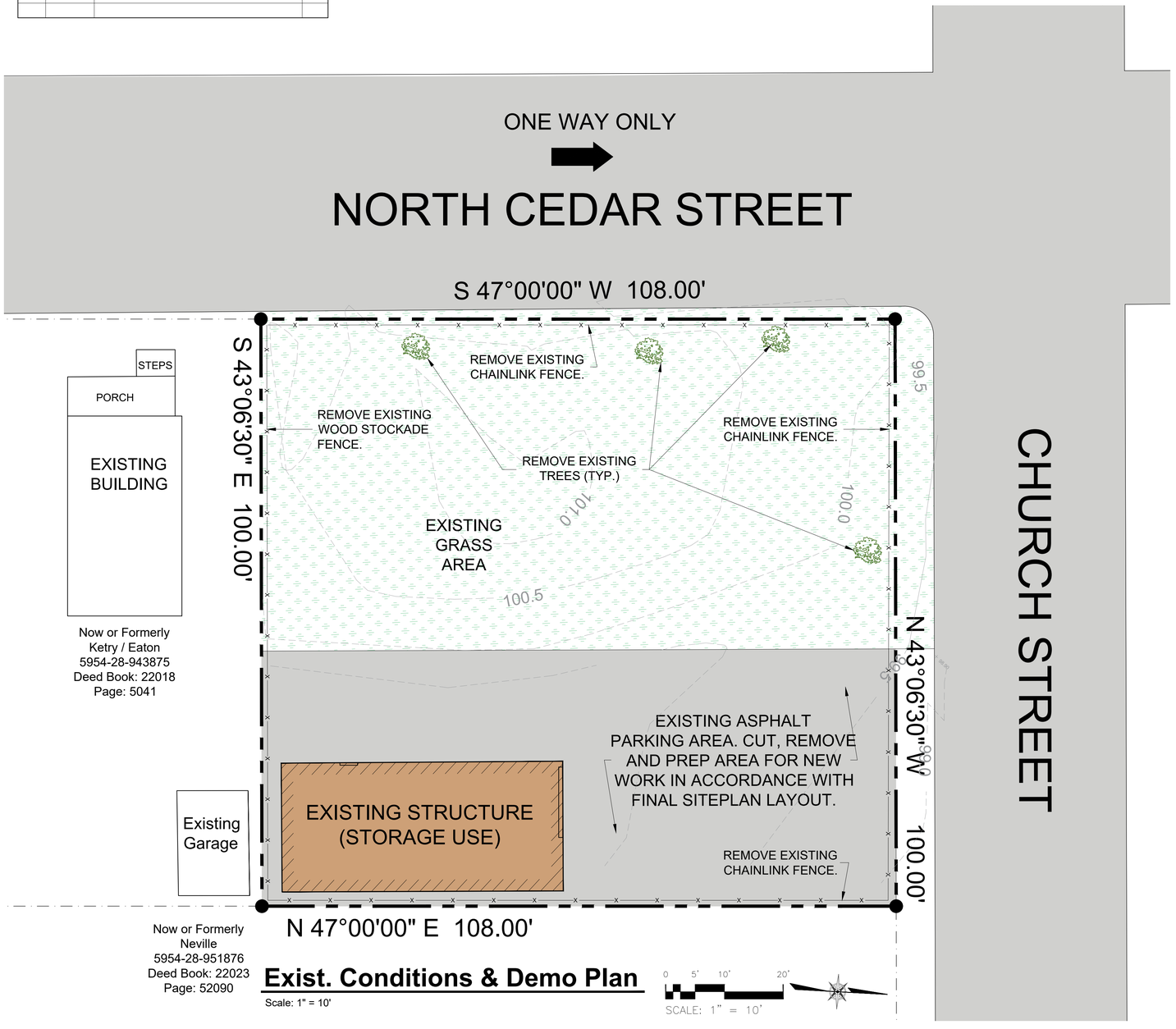
- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	6/23/25	New building orientation	AC



Exist. Conditions & Demo Plan

Scale: 1" = 10'

DATE OF SURVEY

I hereby certify that the survey shown hereon is based on an actual field survey completed on June 17, 2022 and that this map was completed and updated on June 2, 2025

Certified only to:
Cervone-Perrucci Realty,L.L.C

John J. Post Jr., Land Surveyor
P.O. Box 827, Stone Ridge, N.Y.

Site Plan Application

Sheet 2 of 11 - Existing Conditions / Demolition Plan

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
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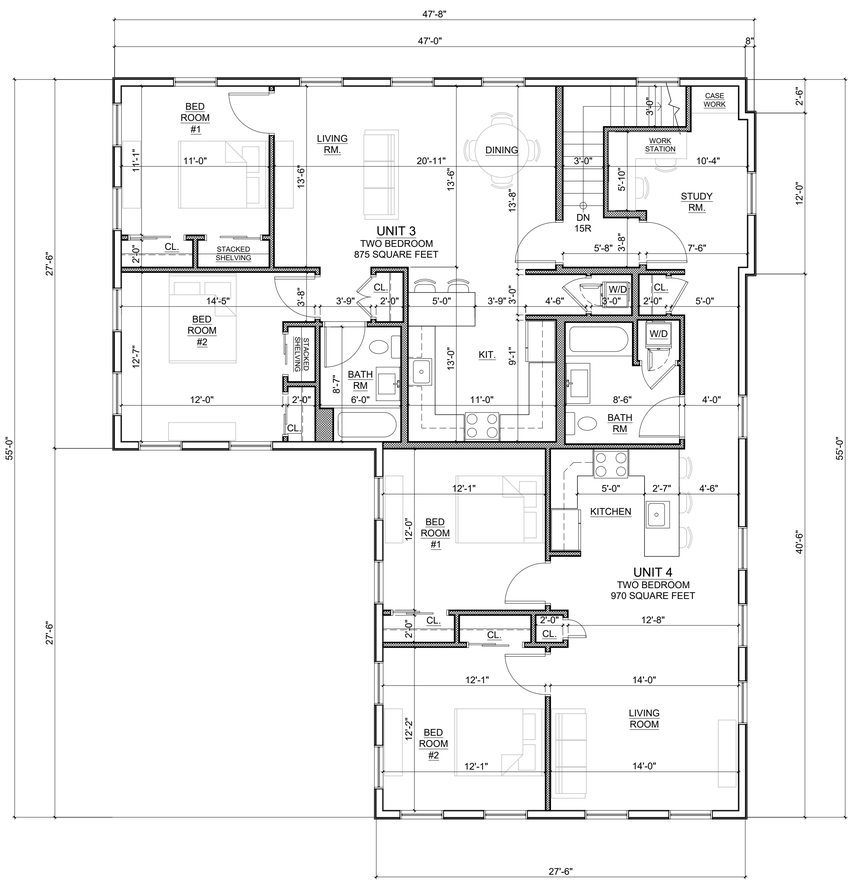
14 North Cedar Street
Beacon, New York
Scale: 1" = 10'
April 1 , 2025



Proposed Second Floor Plan

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

Proposed First Floor Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/23/25	New building orientation	AC

Site Plan Application

Sheet 3 of 11 - Floor Plans

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

14 North Cedar Street
Beacon, New York
Scale: As Noted
March 21, 2025

Proposed West Elevation (N. Cedar Street)

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

Proposed North Elevation (Church Street)

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

Proposed South Elevation

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

Proposed East Elevation

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/23/25	New building orientation	AC

Site Plan Application

Sheet 4 of 11 - Building Elevations

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

14 North Cedar Street
Beacon, New York
Scale: As Noted
March 21, 2025

NLS LIGHTING

CALIFORNIA BOLLARD

BOLLARD + LANDSCAPE LIGHTING

LED WATTAGE CHART

	16L
175 milliamps	10w
400 milliamps	21w
530 milliamps	28w
700 milliamps	36w
1050 milliamps	56w

The California Bollard is a combination of security, style and Vandal resistance that blends into any pathway environment.

The California Bollard is constructed of heavy duty cast aluminum top, bars, and fitter. Extruded Aluminum Shaft available in 36", 42", 60", and 96" heights. Base cover is heavy duty cast aluminum.

With 16 LED offering, the California Bollard is able to range from 10 to 56 watts at a beautiful Type 2, 3, 4 and 5 light distribution. Kelvin temperature offering of Amber, 2700K, 3000K, 3500K, 4000K and 5000K is available.

It is finished with 3-5 mils of rich-textured powder coat and stainless steel hardware. Conforms to the strictest Made in America standards—designed, tooled, fabricated and assembled in the USA.

BUY AMERICAN
To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).

MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

REV. 12.05.24

1

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
❍ WS-W190208 ❍ WS-W190212	❍ 30 3000K - 80	260 515	❍ BK Black ❍ BZ Bronze ❍ WT White

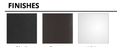
Example: **WS-W190208-30-BK**

FEATURES
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

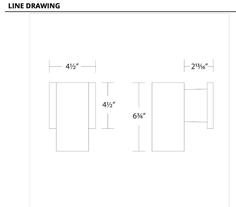
SPECIFICATIONS

Construction:	Die-cast aluminum
Power:	18W, 6W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Lens:	Glass Lens
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, ADA

FINISHES



LINE DRAWING



waclighting.com | **Phone** (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. February 2020

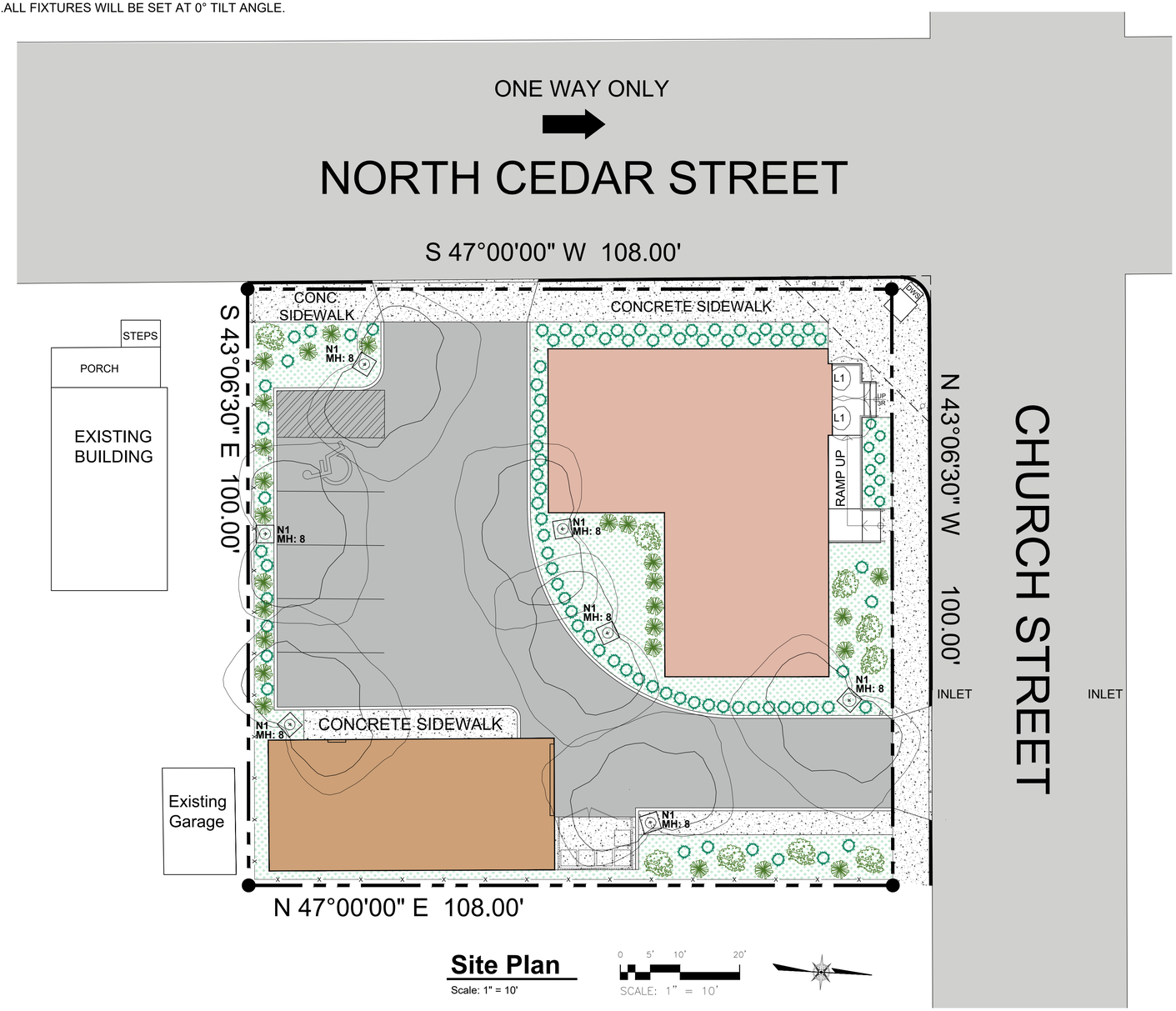
Proudly assembled in America

1

Luminaire Schedule									
Symbol	**Qty**	**Label**	**LLF**	**Arrangement**	**Description**	**Watts**	**MH**	**CCT**	**CRI**
	7	N1	0.950	Single	TBL-T4-16L-175-30K8-BOLLARD	10	8	3000K	80
	2	L1	0.250	Single	WS-W190208	6	6	3000K	80

Calculation Summary					
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**
SITE CALCS	Illuminance	Fc	0.66	2.5	0.0

NOTES
1.ALL FIXTURES WILL BE SET AT 0° TILT ANGLE.



Site Plan
Scale: 1" = 10'

0 5' 10' 20'
SCALE: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/23/25	New building orientation	AC

Site Plan Application

Sheet 5 of 11 - Lighting & Landscaping Plan

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

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

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

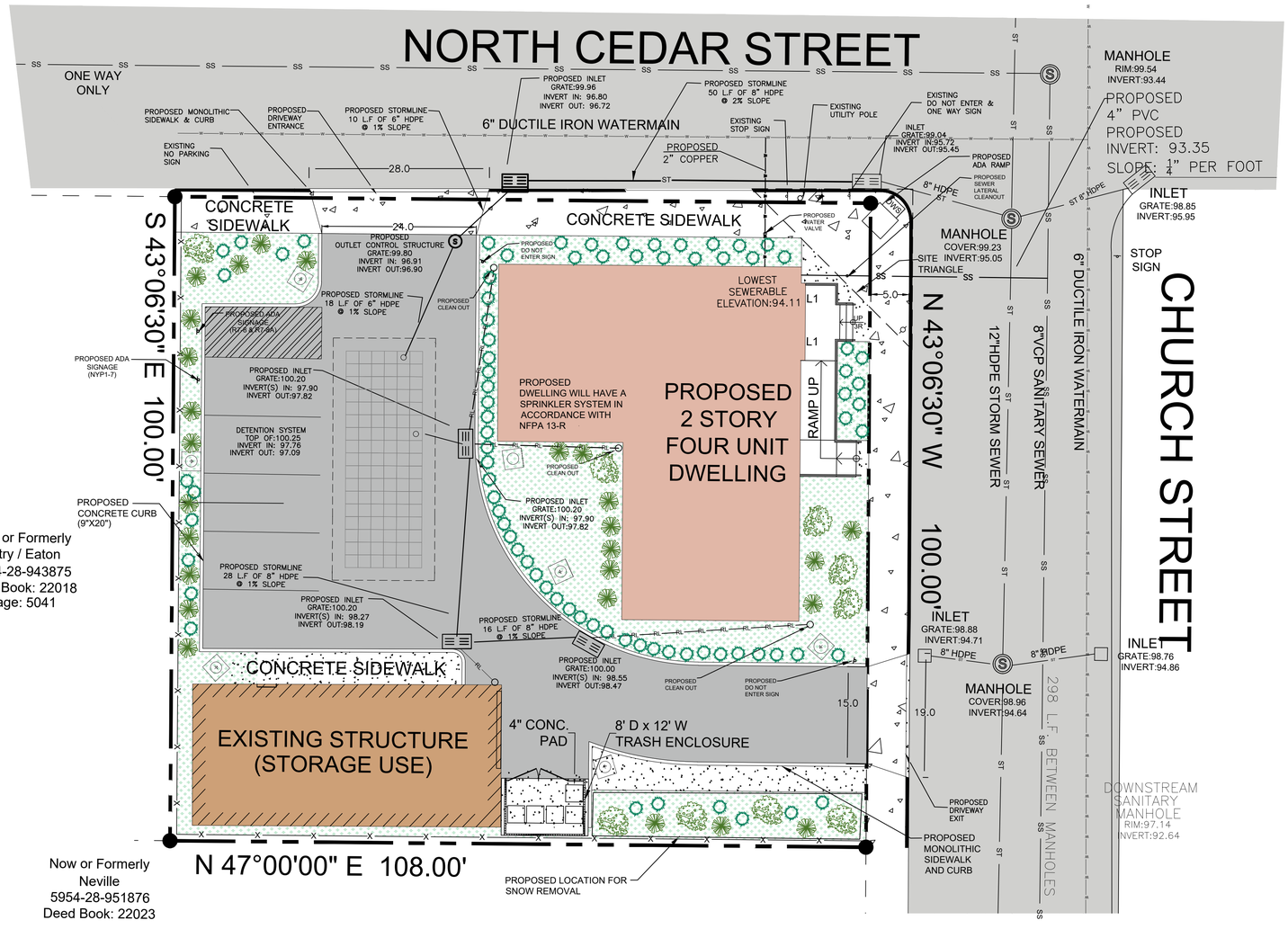
14 North Cedar Street
Beacon, New York
Scale: 1" = 10'
April 1 , 2025

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- RL — RL — ROOF LEADER
- W — W — W — WATER LINE
- WATER VALVE
- MANHOLE
- INLET
- LIGHT BOLLARD
- UTILITY POLE
- SIGN

UTILITY NOTES:

1. ALL WATER AND SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE CONTRACTOR SHALL PERFORM A UTILITY CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
4. THE WATER SERVICE LINE(S) AND METER(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. A ROAD OPENING PERMIT SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
6. THE APPLICANT/APPLICANTS PLUMBER SHALL ACQUIRE WATER METER AND MXU UNITS SIGNAL SENDING AND RECEIVING UNIT) FOR AMI SYSTEM(ADVANCE 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.

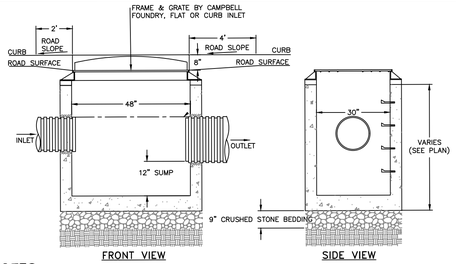


0 5' 10' 20'

SCALE: 1" = 10'

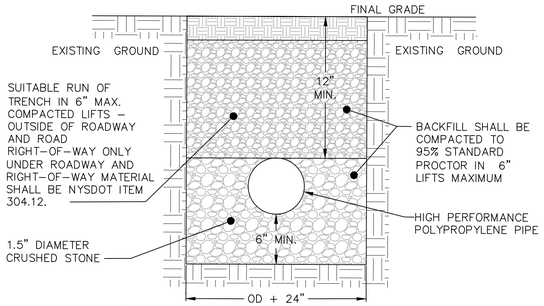
FILE NO:	No.	REVISION / DATE	SCALE: 1" = 10'	ANGELO M PERRUCCI III P.E.	PROJECT: SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK
			DATE: 5/25/2025	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01	TITLE: UTILITY PLAN
			DRAWN BY: XX	STATE OF NEW YORK ANGELO MARINO PERRUCCI III 109938 LICENSED PROFESSIONAL ENGINEER	SHEET NO. 6 of 11 / JOB No. / DWG. No. U-1

E:\FOR ARCHITECT\L SHAPED\FINAL\UTILITY PLAN.DWG



NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN.
3. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS
4. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
5. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

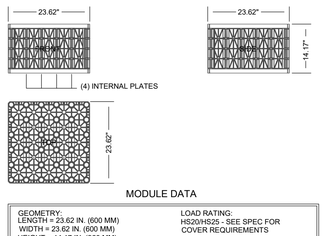
CATCH BASIN DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE

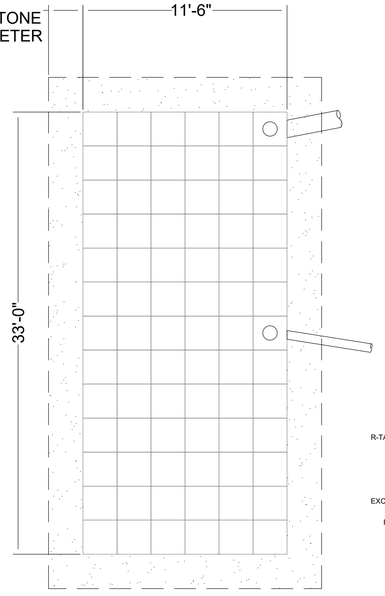
R-TANK VOLUMES	
TOTAL SYSTEM STORAGE	530 CF
R-TANK STORAGE VOLUME	440 CF
STONE STORAGE VOLUME (40% VOID RATIO)	90 CF
TRAFFIC RATING	HS-20



MODULE DATA

GEOMETRY:
LENGTH = 23.62 IN. (600 MM)
WIDTH = 23.62 IN. (600 MM)
HEIGHT = 14.17 IN. (360 MM)
MATERIAL:
100% RECYCLED POLYPROPYLENE

LOAD RATING:
HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS

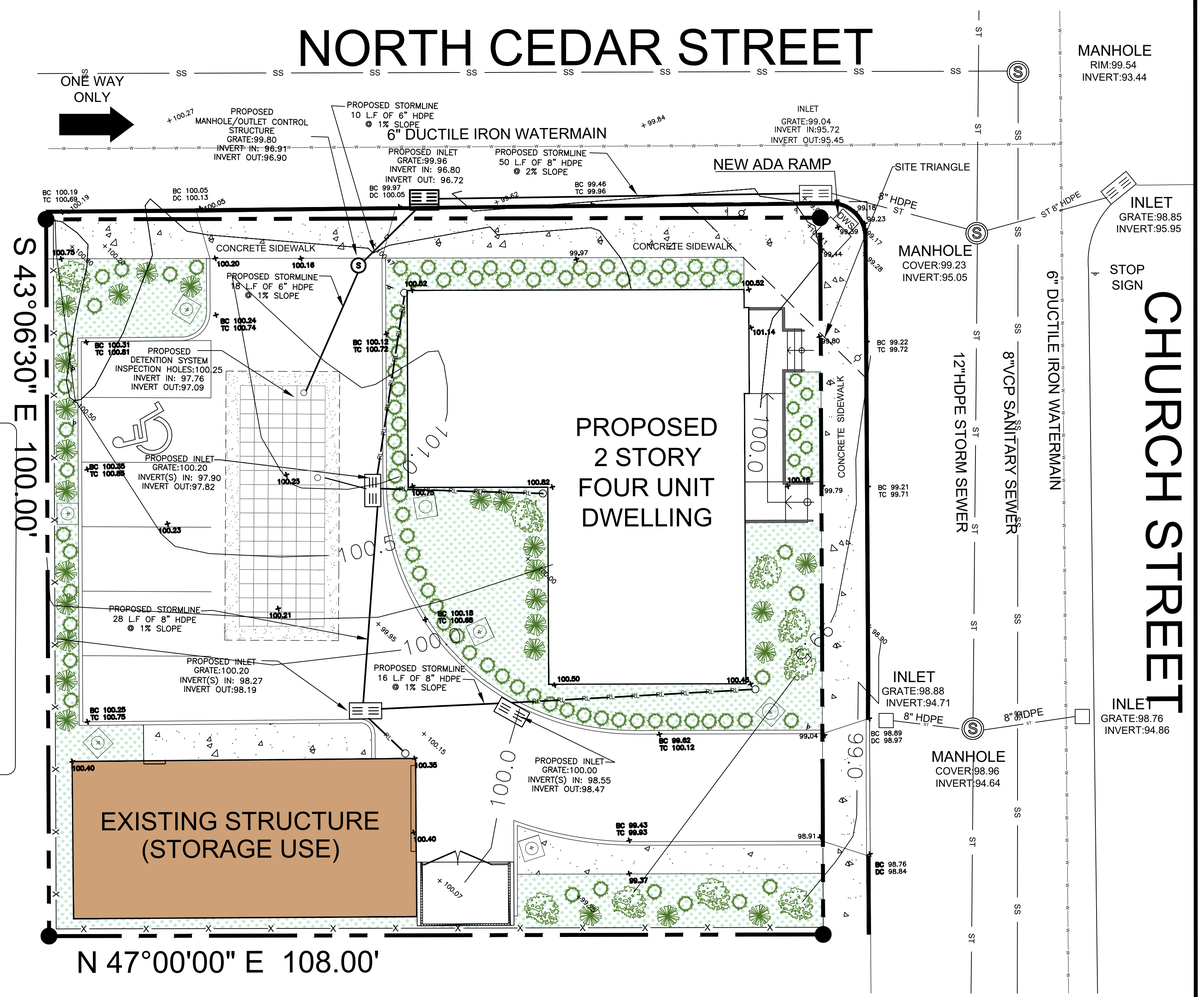


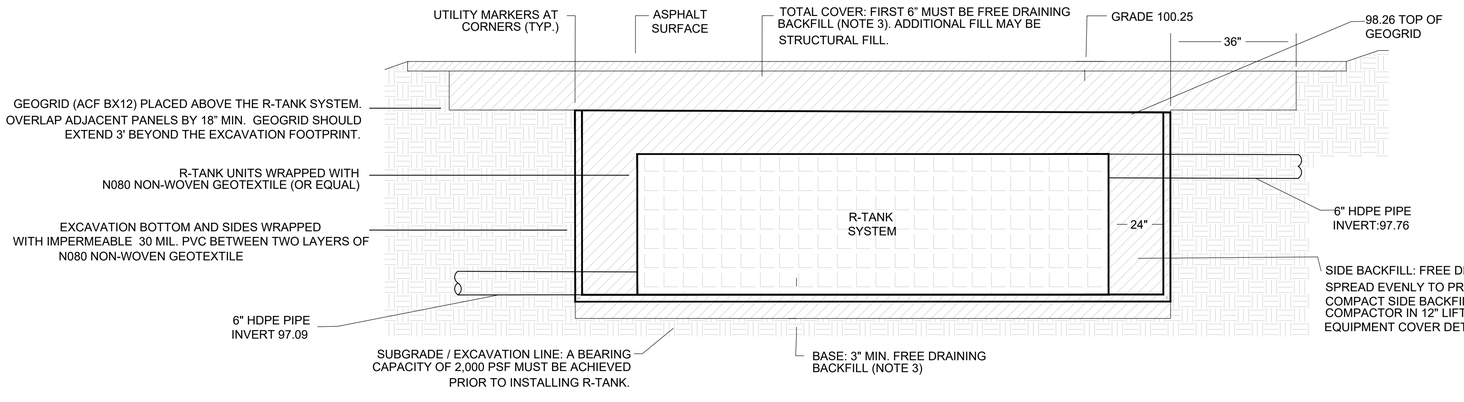
LEGEND
- R-TANK UD SINGLE UNITS
- INSPECTION PORT
- PIPE CONNECTION
- EXCAVATION PERIMETER
- PERIMETER BACKFILL

DETENTION SYSTEM PLAN VIEW
NOT TO SCALE

LEGEND
- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- RL — RL — ROOF LEADER
- W — W — WATER LINE
- 100.0 — EXISTING CONTOUR LINE
- XX.XX — EXISTING ELEVATION POINT
- XX.XX — PROPOSED ELEVATION POINT
- WATER VALVE
- MANHOLE
- INLET
- LIGHT BOLLARD
- UTILITY POLE
- SIGN

NORTH CEDAR STREET





NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. PROVIDE A LEVEL BASE, SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. BACKFILL MATERIAL SHALL BE STONE (ANGULAR AND SMALLER THAN 1.5" IN DIAMETER) OR SOIL (GW, GP, SW, OR SP AS CLASSIFIED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM)

MAINTENANCE REQUIREMENTS
1. ROUTINE MAINTENANCE EFFORT IS REQUIRED TO ENSURE PROPER PERFORMANCE OF THE R-TANK SYSTEM. THE MAINTENANCE PROGRAM SHOULD BE FOCUSED ON PRETREATMENT SYSTEMS. ENSURING THESE STRUCTURES ARE CLEAN AND FUNCTIONING PROPERLY WILL REDUCE THE RISK OF CONTAMINATION OF THE R-TANK SYSTEM AND STORMWATER RELEASED FROM THE SITE. MAINTAIN AS NEEDED USING ACCEPTABLE PRACTICES OR FOLLOWING MANUFACTURER'S GUIDELINES (FOR PROPRIETARY SYSTEMS).

No. REVISION / DATE

SCALE: 1"=10'

DATE: 5/25/2025

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · LICENSED PROFESSIONAL ENGINEER · 109938

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DRAINAGE & GRADING PLAN

SHEET NO. 7 of 11

JOB No.

DWG. No. GD–1

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATION FOR THE EROSION AND SEDIMENT CONTROLS.
2. ALL CATCH BASIN SHALL BE INSPECTED DAILY FOR SEDIMENT BUILD UP AND BE CLEANED OUT IF NEEDED.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION STRUCTURES.
4. ALL EROSIVE MATERIAL ONSITE WILL BE SURROUNDED BY SILT FENCE IN STOCKPILE.
5. NO EROSION CONTROL DEVICES WILL BE REMOVED UNTIL ALL AREAS ARE STABLE

MAINTENANCE & INSPECTION SCHEDULE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES

DUST CONTROL:
WATER SHOULD BE SPRAYED AS NEEDED BUT EXCESSIVE SPRAYING SHOULD BE AVOIDED TO INCREASE SEDIMENT RUNOFF.

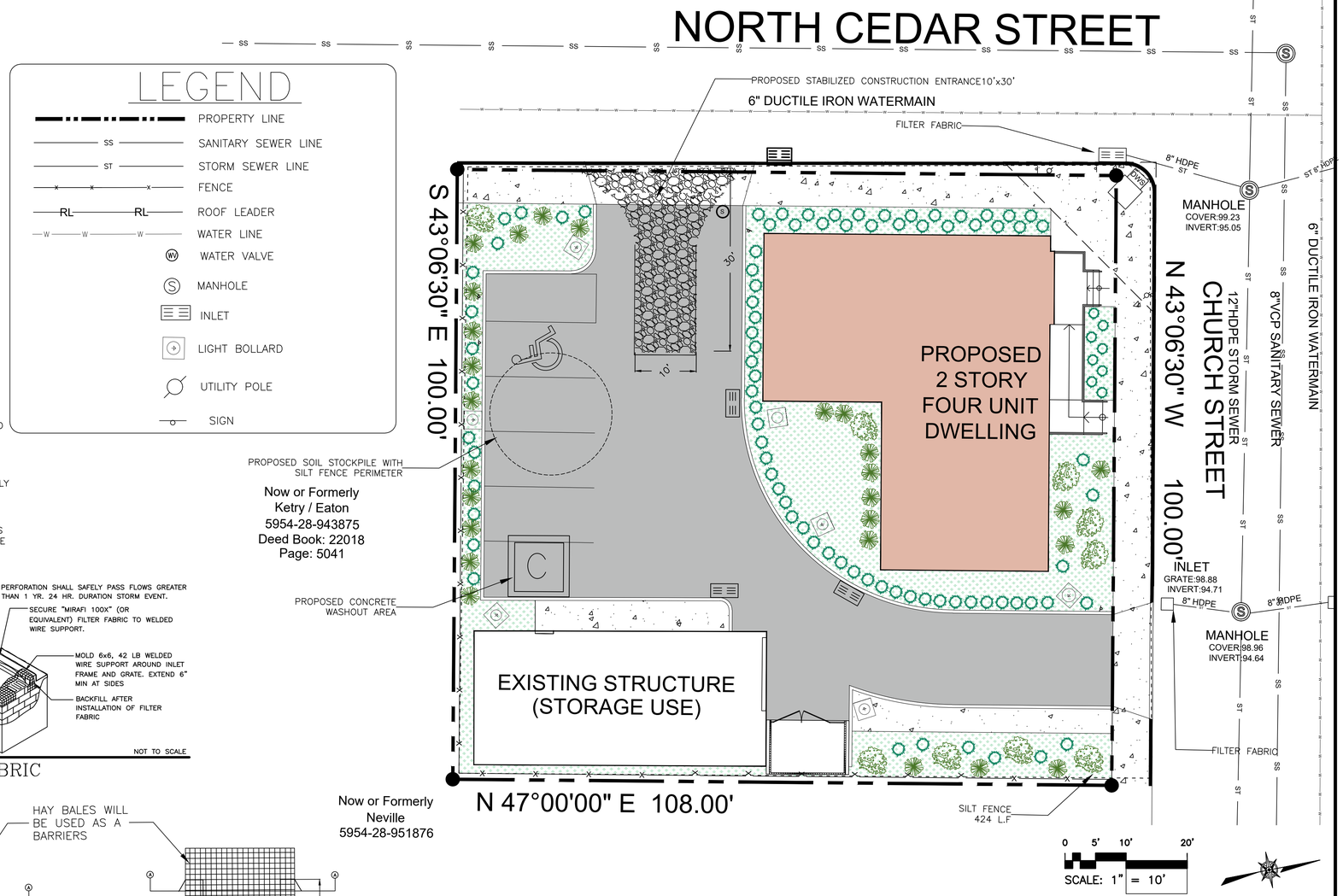
STABILIZED CONSTRUCTION ENTRANCE:
THE ENTRANCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAINFALL EVENT. DURING WET WEATHER THE ENTRANCE SHOULD BE INSPECTED DAILY. THE PUBLIC RIGHT-OF-WAY SHOULD BE INSPECTED DAILY FOR MUD OR SEDIMENT LEAVING SITE. ANY MUD OR SEDIMENT IN PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY BRUSHING OR SWEEPING.

