COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

August 12, 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 July 8, 2025, minutes

Regular Meeting

1. Continue public hearing and continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
2. Continue 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.
3. Public hearing and continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.
4. Public hearing and continue 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.
5. 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.
6. Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
7. 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.
8. Review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.

Architectural Review

1. Certificate of Appropriateness: 139 Main Street; Sign
2. Certificate of Appropriateness: 1203 North Avenue; Facade

3. Certificate of Appropriateness: 155 Main Street; Sign
4. Certificate of Appropriateness: 9 Alice Street; New Single-Family House
5. Certificate of Appropriateness: 39 Townsend Street; New Single-Family House

City of Beacon Planning Board Agenda
08/12/2025

Title:

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

ATTACHMENTS

291 Main PB 8.12.25 Supplemental Submission Cvr Ltr.pdf

291 Main PB 8.12.25 Exhibit A - Response to Comments by Aryeh Siegel, Architect 7-29-25.pdf

291 Main PB 8.12.25 Exhibit B - Response to Comments by HLD 7-29-25.pdf

291 Main PB 8.12.25 Exhibit C - Memo from Beth Selig, Hudson Cultural Services 7-29-25.pdf

291 Main PB 8.12.25 Exhibit D - CMS_HDLO-Main St Addition & Infill Analysis by Aryeh Siegel 7-29-25.pdf.pdf

291 Main PB 8.12.25 Exhibit E - Updated Parking Analysis by HLD rev 7-29-25.pdf

291 Main PB 8.12.25 Plans by Aryeh Siegel and HLD rev 7-29-25.pdf

Lanc & Tully 291 Main 08-07-25 Review.pdf

KARC Review PB_291 Main Street_2025.08.11.pdf

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Taylor M. Palmer, Esq.
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July 29, 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, dated October 1, 2024 and last revised July 29, 2025, and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated October 29, 2024 and last revised July 29, 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 July 8, 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 the preservation and prominence of the Telephone Building by emphasizing the character defining features of the existing historic structure. For instance, the overall footprint of the Addition has been further reduced, and its design has been altered to an abbreviated L-shape, such that the Addition is stepped back further from both the Main Street (by an additional foot beyond the prior proposed step back) and the Brett Street frontages of the Premises. In addition, as was discussed with the Board, linear LED lighting has been added along the lower cornice of the Telephone Building, intended to provide a soft glow to highlight the profile of the historic cornice on the existing structure. Finally, a portion of the previously proposed cornice on the Addition has been replaced with a glass eave skylight at the connection between the Telephone Building and the Addition, which provides visual separation and softens the transition between the Telephone

Building and the Addition, and enhances the visibility of the Telephone Building's brick façade. These refinements ensure that the Addition is complementary to and does not interfere with the experience of the historic Telephone Building that is fully exposed on three (3) sides, and in fact, that the historic features of the existing building are celebrated with this Project design.

The Plans also include the following updates:

- An expanded area of landscaping has been incorporated at the southern portion of the Premises, increasing the proposed landscaped areas to eleven percent (11%) of the Premises. An updated detailed planting list has also been provided, which includes an additional tree and 53 additional shrubs within the proposed landscaped areas.
- The number of proposed parking spaces at the Premises has been reduced from four (4) to two (2).
- Revised lighting details have been provided to resolve a perceived "glare bomb" in the prior version of the lighting plan, and the proposed snow storage location has been clarified.
- Two (2) bicycle racks have been proposed within the street transition zone along the Main Street frontage of the Premises.
- Additional renderings of the Project have been incorporated into the Plans.

As requested by this Board, the Applicant has considered the Project within the context of the City's Historic District and Landmark Overlay ("HDLO") and Central Main Street ("CMS") Zoning District requirements as outlined in City Code Sections 134-7 and 223-41.18(J), and respectfully submits that the Application complies with the architectural and design standards for properties located within the CMS and HDLO. Please refer to the previously submitted memorandum from historic and cultural preservation specialist Beth Selig, President of Hudson Cultural Services ("HCS"), dated June 22, 2025 for additional information related to the Project's conformance with CMS and HDLO standards, as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties. An additional memorandum from HCS, dated July 29, 2025 is enclosed herewith as **Exhibit C**, which provides supplemental information related to the Project's conformance with specific HDLO requirements of interest to the Board.[1]

[1] As requested by this Board, Ms. Selig's updated memorandum offers comprehensive treatment of the following HDLO design requirements: (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 (City Code Section 134-7.A(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 (City Code Section 134-7.B(1)); and (iii) Alteration or addition to an

Further, as illustrated in the Applicant's CMS / HDLO – Main Street Addition & Infill Analysis, dated July 29, 2025, prepared by Aryeh Siegel, it is respectfully submitted that the relationship between the existing historic building and the proposed Addition are consistent with, and/or better than that of other additions and infill development along Main Street within the CMS and HDLO Zoning Districts. *See* **Exhibit D**. This exhibit includes visual and narrative information supporting how this project more fully satisfies the Code's criteria.

In addition to the foregoing, HLD has provided an updated Parking Analysis for the Project, dated June 24, 2025 and revised July 29, 2025. *See* **Exhibit E**. 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 July 29, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated July 1, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated July 7, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated July 1, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated July 7, 2025;

Exhibit C: Memorandum from Beth Selig, President of Hudson Cultural Services, dated July 29, 2025;

Exhibit D: CMS / HDLO – Main Street Addition & Infill Analysis, prepared by Aryeh Siegel, Architect, dated July 29, 2025; and

Exhibit E: Updated Parking Analysis, prepared by Hudson Land Design Professional Engineering, P.C., dated June 24, 2025 and revised July 29, 2025.

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

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historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible (City Code Section 134-7.B(2)).

CONCLUSION:

We look forward to appearing at this Board's regular meeting on August 12, 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
John Russo, P.E., Lanc & Tully, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Hudson Cultural Services
Telephone Building Beacon LLC
Jessica Zalin, Esq.

ARYEH SIEGEL
ARCHITECT

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

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

July 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated July 7, 2025; and Lanc & Tully's Engineering Memorandum dated July 1, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: The proposed landscaped area for the included site plan is 11%.

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.

   Response: The proposed landscaped area for the included site plan is 11%.

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.

   Response: Comment acknowledged.

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

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.

   Response: A bicycle rack location and specification have been added to Sheet 1 of 8 – Site Plan. The proposed bicycle racks are located in front of the addition as to not block the existing structure along Main Street.

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

   Response: Four residential units are proposed in this submission. Hudson Land Design submitted updated parking analysis for the Board's review with this submittal.

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.**

   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 along with updated renderings.

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.

   Response: Comment acknowledged.

8. **Lighting Plan.**

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

      Response: Light fixture types and locations have been updated on Sheet 1 of 8 – Site Plan.

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

      Response: Comment acknowledged. The Applicant will provide a luminaire schedule.

   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).

      Response: Comment acknowledged. The Applicant is coordinating the light fixture specifications with the fixture manufacturer to obtain this information.

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.

Response: All fixtures shall have 2,700K color temperature. The proposed lumens for the parking area will be reduced and specified in a luminaire schedule.

Lanc & Tully Comment Responses:

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.

   Response: Sheet 1 of 8 – Site Plan has been updated to show the revised snow storage area.

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 elevation 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.

   Response: Sheet 4 of 8 – Building Elevations & Views has been updated to include renderings which depict the proposed design and parking configuration.

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

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

HUDSON LAND DESIGN

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

July 29, 2025

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Site Plan Set in response to Lanc & Tully's July 1, 2025 comment letter, and KARC's July 7, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully July 1, 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 July 7, 2025 Comment Memorandum

1. The proposed landscaped area with the reduced plan is now 11.0%. Aryeh Siegel has updated the landscaped area within the revised bulk table on sheet 1.

2. See response to comment #1. The reduced building configuration allows for additional landscaping to be provided in the southwest corner of the property bringing the total landscaped area to 688 square feet which is 11% of the total parcel area. The street trees and planters along South Brett Street are no longer proposed.
3. The street trees are no longer proposed. Therefore, the pedestrian clearway is no longer an issue.
4. A bicycle rack has been added to the plan in front of the new building.
5. The parking analysis has been updated to the current layout.
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.

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

- Updated Site Plan Set, and
- Parking Analysis Report.

Thank you for your attention to this matter. We look forward to discussing this project with you at your August 12, 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)
Cuddy & Feder, LLP
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

July 29, 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"). At the July 8, 2025 meeting the Zoning Code Chapter 134 Historic District and Overlay Zone Standards were reviewed in relation to the proposed addition to the Telephone Building. The Board's discussion focused considerably on the following standards, regarding the proposed addition to the Telephone Building. Additional details regarding the proposed project compliance with these standards are being provided in light of changes made to the proposed project design.

Section 134–7. **A** (**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. The proposed window patterning is also similar in nature to the three story structure across the street at 274 Main Street. The brick and cast stone materials proposed for the new addition relate to the Telephone Building, but are sufficiently differentiated in color as to not mimic the historic structure. The plain brick design on the west wall and large storefront window correlate to the car wash and convenience store to the west.

Section 134–7. **B** (**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 on the western wall by a corridor. The current design plans show the façade of the addition set back 10' from the street plane. The size of the rear portion of the addition, has been reduced, increasing the view of the Telephone Building from S. Brett Street. These changes increase the visual prominence of the historic structure.

Section 134–7. B (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. In addition, the project design has been updated, to include lighting on the cornice of the Telephone Building to accentuate it further. The design of the addition has been revised to include skylights at the top floor that will highlight the cornice from the direct view on Main Street, as well as from the interior. The addition of the skylights also highlights the western wall of the Telephone Building, improving the visibility at the street view.

The updated building designs show that the new addition is substantially smaller 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 and will not obscure or overwhelm the existing historic structure. The rear portion of the proposed addition has been reduced in scale, and as a result the rear of the Telephone Building will be fully visible from S. Brett Street. It remains HCS' opinion that the proposed addition is compatible with the historic structure and sufficiently differentiated avoid false historicism.

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

Beth Selig

President, Hudson Cultural Services

291 Main Street

CMS / HDLO – Main Street Addition & Infill Analysis

In coordination with Hudson Cultural Services.

July 29, 2025

151 Main Street



Google Street View – 2012



Google Street View - 2025

The design the infill building at 151 Main Street is compatible with historic buildings along Main Street while not competing with the existing structures. The cornice sits slightly lower than that of the existing cornice of the neighboring building to the East, and the sense of enclosure along the street is only broken by an alleyway accessed through the brick arch at the façade plane.

This structure is not recessed from the street plane, nor is it subsidiary to the historic structure. (7.B (1)).

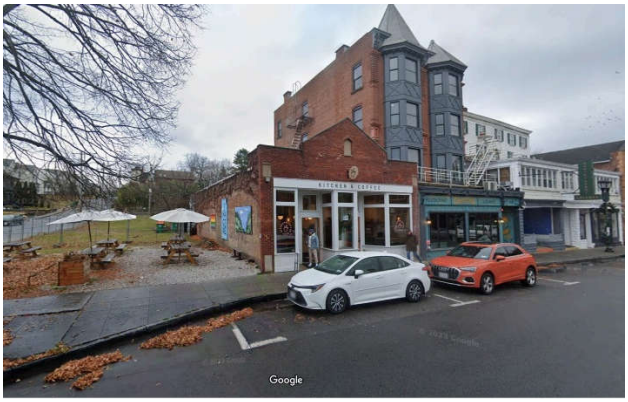
The brick color/tones are not sufficiently differentiated from the historic structure, visually suggesting its historic in nature. (7.A (1)).

The historic structure features stone quoins, and cast iron window lintels, were not utilized as "aspects of inspiration" on the new structure facade. (7.A (1)).

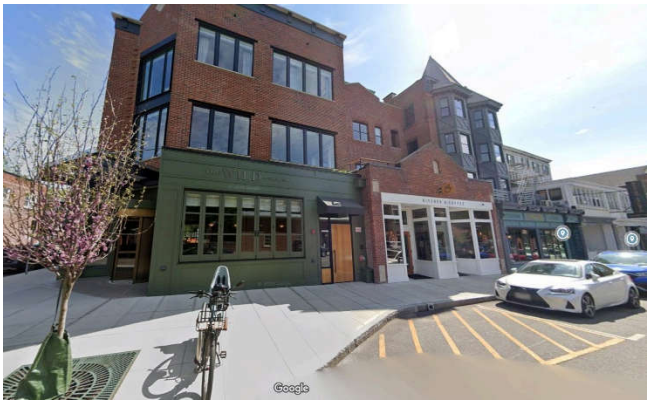
The new building does not damage or obscure the character-defining features (7.B (2)).

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416 Main Street



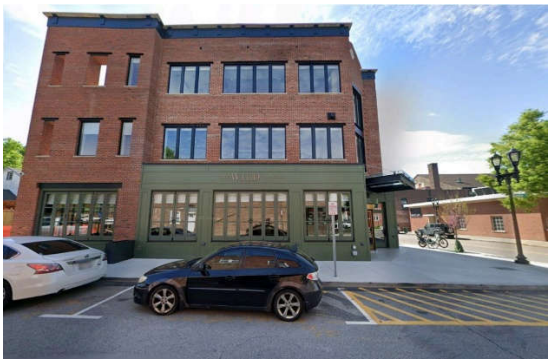
Google Street View – 2021



Google Street View – 2025



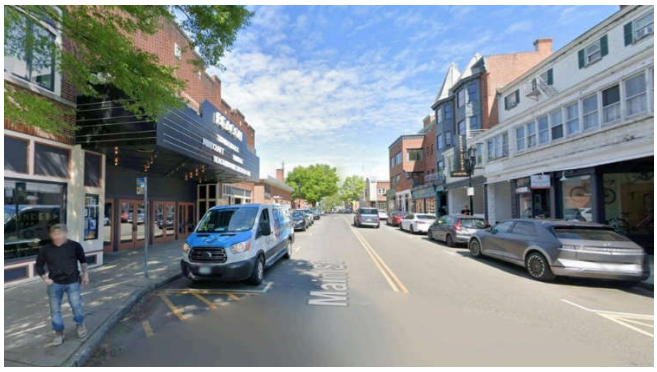
Google Street View (From Schenck Ave) – 2021



Google Street View (From Schenck Ave) – 2025



Google Street View – 2021



Google Street View – 2025

Similar to the proposed addition at 291 Main Street, the building at 416 Main Street is recessed at the front façade to allow the existing structure to sit proud of the new building while continuing the sense of enclosure along the street.

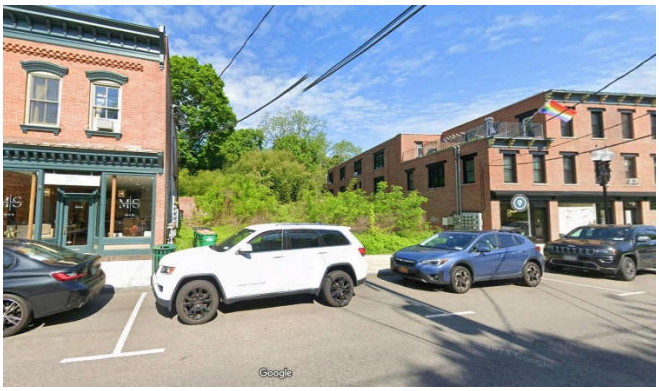
Addition/new building is recessed at the street plane (7.B (1), however, the new structure is not subsidiary to the historic structure, and overwhelms the view from the view to the east (western side). (7.B (1)).

The brick portions of the building are too close in color tone, but the cornice pattern, window style and patterning as well as the storefront exterior all differ dramatically from the historic structure. (7.A (1)).

In terms of "aspects of inspiration" this new building more closely correlates to the Hotel building. (7.A (1)).

The distinguishing characteristic of the historic building were its rooflines (which were originally flat/square), and cement panels near the top, which have been removed/obscured (7.B (2)).

536 Main Street



Google Street View – 2025



Proposed (Approved by Planning Board 6/13/23)

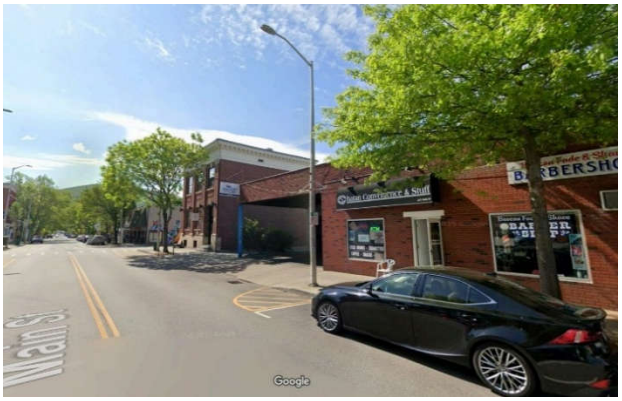
Similar to the proposed addition for 291 Main Street, the approved project at 536 Main Street infills a vacant lot to maintain a sense of enclosure along the street. Although slightly taller than the existing neighboring buildings, the projects use of materials, window pattern, and cornice details complement the existing structures in the neighborhood.

The proposed building is not recessed, but is similar to surrounding buildings (7.B(1).

Cornice lines and fenestration patterning are similar to 544 Main Street, and are character defining features (7.A (1)).

The separation between the buildings is incongruous with the nearby structures 532-520 which share common walls (7.A (1)). however, as it is separated from the historic building, it doesn't damage any of the historic building features (7.B.2)

291 Main Street



Google Street View – 2025



Proposed

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 proposed addition is recessed at the façade (Main Street), and is separated in the rear by corridor (7.B(1).

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 (7.B(2).

The façade of the proposed building relates to the historic structure through the use of brick, the window patterns, the panel design at the second floor, and the window pattern on the rear portion of the proposed addition (7.A(1).

Refer to the previously submitted memorandum from Beth Selig, President of Hudson Cultural Services, dated June 22, 2025 for additional review of the proposed design and its relation to the HDLO and CMS Design Standards.

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 (revised July 29, 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
  - ~588 sq. ft. of new commercial space
  - Four new residential units within the proposed addition
  - Two proposed on-site parking spaces.

Parking Requirements

- **Residential:** 1 space per unit – 4 units = 0 spaces minimum and 4 spaces maximum
- **Commercial:** 3 spaces per 1,000 sq. ft. gross floor area
    - Existing Office: 3,650 sq. ft. = 11 spaces
    - Proposed Retail: 588 sq. ft. = 2 spaces
    - **Total Required (Maximum):** 17 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):** 15 spaces
- **Conclusion:** Available parking is **7.2** × greater than the 15 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):** 15 spaces
- **Conclusion:** Available parking is **10.9**× greater than the 15 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 17spaces**, including 15 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 7.2× to 10.9× 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,

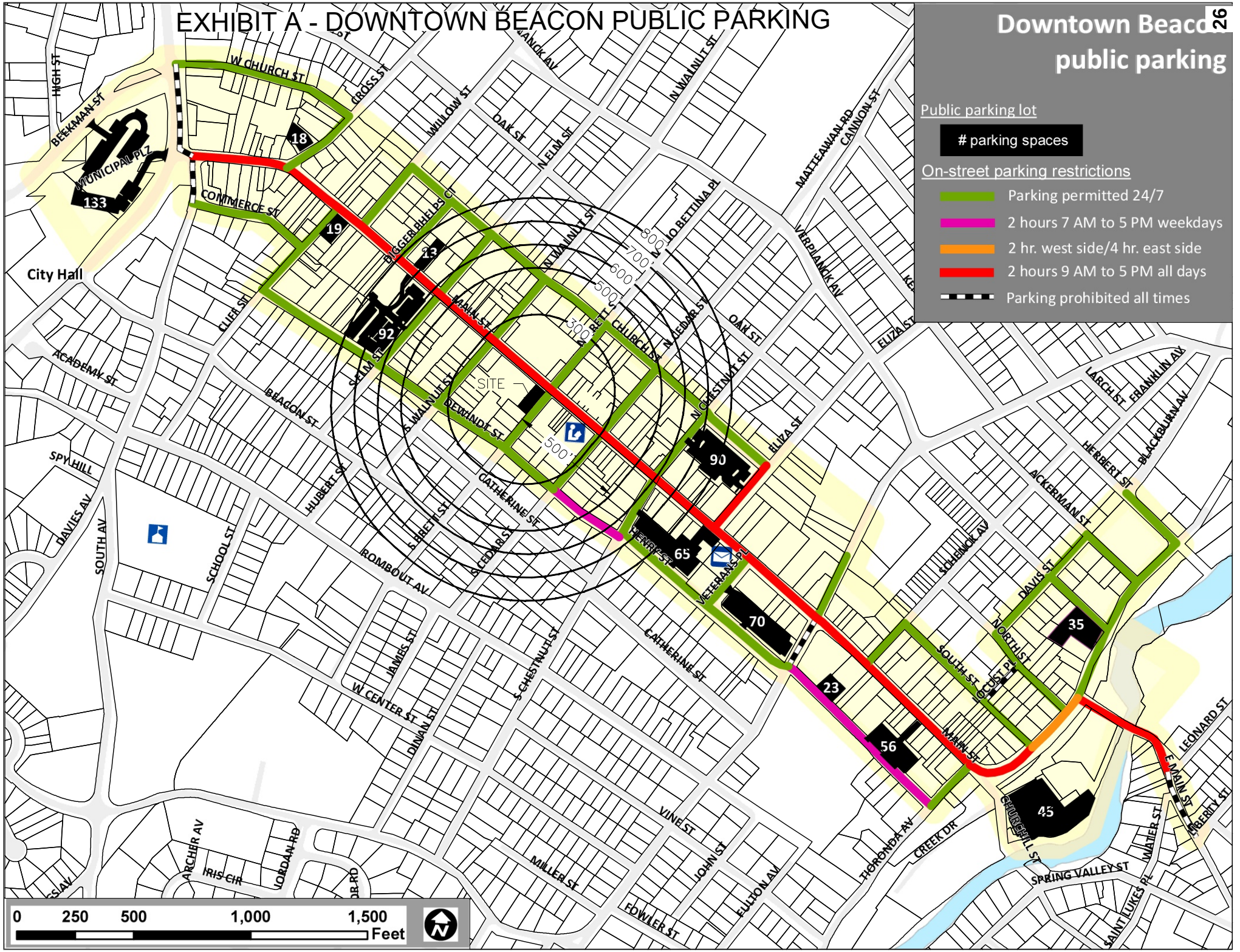


Michael A. Bodendorf, P.E.
Principal

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



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.



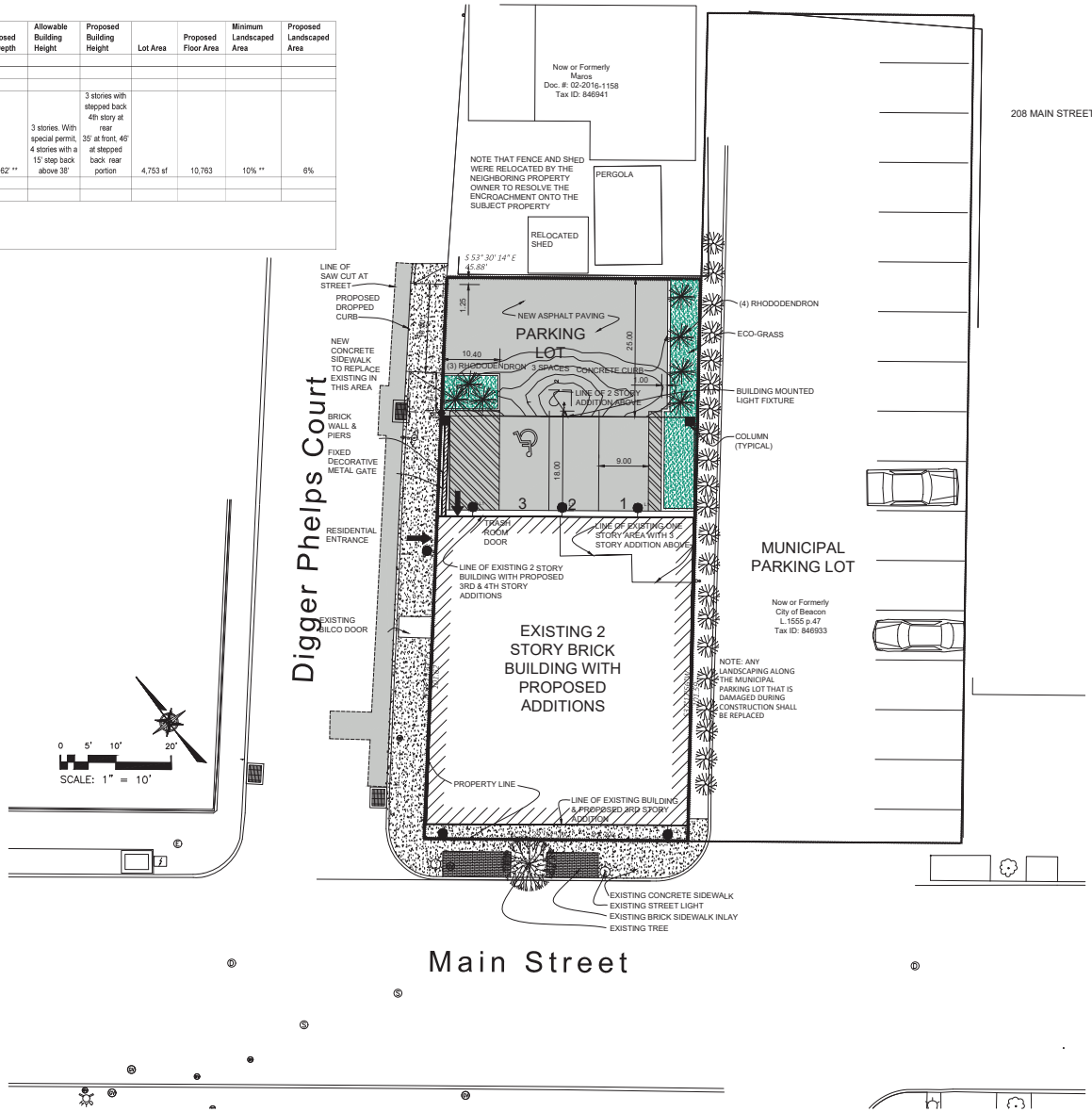
WALL MOUNTED LIGHT (L2)
SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

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 Tioronda Ave.
Beacon, New York 12508



Location Map

Not to Scale

Zoning Summary

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

Parking & Loading

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

Notes:

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

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

Index of Drawings

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

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

Amendment to Site Plan Application

Sheet 1 of 6 - Site Plan

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

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

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

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

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

Bulk Zoning Regulations Table - Main Building

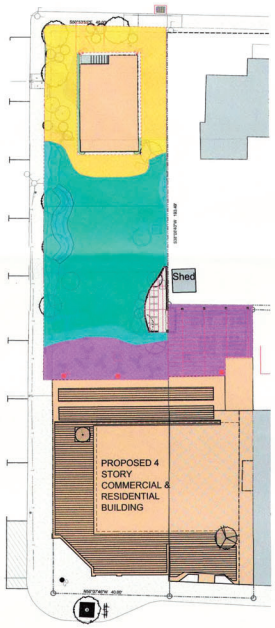
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear		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

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

Bulk Zoning Regulations Table - Live/Work Residence

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

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



Area Delineation Diagram

Scale: 1" = 20'

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

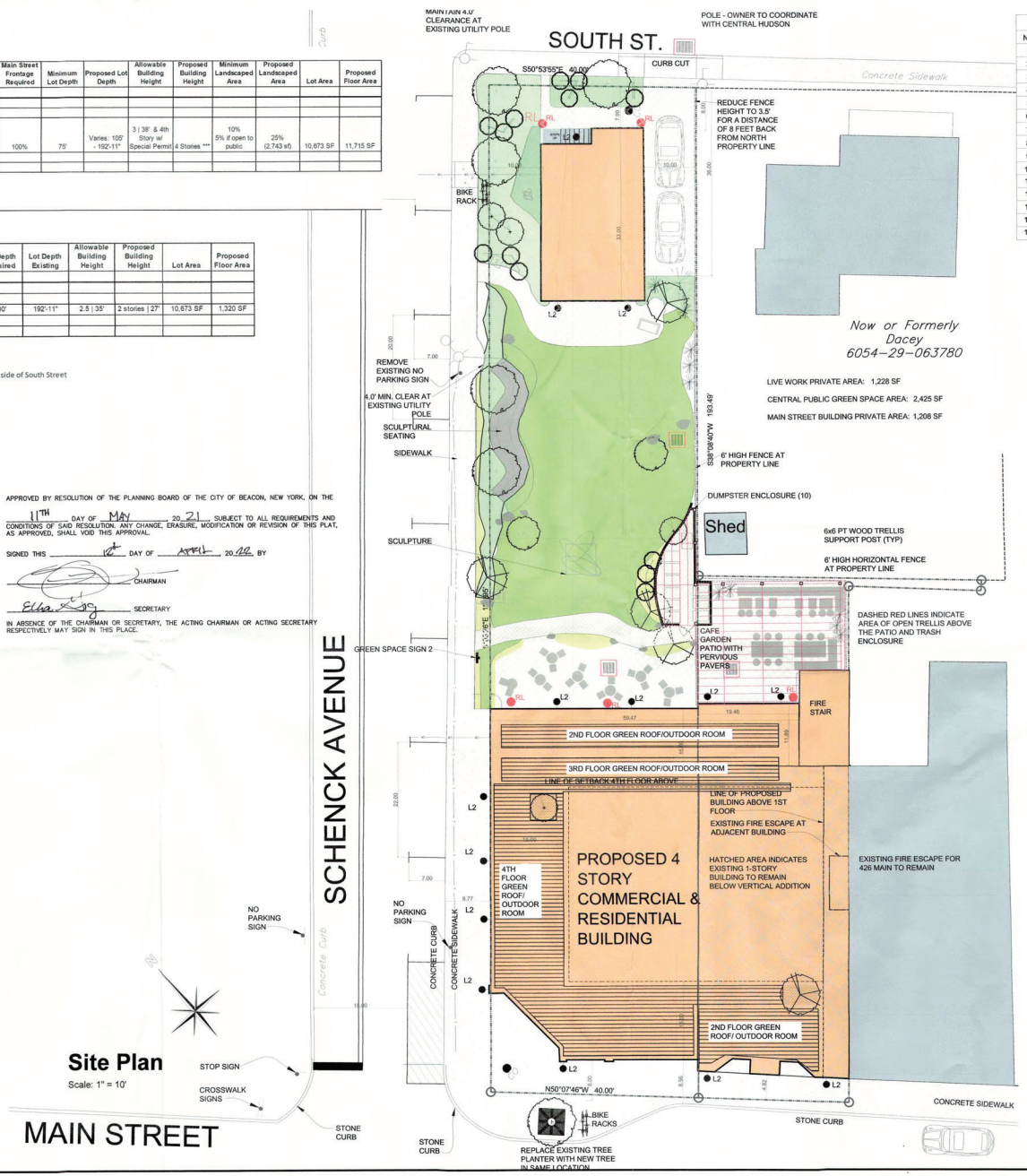
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE 11TH DAY OF MAY 20 21, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS 12 DAY OF APRIL 20 22 BY

CHAIRMAN

SECRETARY

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



Site Plan

Scale: 1" = 10'

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



Location Map

Scale: 1" = 400'

Zoning Summary

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

Parking & Loading

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

Notes:

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

Index of Drawings

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

Site Plan Application

Sheet 1 of 11 - Site Plan

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

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

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

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

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

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

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'	10'	0'	20'	75'	125' existing	3 stories / 38' & 4th Story w/ Special Permit	3 stories / 35'	10% 5% if open to public	11.0%	6,250 SF



L1: WALL MOUNTED LIGHT

SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE.
MODEL #BPC-L-RZ-1-HS0-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET. DARK SKY COMPLIANT



L-3: CORNICE LIGHT

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



L2: WALL MOUNTED HOUSE LIGHT

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.

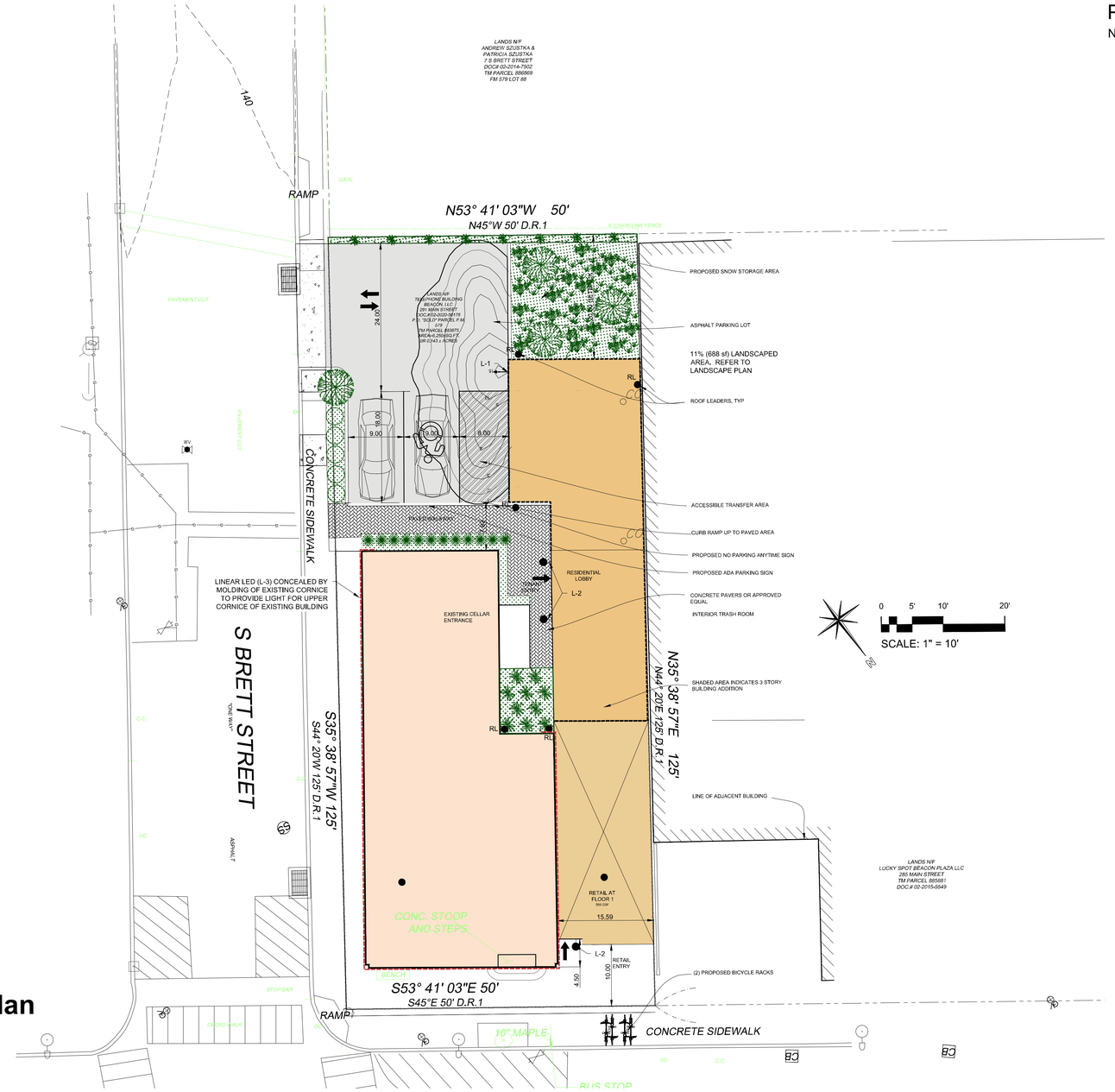
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

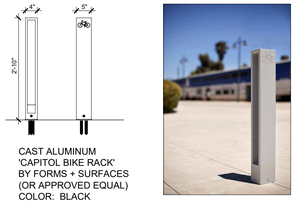
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

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
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6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS



Site Plan

Scale: 1" = 10'



CAST ALUMINUM
'CAPITOL BIKE RACK'
BY FORMS + SURFACES
(OR APPROVED EQUAL)
COLOR: BLACK

Proposed Bicycle Racks

Not to Scale



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	6,250 +/- sf
Building Footprint:	1,875 sf (existing) + 1,598 sf (addition)
Historical Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed use: Commercial / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
0 spaces (minimum) 1 space per dwelling unit (maximum)	4 dwelling units	0 parking spaces minimum 4 parking spaces maximum
Commercial		
0 spaces (minimum) 3 spaces per 1,000 sf GFA (maximum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**2 parking spaces** See Notes Below

Notes:

1. Refer to parking analysis provided by Hudson Land Design.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
4. Retail hours of operation: Monday through Sunday 7am – 11pm
5. 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



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_____ SECRETARY

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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
7	07/29/25	NO CHANGE	AJS

Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

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

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

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

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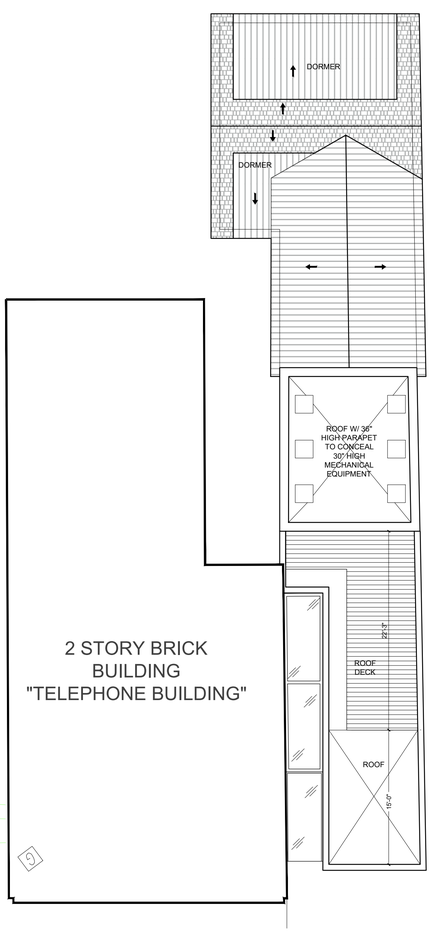
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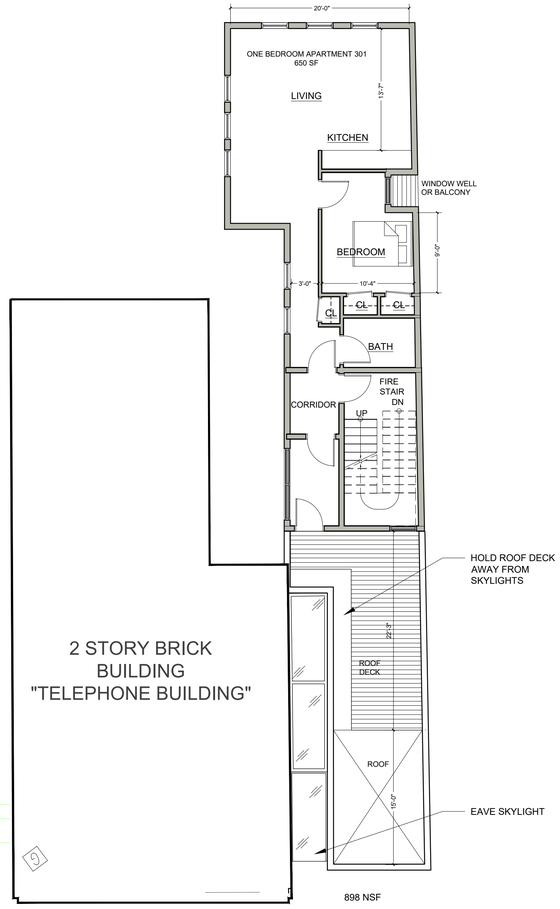
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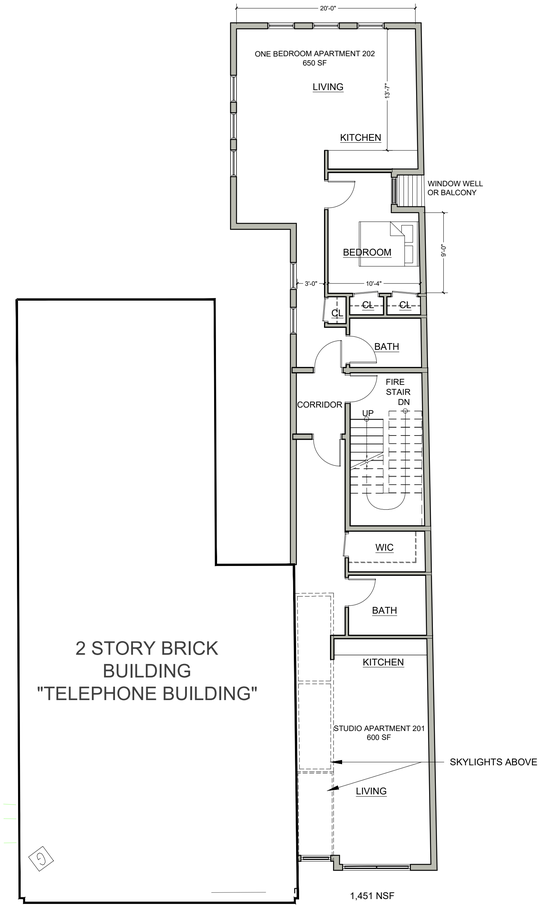
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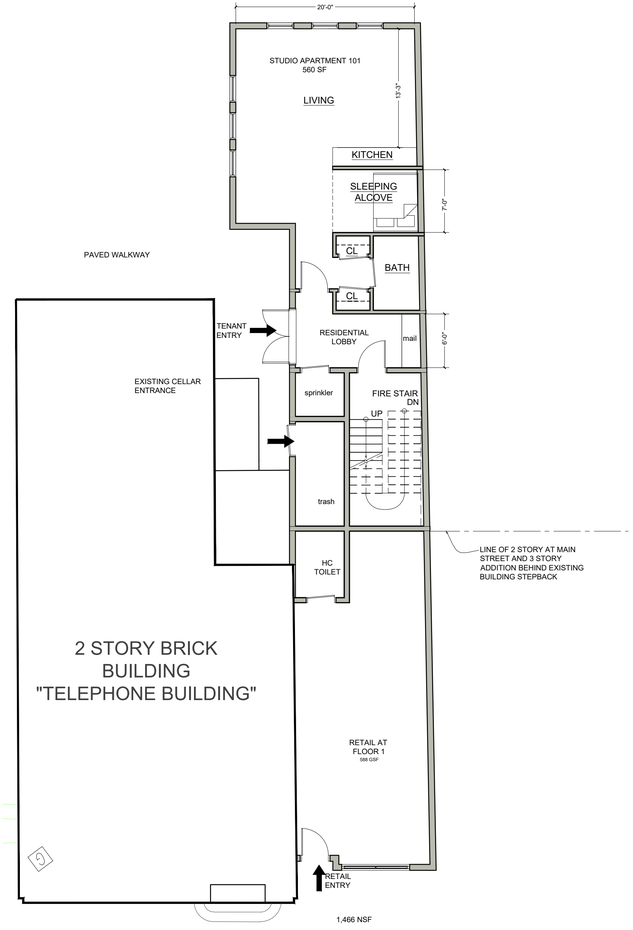
4 Roof Plan
1/8" = 1'-0"



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

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221 Beechwood Ave
Poughkeepsie, NY 12601

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

Site / Civil Engineer:
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Beacon, New York 12508

Surveyor:
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Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
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October 1, 2024

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7	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS



View 4: Main Street (Looking East)

Scale: NTS



View 2: Main Street (Looking West)

Scale: NTS



View 5: South Brett Street

Scale: NTS



View 3: Main Street (Looking West)

Scale: NTS

NEW LINEAR LED (TYPE L-3) TO PROVIDE SOFT GLOW FOR EXISTING CORNICE. FIXTURE WILL BE CONCEALED BY EXISTING MOLDING OF LOWER CORNICE. NO NEW EXPOSED CONDUIT OR VISIBLE PENETRATIONS ARE PROPOSED TO ACCOMMODATE THE LIGHTING.