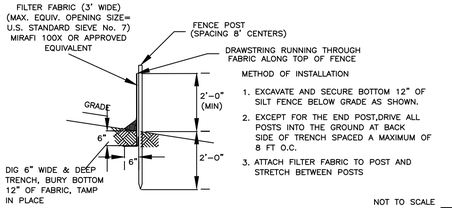
SILT FENCE
THE SILT FENCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAIN EVENT. IF SILT FENCE IS DAMAGED REPAIRS MUST BE DONE IMMEDIATELY BEFORE ANY OTHER WORK CAN BE DONE. REMOVE SEDIMENT WHEN IT REACHES 0.5 INCHES IN HEIGHT ON THE INSIDE OF THE FENCE.

SOIL STOCKPILE
THE STOCKPILE AND SILT FENCE AROUND IT SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAIN EVENT. IF SILT FENCE IS DAMAGED REPAIRS MUST BE DONE IMMEDIATELY BEFORE ANY OTHER WORK CAN BE DONE. REMOVE SEDIMENT WHEN IT REACHES 0.5 INCHES IN HEIGHT ON THE INSIDE OF THE FENCE

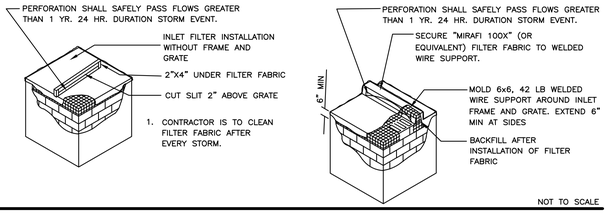
LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- RL — RL — ROOF LEADER
- W — W — W — WATER LINE
- WV — WATER VALVE
- S — MANHOLE
- INLET
- LIGHT BOLLARD
- UTILITY POLE
- SIGN

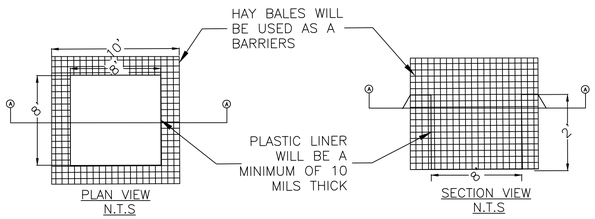




SILT FENCE

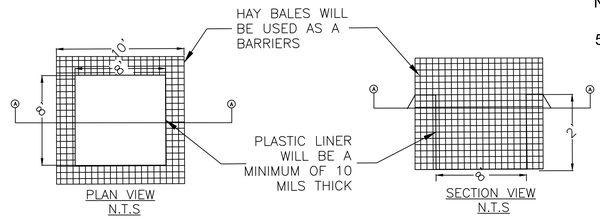


INLET FILTER FABRIC



CONCRETE WASHOUT STATION DETAIL
N.T.S.

NOTES
1. NO STORM WATER STRUCTURE SHALL BE LOCATED WITHIN 100' OF THE CONCRETE WASHOUT STATION.
2. WASHOUT STATION WILL BE INSPECTED DAILY FOR PLASTIC LINER RIPS AND HARDEN MATERIAL ACCUMULATION. LINER MUST BE REPLACED IMMEDIATELY WHEN DAMAGED OR HARDENED MATERIAL IS 3/4 OF ITS CAPACITY.
3. RAINWATER SHOULD BE REMOVED FROM WASHOUT STATION AND BE PLACED IN GRASS AREA



CONCRETE WASHOUT STATION DETAIL
N.T.S.

NOTES
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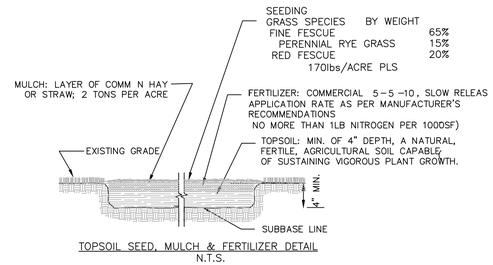
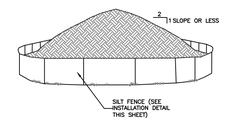


TOPSOIL SEED, MULCH & FERTILIZER DETAIL
N.T.S.



TEMPORARY SOIL STOCKPILE DETAIL
N.T.S.

NOTES
1. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING.
2. LOCATION FOR STOCKPILE SHALL BE DRY AND STABLE.

E:\FOR ARCHITECT\L SHAPED\FINAL\SOIL EROSION.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'
DATE: 5/25/2025
DRAWN BY: XX

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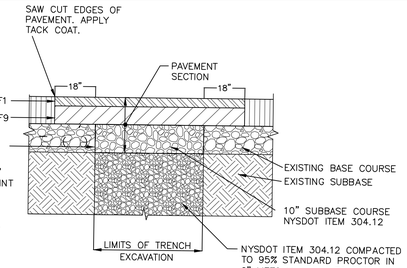
STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
SOIL EROSION PLAN

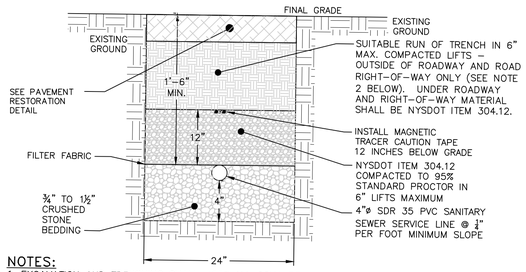
SHEET NO. 8 of 11
JOB No.
DWG. No. SE-1



NOTES:

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

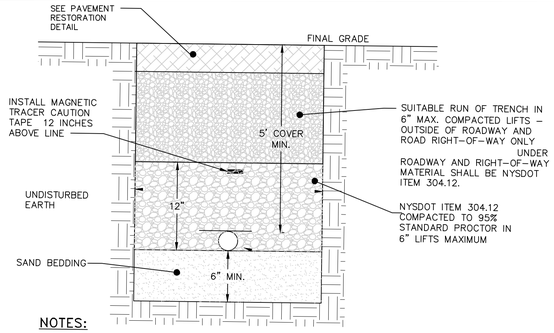
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

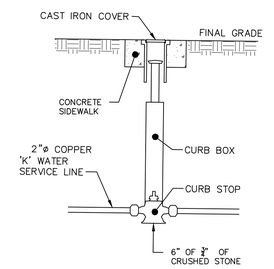
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

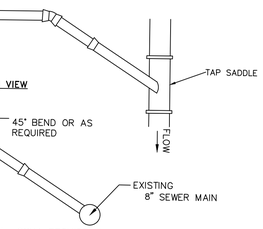
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. CURB STOP TO BE MUELLER MODEL #A–728
2. VALVE AND VALVE BOX SHALL BE INSTALLED PLUMB WITH GROUND SURFACE.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH CRUSHED STONE

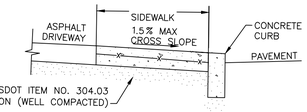
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" WYE TAP SADDLE AND STRAPS– MODEL FERNCO TSW–4

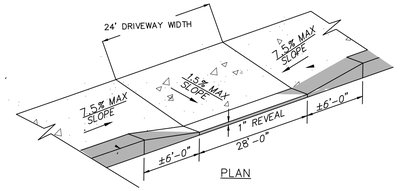
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



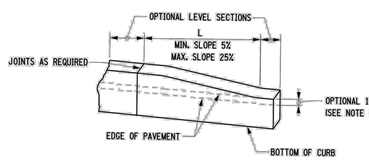
NOTE:

1. CONCRETE DRIVEWAYS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'

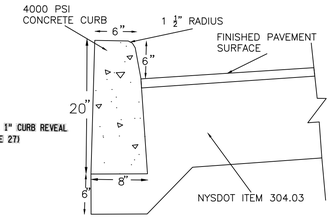
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

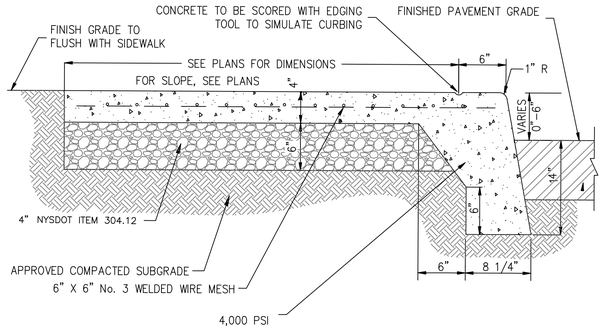


PLAN



DETAIL 7
DRIVEWAY DROP CURB TRANSITION

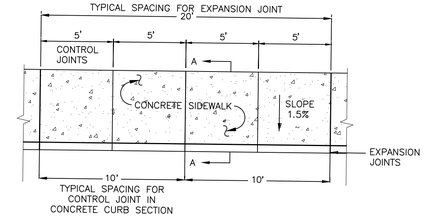




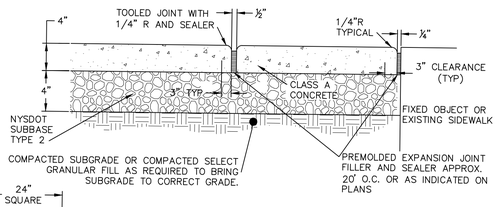
SECTION
MONOLITHIC CURB AND SIDEWALK

NOTE:

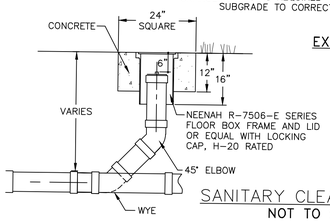
1. CONCRETE DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'
3. ½" CELLULOSE CONCRETE EXPANSION JOINTS WILL BE PLACED AT 10' INTERVALS.
4. 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 5' INTERVALS.
5. THE TOP SURFACE SHALL HAVE A BROOM FINISH
6. ALL CONCRETE WILL BE 4000 PSI IN STRENGTH AND SHALL HAVE FIBER REINFORCEMENT IN THE MIX.
7. A MINIMUM OF 48" CLEARANCE IS REQUIRED AROUND ALL OBSTACLES WITHIN A SIDEWALK



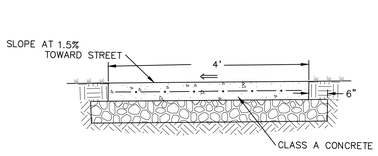
PLAN



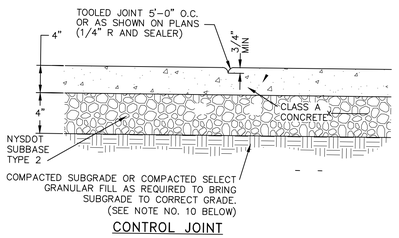
EXPANSION JOINT



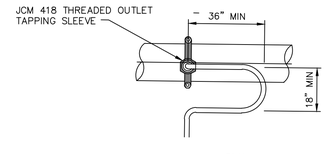
SANITARY CLEANOUT DETAIL
NOT TO SCALE



SECTION A–A



CONTROL JOINT

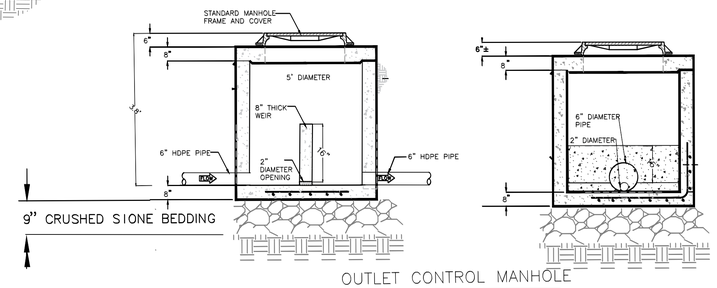


PLAN VIEW — SECTION VIEW

NOTES:

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



OUTLET CONTROL MANHOLE
NOT TO SCALE

E:\FOR ARCHITECT\8 SHEET S-1 DETAIL SHEET.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'
DATE: 5/25/2025
DRAWN BY: XX

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PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

SHEET NO. 9of11
JOB No.
DWG. No. D–1

GENERAL NOTES:

1. THESE SHEETS ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE REQUIREMENTS OF THE 2013 PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY (PROWAG).

2. THE DIMENSIONS SHOWN IN THE DETAILS AS MINIMUMS AND MAXIMUMS ARE THE LIMITS FOR DESIGN AND FIELD LAYOUT. FOR WORK ACCEPTANCE VALUES SEE "CRITICAL ELEMENTS FOR THE DESIGN, LAYOUT, AND ACCEPTANCE OF PEDESTRIAN FACILITIES" ON SHEET 11 OF 12 AND SHEET 12 OF 12.

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ELEVATIONS AND DIMENSIONS TO ENSURE THAT THE FINAL LAYOUT OF PEDESTRIAN FACILITIES MEETS ADA REQUIREMENTS. ANY SURVEY WORK NECESSARY TO MEET THESE REQUIREMENTS SHALL BE PAID FOR UNDER ITEM 625.01 - SURVEY OPERATIONS. A CONTRACT CONTROL PLAN IS NOT NECESSARY FOR WORK LIMITED TO SIDEWALKS AND CURB RAMPS.

3. FACILITIES THAT CANNOT BE CONSTRUCTED TO MEET THE DESIGN STANDARDS, DUE TO DESIGN CONSTRAINTS, SHALL BE CONSTRUCTED TO MEET THE STANDARDS TO THE GREATEST EXTENT PRACTICABLE. FEATURES THAT CANNOT MEET THE VALUES FOR WORK ACCEPTANCE SHALL BE JUSTIFIED AS NONSTANDARD PER HIGHWAY DESIGN MANUAL CHAPTER 2.

4. TO CHECK FIELD LAYOUT AND TO VERIFY WORK ACCEPTANCE, ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE "NOTES ON INSPECTION METHODS (MEASUREMENT)" ON SHEET 11 OF 12.

5. JOINTS BETWEEN SIDEWALKS, CURB RAMPS, TURNING SPACES AND ROADWAYS SHALL BE FLUSH AND FREE FROM ABRUPT VERTICAL CHANGES GREATER THAN ¼". VERTICAL SURFACE DISCONTINUITIES BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE JOINT. SEE "VERTICAL SURFACE DISCONTINUITIES" DETAIL ON SHEET 2 OF 12.

6. SIDEWALKS ARE CONNECTED TO ROADWAYS BY BLENDED TRANSITIONS OR CURB RAMPS. BLENDED TRANSITIONS ARE CONNECTIONS BETWEEN THE SIDEWALK LEVEL AND THE ROADWAY LEVEL THAT HAVE A MAXIMUM GRADE (RUNNING SLOPE) OF 5%. CONNECTIONS WITH A MAXIMUM GRADE (RUNNING SLOPE) GREATER THAN 5% ARE CONSIDERED CURB RAMPS.

7. CURB RAMPS AND BLENDED TRANSITIONS MAY REQUIRE THE INSTALLATION OF DETECTABLE WARNINGS. SEE ADDITIONAL "DETECTABLE WARNING NOTES" AND THE DETAILS ON DIMENSIONS AND ORIENTATION ON SHEET 2 OF 12.

8. GRADE BREAKS WITHIN THE PEDESTRIAN ACCESS ROUTE SHOULD BE PERPENDICULAR TO THE DIRECTION OF TRAVEL AND SHALL NOT BE ROUNDED. VERTICAL ALIGNMENT SHALL BE GENERALLY PLANAR.

9. MATERIAL DEPTHS SHOWN ON THESE SHEETS ARE TYPICAL MINIMUM VALUES AND MAY BE DIFFERENT IN THE CONTRACT DOCUMENTS.

10. SIDEWALK GRADE (RUNNING SLOPE) SHALL NOT EXCEED 4.5% FOR DESIGN AND LAYOUT OR 5% FOR WORK ACCEPTANCE, EXCEPT WHEN MATCHING INTO EXISTING SIDEWALK OR WHEN THE ADJACENT HIGHWAY GRADE IS STEEPER THAN 5%. WHEN THE ADJACENT HIGHWAY GRADE IS GREATER THAN 5%, THE SIDEWALK GRADE SHALL NOT EXCEED THE HIGHWAY GRADE.

11. THE CROSS SLOPE OF PEDESTRIAN ACCESS ROUTES SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:

    A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A STREET CROSSING (CROSSWALK) SHALL BE 4.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 5% MAXIMUM FOR WORK ACCEPTANCE.

    B. WHERE MIDBLOCK PEDESTRIAN STREET CROSSINGS ARE PROVIDED, THE CROSS SLOPE OF A PEDESTRIAN ACCESS ROUTE CONTAINED WITHIN A MIDBLOCK STREET CROSSING SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

12. THE MINIMUM CLEAR WIDTH FOR PEDESTRIAN ACCESS ROUTES IS 4'-0", EXCLUSIVE OF THE CURB. THE DEPARTMENT'S PREFERRED CLEAR WIDTH IS 5'-0". WHEN WALKWAY WIDTHS ARE LESS THAN 5'-0", 5'-0" x 5'-0" PASSING SPACES (SHOWN IN DETAIL A OR B ON THIS SHEET), OR A FEATURE OF EQUAL OR GREATER DIMENSIONS THAT MEETS THE SLOPE AND SURFACE CRITERIA, SHALL BE PROVIDED AT A MAXIMUM INTERVAL OF 200'. EXISTING DRIVEWAYS AND STREET CROSSINGS MAY SERVE AS PASSING SPACES, PROVIDED THEY MEET SLOPE AND SURFACE REQUIREMENTS FOR A PEDESTRIAN ACCESS ROUTE.

13. THE BUFFER ZONE IS A PHYSICAL DISTANCE SEPARATING THE PEDESTRIAN ACCESS ROUTE FROM THE VEHICLE TRAVELED WAY. THE BUFFER ZONE MAY BE PLANTED OR PAVED. WHERE THE BUFFER ZONE WIDTH, EXCLUSIVE OF CURB, IS LESS THAN 3'-0", THE SURFACE SHOULD BE PAVED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

14. THE MAXIMUM RECOMMENDED CROSS SLOPE OF A TURF BUFFER ZONE OR SLOPE TRANSITION BEHIND SIDEWALK IS 25%. BUFFER ZONES WITH A CROSS SLOPE GREATER THAN 25% SHOULD BE PAVED, PLANTED OR CONSTRUCTED WITH HARDSCAPE MATERIALS.

15. WHEN CROSSING DRIVEWAYS, THE WORK SHALL BE IN CONFORMANCE WITH STANDARD SHEET 608-03.

16. FOR PEDESTRIAN SIGNALS AND PEDESTRIAN PUSH BUTTONS, REFER TO SHEET 12 OF 12 AND STANDARD SHEET 680-10 FOR DETAILS.

17. WHERE EXISTING ROADWAYS ARE SAWCUT TO INSTALL CURBING AND/OR SIDEWALK, THE ROADWAY SHOULD BE SAWCUT AT LEAST 2'-0" FROM THE PROPOSED CURB LINE TO ALLOW FOR ADEQUATE COMPACTION OF ASPHALT. IF THE SAWCUT IS LESS THAN 2'-0" FROM THE PROPOSED CURB LINE, THE ROADWAY SHALL BE REBUILT USING CLASS A, C, OR D CONCRETE. SEE DETAILS ON SHEET 9 OF 12.

CURB RAMP NOTES:

18. THE MINIMUM CLEAR WIDTH OF A CURB RAMP SHALL BE 4'-0". THE DEPARTMENT'S PREFERRED CLEAR WIDTH IS 5'-0".

19. THE MAXIMUM GRADE (RUNNING SLOPE) FOR DESIGN AND LAYOUT OF A CURB RAMP SHALL BE 7.5%. THE GRADE FOR WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.

20. WHERE THE TERRAIN DOES NOT ALLOW CONSTRUCTION OF A CURB RAMP WITH A GRADE (RUNNING SLOPE) OF 8.3% OR LESS WITHIN 15'-0", THE RAMP LENGTH SHALL NOT BE REQUIRED TO EXCEED 15'-1" FOR DESIGN AND LAYOUT OR 15'-0" FOR WORK ACCEPTANCE.

21. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE. THE FOLLOWING EXCEPTIONS ARE ALLOWED:

    A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK CROSSINGS, THE CROSS SLOPE OF THE CURB RAMP SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.

22. WHERE THE EXISTING ROADWAY GRADE EXCEEDS THE MAXIMUM ALLOWABLE CROSS SLOPE FOR A CURB RAMP, AND CANNOT BE CORRECTED WITHIN THE SCOPE OF THE PROJECT, THE RAMP SHOULD BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "CURB RAMP CROSS SLOPE TRANSITION" DETAIL ON SHEET 8 OF 12. THE RAMP MAY NEED TO BE JUSTIFIED AS A NONSTANDARD FEATURE. SEE NOTE 3 ON THIS SHEET.

23. RAMP SIDE OPTIONS ARE DETAILED ON SHEET 3 OF 12. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. A PEDESTRIAN CIRCULATION PATH IS ASSUMED TO CROSS THE CURB RAMP WHEN AREA ADJACENT TO THE RAMP IS PAVED AND FREE OF VERTICAL OBSTRUCTIONS THAT WOULD PREVENT PEDESTRIAN PASSAGE. THERE IS NO MAXIMUM FLARE SLOPE FOR A RAMP THAT IS NOT CROSSED BY A PEDESTRIAN CIRCULATION PATH.

24. THE BACK SIDE OF A PARALLEL RAMP SHOULD BE GRADED TO A MAXIMUM SLOPE OF 25% TO MATCH EXISTING TERRAIN, UNLESS OTHERWISE SHOWN IN THE CONTRACT DOCUMENTS. WHERE GRADING IS NOT FEASIBLE DUE TO LIMITED ROW OR PHYSICAL CONSTRAINTS, A BACK CURB MAY BE INSTALLED. SEE DETAILS ON SHEET 3 OF 12 AND SHEET 9 OF 12.

25. THE DEPARTMENT'S PREFERENCE IS TO INSTALL TWO SEPARATE CURB RAMPS AT A STREET CORNER THAT SERVES TWO SEPARATE PEDESTRIAN CROSSINGS, WITH EACH RAMP ALIGNED TO THE CROSSING THAT IT SERVES. WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT SEPARATE RAMPS, A SINGLE CURB RAMP (I.E., A DIAGONAL CURB RAMP) IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS.

TURNING SPACE AND CLEAR SPACE NOTES:

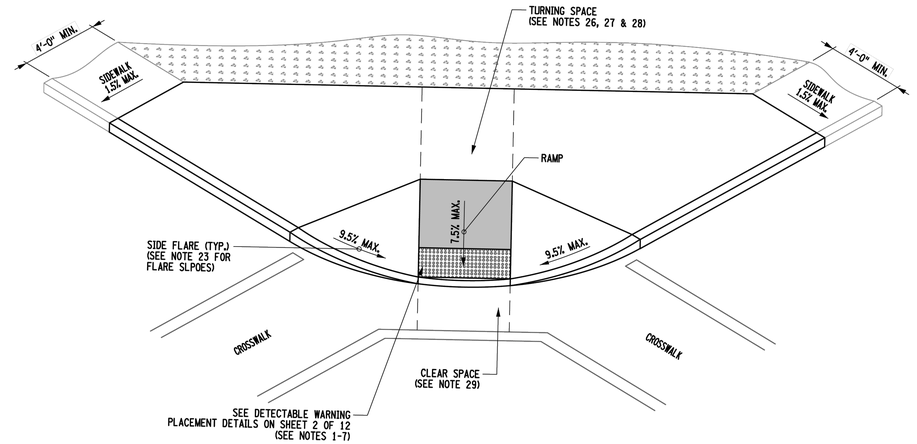
26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

27. WHERE THERE ARE NO VERTICAL CONSTRAINTS AT THE BACK OF SIDEWALK, (E.G., VERTICAL CURBS, BUILDINGS, FENCES) THE TURNING SPACE DIMENSIONS SHALL BE 4'-0" x 4'-0" MINIMUM. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4'-0" X 5'-0" MINIMUM. THE 5'-0" DIMENSION SHALL BE IN THE DIRECTION OF THE RAMP RUN.

28. TURNING SPACES SHALL NOT BE DESIGNED WITH A SLOPE GREATER THAN 1.5% IN ANY DIRECTION, WHILE PROVIDING POSITIVE DRAINAGE. THE MAXIMUM SLOPE FOR WORK ACCEPTANCE IS 2.0%.THE FOLLOWING EXCEPTIONS ARE ALLOWED:

    A. WHERE PEDESTRIAN STREET CROSSINGS ARE PROVIDED AT INTERSECTIONS WHERE THERE IS NO YIELD OR STOP SIGN, OR WHERE THERE IS A TRAFFIC SIGNAL THAT IS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK CROSSINGS, THE CROSS SLOPE OF THE TURNING SPACE SHALL BE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE. WHEN A RAMP EXISTS BETWEEN THE TURNING SPACE AND THE CURB, THE CROSS SLOPE OF THE TURNING SPACE SHOULD BE LESS STEEP THAN THE ROADWAY GRADE AND AS FLAT AS PRACTICABLE WHENEVER POSSIBLE.

29. BELOW THE BOTTOM GRADE BREAK OF A CURB RAMP, A CLEAR SPACE OF 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN CROSSWALK, AND OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. THE CLEAR SPACE MAY OVERLAP TURNING SPACES, DETECTABLE WARNING SURFACES, AND DROP CURBS.



CURB RAMP CONFIGURATION: TYPE 8

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:

   A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.

   B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6').

   C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.

2. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PESESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OF UNCONTROLLED DRIVEWAYS.

3. WITH THE EXCEPTION OF THE "DETECTABLE WARNING SURFACE TRUNCATED DOME DETAILS" DETECTABLE WARNING DOMES ON THIS SHEET ARE NOT DEPICTED TO SCALE.

4. DETECTABLE WARNING FIELDS SHALL EXTEND 24" MINIMUM IN THE DIRECTION OF PEDTRIAN TRAVEL ACROSS THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE, EXCLUDING ANY FLARED SIDES.

5. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. BORDERS CANNOT BE INCLUDED AS PART OF THE 24" MINIMUM DIMENSION DESCRIBED IN NOTE 4.

   A. WHEN PLACED AT THE BACK OF CURB, DETECTABLE WARNING FIELDS SHOULD BE PLACED AS CLOSE TO THE BACK OF CURB AS PRACTICABLE. BOTH FRONT CORNERS OF THE DETECTABLE WARNING FIELD SHALL NOT BE LOCATED MORE THAN 2" FROM THE BACK OF CURB. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS. WHERE CURB IS NOT USED, THE EDGE OF PAVEMENT SHALL BE SUBSTITUTED FOR THE BACK OF CURB FOR PLACEMENT OF DETECTABLE WARNINGS.

   B. WHEN PLACED ABOVE THE LOWER GRADE BREAK OF A CURB RAMP, DETECTABLE WARNING UNITS SHOULD BE PLACED AS CLOSE TO THE JOINT AS PRACTICABLE. BOTH FRONT CORNERS OF RECTILINEAR DETECTABLE WARNING FIELDS SHALL NOT BE LOCATED MORE THAN 2" FROM THE JOINT.

   C. WHEN RADIAL DWS UNITS ARE PLACED AT THE BACK OF CURB, THE FRONT EDGE OF THE DWS FIELD SHOULD BE AS CLOSE AS POSSIBLE TO THE BACK OF CURB, I.E., THE RADIUS OF THE FRONT OF THE DWS FIELD SHOULD MATCH THE RADIUS ALONG THE BACK OF CURB AS CLOSELY AS POSSIBLE. THE OUTSIDE CORNERS OF THE DWS FIELD MUST BE LOCATED NO MORE THAN 2 INCHES FROM THE BACK OF CURB.

6. ON SLOPES OF 5% OR GREATER, THE ROWS OF DOMES SHALL BE ALIGNED TO BE PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK ON THE RAMP RUN. WHERE DOMES ARE ARRAYED RADIALLY, THEY MAY DIFFER IN DIAMETER AND CENTER-TO-CENTER SPACING WITHIN THE RANGES SPECIFIED ON THIS SHEET. DOME ALIGNMENT THAT IS PERPENDICULAR OR RADIAL TO THE LOWER GRADE BREAK IS NOT REQUIRED ON SLOPES OF LESS THAN 5%.

7. THE DETECTABLE WARNING FIELD SHALL BE THE COLOR SPECIFIED IN THE CONTRACT DOCUMENTS OR MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS. DETECTABLE WARNING SURFACES CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

E:\FOR ARCHITECT\8 SHEET S-1 DETAIL SHEET.DWG

FILE NO:

No. | DATE | REVISION

SCALE: 1" = 10'

DATE: 5/25/2025

DRAWN BY: XX

ANGELO M PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER

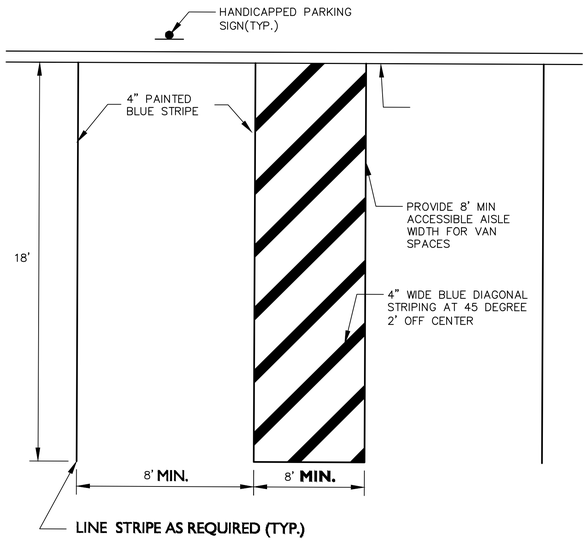
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

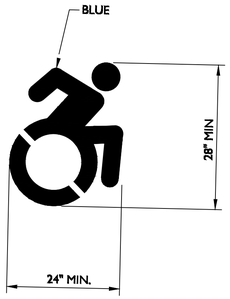
SHEET NO. 10 of11

JOB No.

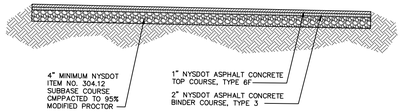
DWG. No. D-2



ACCESSIBLE PARKING DETAIL



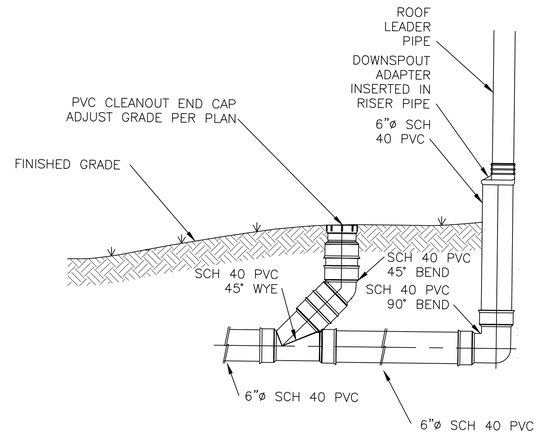
HANDICAPPED PARKING SYMBOL



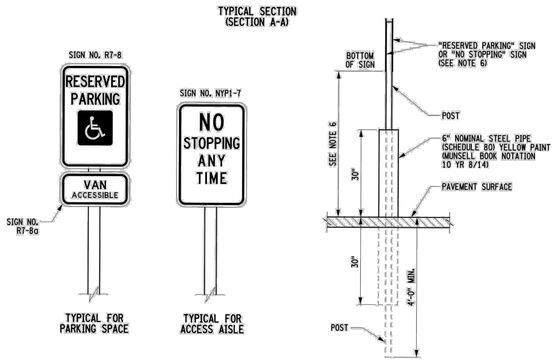
ASPHALT PARKING LOT

R5 - 1 [30" X 30"]

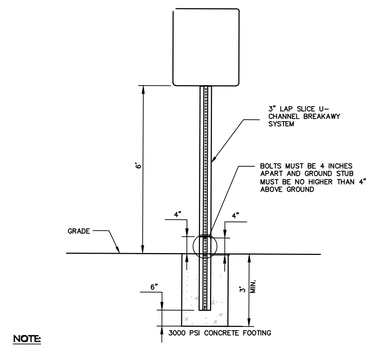
DO NOT ENTER SIGN



ROOF LEADER DETAIL



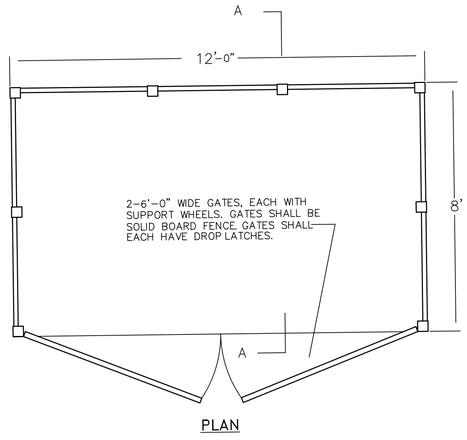
ACCESSIBLE PARKING SIGN DETAIL



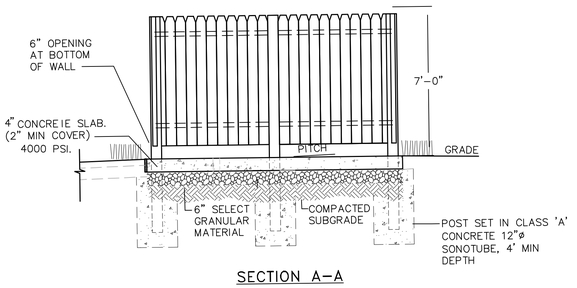
NOTE:

1. ALL SIGNS MUST CONFORM TO THE CURRENT MUTCD MANUAL TRAFFIC CONTROL DEVICES FOR STREETS AND Highways AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING

BREAKAWAY SIGN POST DETAIL

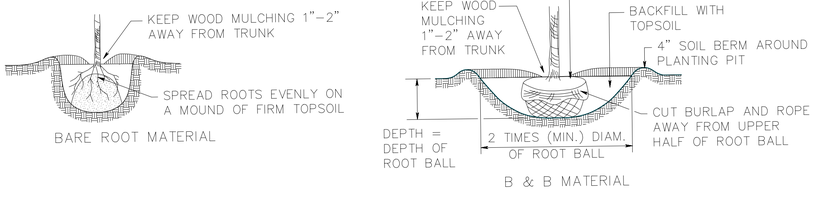


PLAN



SECTION A-A

TRASH ENCLOSURE DETAILS
NOT TO SCALE



SHRUB AND TREE PLANTING DETAIL

NOTES:

1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING LOT SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIALS SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. MINIMUM NUMBER OF ACCESSIBLE SPACES:

TOTAL SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES	TOTAL SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1	201 TO 300	7
26 TO 50	2	301 TO 400	8
51 TO 75	3	401 TO 500	9
75 TO 100	4	501 TO 1,000	2% OF TOTAL
101 TO 150	5	1,001 AND OVER	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1,000
151 TO 200	6		

EXCEPTION: PARKING AREAS ON THE PREMISES OF, OR IMMEDIATELY ADJACENT TO, MEDICAL SERVICES FACILITIES PROVIDING TREATMENT FOR MOBILITY IMPAIRED PERSONS AND OTHER SIMILAR LOCATIONS MAY REQUIRE A GREATER NUMBER OF ACCESSIBLE PARKING SPACES THAN INDICATED ABOVE. REFER TO THE APPLICABLE ACCESSIBILITY STANDARD.

3. LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
4. DIMENSIONS - ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8' WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE 8' WIDE MEASURED PERPENDICULAR TO THE STALL STRIPE TO ACCOMMODATE VANS WITH LIFTS.
5. COMMON ACCESS AISLES FOR 90° PARKING - TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. FOR ACUTE ANGLED PARKING, SUCH AS 60° PARKING, OR WHERE ONE WAY DRIVEWAY AISLES WOULD PREVENT VANS WITH PASSENGER SIDE LIFTS FROM BACKING INTO ACCESSIBLE SPACES, AN ACCESSIBLE ACCESS AISLE MUST BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE. WIDTH OF ACCESS AISLES AND PARKING SPACES ARE MEASURED PERPENDICULAR TO THE STRIPING.
6. SIGNING - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS INDICATING THAT STOPPING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PAVED AREAS SHALL BE 7' MINIMUM ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' MINIMUM ABOVE THE PAVEMENT SURFACE.
7. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1.5% MAXIMUM IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% MAXIMUM FOR WORK ACCEPTANCE, WHILE PROVIDING POSTIVE DRAINAGE.
8. OVERHEAD CLEARANCE - VEHICLE ACCESS ROUTES TO AND FROM ACCESSIBLE PARKING SPACES, INCLUDING IN GARAGES AND OPEN PARKING STRUCTURES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2".
9. PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED WHITE OR BLUE.
10. REFER TO STANDARD SHEETS 608-01 TITLED "SIDEWALK AND CURB RAMP DETAILS" FOR CURB RAMP REQUIREMENTS. DETECTABLE WARNING SURFACES ARE NOT REQUIRED.
11. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS, ACCESSIBLE PARKING SPACES AND AISLES.
12. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. THE CROSS SLOPE OF TURNING SPACES SHALL NOT EXCEED 1.5% IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% FOR WORK ACCEPTANCE, WHILE PROVIDING POSITIVE DRAINAGE.

E:\FOR ARCHITECT\8 SHEET S-1 DETAIL SHEET.DWG

No.	DATE	REVISION

SCALE: 1" = 10'
DATE: 5/25/2025
DRAWN BY: XX

ANGELO M PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

SHEET NO. 11 of 11
JOB No.
DWG. No. D-3

LANC & TULLY
Engineering and Surveying, P.C.

July 3, 2025

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

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 14 North Cedar Street:

- Correspondence dated June 24, 2025, from Cuddy & Feder, LLP.
- Correspondence dated June 24, 2025, from Aryeh Siegel, Architect.
- Correspondence dated June 12, 2025, from Angelo Perrucci III, P.E.
- Traffic & Parking Assessment report, dated June 23, 2025, as prepared by Colliers Engineering & Design.
- Stormwater Analysis Report dated May 25, 2025, as prepared by Angelo Perrucci III, P.E.
- Soil Log Reports, dated May 16, 2025, as prepared by GST Geotechnical.
- Plan set titled "Site Plan – 14 North Cedar Street", as prepared by Aryeh Siegle, Architect, and Angelo Perrucci III, P.E., and consisting of the following drawings:
  a) Sheet 1 of 11, Site Plan, revised June 23, 2025
  b) Sheet 2 of 11, Existing Conditions & Demolition Plan, revised June 23, 2025
  c) Sheet 3 of 11, Landscape & Lighting Plan, revised June 23, 2025
  d) Sheet 4 of 11, Floor Plans, revised June 23, 2025
  e) Sheet 5 of 11, Building Elevations, revised June 23, 2025
  f) Sheet 6 of 11, Utility Plan, dated May 25, 2025
  g) Sheet 7 of 11, Drainage & Grading Plan, dated May 25, 2025
  h) Sheet 8 of 11, Soil Erosion Plan, dated May 25, 205
  i) Sheet 9 of 11, Detail Sheet, dated May 25, 2025
  j) Sheet 10 of 11, Detail Sheet, dated May 25, 2025
  k) Sheet 11 of 11, Detail Sheet, dated May 25, 2025

The applicant is proposing to construct a 4-unit multi-family residential building at 14 North Cedar Street, at the intersection of North Cedar Stret and Church Street. The site is located in the T Zone. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. A construction cost estimate shall be prepared for work proposed within the road right-of-way. The estimate shall be submitted for review.

2. A Stormwater Maintenance and Easement Agreement shall be prepared and submitted for the proposed underground stormwater system.

Site Plan (Sheet 1 of 11):

1. The plan shall clearly delineate or call out the locations for snow storage.

2. All traffic signage (One-Way, Do Not Enter, etc.) related to the site should be shown on the site plan. At present it is partially shown on Sheet 1 and then additional information is provided on Sheet 6 (Utility Plan).

Existing Conditions Plan (Sheet 2 of 11):

1. The plan shall be revised to show and call out all traffic signage adjacent to the project site, as well as the concrete curbing, utility poles and associated guy wires

Landscaping & Lighting Plan (Sheet 3 of 11):

1. The lighting iso lines shall be labeled on the plan.

2. The lighting fixtures on the south side of the site should be adjusted so that there is no light spillage on to the adjacent neighboring parcel.

3. The plan shall include a planting schedule for the proposed landscaping.

Utility Plan (Sheet 6 of 11):

1. In accordance with Section 192-16A of the City Code, proposed drainage piping within the City's road right-of-way shall be a minimum of 15" in diameter. The 8" HDPE storm line proposed along North Cedar Street shall be revised to meet the City's Code.

2. The size and material of the roof leader lines shall be labeled on the plan.

3. The size and material of the drainage line from the catch basin into the underground stormwater storage area shall be labeled on the plan.

4. The size of the existing utilities called out on the plan shall be verified, as the existing drainage line from the catch basin at the corner of North Cedar to the drainage manhole is 12" in size, not 8" as reflected on the plan.

Drainage & Grading Plan (Sheet 7 of 11):

1. The size and material of the roof leader lines shall be labeled on the plan.

2. The size and material of the drainage line from the catch basin into the underground stormwater storage area shall be labeled on the plan.

3. Catch basin details shall call out make and models of castings to be used. It shall also be noted on the plan that all castings within the City's road right-of-way shall be "Domestically Made".

4. As previously noted, Short-term and long-term maintenance requirements for the proposed stormwater detention system shall be provided on the plan.

Soil Erosion Plan (Sheet 8 of 11):

1. Construction details for the proposed "Stabilized Construction Entrance" shall be provided on the plan.
2. The "Concrete Washout Station Detail" appears on the plan. One of the details should be removed.
3. Line Legend should be updated to reflect the line type for silt fencing.

Detail Sheet (Sheets 9 of 11):

1. The "Outlet Control Manhole" shall call out the make and model of the manhole casting to be used.

2. The Monolithic Curb and Sidewalk detail shall also include a note that the sidewalk and curbing shall be sealed with a siloxane penetrating sealer to protect against de-icing agents. The detail shall also note that all expansion joints are to be sealed with a self-leveling caulk.

3. The detail sheets shall be updated to include a construction detail for the proposed concrete pad in the refuse area.

4. A clean-out details shall be provided for the sanitary sewer service.

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: July 7, 2025

RE: 14 N Cedar St Site Plan Application, Cervone-Perrucci Realty LLC

I have reviewed the following materials regarding the proposed multifamily development at 14 N Cedar St:

- Cover Letter by Taylor Palmer of Cuddy + Fedder, dated June 24, 2025
- Exhibit A: Response to Comments Memorandum by Aryeh Seigel Architect, dated June 24, 2025
- Exhibit B: Response to Comments Memorandum by Angelo M Perrucci III, P.E., dated June 12, 2025
- Exhibit C: Traffic and Parking Assessment by Colliers Engineering & Design, dated June 23, 2025
- Exhibit D: Stormwater Analysis by Angelo M> Perrucci III, P.E., revised May 25, 2025
- Exhibit E: Soil Log Report by GST Geotechnical, dated May 16, 2025
- Site Plan Set (11 sheets) by Angelo M. Perrucci, P.E. and Aryeh Siegel dated April 1, 2025, last revised June 23, 2025

Project Description:

The applicant is proposing to construct a two-story, four-unit multifamily residential building at 14 N Cedar Street. The site contains an existing single-story garage that will be retained. The 0.24-acre site is located in the Transitional (T) zoning district where multi-family is a permitted use.

Comments & Recommendations:

1. **Traffic Circulation.** The Applicant should consider revising the site access arrangement so that the entrance is located on the two-way street (Church Street) and the exit on the one-way street (N. Cedar Street). This configuration could reduce the need for vehicles approaching from the north, east, or west to circle the block in order to enter the site, thereby improving traffic flow and overall site accessibility.

2. **Architectural Elevations:** When appropriate, the proposed elevations may be referred to the Architectural Review subcommittee for review.

3. **Lighting Plan:** The proposed lighting plan should include labelled isolines. Additionally, the plan appears to show light trespass onto 10 N Cedar St. Per Section 223-14(B)(1), the plan should be revised to prevent spillover of light onto adjacent residential properties.

4. **Landscaping Plan & Screening.** A landscaping schedule is needed to better understand the proposed landscaping plan.

5. **Street Trees.** Three of the four existing trees appear to be in good health and could be preserved as desirable streetscape elements. Several of these trees are located within proposed landscaped areas, which may facilitate their retention. In addition, new street trees should be considered at regular intervals of approximately 30 to 40 feet to reinforce the urban tree canopy and pedestrian experience.

6. **Proposed Building Height.** The Bulk Zoning Regulations Table should be revised to accurately reflect the proposed building height of 31.7 feet, rather than the currently stated 31 feet.

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
07/08/2025

Title:

Review of application for Site Plan Approval, Residential, convert existing single-family residence to a two-family residence, 6 Cliff Street, submitted by Fadil and Lendita Mavraj.

ATTACHMENTS

6 Cliff PB 7.8.25 Site Plan App submission w. supporting docs (6477273.1).pdf

Lanc & Tully 6 Cliff Street 07-03-25 review.pdf

KARC Review PB_6 Cliff St 2025.07.03.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

June 24, 2025

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

Re: Application for Site Plan Approval for Proposed Two-Family Residence Conversion
Premises: 6 Cliff Street, Beacon, New York 12508
Tax Parcel ID: 5954-27-799935

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Fadil Mavraj and Lendita Mavraj (the "Applicants"), the owners of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Site Plan Approval (the "Application") proposing certain exterior improvements in connection with the conversion of the existing single-family residential structure on the Premises into a two-family residence (the "Project").

THE PREMISES AND THE PROPOSED PROJECT:

The Premises is a 0.06+/- acre parcel located on the east side of Cliff Street and is classified within the Transitional ("T") Zoning District in the City of Beacon. The Premises is presently improved with a one (1) story – and partially two (2) -story – residential building (the "Building"), with a single-story detached garage in the rear, along with paved driveways to the north and south of the existing Building.

The area surrounding the Premises includes a mix of residential, commercial, and institutional uses located within the T Zoning District, the Central Main Street ("CMS") Zoning District, and the Historic District and Landmark Overlay ("HDLO") Zone. The abutting property immediately to the south of the Premises is occupied by a two (2)-family residence that is also located within the T Zoning District, with additional single and two (2)-family residential properties in close proximity to the Premises. The Premises abuts the east side Cliff Street, and across the street to the west of the Premises is a two (2)-story office building that is also located in the T Zoning District. The abutting property to the north of the Premises is located within the City's CMS and

HDLO Districts and is occupied by the City's Cliff Street Public Parking Lot, followed by Main Street. The abutting property to the east is also located within the City's CMS and HDLO Districts, and is occupied by two (2) partial three-story mixed-use buildings containing commercial uses on the ground floor with residential apartments on the second and third floors. Additional properties further to the east and west along Main Street are characterized by a similar pattern of mixed-use development in two (2) and three (3)-story buildings, with commercial uses on the lower floors and residential units on the upper stories. *See* **Exhibit A** – Images of the Premises and Surrounding Area.

As is more fully detailed on the enclosed plan set prepared by Aryeh Siegel, Architect, dated June 24, 2025, the Applicants propose to convert the Building from a single-family dwelling (which had two (2) kitchens) to a principally permitted two (2)-family dwelling by installing an addition (the "Addition") to the Building consisting of a new kitchen and living room space. Part of the Addition will be located above the existing one (1)-story portion of the Building, and part of the Addition will comprise two (2) stories attached to the rear of the existing Building. The Applicants also propose to reconfigure the first floor of the Building to convert this floor into an independent dwelling unit, to install a partial new deck at the first floor level, and to install a staircase at the second floor level connecting to a proposed roof deck atop the Building. Further, the Applicants propose internal connections to the existing water and sewer systems which service the Premises.

In addition, the Applicants propose certain repairs and replacements at the Building to remedy deteriorated conditions and enhance its overall appearance. The existing siding on the Building will be replaced with brick, and brick will also be utilized for the façade of the Addition. The existing doors on the Building will be replaced with grey doors, and the existing windows on the Building will be replaced with aluminum clad windows with cast stone sills, with new grey doors and aluminum clad windows installed at the Addition. The flooring of the existing wood porch at the front of the Building will be replaced with new decking materials, and thin steel guardrails will be installed surrounding both the front porch and the roof deck. Finally, wall sconces will be installed outside of each exterior door, and native trees and shrubs will be planted at the Premises. There are no changes proposed to the existing driveways or parking areas at the Premises, and the two (2) existing parking spaces presently located at the Premises will remain.[1]

[1] Please note that § 223-26.D(4) of the City of Beacon Zoning Code identifies a range of minimum required and maximum allowable parking spaces for particular uses. For residential uses, the minimum number of parking spaces required is one (1) space per dwelling unit, and the maximum number of parking spaces permitted is three (3) spaces per dwelling unit. Therefore, a minimum of two (2) and a maximum of six (6) parking spaces would be required for the Project. The two (2) existing parking spaces at the Premises fall within the minimum required and maximum allowable number of parking spaces outlined in the City's Zoning Code, and are sufficient to meet the needs of the Project.

As confirmed by Building Inspector Bryan Murphy by letter of May 9, 2025, a two-family residence is a permitted as-of-right use within the T District. *See* **Exhibit C**. Please note that the Applicants recently obtained approval from the Zoning Board of Appeals ("ZBA") for certain *de minimis* area variances required for the Project, as described in the Approval Resolution enclosed herein as **Exhibit D** (the "ZBA Approval"). Following the ZBA Approval, the Building Inspector confirmed that Amended Site Plan approval is required for these minor improvements to the proposed two (2)- family Building (specifically, the exterior changes for the Addition).

STATE ENVIRONMENTAL QUALITY REVIEW ACT ENVIRONMENTAL REVIEW:

Lastly, please note that the Application constitutes a Type II action that is exempt from review under the New York State Environmental Quality Review Act ("SEQRA"). *See* 6 NYCRR § 617.5(c)(11). Notwithstanding, for the Planning Board's consideration, a Short Environmental Assessment Form has been included in this submission as **Exhibit E**, which demonstrates that the Application would not result in any significant adverse environmental impacts.

INDEX OF ENCLOSURES AND CONCLUSION:

As noted above, the Applicants are seeking Site Plan Approval for these improvements, and have previously obtained area variance relief for same from the ZBA for this Project. Accordingly, the Applicant understands that the Project *does not* require any further review or approval from the ZBA or the City Council.

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

Exhibit A: Images of the Premises and Surrounding Area;

Exhibit B: Application for Site Plan Approval Form;

Exhibit C: Correspondence from City of Beacon Building Inspector Bryan Murphy, dated May 9, 2025;

Exhibit D: Zoning Board of Appeals Approval Resolution 2025-06, adopted May 20, 2025; and

Exhibit E: Short Environmental Assessment Form.[2]

[2] Please note that the Application constitutes a Type II action that is exempt from review under the New York State Environmental Quality Review Act ("SEQRA"). *See* 6 NYCRR § 617.5(c)(11).

In addition, enclosed please find five (5) full-size plan sets prepared by Aryeh Siegel, Architect, dated June 24, 2025. Further, enclosed are two (2) checks payable to the City of Beacon, as follows: (i) one check in the amount of $1,000.00, representing the Application for Site Plan Approval fee; and (ii) one check in the amount of $3,000.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on July 8, 2025, in order to introduce the proposed Project, and to request for the Planning Board to set the Public Hearing on the instant Application. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you for your time and consideration of this matter.

Very truly yours,

Taylor M. Palmer

cc: Lendita Mavraj
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 J. Siegel, Architect
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

EXHIBIT A

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 6 Cliff Street

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of the Premises and Surrounding Area and Neighboring Existing 2-Family Buildings:

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Excerpt of City of Beacon Zoning Map – T District Abutting CMS District:

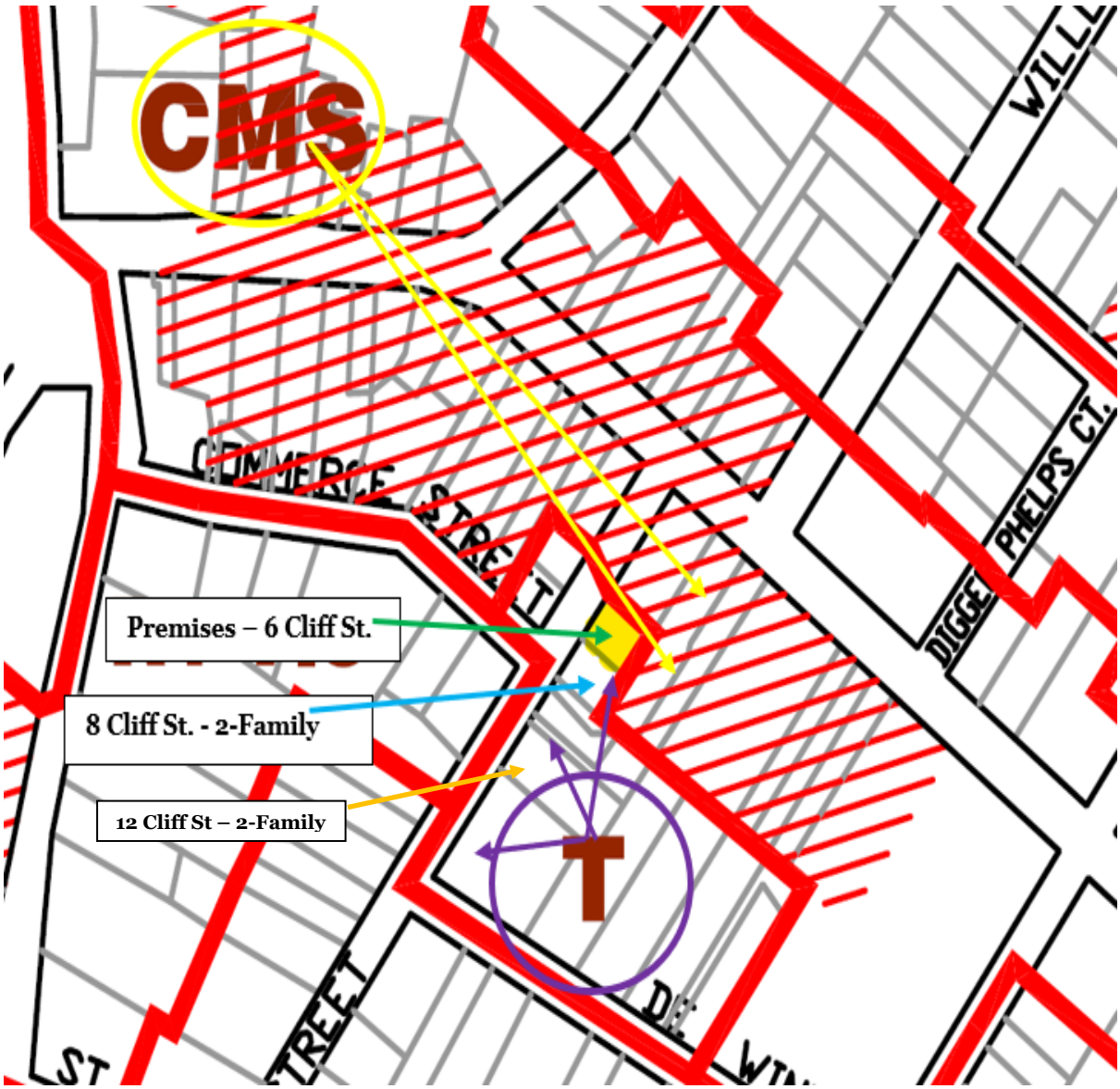


Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Maps Aerial Image of the Premises (Zoomed In):

Google Maps Aerial Image of Premises (Zoomed In – 2D):

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View Image of the Premises:

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View Images of the Premises – Facing North towards Premises:

Google Street View Image of the Premises – Facing South towards Premises:

Exhibit A: Images of the Premises and Surrounding Area (Cont.)

Google Street View – Adjacent Two-Family Residence at 8 Cliff Street:

Google Street View – Nearby Two-Family Residence at 12 Cliff Street:

EXHIBIT B

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Fadil Mavraj and Lendita Mavraj

Address: 59 River Glen Road
Wallkill, NY 12589

Signature: Docusigned by: Lendita Mavraj 827A238F6C4F499...

Date: 6/18/2025

Phone: 646-552-4060

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor Palmer, Esq., Cuddy & Feder LLP
Attorneys for Applicant

Address: 445 Hamilton Avenue, 14th Floor
White Plains, NY 10601

Phone: 914-761-1300

Fax: 914-761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 6 Cliff Street, Beacon, NY 12508

Tax Map Designation: Section 5954 Block 27 Lot(s) 799935

Land Area: 0.06 acres

Zoning District(s) T (Transitional)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Applicants propose to convert the existing single-family residence a two-family residence.

Gross Non-Residential Floor Space: Existing 0 Proposed 0

TOTAL: 0

Dwelling Units (by type): Existing 1 (existing to remain) Proposed 1 (new)

TOTAL: 2 (two-family residence)

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.

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Fadil Mavraj and Lendita Mavraj

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

N/A

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

6 Cliff Street, Beacon, NY (Parcel #: 5954-27-799935); 1166 North Avenue, Beacon, NY (Parcel #: 5955-19-745014); 12 Davis Street, Beacon, NY (Parcel #: 6054-29-103807); 197-199 Main Street, Beacon, NY (Parcel # 5954-27-809932); 206-208 Main Street (Parcel # 5954-27-842935); 201-211 Main Street (Parcel # 5954-27-814929)

Applicant Address: 59 River Glen Road, Wallkill, NY 12589

Project Address: 6 Cliff Street, Beacon, NY 12508

Project Tax Grid # 5954-27-799935

Type of Application Application for Site Plan Approval

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

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

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

DocuSigned by:
Lendita Mavraj
827A238F0C4F499...

Signature of Owner

member

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 6 Cliff 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.	NA		
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	NA		

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

Natural Features:
- Contours have not been marked as there are no proposed changes to the relatively flat existing grade.
- The property does not contain wetlands or other waterbodies regulated by any federal, state or local agencies.

Existing Structures and Utilities:
- Intent is to make internal connections to existing water and sewer.

Proposed Development:
- No signs are proposed
- No public improvements are planned.

Applicant/Sponsor Name:

Signature: DocuSigned by: Lendita Mavray 827A238F6C4F499...

Date: 6/16/2025

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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: Fadil Mavraj and Lendita Mavraj

Address of Applicant: 59 River Glen Road, Wallkill, NY 12589

Telephone Contact Information: 646-552-4060

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.
Fadil Mavraj and Lendita Mavraj	59 River Glen Road, Wallkill, NY 12589	646-552-4060	7/18/2024, Deed	7/26/2024 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**

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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, Fadil Mavraj and Lendita Mavraj being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Fadil Mavraj and Lendita Mavraj

(Signature) DocuSigned by: Lendita Mavraj 827A238F6C4F499...

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

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

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

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

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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

☐ **YES** ☐ **NO**

Name	**Employer**	**Position**

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

☐ **YES** ☐ **NO**

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

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

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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

☐ **YES** ☐ **NO**

Current Name	**Other Names**

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

Name	**Address**

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

_____

_____

_____

_____

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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

SECTION J.

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

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

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

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☐ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

Docusign Envelope ID: B1596FC7-AE81-4EA3-857D-E4A05760D4F1

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

☐ **YES** ☐ **NO**

I, _____ being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the _____, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) _____

(Signature) _____

EXHIBIT C

CITY OF BEACON

BUILDING DEPARTMENT

I Municipal Plaza, Beacon, NY, 12508
Ph: (845) 838-5021 | Fax: (845) 838-5026
Email: bmurphy@ beaconny. gov

May 9, 2025

Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

To Whom It May Concern:

I have received your application to convert the use of the primary structure on the property from a one-family residence to a two-family residence, as well as construct an addition and deck on the property located at 6 Cliff St (Grid# 5954-27-799935), which is in the T Zoning District.

A two-family residence is a permitted use in the T Zoning District but requires a minimum lot area per dwelling unit of 2500 square feet. This application is being denied in part at this time because the proposed dwelling units do not have the required minimum lot area per dwelling unit available.

Chapter 223. Zoning
Article 111. General Regulations
§ 223-17. Schedule of Regulations.
D. Schedule of Dimensional Regulations
Required minimum lot area per dwelling unit 2500 square feet
Proposed minimum lot area per dwelling unit 1641.5 square feet
The requested variance is 858.5 square feet per dwelling unit.

Additionally, the construction of the addition and deck to the primary building is allowed in the T Zoning District, but is required to meet the district regulations for yard setbacks. This application is being denied in part at this time due to the proposed addition and deck construction not complying with the required rear yard setback.

Chapter 223. Zoning
Article 111. General Regulations
§ 223-17. Schedule of Regulations
D. Schedule of Dimensional Regulations
Required rear yard setback 20'

Proposed rear yard setback 10.7’

The requested variance is 9.3’

Additionally, the construction of the addition and deck to the primary building is allowed in the T Zoning District, but is required to meet the district regulations for the maximum percent of building coverage. This application is being denied in part at this time due to the proposed addition and deck construction not complying with the required coverage.

Chapter 223. Zoning

Attachment 1. The maximum percent of building coverage allowed is 40%

The proposed coverage is 44.5%,
The requested variance is 4.5%.

You have the right to appeal this decision with the Zoning Board of Appeals. If you wish to appeal this decision, please contact the Zoning Board of Appeals Secretary regarding the application and instructions.

Sincerely,

Bryan Murphy

Bryan Murphy
Building Inspector
City of Beacon

EXHIBIT D

Received by office
of the City Clerk
5/27/2025

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
6 Cliff Street
Parcel ID# 5954-27-799935

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by Lendita Mavraj (the "Applicant") for (i) **an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D, where the minimum required lot area per dwelling unit is 2,500 square feet (2,500 s.f.) and the proposed minimum lot area per dwelling unit is 1,641-and-a-half square feet (1,641.5 s.f.)**; (ii) **a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 20 feet (20.0') and the proposed rear yard setback is 10.7 feet (10.7')**; and (iii) **a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D, where the maximum percent of building coverage is 40 percent (40%) and the proposed building coverage is 44-and-a-half percent (44.5%)**. The variances are sought to (i) convert the use of the existing primary structure on the property from a one-family residence to a two-family residence, (ii) to construct a second-floor addition with a roof deck over the one-story portion of the existing primary structure, and (iii) to construct a two-story addition attached to the rear of the existing primary structure on property located at 6 Cliff Street in the T Zoning District, said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 5954-27-799935** (the "Property"); and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, and accordingly, no further environmental review is required; and

WHEREAS, a duly advertised public hearing on the application was held on February 19, 2025 and March 18, 2025, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on March 18, 2025; and

WHEREAS, on March 18, 2025, the Board directed counsel for the Board to prepare a denial resolution to be voted on at the next meeting; and

WHEREAS, subsequent to the March 18, 2025, the Applicant retained counsel to represent her in connection with the application, and retained a new architect to review and refine the site plans for the application; and

WHEREAS, a duly advertised public hearing on the application was reopened and held on May 20, 2025, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on May 20, 2025; and

WHEREAS, the Board considered the benefit to the Applicant if the variances are granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

NOW, THEREFORE, BE IT RESOLVED, that the Board, having considered each of the factors set forth at Section 81-b(4)(b) of the General City Law, finds as follows:

AS TO VARIANCE NO. 1 for an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D:

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The proposed use is consistent with the character of the surrounding lots and the property abuts a commercial zone. The variance will also bring the second kitchen into compliance.
2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. The size of the lot is fixed, so this variance would always be required to convert the structure to a two-family residence.
3) As to whether the requested variance is substantial, the Board finds that while it may be substantial mathematically, it is not substantial when you consider its impact within the existing context of the neighborhood.