View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

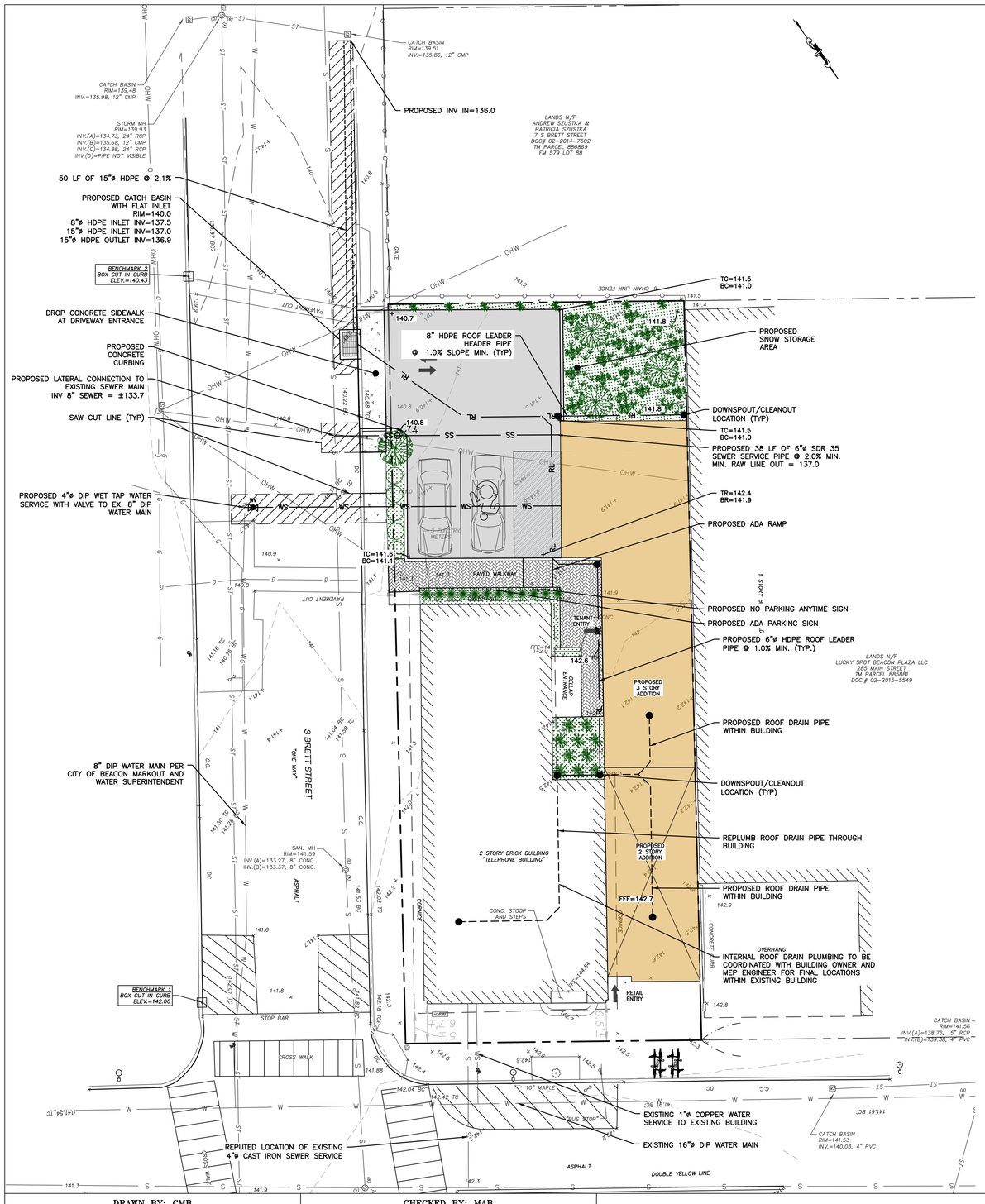
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Hudson Land Design
174 Main Street
Beacon, New York 12508

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
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM WATER MANHOLE
- EXISTING GAS VALVE

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

SITE SPECIFIC NOTES:

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

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

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

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

ROOF LEADER NOTES:

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

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

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

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

SNOW REMOVAL NOTE:

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

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_____ CHAIRMAN

_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	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 084465 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

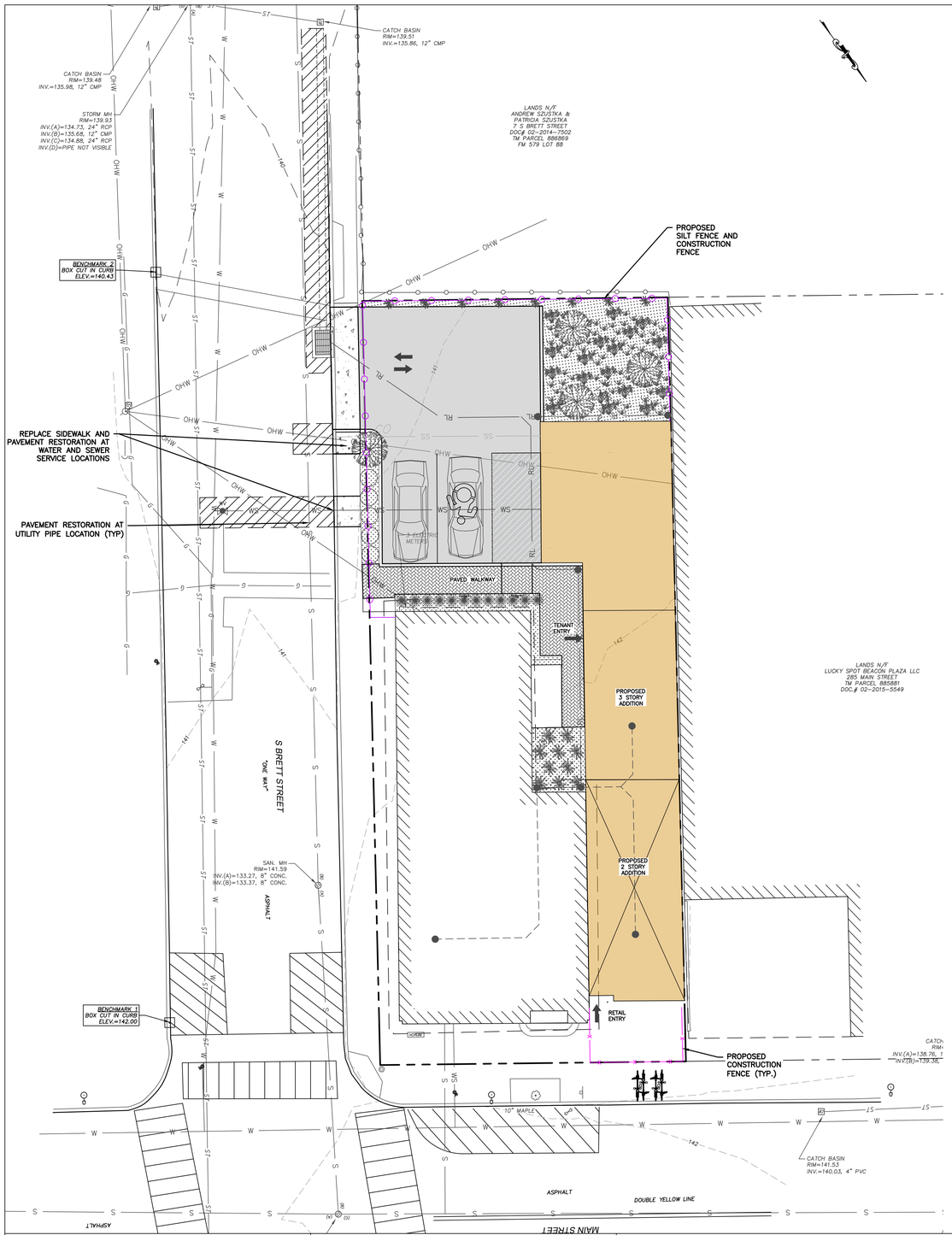
GRADING & UTILITY PLAN

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
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- 250 PROPOSED MAJOR CONTOUR
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- PROPOSED EASEMENT
- PROPOSED TREE LINE
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- 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
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	PER PLANNING BOARD COMMENTS	CMB
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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.

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STATE OF NEW YORK MICHAEL A. BODENSTEIN 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

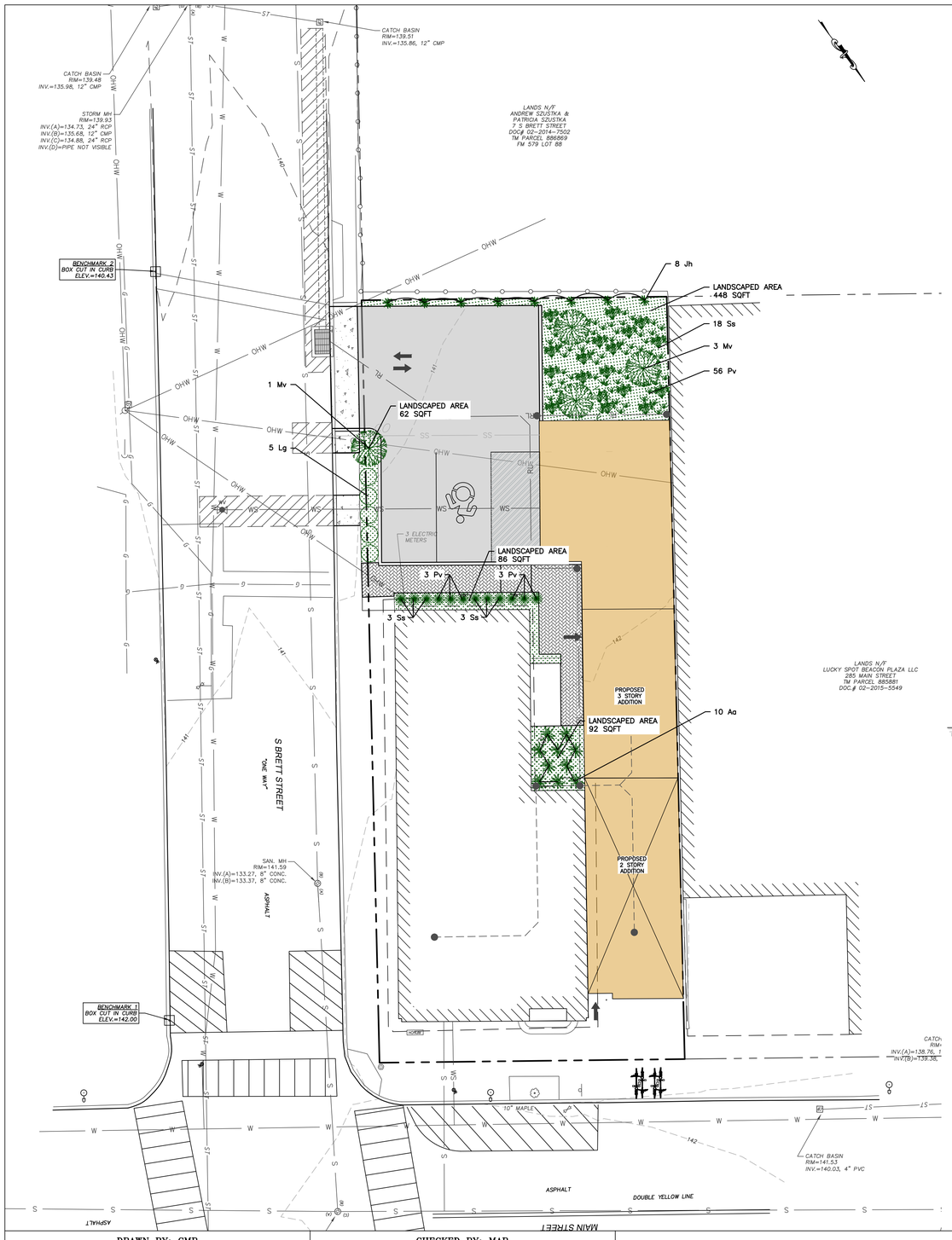
EROSION & SEDIMENT CONTROL PLAN

291 MAIN STREET-TELPHONE BUILDING

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

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

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 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

PLANTING SCHEDULE

TREES

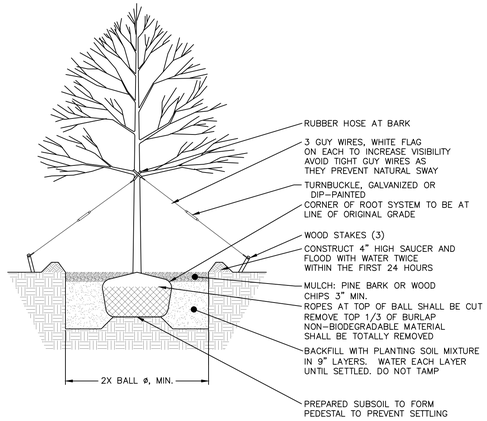
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN

SHRUBS

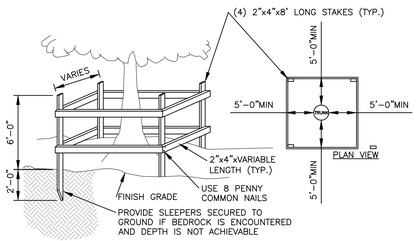
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Pv	62	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	24	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT
Ig	5	ILEX GLABRA	INKBERRY	2 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.

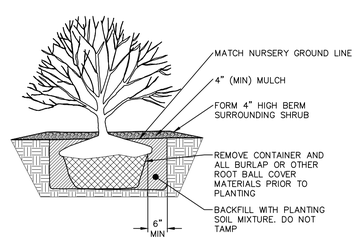


TREE PLANTING DETAIL
NOT TO SCALE



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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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

SEAL

HUDSON LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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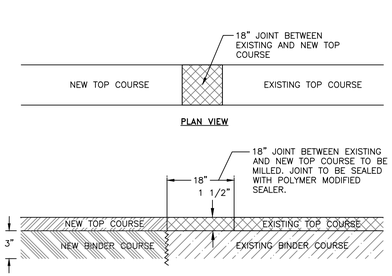
LANDSCAPING PLAN

291 MAIN STREET-TELPHONE BUILDING

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

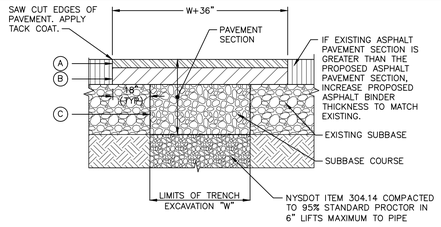
JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 8

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



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

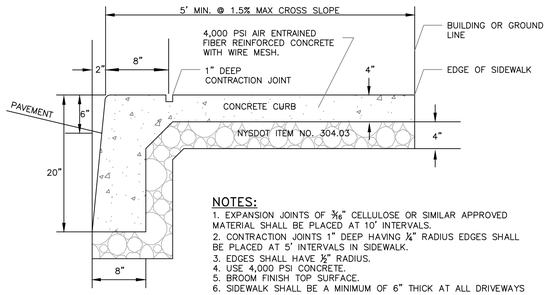
MILLED KEYWAY DETAIL
NOT TO SCALE



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

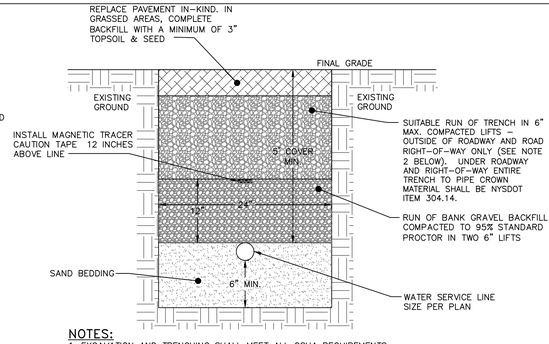
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



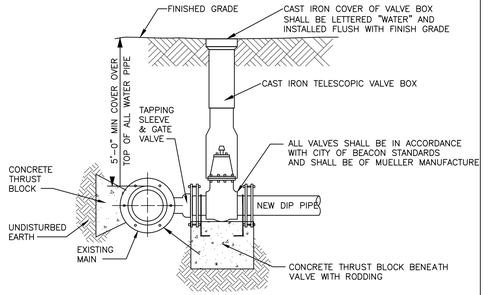
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK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

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



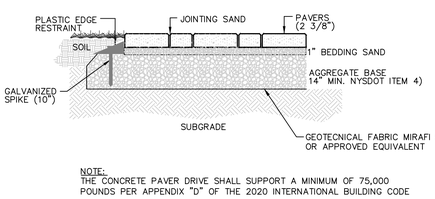
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



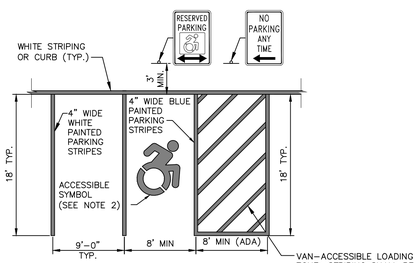
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH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

TAPPING SLEEVE DETAIL
NOT TO SCALE



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

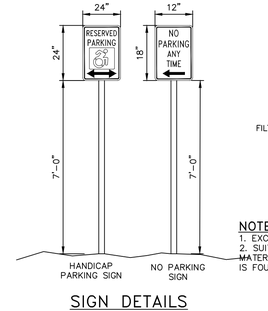
CONCRETE PAVER DETAIL
NOT TO SCALE



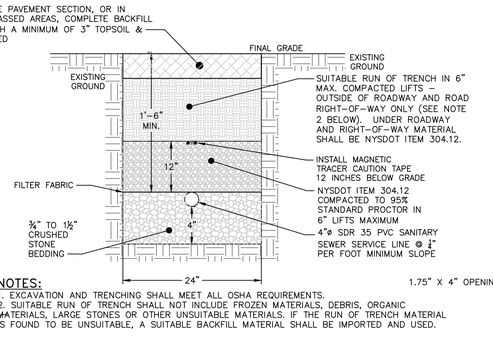
TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

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

PARKING AND STRIPING DETAIL
NOT TO SCALE

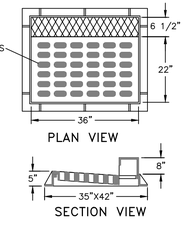


SIGN DETAILS
NOT TO SCALE



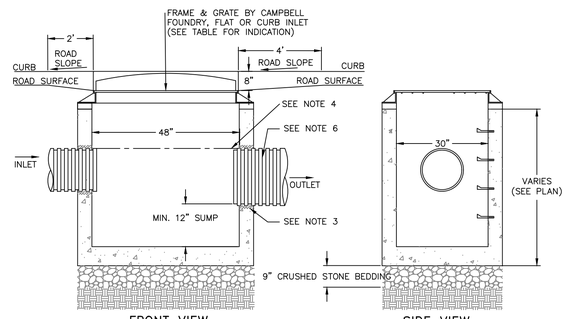
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



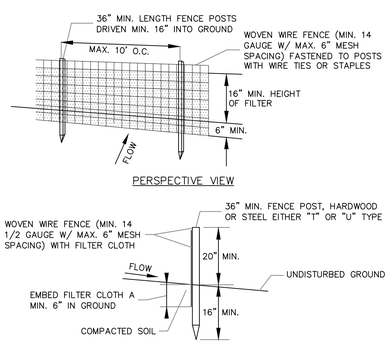
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



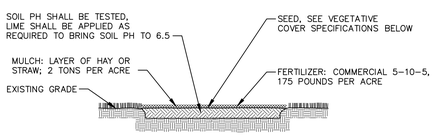
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



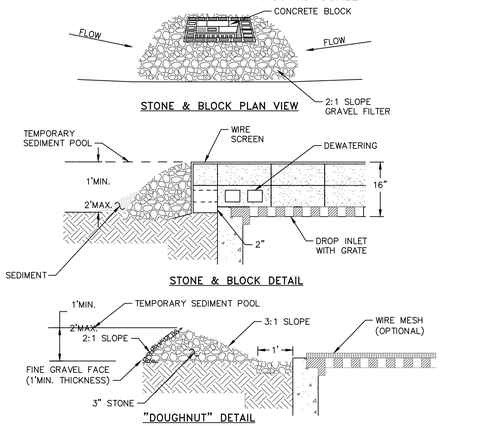
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



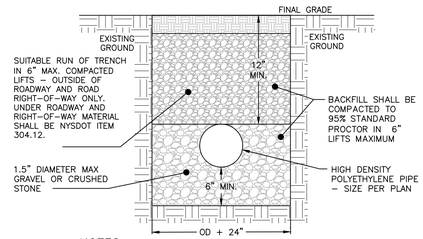
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	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				

Dig Safely. New York Call 811 before you dig

SEAL

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

CONSTRUCTION DETAILS

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.

August 7, 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 July 29, 2025.
- Correspondence from Aryeh Siegel, Architect, dated July 29, 2025.
- Correspondence from Hudson Land Design, dated July 29, 2025.
- Correspondence from Hudson Cultural Services, dated July 29, 2025.
- CMS/HDLO Analysis, dated July 29, 2025, as prepared by Aryeh Siegel, Architect.
- Parking Analysis, with the latest revision date of July 29, 2025, as prepared by Hudson Land Design.
- Plan set titled "291 Main Street – Telephone Building", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings, with the latest revision date of July 29, 2025:
  - Sheet 1 of 8 – Site Plan
  - Sheet 2 of 8 – Existing Conditions Plan
  - Sheet 3 of 8 – Floor Plans
  - Sheet 4 of 8 – Building Elevations & Views
  - Sheet 5 of 8 – Grading & Utility Plan
  - Sheet 6 of 8 – Erosion & Sediment Control Plan
  - Sheet 7 of 8 – Landscape Plan
  - Sheet 8 of 8 – Construction Details

The proposed project entails the construction of a 2 and 3-story addition to the existing building located at 291 Main Street, on a 0.143-acre parcel in the Central Main Street (CMS) Zone and the Historic District and Landmark Overlay Zone. The first floor consists of 588± square feet of commercial space in the front of the building and a 560 square foot studio apartment in the rear of the building, the second floor consists of 600 to 650 square foot studio apartments, and the third floor consists of a single 650 square foot studio apartment and a roof top deck. The applicant has reduced the "L" portion of the building behind the primary building and has setback further the 2-story addition on the westerly side of the primary building. The applicant has also reduced the proposed parking on the site from 4 spaces to 2 spaces, while increasing the landscaped area to 11 percent.

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.***

2. The Planning Board should discuss the reduction of the number of available parking spaces now proposed on the site. Hudson Land Design's parking analysis does show that there is sufficient parking within a 500-foot radius to supplement the parking for the existing and proposed uses on the site.

Site Plan (Sheet 1 of 8):

1. The site plan does not show any landscaping along the easterly side of the primary building, yet Views 2 & 5 on Sheet 4 of 8 show a planting along this side of the building near the front and rear corners. Are these plantings shown in the views to be planted? Plans and views shall be coordinated.

2. The "No Parking Anytime" sign for the accessible aisle should be relocated to behind the sidewalk, as shown on Sheet 5 of 8, so as not to impede egress to and from the access aisle. It is also recommended that the ADA parking sign also be relocated to behind the sidewalk to avoid damage from the overhang of vehicles as they park in this stall.

3. 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.

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: August 11, 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 July 29, 2025
- Exhibit A: Response to Comments Memorandum by Aryeh Siegel, dated July 29, 2025
- Exhibit B: Response to Comments Memorandum by Hudson Land Design, dated July 29, 2025
- Exhibit C: Memo from Beth Selig, President of Hudson Cultural Services, dated July 29, 2025
- Exhibit D: CMS / HLDO Main Street Addition & Infill Analysis, prepared by Aryeh Siegel, Architect, dated July 29, 2025
- Exhibit E: Updated Parking Analysis by Hudson Land Design, revised July 29, 2025
- Site Plan Set (8 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised July 29, 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 588 square feet of commercial on the ground floor with four (4) residential apartments across the three floors. The project is located within the CMS district and the Historic District and Landmark Overlay Zone (HDLO).

Comments & Recommendations:

1. **Street Trees.** Earlier site plan versions included two (2) new street trees (Flowering Dogwood) and planters along South Brett Street; these have been removed from the current plan. Per §223-41.18(H), the Planning Board may require planters in the building transition zone and street trees spaced 30–40 feet apart in the street transition zone. If the Board requests the street trees be reinstated, see related comment on Pedestrian Clearway below.

2. **Pedestrian Clearway.** §223-41.18(H)(2) requires a pedestrian clearway at least eight feet wide, unless site conditions warrant a narrower width. The proposed clearway along South Brett Street with the previously proposed street trees was 6.5 feet. Given the existing historic façade

and the potential placement of desirable street trees, the Planning Board may find that site conditions reasonably support this reduced width.

3. **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.***

4. **CMS & HDLO Design Standards.** The Planning Board should review the letter submitted by the applicant's consultant, Hudson Cultural Services (HCS), in evaluating the project's compatibility with key design standards outlined in Section 223-41.18(J)(3) and Chapter 134. HCS's analysis concludes that "the proposed addition is compatible with the historic structure and sufficiently differentiated avoid false historicism."

5. **Lighting Plan.**
    a. A luminaire schedule should be provided, indicating the number, intensity, color temperature, and CRI of each fixture. The applicant has indicated that all fixtures will have a color temperature of 2,700K, which should be reflected in the schedule.
    b. 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).

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
08/12/2025

Title:

Continue 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 8.12.25 - Supplemental Submission Cvr Ltr.pdf

300 Main PB 8.12.25 Exhibit A - Response to Comments by Aryeh Siegel Architect 7-29-25.pdf

300 Main PB 8.12.25 Exhibit B - Response to Comments by HLD 7-29-25.pdf

300 Main PB 8.12.25 Exhibit C - Correspondence from Colliers Engineering and Design 7-24-25.pdf

300 Main PB 8.12.25 Exhibit D - Right-of-Way Cost Estimate by HLD 7-29-25.pdf

300 Main PB 8.12.25 Exhibit E - Water and Sewer Engineer's Report by HLD rev 7-29-25.pdf

300 Main PB 8.12.25 Plans by Aryeh Siegel Architect and HLD rev 7-29-25.pdf

Lanc & Tully 300 Main 08-07-25 review.pdf

KARC Review PB_300 Main Street_2025.08.07_.pdf

300 Main PB 8.12.25 PH public comment V. Neville.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

July 29, 2025

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

Re: Application for Site Plan Approval for Proposed Mixed-Use Building
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:

In response to comments provided by this Board, the City's Planning and Engineering consultants, and the public at the July 8, 2025 public hearing on this Project, enclosed please find updated Plans prepared by Aryeh Siegel, Architect and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated April 29, 2025 and last revised July 29, 2025 (the "Plans"). In addition, point-by-point responses to the comments contained in the comment memoranda prepared by the City's Planning and Engineering consultants, 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 further refined in response to the Board's comments related to the architectural details and visual appearance of the proposed building. For instance, the proposed wall sconces have been replaced with modern-looking sconces, and additional and revised lighting details have been incorporated into the plans. In addition, the cornice at the top of the oriel window has been modified to further define this feature and echo

the building cornice detail. These architectural refinements are intended to produce cohesion in the proposed design scheme and enhance the overall experience of the building.

The Plans also include the following updates:

- In response to public concerns related to delivery vehicle traffic on Main Street and North Cedar Street in the vicinity of the Premises, a striped and signed "no parking"/loading zone has been proposed along Main Street in front of the building to accommodate deliveries to the site. Please refer to the correspondence from Colliers Engineering & Design, P.C., dated July 24, 2025 and enclosed herewith as **Exhibit C** for additional information.

- In further response to Board and public comments, the proposed trash enclosure has been shifted away from the rear lot line of the Premises and will be separated from the rear lot line by a line of trees within a landscaped buffer area. In addition, the singular long trash enclosure has been replaced with eight (8) separate smaller enclosures, each of which is enclosed on all sides.

- The rear courtyard has been modified to include landscaping along all property lot lines, resulting in a minor increase in the landscaped area at the Premises and a larger patio area within the courtyard.

- The proposed shadowbox fence has been modified to a solid privacy fence, and a retaining wall has been provided along the rear and portions of the eastern lot line of the Premises.

- Additional and updated construction and engineering details, including construction of a new sewer service lateral, 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] and further that the Applicant has carefully considered and responded to all comments offered by the City, its consultants, and the public related to the Project.

[1] Please refer to the CMS Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28 and revised June 24, 2025, and previously submitted in connection with the Application for additional information. In addition, 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

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 July 29, 2025, providing responses to City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated July 2, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated July 1, 2025 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated July 2, 2025;

Exhibit C: Correspondence from Colliers Engineering and Design, P.C., dated July 24, 2025;

Exhibit D: Right-of-Way Work Cost Estimate, prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025; and

Exhibit E: Revised Water and Sewer Engineer's Report for 300 Main Street Redevelopment, prepared by Hudson Land Design Professional Engineering, P.C., dated May 28, 2025 and revised July 29, 2025.

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 July 29, 2025.

CONCLUSION:

We look forward to appearing at the Planning Board's regular meeting on August 12, 2025 for the continuation of the public hearing, at which time the Applicant respectfully requests that the

---

80% frontage requirement for properties on Main Street, as outlined in Section 223-41.18(E)(5) of the City Zoning Code. Further, as this Board is aware, the Premises is *not* classified in the Historic District and Landmark Overlay ("HDLO") zoning district.

Board consider closing the public hearing and rendering a decision on the Application.[2] 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.
Aryeh Siegel, Architect
Hudson Land Design Professional Engineering, P.C.
Colliers Engineering & Design, P.C.
Anthony Hardisty
Jessica Zalin, Esq.

[2] As this Board is aware, the Planning Board confirmed that the Project will not result in any significant adverse impacts on the environment and adopted a Negative Declaration under the State Environmental Quality Review Act ("SEQR") during its meeting on July 8, 2025.

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

July 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated July 2, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: Comment acknowledged.

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).

   Response: Per recommendation of the Board, the oriel window cornice is now detailed in a similar manner to the main cornice. Sheet 6 of 8 – Details has been added to this submission to provide dimensional and material information for the main cornice as well as additional details related to the lighting strategy.

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

Please refer to Hudson Land Design'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

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

July 29, 2025

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

Re: 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 five (5) copies of the following documents in support of the Project:

- Site Plan sheets prepared by HLD (Sheets 6 through 7 of 7)
- Construction Cost Estimate for work within the right-of-way
- Water and Sewer Engineer's 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 July 1, 2025:

General Comments:

1. Based on the video of the existing sewer lateral, we are now proposing to remove the existing 4" sewer lateral and we will replace it with a new 6" sewer lateral within the same trench. The plan has been updated to show this connection, including a construction detail. The report has been revised to address the proposed service connection.
2. Soil infiltration testing was completed by this office on June 24, 2025. Two infiltration tests were completed at elevations similar to the perforated pipe trench elevation. The rates after the third hour of each test were 8.5 inches per hour and 10.25 inches per hour. The report used a more conservative rate of 5 inches per hour for the model, which is more conservative. The infiltration test locations and results have been added to the plans.

3. A construction cost estimate for work within the right-of-way has been prepared and is included in this submittal.

KARC Planning Consultants, Inc. Review Letter, Dated July 2, 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.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your August 12, 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)

400 Columbus Avenue Suite 180E
Valhalla, New York 10595
Main: 877 627 3772

Colliers
Engineering & Design

July 24, 2025

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

300 Main Street Mixed-Use Development
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 25004390A

Dear Chairman Gunn and Members of the Planning Board,

During Planning Board Public Hearing held for the 300 Main Street Project on July 8, 2025, comments were heard regarding existing concerns created by commercial deliveries in the vicinity of the 300 Main Street site along both Main Street and N. Cedar Street. Specifically, it was noted that delivery vehicles have limited space to stop in the area and unload in the area and often block travel lanes along Main Street or N. Cedar Street.

In order to address these concerns, both relative to existing deliveries as well as future deliveries to the site, the area along Main Street where the existing curb cut to the property is located is now proposed to be modified to be striped and signed as a no parking zone that can therefore be utilized as a loading zone. Note that there are existing stiped areas on either side of the existing property driveway curb cut and with the proposed modifications would result in an approximately 50-ft. long no parking zone/loading area. This no parking zone/loading area would be both for the benefit of existing deliveries to other existing uses along Main Street as well as for the proposed project. It is also important to note that this no parking zone/loading area would not result in any change to the number of existing on-street parking spaces in the area.

The proposed modifications, including signing and striping for the no parking zone/loading area, are reflected on the site plans prepared by Hudson Land Design.

Sincerely,

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

Richard D'Andrea, PE, PTOE
Department Manager

R:\Projects\2025\25004390A\Correspondence\OUT\250724RGD_PB Letter.docx

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

Project: **300 Main Street**
Location: **City of Beacon, NY**
Date: **July 29, 2025**

Right-of-Way Work Cost Estimate

No.	Removal Work	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Removal (utility trenches)	SF	1.25	375	$ 469	
2	Utility Removal	LF	5.00	64	$ 320	Remove existing water & sewer services
	Subtotal				$ 469	

No.	Road, Sidewalk, and Curbing	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Foundation Course	SY	27.00	42	$ 1,125	
2	Pavement Binder Course	SY	24.75	42	$ 1,031	
3	Pavement Top Course	SY	13.50	42	$ 563	
4	Concrete Sidewalk	SF	15.00	267	$ 4,005	
5	Cast-In-Place Concrete Curb	LF	27.00	50	$ 1,350	
	Subtotal				$ 8,074	

No.	Utilities	Units	$/Unit	Quantity	Cost	Notes
1	4" Water Service Wet Tap	EA	3,000.00	1	$ 3,000	
2	4" DI Water Service	LF	60.00	38	$ 2,280	
3	6" Sewer Service Tap	EA	2,000.00	1	$ 2,000	
4	6" SDR 35 Sewer Service	LF	45.00	26	$ 1,170	
5	Storm Pipe Connection	EA	500.00	1	$ 500	
6	15" HDPE Storm Pipe	LF	102.00	79	$ 8,058	
7	Catch Basin	EA	3,500.00	2	$ 7,000	
	Subtotal				$ 24,008	

No.	Miscellaneous	Units	$/Unit	Quantity	Cost	Notes
1	Street Trees	EA	1,500.00	1	$ 1,500	
	Subtotal				$ 1,500	
Total all Items					**$ 34,051**	
	10% Contingency				$ 3,405	
Grand Total					**$ 37,456**	

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

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

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

May 28, 2025
Revised: July 29, 2025



HUDSON
LAND DESIGN

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

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4.1 WATER TESTING 2

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Appendices

Appendix A: Sewer Service Velocity Calculations

1.0 PROJECT LOCATION

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

2.0 PROJECT DESCRIPTION

The scope of the project will consist of the redevelopment of the subject property through the razing and removal of the existing improvements, and construction of a new 3-story building that will include commercial uses on the first floor (5 spaces totaling approximately 3,720 square feet, plus lobby/mechanical spaces for the upper floors) and residential uses on the second and third floors (4 apartments per floor, broken down as two 1-bedroom units and two 2-bedroom units). Water and sewer services will be connected to the existing municipal infrastructure.

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

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

The project has been designed in accordance with the following:

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

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES

At full build-out, the project is expected to use/generate 1,738 gallons of water/wastewater per day. It is assumed that the existing water and sewer infrastructure and treatment plants have sufficient capacity to handle the anticipated increase water demand and sewage disposal. The following table provides estimated water usage/wastewater generation at full buildout of the project, according to Table B-3 (*Typical Per-Unit Hydraulic Loading Rates)* in the NYSDEC Design Standards for Intermediate Sized Wastewater Treatment System, 2014.

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

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)
One-Bedroom Units	4 Units	110	440
Two-Bedroom Units	4 Units	220	880
Commercial (Floor space)	3,720 sq. ft.	0.08*	298
Commercial (Employees)	10 employees**	12**	120
		Total Daily Flow =	1,738 gpd

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

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

4.0 WATER SUPPLY

At full build-out, the project is expected to require 1,738 gallons of water per day. There is a 16" watermain, assumed to be ductile iron pipe (DIP), beneath Main Street on its south (eastbound) lane. It is proposed to connect to the existing water main with a 4" DIP combined domestic and fire service line, subject to final design by the MEP engineer to ensure adequate fire protection for the building sprinkler system.

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

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

4.1 WATER TESTING

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

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

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

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

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

5.0 SEWAGE CONVEYANCE

The project is expected to generate 1,738 gallons of wastewater per day. There is a 14” sewer main, reputed to be vitrified clay pipe (VCP), beneath Main Street, generally along the yellow line. It is proposed to connect to the existing sewer main with a new sewer service lateral in place of the existing 4” cast iron pipe (CIP) sewer line that serves the existing building. The existing pipe will be removed, and approximately 31’ of 6” diameter SDR-35 PVC sewer pipe will be installed from connection on Main Street to the southern face of the proposed building.

Calculations for the replacement 6” diameter gravity line are provided in Appendix A. In summary, the proposed development will generate 1,738 gpd, the predominant portion of which is residential flow. A peaking factor of 4.2 (reference to maximum peaking factor per Figure 1 of Recommended Standards for Wastewater Facilities) is typically used for larger scale analysis; however, for the purpose of this analysis, a larger peaking factor of 12 is being applied to the

residential flow of 1,320 gpd, resulting in a peak hourly flow of 11 gallons per minute (gpm). A fixture analysis may yield a higher peak rate of flow, so for the purposes of being very conservative, the peak hourly flow used for the analysis is 25 gpm. The minimum self-cleansing velocity for gravity sewer is 2 feet per second.

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

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

Since neither pipe scenario meets the minimum self-cleansing velocity, the proposal is to provide the larger pipe diameter to help minimize the potential for clogging/blockage in the pipe.

APPENDIX A

Sewer Service Velocity Calculations

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

SEWER DESIGN FOR OPEN CHANNEL FLOW - Proposed Conditions

Existing 4" CIP Sewer Pipe

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

Gravity Pipe Line:

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

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

Full Flowing Conditions:

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

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

Depth, Full (D): 4 inch 0.3333 feet

Using Manning's Equation: AT FULL FLOW CONDITION

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

Velocity, Full (V): *2.2274* fps

Determine Pipe Flow Depth at Peak FLow:

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

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

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

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

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

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

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

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

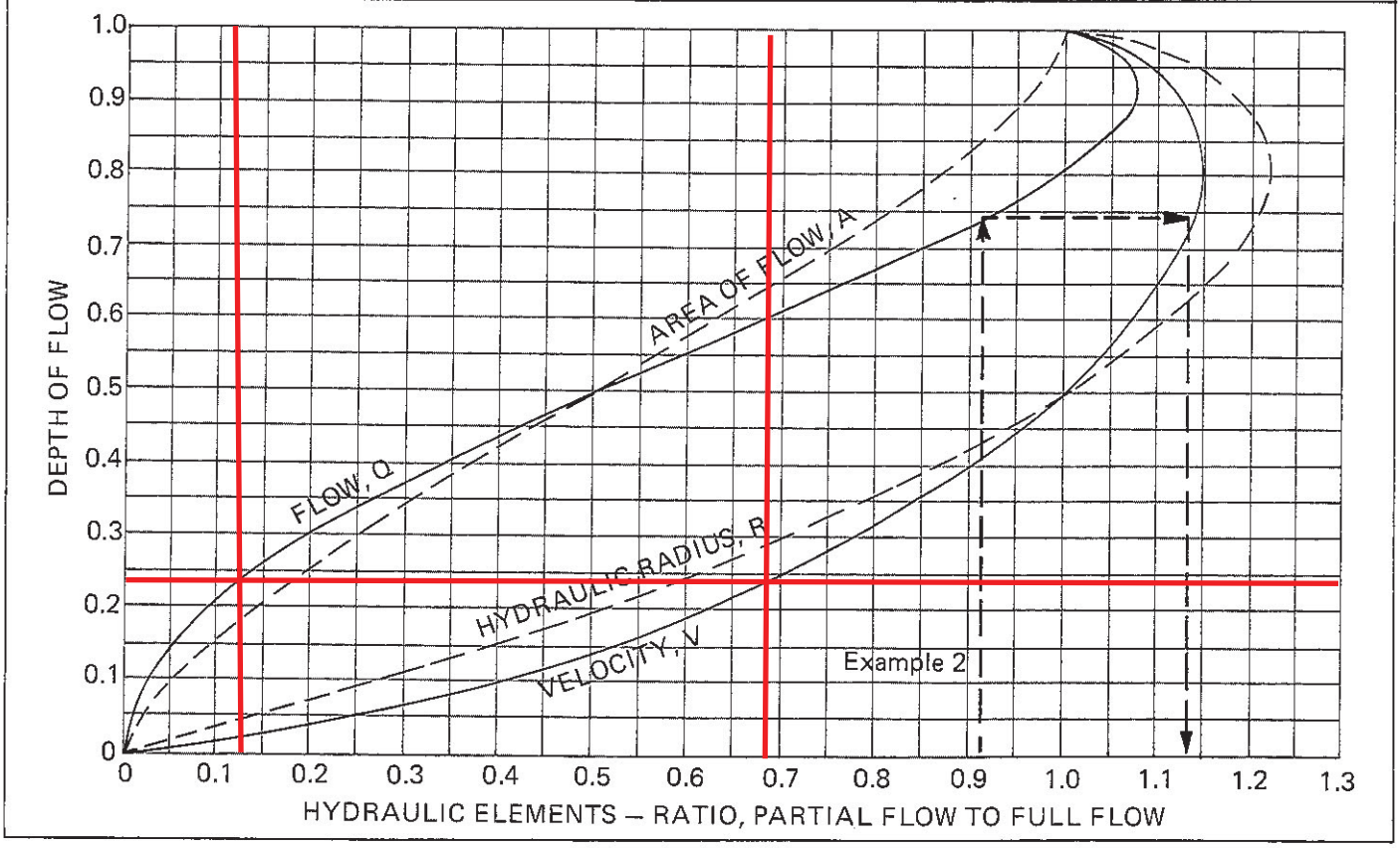
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.000	.00000	.01000	.01414	.01732	.02000	.02236	.02449	.02646	.02828	.03000
.001	.03162	.03317	.03464	.03606	.03742	.03873	.04000	.04123	.04243	.04359
.002	.04472	.04583	.04690	.04796	.04899	.05000	.05099	.05196	.05292	.05385
.003	.05477	.05568	.05657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

TABLE II: Full Flow Coefficient Values Circular Concrete Pipe.

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

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

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



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

SEWER DESIGN FOR OPEN CHANNEL FLOW - Proposed Conditions

New 6" SDR35 PVC Sewer Pipe

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

Gravity Pipe Line:

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

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

Full Flowing Conditions:

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

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

Depth, Full (D): 6 inch 0.5000 feet

Using Manning's Equation: AT FULL FLOW CONDITION

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

Velocity, Full (V): *2.8577* fps

Determine Pipe Flow Depth at Peak FLow:

Flow, Max. Hourly: 11.00 gpm = 0.0245 cfs

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

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

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

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

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

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

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

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

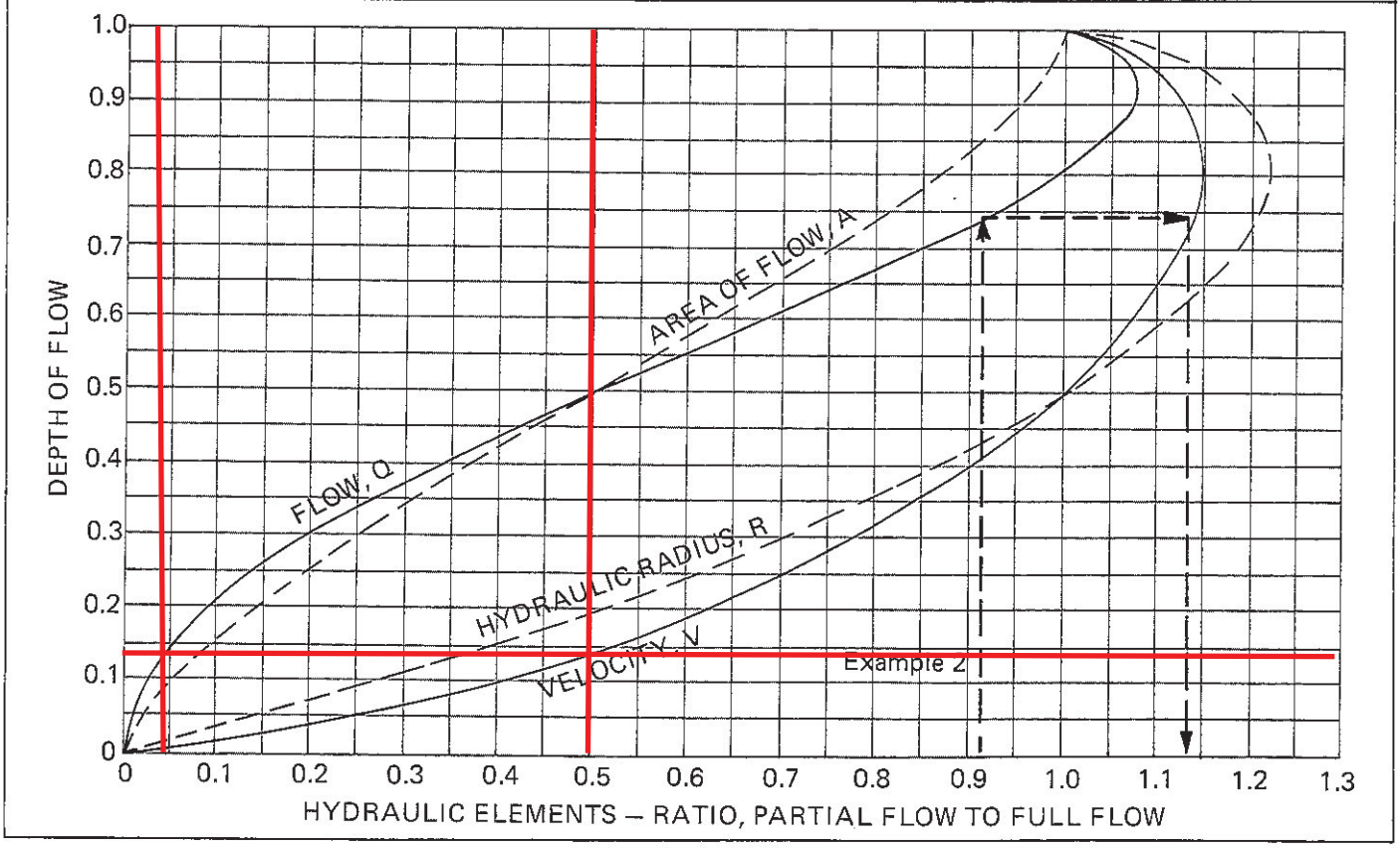
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.001	.03162	.03317	.03464	.03606	.03742	.03873	.04000	.04123	.04243	.04359
.002	.04472	.04583	.04690	.04796	.04899	.05000	.05099	.05196	.05292	.05385
.003	.05477	.05568	.05657	.05745	.05831	.05916	.06000	.06083	.06164	.06245
.004	.06325	.06403	.06481	.06557	.06633	.06708	.06782	.06856	.06928	.07000
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.007	.08367	.08426	.08485	.08544	.08602	.08660	.08718	.08775	.08832	.08888
.008	.08944	.09000	.09055	.09110	.09165	.09220	.09274	.09327	.09381	.09434
.009	.09487	.09539	.09592	.09644	.09695	.09747	.09798	.09849	.09899	.09950
.010	.10000	.10050	.10100	.10149	.10198	.10247	.10296	.10344	.10392	.10440
.01	.1000	.1049	.1095	.1140	.1183	.1225	.1265	.1304	.1342	.1378
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.07	.2646	.2665	.2683	.2702	.2720	.2739	.2757	.2775	.2793	.2811
.08	.2828	.2846	.2864	.2881	.2898	.2915	.2933	.2950	.2966	.2983
.09	.3000	.3017	.3033	.3050	.3066	.3082	.3098	.3114	.3130	.3146
.10	.3162	.3178	.3194	.3209	.3225	.3240	.3256	.3271	.3286	.3302

Red = Peak hourly flow from
300 Main Street Project
New 6" SDR35 PVC

TABLE II: Full Flow Coefficient Values Circular Concrete Pipe.