4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

AS TO VARIANCE NO. 2 for a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D:

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board finds that there will be no undesirable change nor detriment to nearby properties. The Property is adjacent to an empty lot with no existing structure and a parking lot on the other side. The proposed change will not be visible from the street and is located in a position that does not disturb any nearby residences or uses.

2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. While alternative configurations such as building within the existing footprint or constructing a smaller unit were discussed, these options would not provide the same functional living space that the Applicant seeks. Pursuing vertical expansion would require additional variances, and changes in design would not accomplish the same objective in terms of layout or use. Accordingly, no feasible alternative exists that would allow the Applicant to achieve the benefit without the requested variance.

3) As to whether the requested variance is substantial, the Board finds that while it may be substantial mathematically, it is not substantial when you consider its impact within the existing context of the neighborhood.

4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board

finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

AS TO VARIANCE NO. 3 for a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D:

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board finds that, for the reasons already discussed, there will be no undesirable change nor detriment to nearby properties.
2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved. While removing the existing garage was raised as a possible alternative, doing so would be costly and unreasonable given the minimal extent of the requested variance, particularly in light of the fact that the adjacent district provides full lot coverage.
3) As to whether the requested variance is substantial, the Board finds that it is not substantial.
4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

BE IT FURTHER RESOLVED, that the Board finds that the requested variances are the minimum variances necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, that said application for (i) **an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D, where the minimum required lot area per dwelling unit is**

2,500 square feet (2,500 s.f.) and the proposed minimum lot area per dwelling unit is 1,641-and-a-half square feet (1,641.5 s.f.); (ii) **a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D, where the minimum required rear yard setback is 20 feet (20.0') and the proposed rear yard setback is 10.7 feet (10.7')**; and (iii) **a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D, where the maximum percent of building coverage is 40 percent (40%) and the proposed building coverage is 44-and-a-half percent (44.5%)**, which variances are sought to (i) convert the use of the existing primary structure on the property from a one-family residence to a two-family residence, (ii) to construct a second-floor addition with a roof deck over the one-story portion of the existing primary structure, and (iii) to construct a two-story addition attached to the rear of the existing primary structure on property located at 6 Cliff Street in the T Zoning District, is hereby **GRANTED** subject to the following conditions:

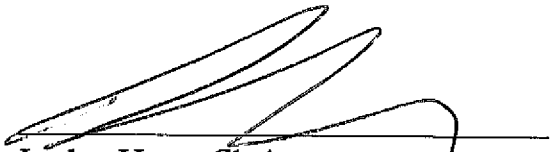
1. No permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.
2. The variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of the adoption of this Resolution; (ii) commence construction within six months following the date of issuance of the building permit; or (iii) complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit.
3. The existing garage at the rear of the Property shall remain a garage, and shall not be converted to any other use.

BE IT FURTHER RESOLVED, that the above variances are being granted solely for the purpose of converting the use of the existing primary structure on the property from a one-family residence to a two-family residence, constructing a second-floor addition with a roof deck over the one-story portion of the existing primary structure, and constructing a two-story addition attached to the rear of the existing primary structure on the Property, as set forth in the application submitted and presented to the Board, and they do not apply to any

other work that may fall within the scope of the variances being granted, whether now or at any point in the future.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of the variances, provided that a written request for an extension is submitted before the variances expire. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variances were originally granted have not substantially changed.

Resolution Adopted: May 20, 2025
Beacon, New York



Jordan Haug, Chairman
City of Beacon Zoning Board of Appeals

5-24, 2025
Date

Chairman Haug called the roll:

AS TO VARIANCE NO. 1 for an 858-and-a-half-square-foot (858.5 s.f.) per dwelling unit minimum lot area per dwelling unit variance from City Code § 223-17.D:

Motion	Second	Zoning Board Member	Aye	Nay
		Stowe Boyd	X	
	X	Judy Smith	X	
		Jordan Haug	X	
X		Montos Vakirtzis	X	
		Elaine Ciaccio	X	
		Motion Carried:	5	0

AS TO VARIANCE NO. 2 for a 9.3-foot (9.3') rear yard setback variance from City Code § 223-17.D:

Motion	Second	Zoning Board Member	Aye	Nay
	X	Stowe Boyd	X	
		Judy Smith	X	
		Jordan Haug	X	
		Montos Vakirtzis	X	
X		Elaine Ciaccio	X	
		Motion Carried:	5	0

AS TO VARIANCE NO. 3 for a 4-and-a-half percent (4.5%) building coverage variance from City Code § 223-17.D:

Motion	Second	Zoning Board Member	Aye	Nay
X		Stowe Boyd	X	
		Judy Smith	X	
		Jordan Haug	X	
	X	Montos Vakirtzis	X	
		Elaine Ciaccio	X	
		Motion Carried:	5	0

EXHIBIT E

Docusign Envelope ID: 658A8282-AC07-4896-A1A9-E4A2EFB6B3B2

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:
6 Cliff Street - Two Family Conversion

Project Location (describe, and attach a location map):
6 Cliff Street, Beacon, NY 12508

Brief Description of Proposed Action:
Applicant proposes to install additions to the second floor and rear portion of the existing residential building on the property to accommodate conversion of the residential building from a single-family residence to a two-family residence.

Name of Applicant or Sponsor:	Telephone: 646-552-4060
Fadil and Lendita Mavraj	E-Mail: mconstructionny@gmail.com

Address:
59 River Glen Road

City/PO:	State:	Zip Code:
Wallkill	NY	12589

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Zoning Board of Appeals - Area Variances; City of Beacon Building Department - Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.06 acres
   b. Total acreage to be physically disturbed? _____ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.06 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): City of Beacon public parking lot
   ☐ Parkland

Docusign Envelope ID: 658A8282-AC07-4896-A1A9-E4A2EFB6B3B2

	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?	☐	☑
193 Main Street - USN 02741.000317 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: _____ _____		

Docusign Envelope ID: 658A8282-AC07-4896-A1A9-E4A2EFB6B3B2

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

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

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:_____ _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	☑	☐
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ B00130 - 33 North Cedar Street - Brunetto Cheese Environmental Restoration Program site - closed; 314069 - River Street - CH-MGP - Beacon Street State Superfund Program site - no-action site	☐	☑

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

Applicant/sponsor/name: Lendita Mavraj Date: 4/16/2025

Signature: DocuSigned by: Lendita Mavraj 827A238F6C4F499... Title: OWNER

PRINT FORM

Docusign Envelope ID: 658A8282-AC07-4896-A1A9-E4A2EFB6B3B2

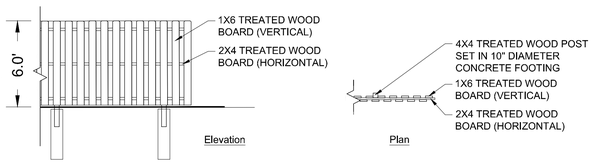
EAF Mapper Summary Report

Wednesday, March 26, 2025 1:28 PM

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

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Site plan prepared by Aryeh Siegel, Architect, dated June 24, 2025



Shadowbox Fence Detail

Scale: Not to Scale

Bulk Zoning Regulations Table

	Minimum Lot Size				Actual Lot Size				Required Setbacks			Proposed Setbacks			Allowable Building Height	Proposed Building Height	Maximum % Building Coverage	Proposed % Building Coverage
	Area (SF)	Per Unit (SF)	Width (Ft)	Depth (Ft)	Area (SF)	Per Unit (SF)	Width (Ft)	Depth (Ft)	Front	Side	Rear	Front	Side	Rear				
Zoning District																		
T (Transitional)	5,000	2,500	50	100	3,283 [1]	1,641.5 [2]	50	65.66 [3]	10	10	20	10	7.8 & 12.5 to Existing 13.4 & 12 to Addition	10.7 [4]	2.5 | 35'	2 | 25'	40%	44.5% [5]

Notes:
1. Existing non-conforming lot area.
2. The Zoning Board of Appeals approved a lot area of 1,641.5 square feet per dwelling unit where 2,500 square feet per dwelling unit is required at their hearing on May 20, 2025.
3. Existing non-conforming lot depth.
4. The Zoning Board of Appeals approved a 10.7 foot rear yard setback where 20 feet is required at their hearing on May 20, 2025.
5. The Zoning Board of Appeals approved a Building Coverage of 44.5% where a 40% maximum is allowed at their hearing on May 20, 2025.

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

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

SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/24/25	PLANNING BOARD SUBMISSION	AJS

Location Map

Scale: 1" = 200'

Zoning Summary

Zoning District:	T (Transitional)
Tax Map No.:	5954-27-799935
Lot Area:	3,283 sf
Building Footprint:	1,272 sf + 189 sf garage
Historical Overlay District:	No
Existing Use:	One-Family Dwelling
Proposed Use:	Two-Family Dwelling

Parking & Loading

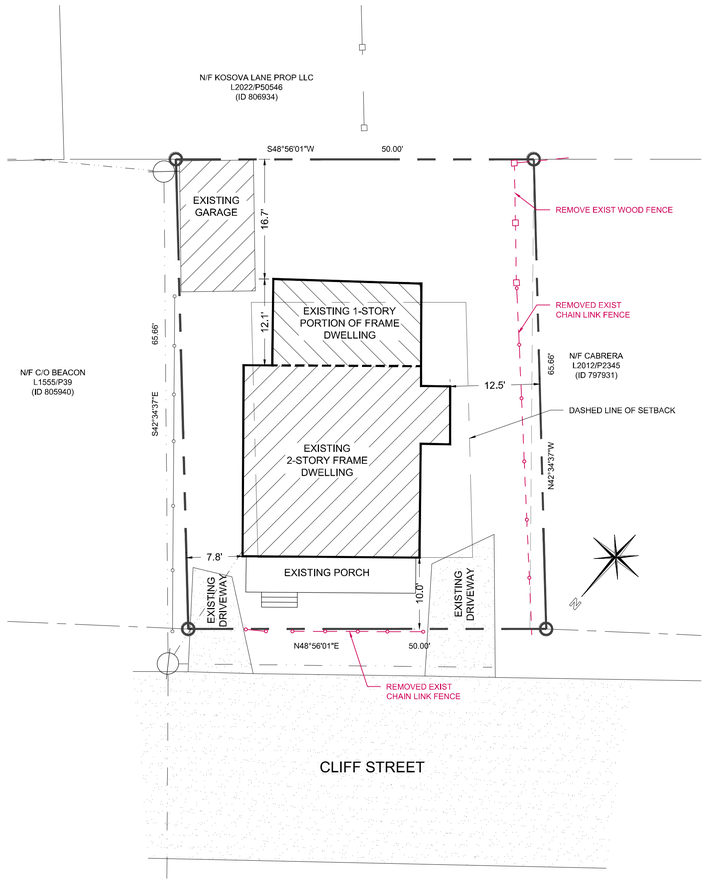
Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 spaces (minimum) 3 space per dwelling unit (maximum)	2 dwelling units	2 parking spaces minimum 6 parking spaces maximum
Total Provided		**2 parking spaces** See Notes Below

Notes:

1. The application is for the proposed addition to the existing structure, and the conversion of the one-family dwelling to a two-family dwelling.
2. Driveways & parking are existing.
3. The Zoning Board of Appeals approved a 10.7 foot rear yard setback where 20 feet is required at their hearing on May 20, 2025.
4. The Zoning Board of Appeals approved a lot area of 1,641.5 square feet per dwelling unit where 2,500 square feet per dwelling unit is required at their hearing on May 20, 2025.
5. The Zoning Board of Appeals approved a Building Coverage of 44.5% where a 40% maximum is allowed at their hearing on May 20, 2025.
6. The survey data shown was obtained from a survey by Steven J. Green PLS dated July 6, 2024.

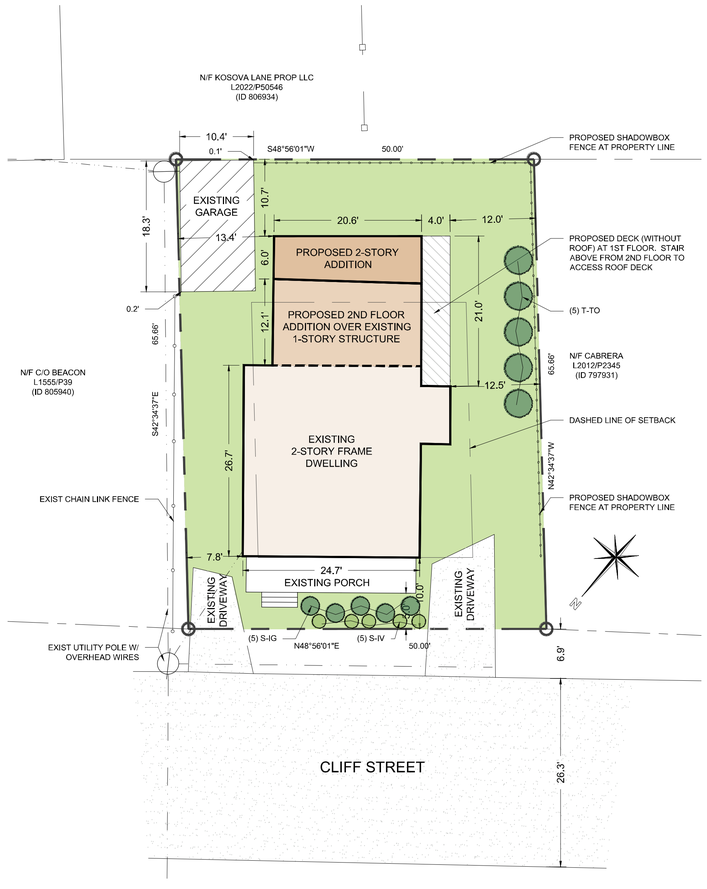
Native Plant List

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
T-TO	5	Tree	Thuja occidentalis	Arborvitae "Emerald Green"	6-7'	Spring/Fall
S-IG	5	Shrub	Ilex glabra	Inkberry	3 gal	Spring/Fall
S-IV	5	Shrub	Ites Virginica "Little Henry"	Little Henry Sweetspire	3 gal	Spring/Fall



Existing Conditions & Demolition Plan

Scale: 1" = 10'



Site Plan

Scale: 1" = 10'

Index of Drawings

Sheet 1 of 2	Site Plan, Existing Conditions & Demolition Plan
Sheet 2 of 2	Building Floor Plans & Elevations

Site Plan Application

Sheet 1 of 2 - Site Plan

Owner:
Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

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

Surveyor:
Steven J. Green, PLS
P.O. BOX 534
Goshen, NY 10924

6 Cliff Street
Beacon, New York
Scale: 1" = 10'
June 24, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/24/25	PLANNING BOARD SUBMISSION	AJS

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

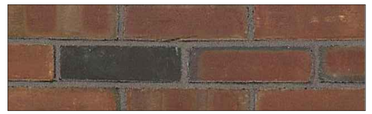
_____ SECRETARY

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

EXTERIOR TRIM (PORCH & CORNICE)
BENJAMIN MOORE - DRAGONS BREATH (1547)

PAINTED METAL RAILINGS & STAIR
BENJAMIN MOORE - WROUGHT IRON (2124-10)

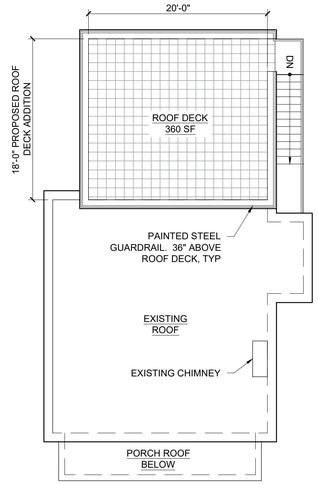
ALUMINUM CLAD WOOD WINDOWS
KOLBE ULTRA SERIES OR APPROVED EQUAL
COLOR: MIDNIGHT



THIN BRICK VENEER
GLEN-GERY (53-DD) W/ MORTAR COLOR 'G601'
CORNER PIECES AT WINDOW/DOOR OPENINGS & EXTERIOR BUILDING CORNERS

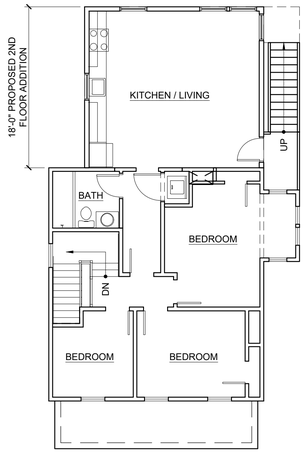
CINATI WALL MOUNTED FIXTURE
MODEL#: LICI-3011X, 18W, 2,700 KELVIN. CRI: 90
COLOR: BLACK, OR APPROVED EQUAL
MOUNTING HEIGHT = 7 FEET. DARK SKY COMPLIANT

IPE WOOD PORCH / DECK FLOORING
IPE WOOD DECK TILES ON PEDESTAL SYSTEM AT ROOF DECK. BISON PRODUCTS OR APPROVED EQUAL



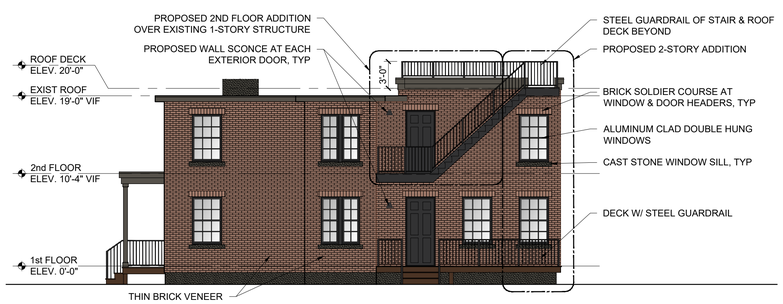
Roof Plan

Scale: 1/8" = 1'-0"



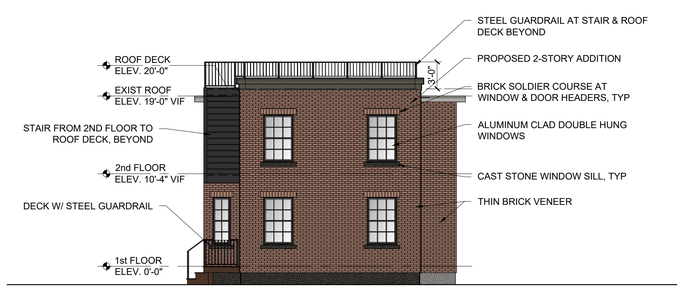
2nd Floor Plan

Scale: 1/8" = 1'-0"



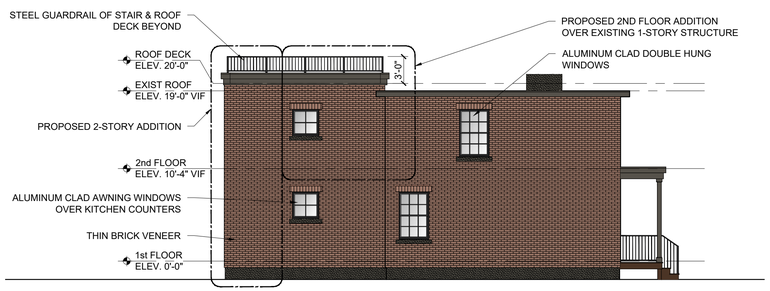
Side (South) Elevation

Scale: 1/8" = 1'-0"



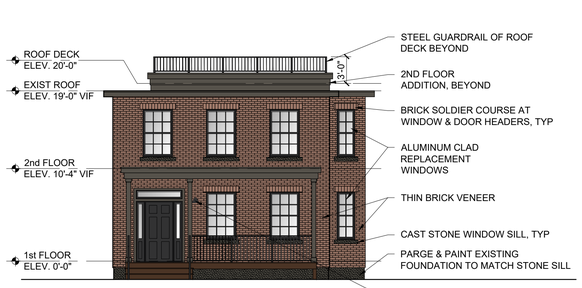
Rear (East) Elevation

Scale: 1/8" = 1'-0"



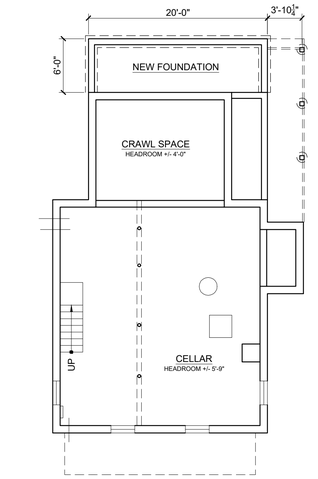
Side (North) Elevation

Scale: 1/8" = 1'-0"



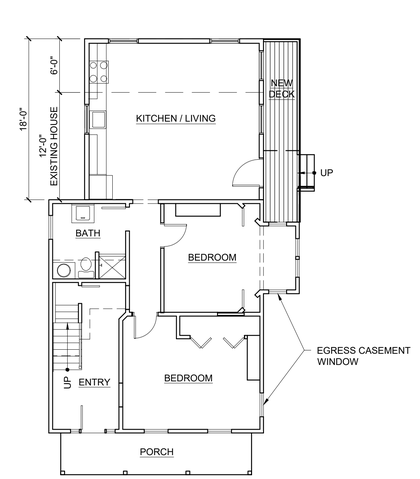
Front (West) Elevation

Scale: 1/8" = 1'-0"



Cellar / Foundation Plan

Scale: 1/8" = 1'-0"



1st Floor Plan

Scale: 1/8" = 1'-0"

Site Plan Application

Sheet 2 of 2 - Building Plans & Elevations

Owner:
Lendita Mavraj
59 River Glen Road
Wallkill, NY 12589

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

Surveyor:
Steven J. Green, PLS
P.O. BOX 534
Goshen, NY 10924

6 Cliff Street

Beacon, New York
Scale: 1/8" = 1'-0"
June 24, 2025

LANC & TULLY
Engineering and Surveying, P.C.

July 3, 2025

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

RE: 6 Cliff Street
Tax No. 5954-27-799935
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed two-family residence conversion at 6 Cliff Street:

- Correspondence dated June 24, 2025, from Cuddy & Feder LLP.
- Application for Site Plan Approval
- Correspondence dated May 9, 2025, from Bryan Murphy, City of Beacon Building Inspector.
- Zoning Board of Appeals Resolution 2025-06, as adopted on May 9, 2025.
- Short Environmental Assessment Form dated April 16, 2025.
- Plan set titled "6 Cliff Street", consisting of 2 sheets dated June 24, 2025, as prepared by Aryeh Siegel, Architect.

The proposed project entails the conversion of a single-family residence to a two-family residence. The project is located in the Transitional (T) Zoning District and is located on a 0.075± acre parcel. The applicant has appeared before the City's Zoning Board of Appeals and received variances for rear-yard setback, lot area, and building coverage.

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

1. The applicant's consultant shall conduct an Inflow & Infiltration (I&I) Study of the existing sites and buildings and provide a certified written report to the City of Beacon of the findings. Possible cross-connections to the City's sanitary sewer collection system include roof-leaders, sump pumps, existing site drains, etc. shall be identified. If any cross-connections are found, the report shall include these findings along with the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found.

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: July 3, 2025

RE: 6 Cliff St Site Plan Application, Fadil Mavraj and Lendita Mavraj

---

I have reviewed the following materials regarding the proposed two-family residence at 6 Cliff St:

- Cover Letter by Taylor Palmer of Cuddy + Fedder, dated June 24, 2025
- Exhibit A: Images of the Premises and Surrounding Area
- Exhibit B: Application for Site Plan Approval by Lendita Mavraj, dated June 18, 2025
- Exhibit C: Correspondence from City of Beacon Building Inspector, dated May 9, 2025
- Exhibit D: Zoning Board of Appeals Resolution 2025-06, adopted May 20, 2025
- Exhibit E: Short Environmental Assessment Form by Lendita Mavraj, dated April 16, 2025
- Site Plan Set (2 sheets) by Aryeh Siegel dated June 24, 2025

Project Description:
The applicant proposes to convert an existing single-family residence into a two-family residence at 6 Cliff Street. The scope of work includes additions to the second floor and the rear portion of the existing structure. The 0.06-acre property is located in the Transitional (T) zoning district, where two-family residences are a permitted use.

Comments & Recommendations:

1. **Refuse Location and Screening.** Per Section 223-14(C) the proposed refuse storage location and associated screening should be clearly indicated on the site plan.

2. **Parking Location.** The application states that two parking spaces are provided onsite, but their location is not indicated on the site plan. The site plan should clearly identify the parking spaces (garage or driveways?) and include their dimensions.

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
07/08/2025

Title:

Certificate of Appropriateness - 39 Townsend Street; New Single-Family House

ATTACHMENTS

39 Townsend PB 7.8.25 ARB app and streetscape.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 6/19/2025

Project Address: 39 townsend Street

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

Contact Phone No.: 914-447-4293 Email: Iriege@riegerhomes.com

Approval Requested: _____ Certificate of Appropriateness (sign or façade change) X New Single-Family House

Color/Materials:

Siding: Royal Board & Batten White & Carbon

Roofing: Black

Windows: Color: Black/white Type: Vinyl

Trim: White

Garage Door: White

Stone/Brick: None

J M Rieger

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

360

IKO.COM
IKO
Cambridge
RT307141026I1 WHITE

Date: June 19, 2025

Subject: Exterior finished review for planning board submittal on BK-12/ 39 Townsend Street

Memo by: Kerri

The Chelsea (Lot #12)

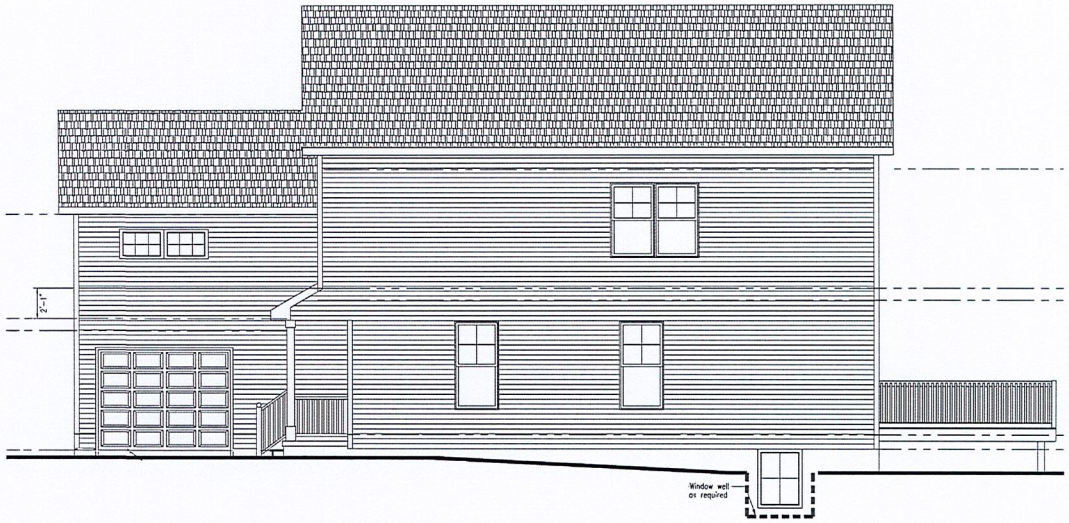
Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Top Front gable: Board & Batten	Color/White
	Front 2nd floor/middle: Board & Batten	Color/ White
	Front 1st floor/bottom: Board & Batten	Color/ Carbon
	Front & sides of garage: Board & Batten	Color/ Carbon
Sides & rear elevation:	Clapboard:	Color/ White
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/ Black

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**

1 A3 **Rear Elevation**



2 A3 **Right Side Elevation**

3 A3 **Left Side Elevation**

4 A3 **Front Elevation**

Chelsea
Model

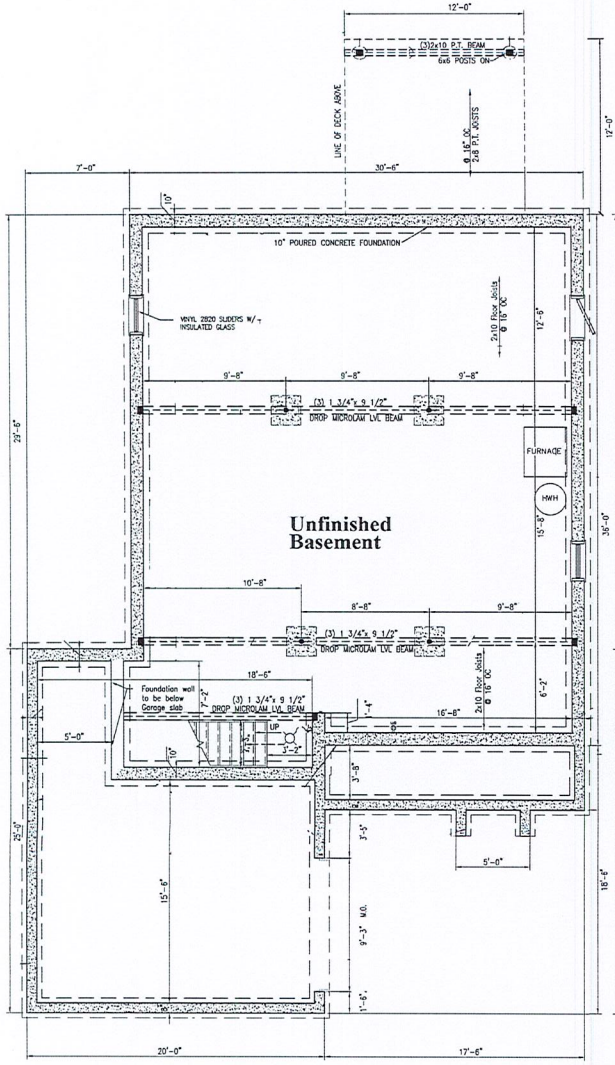
Rieger Homes
Lot #12

) Townsend Street,
Beacon, NY

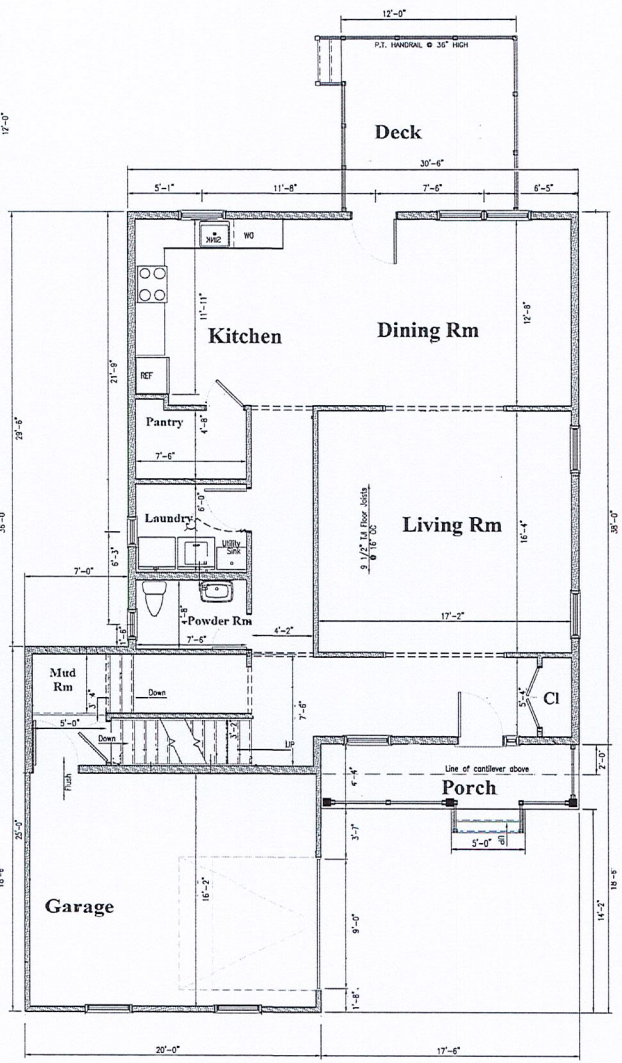
ELEVATIONS

REVISIONS

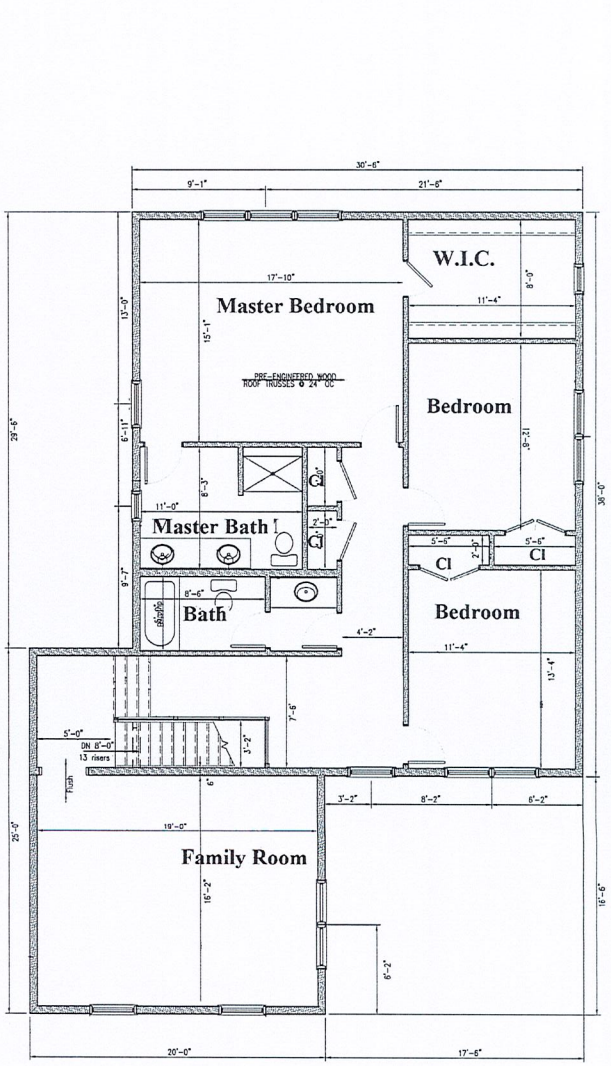
DATE
7/19/23



1 A2 **Foundation Plan**



2 A2 **1st Floor Plan**



3 A2 **2nd Floor Plan**

Chelsea
Model

Rieger Homes
Lot #12

39 Townsend Street,
Beacon, NY

FLOOR PLANS

REVISIONS

DATE

7/19/23

A2

Beacon Knoll Streetscape

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 13

City of Beacon Planning Board Agenda
07/08/2025

Title:

Certificate of Appropriateness - Talbot Avenue (Tax Grid 5955-75-799137) - New Single-Family House

ATTACHMENTS

Talbot Ave 799137 PB 7.8.25 ARB app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 06/18/2025

Project Address: TALBOT AVE / 799137

Project Architect/Engineer: MOSS ARCHITECTS / HUDSON LAND DESIGN

Owner/Builder: GATEWAY CONSTRUCTS (DAVID MAROS)

Contact Phone No.: 8454435693 Email: maros.david@gmail.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) X New Single-Family House

Received: JUN 18 2025 MP
City of Beacon
Building/Planning/Zoning

Color/Materials:

Siding: COMPOSITE

Roofing: EPDM

Windows: Color: ~~BAR~~ WOOD Type: PLASTIC TILT/TURN

Trim: DARK

Garage Door: NA

Stone/Brick: NA

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00 PAID 6/18/25 CHK#157

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

June 24, 2025

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

Re: Talbot Avenue Residential Building Lot
Architectural Review
Gateway Constructs LLC (Applicant)
Tax Parcel: 5955-75-799137, ±0.13 ac.
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above-referenced project, Hudson Land Design (HLD) has prepared a plot plan to accompany the architectural plans for architectural review. This plot plan is being submitted to the Planning Board for consultant review under the direction of the Building Inspector.