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			n=0.010	n=0.011	n=0.012	n=0.013
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12	0.785	0.250	46.4	42.1	38.6	35.7
15	1.227	0.312	84.1	76.5	70.1	64.7
18	1.767	0.375	137	124	114	105
21	2.405	0.437	206	187	172	158
24	3.142	0.500	294	267	245	226
27	3.976	0.562	402	366	335	310
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36	7.069	0.750	867	788	722	666
42	9.621	0.875	1308	1189	1090	1006
48	12.566	1.000	1867	1698	1556	1436
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66	23.758	1.375	4364	3967	3636	3357
72	28.274	1.500	5504	5004	4587	4234
78	33.183	1.625	6815	6195	5679	5242
84	38.485	1.750	8304	7549	6920	6388
90	44.170	1.875	9985	9078	8321	7681
96	50.266	2.000	11850	10780	9878	9119
102	56.745	2.125	13940	12670	11620	10720
108	63.617	2.250	16230	14760	13530	12490
114	70.882	2.375	18750	17040	15620	14420
120	78.540	2.500	21500	19540	17920	16540
126	86.590	2.625	24480	22260	20400	18830
132	95.033	2.750	27720	25200	23100	21330
138	103.870	2.875	31210	28370	26010	24010
144	113.100	3.000	34960	31780	29130	26890

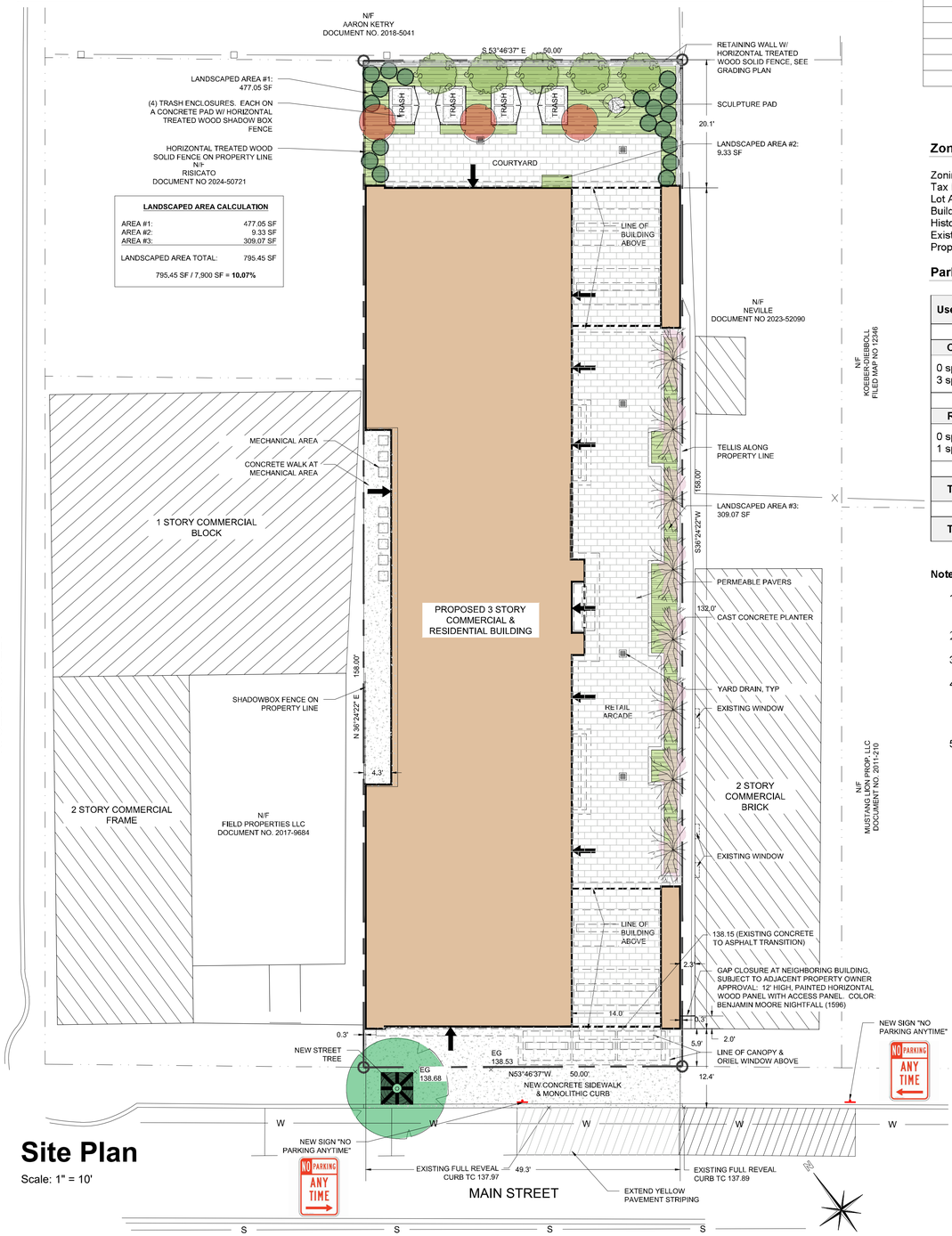
FIGURE 1: Relative Velocity and Flow in Circular Pipe for Any Depth of Flow.



Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage 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
4	7/29/25	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

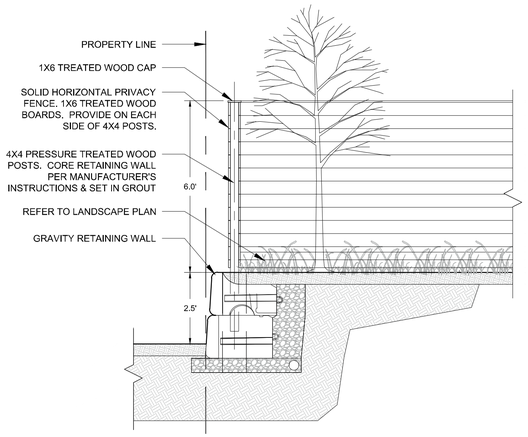
Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Commercial		
0 spaces (minimum) 3 spaces per 1,000 sf GFA (maximum)	3,720 GFA	0 parking spaces minimum 12 parking spaces maximum
Residential		
0 spaces (minimum) 1 space per dwelling unit (maximum)	8 dwelling units	0 parking spaces 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. The area will be striped and signed as a no parking zone that can therefore be utilized as a loading zone.
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.

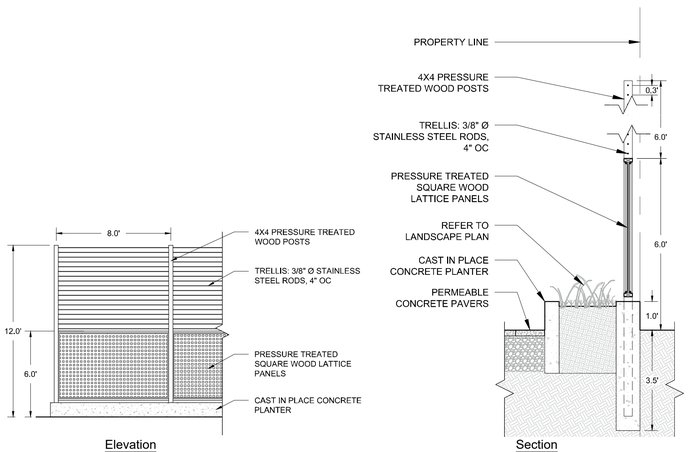
Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Existing Conditions & Demolition Plan
Sheet 3 of 8	Building Plans
Sheet 4 of 8	Building Elevations & Renderings
Sheet 5 of 8	Landscape & Lighting Plan
Sheet 6 of 8	Details
Sheet 7 of 8	Grading & Utility Plan (GU-1)
Sheet 8 of 8	Construction Details (CD-1)



Retaining Wall & Shadowbox Fence Detail

Scale: Not to Scale



Lattice / Planter Detail

Scale: Not to Scale

Site Plan Application

Sheet 1 of 8 - 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

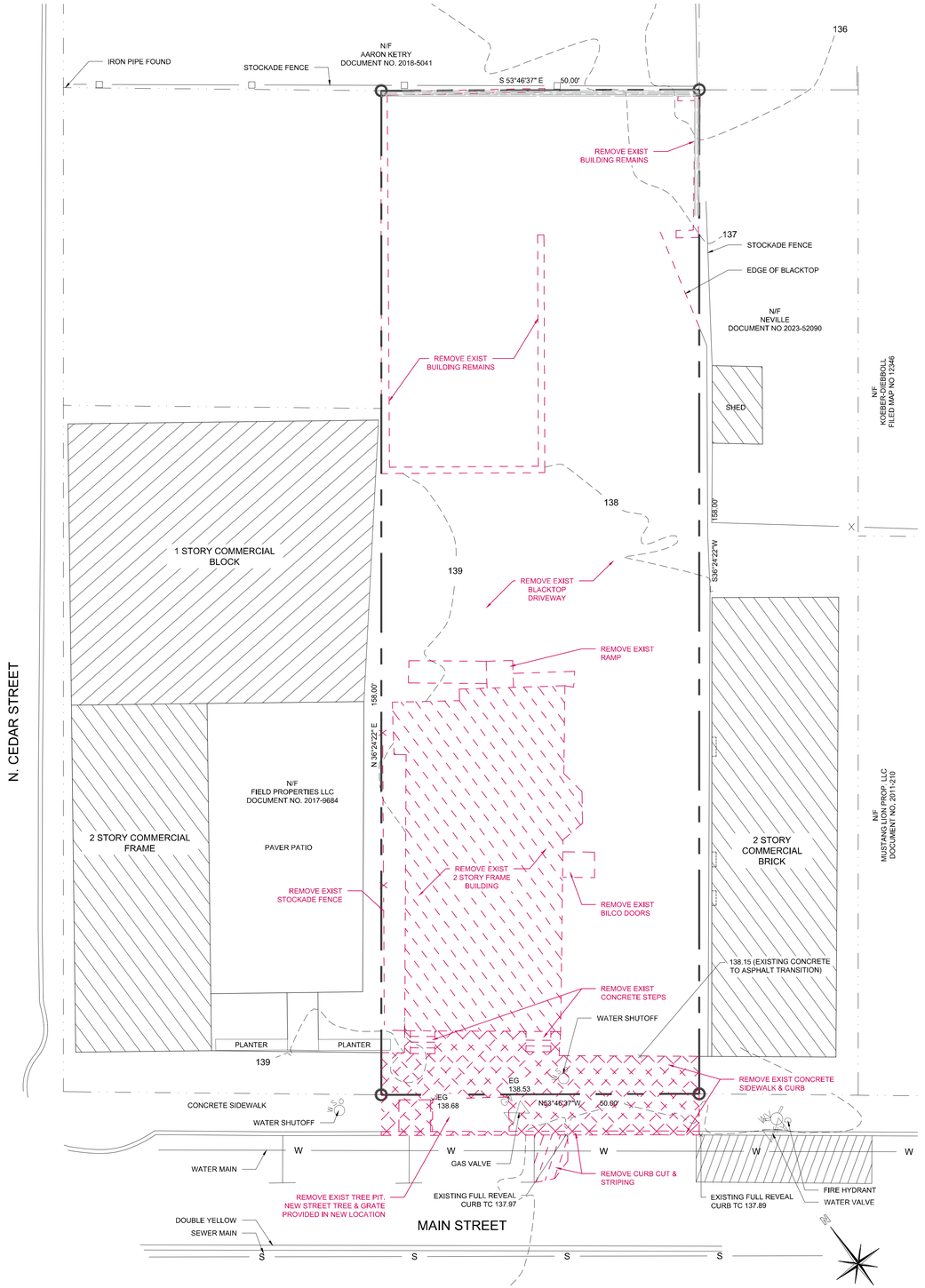






Existing Conditions Photos

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
4	7/29/25	NO CHANGE	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 8 - Existing Conditions & Demolition Plan

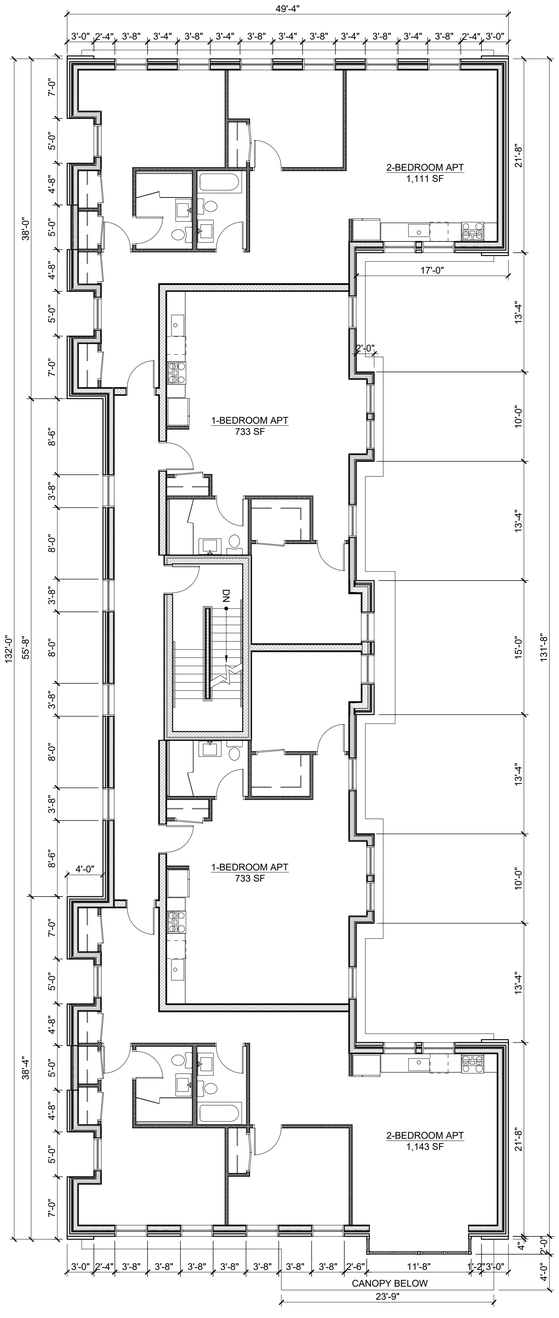
Owner:
300 Main Street, LLC
27 Old State Road
Hopewell Junction, New York 12533

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

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

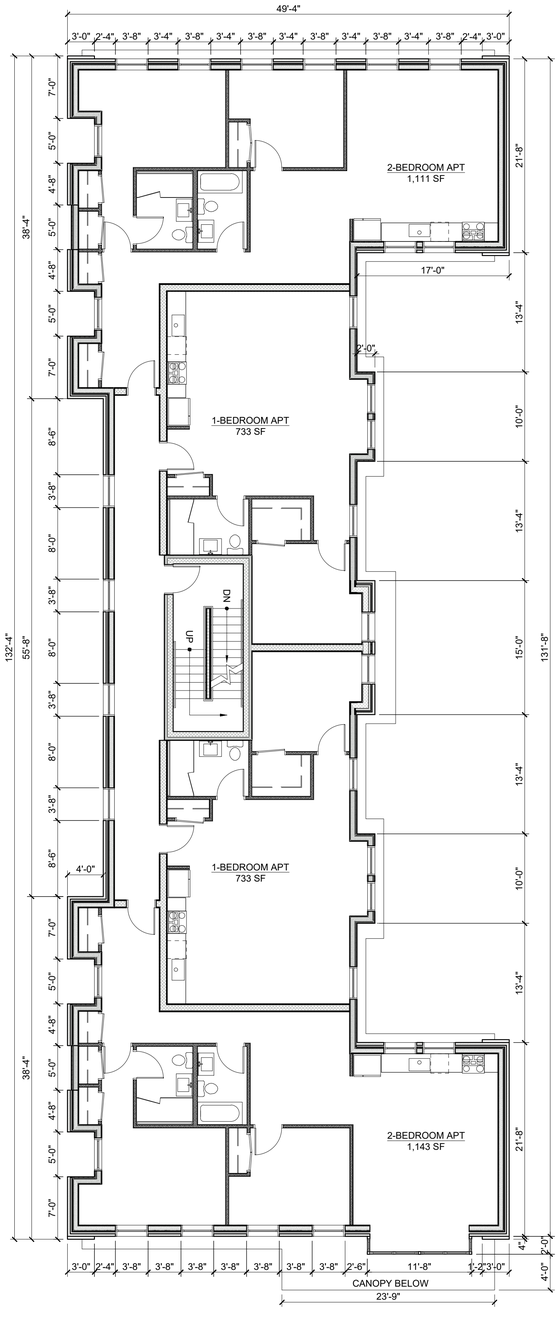
Surveyor:
Robert V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

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



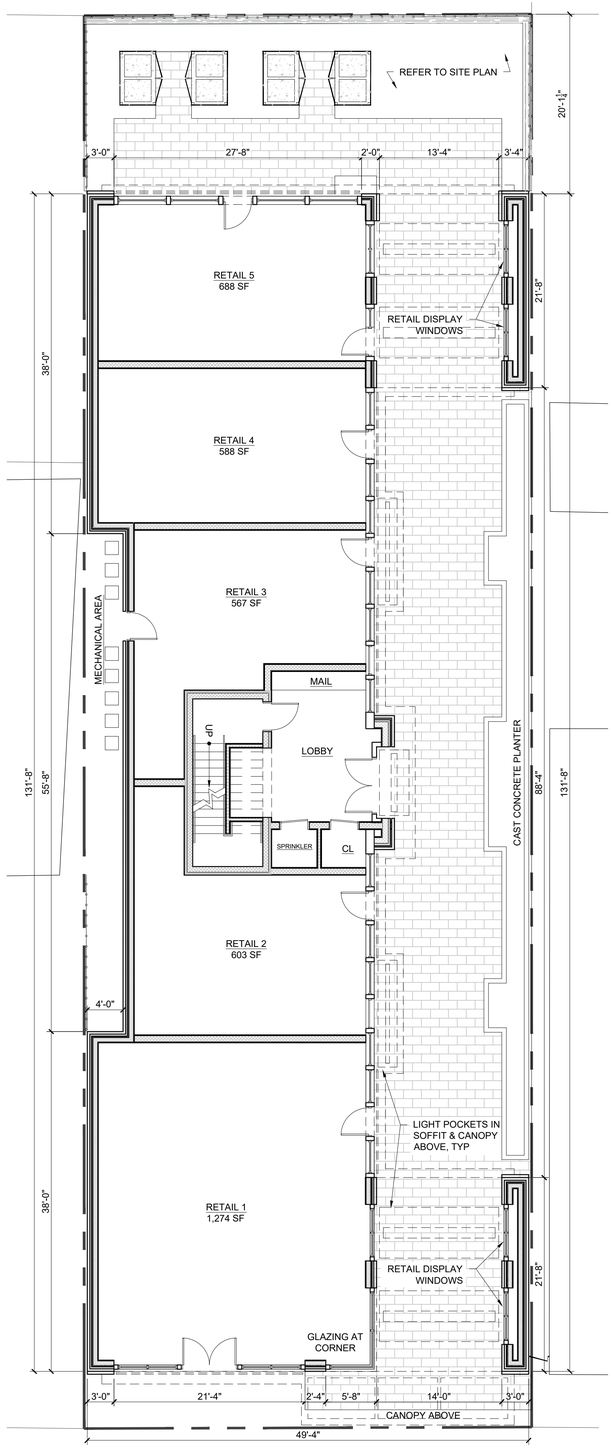
3rd Floor Plan

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



2nd Floor Plan

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



1st Floor Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS
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3	6/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 3 of 8 - 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 SDDI 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)

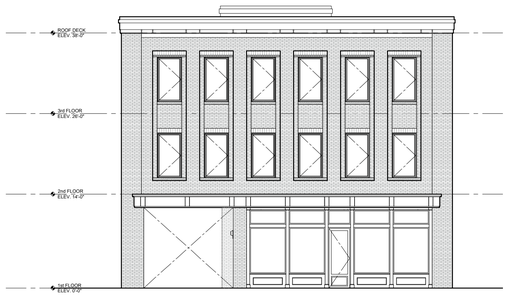
ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

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

CANOPIES & LINTELS
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

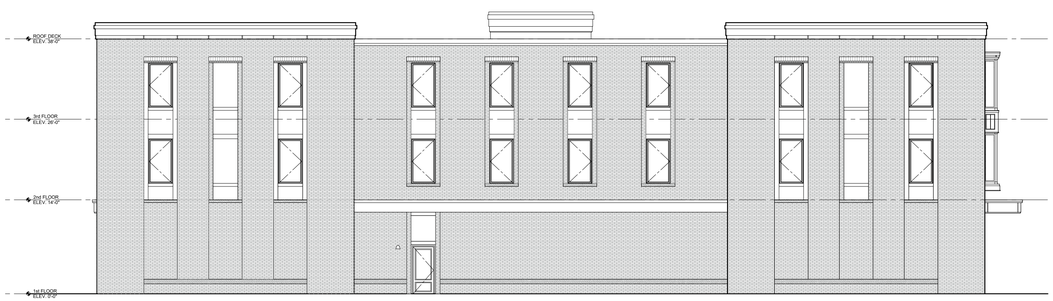
ACCENT METAL / CANOPY VAULT
MOZ DESIGNS - ALUMINUM
COLOR: LIGHT CHAMPAGNE FOG MATTE

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
4	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 4 of 8 - 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
4	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



L-1: WALL MOUNTED

HINKLEY LIGHTING CASCADE MEDIUM OUTDOOR WALL LANTERN
MODEL#: 1830BZ, 1xA19/MEDIUM (E26)/120V LED (100 WATT EQUIVALENT), 2,700 KELVIN.
COLOR: BRONZE, OR APPROVED EQUAL
MOUNTING HEIGHT = 8 FEET. DARK SKY COMPLIANT



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

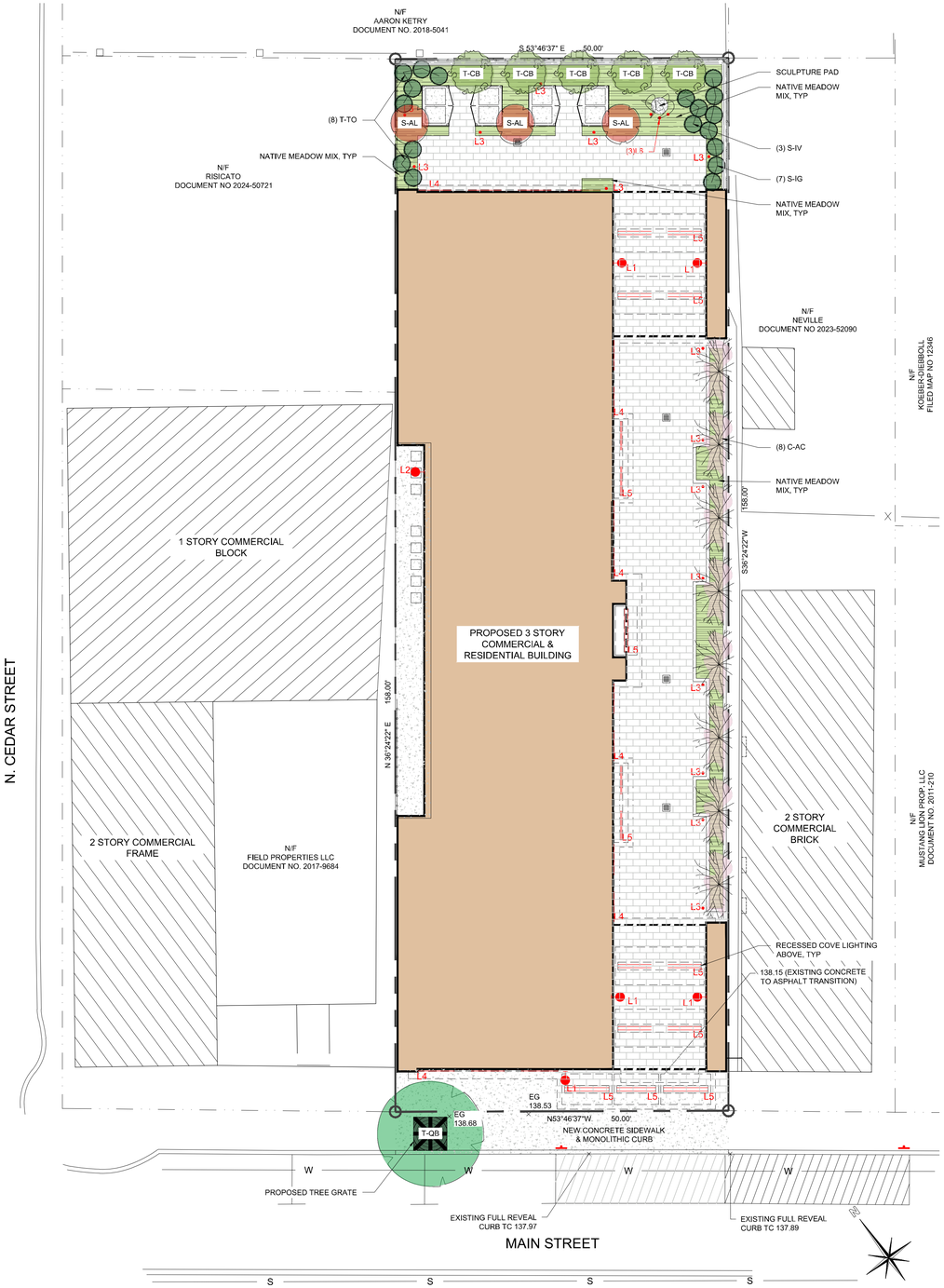


L-6: IN-GROUND SCULPTURE LIGHT

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.



Landscape & Lighting Plan

Scale: 1" = 10'

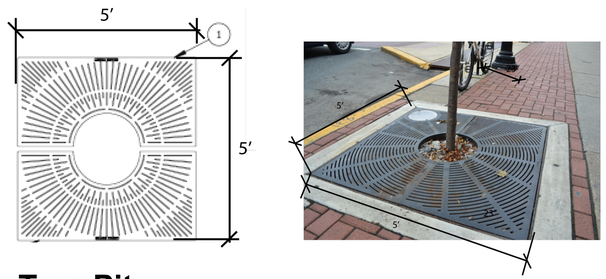
Native Plant List

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	5	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	8	Tree	Thuja occidentalis	Arborvitae "Emerald Green"	6-7'	Spring/Fall
S-AL	3	Shrub	Amelanchier laevis	Allegheny Serviceberry	6-7'	Spring/Fall
S-IG	7	Shrub	Ilex glabra	Inkberry	3 gal	Spring/Fall
S-IV	3	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

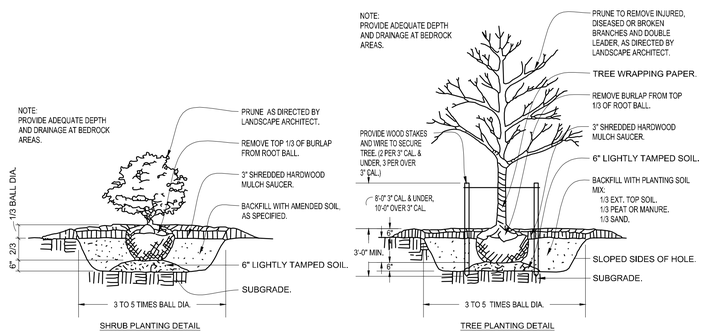
Type	Botanical Name	Common Name	Size	Planting Time
Perennial	Agastache rugosa "Little Adder"	Little Adder Agastache Hyssop	Plugs	Spring/Fall
Grass	Carex pennsylvanica	Pennsylvania Sedge	Plugs	Spring/Summer
Grass	Carex rosea	Rosy sedge	Plugs	Spring/Summer
Grass	Panicum Virgatum Shenandoah	Indian Switch 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 8 - Landscape & Lighting Plan

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

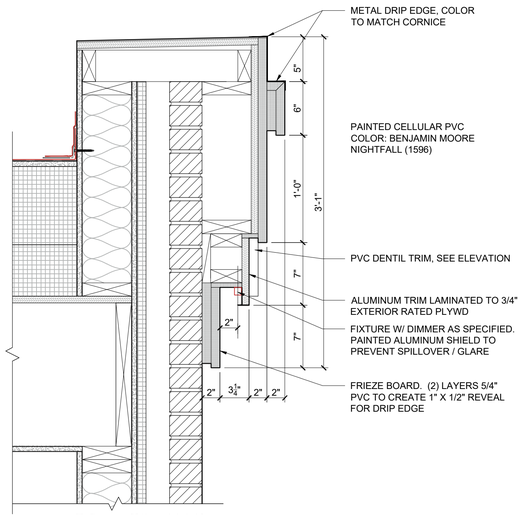
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

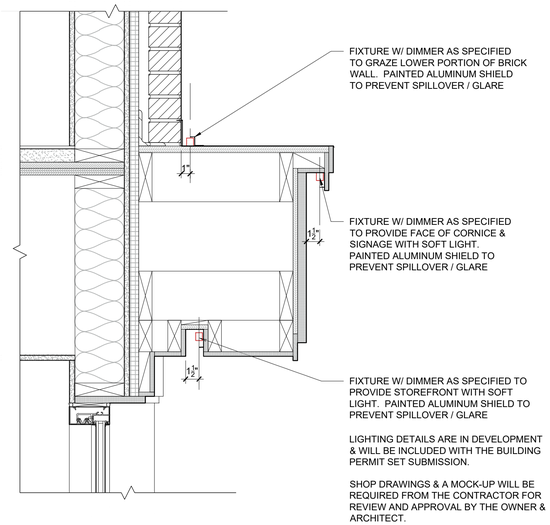
300 Main Street
Beacon, New York
Scale: As Noted
April 29, 2025

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
4	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



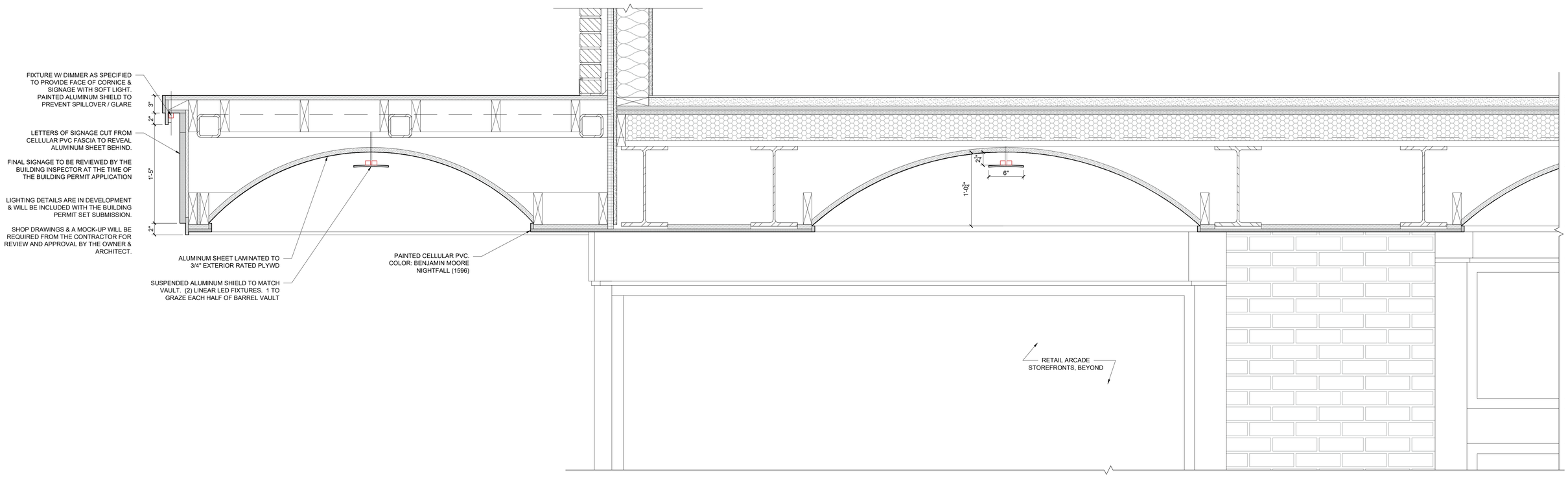
Light Detail - Upper Cornice

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



Light Detail - Lower Cornice

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



Canopy / Soffit Detail

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

Site Plan Application

Sheet 6 of 8 - Details

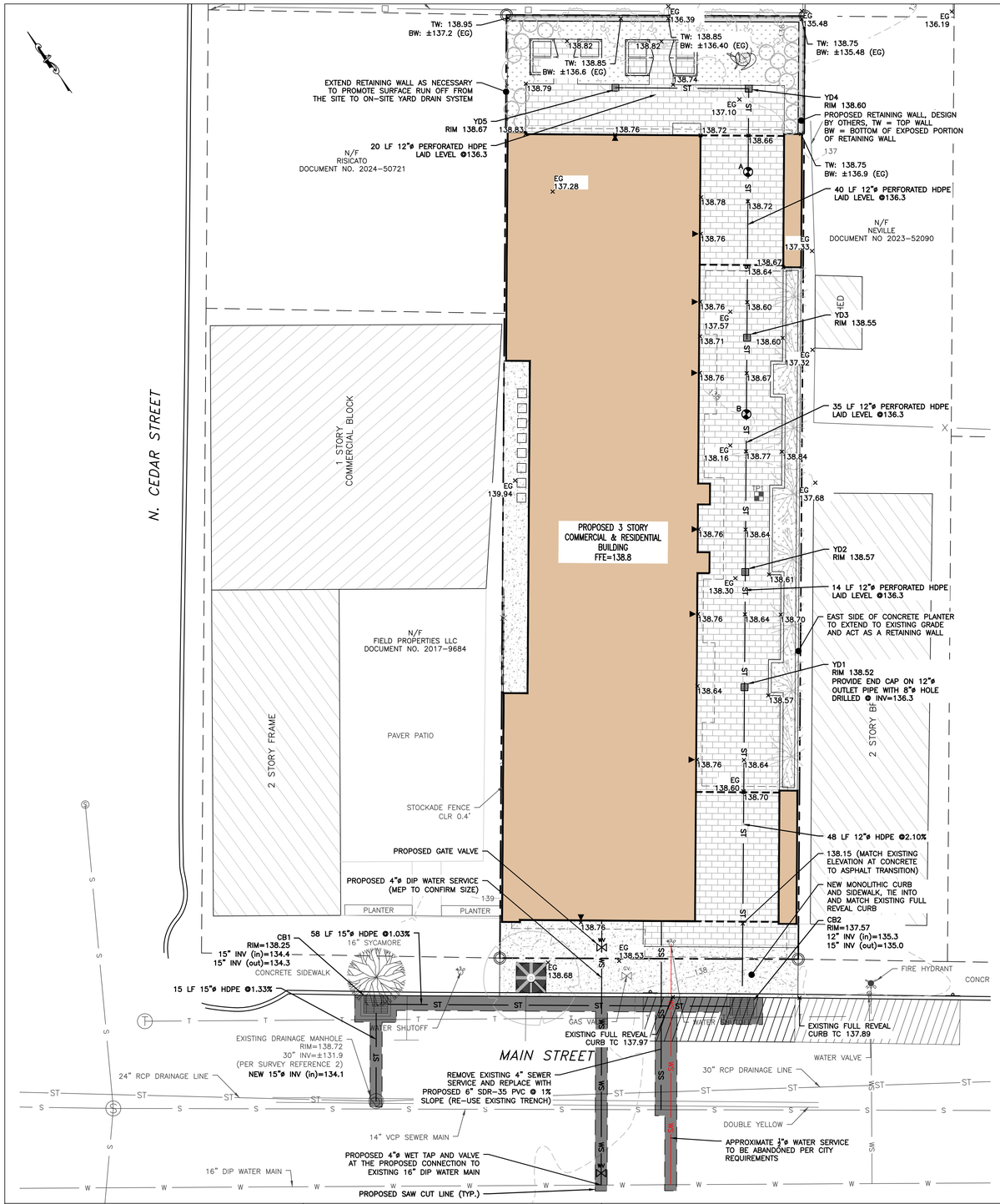
Owner:
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27 Old State Road
Hopewell Junction, New York 12533

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

SURVEY REFERENCE:

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

GENERAL CONSTRUCTION NOTES:

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

GRADING & DRAINAGE NOTES:

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

UTILITY NOTES:

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

INFILTRATION TEST TABLE

INFILTRATION TESTS PERFORMED ON JUNE 24, 2025 BY HUDSON LAND DESIGN

HOLE #	DEPTH (in.)	EX. GRADE	BOTTOM HOLE ELEVATION	RESULTS
A	12.0	137.2	±136.2	8.5, 8.0, 8.0
B	16.5	138.0	±136.6	11.5, 11.0, 10.25

DEEP TEST HOLE TABLE:

TEST PITS OBSERVED ON 4/23/2025, DIRECTED BY HUDSON LAND DESIGN

HOLE #	TOTAL DEPTH	ROCK DEPTH	WATER DEPTH	MOTTLING DEPTH	SOIL DESCRIPTION
1	75"	---	75"	---	0~9" PAVEMENT & SUBBASE SECTION; 9"~40" GRAVELLY LOAM; 40"~75" SILT LOAM; SEEPAGE (WATER) @ 75"

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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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

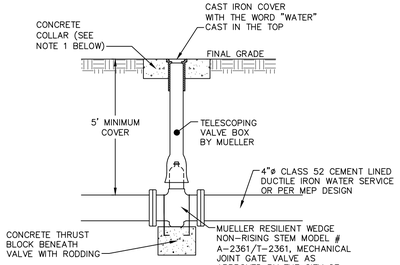
GRADING & UTILITY PLAN

300 MAIN STREET

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

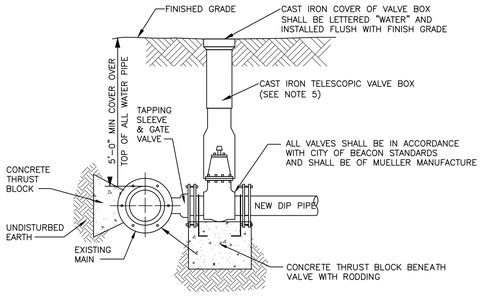
JOB #:	2025:010
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	7 OF 8

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



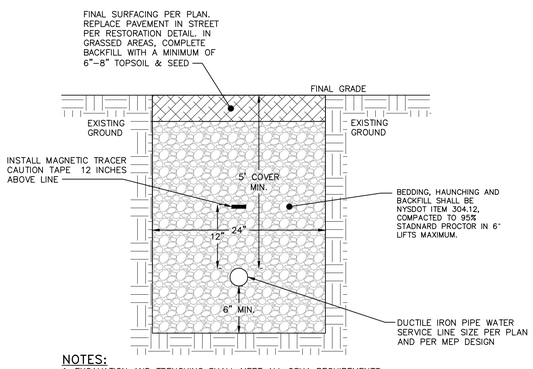
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



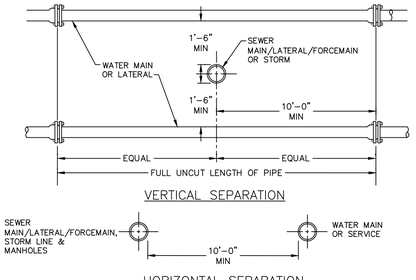
NOTES:
1. TAPPING SLEEVE SHALL BE USED FOR THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION THAT CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE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

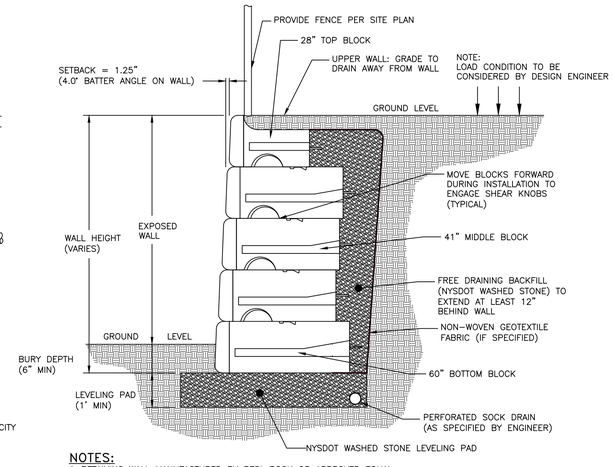


VERTICAL SEPARATION

HORIZONTAL SEPARATION

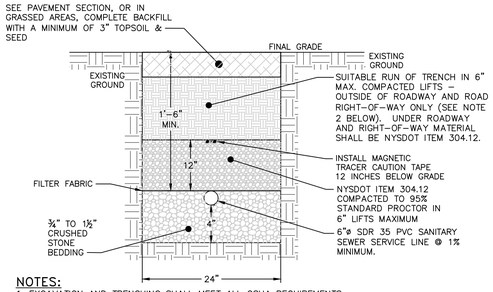
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



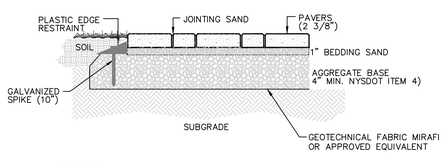
NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. RETAINING WALL ASSEMBLY SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT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



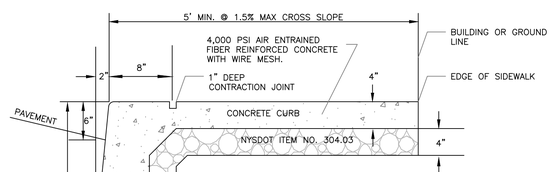
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



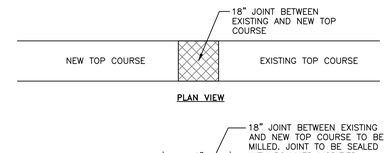
NOTES:
1. EDGE ADJACENT TO PRIVATE PROPERTY MAY BUTT UP TO THE RETAINING WALL AND OR COPING.

CONCRETE PAVER DETAIL
NOT TO SCALE

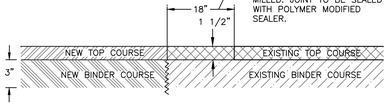


NOTES:
1. EXPANSION JOINTS OF ¾" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK 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



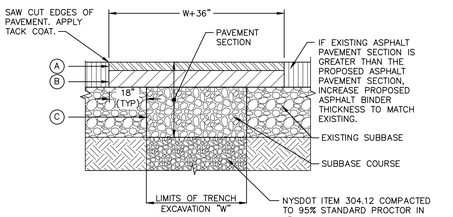
PLAN VIEW



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.

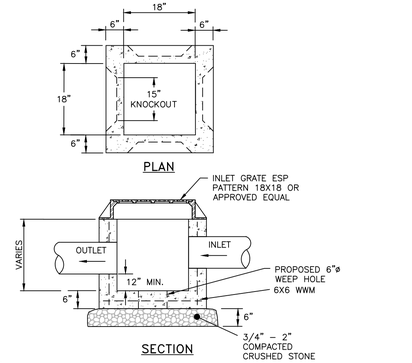
MILLED KEYWAY DETAIL
NOT TO SCALE



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.

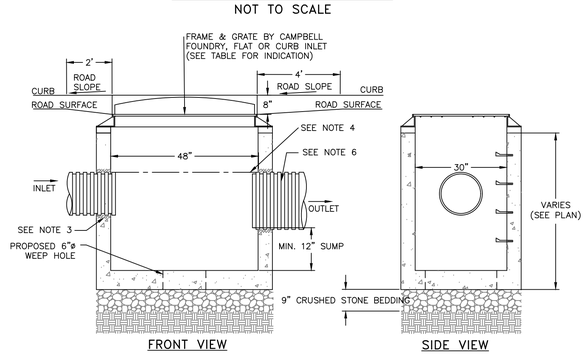
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



SECTION

NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
6. SUMP SHALL BE 12".
7. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

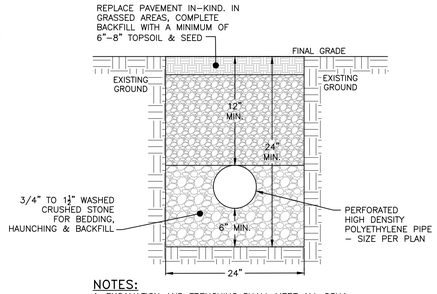
PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

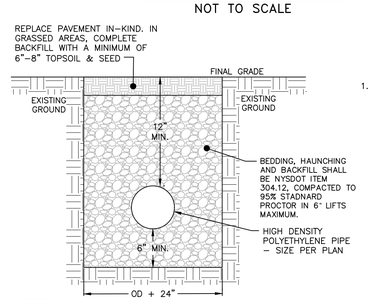
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



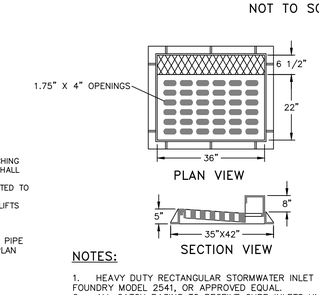
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. WRAP LIMITS OF TRENCH WITH DRAINAGE FABRIC, OVERLAP ALONG TOP OF TRENCH.