Although plot plans typically do not require review by the City's professional consultants, this particular parcel involves drainage improvements and a proposed easement to the City. Therefore, it will require review by both the City's engineering consultant and Planning Board Attorney.

Background

A drainage ditch currently located on the parcel conveys City drainage from several side streets, a portion of Route 9D, and the 9th hole of the Southern Dutchess Country Club. The attached plot plan depicts a proposed single-family house on the lot. To facilitate construction of the house and driveway, we propose to enclose the drainage ditch in a pipe along the east side of the parcel.

A 10-foot-wide drainage easement is proposed along the new storm line, which will be offered to the City along with a dedication of the storm line and associated drainage structures. While such a plot plan would normally be reviewed administratively by the Building Department, the inclusion of drainage infrastructure and easements necessitates formal consultant review.

Additionally, there is an existing sewer manhole and a 10-inch VCP sewer line located on the adjacent parcel (Tax ID #792142) to the west. Although this sewer line may have previously been a City-owned and maintained main, it appears to have been abandoned; the incoming pipe is currently plugged. However, the outgoing line from the manhole remains active and serves the sewer lateral for parcel #792142.

As the active sewer line runs close to the property line, we are proposing an easement over the subject parcel for the benefit of parcel #792142 to allow for ongoing operation and maintenance. This easement and associated agreement will also require review by City consultants.

We previously met with Bruce Flower and Planning Board consultants in late 2024 to discuss this project prior to Bryan Murphy assuming the role of Building Inspector. I also spoke with Mr. Murphy last week to clarify some outstanding items. He indicated that, since the proposed house will be subject to architectural review by the Planning Board, consultant review escrow could appropriately be established as part of that application. We agree that this is the most efficient path forward.

Consultant Review Anticipated To Include:

- Drainage system and watershed analysis
- Easement location and scope review
- Review of easement agreement language

Materials Submitted for Review:

- Architectural Review Application
- $100 application fee (check enclosed)
- $500 escrow check
- Plot Plan dated 4/22/25
- Architectural Plan Set

Please advise if the escrow amount should be increased at this time. Digital copies of the materials have been submitted via email. Should you have any questions or require additional information, please feel free to contact me at (845) 440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Gateway Constructs, LLC (via email)
Daniel G. Koehler, P.E. (HLD file)

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY OBTAINED FROM JOHNSON SURVEYING, LLC.

PARCEL OWNER:

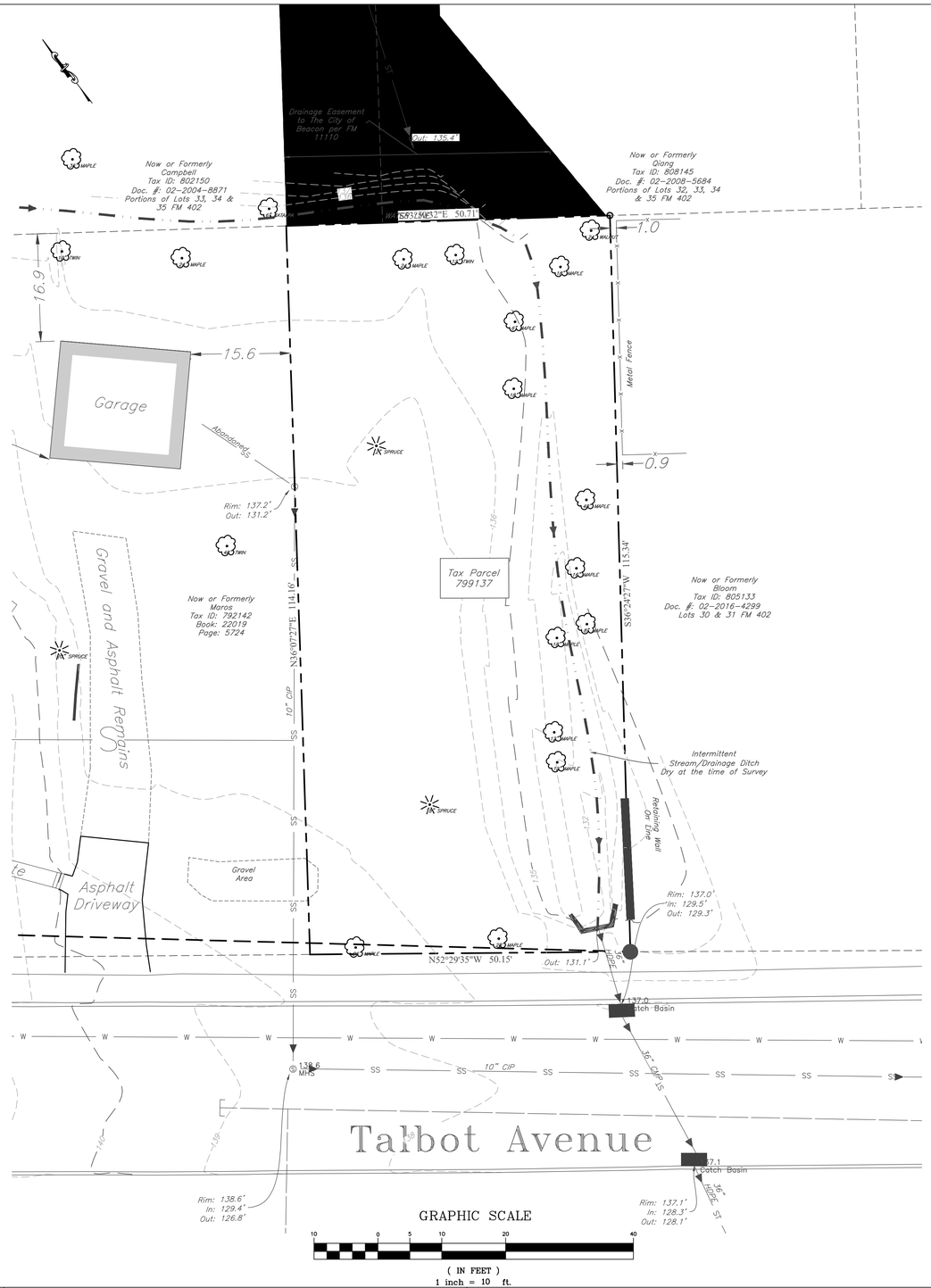
GATEWAY CONSTRUCTS, LLC
14 N. FARM LN.
NEW HAMBURG, NY 12590

SURVEY NOTES:

1. COPYRIGHT JOHNSON SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.

DRAWING INDEX:

SHEET 1: EXISTING CONDITIONS PLAN (XC-1)
SHEET 2: SITE PLAN (SP-1)
SHEET 3: CONSTRUCTION DETAILS (CD-1)
SHEET 4: CONSTRUCTION DETAILS (CD-2)



SITE LOCATION MAP SCALE: 1" = 200'

LEGEND:

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT DIG SAFELY NEW YORK AT 811 OR WWW.CALL811.COM

SEAL

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

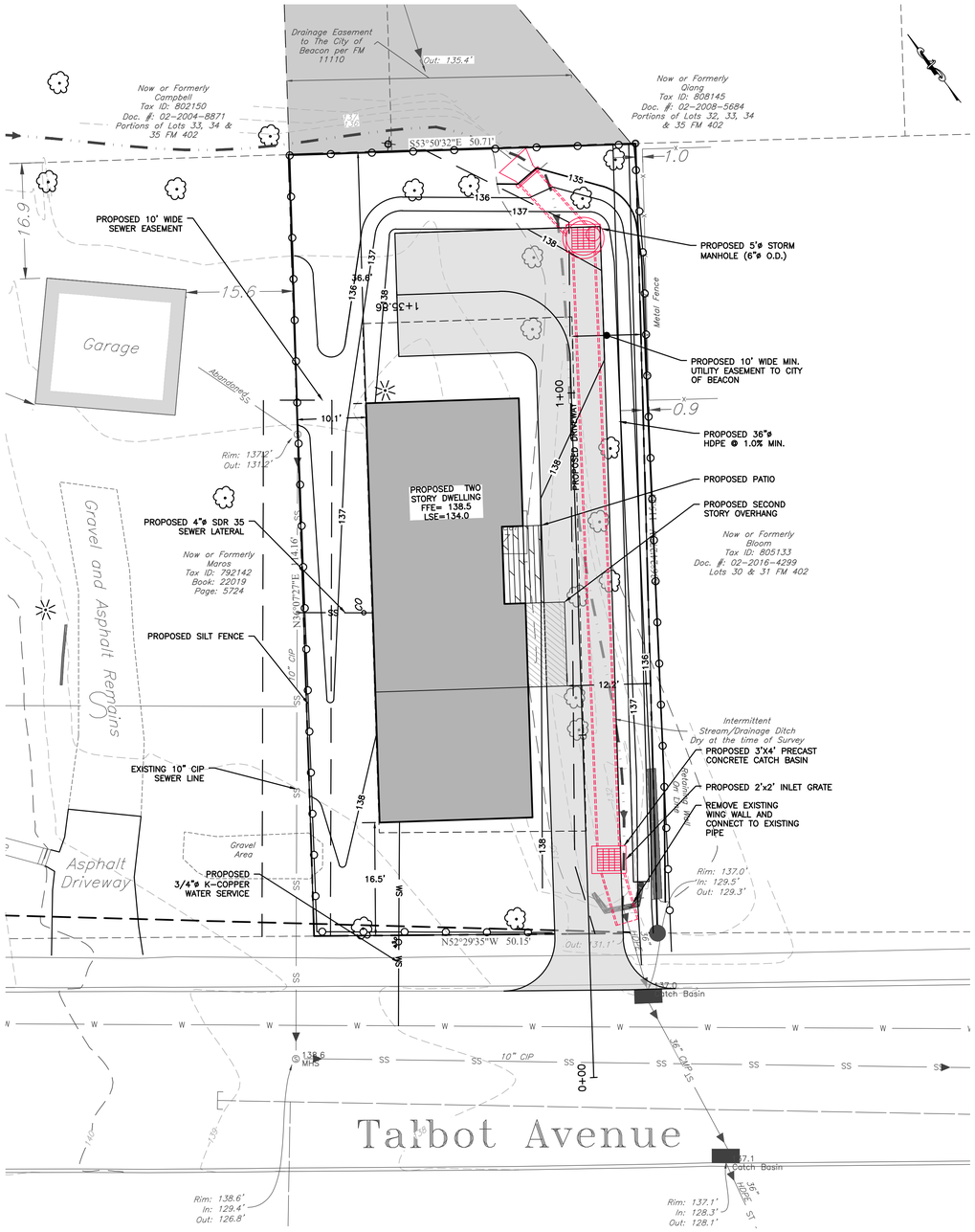
EXISTING CONDITIONS PLAN

GATEWAY CONTRUCTS, LLC

TALBOT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-75-799137

JOB #:	2020:027
DATE:	4/22/2025
SCALE:	1" = 10'
TITLE:	XC-1
SHEET:	1 OF 4

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



PLOT PLAN
SCALE: 1"=10'

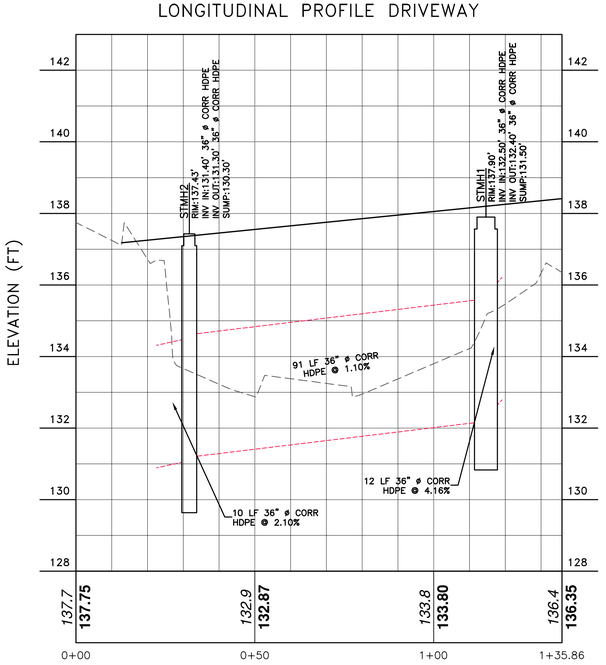
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PROPOSED
LOT AREA:	7,500 S.F.	5,786 S.F.
LOT WIDTH:	75 FT	±50.15 FEET
LOT DEPTH:	100 FT	±114.16 FEET
YARD SETBACKS:		
FRONT YARD:	15 FEET MINIMUM	15 FEET
SIDE YARDS/TOTAL OF 2:	10 FEET MINIMUM/20 FEET	10 FEET
REAR YARD:	25 FEET MINIMUM	30 FEET
BUILDING COVERAGE:	MAX 30%	27%



DRIVEWAY PROFILE
SCALE (H): 1"=20'
(V): 1"=2'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE

UTILITY NOTES:
1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

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

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 PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH UNIT SHALL BE 3/4"ø K-COPPER. UNIT 3 WILL UTILIZE THE EXISTING WATER SERVICE LINE FOR THE EXISTING HOUSE.
6. THE SEWER SERVICE LINES TO EACH UNIT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED). UNIT 3 WILL USE THE EXISTING SEWER SERVICE LINE FOR THE EXISTING HOUSE.
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

    SLSD LEFT = ±550 FEET TO THE INTERSECTION WITH DUTCHESS TERRACE. SLSD RIGHT = ±190 FEET TO THE INTERSECTION WITH ROUTE 9D. STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±170 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE INTERSECTION WITH ROUTE 9D, AND ±530 FEET WHEN APPROACHING THE DRIVEWAY FROM THE INTERSECTION WITH DUTCHESS TERRACE.

13. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
14. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
15. 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.

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

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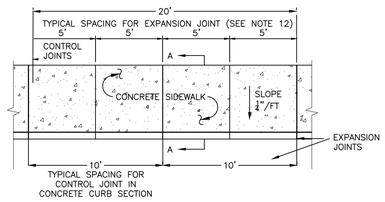
PLOT PLAN AND PROFILE

GATEWAY CONTRUCTS, LLC

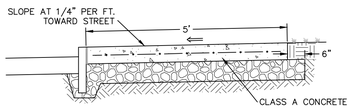
TALBOT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-75-799137

JOB #: 2020:027
DATE: 8/28/2020
SCALE: AS SHOWN
TITLE: SP-1
SHEET: 2 OF 4

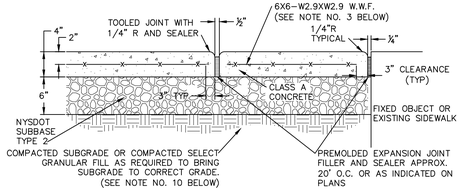
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



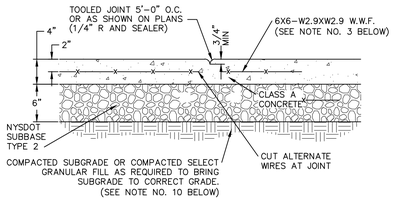
PLAN



SECTION A–A



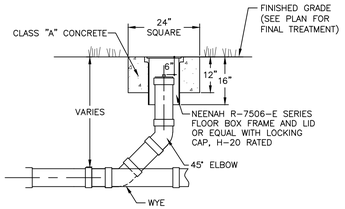
NOTES: EXPANSION JOINT



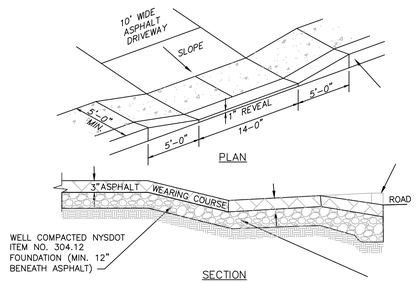
CONTROL JOINT

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'–0" ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. SPACING OF EXPANSION JOINTS ON CONCRETE RESTORED SIDEWALKS SHALL MATCH THE CURRENT SPACING OF EXPANSION JOINTS ON EXISTING SIDEWALK.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

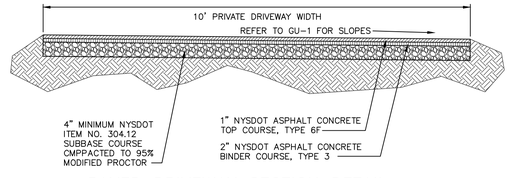


CLEANOUT DETAIL
NOT TO SCALE

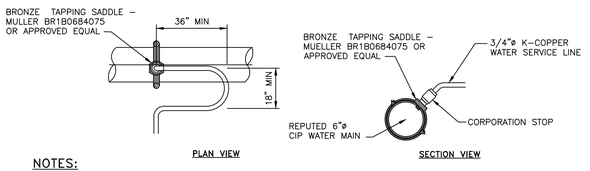


NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

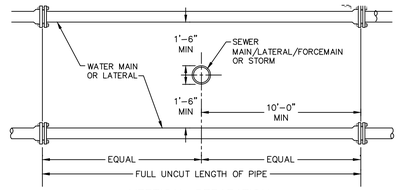


PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

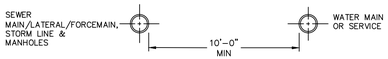


NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



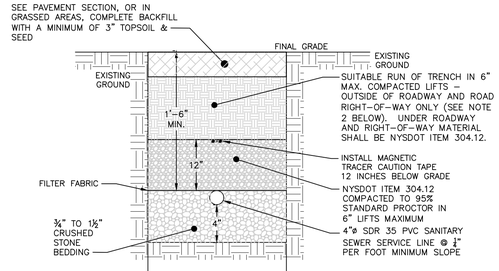
VERTICAL SEPARATION



HORIZONTAL SEPARATION

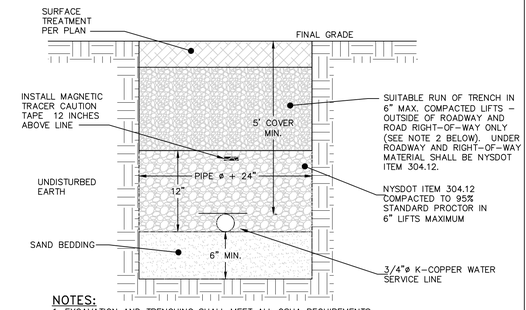
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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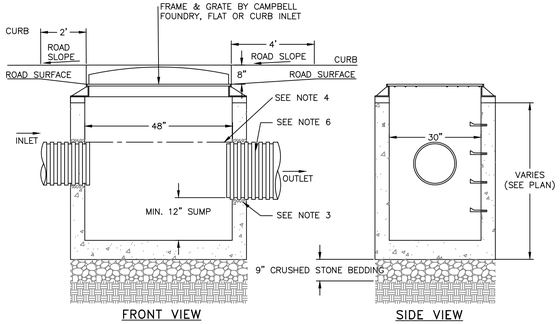
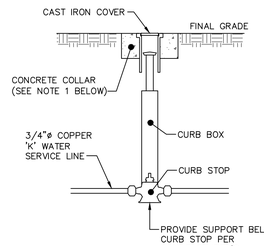
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



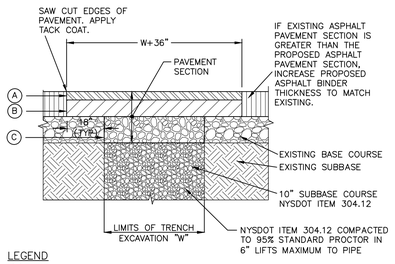
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

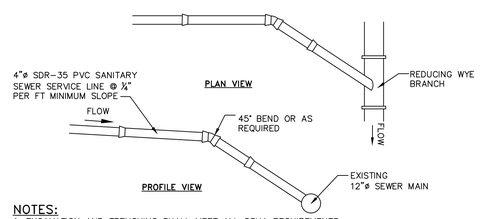
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



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

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:
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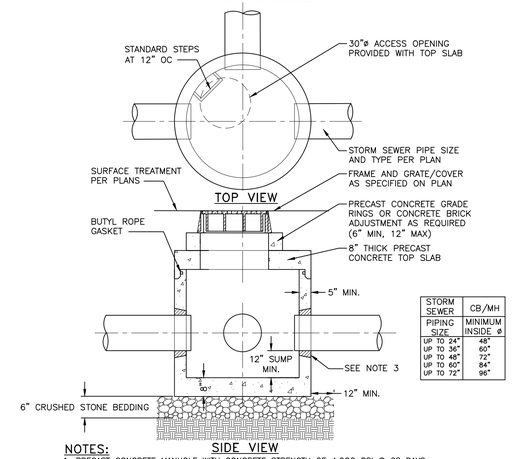
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #1TS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



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

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

STORMWATER MANHOLE DETAIL
NOT TO SCALE

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CONSTRUCTION DETAILS

GATEWAY CONTRACTS, LLC

TALBOT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955–75–799137

JOB #:	2020:027
DATE:	4/22/2025
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	3 OF 4

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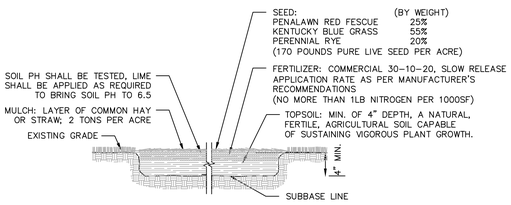
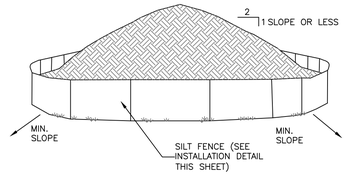
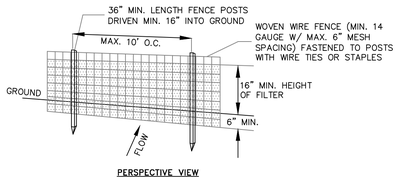


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

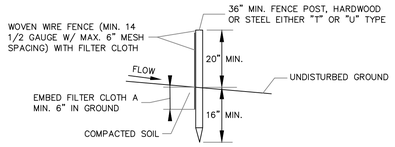


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



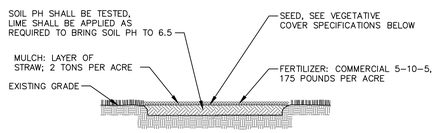
PERSPECTIVE VIEW



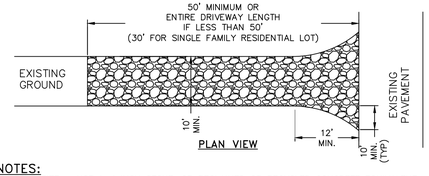
SECTION VIEW

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

SILT FENCE DETAIL
NOT TO SCALE



TEMPORARY SEEDING DETAIL
NOT TO SCALE



PLAN VIEW

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: DGK			
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JOB #: 2020:027
DATE: 4/22/2025
SCALE: AS SHOWN
TITLE: CD-2
SHEET: 4 OF 4

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

158 TALBOT ST, BEACON, NY

Sheet List ARC		
Sheet Number	Sheet Name	Current Revision Date
G-001	GENERAL NOTES	3/13/25
EN-100.00	RES CHECK 1	3/13/25
EN-101.00	RES CHECK 2	3/13/25
A-101.00	CONSTRUCTION PLANS	3/13/25
A-201.00	CELLAR REFLECTED CEILING PLAN, PLUMBING NOTES	3/13/25
A-400.00	EXTERIOR ELEVATIONS	3/13/25
A-500.00	VIEWS/ SECTIONS	3/13/25
A-800.00	WALL SECTIONS	3/13/25
S-100.00	FRAMING DRAWINGS	3/13/25
S-100.01	STRUCTURAL NOTES	3/13/25
S-200.00.00	TYPICAL STRUCTURAL DETAIL	3/13/25

MOSS ARCHITECTS
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TABLE R301.2(1) - CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SPECIAL WIND REGION	WINDBORN DEBRIS	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAY-MENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
					WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
40 PSF	115 MPH	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	-1^{0} F	24" FROM INSIDE FACE OF WALL	FIRM PANEL N/A	1500	47.4

TABLE R402.1.1 - INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT - CLIMATE ZONE 5

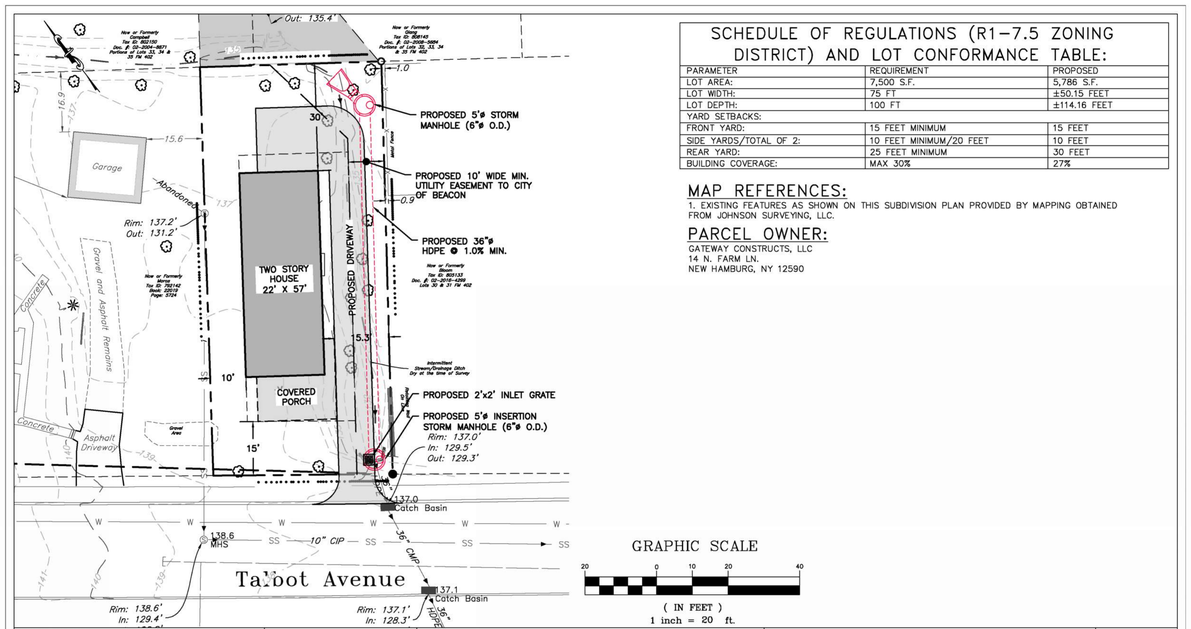
	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
REQUIRED	0.32	0.55	49	20 OR 13+5	13/17	30	15/19	10 / 2 FT.	15/19
PROPOSED	0.29	N/A	49	23	N/A	N/A	N/A	N/A	N/A

TABLE 503: CONSTRUCTION CLASSIFICATION - UNSPRINKLERED

OCCUPANCY / USE	TYPE OF CONSTRUCTION
GROUP: R3	TYPE III-B COMBUSTIBLE

USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY	USE	SECT. BC 302
PRIMARY	RESIDENTIAL	R-3



SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PROPOSED
LOT AREA:	7,500 S.F.	5,786 S.F.
LOT WIDTH:	75 FT	±50.15 FEET
LOT DEPTH:	100 FT	±114.16 FEET
YARD SETBACKS:		
FRONT YARD:	15 FEET MINIMUM	15 FEET
SIDE YARDS/TOTAL OF 2:	10 FEET MINIMUM/20 FEET	10 FEET
REAR YARD:	25 FEET MINIMUM	30 FEET
BUILDING COVERAGE:	MAX 30%	27%

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM JOHNSON SURVEYING, LLC.

PARCEL OWNER:

GATEWAY CONSTRUCTS, LLC
14 N. FARM LN.
NEW HAMBURG, NY 12590

DRAWN BY: CMB CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

SEAL

SKETCH PLOT PLAN

GATEWAY CONSTRUCTS, LLC

TALBOT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-75-799137

JOB #:	2020:027
DATE:	5/3/24
SCALE:	1" = 20'
TITLE:	SP-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

GENERAL NOTES

ALL DRAWINGS INCLUDED HEREIN, NOTES MENTIONED ON THIS DRAWING AS WELL AS ON THE VARIOUS DRAWINGS, INCLUDING THE WRITTEN SPECIFICATIONS SHALL FORM PART OF THE CONTRACT. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY DISCREPENCIES WITHIN THE DOCUMENTS, FOR CLARIFICATION.