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				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				

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STATE OF NEW YORK
DANIEL C. AGERO
082716
LICENSED PROFESSIONAL ENGINEER
SEAL

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

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:	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.

August 7, 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 July 29, 2025, from Cuddy & Feder LLP.
- Correspondence dated July 29, 2025, from Aryeh Siegel, Architect.
- Correspondence dated July 29, 2025, from Hudson Land Design.
- Correspondence dated July 24, 2025, from Colliers Engineering & Design.
- Right-of-Way Work Cost Estimate, dated July 29, 2025, as prepared by Hudson Land Design.
- Engineer's report titled "Water and Sewer Engineer's Report for 300 Main Street Redevelopment", with the latest revision date of July 29, 2025, as prepared by Hudson Land Design.
- Plan set titled "300 Main Street", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings last revised July 29, 2025:
  - Sheet 1 of 8 – Site Plan
  - Sheet 2 of 8 – Existing Conditions & Demolition Plan
  - Sheet 3 of 8 – Building Plans
  - Sheet 4 of 8 – Building Elevations & Renderings
  - Sheet 5 of 8 – Landscape & Lighting Plan
  - Sheet 6 of 8 - Details
  - Sheet 7 of 8 – Grading & Utility Plan
  - Sheet 8 of 8 – 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. The construction cost estimate should be revised as follows:
   a. Removals shall include the quantity and cost for removal of the existing monolithic curb and sidewalk where proposed to be removed. Recent pricing for this work is $35.00 per linear foot for 5-foot-wide sidewalk. As the walk to be removed along the front of the project is 13 feet in width, the price should be adjusted accordingly to reflect the additional width.

   b. The cost for pavement removal should be revised to reflect a cost of $5.50 per square foot.

   c. The sidewalk and curbing should be revised to reflect monolithic curb and sidewalk. Recent pricing for this work has a square foot cost of $50.00.

   d. The cost for the proposed asphaltic binder course shall be increased to $50.00 per square yard given it is 6" in thickness and will need to be installed in two (2) lifts.

   e. The cost estimate should also reflect the additional striping that is now proposed along the curb line for the loading zone.

All other previous engineering comments have been addressed at this time. 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: August 7, 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 July 29, 2025
- Exhibit A: Response to Comments Memo, by Aryeh Siegel, Architect, dated July 29, 2025
- Exhibit B: Response to Comments Memo, by Hudson Land Design, dated July 29, 2025
- Exhibit C: Correspondence from Colliers Engineering and Design, dated July 24, 2025
- Exhibit D: Right-of-Way Work Cost Estimate by Hudson Land Design, dated July 29, 2025
- Exhibit E: Engineer's Report by Hudson Land Design, last revised July 29, 2025
- Site Plan Set (8 sheets) by Aryeh Siegel, Architect and Hudson Land Design, dated April 29, 2025, last revised July 29, 2025

Project Description:

The proposed project entails construction of a three-story mixed-use commercial and residential building on a 0.18-acre site located in the CMS zoning district. The proposal involves demolition of existing structures and construction of a new building with 3,720 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:

All previous planning comments have been addressed. 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

From:	Victoria Neville
To:	Mercedes Perez
Cc:	Anna Jo Eville
Subject:	Letter to Planning Board regarding proposed site at 300 Main Street
Date:	Wednesday, July 30, 2025 8:12:08 PM

Good evening,

I'm writing in advance of the August 11 Planning Board meeting as I am unable to attend in person on that date. I would like to make a comment for consideration regarding the Site Plan application for 300 Main Street.

On a June 24, 2025 letter to the Planning Board regarding comment responses to KARC Planning Consultant's questions/comments, I noted that the letter shared that the applicant clarified that there was a 2.3 foot gap between the proposed building at 300 Main and the adjacent building at 304 Main.

I'd like to share that there are ten (10) windows on the side of 304 Main Street adjacent to the proposed building at 300 Main Street. Seven (7) of the ten windows are on elevated floors and require a ladder to reach for maintenance of any kind.

In researching how general maintenance and/or major upgrades could be carried out to that specific side of 304 Main Street, I noted that OSHA requirements for ladder usage requires the ladder to effectively create a 75-degree angle between it and the ground.

- There needs to be a 4:1 ratio – where for every four feet of ladder length, the ladder should be one foot away from the wall
    - Hence, as an example, a 20 ft ladder should have its base positioned 5 feet away from the wall

The 2.3 foot proposed gap would leave a significant safety issue at play for any contractor or company engaged to work on that side of 304 Main Street and make it impossible to use licensed contractors abiding by OSHA regulations and normal construction tools to do any work.

Additionally, considering that the side of 304 Main Street (original structure built in the mid 1800's as evidenced in the Historical Society's documents) adjacent to the proposed building has a high volume of windows, it is also appropriate to assume at the time the structure was built (and with the laws at that time), that it was not intended to be an arm span away from the adjacent building for safety, airflow, noise pollution, privacy, and the blockage of natural light purposes.

Thank you for your consideration.

Victoria Neville, Trustee, 304 Main Street

CC: Joanna Neville, Trustee

City of Beacon Planning Board Agenda
08/12/2025

Title:

Public hearing and 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 8.12.25 - Supplemental Submission Cvr Ltr.pdf

14 N Cedar PB 8.12.25 Exhibit A - Response to Comments by Aryeh Siegel 7-29-25.pdf

14 N Cedar PB 8.12.25 Exhibit B - Response to Comments by Angelo M. Perrucci III 7-20-25.pdf

14 N Cedar PB 8.12.25 Exhibit C - Traffic and Parking Assessment by Colliers Engineering & Design rev 7-25-25.pdf

14 N Cedar PB 8.12.25 Exhibit D - Right-of-Way Cost Estimate by Angelo M. Perrucci III 7-25-25.pdf

14 N Cedar PB 8.12.25 Exhibit E -Stormwater Analysis by Angelo M. Perrucci III rev 7-17-25.pdf

14 N Cedar PB 8.12.25 Plans by Aryeh Siegel, Architect and Angelo M. Perrucci III, P.E. rev 7-29-25.pdf

Lanc & Tully 14 North Cedar 08-07-25 review.pdf

KARC Review PB_14 N Cedar St_2025.08.07.pdf

14 North Cedar - FEAF Part 2.pdf

14 North Cedar - FEAF Part 3.pdf

14 North Cedar - Site Plan_SEQRA Negative Declaration (4931-5802-8124.1).pdf

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Taylor M. Palmer, Esq.
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July 29, 2025

VIA ELECTRONIC MAIL AND HAND DELIVERY

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

Re: Application for Site Plan Approval for Proposed Multifamily Dwelling
Supplemental Submission
Premises: 14 North Cedar Street, Beacon, New York 12508
Tax Parcel ID: 5954-28-943881

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Cervone-Perrucci Realty LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of 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:

The enclosed plan set, prepared by Aryeh Siegel, Architect, dated April 1, 2025 and revised July 29, 2025, and by Angelo M. Perrucci III, P.E., dated May 25, 2025 and revised July 29, 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 Mr. Perrucci 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 and its consultants' comments related to the overall site configuration and traffic circulation at the Premises. Specifically, ingress and egress to the Premises has been reversed, such that all vehicles will enter the Premises via a one-way entrance driveway from Church Street and exit the Premises via a one-way exit driveway to North Cedar Street. As noted in the updated Traffic & Parking Assessment, prepared by Colliers Engineering & Design, dated June 23, 2025 and revised July 25, 2025, this access configuration will ensure that traffic from the Project will not be required to travel along Main Street to reach the Premises, such that the Project will have little to no impact on Main Street vehicular or pedestrian traffic movements. *See* **Exhibit C**.[1]

[1] As indicated in the June 23, 2025 Traffic and Parking Assessment, prepared by Colliers Engineering & Design, the July 25, 2025 revision continues to indicate that the Project is not anticipated to result in any significant impacts to

The Plans also include the following updates:

- The curb cut on North Cedar Street has been narrowed to 15 feet, in lieu of the previously proposed 24-foot curb cut.
- An updated landscaping plan has been incorporated into the Plans, including a diverse mixture of trees, shrubs, and grasses, with a garden bench situated at the rear of the proposed multifamily dwelling. In addition, the proposed snow storage location is now depicted on the Plans.
- A photorealistic rendering and elevation details have been provided.
- Additional and refined traffic signage, lighting, utility, drainage and grading, and erosion control details for the Project have been added to the Plans.

Finally, and in further response to comments contained within the City engineering consultant's comment memorandum, the Applicant respectfully submits a Right-of-Way Work Cost Estimate, prepared by Angelo M. Perrucci III, P.E., dated July 25, 2025. *See* **Exhibit D.** In addition, an updated Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E., revised July 17, 2025, is submitted herewith to provide an updated post drainage map. *See* **Exhibit E.** Please note that a Stormwater Maintenance and Easement Agreement will be prepared and provided to the City's attorney for review as a condition of approval for the Project.

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 Siegel, Architect, dated July 29, 2025, providing responses to City Planning Consultant KARC's Comment Memorandum dated July 7, 2025 and City Engineering Consultant Lanc & Tully's Comment Memorandum dated July 3, 2025;

Exhibit B: Response to Comments Memorandum prepared by Angelo M. Perrucci III, P.E., dated July 20, 2025, providing responses to City Engineering Consultant Lanc & Tully's Comment Memorandum dated July 3, 2025;

Exhibit C: Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated June 23, 2025 and revised July 25, 2025;

Exhibit D: Right-of-Way Work Cost Estimate, prepared by Angelo M. Perrucci III, P.E, dated July 25, 2025; and

---

traffic operating conditions in the vicinity of the Premises, and that the five (5) off-street parking spaces provided for the Project are compliant with the City's parking regulations and 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.

Exhibit E: Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E., revised July 17, 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. dated May 25, 2025 and revised July 29, 2025.

CONCLUSION:

We look forward to appearing at the Planning Board's regular meeting on August 12, 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") during the August 12, 2025 meeting.[2]

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
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, P.C.
Jessica Zalin, Esq.

[2] 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 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

July 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated July 7, 2025; and Lanc & Tully's Engineering Memorandum dated July 3, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: The traffic circulation pattern has been changed so that the entry is located on Church Street, and the exit is on North Cedar Street.

2. **Architectural Elevations:** When appropriate, the proposed elevations may be referred to the Architectural Review subcommittee for review.

   Response: Comment acknowledged. I believe the Planning Board decided to review the design as a whole Board, without referring the project to the ARB Subcommittee. The line drawing elevations have been revised, and a rendering of the new design is included in this submission.

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.

   Response: The light trespass has been corrected.

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

4. **Landscaping Plan and Screening:** A landscaping schedule is needed to better understand the proposed landscaping plan.

   Response: The Landscape Plan has been updated to include information from the Landscape Designer, including notes and a Planting Schedule

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.

   Response: Comment acknowledged. We will coordinate with the Landscape Designer.

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.
   Response: The height has been corrected to indicate the height from grade around the building to the centerline of the ridge and eaves.

Lanc & Tully Comment Responses:

Site Plan – Sheet 1:

1. The plan shall clearly delineate or call out the locations for snow storage.
   Response: Snow storage will be shown on the Site Plan

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 I and then additional information is provided on Sheet 6 (Utility Plan).
   Response: Signage to be shown on the Site Plan

Existing Conditions Plan – Sheet 2:

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
   Response: Existing conditions have been added to the plans

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 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.
   Response: The lighting has been adjusted to eliminate light spillage

3. The plan shall include a planting schedule for the proposed landscaping.
   Response: The planting schedule has been added to the sheet

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

July 20th, 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
- 5 Copies of Cost Estimate

These items have been revised based on Lanc & Tully's July 3rd 2025 comment letter and KARC's July 7th, 2025 comment letter. The following are responses to Lanc & Tully's July 3rd 2025, comment letter:

Lanc & Tully's July 3rd, 2025 Comment Letter:

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.

A construction cost estimate will be submitted for review.

2. A Stormwater Maintenance and Easement Agreement shall be prepared and submitted for the proposed underground stormwater system.

A Stormwater Maintenance and Easement Agreement will be prepared and submitted.

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.

All proposed drainage pipe within the City's road right-of-way will be 15" diameter. The Existing 12" Diameter pipe will be replaced with a 15" diameter pipe.

2. The size and material of the roof leader lines shall be labeled on the plan.

The size and material of the roof leader are 6" PVC and can be found in the Legend labeled.

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.

The size and material of the drainage line can be found 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.

The existing storm Utilities have been verified and updated.

Drainage & Grading Plan (Sheet 7 of 11):

1. The size and material of the roof leader lines shall be labeled on the plan.

The size and material of the roof leader are 6" PVC and can be found in the Legend labeled.

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.

The size and material of the drainage line can be found 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".

The catch basin detail will call out the make and model(Campbell foundry) and have it say, "Domestically Made". This note will be located on top of catch basin detail.

4. As previously noted, Short-term and long-term maintenance requirements for the proposed stormwater detention system shall be provided on the plan.

A short-term and long-term maintenance requirements for the proposed stormwater detention system will be on the plans.

Soil Erosion Plan (Sheet 8 of 11):

1. Construction details for the proposed "Stabilized Construction Entrance" shall be provided on. the plan.
   A Stabilized Construction Entrance will be on the plan.
2. The "Concrete Washout Station Detail" appears on the plan. One of the details should be removed.
   One of the concrete washout Detail will be removed from the plan.

3. Line Legend should be updated to reflect the line type for silt fencing.
   Line Legend will be updated to include line type for Silt fence.

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.
   The outlet Control manhole will make and modell of the manhole casting(Campbell Foundry).
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.

   Note 8 & 9 in the monolithic curb and sidewalk detail will include the sidewalk and curbing shall be sealed with a siloxane penetrating sealer to protect against de-icing agents, and 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.

   The construction detail for the concrete pad in the refuse area can be found on D-3 with trash enclosure.
4. A clean-out details shall be provided for the sanitary sewer service.
   Clean-out detail will be provided and can be found on D-1 on the bottom left of sheet.

Should you have any questions, please feel free to contact me at 908-763-9602.

Thank you,

Angelo Perrucci III, P.E.

400 Columbus Avenue Suite 180E
Valhalla, New York 10595
USA
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

June 23, 2025
Revised July 25, 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.

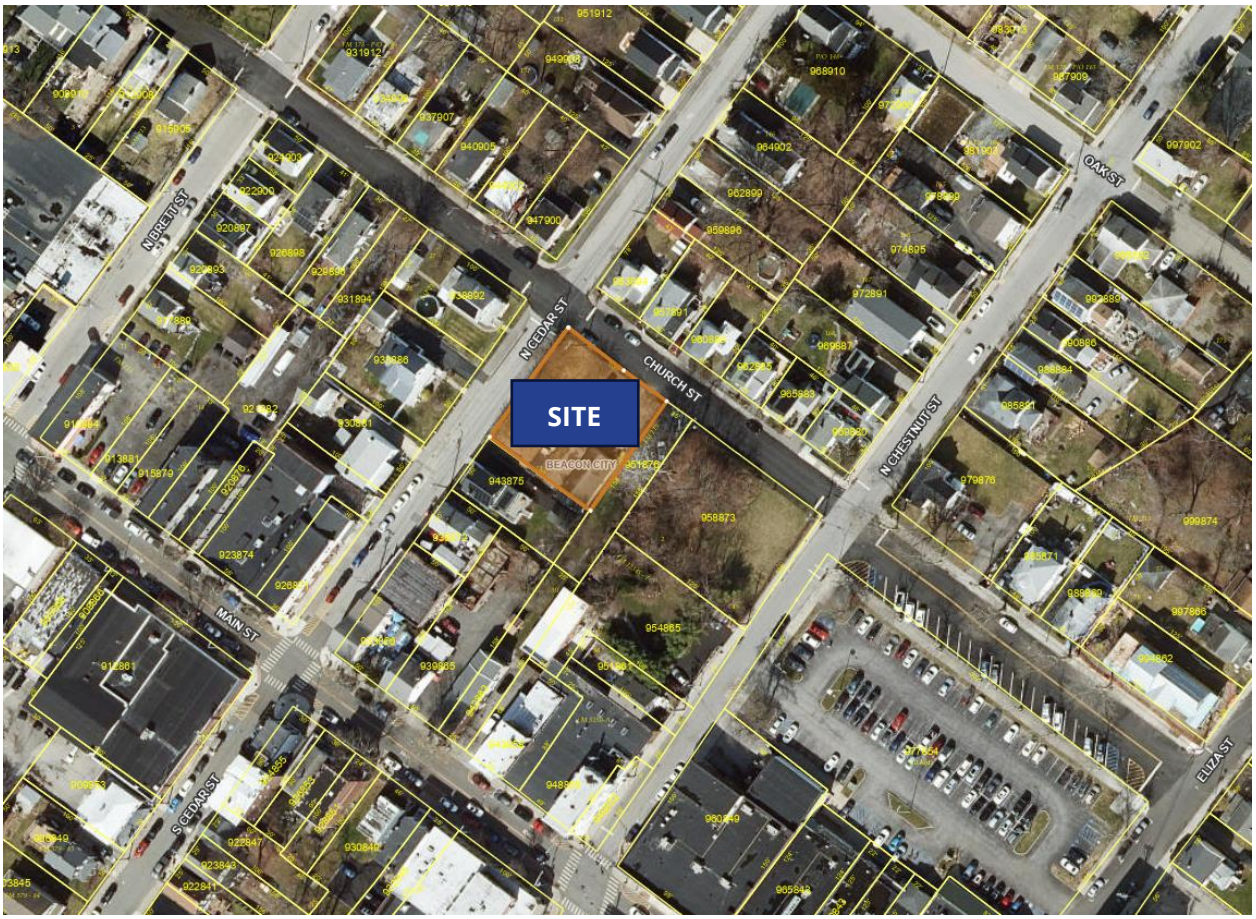
Project Description and Location

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 the existing driveway to Church Street, which is proposed to remain and be configured as a 15 ft. wide as one-way entry only driveway. Exiting traffic will be accommodated via a new 15 ft. wide one-way exit only driveway connection to N. Cedar Street. The driveway configuration has been modified from the original configuration with entry traffic from N. Cedar Street and exit traffic to Church Street, based on comments from the City Planner. 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).

It is noted that the proposed access configuration, with entry from Church Street and exit to N. Cedar Street ensures that traffic from the Project will not be required to travel along Main Street to enter the site as would have been necessary under the original site access proposal. Therefore, the additional traffic will have little to no impact on Main Street vehicular or pedestrian traffic movements.

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

Colliers Engineering & Design

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.

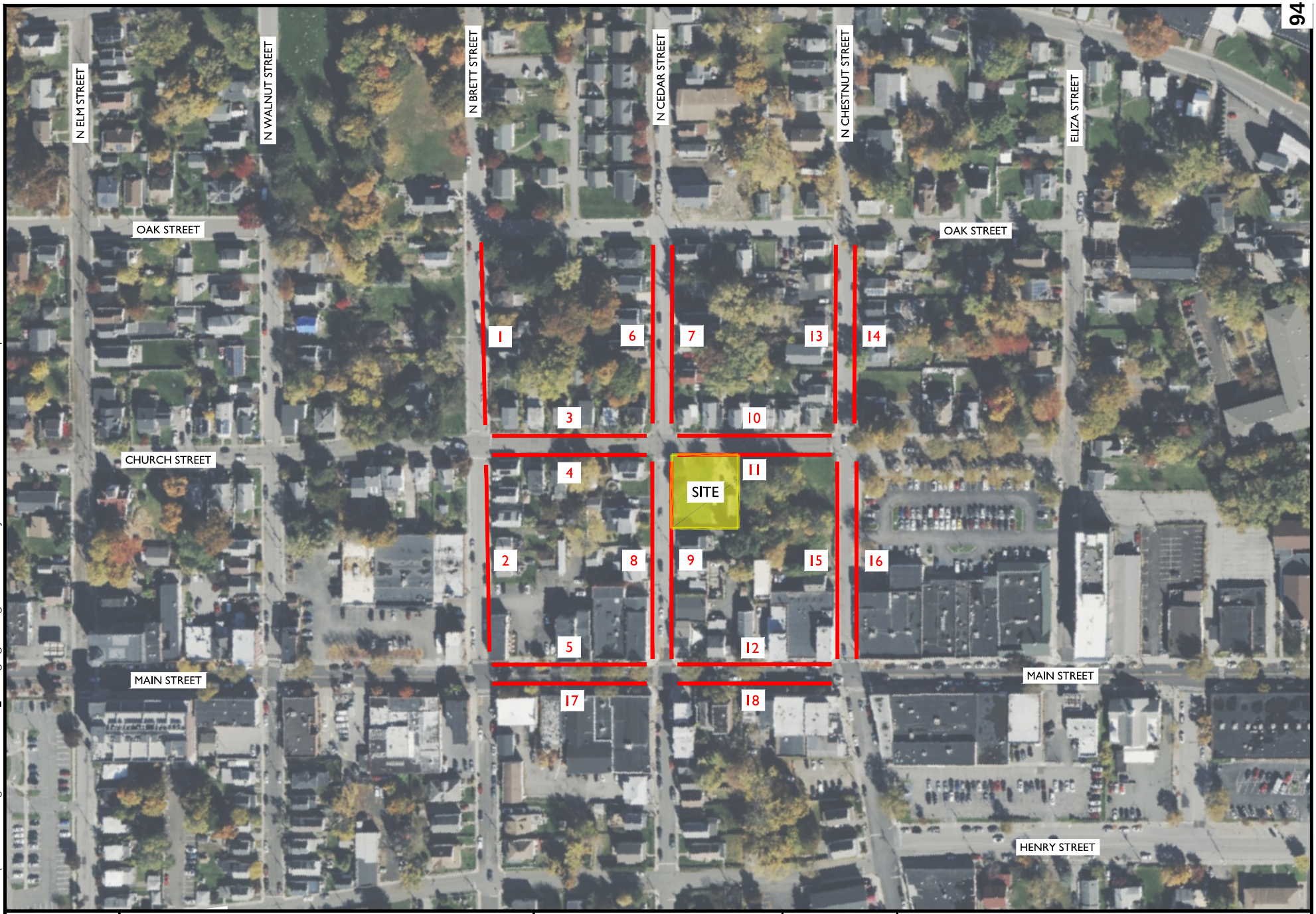
Sincerely,

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**

Project	14 North Cedar Street					
Location	City of Beacon, New York					
Date	July 25,2025					
	Right of Way Work Cost Estimate					
No.	Removal Work	Units	Unit Price	Quantity	Cost	Notes
1	Pavement Removal	SF	$10.00	711	$7,110.00	
2	Concrete Curb Removal	L.F.	$20.00	208	$4,160.00	Removal of existing Curb
				Subtotal	$11,270.00	
No.	Road Sidewalk & Curbing	Units	Unit Price	Quantity	Cost	Notes
1	Pavement Binder Course	SY	$25.00	79	$1,975.00	
2	Pavement Top Course	SY	$14.00	79	$1,106.00	
3	Concrete Curb	L.F	$50.00	208	$10,400.00	Curb & Sidewalk are monolithic pours but
4	Concrete Sidewalk 4" Thick	SY	$100.00	92	$9,200.00	will be payed out separately
5	Concrete Driveway 6" Thick	SY	$110.00	17	$1,870.00	
				Subtotal	$24,551.00	
No.	Utlities	Units	Unit Price	Quantity	Cost	Notes
1	2" Water Service Wet Tap	EA	$2,500.00	1	$2,500.00	
2	2" Copper Water Service	L.F.	$50.00	10	$500.00	
3	4" Sewer Service Tap	EA	$2,000.00	1	$2,000.00	
4	4" SDR 35 Sewer Service	L.F.	$40.00	21	$840.00	
5	15" HDPE Storm Sewer	L.F.	$50.00	70	$3,500.00	
6	Storm Inlet Install	EA	$5,000.00	1	$5,000.00	
7	Storm Service Tap	EA	$1,500.00	2	$3,000.00	Connecting Pipes to existing Structures
				Subtotal	$17,340.00	
				Construction Cost	$53,161.00	
				Contingency	$5,316.10	
				Total Cost	$58,477.10	

14 North Cedar Street
Beacon, New York
Stormwater Analysis

Revised
July 17th, 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

$Q=\frac{1.49}{.009} x .04^{2/3} \text{ x } .02 \text{ x } .01^{0.5}$

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**

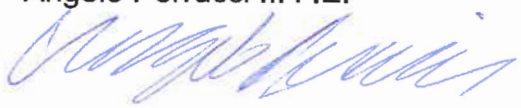
Discharge Volumes

	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

8"VCP SANITARY SEWER
315 L.F. BETWEEN MANHOLES

6" DUCTILE IRON WATERMAIN

S 47°00'00" W 108.00'

INLET
GRATE:99.04
INVERT:95.45

MANHOLE
RIM:99.54
INVERT:93.44

12" HDPE WIRE

MANHOLE
COVER:99.23
INVERT:95.05

INLET
GRATE:98.85
INVERT:95.95

12" HDPE

STOP SIGN

CHAIN LINK FENCE

TREE

TREE

TREE

TREE

TIME OF Concentration 13 Mins

GRASS

STEPS

PORCH

EXISTING BUILDING

5954-28-943875

S 43°06'30" E 100.00'

WOOD STOCKADE FENCE

99.5

UP

UP

N 43°06'30" W 100.00'

15"HDPE Storm SEWER

8"VCP SANITARY SEWER

6" DUCTILE IRON WATERMAIN

CHURCH STREET

100.0'

100.5

101.0

100.0

99.5

99.0

ASPHALT PARKING AREA

INLET
GRATE:98.88
INVERT:94.71

12" HDPE

MANHOLE
COVER:98.96
INVERT:94.64

12" HDPE

INLET
GRATE:98.76
INVERT:94.86

298 L.F. BETWEEN MANHOLES

Existing Garage

EXISTING STORAGE BUILDING

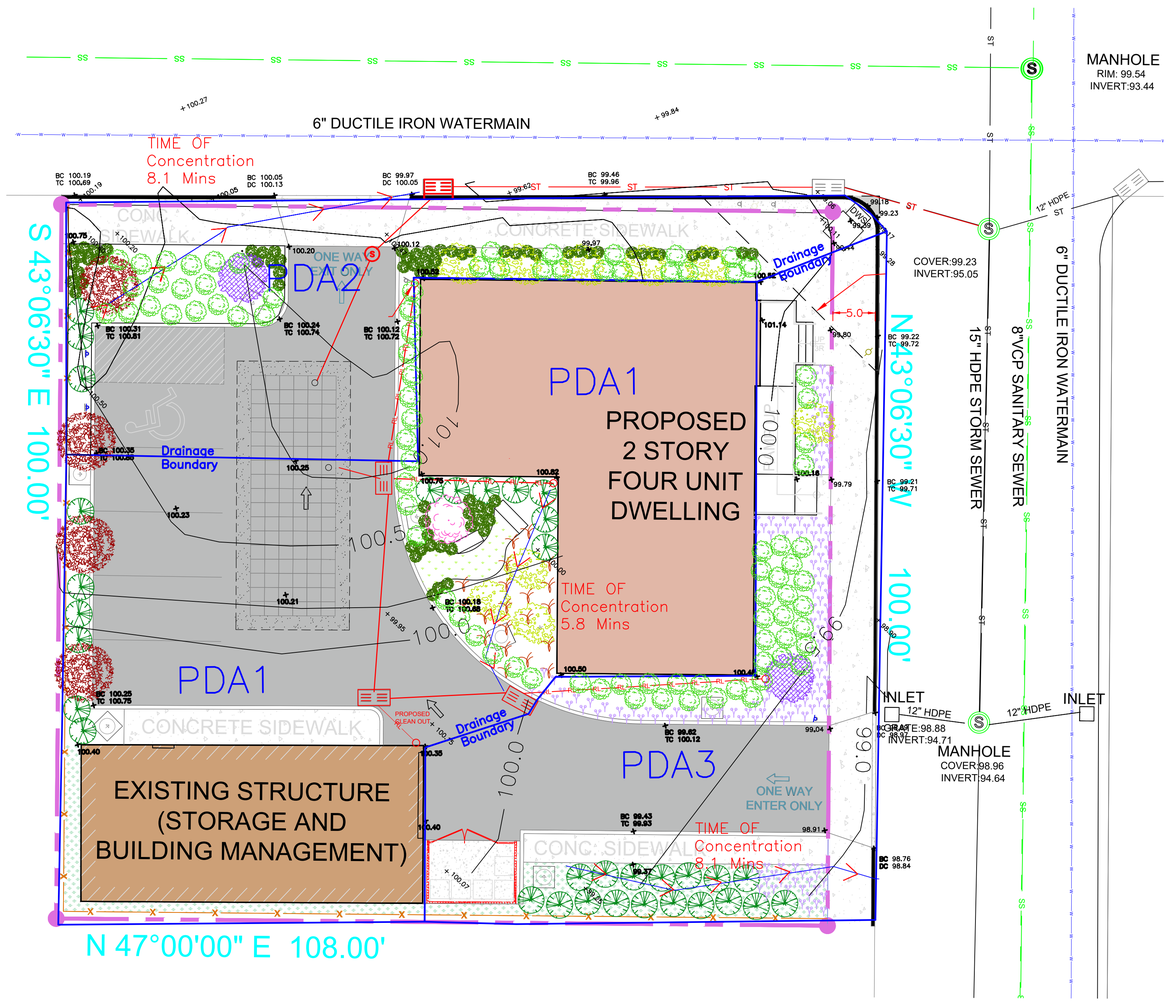
N 47°00'00" E 108.00'

0 5' 10' 20'
SCALE: 1" = 10'

5954-28-951876

REVISION / DATE / No.	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

NORTH CEDAR STREET



CHURCH STREET

0 5' 10' 20'

SCALE: 1" = 10'

C:\USERS\19087\ONEDRIVE\DOCUMENTS\ATTACHMENTS\POST DRAINAGE MAP.DWG

	PER PLANNING BOARD COMMENTS	No.	REVISION	ANGELO M PERRUCCI III P.E.		PROJECT: SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK	SHEET NO.: of
	7/21/2025		DATE	SCALE: 1" = 10'	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01		JOB No.
FILE NO:	1			DATE: 5/25/2025		TITLE: POST DRAINAGE MAP	DWG. No.: DR-2
				DRAWN BY: XX			

Materials / Symbols

- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

LEGEND

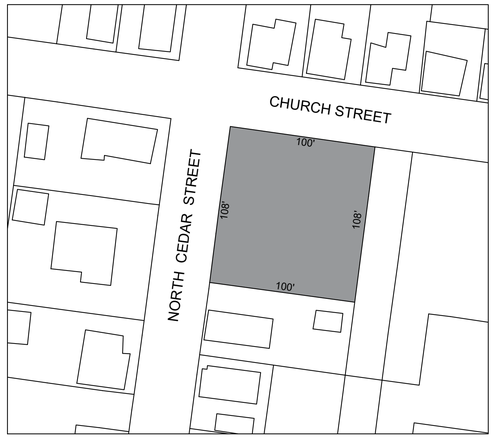
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FENCE
- OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AC

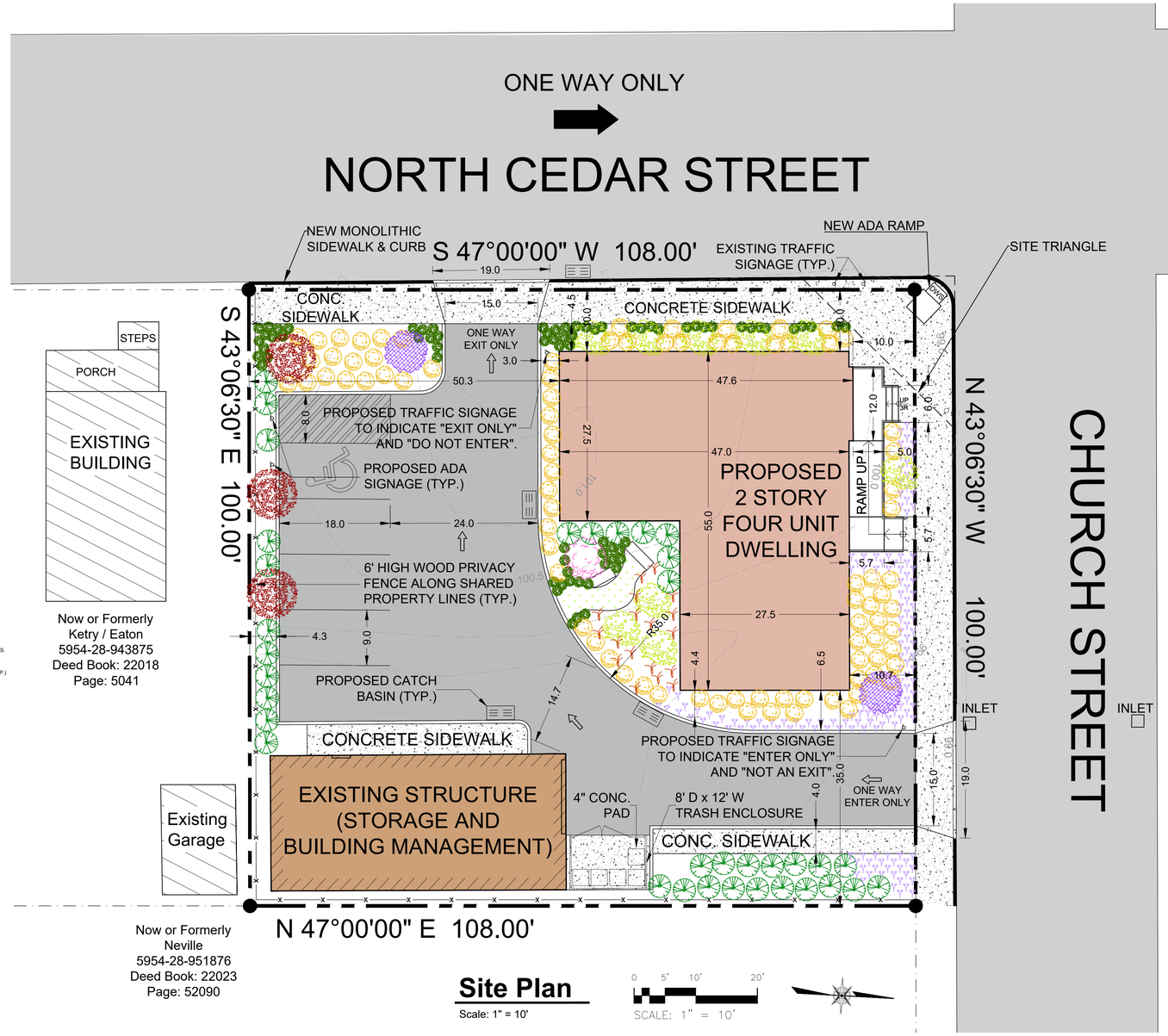
Bulk Zoning Regulations Table

	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)	51'	35'	27'-8"	N/A	N/A	3,100 SF



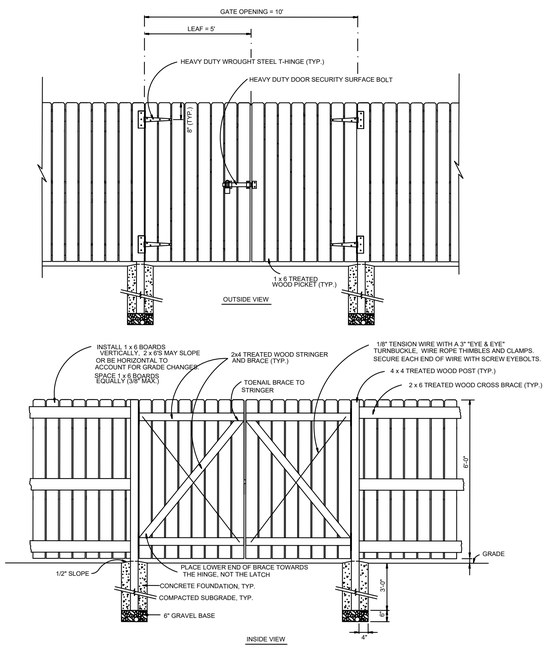
Location Map

Scale: Not to Scale



Site Plan

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

Landscaper:
Landscape Restorations
P.O Box 286
Beacon, New York 12508

14 North Cedar Street
Beacon, New York
Scale: 1" = 10'
April 1 , 2025

Materials / Symbols

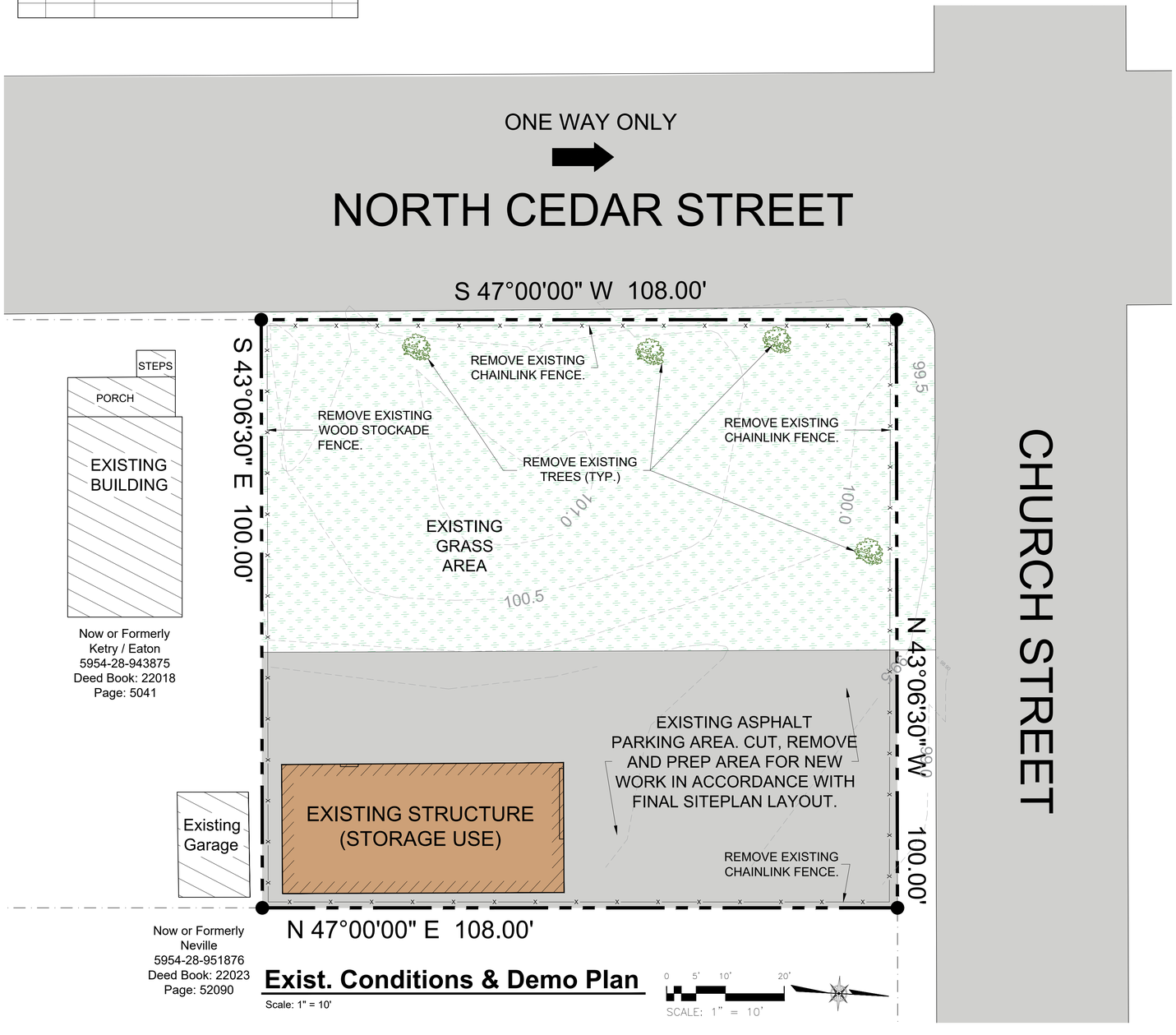
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REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	7/29/25	REVISED PER PLANNING BOARD COMMENTS	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

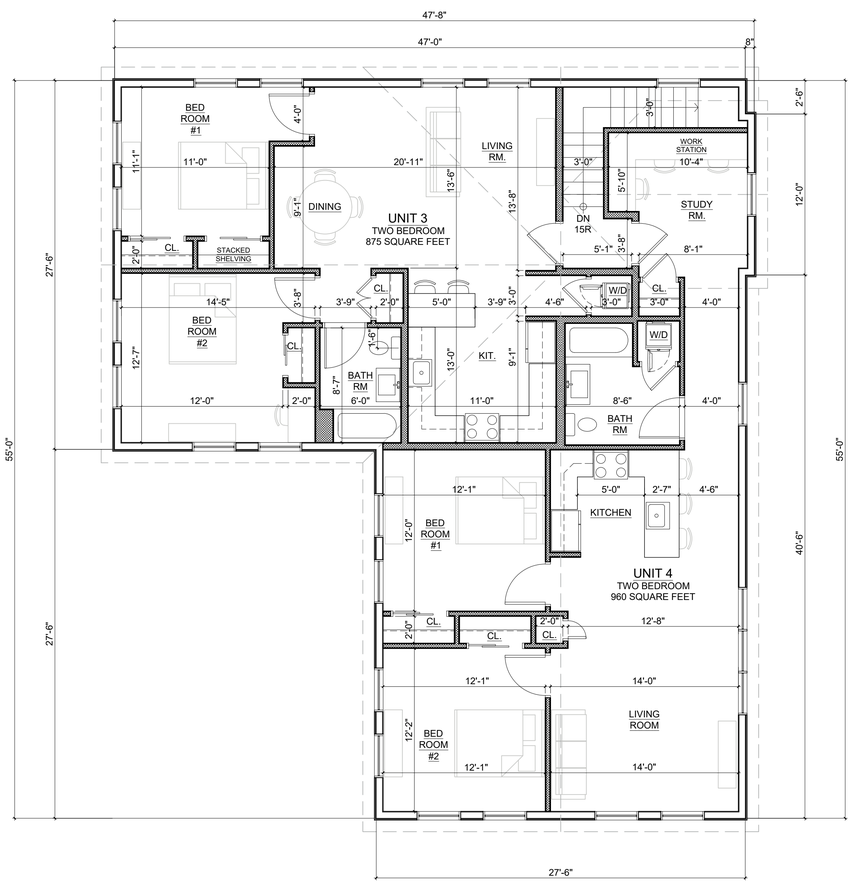
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15 North Chestnut Street
New Paltz, New York 12561

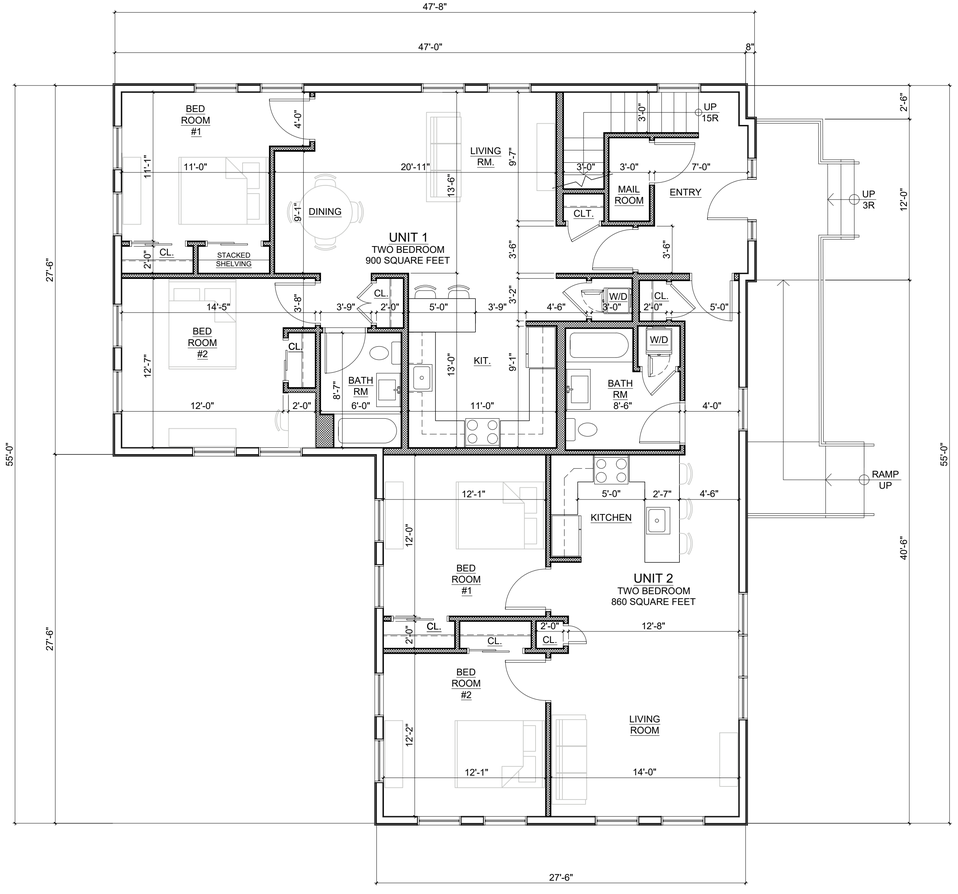
Landscaper:
Landscape Restorations
P.O Box 286
Beacon, New York 12508

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	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AC

Site Plan Application

Sheet 3 of 11 - Floor Plans

Owner:
Cervone-Perrucci Realty
111 North Walnut Street
Beacon, New York 12508

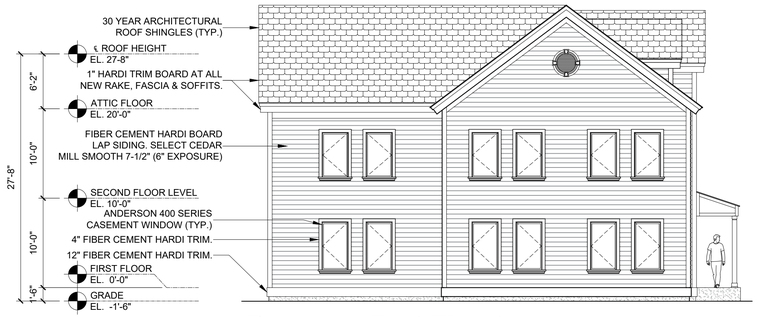
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

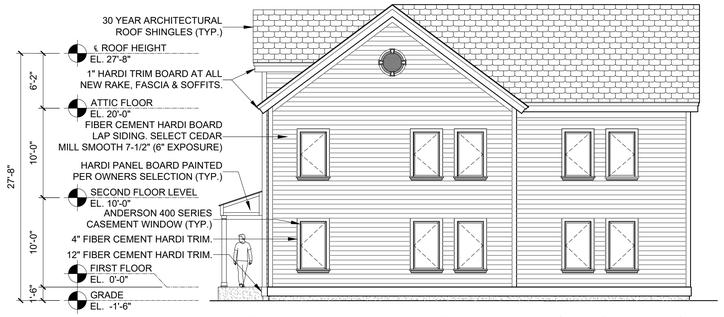
Landscaper:
Landscape Restorations
P.O Box 286
Beacon, New York 12508

14 North Cedar Street
Beacon, New York
Scale: As Noted
March 21, 2025



Proposed East Elevation

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



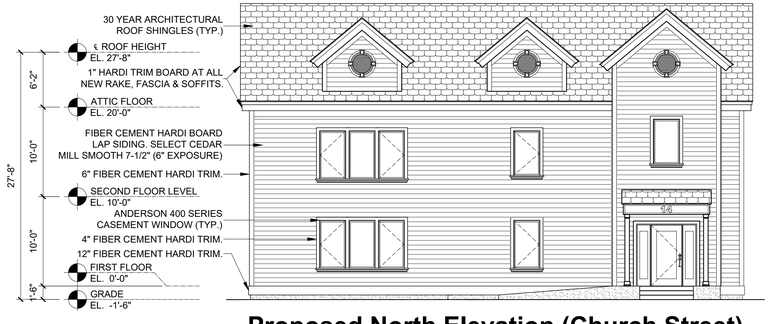
Proposed West Elevation (N. Cedar Street)

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



Proposed South Elevation

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



Proposed North Elevation (Church Street)

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



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	7/29/25	REVISED PER PLANNING BOARD COMMENTS	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

Landscaper:
Landscape Restorations
P.O Box 286
Beacon, New York 12508

14 North Cedar Street
Beacon, New York
Scale: As Noted
March 21, 2025



N1: SITE AND LANDSCAPING LIGHT

NLS LIGHTING "CALIFORNIA BOLLARD" LANDSCAPE LIGHTING FIXTURE.
MODEL #TBL-T4-16L-175-30K8.
CRI: 80
COLOR: BLACK OR APPROVED EQUAL.



L2: EXTERIOR WALL MOUNTED HOUSE LIGHT

WAC LIGHTING "CYLINDER" WALL MOUNT 3000K WALL LIGHT
MODEL #WS-W190208
CRI: 80
MOUNTING HEIGHT = 7 FEET A.F.F.

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.



Rhus aromatica Lo Gro
COMMON NAME: Fragrant Sumac
TYPE: Shrub
IMAGE



Acer rubrum
COMMON NAME: Red Maple
TYPE: Tree
IMAGE



Betula populifolia
COMMON NAME: Grey Birch
TYPE: Tree
IMAGE



Cornus florida
COMMON NAME: Flowering Dogwood
TYPE: Tree
IMAGE



Magnolia virginiana
COMMON NAME: Sweetbay Magnolia
TYPE: Tree
IMAGE



Thuja occidentalis 'Emeral...
COMMON NAME: American arborvitae 'Emerald Gre...
TYPE: Tree
IMAGE



Chasmantium latifolium sp.
COMMON NAME: Sea Oats
TYPE: Grass
IMAGE



Symphyotrichum ericoides
COMMON NAME: Heath Aster
TYPE: Herbaceous
IMAGE

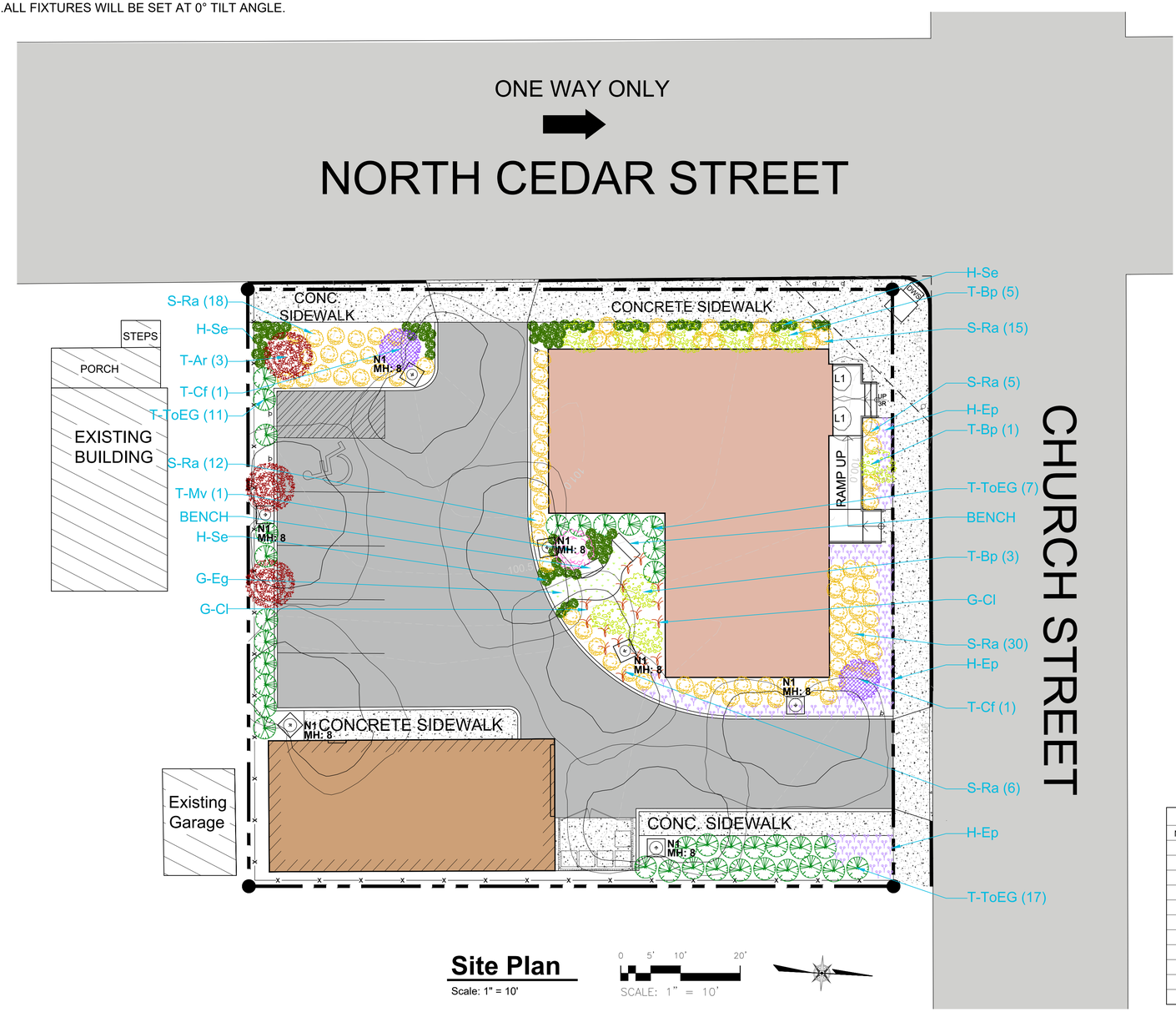


Erigeron pulchellus
COMMON NAME: Robin's Plantain
TYPE: Herbaceous
IMAGE

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'

LEGEND

TREES
- T-Ar, Acer Rubrum 'Red Maple'
- T-Mv, Magnolia Virginiana, 'Magnolia'
- T-Cf, Cornus Florida, 'White Dogwood'
- T-Bp, Betula Populifolia 'Grey Birch'
- T-ToEG, Arborvitae, 'Emerald Green'

SHRUBS
- S-Ra, Rhus Aromatica 'Aromatic Sumac'

HERBACEOUS
- H-Ep, Erigeron Pulchellus 'Robin's Plantain'
- H-Se, Symphyotrichum Ericoides 'Heath Aster'

GRASSES
- G-Cl, Chasmanthium Latifolium 'Sea Oats'
- G-Eg, 'Eco Lawn'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	7/29/25	REVISED PER PLANNING BOARD COMMENTS	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

Landscaper:
Landscape Restorations
P.O Box 286
Beacon, New York 12508

14 North Cedar Street
Beacon, New York
Scale: 1" = 10'
April 1 , 2025

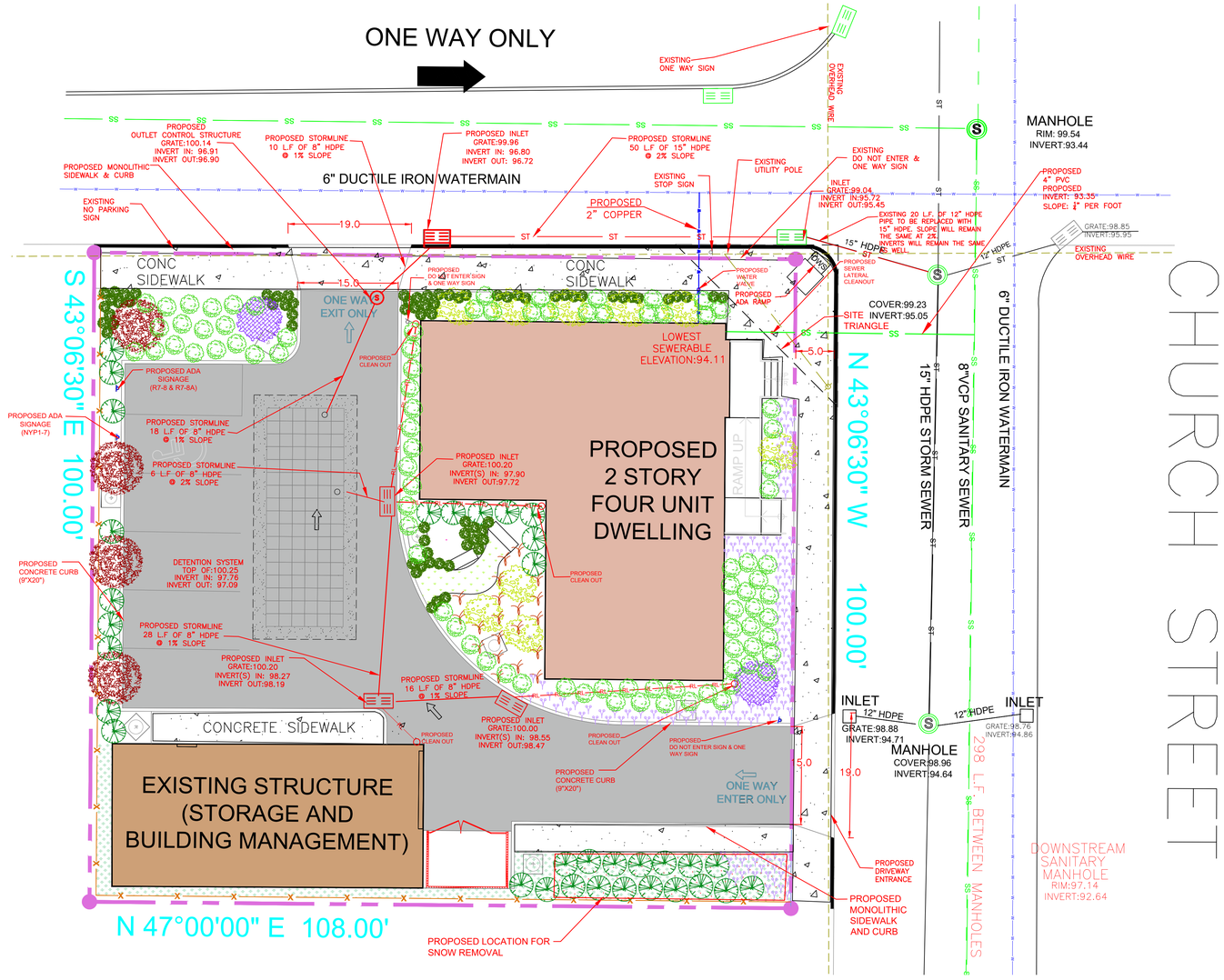
NORTH CEDAR STREET

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- RL — RL — ROOF LEADER (6" SCH 40 PVC)
- 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.

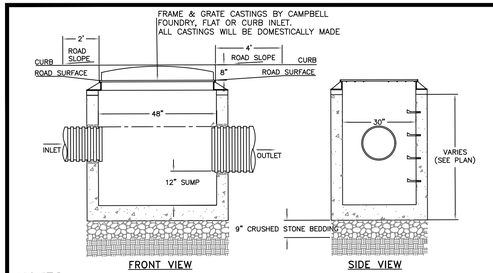


0 5' 10' 20'

SCALE: 1" = 10'

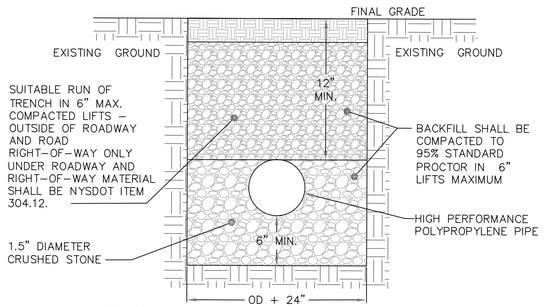
	PER PLANNING BOARD COMMENTS	REVISION	SCALE: 1" = 10'	ANGELO M PERRUCCI III P.E.	STATE OF NEW YORK ANGELO MARINO PERRUCCI III 109938 LICENSED PROFESSIONAL ENGINEER	PROJECT: SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK	SHEET NO. 6 of 11
	7/21/2025	DATE	DATE: 5/25/2025	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01		TITLE: UTILITY PLAN	JOB No.
FILE NO:	1	No.	DRAWN BY: XX				DWG. No. U-1

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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.

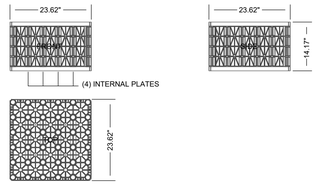
CATCH BASIN DETAIL
NOT TO SCALE



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

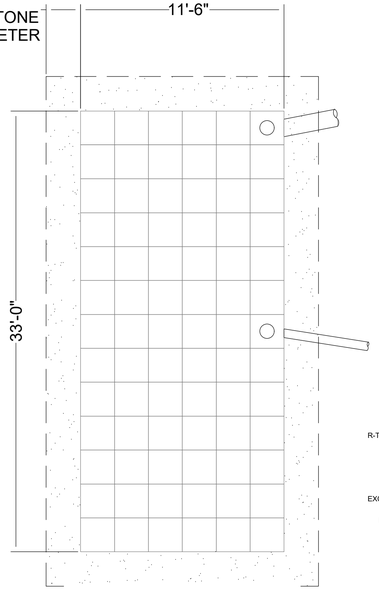


MODULE DATA

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

DETENTION SYSTEM
PLAN VIEW
NOT TO SCALE



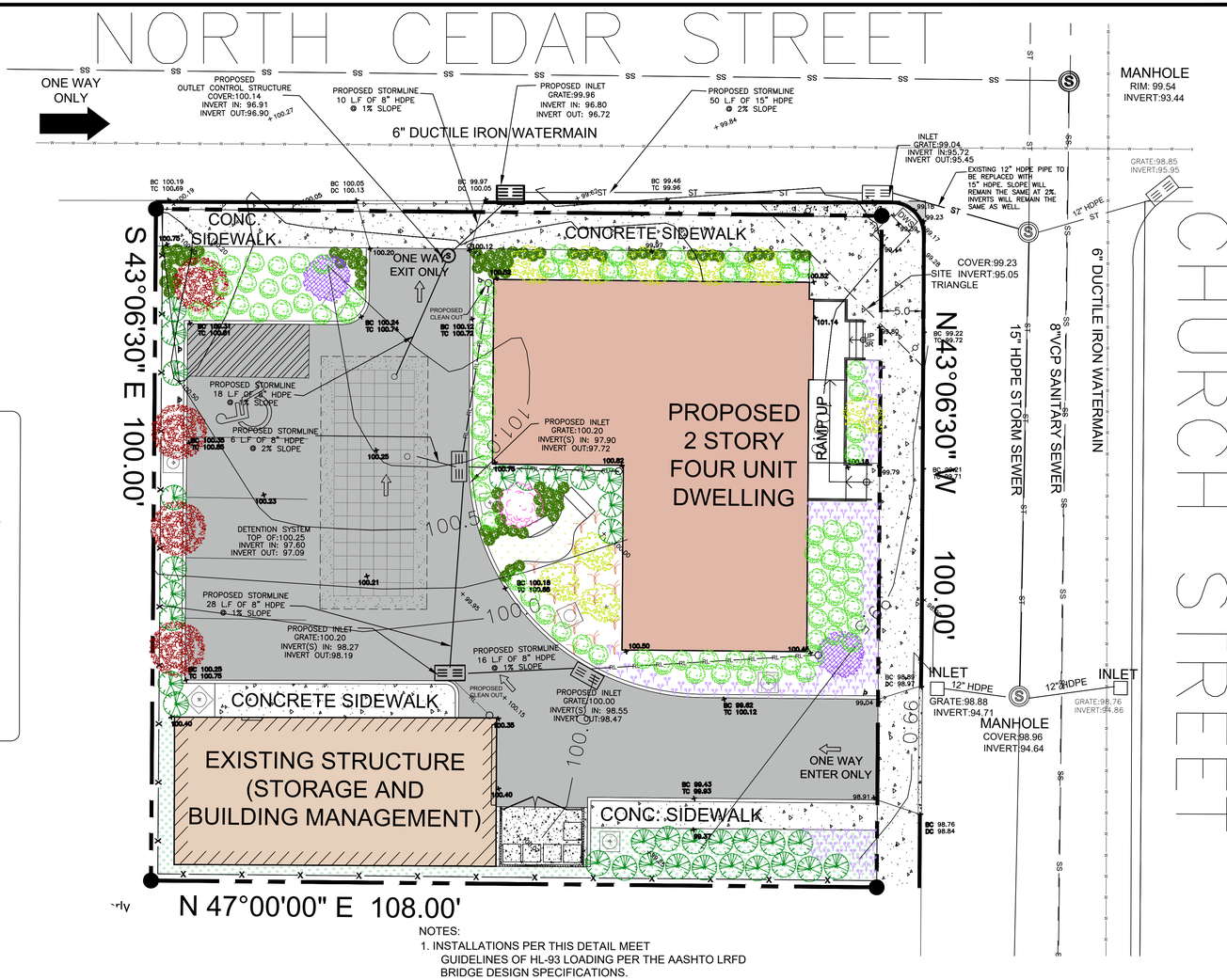
LEGEND

R-TANK UD SINGLE UNITS
INSPECTION PORT
PIPE CONNECTION
EXCAVATION PERIMETER
PERIMETER BACKFILL

LEGEND

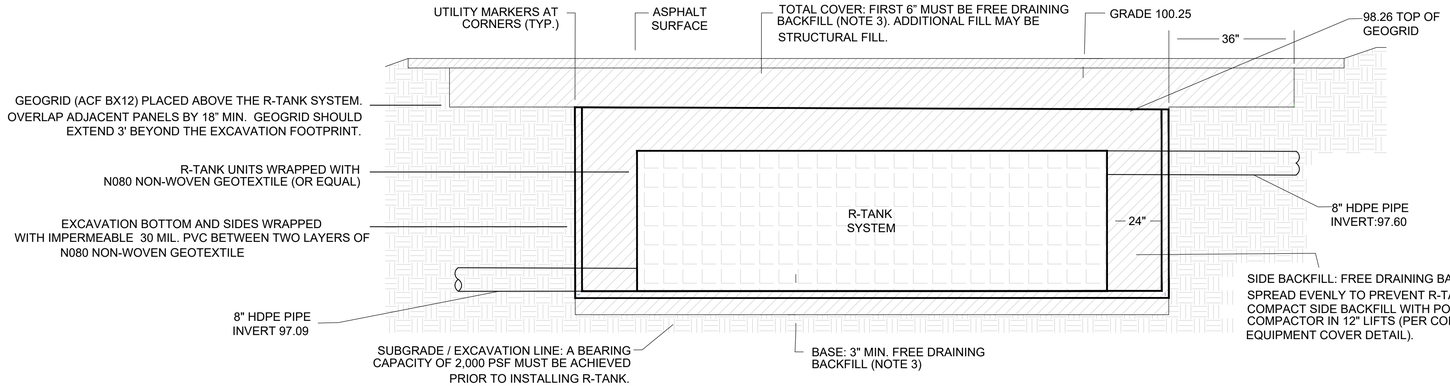
PROPERTY LINE
SANITARY SEWER LINE
STORM SEWER LINE
FENCE
ROOF LEADER (6" SCH 40 PVC)
WATER LINE
EXISTING CONTOUR LINE
EXISTING ELEVATION POINT
PROPOSED ELEVATION POINT
WATER VALVE
MANHOLE
INLET
LIGHT BOLLARD
UTILITY POLE
SIGN

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)

0 5' 10' 20'
SCALE: 1" = 10'



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).
2. SHORT TERM MAINTENANCE REQUIREMENTS : ALL INLET PIPES AND INSPECTION AND/OR MAINTENANCE PORTS IN THE R-TANK SYSTEM WILL NEED TO BE INSPECTED FOR ACCUMULATION OF SEDIMENTS EVERY THREE MONTHS. IF SEDIMENT HAS REACHED 2" TALL, DETENTION SYSTEM MUST BE FLUSHED AND SEDIMENT BE REMOVED.
3. LONG TERM MAINTENANCE REQUIREMENTS: EVERY YEAR THE DETENTION SYSTEM MUST BE FLUSHED AND ALL SEDIMENT BE REMOVED. ALL INLETS PRIOR TO DETENTION SYSTEM SHOULD BE INSPECTED AND CLEANED TO PREVENT SEDIMENT AND DEBRIS TO ENTER SYSTEM.

No.	REVISION	DATE
	PER PLANNING BOARD COMMENTS	7/21/2025
1		

FILE 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
DRAINAGE & GRADING PLAN

SHEET NO. 7of 11
JOB No.
DWG. No. GD-1

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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.

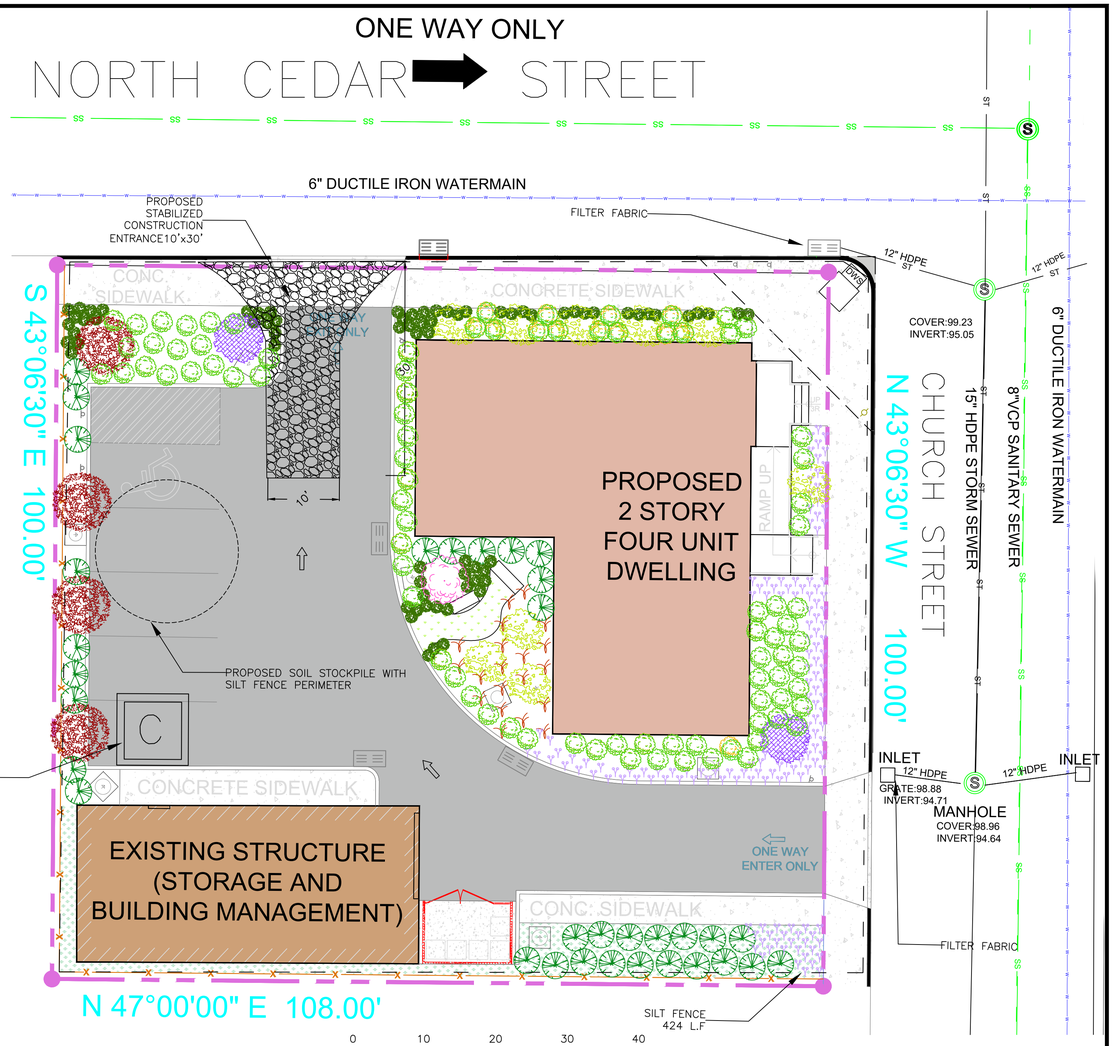
STABILIZED CONSTRUCTION ENTRANCE:
THE ENTRANCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAINFALL EVENT. DURING WET WEATHER THE ENTRANCE SHOULD BE INSPECTED DAILY. THE PUBLIC RIGHT–OF–WAY SHOULD BE INSPECTED DAILY FOR MUD OR SEDIMENT LEAVING SITE. ANY MUD OR SEDIMENT IN PUBLIC RIGHT–OF–WAY SHOULD 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.

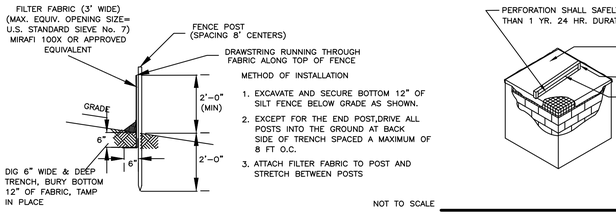
SOIL STOCKPILE
THE STOCKPILE AND SILT FENCE AROUND IT SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAIN EVENT. IF SILT FENCE IS DAMAGED REPAIRS MUST BE DONE IMMEDIATELY BEFORE ANY OTHER WORK CAN BE DONE. REMOVE SEDIMENT WHEN IT REACHES 0.5 INCHES IN HEIGHT ON THE INSIDE OF THE FENCE

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE (SS)
- STORM SEWER LINE (ST)
- FENCE
- ROOF LEADER (RL)
- WATER LINE (W)
- WATER VALVE
- MANHOLE (S)
- INLET
- LIGHT BOLLARD
- UTILITY POLE
- SIGN
- SILT FENCE

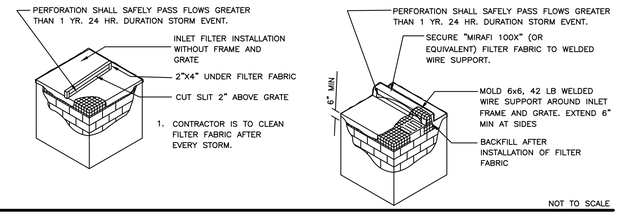


0 10 20 30 40
SCALE: 1"=10'
GRAPHIC SCALE



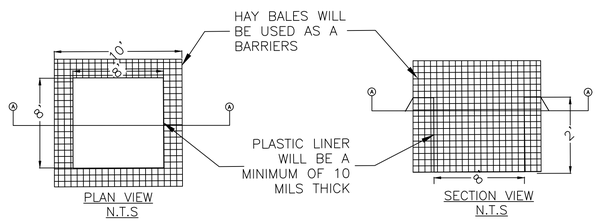
SILT FENCE

NOT TO SCALE



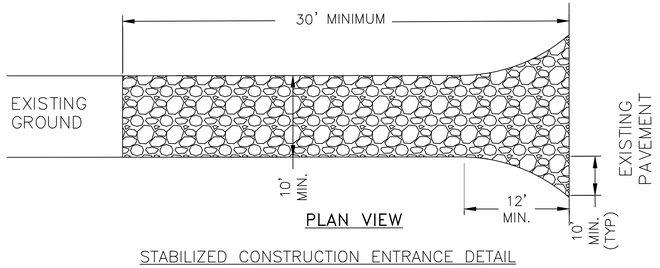
INLET FILTER FABRIC

NOT TO SCALE



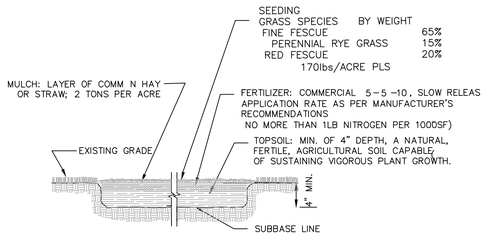
CONCRETE WASHOUT STATION DETAIL
N.T.S.

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

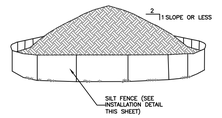


STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

NOTES
1. THE STONE SIZE USED WILL BE 1–4 INCHES AT A THICKNESS NO LESS THAN 6 INCHES.
2. GEOTEXTILE WILL BE PLACED UNDER THE STONE.
3. PERIODIC INSPECTIONS SHALL BE DONE WEEKLY AND AFTER RAIN EVENTS.
4. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT SEDIMENT FROM ENTERING PUBLIC RIGHT–OF–WAY. ALL SEDIMENT MUST BE CLEANED UP IMMEDIATELY IF ON PUBLIC RIGHT–OF–WAY.



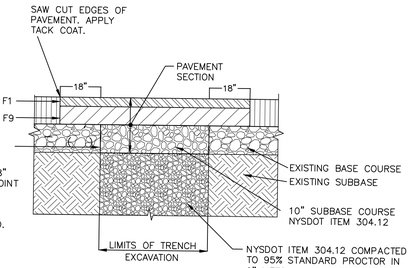
TOPSOIL SEED, MULCH & FERTILIZER DETAIL
N.T.S.



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.

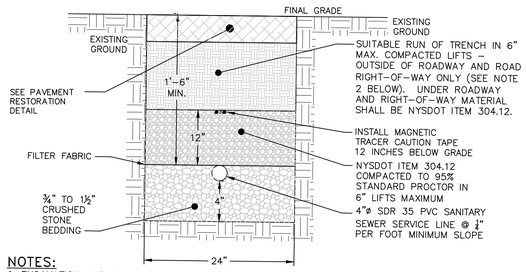
	PER PLANNING BOARD COMMENTS	1	SCALE: 1" = 10'	ANGELO M PERRUCCI III P.E.		PROJECT: SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK	SHEET NO. 8 of 11
FILE NO:	7/21/2025	DATE	DATE: 5/25/2025	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938–01	STATE OF NEW YORK ANGELO MARINO PERRUCCI III 109938 LICENSED PROFESSIONAL ENGINEER	TITLE: SOIL EROSION PLAN	JOB No.
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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.

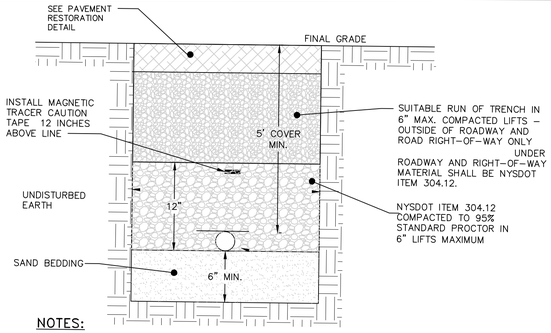
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.

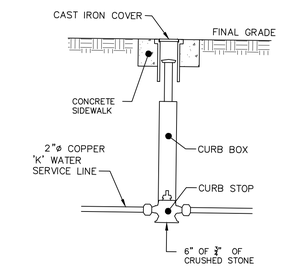
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

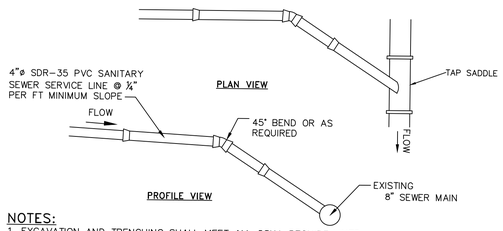
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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

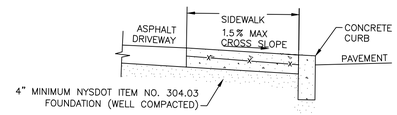
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



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

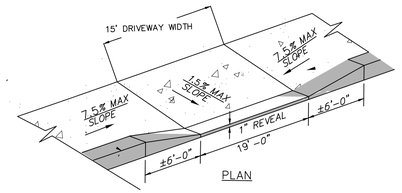
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



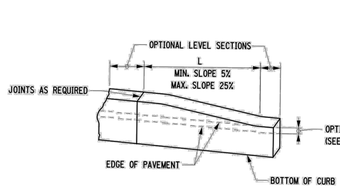
NOTE:

1. CONCRETE DRIVEWAYS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'

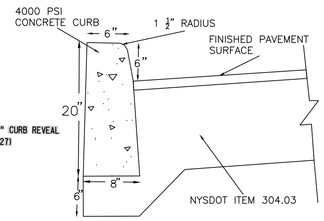
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

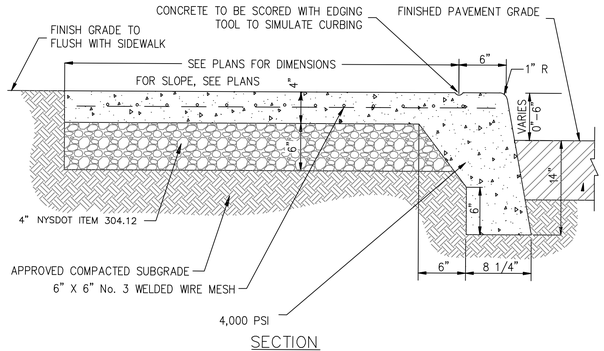


PLAN



DETAIL 7
DRIVEWAY DROP CURB TRANSITION

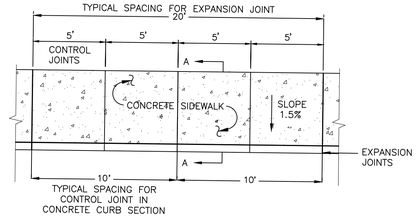




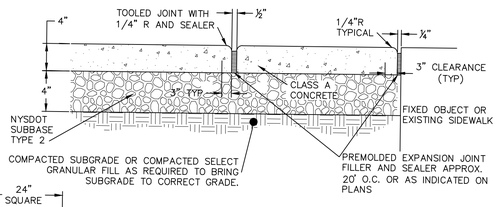
SECTION
MONOLITHIC CURB AND SIDEWALK

NOTE:

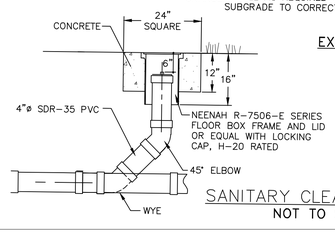
1. CONCRETE DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'
3. ½" CELLULOSE CONCRETE EXPANSION JOINTS WILL BE PLACED AT 10' INTERVALS.
4. 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 5' INTERVALS.
5. THE TOP SURFACE SHALL HAVE A BROOM FINISH
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
8. THE SIDEWALK AND CURBING SHALL BE SEALED WITH A SILOXANE PENETRATING SEALER TO PROTECT AGAINST DE–ICING AGENTS.
9. ALL EXPANSION JOINTS ARE TO BE SEALED WITH A SELF–LEVELING CAULK.



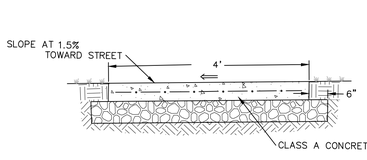
PLAN



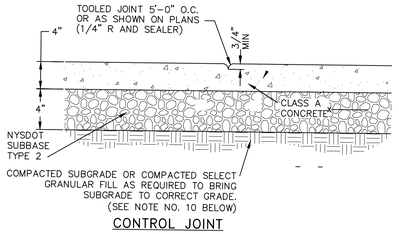
EXPANSION JOINT



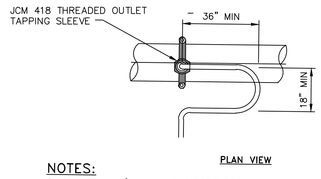
SANITARY CLEANOUT DETAIL
NOT TO SCALE



SECTION A–A



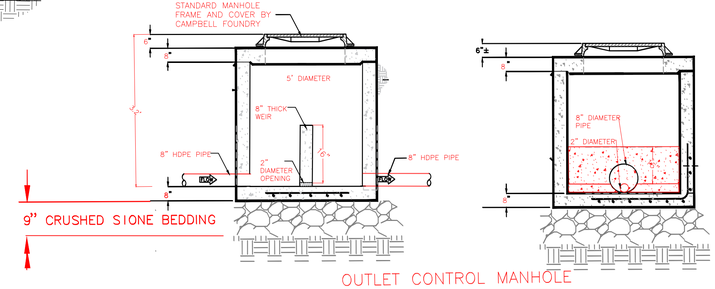
CONTROL JOINT



NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED BRONZE TAPPING SADDLE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



OUTLET CONTROL MANHOLE
NOT TO SCALE

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FILE NO:

No.	DATE	REVISION
		PER PLANNING BOARD COMMENTS
		7/21/2025
		1

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. 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 WAY 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:

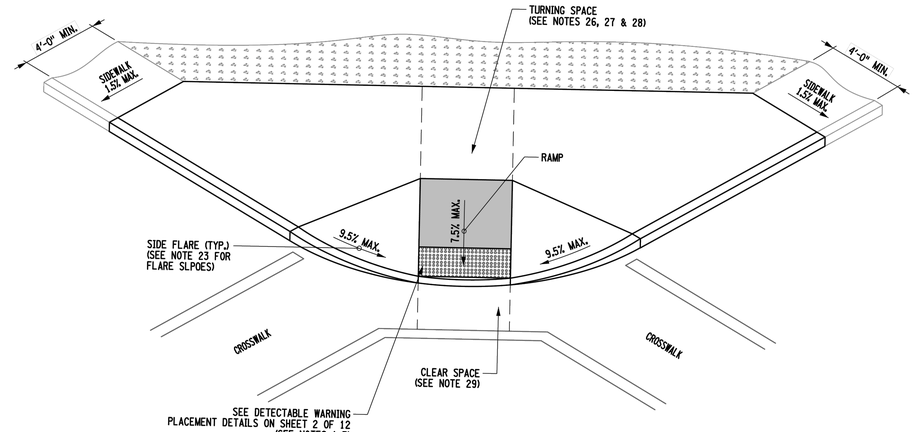
26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

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.

C:\USERS\19087\ONEDRIVE\DOCUMENTS\ATTACHMENTS\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

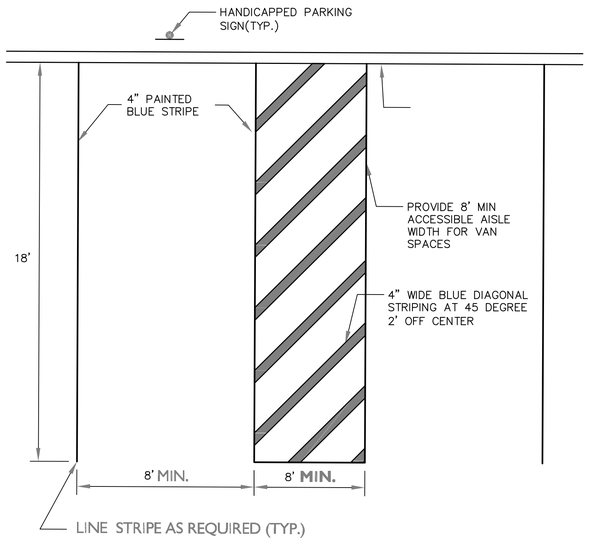
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

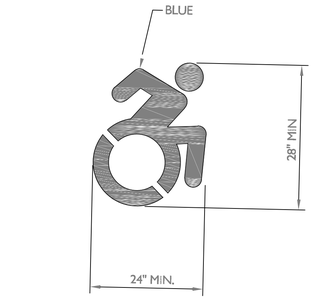
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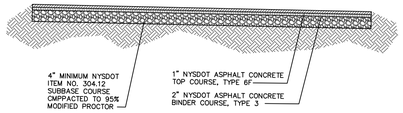
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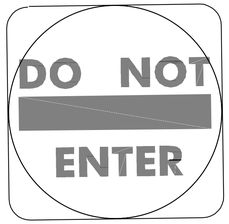
ACCESSIBLE PARKING DETAIL



HANDICAPPED PARKING SYMBOL

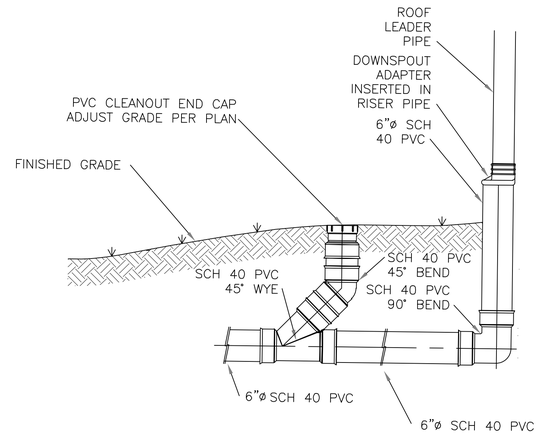


ASPHALT PARKING LOT

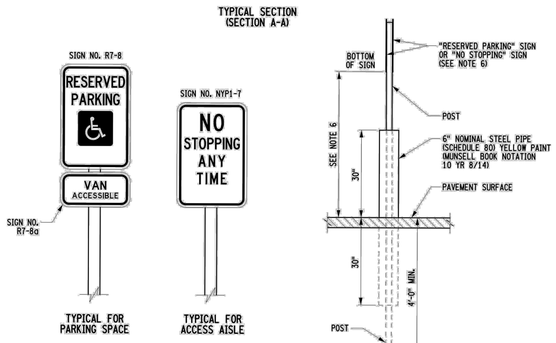


R5 - 1 [30" X 30"]

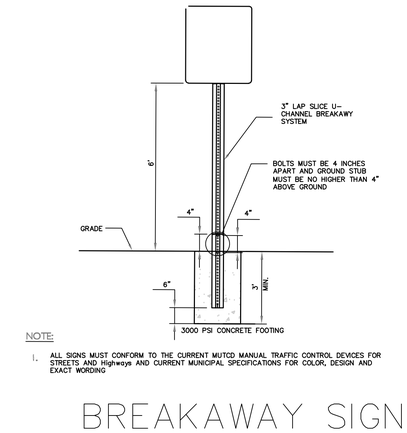
DO NOT ENTER SIGN



ROOF LEADER DETAIL



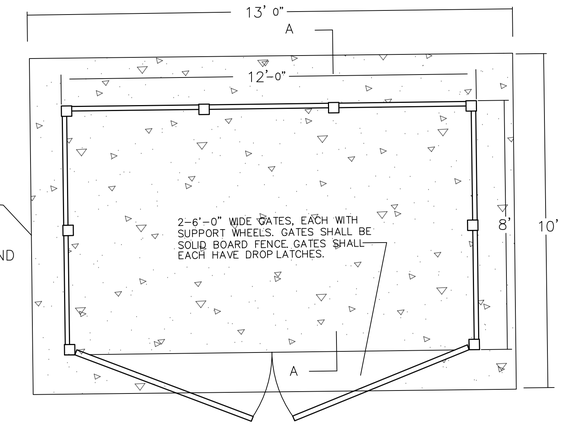
ACCESSIBLE PARKING SIGN DETAIL



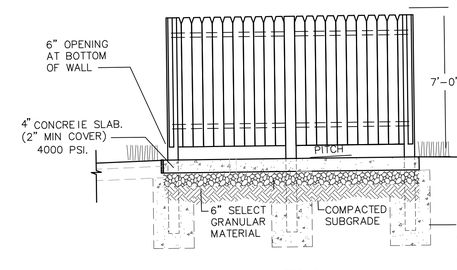
NOTE:

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

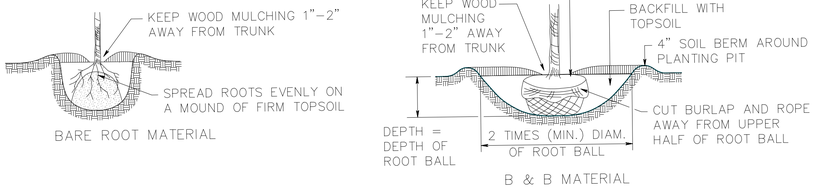


PLAN



SECTION A-A

TRASH ENCLOSURE & CONCRETE PAD DETAIL



SHRUB AND TREE PLANTING DETAIL

NOTES:

1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING LOT SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIALS SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. MINIMUM NUMBER OF ACCESSIBLE SPACES:

TOTAL SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES	TOTAL SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1	201 TO 300	7
26 TO 50	2	301 TO 400	8
51 TO 75	3	401 TO 500	9
75 TO 100	4	501 TO 1,000	2% OF TOTAL
101 TO 150	5	1,001 AND OVER	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1,000
151 TO 200	6		

EXCEPTION: PARKING AREAS ON THE PREMISES OF, OR IMMEDIATELY ADJACENT TO, MEDICAL SERVICES FACILITIES PROVIDING TREATMENT FOR MOBILITY IMPAIRED PERSONS AND OTHER SIMILAR LOCATIONS MAY REQUIRE A GREATER NUMBER OF ACCESSIBLE PARKING SPACES THAN INDICATED ABOVE. REFER TO THE APPLICABLE ACCESSIBILITY STANDARD.