1. NOTE: UNLESS OTHERWISE NOTED, SECTION NUMBERS REFER TO APPLICABLE SECTIONS OF THE BUILDING CODE OF THE 2020 NYS RESIDENTIAL CODE. THE CONSTRUCTION MANAGER AND/OR CONTRACTOR SHALL REFER TO ALL REFERENCED CODE SECTIONS.
2. DO NOT SCALE MEASURE ANY DRAWING. VERIFY THE FIGURES, DIMENSIONS, AND DESIGN INTENTION SHOWN ON THE DRAWINGS BEFORE BEGINNING LAYOUT OF THE WORK AND REPORT ANY ERRORS, INACCURACIES, MISSING DIMENSIONAL REQUIREMENTS, OR CONFLICTS TO THE ARCHITECT IN WRITING BEFORE BEGINNING ANY WORK. VERIFY THE PARTITION LAYOUT SHOWN IN THE FIELD WITH THE ARCHITECT BEFORE BEGINNING NEW PARTITION WORK.
3. ALL ERRORS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING BEFORE PROCEEDING WITH THE WORK.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, AND STATUTES AS REQUIRED. STRICTLY ADHERE TO MANUFACTURER'S PRINTED INSTRUCTIONS .
5. VERIFY ALL CHANGES TO THE WORK IN WRITING WITH THE ARCHITECT AND OWNER BEFORE BEGINNING RELATED WORK.
6. VERIFY EXACT LAYOUT COMPATIBILITY WITH ALL EXISTING CONDITIONS BEFORE BEGINNING FORM WORK. NOTIFY THE ARCHITECT IN WRITING BEFORE BEGINNING WORK IF ANY DISCREPANCIES ARE FOUND.
7. DIMENSIONS NOTED AS "EQUAL" OR "EQ" WITHIN A ROOM REFER TO A DISTANCE RELATIONSHIP CONTAINED ONLY IN THAT ROOM AT AN OPPOSING OR PARALLEL WALL UNLESS NOTED OTHERWISE.
8. VERIFY EXACT LAYOUT COMPATIBILITY WITH ALL EXISTING CONDITIONS BEFORE BEGINNING FORM WORK. NOTIFY THE ARCHITECT IN WRITING BEFORE BEGINNING WORK IF ANY DISCREPANCIES ARE FOUND.
9. DIMENSIONS NOTED AS "EQUAL" OR "EQ" WITHIN A ROOM REFER TO A DISTANCE RELATIONSHIP CONTAINED ONLY IN THAT ROOM AT AN OPPOSING OR PARALLEL WALL UNLESS NOTED OTHERWISE.
10. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, WRITTEN SPECIFICATIONS SHALL FORM PART OF THE CONTRACT.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE.
12. .CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
13. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS.DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
14. ALL CONSTRUCTION, DIMENSIONS, AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
15. ALL MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (ACI, AISC, ETC.) WHERE APPLICABLE ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 28-102.7 AND 28-113.1.
16. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS, AND OFF-ALLIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
17. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.
18. EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
19. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES
20. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED WITH THE BUILDING DEPARTMENT.
21. DO NOT SCALE MEASURE ANY DRAWING. VERIFY THE FIGURES, DIMENSIONS, AND DESIGN INTENTION SHOWN ON THE DRAWINGS BEFORE BEGINNING LAYOUT OF THE WORK AND REPORT ANY ERRORS, INACCURACIES, MISSING DIMENSIONAL REQUIREMENTS, OR CONFLICTS TO THE ARCHITECT IN WRITING BEFORE BEGINNING ANY WORK.
22. ALL ERRORS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING BEFORE PROCEEDING WITH THE WORK.
23. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, AND STATUTES AS REQUIRED. STRICTLY ADHERE TO MANUFACTURER'S PRINTED INSTRUCTIONS.
24. MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE NOT DETAILED IN THESE DOCUMENTS. THEREFORE, THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN, INSTALLATION OR PERFORMANCE OF THESE SYSTEMS. THE ARCHITECT RECOMMENDS THAT THESE SYSTEMS BE DESIGNED AND/OR INSTALLED BY QUALIFIED ENGINEERS.
25. VERIFY ALL CHANGES TO THE WORK IN WRITING WITH THE ARCHITECT AND OWNER BEFORE BEGINNING RELATED WORK.
26. VERIFY EXACT LAYOUT COMPATIBILITY WITH ALL EXISTING CONDITIONS BEFORE BEGINNING FORM WORK. NOTIFY THE ARCHITECT IN WRITING BEFORE BEGINNING WORK IF ANY DISCREPANCIES ARE FOUND.
27. DIMENSIONS NOTED AS "EQUAL" OR "EQ" WITHIN A ROOM REFER TO A DISTANCE RELATIONSHIP CONTAINED ONLY IN THAT ROOM AT AN OPPOSING OR PARALLEL WALL UNLESS NOTED OTHERWISE.

SMOKE/CARBON MONOXIDE DETECTOR NOTES

1. SMOKE DETECTOR OR DEVICES SHALL BE INSTALLED IN ACORDINANCE WITH THE 2020 NEW YORK STATE FIRE CODE , THE NEW YORK STATE BUILDING CODE AND THE NEW YORK STATE ELECTRICAL CODE AND NFPA 72.
2. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF THE ADMINISTRATIVE CODE OF THE STATE OF NY AND ANY APPLICABLE RULES PROMULGATED THEREUNDER.
3. EACH SMOKE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH REFERENCE STANDARD UL 217 .
4. EACH SMOKE/CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE.
5. DUPLEX UNITS SHALL HAVE A DEVICE LOCATED ON EACH LEVEL IF ONLY ONE MEANS OF EGRESS IS PROVIDED FROM EACH LEVEL.
6. CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL.
7. WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" TO A MAXIMUM OF 12" FROM THE CEILING.
8. EXISTING BUILDINGS THAT ARE NOT EQUIPPED WITH HARDWIRED CONNECTIONS SHALL BE SUPPLIED WITH BATTERY OPERATED DEVICES.
9. SUCH SMOKE/CARBON MONOXIDE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE.
10. A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE/CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT, 10 DAYS AFTER INSTALLATION.
11. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING UNIT OWNER.

PARTITION NOTES

1. ALL GYPSUM WALL BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON THE PLANS, DETAILS OR AS CALLED FOR IN THE SPECIFICATIONS (NOTES). ALL GYPSUM WALLBOARD PARTITION JOINTS SHALL BE LOCATED SO THAT PANEL EDGES FALL ON ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED SPACKLED AND FINISHED SMOOTH TO RECEIVE FINISHED WALL TREATMENT.
2. CORNER BEADS OF "200" BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS, ENDS, AND/OR AS OTHERWISE SHOWN ON DRAWING
3. ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURERES SPECIFICATIONS AND BUILDING CODE REQUIREMENTS.
4. ALL PARTITIONS SHALL EXTEND TO UNDERSIDE ABOVE FLOOR AND ANCHORED FIRMLY.
5. THE CONTRACTOR SHALL PROVIDE CENTRALLY LOCATED BENCH MARKS FOR USE BY ALL TRACES.
6. ALL LAYERS OF GYPSUM BOARD IN MULTI-LAYER APPLICATION SHALL BE APPLIED WITH SCREWS.
7. WHERE DUCTS, PIPES, OR CABLING PENETRATE RATED DRY WALL AND MASONRY PARTITIONS, PROVIDE FIRE STOP MATERIAL AS REQUIRED TO INSURE CONTINUITY OF RATING. GAP BETWEEN DUCT AND PARTITIONS SHALL BE FILLED WITH FIRE-STOPPING MATERIAL HELD IN PLACE WITH FIRE RETARDANT ADHESIVE, AS WELL AS OPENINGS BETWEEN DECK AND PARTITION.
8. FRAMING FOR ALL OPENINGS FOR DUCT WORK, RETURN AIR OPENINGS AND GRILL OPENINGS ABOVE AND BELOW HUNG CEILINGS ARE TO BE COORDINATED WITH REFLECTED CEILING PLANS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION CONTROL.
9. THE CONTRACTOR SHALL BRACE ALL PARTITIONS ABOVE SUSPENDED CEILINGS TO UNDERSIDE OF BEAM/FLOOR CONSTRUCTION ABOVE IN ORDER TO ASSURE STABLE, VIBRATION-FREE PARTITIONS. IN NO CASE SHALL DRYWALL PARTITIONS BE ATTACHED DIRECTLY TO DUCTWORK, BUT SHALL BE FRAMED AND BRACED AROUND OBSTRUCTIONS.
10. ALL DRYWALL PARTITIONS FOR KITCHEN AREAS SHALL CONSIST OF 5/8" WATER RESISTANT GYPSUM WALLBOARD ON KITCHEN SIDE. ALL PARTITIONS SURROUNDING KITCHEN SHALL BE INSULATED WITH SOUND ATTENTUATING BATT INSULATION, SAME THICKNESS AS STUDS.
11. ALL PARTITIONS FOR BATHROOMS SHALL CONSIST OF 5/8" WATER RESISTANT GYPSUM WALLBOARD ON THE BATHROOM SIDE, UNLESS RECEIVING TILE - THEN REFER TO NOTE #13.
12. 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD SHALL BE USED AT PARTITIONS SEPARATING GARAGE FROM ADJACENT INTERIOR LIVING SPACES AND AT GARAGE CEILING.
13. ALL PARTITIONS RECEIVING TILE TO HAVE 1/2" CEMENTITIOUS BOARD BEHIND TILE ONLY.

No.	Date	Description
1	3/13/25	DOB FILING

THESE CAD FILES MAY NOT BE USED, DUPLICATED, MODIFIED OR CHANGED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BERG + MOSS ARCHITECTS PC. THE USER AND ITS AGENTS WILL BE LIABLE FOR ANY UNAUTHORIZED USE, DUPLICATION, MODIFICATION OR CHANGE.

? TALBOT ST

BEACON, NEW YORK

DRAWING TITLE
GENERAL NOTES

DRAWING NO.
G-001

SEAL & SIGNATURE

REGISTERED ARCHITECT
JONATHAN V. MOSS
120
STATE OF NEW YORK

DATE: 1.25.25
SCALE:
DWG BY: Author
CHK BY: Checker

NO: 25005

Generated by RES*check-Web* Software

Compliance Certificate

Project 25005 Talbot Ave

Energy Code:	**2020 NYStretch - 2018 IECC**
Location:	**Beacon, New York**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Project SubType:	**None**
Conditioned Floor Area:	**2,290 ft2**
Glazing Area	**18%**
Climate Zone:	**5 (5895 HDD)**
Permit Date:	
Permit Number:	
All Electric	**true**
Is Renewable	**false**
Has Charger	**false**
Has Battery:	**false**
Has Heat Pump:	**true**

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **312** Your UA: **312** Maximum SHGC: **0.00** Your SHGC: **0.50**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	1,405	46.0	10.0	0.018	0.026	25	37
Wall: Wood Frame, 16" o.c.	3,149	23.0	0.0	0.055	0.045	141	116
Door: Glass Door (over 50% glazing) SHGC: 0.50	42			0.300	0.270	13	11
Window: Wood Frame SHGC: 0.50	540			0.240	0.270	130	146
Floor: All-Wood Joist/Truss	75	23.0	0.0	0.041	0.033	3	2
Floor 1: Slab-On-Grade (Unheated) Insulation depth: 4.0' Insulation position: Horizontal Insulation	173		10.0	0.640	0.480	0	0

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2020 NYStretch - 2018 IEC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspectio Checklist.

Name - Title Signature Date

RES*check* Software Version : REScheck-Web

Inspection Checklist

Energy Code: 2020 NYStretch - 2018 IECC

Requirements: 66.0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. requirement, the user certifies that a code requirement will be met and how that is documented, or that an is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/As
103.1, 103.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.1, 103.2, 403.7 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will
302.1, 403.7 [PR2][2]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will **Location on pla** under separate a

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1][1]	Slab edge insulation R-value.	R-_____ ☐ Unheated ☐ Heated	R-_____ ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
402.1.2 [FO3][1]	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.2.1 [FO11][2]	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.9 [FO12][2]	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2][1]	Glazing U-factor (area-weighted average).	U-_____	U-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions. An approved third-party will inspect all components and verify compliance. See section details and guidance from Table R402.4.1.1.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.1 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Ducts located completely inside the building envelope.
403.3.2 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3 [FI32][1]	Duct system in new buildings and additions are located in a conditioned space in accordance with Sections R403.3.7 (1-2).			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.8 [FI33][1]	Ducts are sized in accordance with ACCA Manual D and sections R403.7-8.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.3.5 [FR15][3]	Building cavities are not used as ducts or plenums.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assump
403.3.7 [FR28][1]	Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirem not applicable.
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be m
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirem not applicable.
403.5.3 [FR18][2]	Hot water pipes are insulated to ≥R-3.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be m
403.5 [FR29][2]	Energy conservation measures for SWH systems follow guidelines in section R403.5.1-5.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirem not applicable.
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumpti
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.6 [IN1][1]	Floor insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblie table for values.*
303.2, 402.2.8 [IN2][1]	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ ☐ Wood ☐ Mass ☐ Steel	R-_____ ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblie table for values.*
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1][1]	Ceiling insulation R-value.	R-_____ ☐ Wood ☐ Steel	R-_____ ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Envelope Assemblies table for values.*
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.4 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-_____	R-_____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.1.2 [FI17][1]	Blower door test @ 50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.	ACH 50 =____	ACH 50 =____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.3.3 [FI27][1]	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.3.4 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft²	____ cfm/100 ft²	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.3.2.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.1.2 [FI10][2]	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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? TALBOT ST

BEACON, NEW YORK

DRAWING TITLE

RES CHECK 1

DRAWING NO.

EN-100.00

SEAL & SIGNATURE

REGISTERED ARCHITECT JONATHAN R. MOSS 022120 STATE OF NEW YORK

DATE: 1.25.25
SCALE:
DWG BY: Author
CHK BY: Checker
NO: 25005

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25][2]	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.6.2 [FI34][2]	Every dwelling unit is served by a heat recovery ventilator (HRV) or energy recovery ventilator (ERV) installed per manufacturer's instructions. The HRV/ERV is listed and sized adequately for the specific application, which will include the building's conditioned area, and number of occupants.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.6.3 [FI35][2]	Installed performance of the mechanical ventilation system is tested and verified by an approved agency and measured using a flow hood, flow grid, or other airflow measuring device.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
403.2 [FI26][2]	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.2 [FI30][2]	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to <= 104ºF.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.4 [FI31][2]	Drain water heat recovery units have >= 40 percent efficiency if installed for equal flow or >=52 percent efficiency if installed for unequal flow. Vertical drain water heat recovery units comply with CSA B55.2 and tested and labeled in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units are < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units are < 2 psi for individual units connected to three or more showers.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
403.5.5(1-4) [FI33][2]	Heated water supply piping is in accordance with one of the following: 1) Maximum allowable pipe length method, 2) Maximum allowable pipe volume mehtod, 3) Drain water heat recovery units, or 4) Recirculation Systems.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
404.1 [FI6][1]	90% or more of permanent fixtures have lamps with an efficacy >= 65 lumans/watt or have a total luminaire efficacy >= 45 lumens/watt.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.2 [FI35][1]	Detached one and two-family dwellings and townhouses where the conditioned space is > 1,400 sf comply with the requirements of Appendix RA.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
404.3 [FI36][1]	One or two-family dwellings and townhouses with parking area provided on the building site shall have a 208/240V 40-amp outlet for each dwelling unit or panel capacity and conduit for the future installation of such an outlet. See section details.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
404.1.1 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement is not applicable.
401.3 [FI7][2]	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

2020 NYStretch - 2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	23.00
Below-Grade Wall	0.00
Floor	10.00
Ceiling / Roof	56.00
Ductwork (unconditioned spaces):	____

Glass & Door Rating	U-Factor	SHGC
Window	0.24	0.50
Door	0.30	0.50

Heating & Cooling Equipment	Efficiency
Heating System:_____	____
Cooling System:_____	____
Water Heater:_____	____

Name:_____ **Date:**_____

Comments

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? TALBOT ST

BEACON, NEW YORK

DRAWING TITLE
RES CHECK 2

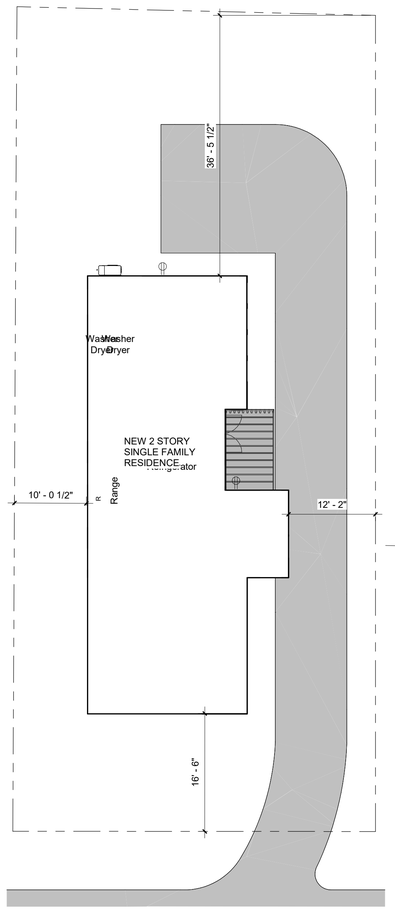
DRAWING NO.
EN-101.00

SEAL & SIGNATURE

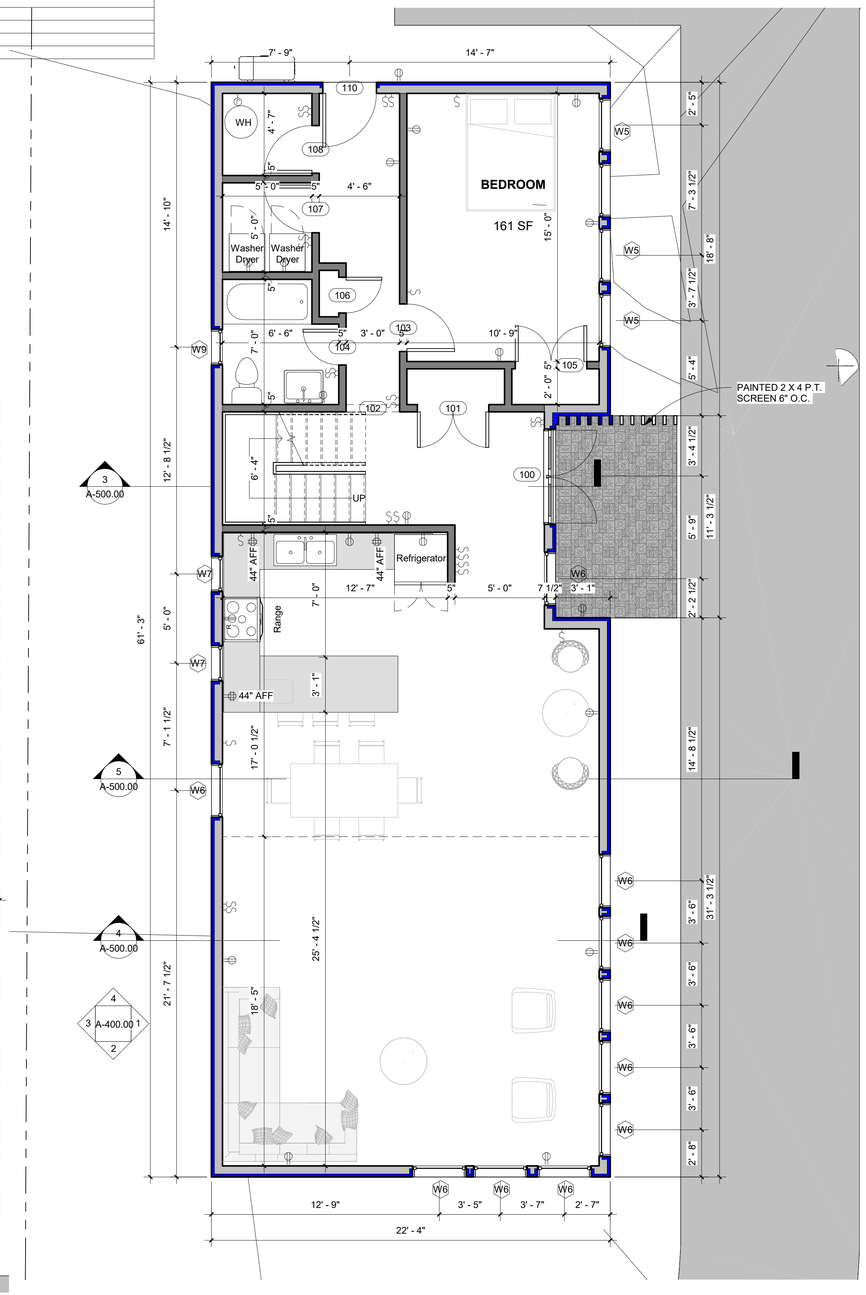
DATE: 1.25.25
SCALE:
DWG BY: Author
CHK BY: Checker
NO: 25005

Door Schedule				
Mark	Width	Height	Hardware Set	Comments
100	5' - 4 1/16"	6' - 7 5/16"		
101	4' - 0"	6' - 8"	DUMMY PAIR WITH CATCH	
103	2' - 8"	6' - 8"	PRIVACY	
104	2' - 0"	6' - 8"	PRIVACY	
105	4' - 0"	6' - 8"	DUMMY PAIR WITH CATCH	
106	2' - 0"	6' - 8"	PRIVACY	
107	2' - 8"	6' - 8"	PRIVACY	
108	2' - 8"	6' - 8"	PRIVACY	
110	3' - 0"	6' - 8"	ENTRANCE	
200	2' - 8"	6' - 8"	PRIVACY	
201	2' - 0"	5' - 0"	PASSAGE	
202	2' - 4"	7' - 0"		
203	2' - 0"	5' - 0"	PASSAGE	
204	2' - 0"	5' - 0"	PASSAGE	
205	2' - 8"	6' - 8"	PRIVACY	
206	2' - 8"	6' - 8"	PRIVACY	
207	4' - 0"	6' - 8"	DUMMY PAIR WITH CATCH	
208	4' - 0"	6' - 8"	DUMMY PAIR WITH CATCH	

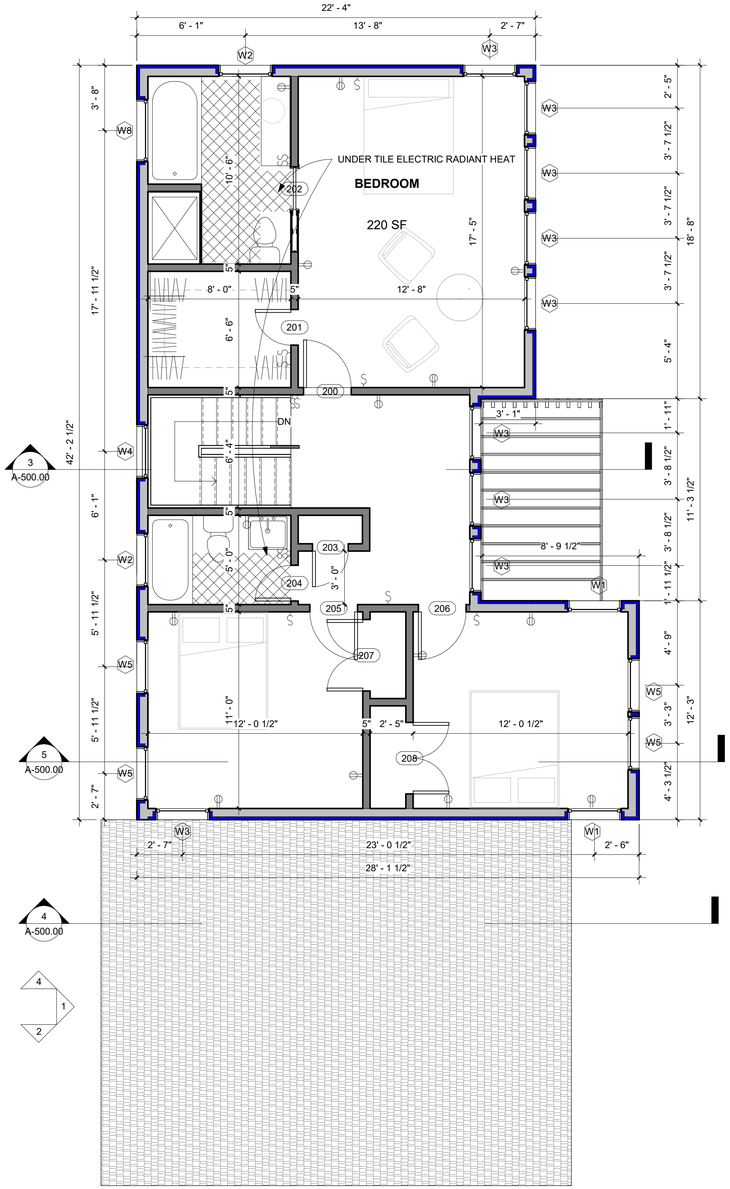
Window Schedule					
Type Mark	Count	Height	Width	Head Height	Type Comments
W1	8	4' - 0"	3' - 0"	<varies>	FIXED
W2	2	5' - 0"	3' - 0"	7' - 6"	CASEMENT TEMPRED
W3	9	6' - 0"	3' - 0"	<varies>	CASEMENT
W4	1	7' - 6"	3' - 0"	16' - 6"	FIXED TEMPERED
W5	8	5' - 0"	3' - 0"	7' - 6"	CASEMENT
W6	10	6' - 0"	3' - 0"	7' - 6"	FIXED
W7	2	4' - 0"	2' - 0"	7' - 6"	FIXED
W8	1	4' - 4"	3' - 6"	7' - 0"	FIXED TEMPERED
W9	1	4' - 0"	2' - 0"	7' - 0"	TEMPERED



3 SITE PLAN
1" = 10'-0"



1 1ST FLOOR
1/4" = 1'-0"



2 2 ND (UNIT B)
1/4" = 1'-0"

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BEACON, NEW YORK

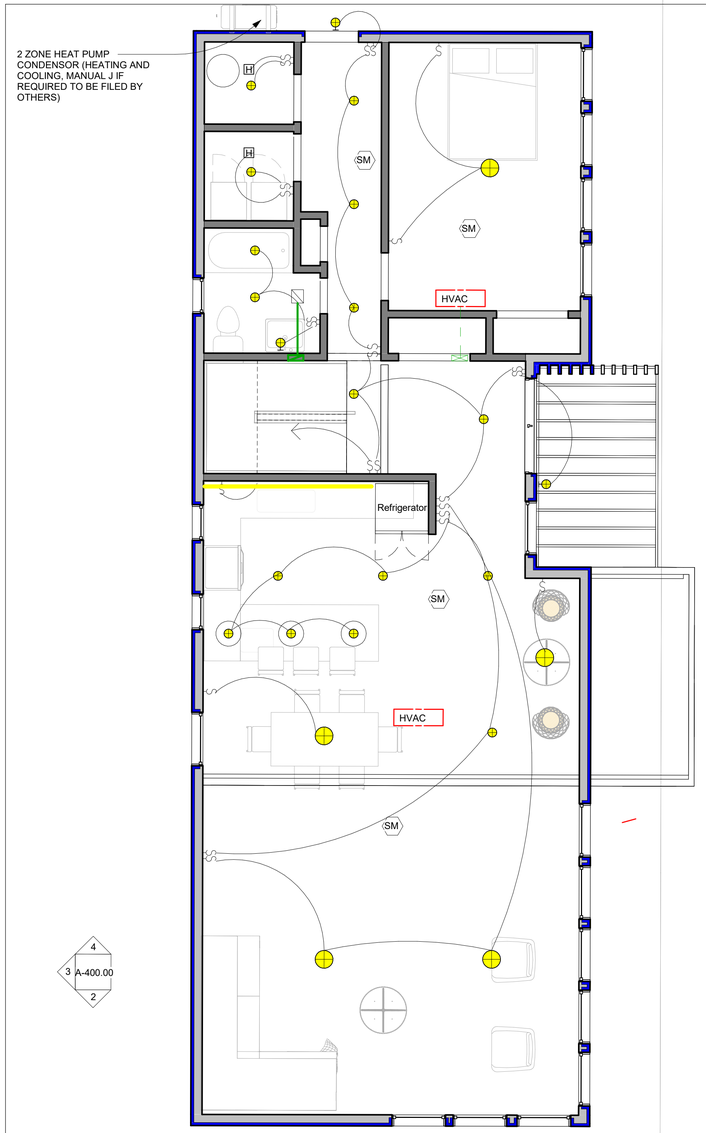
DRAWING TITLE
CONSTRUCTION PLANS

DRAWING NO.
A-101.00

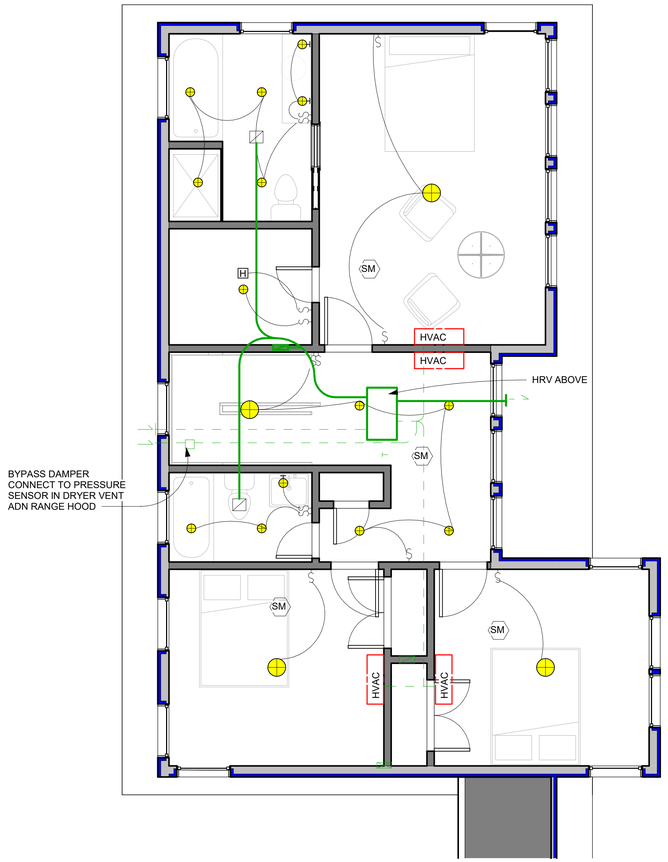
SEAL & SIGNATURE

REGISTERED ARCHITECT JONATHAN R. MOSS 027207 STATE OF NEW YORK

DATE:	1.25.25
SCALE:	As indicated
DWG BY:	Author
CHK BY:	INF
NO:	25005



1 FIRST
1/4" = 1'-0"



2 2 ND
1/4" = 1'-0"

LEGEND

- RECESSED DOWN LIGHT
- O.F.C.I. WALL SCONCE LIGHT
- O.F.C.I. SURFACE DECORATIVE LIGHT
- O.F.C.I. PENDANT DECORATIVE LIGHT
- SM — COMBINED SMOKE/ CO DETECTOR
- H — CEILING MOUNTED ELECTRIC HEATER

NOTE:
1. OWNER TO DETERMINE WHICH SWITCHES SHOULD BE ON DIMMERS

GENERAL REQUIREMENTS:

1. 1. PLUMBING CONTRACTOR IS TO FURNISH AND PAY FOR ALL LABOR, MATERIAL, EQUIPMENT, PERMITS & FEES REQUIRED FOR THE COMPLETE INSTALLATION OF ALL SYSTEMS IN THIS SECTION OF WORK.
2. 2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH NC PLUMBING CODE AND ALL OTHER APPLICABLE CODES. PC IS TO COORDINATE W/ G.C. IN REGARDS TO PROJECT TIMELINE, WORK HOURS, AS WELL AS ANY BONDING OR INSURANCE REQUIREMENTS.
3. ALL PLUMBING FIXTURES AND PLUMBING SYSTEM EQUIPMENT SHALL BE PROVIDED COMPLETE WITH ALL ACCESSORIES, HANGERS, VALVES, STOPS, TAILPIECES, TRAPS, FAUCETS, STRAINERS, ETC REGARDLESS OF PRESENCE ON PLANS. SEE FIXTURE SCHEDULE.
4. ALL EQUIPMENT, MATERIALS AND INSTALLATION SHALL BE GUARANTEED TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE OF WORK OR IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD GUARANTEE, IF LONGER. EXISTING EQUIPMENT IS EXCLUDED FROM WARRANTY REQUIREMENT.
5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
6. DO NO SCALE DRAWINGS FOR MEASUREMENT.
7. INFORMATION GIVEN IN SCHEDULES INCLUDES BOTH DESCRIPTION OF PRODUCT AND MANUFACTURER'S MODEL #. IF CONFLICT IS PRESENT BETWEEN DESCRIPTION AND MODEL #, EQUIPMENT DESCRIPTION SHALL TAKE PRECEDENT. IN CASE OF CONFLICT BETWEEN THE PLANS AND NOTES/SPECIFICATIONS OR CONFLICT BETWEEN INFORMATION PRESENTED ON THE PLANS OR IN THE NOTES/SPECIFICATIONS, THEN THE MOST RESTRICTIVE SHALL TAKE PRECEDENT.
8. BEFORE BID PC IS RESPONSIBLE FOR CLARIFYING W/ G.C. ANY CONFUSION IN REGARDS TO RESPONSIBILITY OF WORK TO BE PERFORMED OR MATERIALS TO BE PROVIDED. THE SUBMITTAL OF THE BID BY THE CONTRACTOR WILL BE HELD AS PROOF THAT THE CONTRACTOR UNDERSTANDS THOROUGHLY AND COMPLETELY THE SCOPE OF THE WORK INVOLVED, AND HAS INCLUDED ON THE BID ALL THE NECESSARY ITEMS TO CARRY OUT THIS SECTION OF WORK.
9. ALL EXISTING EQUIPMENT AND SYSTEMS ARE ASSUMED BY ENGINEER TO BE IN GOOD WORKING ORDER. BEFORE BEGINNING WORK P.C. IS TO ENSURE ANY EQUIPMENT & SYSTEMS TO REMAIN ARE PROPERLY FUNCTIONING. NOTIFY G.C. IMMEDIATELY IF PROBLEMS ARE DISCOVERED.
10. ALL QUESTIONS MUST BE SUBMITTED IN RFI FORMAT TO THE ARCHITECT AND MUST BE ADDRESSED BY THE APPROPRIATE DESIGNER OF RECORD PROIR TO BECOMING A PROPOSED CHANGE ORDER.