3. LOCATION - PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
4. DIMENSIONS - ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8' WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE 8' WIDE MEASURED PERPENDICULAR TO THE STALL STRIPE TO ACCOMMODATE VANS WITH LIFTS.
5. COMMON ACCESS AISLES FOR 90° PARKING - TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. FOR ACUTE ANGLED PARKING, SUCH AS 60° PARKING, OR WHERE ONE WAY DRIVEWAY AISLES WOULD PREVENT VANS WITH PASSENGER SIDE LIFTS FROM BACKING INTO ACCESSIBLE SPACES, AN ACCESSIBLE ACCESS AISLE MUST BE PROVIDED FOR EACH ACCESSIBLE PARKING SPACE. WIDTH OF ACCESS AISLES AND PARKING SPACES ARE MEASURED PERPENDICULAR TO THE STRIPING.
6. SIGNING - EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS INDICATING THAT STOPPING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PAVED AREAS SHALL BE 7' MINIMUM ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' MINIMUM ABOVE THE PAVEMENT SURFACE.
7. SURFACE SLOPES - SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1.5% MAXIMUM IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% MAXIMUM FOR WORK ACCEPTANCE, WHILE PROVIDING POSTIVE DRAINAGE.
8. OVERHEAD CLEARANCE - VEHICLE ACCESS ROUTES TO AND FROM ACCESSIBLE PARKING SPACES, INCLUDING IN GARAGES AND OPEN PARKING STRUCTURES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2".
9. PAVEMENT MARKING COLORS - REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT MARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED WHITE OR BLUE.
10. REFER TO STANDARD SHEETS 608-01 TITLED "SIDEWALK AND CURB RAMP DETAILS" FOR CURB RAMP REQUIREMENTS. DETECTABLE WARNING SURFACES ARE NOT REQUIRED.
11. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS, ACCESSIBLE PARKING SPACES AND AISLES.
12. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE 4'-0" x 4'-0" MINIMUM SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. THE CROSS SLOPE OF TURNING SPACES SHALL NOT EXCEED 1.5% IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% FOR WORK ACCEPTANCE, WHILE PROVIDING POSITIVE DRAINAGE.

No.	DATE	REVISION
	7/21/2025	PER PLANNING BOARD COMMENTS
	1	

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
DETAIL SHEET

SHEET NO. 11 of11
JOB No.
DWG. No. D-3

C:\USERS\19087\ONEDRIVE\DOCUMENTS\ATTACHMENTS\8 SHEET S-1 DETAIL SHEET.DWG

LANC & TULLY
Engineering and Surveying, P.C.

August 7, 2025

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

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 14 North Cedar Street:

- Correspondence dated July 29, 2025, from Cuddy & Feder, LLP.
- Correspondence dated July 29, 2025, from Aryeh Siegel, Architect.
- Correspondence dated July 20, 2025, from Angelo Perrucci III, P.E.
- Traffic & Parking Assessment report, with the latest revision date of July 25, 2025, as prepared by Colliers Engineering & Design.
- Construction Cost Estimate for work within road right-of-way dated July 25, 2025.
- Stormwater Analysis Report, with the latest revision date of July 17, 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.

3. Our office is reviewing the submitted construction cost estimate and will contact the applicant with any revisions required.

Site Plan (Sheet 1 of 11):

1. The plan shall clearly delineate or call out the locations for snow storage.

2. The fence line along the south side of the property should be adjusted in the area of the front yard setback from North Cedar Street so that it does not exceed four (4) feet in height in accordance with Section 223-13G(1) of the City's Zoning Code, or terminate the 6-foot high proposed fence at the front yard setback line. This would also be the same for the fencing on the east side of the parcel in front yard setback area from Church Street.

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 5 of 11):

1. The lighting iso lines shall be labeled on the plan.

2. The details and information about the proposed bollard lights should include the height of the bollard lights.

3. The detail for the exterior wall mounted house light should be revised so that this is labeled as "L1", not "L2" as presently denoted.

4. The plan shall include a planting schedule for the proposed landscaping. The planting schedule should note the number of each plant, tree, etc. to be planted and the size of the planting and trees.

Utility Plan (Sheet 6 of 11):

1. The call out for the curbing notes the curbing to be 9"x 20". This should be revised to reflect the curbing size as 6" x20" as per the construction details.

2. The size and material of the roof leader lines shall be labeled on the plan.

3. The elevation listed for the top of the detention system should be revised to reflect the top of the system elevation as called out on the detail on Sheet 7 of 11, which notes the top of the system to be at 98.26.

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 R-Tank cross-section detail shall be revised to label the height of the R-Tank to be used.

3. The proposed grading shall be revised to reflect the 6" reveal of the curb lines. As presently shown, the contours do not reflect the curb lines.

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: August 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 July 29, 2025
- Exhibit A: Response to Comments Memo by Aryeh Seigel Architect, dated July 29, 2025
- Exhibit B: Response to Comments Memo by Angelo M Perrucci III, P.E., dated July 20, 2025
- Exhibit C: Traffic and Parking Assessment by Colliers Engineering & Design, revised July 25, 2025
- Exhibit D: Right-of-Way Work Cost Estimate by Angelo M Perrucci III, P.E., dated July 25, 2025
- Exhibit E: Stormwater Analysis, prepared by Angelo M Perrucci III, P.E., revised July 17, 2025
- Site Plan Set (11 sheets) by Angelo M. Perrucci, P.E. and Aryeh Siegel dated April 1, 2025, last revised July 29, 2025

Project Description:

The applicant is proposing to construct a two-story, four-unit multifamily residential building at 14 N Cedar Street. The site contains an existing single-story garage that will be retained. The 0.24-acre site is located in the Transitional (T) zoning district where multi-family is a permitted use.

Comments & Recommendations:

1. **Architectural Elevations:** The revised elevations reflect a thoughtful improvement from prior submissions, showing a more contextual and balanced building form that aligns better with the surrounding neighborhood. The following comments are offered for consideration by the Board:

   a) The applicant should confirm whether railings are proposed along the ADA ramp and/or front entry. If so, the applicant should specify railing materials and finishes to ensure compatibility with the building's overall architectural aesthetic (e.g., decorative metal or wood railings, rather than standard pipe railings).

b) The elevations indicate "painted per owner's selection." The Planning Board may wish to request that final color samples be submitted for review to confirm that the chosen palette is consistent with the character and context of the neighborhood.

d) While simple and functional, the side and rear elevations appear relatively flat. The Board may want to consider whether varied siding textures, window header details, or other minor architectural enhancements could be incorporated to add greater visual interest.

2. **Lighting Plan:** The proposed lighting plan should include labelled isolines.

3. **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. **The applicant responded that they would coordinate with the project landscape designer.**

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

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☐ NO ☑ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☑	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☑	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☑	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☑	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☑	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☑	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☑	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. ☑ NO ☐ YES
(See Part 1. D.2.f., D.2.h, D.2.g)
If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☐ NO ☑ YES
If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☑	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☑	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☑	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☑	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☑	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☑	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☑	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☑	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☑	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☐ NO ☑ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☑	☐

d. Other impacts: _____ _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☐ NO ☑ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☑	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☑	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☑	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☑	☐
e. Other Impacts: _____ _____		☐	☐

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☑ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____		☐	☐

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials and studies submitted by the Applicant, memoranda from City Staff and Consultants, public comments and testimony during public meetings.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

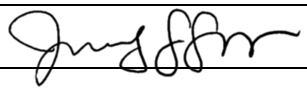
Name of Action: 14 North Cedar

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: JohnGunn

Title of Responsible Officer: Chairperson

Signature of Responsible Officer in Lead Agency: Date: 8-12-2025

Signature of Preparer (if different from Responsible Officer)  Date: 8-8-2025

For Further Information:

Contact Person: MercedesPerez

Address: OneMunicipalPlaza,BeaconNY

Telephone Number: 845-838-5002

E-mail: mperez@beaconny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

City of Beacon Planning Board
14 North Cedar Street
August 12, 2025

ATTACHMENT TO
NEGATIVE
DECLARATION
REASONS SUPPORTING
DETERMINATION

SITE PLAN APPLICATION FOR
14 NORTH CEDAR STREET

Parcel No. 5954-28-943881

CONCLUSIONS

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

Project Description

The Proposed Action is for the construction of a two-story multi-family residential building with four (4) 2-bedroom units on a partially improved parcel having a lot area of 10,800 square feet, or +/- 0.24 acres. The property is located at 14 North Cedar Street in the City of Beacon and is located within the Transitional ("T") Zoning District, known and designated on the Tax Map as **Parcel No. 5954-28-943881** (the "Property"). The new building is proposed to have a footprint of 2,055 square feet and the existing one-story garage which has a footprint of 1,055 square feet is proposed to remain.

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

Summary of Rationale for Negative Declaration

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

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

  The project site is located within the T Zoning District and is currently improved with a single story detached garage. The Proposed Action would involve the construction of a two-story, 4-unit multifamily residential building, with 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.**

  There will be no bulk storage of petroleum or chemicals on-site. The Project includes the implementation of erosion and sediment controls during construction and connections to the City's storm sewer system.

  The Project does not include or require wastewater discharged to groundwater.

  The Project will be connected to the existing public water and distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for this water and sewer demand.

  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 FEAF, the Property is not located within a regulated flood plain and there are no wetlands. 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 FEAF indicates that the property may contain or serve as a habitat for the Indiana Bat. The Project currently includes the removal of existing trees on the site. Any tree removal must be restricted to the period between October 1 and March 31.

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

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

  There 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. There are no such views

in proximity to the Proposed Action.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The project site does not contain and is not substantially contiguous to any historic resources. The FEAF indicates the project site is located in or adjacent to an area designated as sensitive for archeological sites on the NYS Historic Preservation Office inventory. However, the infill construction of a two story 4-unit multifamily residential building in the existing developed suburban neighborhood will not have a significant adverse impact on archeological resources.

  For these reasons, the Proposed Action will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, nor will the Proposed Action eliminate significant open space.

  For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

  The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

  The construction of four (4) residential units will not result in a significant adverse impact on traffic. The Proposed Action includes a one-way circulation pattern where vehicles will enter the site from Church Street and exit onto North Cedar. Further, the Beacon Zoning Code requires a minimum of 4 off-street parking spaces (1 space per unit) and a maximum of 12 off-street parking spaces (3 spaces per unit). The Proposed Action includes 5 off-street parking spaces including 1 handicapped space.

  The Proposed Action will not result in 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 construction of a two-story 4-unit multifamily residential building. 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 per Sheet 5 of 11. Additionally, all such exterior lighting shall conform to Beacon City Code § 223-14(B). A 6 foot wood privacy fence is proposed along the southern property line to shield the adjacent residential property from headlights of the cars parked in the 5 off-street parking spaces on the site.

  Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. 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. 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.**

  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 FEAF, no portion of the site has been listed on the NYSDEC Spills Incident database or Environmental Site remediation database. The FEAF indicated that the project site is within 2,000 feet of the remediation site known as B00130 in the NYSDEC Environmental Remediation database. Site B00130 is located at 33 North Cedar Street and involved the removal of contaminated soils during the construction of the new residence at the property. The remediation occurred between 1998 and

2004 and no further remedial action is required by NYSDEC.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing suburban neighborhood. The Proposed Action conforms with the minimum setback requirements, frontage requirements, lot depth, building height, and minimum landscaped areas for the T Zoning District. The Applicant has incorporated design recommendations into its site plan so that the proposed building is more compatible with the existing neighborhood than the original proposed design. Thus, the proposed development is substantially consistent with the prevailing development patterns for the area surrounding the property.

Based upon this information and the information in the FEAF, as revised, and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement needs to be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: August 12, 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 EXCUSED
James Vermeulen	Voting ____		

Adopted: _____

City of Beacon Planning Board Agenda
08/12/2025

Title:

Public hearing and continue 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 8.12.25 Site Plan App submission with supporting documents(6513102.1).pdf

Lanc & Tully 6 Cliff Street 08-07-25 review_0001.pdf

KARC Review PB_6 Cliff St_2025.08.07.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

July 29, 2025

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

Re: Application for Site Plan Approval for Proposed 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 furtherance 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").

SITE PLAN REFINEMENTS AND RESPONSE TO COMMENTS:

The enclosed plan set prepared by Aryeh Siegel, Architect, dated June 24, 2025 and revised July 29, 2025 (the "Plans") has been updated in response to comments provided by this Board and contained within the City Planning Consultant's and Engineering Consultant's comment memoranda. Further, point-by-point responses from Aryeh Siegel, Architect and from Hudson Land Design Professional Engineering, P.C. ("HLD"), are enclosed herewith as **Exhibit A** and **Exhibit B**, respectively.

As is further depicted on the Plans, the Project has been refined in response to the Board's comments related to the materiality and details of the improvements to the residential structure. For example, information has been added to the Plans to identify the brick corners which are proposed to be utilized at the window and door openings, and the cornice has been further defined as a painted aluminum gutter with cellular PVC molding trim.

The Plans also include the following updates:

- A new refuse enclosure has been incorporated along the southern side of the residential structure, and a new concrete paver walkway is proposed to connect the existing driveway and parking area on the southern side of the Premises to the refuse enclosure and the stairway to the proposed first-floor deck.

- The locations of the two (2) existing parking spaces that will remain have been identified on the Plans.[1] The existing driveway and parking areas will be reshaped and repaved with concrete pavers to match the new walkway.

- Additional native trees and shrubs are proposed to be planted on the Premises. A total of seven (7) trees (two (2) additional) are proposed along the southern lot line of the Premises which serve to provide screening for the proposed refuse enclosure from the adjacent property to the south. Eight (8) additional shrubs are proposed in new locations: five (5) shrubs will be located along the concrete paver walkway near the refuse enclosure, and three (3) shrubs will be located along the driveway on the northern portion of the Premises.

- The existing downspouts on the residential structure will be replaced with painted aluminum downspouts, and will tie into the existing storm drainage for the Premises. All proposed and existing roof leaders will drain to the ground surface.

In addition to the foregoing, enclosed herewith as **Exhibit C** please find an Infiltration & Inflow (I&I) Investigation, prepared by HLD, dated July 29, 2025, which indicates that there are no illicit connections between the existing residential structure and the City's sanitary sewage system, and further notes that any damaged or missing gutters and downspouts will be replaced as part of the Project.

[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.

INDEX OF ENCLOSURES AND CONCLUSION:

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 July 29, 2025, providing responses to City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated July 3, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering & Surveying, P.C.'s memorandum dated July 3, 2025; and

Exhibit C: Infiltration & Inflow (I&I) Investigation, prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel, Architect, dated June 24, 2025 and revised July 29, 2025.

We look forward to appearing at this Board's regular meeting on August 12, 2025 for the Public Hearing on this Application, at which time the Applicants respectfully request that the Board consider closing the Public Hearing and rendering a decision on the Application.[2] 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 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.

[2] Note: As this Board is aware, the Applicants recently obtained approval from the Zoning Board of Appeals for certain *de minimis* area variances required for the Project, as described in Resolution 2025-06, adopted May 20, 2025, a copy of which was previously submitted in connection with this Application. Procedurally, this 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).

EXHIBIT A

ARYEH SIEGEL
ARCHITECT

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

Re: 6 Cliff Street, Beacon, New York
Site Plan Application – Responses to Comments

July 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated July 3, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: The refuse enclosure location and specification have been added to Sheet 1 of 2 – 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.

   Response: The existing driveways are currently used for 2 parking spaces and are proposed to be re-paved. Locations have been indicated on Sheet 1 of 2 – Site Plan.

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

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

Sincerely,

Aryeh Siegel

Aryeh Siegel
Aryeh Siegel, Architect

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

EXHIBIT B

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

July 29, 2025

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

Re: 6 Cliff Street
Fadil Mavraj and Lendita Mavraj (Applicants)
6 Cliff Street
Tax Parcel ID: 5954-27-799935 (±0.06 Acre)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicants for the above referenced project, Hudson Land Design (HLD) has been retained to perform an Inflow and Infiltration study at the above referenced premises in response to Lanc & Tully's July 3, 2025 comment letter.

Lanc & Tully Review Letter, Dated July 3, 2025:

1. An I&I investigation was conducted on the premises on July 24, 2025. The study revealed no illicit connections to the City sewer system. Some portions of the building's gutter system and downspouts were either missing or damaged. The Applicant is going to replace all missing or damaged gutter system/downspouts as part of the building renovation. A note has been added to sheet 1 of the site plan set that requires all existing and new roof leaders to discharge to the ground surface. See attached I&I report that is included with this submission.

HLD is pleased to submit the following documents in support of the Project:

- Five (5) copies of an I&I study

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your August 12, 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: Fadil Mavraj and Lendita Mavraj, Applicants (via email)
Cuddy & Feder, LLP
Aryeh Siegel
Daniel G. Koehler, P.E. (HLD file)

EXHIBIT C

HUDSON
LAND DESIGN

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

July 29, 2025

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

Re: Infiltration and Inflow Investigation - 6 Cliff Street
6 Cliff Street
Tax ID: 5954-27-799935 (±0.06 Acre)
City of Beacon, New York

Dear Mr. Murphy,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above-referenced parcel as required by the City of Beacon. The investigation was conducted on July 24, 2025 at the existing residential dwelling on the subject property. The developed site consists of one two-story residential dwelling and an accessory shed.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The existing building consists of a two-stories in the larger, front portion of the building, and a single story in the rear. The two-story roof is gently sloped towards a surrounding gutter system that has several downspouts discharging to the ground surface. There is a covered porch on the front of the building that has it's own gutter and downspout system. The downspouts are in disrepair on the covered porch. The owner indicated that all gutters and downspouts that are damaged or missing will be replaced as part of the building renovations. The single-story roof is pitched towards the rear of the building into a wood gutter integrated into the original building design. The wood gutter appears to be functioning properly. The rear portion of the building has been partially re-constructed. The new portion of the roof will have an aluminum gutter system installed.

It was determined that there are no illicit connections between the building's roof gutter system and downspouts to the City's sanitary sewage system. All roof leaders discharge to ground surface. Some of the downspouts are missing or are in disrepair. A note has been

added to sheet 1 of the pending Site Plan set requiring all existing and new roof leaders to discharge to the ground surface. Please refer to the following photos for our observations.



View looking at northwest corner and front elevation of the building. The upper roof and covered porch gutter systems can be seen with a partial downspout in the corner of the porch.



View looking at southeast corner of the rear of the building. Downspouts can be seen discharging to the ground surface from the upper and lower roofs.



View looking at the southwest corner of the building rear. A down spout can be seen discharging to grade from the upper roof.



View looking at the northwest corner of the building front.

The second phase of the study consisted of an interior inspection of the basement to determine if there are any illicit connections to the buildings' sewer lines from sump pumps, floor drains and/or any other illicit discharge sources. No sump pumps or floor drains were observed within the basement. The building's internal sewage lines were inspected to determine if there were any illicit sources (wastewater sources other than sanitary wastewater-generating water fixtures) connected to the lines. No illicit connections were found along the lines of either building.



A view of the sewer pipe and building outlet point in the basement of the dwelling. The sewer service line exists the north side of the building and turns towards the Cliff St. sewer main. Water enters the building from the front (west) side of the building.

In conclusion, HLD did not discover any illicit connections from the building located at 6 Cliff Street to the City of Beacon's sanitary sewer collection system. Should you have any questions, please feel free to call my direct line at 845-765-8956.

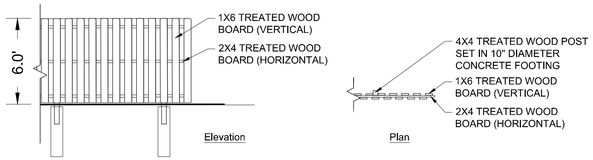
Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Fadil Mavraj and Lendita Mavraj (via email)
Beacon Planning Board
Taylor M. Palmer, Esq.
Daniel G. Koehler, P.E. (HLD file)

PLANS PREPARED BY ARYEH SIEGEL, ARCHITECT

JULY 29, 2025



Shadowbox Fence Detail

Scale: Not to Scale



Refuse Enclosure by Citibin or approved equal.
Aluminum framing w/ recycled bamboo composite board enclosure.
54" tall x 66.5" wide x 38.25" deep.
Front doors & sectional top doors.
Color: Charcoal

Refuse Enclosure

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
2	7/29/25	REVISED PER PLANNING BOARD COMMENTS	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

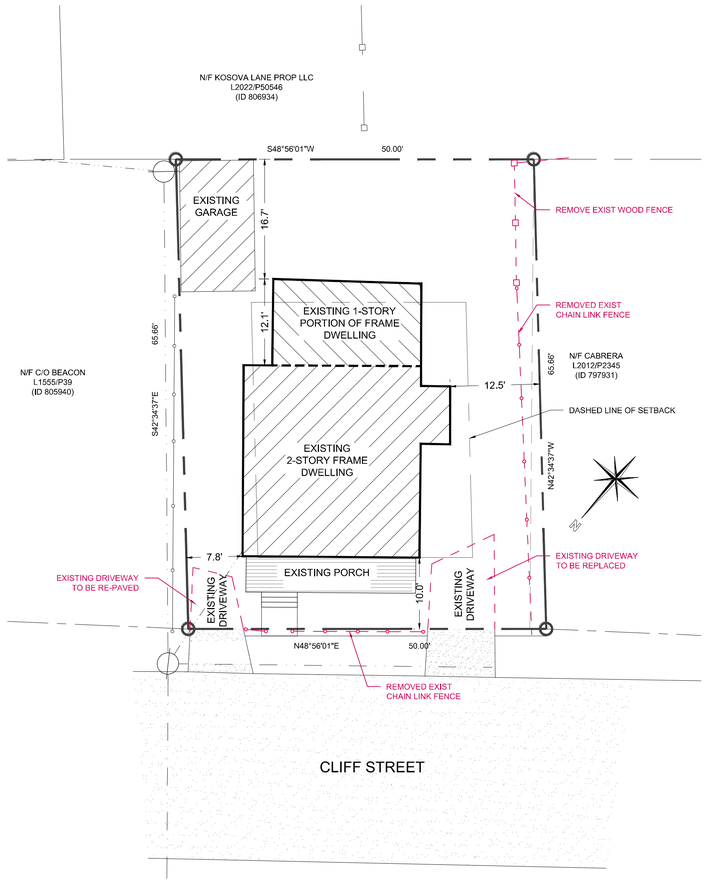
Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 spaces (minimum) 3 space per dwelling unit (maximum)	2 dwelling units	2 parking spaces minimum 6 parking spaces maximum
Total Provided		**2 parking spaces** See Notes Below

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.

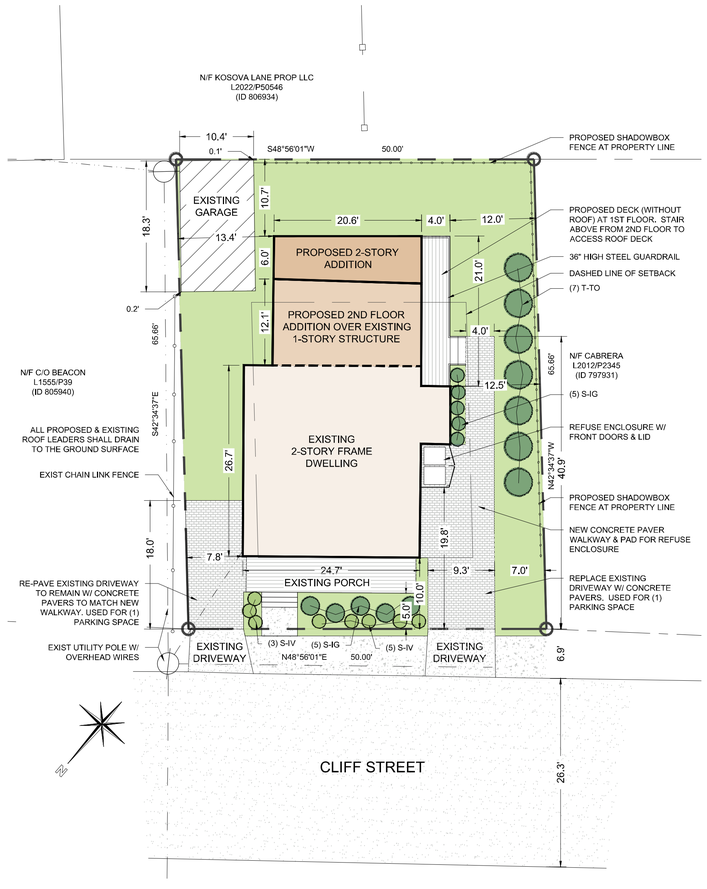
Native Plant List

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
T-TO	7	Tree	Thuja occidentalis	Arborvitae "Emerald Green"	6-7'	Spring/Fall
S-IG	10	Shrub	Ilex glabra	Inkberry	3 gal	Spring/Fall
S-IV	8	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



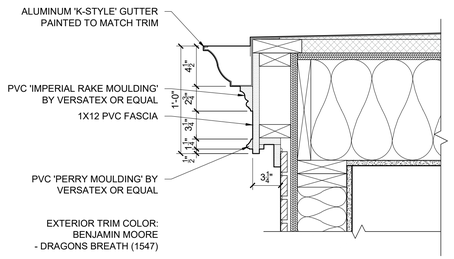
CINATI WALL MOUNTED FIXTURE
MODEL#: UCI-3011X, 18W, 2,700 KELVIN. CRI: 90
COLOR: BLACK, OR APPROVED EQUAL
MOUNTING HEIGHT = 7 FEET. DARK SKY COMPLIANT



EXTERIOR TRIM (PORCH & CORNICE)
BENJAMIN MOORE - DRAGONS BREATH (1547)



PAINTED METAL RAILINGS & STAIR
BENJAMIN MOORE - WROUGHT IRON (2124-10)

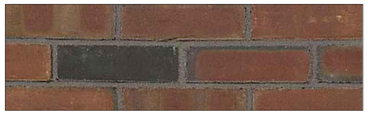




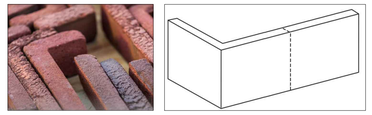
ALUMINUM CLAD WOOD WINDOWS
KOLBE ULTRA SERIES OR APPROVED EQUAL
COLOR: MIDNIGHT



IPE WOOD PORCH / DECK FLOORING
IPE WOOD DECK TILES ON PEDESTAL SYSTEM AT ROOF DECK. BISON PRODUCTS OR APPROVED EQUAL



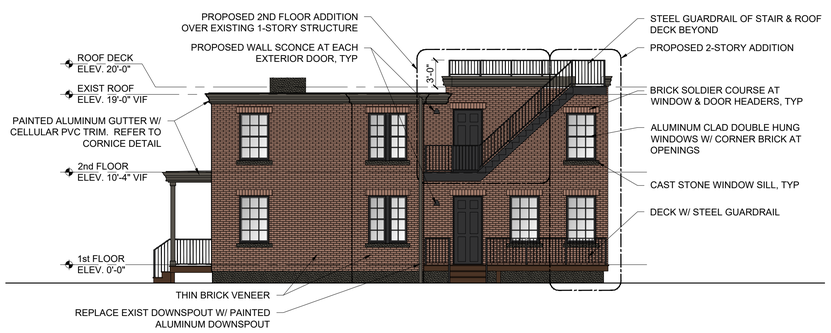
THIN BRICK VENEER
GLEN-GERY (53-DD) W/ MORTAR COLOR 'G601'
CORNER PIECES AT WINDOW/DOOR OPENINGS & EXTERIOR BUILDING CORNERS



THIN BRICK CORNER PIECES AT WINDOW/DOOR OPENINGS & EXTERIOR BUILDING CORNERS. WINDOWS SET BACK +/- 3" IN OPENING TO DISPLAY BRICK RETURN.

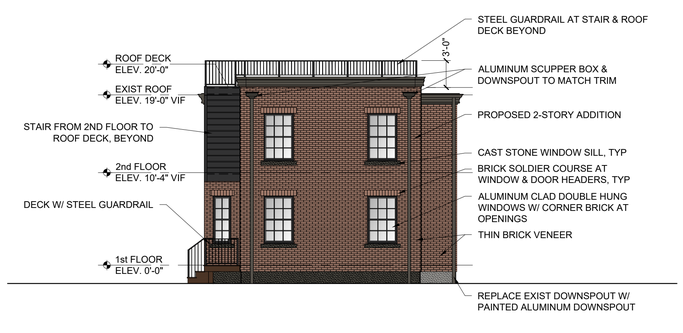
Cornice Detail

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



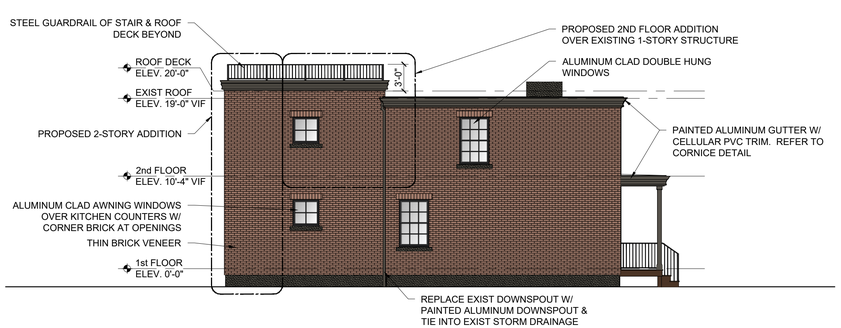
Side (South) Elevation

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



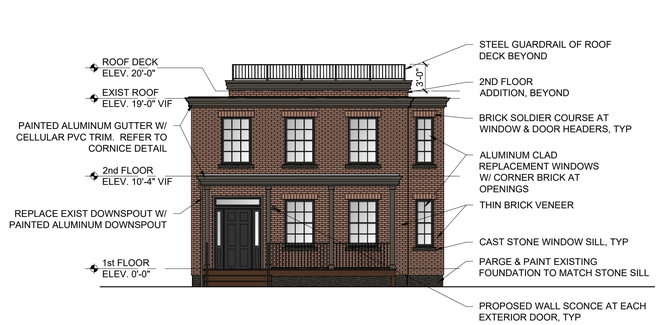
Rear (East) Elevation

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



Side (North) Elevation

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



Front (West) Elevation

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

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.

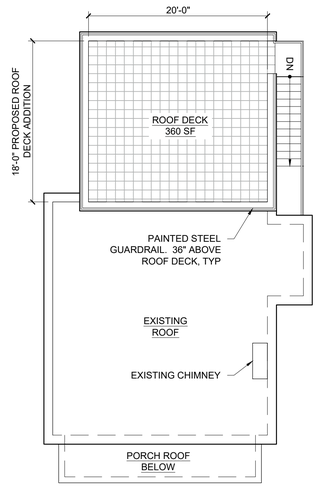
SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

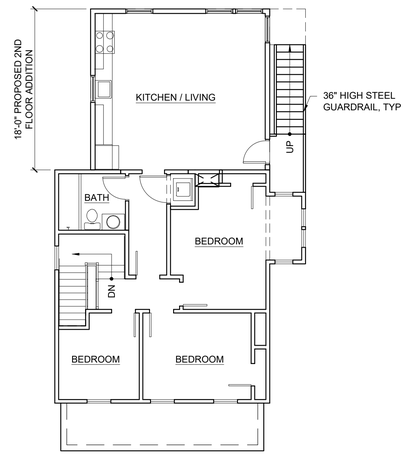
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/24/25	PLANNING BOARD SUBMISSION	AJS
2	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



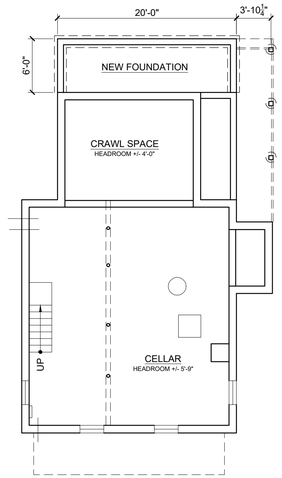
Roof Plan

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



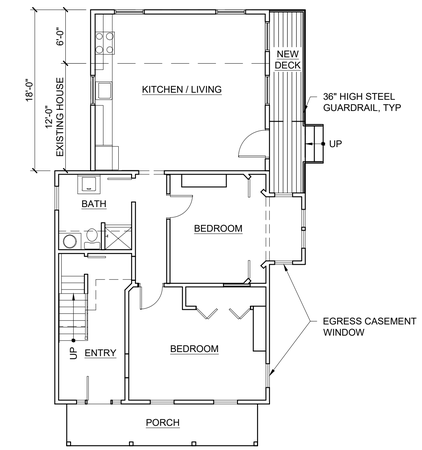
2nd Floor Plan

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: As Noted
June 24, 2025

LANC & TULLY
Engineering and Surveying, P.C.

August 7, 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 July 29, 2025, from Cuddy & Feder LLP.
- Correspondence dated July 29, 2025, from Aryeh Siegel, Architect.
- Correspondence dated July 29, 2025, from Hudson Land Design.
- Report titled "Infiltration and Inflow Investigation – 6 Cliff Street", dated July 29, 2025, as prepared by Hudson Land Design.
- Plan set titled "6 Cliff Street", consisting of 2 sheets with the latest revision date of July 29, 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.

The applicant did have an Inflow & Infiltration study conducted of the property, which concluded that there were no sources of infiltration or inflow found. Based on our review of the above documents and plans, we have no further engineering comments.

Further comments may be provided based on future submissions when more detailed plans are prepared for the project. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

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

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: August 07, 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 July 29, 2025
- Exhibit A: Response to Comments Memo by Aryeh Siegel, Architect, dated July 29, 2025
- Exhibit B: Response to Comments Memo by Hudson Land Design, dated July 29, 2025
- Exhibit C: Infiltration & Inflow Investigation by Hudson Land Design, dated July 29, 2025
- Site Plan (2 sheets) by Aryeh Siegel, Architect, dated June 24, 2025, last revised July 29, 2025

Project Description:
The applicant proposes to convert an existing single-family residence into a two-family residence at 6 Cliff Street, with additions to the 2nd floor and rear of the 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. **Parking Location.** The applicant has identified two existing parking spaces on Sheet 1 of 2—one located on either side of the building. While the two curb cuts and driveways are existing conditions, this arrangement results in an excessive number of curb cuts for such a small lot. It detracts from pedestrian safety, limits on-street parking, and may represent an inefficient use of space in a denser, transitional district. The Planning Board and applicant should consider whether one of the driveways can be eliminated and the two parking spaces consolidated into a single location.

2. **Landscaping and Hardscape.** Portions of the lot that currently appear to be paved, graveled, or deteriorated hardscape are shown as green on the proposed site plan—for example, the area in front of the existing garage. If the applicant intends to remove all hardscape and restore these areas with lawn or landscaping, a note should be added to the plans to clearly indicate this intent.

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

Natalie Quinn

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

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
08/12/2025

Title:

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 8.12.25 Supplemental Submission - cvr ltr.pdf

45 Beekman PB 8.12.25 Ex A - Engineer Response Comments.pdf

45 Beekman PB 8.12..25 Ex B - Architect Response Comments.pdf

45 Beekman PB 8.12.25 Attachment 1 - Site Plan Set.pdf

45 Beekman PB 8.12.25 Attachment 2 - Lot Consolidation Plan.pdf

45 Beekman PB 8.12.25 Attachment 3 - Architectural Plan Set by Aryeh Siegel rev 7.29.25.pdf

Lanc & Tully 45 Beekman 08-07-25 review.pdf

KARC Review PB_45 Beekman_2025.08.11.pdf

45 Beekman - High St PB 239 referral response ZR25-209.pdf

45 Beekman Street-High Street - Site Plan Subdivision Certificate of Appropriateness Approval Resolution (4907-5869-6797.2).pdf

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

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

July 29, 2025

VIA E-MAIL AND HAND DELIVERY

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

Re: Application for Site Plan & Subdivision Approval for Proposed Mixed-Use Development
Supplemental Submission – 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 STATUS & MINOR SITE PLAN AND ARCHITECTURAL PLAN REFINEMENTS:

At the July 8, 2025 meeting, the Planning Board closed the Subdivision (lot merger) and Site Plan Public Hearings and authorized the Planning Board Attorney to draft an approval resolution for the Project for consideration at the August 12, 2025 meeting.[1]

To assist the Planning Board in completing its review, the Applicants have prepared revised Site Plan and Architectural Plan Sets and written memoranda in response to comments made by this

[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. At the June 10th meeting, the Board continued the Subdivision (lot merger) and Site Plan Public Hearings to the July 8th meeting.

Board and its consultants at and in advance of the July 8th meeting date. *See* enclosed Site Plan Set prepared by Colliers Engineering and Design, P.C. ("Colliers"), dated January 30, 2024, last revised July 29, 2025, together with the Architectural Plan Set prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised July 29, 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 and June 24th submissions to the Board, the enclosed plan revisions include minor tweaks to the lighting and landscaping programs and architectural updates in direct response to comments from this Board. The Landscape Plan (Sheet 12 of the Site Plan Set) has been revised to switch the Inkberry plantings along the western corner of the Premises (i.e., near High Street) for Green Giant Arborvitae, which change is intended to the added screening height that was sought to benefit the adjacent neighboring properties on High Street. The Lighting Plan (Sheet 13 of the Site Plan Set) has been updated to eliminate certain hotspots adjacent to the Beekman Building. Regarding architectural updates, in direct response to Board comments, the corner tower on the Beekman Street Building was adjusted to replace the clock with a simplified lantern design akin to the tower on the High Street Building, which change is intended to create a more cohesive design throughout. The rear elevation design has been likewise adjusted to reflect similar detailing to the front of the Buildings in terms of window placement and proportions, setback of the fourth story, and additional brick detailing, along with modifications to the stair towers to better integrate the windows. *See* Sheets 106 & 107 of the Architectural Plan Set; **Exhibit B**.

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 July 29, 2025, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated July 1, 2025; and

Exhibit B: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated July 29, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated July 2, 2025.

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

- Site Plan Set entitled "Preliminary Site Plan", prepared by Colliers Engineering and Design, P.C. and Aryeh Siegel, Architect, dated January 30, 2024, last revised July 29, 2025 numbered and titled as follows (unless otherwise noted):
    - Sheet 1 of 19 – Cover Sheet.
    - Sheet 2 of 19 – Existing Conditions & Site Demolition Plan.
    - Sheet 3 of 19 – Tree Removal Plan.
    - Sheet 4 of 19 – Dimension Plan.
    - Sheet 5 of 19 – Grading Plan (Overall).
    - Sheet 6 of 19 – Grading Plan (West).
    - Sheet 7 of 19 – Grading Plan (East).
    - Sheet 8 of 19 – Utility Plan (West).
    - Sheet 9 of 19 – Utility Plan (East).
    - Sheet 10 of 19 – Soil Erosion & Sediment Control Plan.
    - Sheet 11 of 19 – Soil Erosion & Sediment Control Details.
    - Sheet 12 of 19 – Landscape Plan.
    - Sheet 13 of 19 – Lighting Plan.
    - Sheet 14 of 19 – Construction Details.
    - Sheet 15 of 19 – Construction Details.
    - Sheet 16 of 19 – Construction Details.
    - Sheet 17 of 19 – Construction Details.
    - Sheet 18 of 19 – Construction Details.
    - Sheet 19 of 19 – Construction Details.[2]

[2] Note: The project continues to propose two (2) dumpster enclosures to service the Project, one (1) per Building. Sheet 19 identifies the materials for the dumpster enclosures that will utilize similar finishes to the Buildings. The High Street Building dumpster enclosure, will be solid to maximize screening from Beekman Street and will be constructed with self-closing hinges to ensure the gates will be closed.

- Subdivision Plat entitled "Lot Consolidation Plan" prepared by Colliers Engineering and Design, P.C. dated April 28, 2025 last revised July 25, 2025.
- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised July 29, 2025, numbered and titled as follows (unless otherwise noted):
    - Sheet 1 of 8 - Building Plans – Beekman Street (A-101).
    - Sheet 2 of 8 - Building Plans – Beekman Street (A-102).
    - Sheet 3 of 8 - Building Plans – High Street (A-103).
    - 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 7 of 8 - Elevations 2 (A-107).
    - Sheet 8 of 8 - Elevations 2 (A-108).

We look forward to appearing at the Board's August 12th meeting, at which time we respectfully request that the Board consider adopting the draft approval resolutions for the Project. 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

6511468.v1

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

Colliers Engineering & Design

July 29, 2025

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

45 Beekman Street & High Street – Mixed-Use Project
Parcels: 5954-26-689990 & 781983 and 5955-19-706012
City of Beacon, Dutchess County, NY

Project No. 23010468A

Dear Chairman Gunn and the Members of the Planning Board,

Below please find our responses to the comment letter received from Lanc & Tully Engineering and Surveying dated July 1, 2025. The comments have been repeated for clarity.

Lanc & Tully Engineering and Surveying

General Comments:

Comment 1: A stormwater maintenance and access agreement shall be prepared for the project and provided for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

Response 1: Comment noted, response remains the same at this time.

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, response remains the same at this time.

Comment 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 the coordination with the NYSDOT for the R.O.W. acquisition and intersection improvements continue to proceed.***

Response 3: Comment noted, response remains the same at this time.

Comment 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.

Response 4: **A note regarding the above reference zoning variance has been added to the Dimension Plan (Sheet 4) as requested.**

Lot Consolidation Plan:

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

Response 1: **Attached is a copy of the Lot Consolidation Plan with revised sheet title as requested.**

Sheet 5 of 19:

Comment 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.

Response 1: **Refer to Sheet 6 (Grading Plan) for revisions to the above-mentioned grading.**

Sheet 6 of 19:

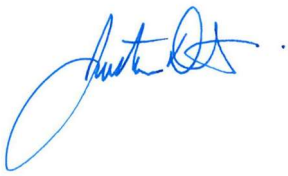
Comment 1: The swale line behind the sidewalk on High Street should be shifted towards the project site so that there is more of a flat area behind the sidewalk before said swale line.

Response 1: **Refer to Sheet 6 (Grading Plan) for revisions to the above-mentioned grading.**

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\250729 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

July 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, July 2, 2025.

KARC Planning Consultant's Comment Responses:

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.

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

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.

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

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.

Response: The corner tower on the Beekman Street building has been redesigned to replace the clock with a simplified lantern design similar to the tower on the High Street building. This addresses the Planning Board's request to eliminate the clock and creates a more cohesive connection between the 2 buildings. The top of both towers will be illuminated from within at night.