II. DIVISION OF WORK:

1. ALL LOW VOLTAGE WIRING RELATED TO PLUMBING EQUIPMENT AND SYSTEMS IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL HIGH VOLTAGE CONNECTIONS TO PLUMBING EQUIPMENT, INCLUDING DISCONNECTS TO BE PROVIDED AND INSTALLED BY E.C.
2. G.C. TO BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ACCESS DOORS RELATED TO PLUMBING SYSTEM (W/ EXCEPTION OF CLEANOUT COVERS, BY P.C.). P.C. RESPONSIBLE FOR COMMUNICATING TO G.C. SIZE AND LOCATION OF REQ'D ACCESS DOOR(S).
3. PLUMBING CONTRACTOR IS TO EMPLOY THE SERVICES OF THE G.C. FOR CUTTING AND PATCHING OF WALLS, FLOORS & CEILINGS RELATED TO THE INSTALLATION OF PLUMBING EQUIPMENT & SYSTEMS.
4. G.C. TO BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY WATER HEATER PLATFORMS, EITHER FLOOR/WALL MOUNTED OR SUSPENDED. P.C. TO COMMUNICATE REQ'S TO G.C.

III. MATERIALS:

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SHOWN OR SPECIFIED.
2. ALL MATERIALS INSTALLED IN RETURN PLENUM ARE TO BE PLENUM RATED.
3. PIPING MATERIALS AND FITTINGS SHALL BE AS FOLLOWS:
   - A. WASTE & VENT (ABOVE & BELOW SLAB):
   - B. PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS.
   - C. DOMESTIC WATER (BELOW SLAB):
     - a. TYPE 'K' COPPER.
   - D. DOMESTIC WATER (ABOVE SLAB):
     - a. TYPE 'L' COPPER WITH SWEATED SOCKET FITTINGS. THREADED FITTINGS MAY BE USED AT VALVES, FIXTURES & SIMILAR.
4. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING (COLD & HOT) ABOVE FINISHED FLOOR. INSULATION TO BE EQUAL TO "ARMAFLEX" PIPE INSULATION W/ SEALED OR TAPED SEAMS. CW LINE INSULATION TO BE MIN. 1 2" THICK. HW LINE INSULATION TO HAVE A MINIMUM R FACTOR OF 6.5 (1") OR IN ACCORDANCE W/ LOCAL CODES WHICHEVER IS GREATER.
5. PROVIDE HANGERS & SUPPORTS APPROVED FOR USE BY 2012 NC PLUMBING CODE.
6. ANY PLUMBING FIXTURES WITH A COMMON SHUT-OFF VALVE (I.E. PRE-RINSE, KITCHEN SINK, MOP SINK) ARE TO INCLUDE A CHECK VALVE ON THE HOT & COLD WATER VALVES TO PREVENT INTERCONNECTION OF HOT & COLD WATER LINES.

IV. COORDINATION:

1. BEFORE BEGINNING WORK INVERT ELEVATIONS SHALL BE ESTABLISHED. PC IS TO ENSURE PROPER SLOPES OF ALL WASTE AND STORM PIPING CAN BE MAINTAINED, CONTACT ENGINEER IMMEDIATELY IF PROBLEM/ISSUE IS DISCOVERED.
2. P.C. TO COORDINATE W/ G.C. AND ARCH PLANS TO ENSURE NECESSARY BACKING/SUPPORTS ARE INSTALLED TO ALLOW INSTALLATION OF PLUMBING FIXTURES.
3. THE PLUMBING CONTRACTOR SHALL COORDINATE CLOSELY WITH ALL OTHER TRADES TO AVOID CONFLICT AND ENSURE OTHER TRADES PROVIDE MEASURES TO ACCOMMODATE PLUMBING WORK (I.E. ACCESS DOORS, SLAB/WALL/ROOF OPENINGS, ELECTRICAL CONNECTIONS, ETC)
4. PIPING SHOULD BE COORDINATED WITH ALL STRUCTURAL FOOTINGS AND FOUNDATIONS. PIPE SHOULD BE OFFSET TO AVOID CONTACT WITH FOOTINGS AND FOUNDATION WALLS. IF PIPING MUST RUN UNDERNEATH A FOOTING OR THROUGH A FOUNDATION WALL, THE PIPE MUST BE INSTALLED WITH A RELIEVING ARCH OR IN A PIPE SLEEVE.
5. P.C. TO REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.

V. EXECUTION:

1. P.C. TO FOLLOW MANUFACTURER'S INSTRUCTIONS WHEN INSTALLING PLUMBING EQUIPMENT. ENSURE REQUIRED MAINTENANCE ACCESS AND CLEARANCES ARE MAINTAINED. IF CONFLICT EXISTS BETWEEN THESE PLANS AND MFG INSTRUCTIONS CONTACT ENGINEER.
2. P.C. RESPONSIBLE FOR EXECUTING ALL CODE REQUIRED TESTS AND INSPECTIONS, INCLUDING BUT NOT LIMITED TO, LEAK & PRESSURE TESTING OF GAS, WASTE, VENT & WATER PIPING AND SANITIZING OF WATER PIPING.
3. ENSURE PIPING LOCATED ON EXTERIOR WALLS (OR OTHER WALLS EXPOSED TO FREEZING CONDITIONS) IS INSTALLED ON WARM-SIDE OF WALL INSULATION.
4. ANY NOTCHING, DRILLING, BORING OR OTHER ALTERATION TO BUILDING STRUCTURE SHALL BE PERFORMED IN A CODE APPROVED METHOD AND NOT THREATEN THE INTEGRITY OF THE BUILDING STRUCTURE.
5. SUPPORT ALL PIPING IN ACCORDANCE W/ 2012 NC PLUMBING CODE. ANY SUSPENDED MATERIALS SHALL BE DIRECTLY SUPPORTED BY THE BUILDING STRUCTURE.
6. PROVIDE A U.L. LISTED ASSEMBLY FOR ALL PENETRATIONS THRU FIRE RATED WALLS, FLOORS & CEILINGS.
7. PENETRATIONS OF ALL EXTERIOR WALLS, FLOORS AND CEILINGS SHALL BE SEALED IN AN AIR TIGHT MANNER AND IN ACCORDANCE W/ 2012 NCECC APPENDIX 2 DETAILS.
8. CLEANOUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS AS PLANS INDICATED AND AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AT EVERY 100 FEET, AND AT THE BASE OF ALL ROOF LEADERS. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.
9. SUPPLY BRANCH LINES SERVING MORE THAN (1) FIXTURE SHALL INCLUDE SHUT-OFF VALVE. LABEL VALVE AND LOCATE AS CLOSE TO RISER/MAIN AS POSSIBLE. (NCPC606.2.1)
10. VALVES NOT DIRECTLY AT EQUIPMENT SHALL BE LABELED INDICATING THE FIXTURE OR AREA SERVED. (NCPC 606.4)
11. WATER HEATER SHALL BE FILLED WITH WATER AND PURGED AS SOON AS INSTALLED OR IN NO EVENT LATER THAN GAS/ELECTRIC HOOK-UP.
12. COPPER PIPING SHALL BE PROTECTED AGAINST CONTACT WITH MASONRY OR DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER PLATED. WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, SATISFACTORY AND PERMANENT ELECTROLYTIC ISOLATION MATERIAL SHALL PROTECT THE COPPER AGAINST CONTACT WITH OTHER METALS.
13. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, SLEEVES SHALL BE COPPER OR RED BRASS. WHERE COPPER MUST BE CONCEALED IN A MASONRY PARTITION OR AGAINST MASONRY, CONTACT SHALL BE PREVENTED BY COATING THE COPPER HEAVILY WITH ASPHALTIC ENAMEL AND PROVIDING 15# ASPHALT SATURATED FELT BETWEEN THE PIPE AND MASONRY.
14. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS. PIPE INSULATION SHALL BE MITERED AT ELBOWS AND TEES TO ENSURE COMPLETE COVERAGE OF PIPING.
15. PROVIDE SHUT OFF VALVES ON THE FIXTURE SUPPLY TO EACH PLUMBING FIXTURE, APPLIANCE, OR MECHANICAL EQUIPMENT.
16. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.
17. THE PLUMBING CONTRACTOR SHALL PROVIDE WATER HAMMER PROTECTION ON ALL WATER DISTRIBUTION PIPING SERVING EQUIPMENT W/ QUICK CLOSING VALVES (ICE MAKERS, DISHWASHERS, FLUSH VALVES, WASHING MACHINES, WATER COOLERS, ETC.) SEE SHOCK ARRESTOR SCHEDULE.
18. ACCESS DOORS TO BE PROVIDED FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING CONSTRUCTION. ACCESS DOORS TO BE RATED WHERE INSTALLED IN RATED ASSEMBLIES.
19. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL
20. PLUMBING EQUIPMENT FROM FOREIGN MATERIAL DURING CONSTRUCTION (PAINT, SPACKLE, ETC.). UPON COMPLETION OF WORK THE PLUMBING CONTRACTOR SHALL CLEAN, WASH, ETC ALL ITEMS AND EQUIPMENT WITHIN HIS SCOPE OF WORK AND LEAVE ALL ITEMS BRIGHT AND CLEAN.
21. PROVIDE PRESSURE REDUCING VALVE IF INCOMING WATER PRESSURE EXCEEDS 80 PSI.
22. NO INSULATION PERMITTED ON BACKFLOW PREVENTOR ASSEMBLY.

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DRAWING TITLE

CELLAR REFLECTED CEILING PLAN, PLUMBING NOTES

DRAWING NO.

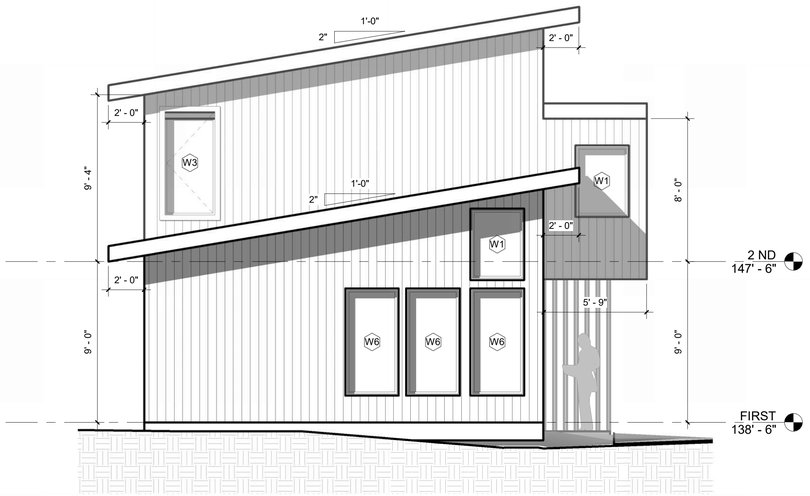
A-201.00

SEAL & SIGNATURE

REGISTERED ARCHITECT JONATHAN A. MOSS 027207 STATE OF NEW YORK

DATE: 1.25.25
SCALE: As indicated
DWG BY: Author
CHK BY: Checker

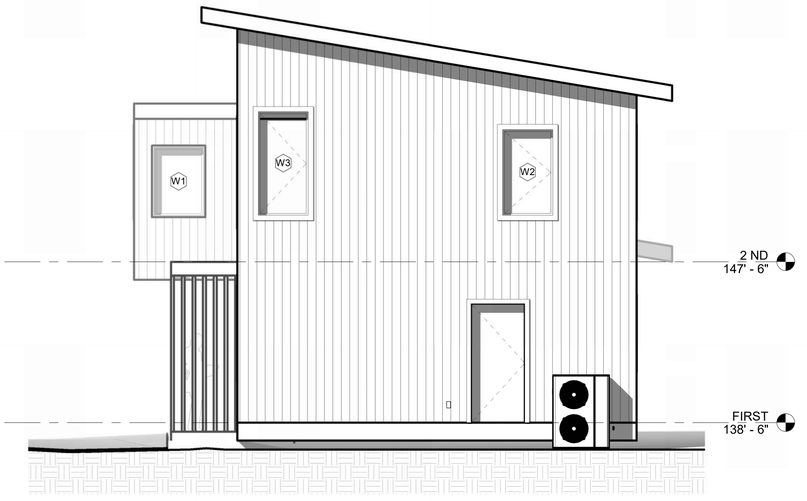
NO: 25005



4 STREET
1/4" = 1'-0"

3 ENTRY
1/4" = 1'-0"

1 SIDE
1/4" = 1'-0"



2 REAR
1/4" = 1'-0"

Window Schedule

Type Mark	Count	Height	Width	Head Height	Type Comments
W1	8	4' - 0"	3' - 0"	<varies>	FIXED
W2	2	5' - 0"	3' - 0"	7' - 6"	CASEMENT TEMPRED
W3	9	6' - 0"	3' - 0"	<varies>	CASEMENT
W4	1	7' - 6"	3' - 0"	16' - 6"	FIXED TEMPERED
W5	8	5' - 0"	3' - 0"	7' - 6"	CASEMENT
W6	10	6' - 0"	3' - 0"	7' - 6"	FIXED
W7	2	4' - 0"	2' - 0"	7' - 6"	FIXED
W8	1	4' - 4"	3' - 6"	7' - 0"	FIXED TEMPERED
W9	1	4' - 0"	2' - 0"	7' - 0"	TEMPERED

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EXTERIOR ELEVATIONS

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A-400.00

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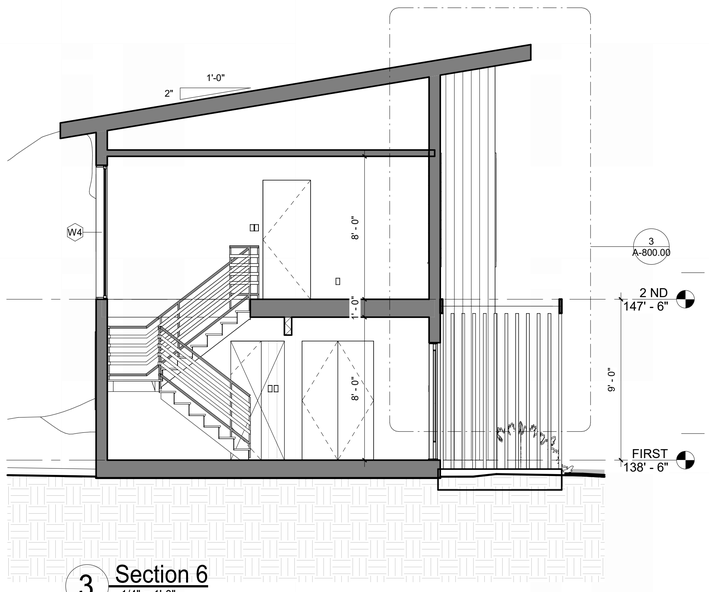
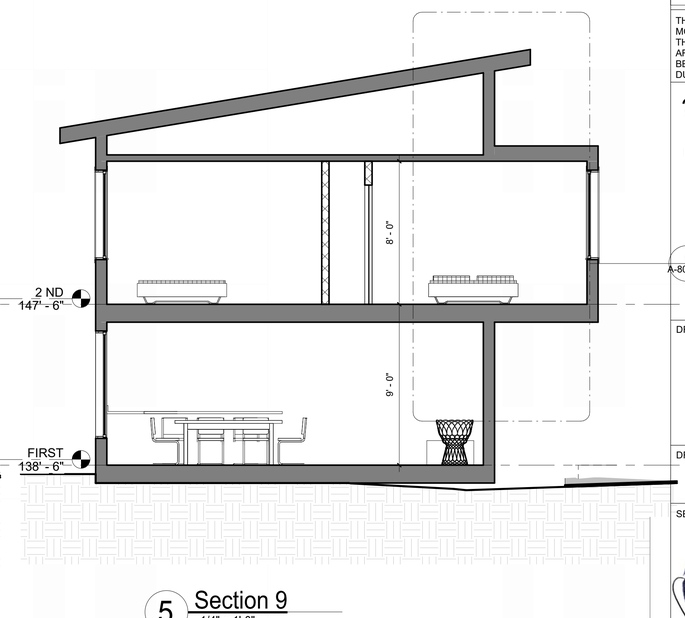
NO:	25005

1 3D View 1



3 Section 6
1/4" = 1'-0"

4 Section 8
1/4" = 1'-0"



5 Section 9
1/4" = 1'-0"

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VIEWS/ SECTIONS

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JONATHAN T. MOSS
STATE OF NEW YORK

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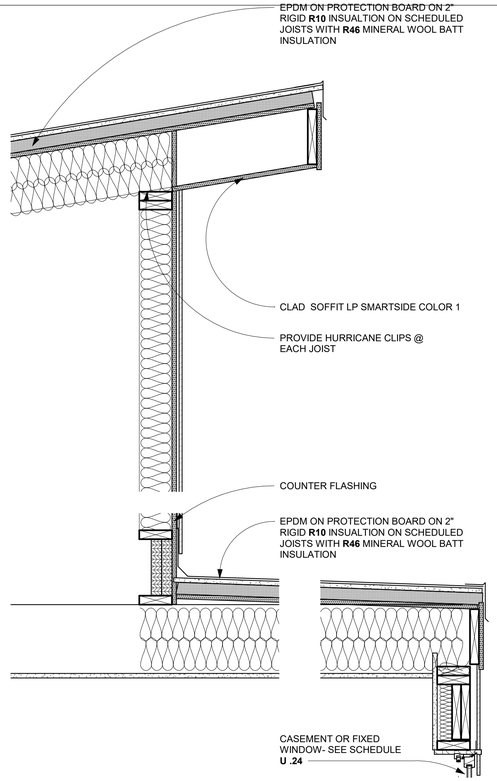
NO:	25005



1 Section 9 - Callout 1
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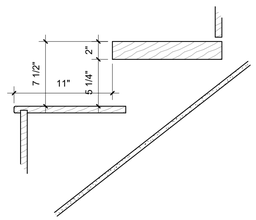
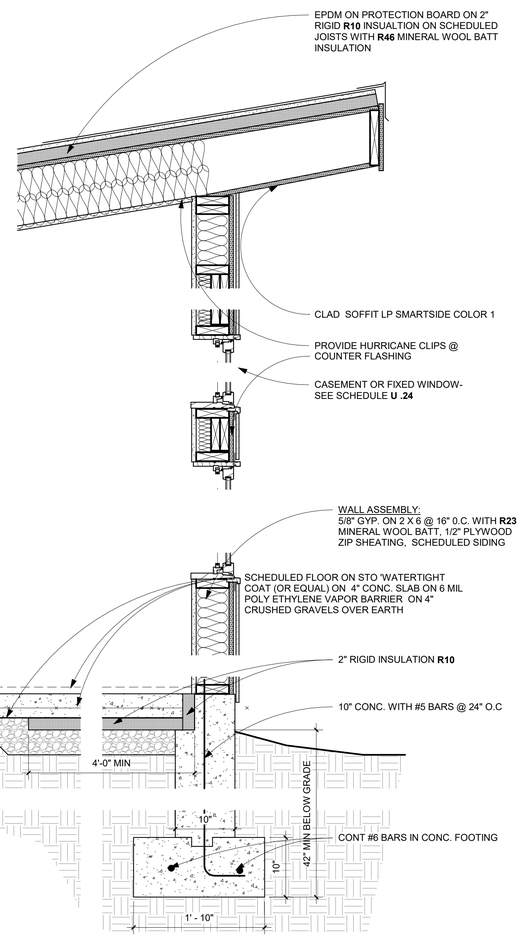


4 INTERIOR STAIR
1 1/2" = 1'-0"



2 Section 8 - Callout 1
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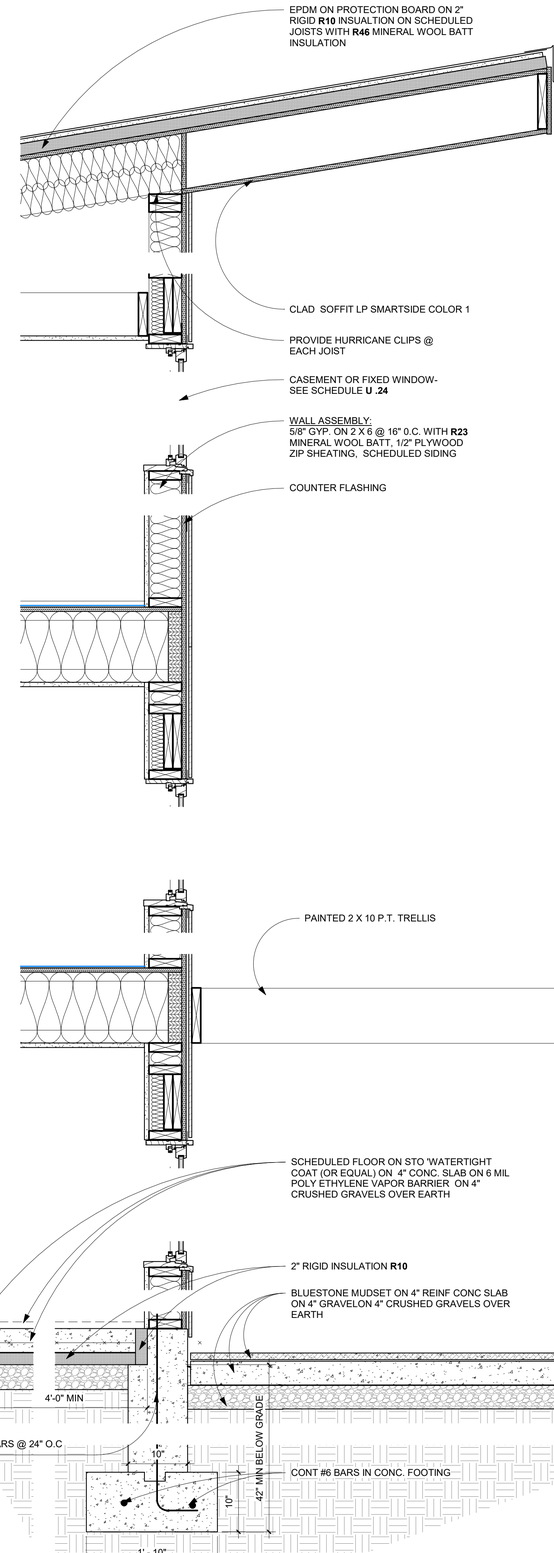

3 Section 6 - Callout 1
1" = 1'-0"

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WALL SECTIONS

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A-800.00

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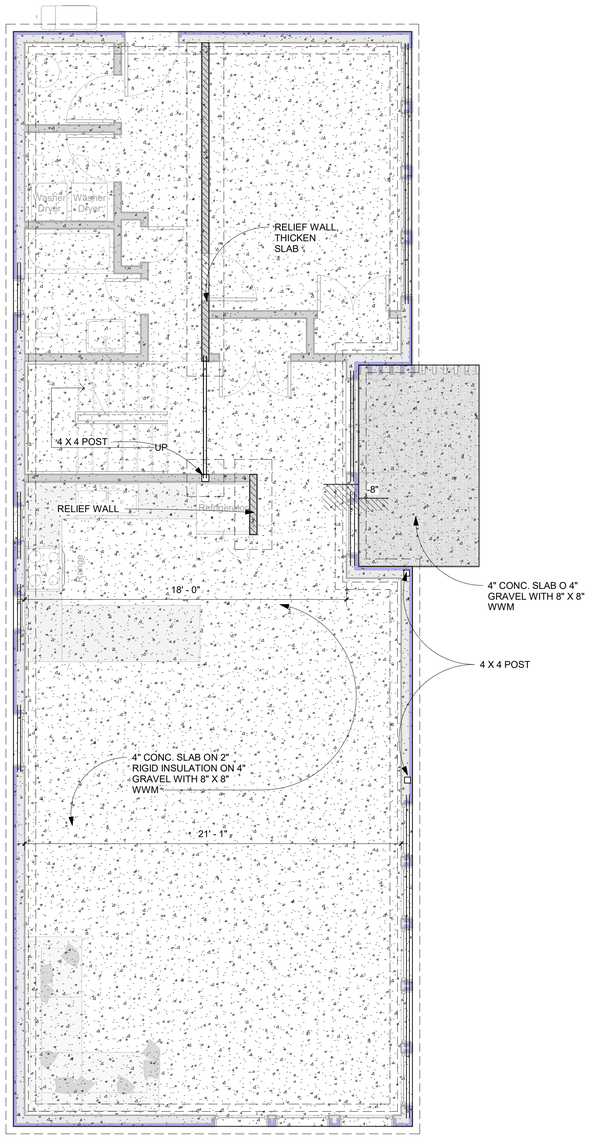
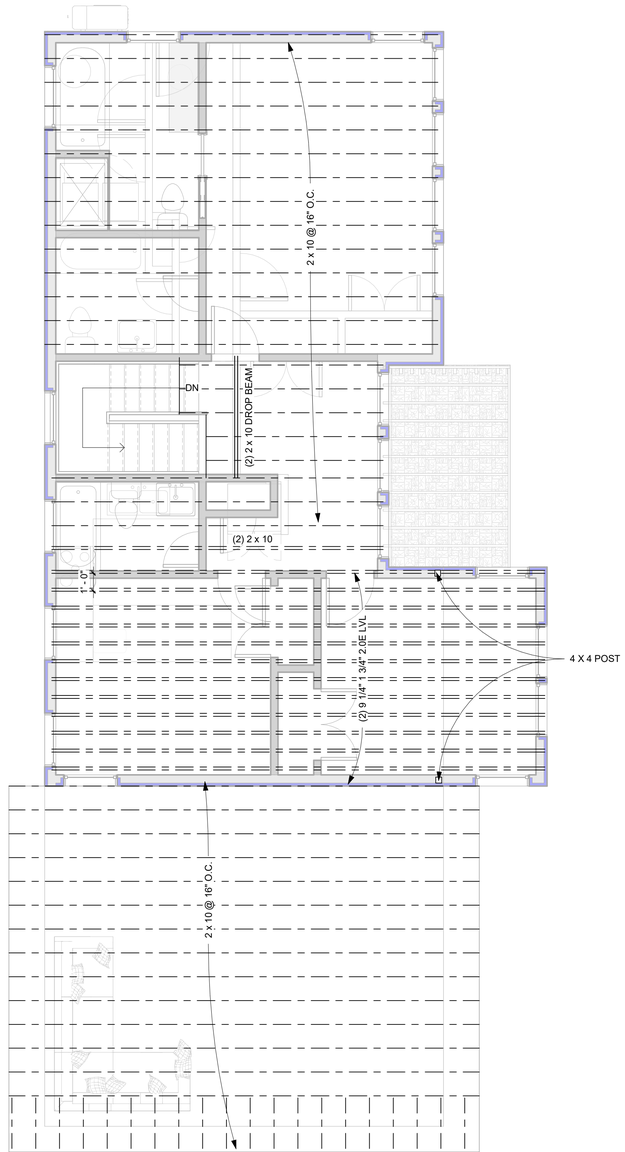
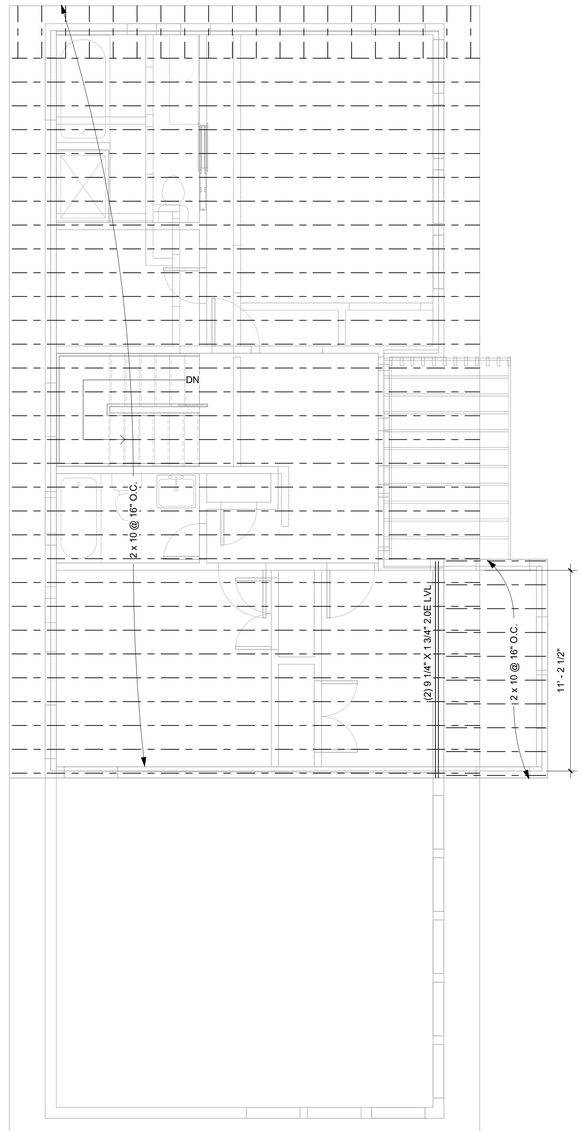


ALL HEADERS (2) 2 X 10 U.O.N.

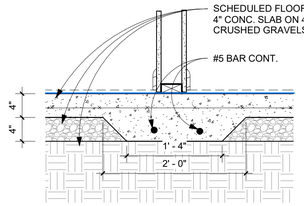
1 1ST FLOOR Str
1/4" = 1'-0"



2 2 ND (UNIT B) Str
1/4" = 1'-0"



3 Roof Structure
1/4" = 1'-0"



4 THICKENED SLAB
1" = 1'-0"

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DRAWING TITLE
FRAMING DRAWINGS

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S-100.00

SEAL & SIGNATURE

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CHK BY:	Checker
NO:	25005

I. GENERAL

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ITS APPLICABLE REFERENCED STANDARDS.

2. WHERE DETAILS FOR SPECIFIC CONDITIONS ARE NOT SHOWN ON THESE PLANS, USE DETAILS FOR THE MOST NEARLY SIMILAR CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS AS DETERMINED BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. REPORT ANY COORDINATION ISSUES IMMEDIATELY TO THE ARCHITECT FOR REVIEW.

3. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, OPENINGS, BEAM PENETRATIONS, AND OTHER INFORMATION NOT SHOWN ON THESE PLANS THAT IMPACT STRUCTURE AND FOUNDATIONS. INCLUDE ADDITIONAL FRAMING AND REINFORCEMENT FOR SUCH WORK (PER TYPICAL STRUCTURAL DETAILS IN THIS SET) IN BASE CONTRACT.

4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR A SAFE AND EFFICIENT METHOD OF SHORING AND/OR BRACING THE STRUCTURE DURING ALL CONSTRUCTION PHASES. SUBMIT AN OUTLINE OF PROPOSED PROCEDURE TO THE ARCHITECT/ENGINEER BEFORE CONSTRUCTION COMMENCES.

6. STRUCTURAL MEMBERS SHALL NOT BE MODIFIED IN THE FIELD WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER. IN THE EVENT OF A CONSTRUCTION OR FABRICATION ERROR, THE CONTRACTOR SHALL PREPARE A SKETCH WITH A PROPOSED REPAIR, AND SUBMIT IT TO THE A/E FOR APPROVAL PRIOR TO PERFORMING ANY CORRECTIVE WORK.

7. SUBMIT SHOP DRAWINGS FOR APPROVAL (FOR ALL TRADES INDICATED HEREIN) PRIOR TO PROCEEDING WITH FABRICATION AND/OR CONSTRUCTION.

II. DESIGN LOADS

1. FLOOR LIVE LOAD:

a)	SLEEPING ROOMS	30 PSF
b)	STAIRS	40 PSF
c)	GARAGE	50 PSF
d)	ALL OTHER AREAS	40 PSF

2. ROOF LIVE LOAD (SNOW LOAD ZONE 2) ..... 30 PSF*
*MODIFIED FOR SNOW DRIFT PER 780 CMR 1610.6

3. WIND LOAD (PER 780 CMR 1611.0):

a)	REFERENCE WIND PRESSURE (ZONE 3)	21 PSF
b)	WIND EXPOSURE	C

III. CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 AND 301 REQUIREMENTS. THIS SHALL INCLUDE PROPORTIONING OF CONCRETE MIX, CONCRETE TESTING, PLACEMENT OF CONCRETE, AND CURING PROCEDURES.

2. CONCRETE SHALL HAVE THE FOLLOWING 28 DAY COMPRESSIVE STRENGTH:
a. FOOTINGS ..... 3000 PSI
b. ALL OTHER CONCRETE ..... 4000 PSI

3. PROVIDE TOTAL AIR ENTRAINMENT OF 6% (±) FOR ALL CONCRETE EXPOSED TO WEATHER.

4. MAX. WATER/CEMENT RATIO FOR 4000 PSI CONCRETE - W/C = 0.45. PROVIDE A HIGH-RANGE WATER REDUCING ADMIXTURE IF REQUIRED TO INCREASE WORKABILITY OF THE CONCRETE.

5. CONCRETE REINFORCING SHALL BE IN ACCORDANCE WITH ASTM A615 AND HAVE THE FOLLOWING MINIMUM YIELD STRENGTH:
a. MAIN REINFORCING STEEL ..... 60 KSI
b. TIES & STIRRUPS ..... 40 KSI

6. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185.

7. UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING MINIMUM REINFORCING COVER:

a.	FOOTINGS	3 INCHES
b.	CONCRETE EXPOSED TO WEATHER OR EARTH	2 INCHES
c.	SLABS ON GRADE (STEEL BARS)	2 INCHES
d.	SLABS ON GRADE (WWF)	SEE TYP. DETAILS

8. REINFORCING LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI-318-95 FOR TENSION LAP SPLICES, CLASS B, UNLESS NOTED OTHERWISE. HORIZONTAL REINFORCING IN PERIMETER WALLS SHALL BE LAPPED 24" MINIMUM.

9. PROVIDE CORNER BARS AT ALL WALL CORNERS & INTERSECTIONS MATCHING HORIZONTAL REINFORCEMENT WITH 2'-6" MINIMUM LAPS.

10. PLACE ALL SLABS PER ACI 301 AND ACI 302.1r96 SPECIFICATIONS. UNLESS NOTED OTHERWISE, PROVIDE A MINIMUM FLOOR FLATNESS Ff=25, AND, AT SLABS ON GRADE, A MINIMUM FLOOR LEVELNESS Fl=25.

11. PROVIDE SAWCUT JOINTS IN ALL SLABS USING AN EARLY-ENTRY SAW WITHIN 4 HOURS OF PLACEMENT. PROVIDE SAWCUTS @ 10'-0" O.C. MAX., UNLESS NOTED OTHERWISE.

IV. FOUNDATIONS

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AS WELL AS ALL APPROPRIATE AGENCIES AND MUNICIPALITIES TO AVOID DAMAGE TO UNDERGROUND UTILITIES PRIOR TO THE START OF ANY SITE WORK.

2. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW FINISH GRADE.

3. FOOTINGS SHALL BE STEPPED AT A MAXIMUM SLOPE OF 2 HORIZONTAL TO 1 VERTICAL, UNLESS NOTED OTHERWISE (SEE TYPICAL DETAILS).

4. REMOVE ALL TOPSOIL, EXISTING FILLS, ORGANIC MATERIALS, AND FROST DISTURBED SOILS PRIOR TO PLACING NEW FOOTINGS.

5. ALL BOTTOMS OF FOOTINGS SHALL BEAR ON VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF (TO BE VERIFIED BY A.P.E. DURING CONSTRUCTION), OR SHALL BEAR ON ENGINEERED FILL. THE ENGINEERED FILL SHALL BE COMPACTED IN 8" LOOSE LAYERS TO 95% OF THE SPECIFIED MAXIMUM DRY DENSITY AS ESTABLISHED BY ASTM D-1557-78, METHOD D. THE COMPACTION SHALL BE DETERMINED BY ASTM DESIGNATION D1556-82, D2167-66, D2922-81, OR OTHER APPROVED NUCLEAR DENSITY TESTING DEVICE.

6. ENGINEERED FILL UNDER SLABS AND FOOTINGS SHALL CONSIST OF GRANULAR SOIL FREE TO ORGANIC MATTER AND CONFORMING TO THE FOLLOWING LIMITATIONS ON GRADATION:

a)	MAXIMUM SIZE OF PARTICLES	3 INCHES
b)	RETAINED ON 3/4" SIEVE	30% MAXIMUM
c)	PASSING NO. 100 SIEVE	45% MAXIMUM
d)	PASSING NO. 200 SIEVE	8% MAXIMUM

7. DURING BACKFILL OPERATIONS OF ALL FOUNDATION WALLS, THE FILL ON EITHER SIDE OF THE WALL SHALL NOT EXCEED A 2'-0" DIFFERENTIAL, UNLESS THE WALL IS DESIGNED FOR RETAINING ACTION.

SEE SUPERIOR WALL DRAWINGS FOR ADDITIONAL DETAILS

V. STRUCTURAL STEEL: NA

VI. STRUCTURAL LUMBER

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN FOREST & PAPER ASSOC. STANDARDS AND SPECIFICATIONS.

2. ALL LUMBER USED IN A STRUCTURAL CAPACITY SHALL BE S-P-F #1 K.D. FOR WALL STUDS, AND S-P-F #2 K.D. FOR ALL OTHER.

3. ANY WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, EXPOSED TO UNHEATED BASEMENT AND CRAWL SPACES, OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE TREATED.

4. ALL FASTENERS SHALL BE IN CONFORMANCE WITH THE FASTENING SCHEDULE IN THE APPLICABLE STATE BUILDING CODE, UNLESS NOTED OTHERWISE. FASTENERS EXPOSED TO THE WEATHER SHALL BE GALVANIZED "SIMPSON'S Z-MAX" OR STAINLESS STEEL.

5. ALL BEAM TO BEAM CONNECTIONS SHALL BE APPROVED GALV. TOP FLANGE HANGERS. SUBMIT SHOP DRAWINGS FOR REVIEW.

6. ALL WOOD POST CAPS AND BASE CONNECTIONS SHALL BE APPROVED GALV. "SIMPSON'S" POST CAP AND BASE PREFABRICATED ASSEMBLIES. SUBMIT SHOP DRAWINGS FOR REVIEW.

7. "TJI" JOISTS, "SILENT FLOOR SYSTEM", "PARALLAM PSL" (PARALLEL STRAND LUMBER), AND "MICROLLAM LVL" FRAMING INDICATED ON DRAWINGS ARE DESIGNED AND MANUFACTURED BY "TRUS-JOIST" OF BOISE, IDAHO.

8. THE "TJI" FRAMING SIZES, SPACING, AND FRAMING DETAILS INDICATED ARE THE MINIMUM REQUIRED. PROVIDE DESIGN AND FRAMING DETAILS AS PER LOADS INDICATED ABOVE.

9. ALL PRESSURE TREATED PARALLAM BEAMS AND POSTS SHALL BE "WOLMANIZED PARALLAMS", DESIGNED AND MANUFACTURED BY "TRUS JOIST" OF BOISE, IDAHO.

10. PRESSURE TREATED GLUED-LAMINATED (GLU-LAM) MEMBERS MAY BE USED IN LIEU OF WOLMANIZED PARALLAM MEMBERS, AT THE CONTRACTOR'S OPTION. THE DECAY RESISTANCE AND STRUCTURAL PROPERTIES OF ALL GLU-LAM BEAMS MUST BE EQUAL TO OR BETTER THAN THOSE OF THE SPECIFIED WOLMANIZED PARALLAM MEMBERS. ALL PRODUCT SUBSTITUTIONS MUST BE SUBMITTED TO THE A/E FOR REVIEW AN APPROVAL PRIOR TO THE START OF CONSTRUCTION.

11. BORED OR CUT HOLES SHALL NOT BE CUT OR BORED MORE THAN 1/3 OF THE DEPTH OF ANY LOADBEARING STUD WITHOUT REINFORCEMENT.

12. LOAD BEARING STUDS MAY HAVE HAVE BORED OR CUT HOLES UP TO 1/2 OF THE STUD DEPTH ONLY IF THE STUDS ARE DOUBLED OR A SIMPSON STRONG-TIE STUD SHOE (TYPE SS1.5) OR A 16 GA. GALVANIZED FABRICATED SLEEVE IS INSTALLED AT EACH STUD WITH A HOLE.

13. EDGES OF ANY HOLES SHALL BE LOCATED AT A MINIMUM OF 5/8" FROM THE STUD EDGE.

14. ALL SLEEVES SHALL BE IN ONCE PIECE, WITH A MINIMUM EXTENSION OF 4" ABOVE AND BELOW THE HOLE ON THE WIDE FACE OF STUD.

15. ALL LOADBEARING WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND INTERSECTIONS. TOP PLATE JOINTS SHALL BE OFFSET NOT LESS THAN 48 INCHES.

16. PROVIDE A MINIMUM OF 3 STUDS AT ALL EXTERIOR WALL CORNERS, U.N.O.

17. UNLESS NOTED OTHERWISE, PROVIDE 3/4" ANCHOR BOLTS @ 48" O.C., AND WITHIN 12" OF WALL ENDS. PROVIDE A MIN. OF 3 ANCHOR BOLTS PER WALL SEGMENT.

18. EXTERIOR WALL SHALL BE SHEATHED WITH GRADE C-D PLYWOOD WITH NOMINAL THICKNESS OF 1/2" MINIMUM (COORD. THICKNESS WITH ARCH. DWGS.). WALL BRACING SHALL BE ACCOMPLISHED THROUGH THE SHEATHING, INSTALLED PER TABLE 3606.2.9 OF THE MASS. BUILDING CODE 780 CMR 36. PROVIDE 48" MINIMUM SHEATHING PANEL WIDTHS. NAIL SHEATHING TO SOLE AND TOP PLATES @ 6" O.C. (MIN.), U.N.O.

19. ROOF SHEATHING SHALL BE APA RATED GRADE C-D PLYWOOD WITH NOMINAL THICKNESS OF 5/8" MINIMUM (COORD. THICKNESS WITH ARCH. DWGS.). FASTEN ROOF SHEATHING PER TABLE 3606.2.3a OF THE MASS. BUILDING CODE 780 CMR 36. PROVIDE FULL DEPTH BLOCKING, NAILED TO ROOF SHEATHING AND TOP PLATE OF WALL AT ALL WALL LOCATIONS USED AS WALL BRACES PER NOTE 18 ABOVE.

20. FLOOR SHEATHING SHALL BE APA RATED "STURD-I-FLOOR" WITH NOMINAL THICKNESS OF 3/4" MINIMUM (COORD. THICKNESS WITH ARCH. DWGS.). FASTEN FLOOR SHEATHING PER TABLE 3606.2.3a OF THE MASS. BUILDING CODE 780 CMR 36 AND THE MANUFACTURER'S REQUIREMENTS.

21. ANY PRODUCT SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER. SUBMIT PERFORMANCE RATINGS TO SHOW EQUIVALENCY TO WOOD PRODUCTS SPECIFIED HEREIN.

V. STRUCTURAL STEEL

1. ALL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS AND ITS CODE OF STANDARD PRACTICE.

2. MATERIAL SPECIFICATIONS:

W, WT SHAPES	ASTM A992 (50 KSI)
SQUARE & RECTANGULAR HSS (50 KSI)	ASTM A500, GRADE C
ROUND HSS (46 KSI)	ASTM A500, GRADE C
L SHAPES, MISC. PLATES & BARS	ASTM A36
BOLTS	ASTM A325
ANCHOR RODS	ASTM F1554, GRADE 36

3. ALL WELDING OPERATIONS SHALL BE PERFORMED BY AWS CERTIFIED WELDERS IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS. USE E-70XX WELDING ELECTRODES.

4. STRUCTURAL STEEL CONNECTIONS SHALL DEVELOP (1/2) OF MEMBERS' TOTAL UNIFORM LOAD CAPACITY AS DETERMINED FROM THE AISC MANUAL OF STEEL CONSTRUCTION, 9TH ED. (ALLOWABLE STRESS DESIGN). SEE NOTES ON THESE PLANS FOR COMPOSITE BEAM REQUIREMENTS.

5. ALL BOLTED CONNECTIONS SHALL USE 3/4"∅, ASTM A325 BOLTS OR A-490 BOLTS, UNLESS NOTED OTHERWISE. BOLTED CONNECTIONS SHALL BE DESIGNED PER THE AISC MANUAL OF STEEL CONSTRUCTION, 9TH ED. (ASD) AND THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS (ASD). CONNECTIONS SHALL BE SNUG-TIGHT, U.N.O.

6. ALL NEW STRUCTURAL STEEL SHALL BE GIVEN ONE COAT OF AN APPROVED SHOP PRIMER APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, UNLESS NOTED OTHERWISE. SURFACE PREPARATION OF STEEL PRIOR TO SHOP PAINTING SHALL CONFORM TO SSPC SP6.

7. AFTER ERECTION IS COMPLETE, TOUCH-UP ALL SHOP PRIMED COATS DAMAGED DURING TRANSPORTATION AND ERECTION, AND PRIME ALL FIELD WELDS USING THE SAME PAINT USED FOR SHOP PRIMING.

8. STRUCTURAL STEEL FRAME SHALL BE LEVEL AND PLUMB PRIOR TO COMPLETING CONNECTIONS.

9. SUBMIT SHOP DRAWINGS FOR REVIEW.

VI. STRUCTURAL LUMBER

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE AMERICAN FOREST & PAPER ASSOC. STANDARDS AND SPECIFICATIONS.

2. ALL LUMBER USED IN A STRUCTURAL CAPACITY SHALL BE S-P-F #1 K.D. FOR WALL STUDS, AND S-P-F #2 K.D. FOR ALL OTHER.

3. ANY WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY, EXPOSED TO UNHEATED BASEMENT AND CRAWL SPACES, OR EXPOSED TO THE EXTERIOR SHALL BE PRESSURE TREATED.

4. ALL FASTENERS SHALL BE IN CONFORMANCE WITH THE FASTENING SCHEDULE IN THE APPLICABLE STATE BUILDING CODE, UNLESS NOTED OTHERWISE. FASTENERS EXPOSED TO THE WEATHER SHALL BE GALVANIZED "SIMPSON'S Z-MAX" OR STAINLESS STEEL.

5. ALL BEAM TO BEAM CONNECTIONS SHALL BE APPROVED GALV. TOP FLANGE HANGERS. SUBMIT SHOP DRAWINGS FOR REVIEW.

6. ALL WOOD POST CAPS AND BASE CONNECTIONS SHALL BE APPROVED GALV. "SIMPSON'S" POST CAP AND BASE PREFABRICATED ASSEMBLIES. SUBMIT SHOP DRAWINGS FOR REVIEW.

7. "TJI" JOISTS, "SILENT FLOOR SYSTEM", "PARALLAM PSL" (PARALLEL STRAND LUMBER), AND "MICROLLAM LVL" FRAMING INDICATED ON DRAWINGS ARE DESIGNED AND MANUFACTURED BY "TRUS-JOIST" OF BOISE, IDAHO.

8. THE "TJI" FRAMING SIZES, SPACING, AND FRAMING DETAILS INDICATED ARE THE MINIMUM REQUIRED. PROVIDE DESIGN AND FRAMING DETAILS AS PER LOADS INDICATED ABOVE.

9. ALL PRESSURE TREATED PARALLAM BEAMS AND POSTS SHALL BE "WOLMANIZED PARALLAMS", DESIGNED AND MANUFACTURED BY "TRUS JOIST" OF BOISE, IDAHO.

10. PRESSURE TREATED GLUED-LAMINATED (GLU-LAM) MEMBERS MAY BE USED IN LIEU OF WOLMANIZED PARALLAM MEMBERS, AT THE CONTRACTOR'S OPTION. THE DECAY RESISTANCE AND STRUCTURAL PROPERTIES OF ALL GLU-LAM BEAMS MUST BE EQUAL TO OR BETTER THAN THOSE OF THE SPECIFIED WOLMANIZED PARALLAM MEMBERS. ALL PRODUCT SUBSTITUTIONS MUST BE SUBMITTED TO THE A/E FOR REVIEW AN APPROVAL PRIOR TO THE START OF CONSTRUCTION.

11. BORED OR CUT HOLES SHALL NOT BE CUT OR BORED MORE THAN 1/3 OF THE DEPTH OF ANY LOADBEARING STUD WITHOUT REINFORCEMENT.

12. LOAD BEARING STUDS MAY HAVE HAVE BORED OR CUT HOLES UP TO 1/2 OF THE STUD DEPTH ONLY IF THE STUDS ARE DOUBLED OR A SIMPSON STRONG-TIE STUD SHOE (TYPE SS1.5) OR A 16 GA. GALVANIZED FABRICATED SLEEVE IS INSTALLED AT EACH STUD WITH A HOLE.

13. EDGES OF ANY HOLES SHALL BE LOCATED AT A MINIMUM OF 5/8" FROM THE STUD EDGE.

14. ALL SLEEVES SHALL BE IN ONCE PIECE, WITH A MINIMUM EXTENSION OF 4" ABOVE AND BELOW THE HOLE ON THE WIDE FACE OF STUD.

15. ALL LOADBEARING WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND INTERSECTIONS. TOP PLATE JOINTS SHALL BE OFFSET NOT LESS THAN 48 INCHES.

16. PROVIDE A MINIMUM OF 3 STUDS AT ALL EXTERIOR WALL CORNERS, U.N.O.

17. UNLESS NOTED OTHERWISE, PROVIDE 3/4" ANCHOR BOLTS @ 48" O.C., AND WITHIN 12" OF WALL ENDS. PROVIDE A MIN. OF 3 ANCHOR BOLTS PER WALL SEGMENT.

18. EXTERIOR WALL SHALL BE SHEATHED WITH GRADE C-D PLYWOOD WITH NOMINAL THICKNESS OF 1/2" MINIMUM (COORD. THICKNESS WITH ARCH. DWGS.). WALL BRACING SHALL BE ACCOMPLISHED THROUGH THE SHEATHING, INSTALLED PER TABLE 3606.2.9 OF THE MASS. BUILDING CODE 780 CMR 36. PROVIDE 48" MINIMUM SHEATHING PANEL WIDTHS. NAIL SHEATHING TO SOLE AND TOP PLATES @ 6" O.C. (MIN.), U.N.O.

19. ROOF SHEATHING SHALL BE APA RATED GRADE C-D PLYWOOD WITH NOMINAL THICKNESS OF 5/8" MINIMUM (COORD. THICKNESS WITH ARCH. DWGS.). FASTEN ROOF SHEATHING PER TABLE 3606.2.3a OF THE MASS. BUILDING CODE 780 CMR 36. PROVIDE FULL DEPTH BLOCKING, NAILED TO ROOF SHEATHING AND TOP PLATE OF WALL AT ALL WALL LOCATIONS USED AS WALL BRACES PER NOTE 18 ABOVE.

20. FLOOR SHEATHING SHALL BE APA RATED "STURD-I-FLOOR" WITH NOMINAL THICKNESS OF 3/4" MINIMUM (COORD. THICKNESS WITH ARCH. DWGS.). FASTEN FLOOR SHEATHING PER TABLE 3606.2.3a OF THE MASS. BUILDING CODE 780 CMR 36 AND THE MANUFACTURER'S REQUIREMENTS.

21. ANY PRODUCT SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER. SUBMIT PERFORMANCE RATINGS TO SHOW EQUIVALENCY TO WOOD PRODUCTS SPECIFIED HEREIN.

1 SHEAR DIAGRAM
12" = 1'-0"

MOSS ARCHITECTS
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 972-4600
INFO@MOSS-ARC.COM
moss-arc.com

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No.	Date	Description
1	3/13/25	DOB FILING

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? TALBOT ST

BEACON, NEW YORK

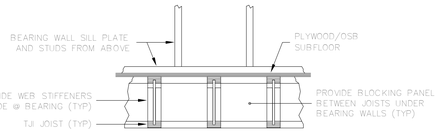
DRAWING TITLE
STRUCTURAL NOTES

DRAWING NO.
S-100.01

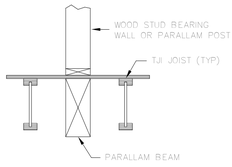
SEAL & SIGNATURE

REGISTERED ARCHITECT JONATHAN A. MOSS 026207 STATE OF NEW YORK

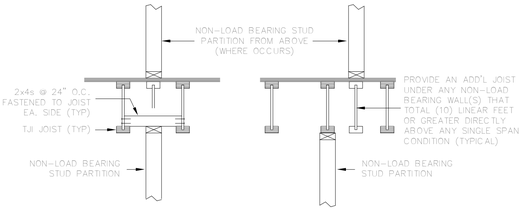
DATE:	1.25.25
SCALE:	12" = 1'-0"
DWG BY:	Author
CHK BY:	Checker
NO:	25005



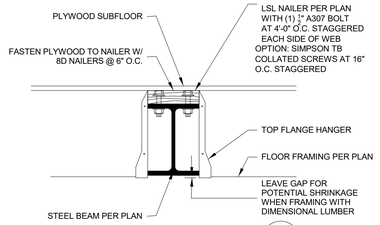
DETAIL 1/S301
3/4"=1'-0"



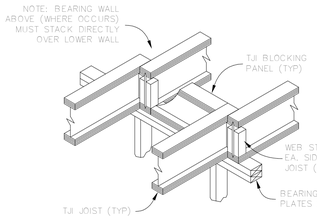
DETAIL 2/S301
3/4"=1'-0"



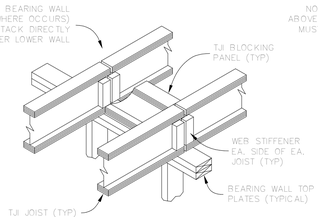
DETAIL 3/S301
3/4"=1'-0"



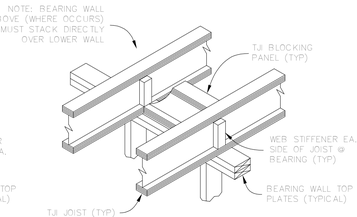
SAWN FLOOR FRAMING STEEL BEAM WITH NAILER 4/S301
3/4"=1'-0"



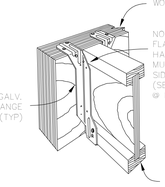
TJI JOISTS LAPPED OVER BEARING WALL



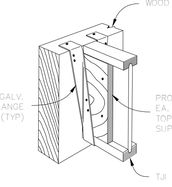
TJI JOISTS BUTTING OVER BEARING WALL



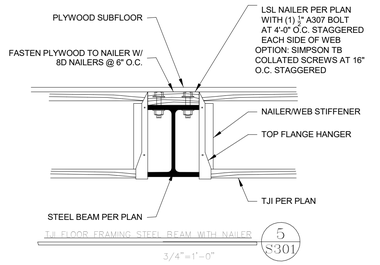
TJI JOISTS CONTINUOUS OVER BEARING WALL



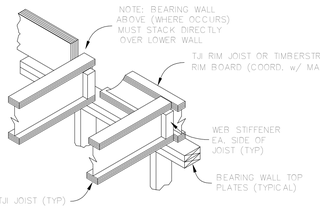
TJI JOIST/WOOD BEAM CONNECTION
(SIMILAR AT LEDGER)



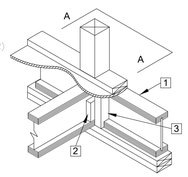
TJI JOIST/WOOD BEAM CONNECTION
(ALTERNATE)



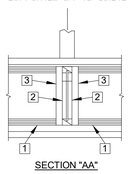
TJI FLOOR FRAMING STEEL BEAM WITH NAILER 5/S301
3/4"=1'-0"



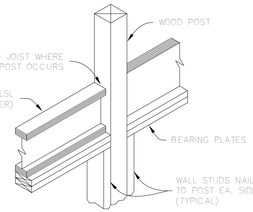
TJI JOIST BEARING @ EXTERIOR WALL



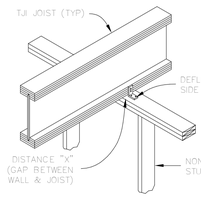
WOOD POST @ BEARING WALL



1 TJI BLOCKING PANEL
2 WEB STIFFENER EACH SIDE OF TJI
3 2x4 (MIN.) BLOCKS EA. SIDE OF TJI JOIST TO SUPPORT COLUMN LOAD (LENGTH = JOIST DEPTH + 1/4")

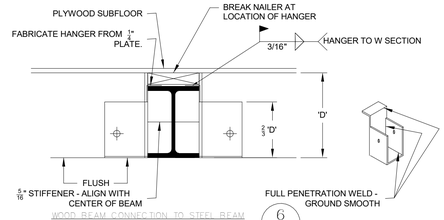


THRU WOOD POST @ ENDWALL

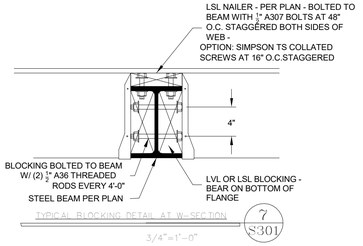


TJI JOIST @ ENDWALL

LATERAL SUPPORT FOR NON-LOAD BEARING PARTITION



WOOD BEAM CONNECTION TO STEEL BEAM 6/S301
3/4"=1'-0"



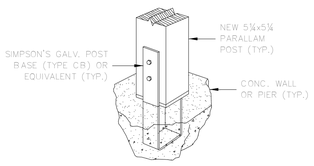
TYPICAL BLOCKING DETAIL AT W-SECTION 7/S301
3/4"=1'-0"

TYPICAL TJI JOIST ISOMETRIC FRAMING DETAILS

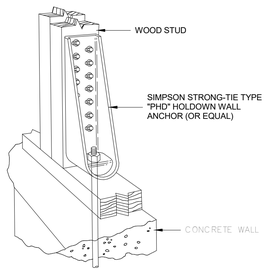
NO SCALE

NOTE:
TYPICAL TJI JOIST ISOMETRIC FRAMING DETAILS ARE MANUFACTURER REQUIREMENTS AND MUST BE FOLLOWED AS THEY IMPACT WORK SHOWN. CONTRACTOR MUST REVIEW DETAILS AND CONFORM TO THEM AS REQUIRED.

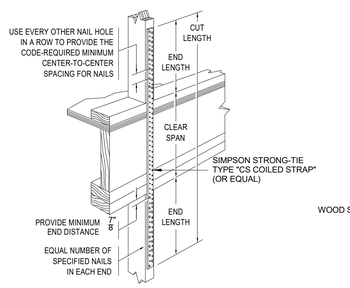
DISTANCE "X"			
UNDER ROOF		UNDER FLOOR	
SPAN	"X"	SPAN	"X"
0'-20'	1 1/4"	0'-20'	1"
20'-40'	2 1/2"	20'-40'	2"
40'-60'	4"	40'-60'	3"



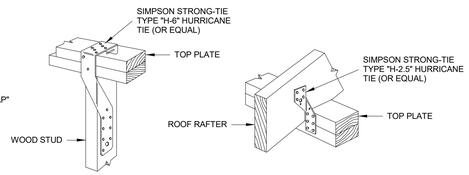
TYPICAL POST BASE
(TYPICAL AT ALL PARALLAM POSTS BEARING ON CONCRETE)



TYPICAL "PHD" HOLDOWN
(TYPICAL AT 4'-0" O.C. SPACING AT ALL EXTERIOR WALLS)



TYPICAL "CS COILED STRAP"
(TYPICAL AT 4'-0" O.C. SPACING AT ALL EXTERIOR WALLS)

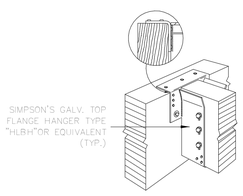


TYPICAL "H-6 HURRICANE TIE"
(TYPICAL AT 4'-0" O.C. SPACING AT TOP OF ALL EXTERIOR WALLS)

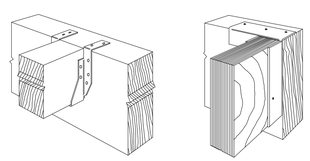
TYPICAL "H-2.5 HURRICANE TIE"
(TYPICAL AT ALL ROOF RAFTERS)

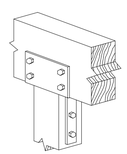
TYPICAL SIMPSON STRONG-TIE CONNECTION DETAILS

NO SCALE

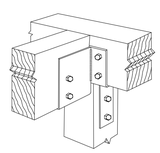


BEAM TO BEAM CONNECTIONS

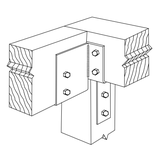




SIMPLE COLUMN/BEAM CONNECTION



INTERSECTING BEAMS/COLUMN CONNECTION



CORNER BEAMS/COLUMN CONNECTION

TYPICAL WOOD BEAM ISOMETRIC FRAMING DETAILS

NO SCALE

MOSS ARCHITECTS
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 972-4600
INFO@MOSS-ARC.COM
moss-arc.com

c 2021 Moss Architects, PC

No.	Date	Description
1	3/13/25	DOB FILING

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? TALBOT ST

BEACON, NEW YORK

DRAWING TITLE
TYPICAL STRUCTURAL DETAIL

DRAWING NO.
S-200.00.00

SEAL & SIGNATURE

DATE:	1.25.25
SCALE:	1/2" = 1'-0"
DWG BY:	Author
CHK BY:	Checker
NO:	25005

City of Beacon Planning Board Agenda
07/08/2025

Title:

Certificate of Appropriateness - 39 Mountain Lane; New Single-Family House

ATTACHMENTS

39 Mountain PB 7.8.25 ARB app (change of color).pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 24, 2025

Project Address: 39 Mountain Lane

Project Architect/Engineer: Beth Sayler Arch. Mike Carr Engineer

Owner/Builder: Paula Dowd

Contact Phone No.: 617 · 688 · 4998 Email: Paulamdavis@gmail.com

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Change from white to Mild Grey + Softer Wood Color

Roofing: _____

Windows: Color: _____ Type: Remove 2 Front Balconies

Trim: _____

Garage Door: _____

Stone/Brick: _____

Received:
JUN 24 2025
City of Beacon
Building/Planning/Zoning

_____
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