The design for the rear elevations of both buildings has been updated in response to comments discussed at the June Planning Board meeting. The 1st floor elevation line drawings of the High Street building have been adjusted to correspond to the renderings. The rear elevation of the Beekman Street building has been re-designed to reflect similar detailing to the front of the building in terms of window placement and proportions, setback of the 4th floor, and additional brick detailing. The design of the stair towers has been modified so that the windows are better integrated with the building.

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.

Response: Comment acknowledged. The Lighting Plan (Sheet 13) has been modified to address the above noted hot spots adjacent to the Beekman building. The lighting schedule has also been updated, as applicable, in accordance with the adjustments to the lighting design.

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

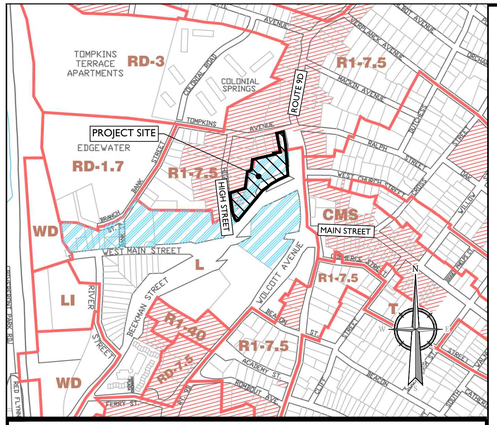
SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

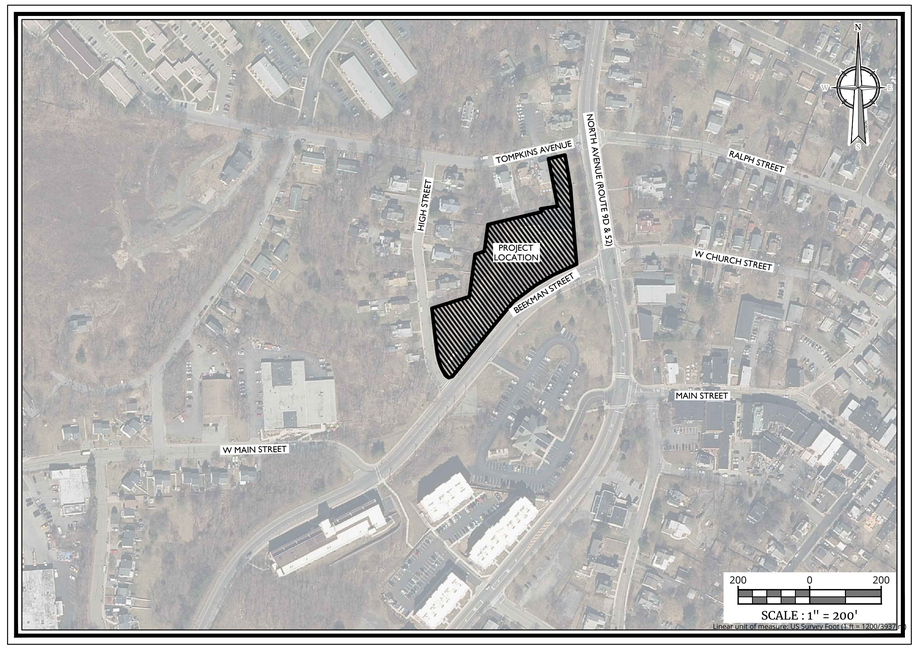
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE



ZONING MAP

SCALE: 1" =500'

SOURCE: CITY OF BEACON ZONING MAP



LOCATION MAP

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

INDEX OF SHEETS

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

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

GENERAL INFORMATION

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

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

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

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

SITE NOTES

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

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HERSON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT. ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE SHALL BE PROVIDED FROM THE CITY OF BEACON. THE PROJECT SHALL CONNECT TO THE MUNICIPAL SYSTEM VIA THE EXISTING WATER MAINS IN TOMPKINS AVENUE AND HIGH STREET SUBJECT TO THE APPLICABLE REGULATIONS AND THE APPROVAL OF THE MUNICIPALITY & THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE EXISTING CITY OF BEACON SANITARY MAIN LOCATED IN HIGH STREET.
6. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE MUNICIPALITY.
7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. ALL UTILITY CONNECTION LOCATIONS MUST BE CONFIRMED WITH THE GOVERNING AUTHORITY & WITH A TEST PIT BY THE CONTRACTOR PRIOR TO INSTALLATION.
10. UTILITY INSTALLATION WITHIN THE NYSDOT RIGHT-OF-WAY TO BE COORDINATED WITH THE APPLICABLE NYSDOT PERMIT PLANS.

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

Colliers Engineering & Design

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

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
13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-



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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-COVER

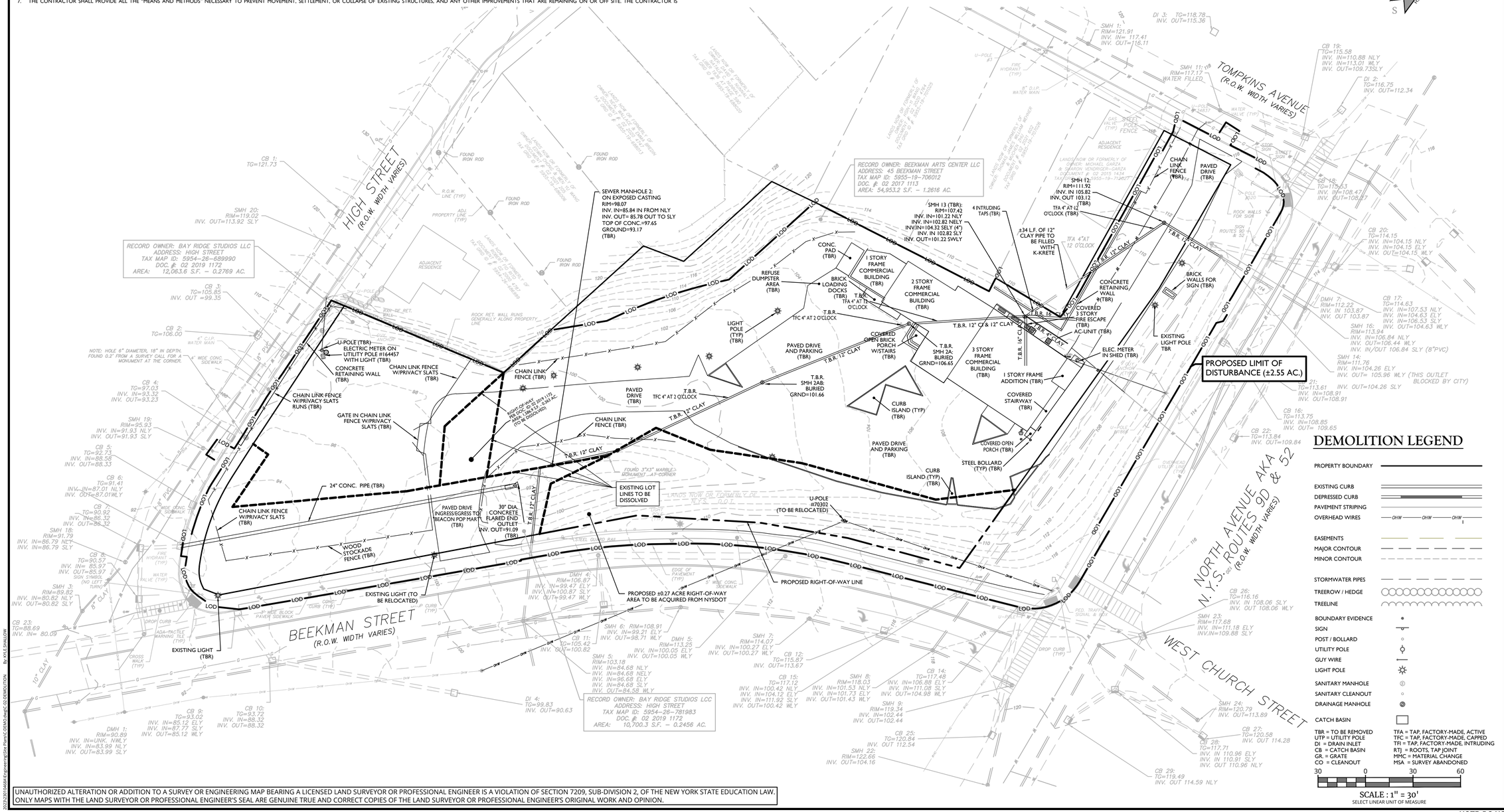
SHEET TITLE: COVER SHEET

SHEET NUMBER: 01 of 19

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

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.


HIGH STREET (R.O.W. WIDTH VARIES)
BEEKMAN STREET (R.O.W. WIDTH VARIES)
TOMPKINS AVENUE (R.O.W. WIDTH VARIES)
NORTH AVENUE AKA N.Y.S. ROUTES 9D & 52 (R.O.W. WIDTH VARIES)
WEST CHURCH STREET
RECORD OWNER: BAY RIDGE STUDIOS LLC
ADDRESS: HIGH STREET
TAX MAP ID: 5954-26-689990
DOC. #: 02 2019 1172
AREA: 12,063.6 S.F. - 0.2769 AC.
RECORD OWNER: BEEKMAN ARTS CENTER LLC
ADDRESS: 45 BEEKMAN STREET
TAX MAP ID: 5955-19-706012
DOC. #: 02 2017 1113
AREA: 54,953.2 S.F. - 1.2616 AC.
RECORD OWNER: BAY RIDGE STUDIOS LCC
ADDRESS: HIGH STREET
TAX MAP ID: 5954-26-781983
DOC. #: 02 2019 1172
AREA: 10,700.3 S.F. - 0.2456 AC.
PROPOSED LIMIT OF DISTURBANCE (±2.55 AC.)
EXISTING LOT LINES TO BE DISSOLVED
PROPOSED ±0.27 ACRE RIGHT-OF-WAY AREA TO BE ACQUIRED FROM NYSDOT
PROPOSED RIGHT-OF-WAY LINE
SEWER MANHOLE 2: ON EXPOSED CASTING RIM=98.07 INV. IN=85.84 IN FROM NLY INV. OUT= 85.78 OUT TO SLY TOP OF CONC.=97.65 GROUND=93.17 (TBR)
SMH 1: RIM=121.91 INV. IN= 117.41 INV. OUT=116.11
SMH 11: RIM=117.17 WATER FILLED
SMH 12: RIM=111.92 INV. IN 105.82 INV. OUT 103.12 (TBR)
SMH 13 (TBR): RIM=107.42 INV. IN=101.22 NLY INV. IN=102.82 NELY INV/IN=104.32 SELY (4") INV. IN 102.82 SLY INV. OUT=101.22 SWLY
SMH 20: RIM=119.02 INV. OUT=113.92 SLY
CB 1: TG=121.73
CB 2: TG=106.00
CB 3: TG=105.85 INV. OUT =99.35
CB 4: TG=97.03 INV. IN=93.32 INV. OUT=93.23
CB 5: TG=92.73 INV. IN=88.58 INV. OUT=88.33
CB 6: TG=91.41 INV. IN=87.01 NLY INV. OUT=87.01WLY
CB 7: TG=90.92 INV. IN= 86.32 INV. OUT=86.12
CB 8: TG=90.57 INV. IN= 85.97 INV. OUT=85.97
CB 9: TG=93.02 INV. IN=85.12 ELY INV. IN=87.77 SLY INV. OUT=85.12 WLY
CB 10: TG=93.72 INV. IN=88.32 INV. OUT=88.32
CB 11: TG=105.42 INV. OUT=100.82
CB 12: TG=115.87 INV. OUT=113.67
CB 14: TG=117.48 INV. IN=106.88 ELY INV. IN=111.08 SLY INV. OUT=104.98 WLY
CB 15: TG=117.12 INV. IN=100.42 NLY INV. IN=104.12 ELY INV. IN=111.92 SLY INV. OUT=100.42 WLY
CB 16: TG=113.75 INV. IN=108.85 INV. OUT= 109.65
CB 17: TG=114.63 INV. IN=107.53 NLY INV. IN=104.63 ELY INV. IN=106.53 SLY INV. OUT=104.63 WLY
CB 18: TG=115.53 INV. IN=108.47 INV. OUT=108.27
CB 19: TG=115.58 INV. IN=110.88 NLY INV. IN=113.01 WLY INV. OUT=109.73SLY
CB 20: TG=114.15 INV. IN=104.15 NLY INV. IN=104.15 ELY INV. OUT=104.15 WLY
CB 21: TG=113.61 INV. IN=108.91 INV. OUT=108.91
CB 22: TG=113.84 INV. OUT=109.84
CB 23: TG=88.69 INV. IN= 80.09
CB 25: TG=120.84 INV. OUT 112.54
CB 26: TG=116.16 INV. IN 108.06 SLY INV. OUT 108.06 WLY
CB 27: TG=120.58 INV. OUT 114.28
CB 28: TG=117.71 INV. IN 110.96 ELY INV. IN 110.91 SLY INV. OUT 110.96 NLY
CB 29: TG=119.49 INV. OUT 114.59 NLY
DI 3: TG=118.78 INV. OUT=115.36
DI 4: TG=99.83 INV. OUT=90.63
DMH 1: RIM=90.89 INV. IN=UNK. NWLY INV. IN=83.99 NLY INV. OUT=83.99 SLY
DMH 4: RIM=106.87 INV. IN=99.47 ELY INV. IN=100.87 SLY INV. OUT=99.47 WLY
DMH 5: RIM=113.25 INV. IN=100.05 ELY INV. OUT=100.05 WLY
DMH 7: RIM=112.22 INV. IN 103.87 INV. OUT 103.87
SMH 5: RIM=103.18 INV. IN=84.68 NLY INV. IN=84.68 NELY INV. IN=96.68 ELY INV. IN=84.68 SLY INV. OUT=84.58 WLY
SMH 6: RIM=108.91 INV. IN=99.21 ELY INV. OUT=98.71 WLY
SMH 7: RIM=114.07 INV. IN=100.27 ELY INV. OUT=100.27 WLY
SMH 8: RIM=118.03 INV. IN=101.53 NLY INV. IN=101.73 ELY INV. OUT=101.43 WLY
SMH 9: RIM=119.34 INV. IN=102.44 INV. OUT=102.44
SMH 14: RIM=111.76 INV. IN=104.26 ELY INV. OUT= 105.96 WLY (THIS OUTLET BLOCKED BY CITY)
SMH 16: RIM=113.94 INV. IN=106.84 NLY INV. OUT=106.44 WLY INV. IN/OUT 106.84 SLY (8"PVC)
SMH 18: RIM=91.79 INV. IN=86.79 SLY
SMH 19: RIM=95.93 INV. IN=91.93 NLY INV. OUT=91.93 SLY
SMH 22: RIM=122.66 INV. OUT=104.16
SMH 23: RIM=117.68 INV. IN=111.18 ELY INV.IN=109.88 SLY
SMH 24: RIM=120.79 INV. OUT=113.89
SMH 3: RIM=89.82 INV. IN=80.82 NLY INV. OUT=80.82 SLY
U-POLE (TBR) ELECTRIC METER ON UTILITY POLE #164457 WITH LIGHT (TBR)
U-POLE #70302 (TO BE RELOCATED)
CONCRETE RETAINING WALL (TBR)
CHAIN LINK FENCE W/PRIVACY SLATS (TBR)
CHAIN LINK FENCE W/PRIVACY SLATS RUNS (TBR)
GATE IN CHAIN LINK FENCE W/PRIVACY SLATS (TBR)
CHAIN LINK FENCE (TBR)
24" CONC. PIPE (TBR)
30" DIA. CONCRETE FLARED END OUTLET INV. OUT=91.09 (TBR)
WOOD STOCKADE FENCE (TBR)
PAVED DRIVE INGRESS/EGRESS TO BEACON POP MART (TBR)
EXISTING LIGHT (TO BE RELOCATED)
EXISTING LIGHT (TBR)
REFUSE DUMPSTER AREA (TBR)
CONC. PAD (TBR)
BRICK LOADING DOCKS (TBR)
1 STORY FRAME COMMERCIAL BUILDING (TBR)
2 STORY FRAME COMMERCIAL BUILDING (TBR)
3 STORY FRAME COMMERCIAL BUILDING (TBR)
1 STORY FRAME ADDITION (TBR)
COVERED OPEN BRICK PORCH W/STAIRS (TBR)
COVERED 3 STORY FIRE ESCAPE (TBR) AC-UNIT (TBR)
COVERED STAIRWAY (TBR)
COVERED OPEN PORCH (TBR)
CONCRETE RETAINING WALL (TBR)
BRICK WALLS FOR SIGN (TBR)
EXISTING LIGHT POLE TBR
ELEC. METER IN SHED (TBR)
PAVED DRIVE AND PARKING (TBR)
CURB ISLAND (TYP) (TBR)
STEEL BOLLARD (TYP) (TBR)
CHAIN LINK FENCE (TBR)
CHAIN LINK FENCE W/PRIVACY SLATS (TBR)
4 INTRUDING TAPS (TBR)
±34 L.F. OF 12" CLAY PIPE TO BE FILLED WITH K-KRETE
TFA 4" AT 12 O'CLOCK (TBR)
TFA 4" AT 12 O'CLOCK
T.B.R. 12" CLAY
T.B.R. 16" CLAY
T.B.R. 12" CI & 12" CLAY
T.B.R. SMH 2A: BURIED GRND=106.65
T.B.R. SMH 2AB: BURIED GRND=101.66
T.B.R. TFA 4" AT 12 O'CLOCK
T.B.R. TFC 4" AT 2 O'CLOCK
LIGHT POLE (TYP) (TBR)
FOUND 3"X3" MARBLE MONUMENT AT CORNER
FOUND IRON ROD
LANDS NOW OR FORMERLY OF N.Y.S. D.O.T.
LANDS NOW OR FORMERLY OF OWNER: BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC TAX MAP ID: 5955-19-706012 DOC. # 02 2017 1113 AREA: 54,953.2 S.F. - 1.2616 AC.
LANDS NOW OR FORMERLY OF OWNER: BAY RIDGE STUDIOS LLC ADDRESS: HIGH STREET TAX MAP ID: 5954-26-689990 DOC. #: 02 2019 1172 AREA: 12,063.6 S.F. - 0.2769 AC.
LANDS NOW OR FORMERLY OF OWNER: MICHAEL GARZA & SIMON VENDRIGER-GARZA DOCUMENT # 02 2015 1434 TAX MAP ID: 5955-19-712607
LANDS NOW OR FORMERLY OF OWNER: BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC TAX MAP ID: 5955-19-706012 DOC. # 02 2017 1113 AREA: 54,953.2 S.F. - 1.2616 AC.
ADJACENT RESIDENCE
FIRE HYDRANT (TYP)
8" D.I.P. WATER MAIN
U-POLE
GAS VALVE (TYP)
STEEL POST FENCE
WATER VALVE (TYP)
ROCK WALLS FOR SIGN
SIGN
ROUTES 9D & 52
STREET SIGN
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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	14"	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

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-03 TREE REMOVAL By: KYLE SHAKLLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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
13	07/29/25	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

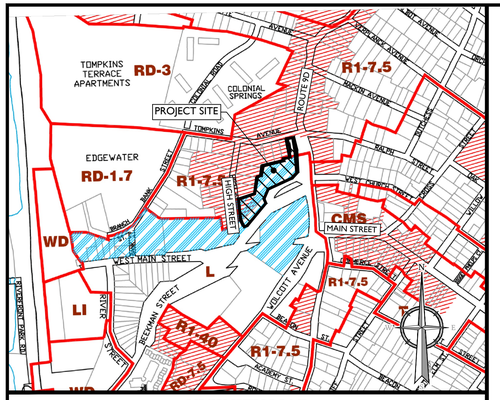
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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:
TREE REMOVAL PLAN

SHEET NUMBER:
03 of 19



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

ZONING VARIANCE

CITY CODE SECTION	REQUIRED	PROVIDED	REMARKS
223-41.21.F(1)	MIN. OFF-STREET PARKING SETBACK OF 40-FEET	8-FEET FOR OFF-STREET PARKING AREA, NORTH SIDE OF BUILDING #2 (32-FOOT VARIANCE REQUIRED)	VARIANCE GRANTED BY CITY ZONING BOARD OF APPEALS ON JUNE 17, 2025

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:

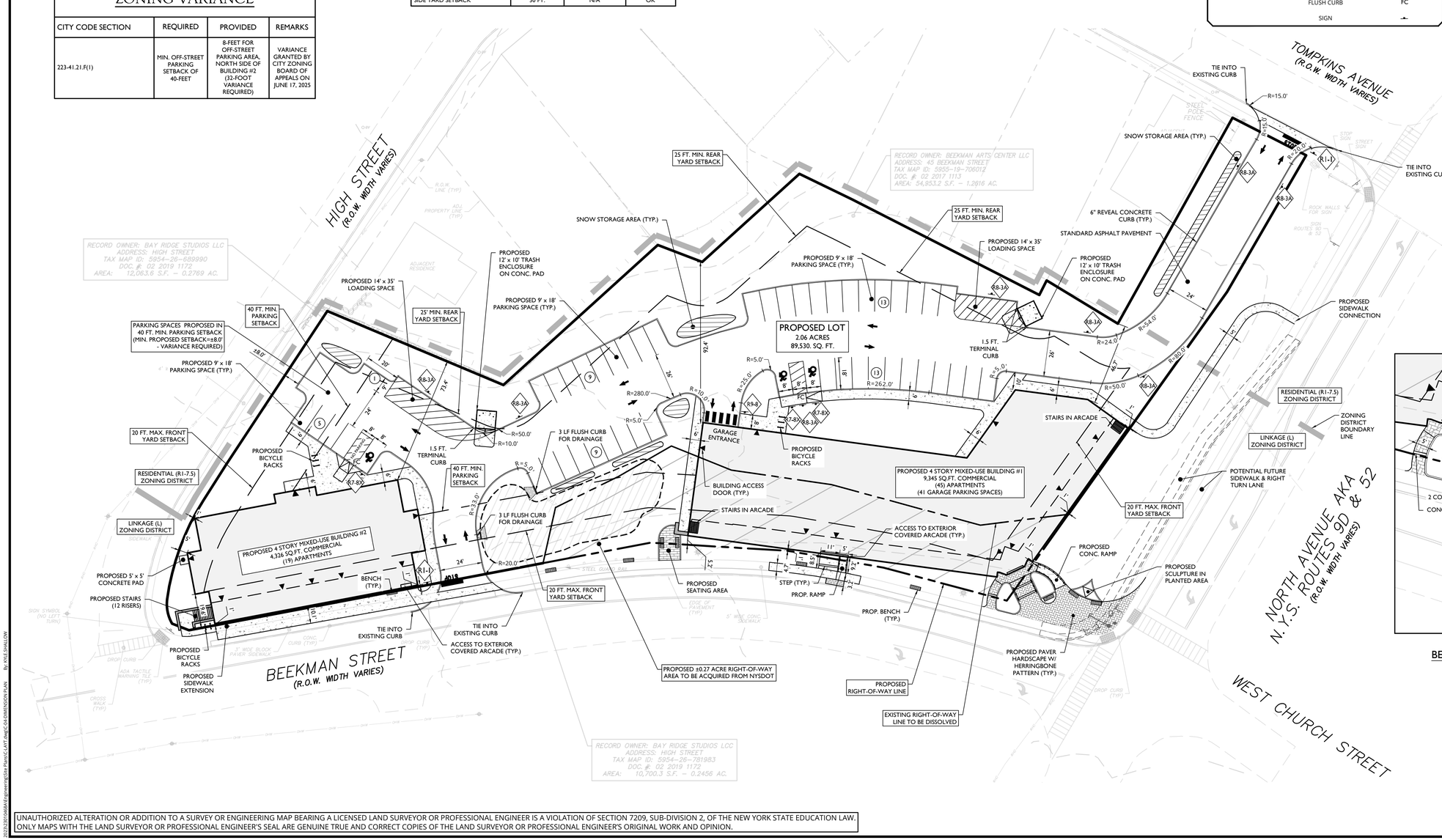
5955-19-706012
AREA = 1.26 ACRES
54,953 S.F.

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

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

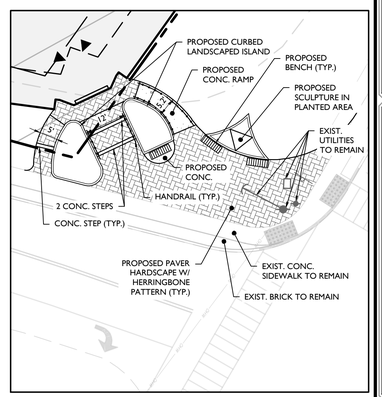
LEGEND

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	R7-8X
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

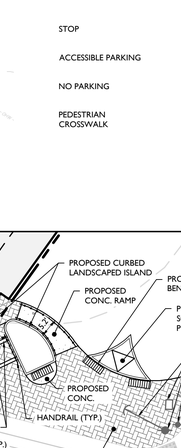
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13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-LAYT

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
04 of 19

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2023\2301468A\Engineering\Site Plans\C-LAYT.dwg|C-04 DIMENSION PLAN By: KYLE.SHALLOW

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%).

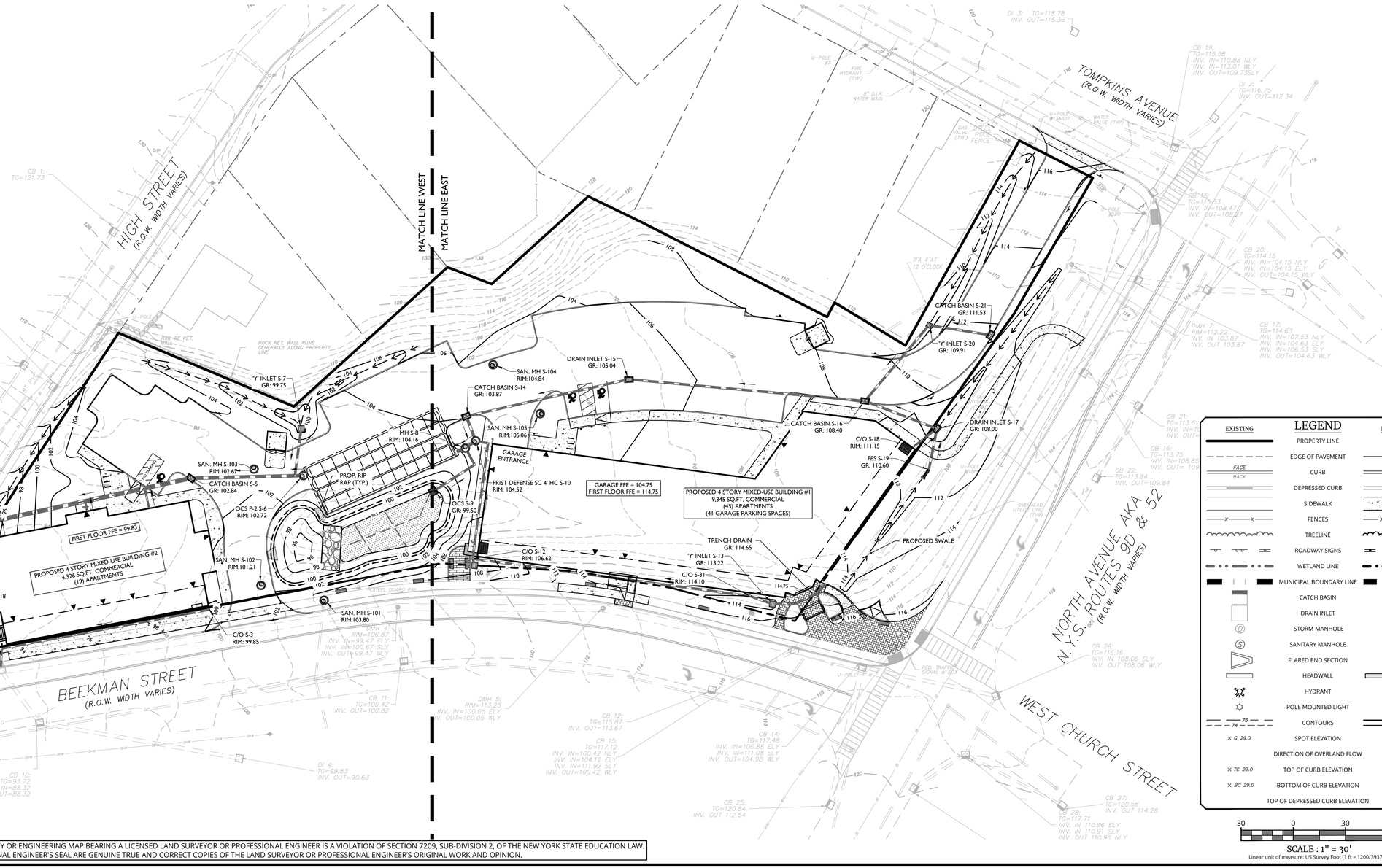
   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   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	CURB	FACE
BACK	DEPRESSED CURB	BACK
	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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20232301068A\Engineering\Site Plans\C-GRAD.dwg|C-05 GRADING Overall By: KYLE SHALLOW

REV	DATE	DRAWN BY	DESCRIPTION
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
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		-	-
		-	-

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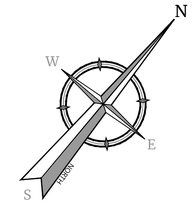
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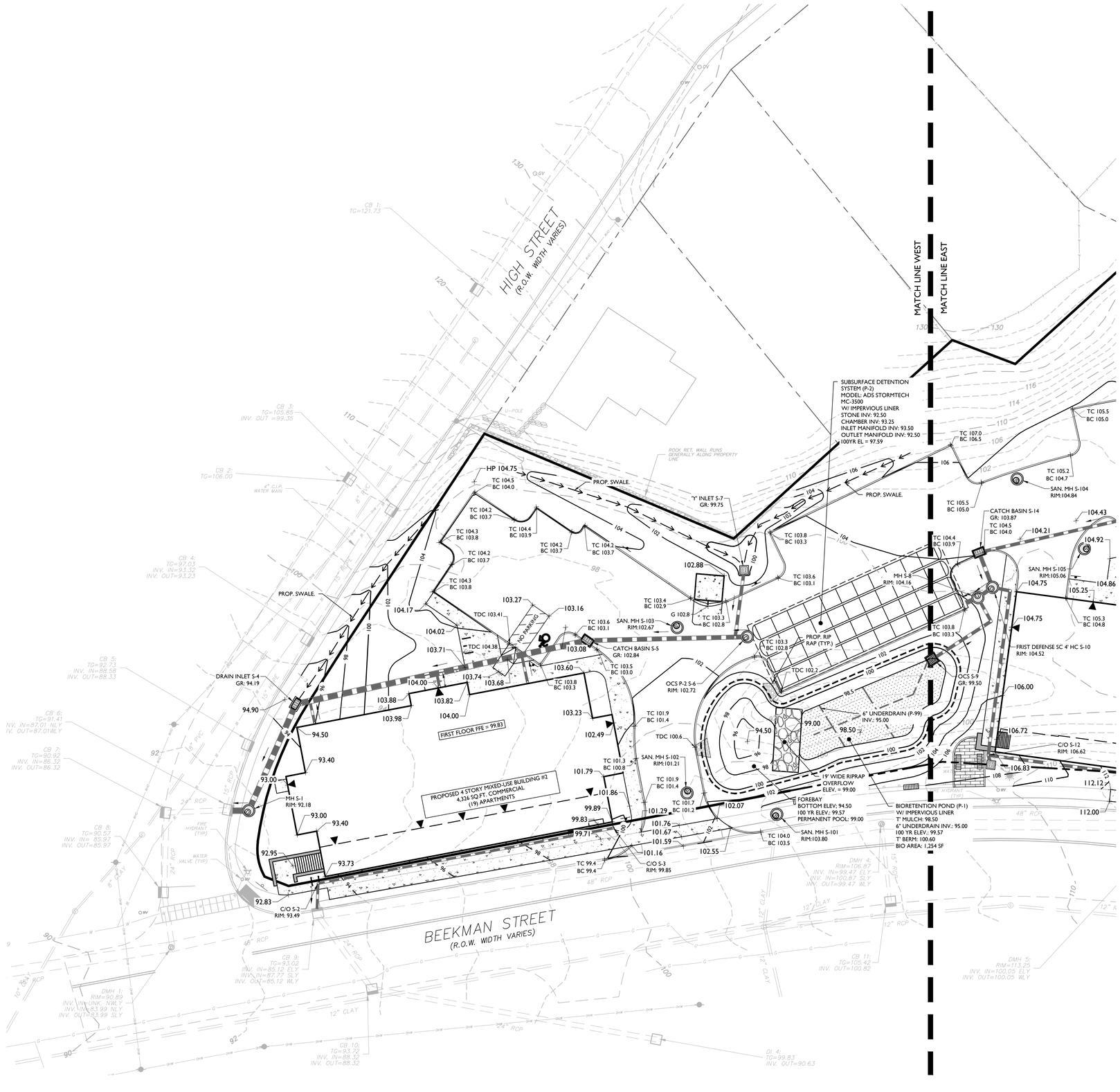
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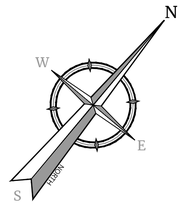
PROJECT NUMBER: 23010468A
DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (OVERALL)

SHEET NUMBER: 05 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION





LEGEND

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

20 0 20 40

SCALE : 1" = 20'

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

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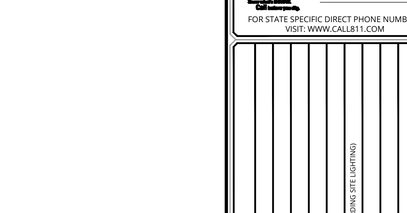
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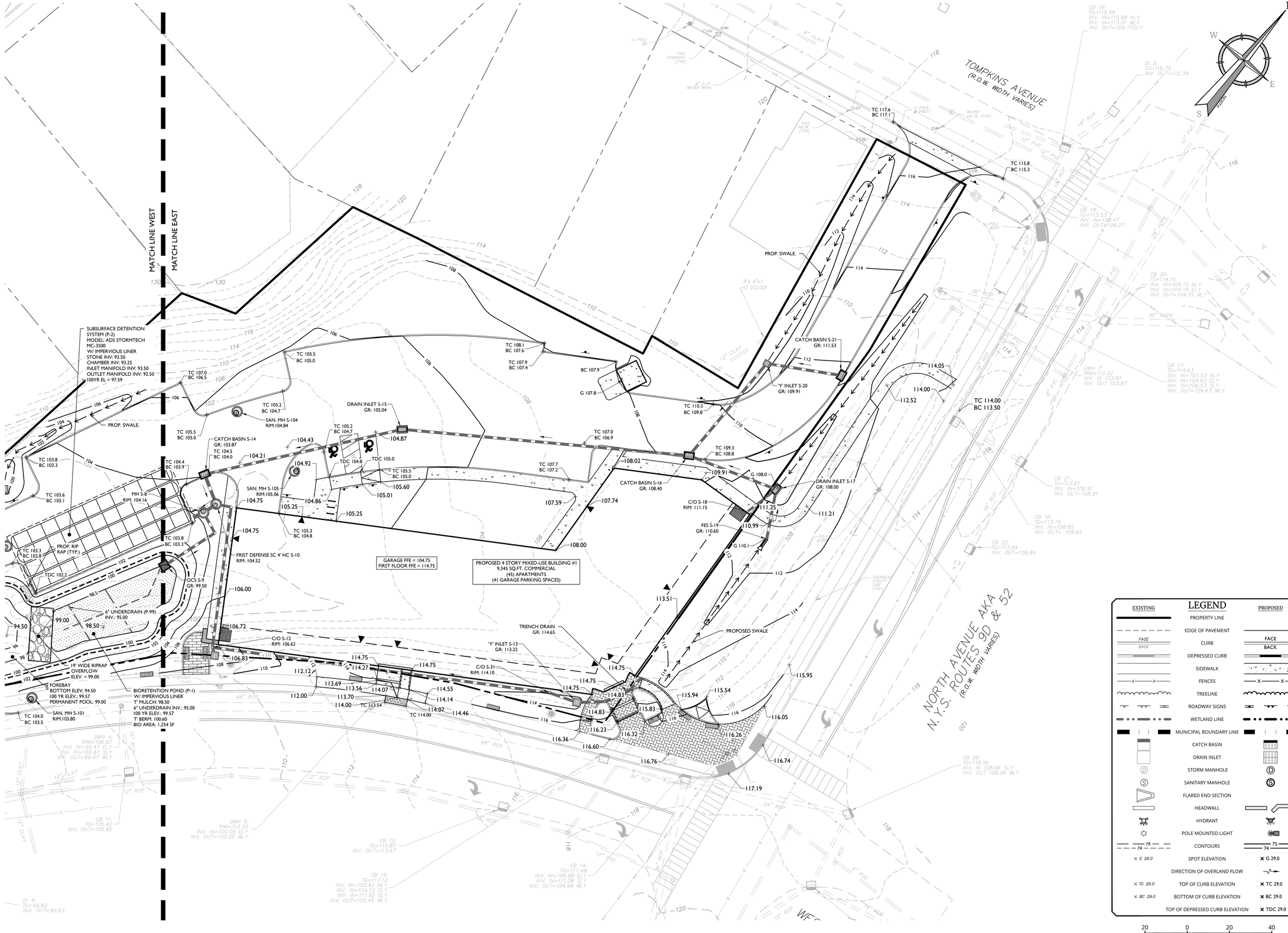
SHEET TITLE:
GRADING PLAN (WEST)

SHEET NUMBER:
06 of 19

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

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2023\23010468A\Engineering\Site Plans\C-GRAD.dwg|C-07-GRADING EAST 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)

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
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STATE OF NEW YORK — JUSTIN E. DATES — 001964 — LICENSED LANDSCAPE ARCHITECT

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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CITY OF BEACON
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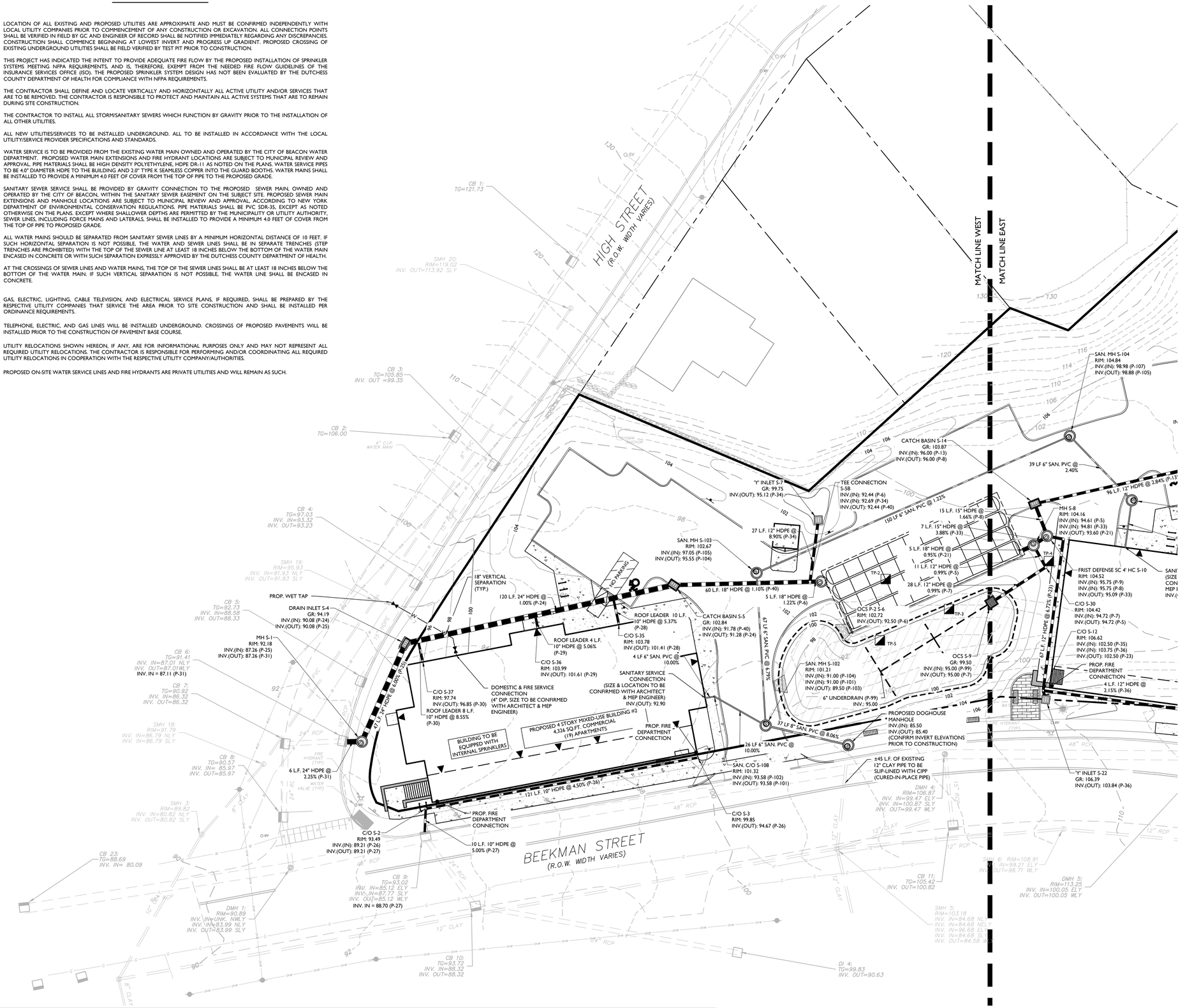
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AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-GRAD		

SHEET TITLE:
GRADING PLAN (EAST)

SHEET NUMBER:
07 of 19

UTILITY NOTES

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



LEGEND

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

20 0 20 40

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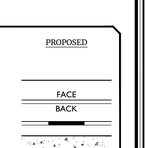
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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
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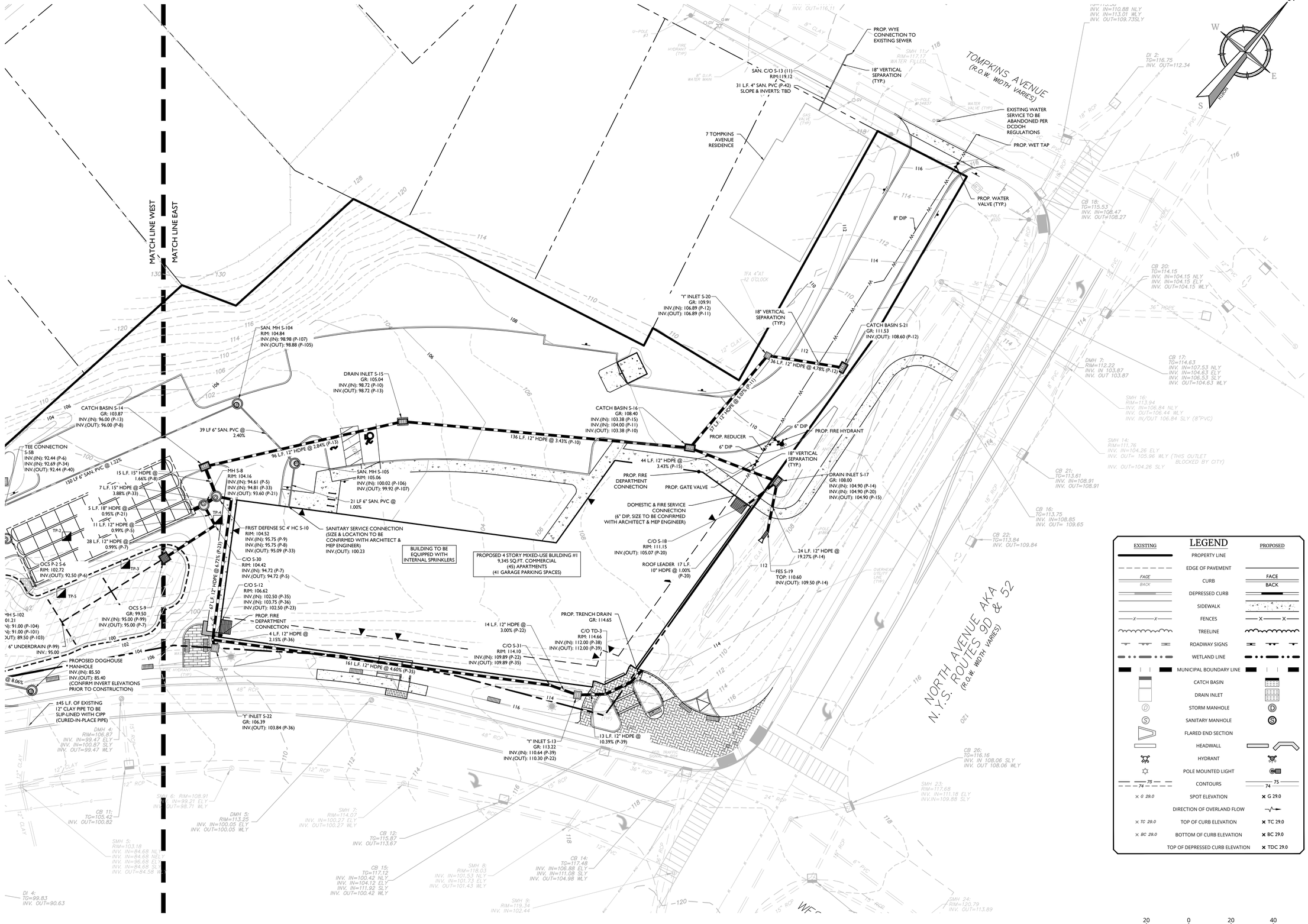
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

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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	
P	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
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75 / 74	CONTOURS	75 / 74
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PROJECT NUMBER: 23010468A

DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (EAST)

SHEET NUMBER: 09 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.
23. BOTTOM AND BERM ELEVATIONS OF TEMPORARY SEDIMENT BASINS TO BE REVIEWED WITH THE CONTRACTOR BASED ON THEIR PROPOSED CONSTRUCTION SEQUENCE FOR THE PROJECT.

CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCES.
- STAKE LIMITS OF DISTURBANCE AND ORANGE CONSTRUCTION FENCE.
- INSTALL PERIMETER SILT FENCING ON DOWNHILL AREAS AS SHOWN ON PLAN.
- INSTALL SEDIMENT PONDS. INSTALL TEMPORARY SWALES TO DIRECT ALL OPEN SOIL AREA DISTURBANCE TO SEDIMENT PONDS, AS NECESSARY. LOCATIONS AND SIZE OF THE EROSIONS AND SEDIMENT CONTROL PRACTICES ARE NOTED ON THE PLAN. THESE MAY VARY DEPENDING ON THE CONTRACTOR'S SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. SEDIMENT TRAPS AND BASINS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL.
- SEDIMENT POND RESTORATION: WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE EMBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF. SEDIMENT CAN BE DISPOSED OF BY EXPORTING IT OFF SITE FOR DISPOSAL OR BE USED AS FILL IN LAWN AREAS. SEDIMENT PONDS IN FUTURE OPEN SPACE OR LAWN AREAS MAY BE PUMPED DRY, GRADED, AND BACKFILLED. SEDIMENT PONDS IN PAVED OR STRUCTURAL AREAS MUST HAVE THE BASIN MATERIAL AND TRAPPED SEDIMENTS REMOVED, SAFELY DISPOSED OF, AND BACKFILLED WITH STRUCTURAL FILL. SEDIMENT PONDS IN LOCATIONS OF FUTURE STORMWATER PONDS MUST HAVE THE TRAPPED SEDIMENT REMOVED LEAVING THE BASIN AREA OPEN FOR THE DEVELOPMENT OF THE FINAL STORMWATER POND.
- ROUGH GRADE PROPOSED DRIVEWAY/ROAD.
- DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL. MATERIALS STORED IN STOCKPILES SHALL BE CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- CONSTRUCT ROADS, DRIVES, BUILDINGS, PARKING AREAS AND INSTALL DRAINAGE SYSTEMS.
- TOPSOIL/HAYSEED LAWN AREAS.
- THE PROJECT SITE MUST MEET FINAL STABILIZATION CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
- UPON FINAL STABILIZATION BEING MET, THE CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

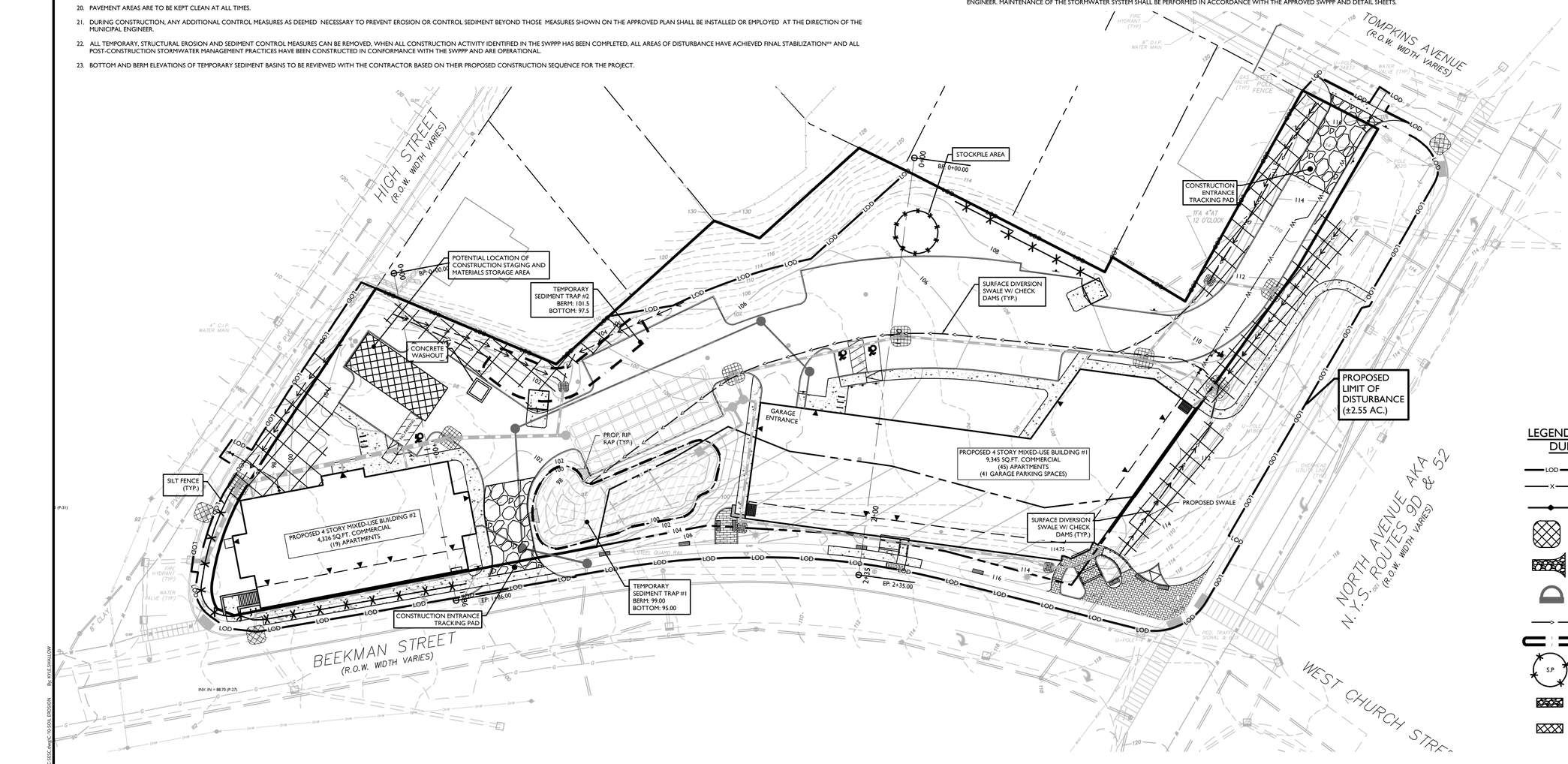
**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001 OR AS AMENDED. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

MAINTENANCE AGREEMENT NOTE:

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY (IF AN MS4 COMMUNITY). RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE MUNICIPALITY TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- LOD — CONSTRUCTION LIMIT LINE
- X — SILT FENCE
- ORANGE CONSTRUCTION FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP OUTLET
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- S.P — MATERIAL STOCKPILE
- CHECK DAM
- SLOPE MATTING

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

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

2023\23010468A\Engineering\Site Plans\C-SESC.dwg|C-10 SOIL EROSION By: KYLE SHALLOW

REV	DATE	DRAWN BY	DESCRIPTION
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
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-	-	-	-
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REGISTERED LANDSCAPE ARCHITECT — JUSTIN E. DATES — 001964 — STATE OF NEW YORK

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

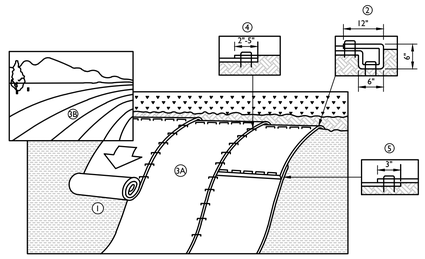
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-SESC		

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

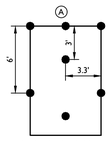
SHEET NUMBER:
10 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

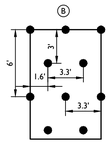


SLOPE INSTALLATION

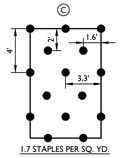
STAPLES PATTERN GUIDE
6.67' WIDE ROLLS



0.7 STAPLES PER SQ. YD.



1.15 STAPLES PER SQ. YD.



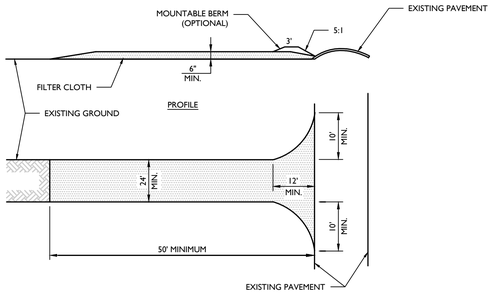
1.7 STAPLES PER SQ. YD.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
   * WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECP'S SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKESSHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
6. MATTING SHALL BE 100% BIODEGRADABLE
   * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPS.

EROSION MATTING DETAIL

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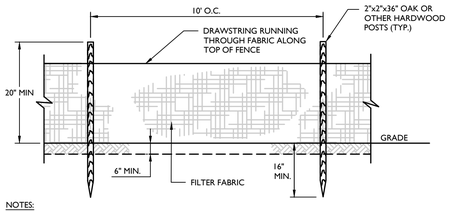
PLAN VIEW

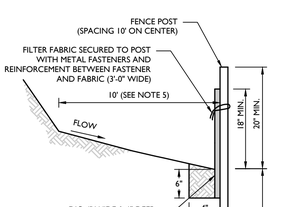
NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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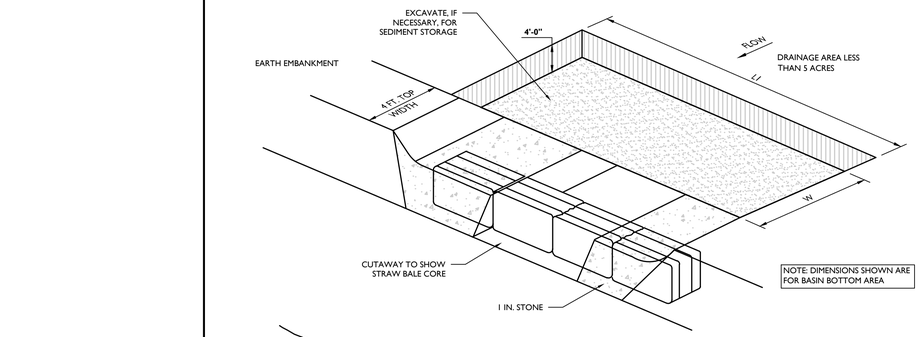


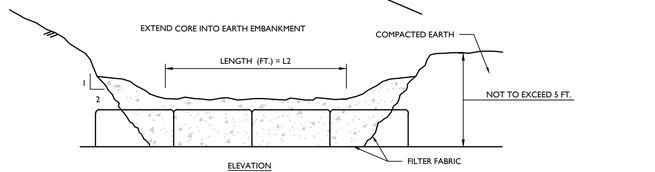
NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

STANDARD SILT FENCE DETAIL

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ELEVATION

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

SIZING CALCULATIONS

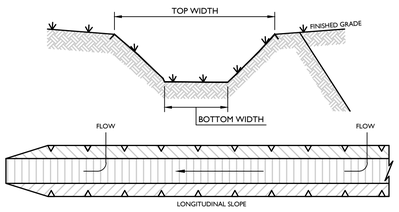
NOTE:

1. 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS AND CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

STONE OUTLET SEDIMENT TRAP DETAIL

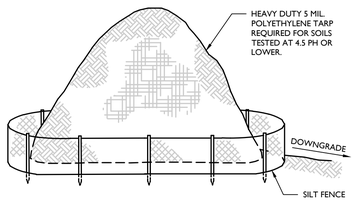
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PLAN

VEGETATED SWALE					
SWALE	BOTTOM WIDTH	SIDE SLOPE	LONGITUDINAL SLOPE	DEPTH	LENGTH
1R	2.0 FT	50%	2.00%		506'

VEGETATIVE SWALE DETAIL

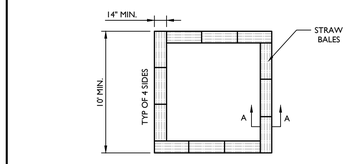


NOTES:

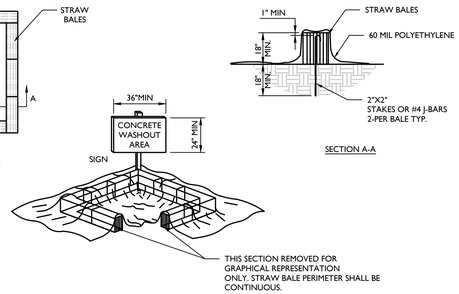
1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

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BALE CONFIGURATION



SECTION A-A

DETAIL NOTES:

1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

CONCRETE WASHOUT DETAIL

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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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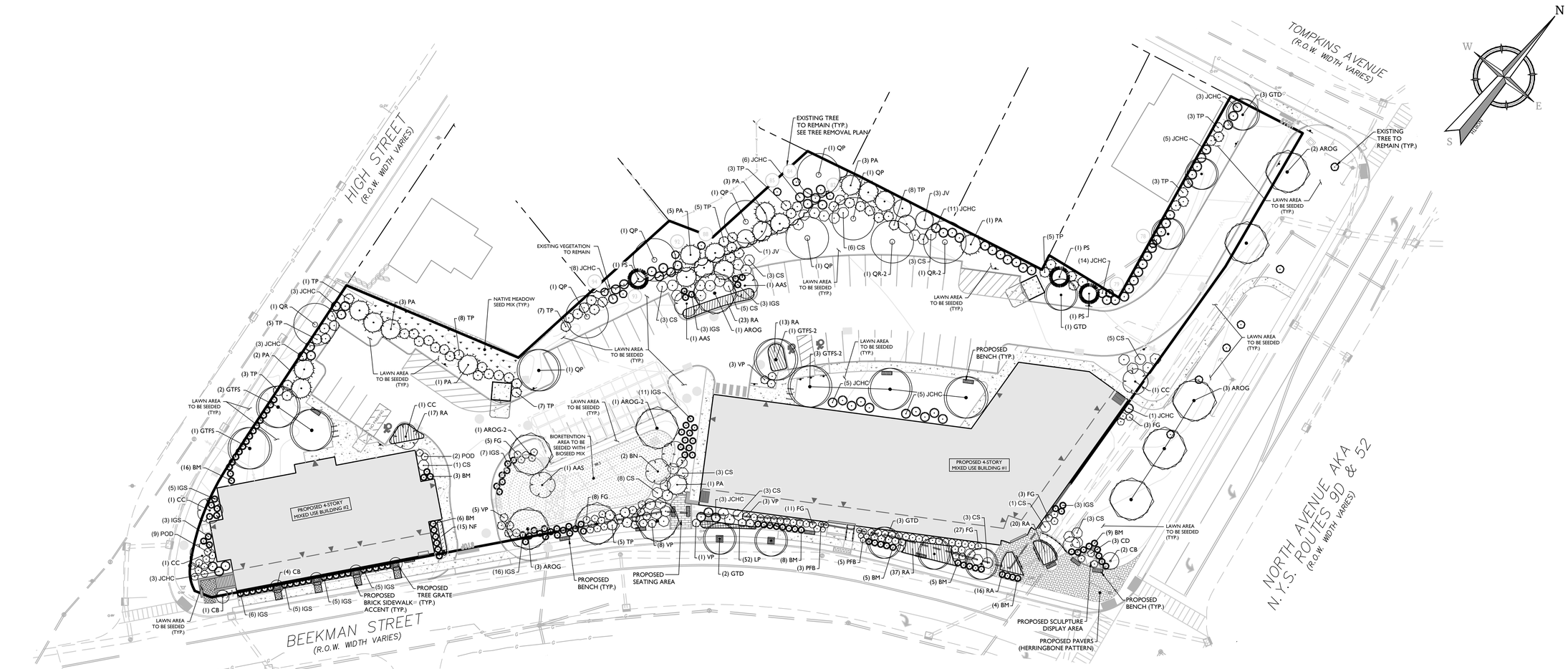
PROJECT NUMBER: 23010468A
DRAWING NAME: C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
11 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

2023\23010468A\Engineering\Site Plans\C-SESC.dwg|C-11 SOIL EROSION DETAILS By: KYLE SHALLOW



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	72	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	57	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

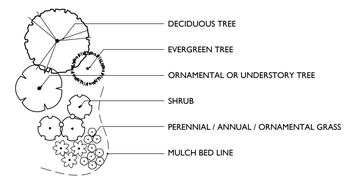
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

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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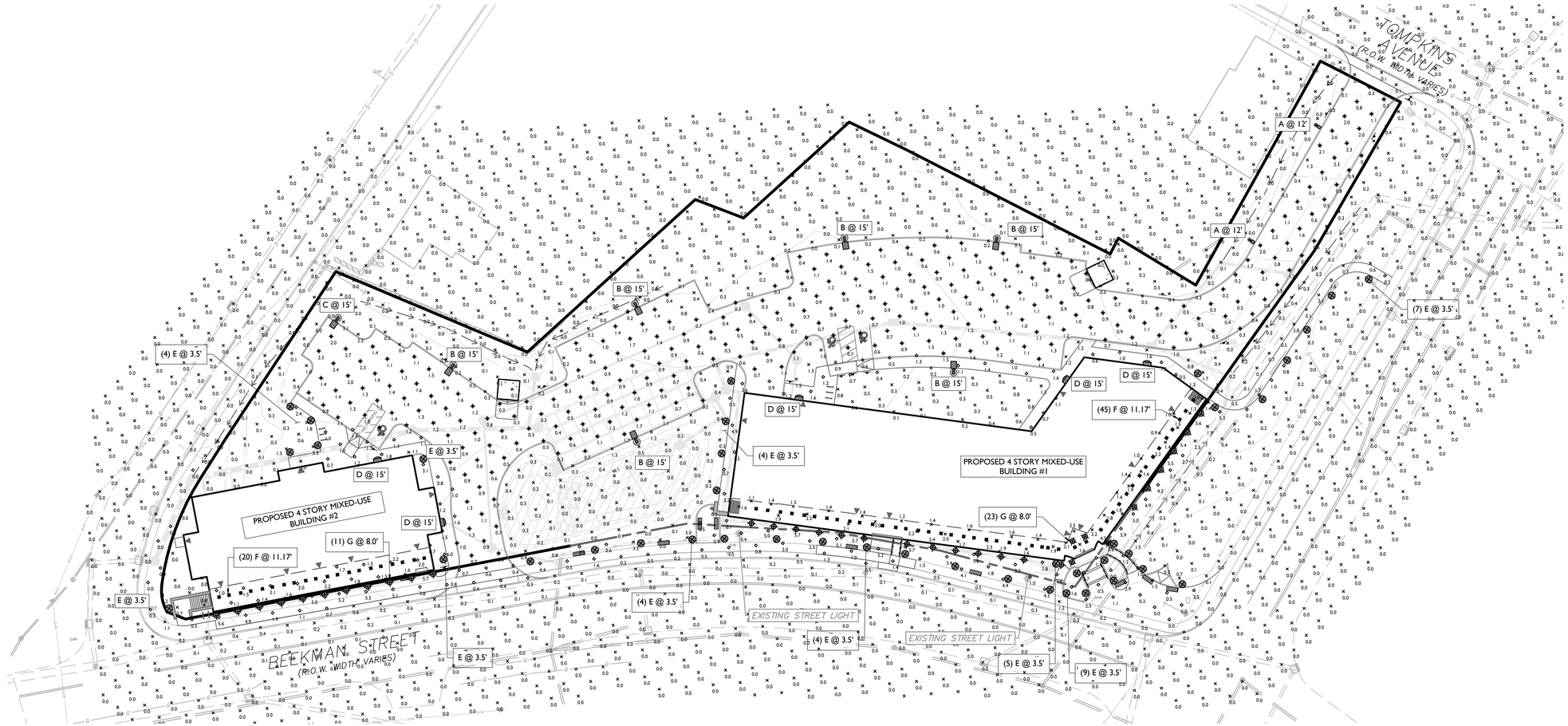
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PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAND

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 & SIDEWALKS (EXCLUDES ARCADE)	ILLUMINANCE	FC	0.9	6.0	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)

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

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

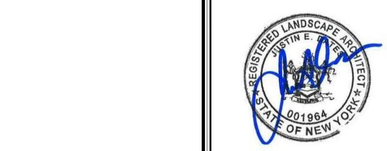
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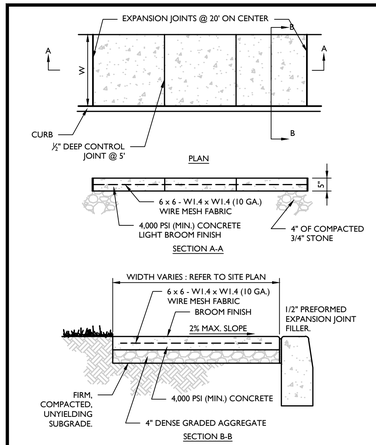
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PROJECT NUMBER: 23010468A
DRAWING NAME: C-LGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 13 of 19

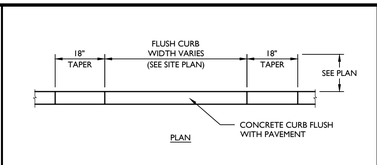


NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. ½" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

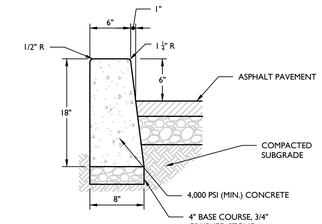
REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

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CONCRETE FLUSH CURB DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1300 | 07/01/19

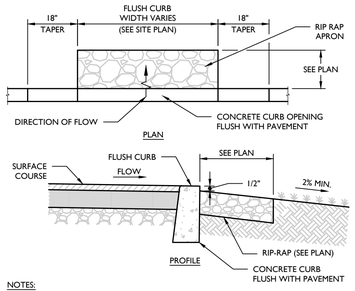


NOTES:

1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1000 | 07/01/19

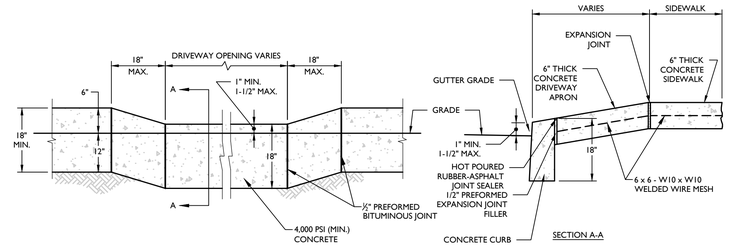


NOTES:

1. FLUSH CURB FOR OVERLAND FLOW TO BE USED AT DESIGNATED LOCATIONS ONLY AS SHOWN ON SITE PLANS.
2. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE FROM THE PAVEMENT TO THE GRASSED AREA.

FLUSH CURB FOR DRAINAGE DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1400 | 07/01/19

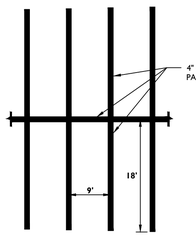


NOTES:

1. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

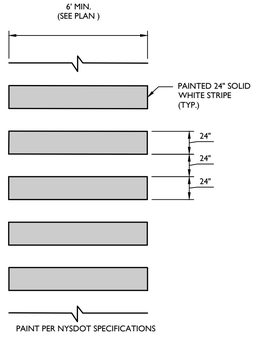
DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL

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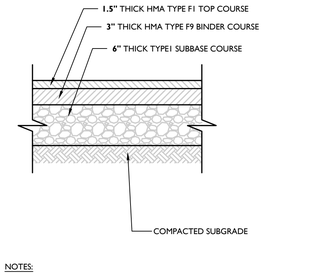
TYPICAL PARKING STALL STRIPING DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1000 | 07/01/19



PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1401 | 07/01/19

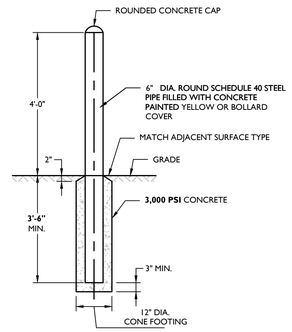


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

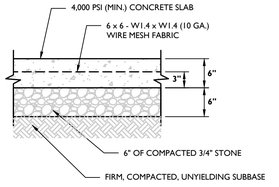
ON-SITE STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1000 | 07/01/19



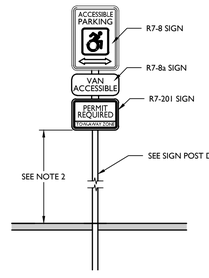
BOLLARD DETAIL

NOT TO SCALE | MCCM-SITE-FNCE-2300 | 07/01/19



TRASH ENCLOSURE CONCRETE PAD DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-2100 | 07/01/19

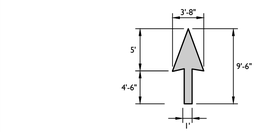


NOTES:

1. INSTALL SIGN WHERE NOTED ON PLAN.
2. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND 72" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

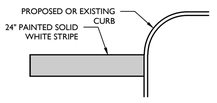
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2200 | 07/01/19



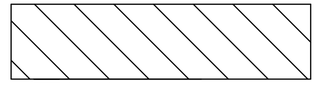
STRAIGHT PAVEMENT ARROW DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1200 | 07/01/19



TYPICAL STOP BAR DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1100 | 07/01/19

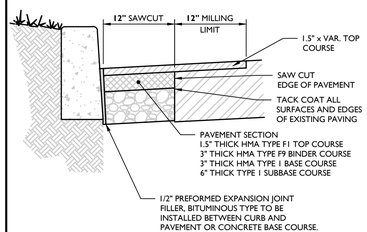


NOTES:

1. 4.0' ON CENTER
2. 4" YELLOW AT 45 DEGREES
3. WIDTH TO BE CONFIRMED WITH LOCAL JURISDICTIONAL ENTITY.

FIRE ZONE / LOADING AREA STRIPING DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2100 | 07/01/19



NOTE:

1. IF PAVEMENT THICKNESS IS FOUND TO BE THICKER THAN THAT SPECIFIED, THE DEPTH OF PAVEMENT SHALL MEET THAT AS EXISTS IN THE ROADWAY

SAWCUT AND PAVEMENT RESTORATION DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-2800 | 07/01/19

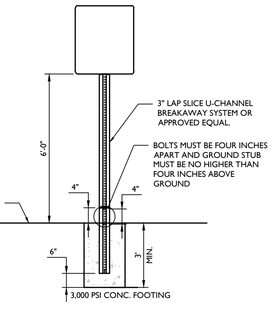


30" x 30"

COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

R1-1 SIGN DETAIL

NOT TO SCALE | MCCM-SIGN-REGU-R1-1 | 12/01/20

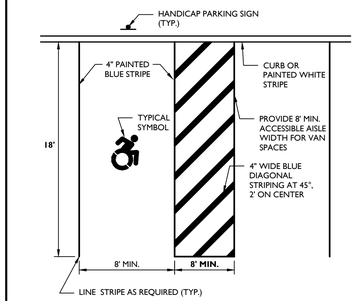


NOTE:

1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

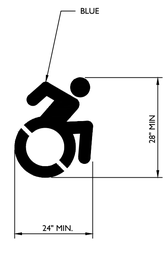
BREAKAWAY SIGN POST DETAIL

NOT TO SCALE | MCCM-SITE-SIGN-6102 | 07/01/19



ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1801 | 07/01/19



STROKE WIDTH: MINIMUM/STANDARD = 3"

ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2000 | 07/01/19

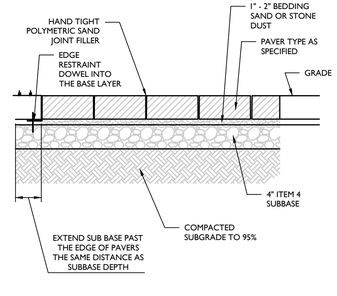


36" x 18"

COLORS:
LEGEND = BLACK
BACKGROUND = WHITE (RETROREFLECTIVE)

R9-8 SIGN DETAIL

NOT TO SCALE | MCCM-SIGN-REGU-R9-8 | 01/01/23



TYPICAL STANDARD PAVER SECTION DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-2600 | 07/01/19



24" x 30"

COLORS:
LEGEND = RED (RETROREFLECTIVE)
BACKGROUND = WHITE (RETROREFLECTIVE)

R8-3a SIGN DETAIL

NOT TO SCALE | MCCM-SIGN-REGU-R8-3A | 01/01/23

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

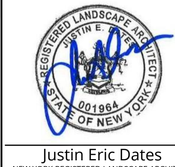
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9	03/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS
13	07/29/25	KAS	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

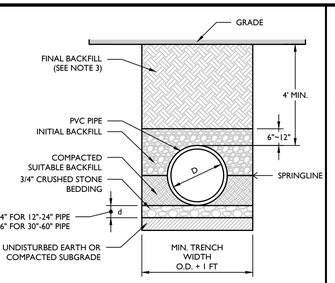
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 14 of 19

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-14-DETAILS By: KYLE.SHALLOW

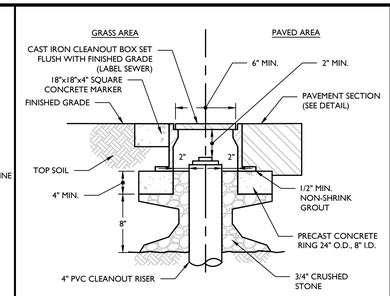


NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.
3. INITIAL & FINAL BACKFILL MATERIAL SHALL BE SITE SOILS FREE OF LARGE STONES. CLEAN FILL, OR ITEM 4.

PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2803 | 07/01/19

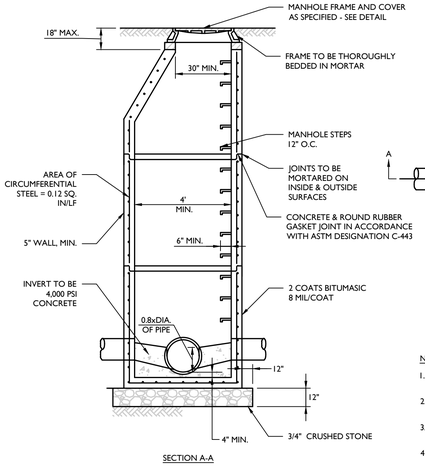


NOTES

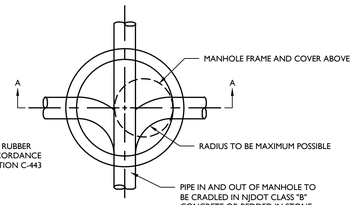
1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1600 | 07/01/19



SECTION A-A



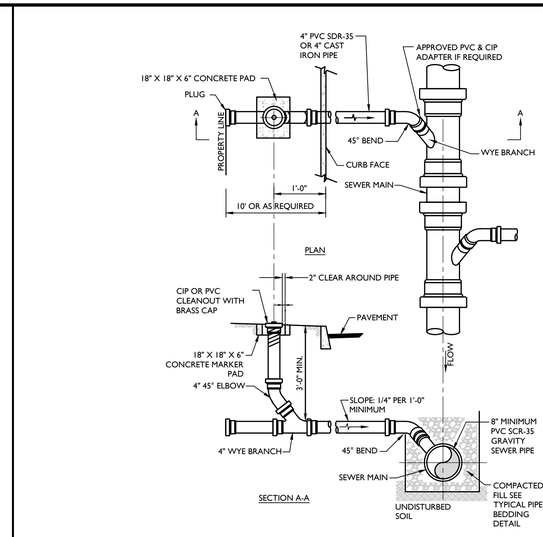
PLAN

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE. LINK SEAL OR APPROVED EQUAL.
3. PRECAST CHANNELS SHALL NOT BE USED FOR BENDS GREATER THAN 45°. POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.
4. MANHOLE TO BE CAPABLE OF H20 LOADING.

SANITARY PRECAST MANHOLE DETAIL

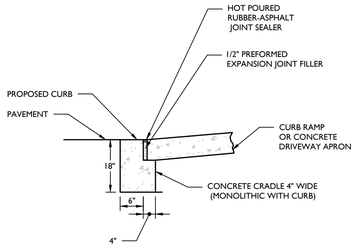
NOT TO SCALE | MCNY-UTIL-SSWR-1000 | 07/01/19



SECTION A-A

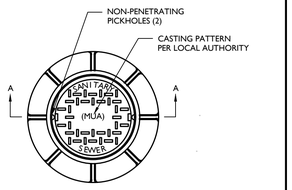
SANITARY SEWER LATERAL & CLEANOUT DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1601 | 07/01/19

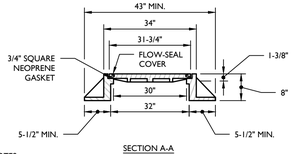


ADA FLUSH CURB AND CRADLE DETAIL

NOT TO SCALE | MCNY-SITE-HADA-2300 | 07/01/19



PLAN



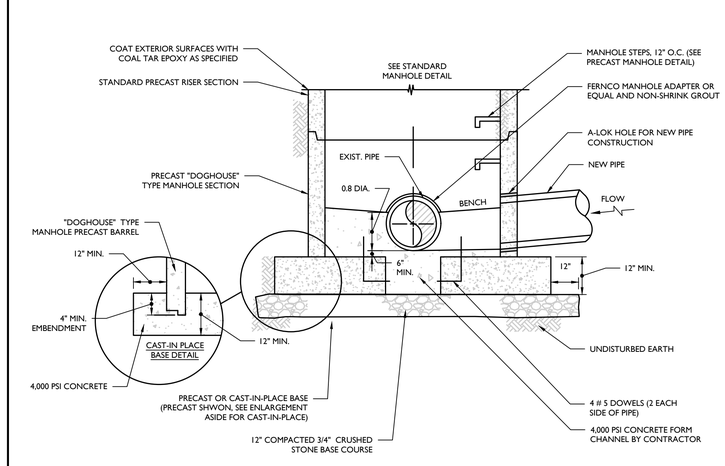
SECTION A-A

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN # **1012B** WITH FLOW-SEAL COVER OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY JURISDICTIONAL AUTHORITY.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO ASTM SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS, COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.
4. WATERTIGHT MANHOLE FRAME AND COVER SHALL BE PATTERN # **6548** AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.

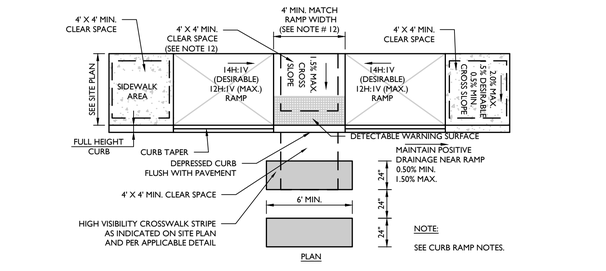
SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1001 | 07/01/19



DOGHOUSE MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1100 | 07/01/19



PLAN

NOTES:

1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER. RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%. THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
8. DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
9. THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
10. CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
11. CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
12. THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
13. THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' X 4' CLEAR SPACE.
14. SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
15. WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
16. ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE, REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

CURB RAMP NOTES

MCNY-SITE-HADA-2500 | 07/01/19

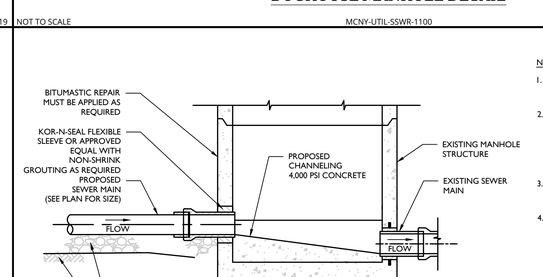
PLAN

CURB RAMP TYPE 1 DETAIL

NOT TO SCALE | MCNY-SITE-HADA-1000 | 07/01/19

CURB RAMP TYPE 7 DETAIL

NOT TO SCALE | MCNY-SITE-HADA-1600 | 07/01/19



NOTES:

1. CONSTRUCTION OF THE NEW SEWER MAIN SHALL NOT IMPEDE THE OPERATION OF THE EXISTING SEWER.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER.
3. PIPE SHALL BE SEALED USING KOR-N-SEAL MANHOLE ADAPTERS OR APPROVED EQUAL, AND NON-SHRINK GROUT.
4. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH. REMOVE ALL LOOSE MATERIALS AND CLEAN INSIDE OF THE STRUCTURE.
5. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL BE 4,000 PSI CONCRETE APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE.
6. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR.

CONNECTION TO EXISTING MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2000 | 07/01/19

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20232301068A\Engineering\Site Plans\C-DTLS.dwg|C-15-DETAILS 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
13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
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-	-	-	-

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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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555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 15 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

WATER NOTES:

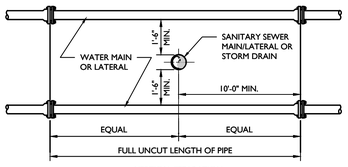
1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE DUCTILE IRON (DIP).
3. ALL PIPE FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AWWA SPECIFICATION C153/A21.53-00.
4. ALL GATE VALVES SHALL BE "MUELLER", RESILIANT-SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI. GATE VALVES ARE TO BE IN ACCORDANCE WITH LATEST REVISION OF AWWA SPECIFICATION C509.
5. ALL VALVE BOXES SHALL BE EXTENSION TYPE BY MUELLER SET ON BRICKS AND POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER.
7. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE MUNICIPALITY UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE MUNICIPALITY, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL ALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE TOWN. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RETEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE TOWN. THE NEW WATER MAIN AND APPURTENANANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY.
8. THE MUNICIPAL ENGINEER MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
9. ALL WATER LINES AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE MUNICIPALITY, AND IN ACCORDANCE WITH THE STANDARDS OF THE OCDOH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C651. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY.
   AS PER AWWA C651, LATEST REVISION, WATER MAIN DISINFECTION PROCEDURE SHALL, GENERALLY, BE AS FOLLOWS, EXCLUDING THE TABLET METHOD:
   A. INSPECTING MATERIALS TO BE USED TO ENSURE THEIR INTEGRITY.
   B. PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR AND NOTING POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE.
   C. REMOVING, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAIN.
   D. CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER FROM THE MAIN.
   E. PROTECTING THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
   F. DOCUMENTING THAT AN ADEQUATE LEVEL OF CHLORINE CONTACTED EACH PIPE TO PROVIDE DISINFECTION.
   G. DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
   H. FINAL CONNECTION OF THE APPROVED NEW WATER SERVICE TO THE ACTIVE DISTRIBUTION SYSTEM.

   THE CONTINUOUS-FEED METHOD SHALL BE IMPLEMENTED FOR CHLORINATION, AS DESCRIBED IN AWWA C651, LATEST REVISION. AFTER CHLORINATION, THE CONTRACTOR SHALL FLUSH THE MAINS AS PER FINAL FLUSHING REQUIREMENTS OF AWWA C651, LATEST REVISION. WHEN CUTTING INTO OR REPAIRING AN EXISTING MAIN, DISINFECTION PROCEDURES SHALL BE OBSERVED AS DETAILED IN DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS OF AWWA C651, LATEST REVISION.

   VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HR APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS AND THE PRESENCE OF A CHLORINE RESIDUAL. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE, AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. THERE SHOULD BE NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. THE SAMPLING PIPE MUST BE DEDICATED AND CLEAN AND DISINFECTED AND FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER-TUBE GOOSENECK ASSEMBLY. AFTER SAMPLES HAVE BEEN COLLECTED, THE GOOSENECK ASSEMBLY MAY BE REMOVED AND RETAINED FOR FUTURE USE. IF SAMPLES RESULTS FROM THE LAB INDICATE A MEASURED HPC GREATER THAN 500 COLONY-FORMING UNITS (CFU) PER ML, FLUSHING SHOULD BE RESUMED AND ANOTHER COLIFORM AND HPC SET OF SAMPLES SHOULD BE TAKEN UNTIL NO COLIFORMS ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ML. THE RECORD OF COMPLIANCE SHALL BE THE BACTERIOLOGICAL TEST RESULTS CERTIFYING THAT THE WATER SAMPLED FROM THE NEW WATER MAIN IS FREE OF COLIFORM BACTERIA CONTAMINATION AND IS EQUAL TO OR BETTER THAN THE BACTERIOLOGIC WATER QUALITY IN THE DISTRIBUTION SYSTEM.

   ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.

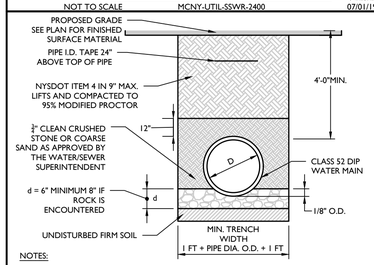
10. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.
11. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL 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 ORANGE COUNTY DEPARTMENT OF HEALTH.
12. 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.
13. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.
14. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE.
15. THE MAXIMUM DEFLECTION ALLOWED ALLOWED AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THAT ALLOWED BY AWWA OR IN ACCORDANCE WITH THE MUNICIPALITY. FOR AWWA ALLOWABLE JOINT DEFLECTIONS SEE LATEST REVISION OF AWWA SPECIFICATION C600.
16. CONSTRUCTION MUST CONFORM TO ALL ORDINANCES.
17. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. CONTRACTOR TO CALL UNDERGROUND MARK-OUT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARK-OUT.
19. CONTRACTOR TO CONTACT MUNICIPAL WATER DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
20. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
21. CONTRACTOR TO NOTIFY ENGINEER OF ANY DEVIATION FROM THE HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES.
22. ANY BACKFLOW PREVENTION DEVICE(S) DETERMINED TO BE REQUIRED BY THE WATER SUPPLIER WILL BE DESIGNED BY OTHERS IN ACCORDANCE WITH OCDOH REQUIREMENTS AND THAT APPLICATION FOR ANY SUCH BACKFLOW PREVENTION DEVICE SHALL BE SUBMITTED TO THE OCDOH FOR REVIEW AND APPROVAL UNDER SEPARATE COVER.
23. A CERTIFIED AS-BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE MUNICIPALITY'S WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.



NOTE :
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ENGINEER.

SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL

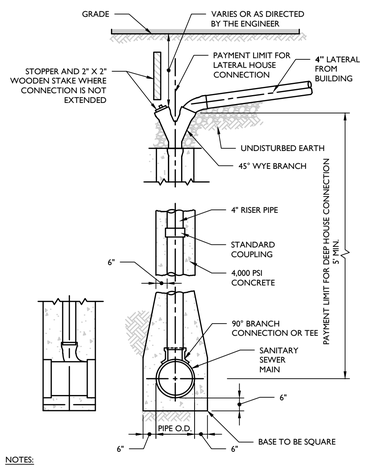
MOD: 04/23/21
NOT TO SCALE MCNY-UTIL-SSWR-2400 07/01/19



NOTES:
1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150, THICKNESS CLASS 52 WITH ASPHALTIC EPOXY TYPE COATING & TYTON JOINTS.
3. MAXIMUM ALLOWABLE DEFLECTION AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THE VALUES PUBLISHED IN AWWA C600, LATEST REVISION.
4. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.

DIP WATER PIPE BEDDING DETAIL

MOD: 07/28/21
NOT TO SCALE MCNY-UTIL-WATR-1900 07/01/19



NOTES:
1. TO BE USED IF AND WHERE DIRECTED BY ENGINEER, WHEN SEWER DEPTH IS 10' OR MORE.
2. THIS IS A TYPICAL SCHEME FOR DEEP HOUSE CONNECTIONS. DEPENDING ON TYPE OF PIPE MATERIAL, A COMPARABLE SCHEME SHALL BE USED AND THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL.
3. SIX (6") INCH CONNECTION IS SIMILAR; MAINTAIN MINIMUM CONCRETE ENCASEMENT SIX (6") INCHES THICK. WHERE APPROVED BY ENGINEER, BENDS MAY BE USED IN LIEU OF THE WYE.

SANITARY DEEP HOUSE WYE CONNECTION DETAIL

NOT TO SCALE MCNY-UTIL-SSWR-1900 07/01/19

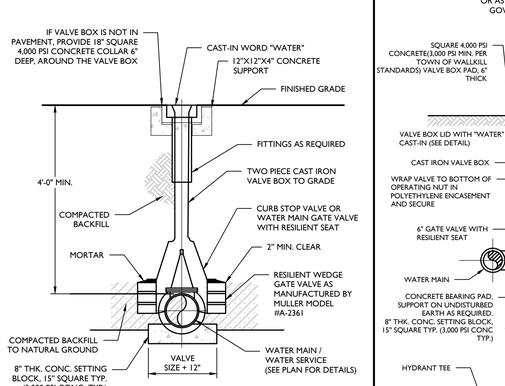
NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET TO BE RESTRAINED									
PIPE SIZE IN INCHES	90° TEE OR DEAD END PLUG			45° BEND			22½° BEND		
	No.	SIZE	L*	No.	SIZE	L*	No.	SIZE	L*
4	2	¾"	28'	2	¾"	6'	2	¾"	3'
6	2	¾"	40'	2	¾"	8'	2	¾"	4'
8	4 or 2	¾" or ⅞"	52'	2	¾"	10'	2	¾"	5'
10	4	¾"	63'	2	¾"	12'	2	¾"	6'
12	4	⅞"	74'	2	¾"	14'	2	¾"	7'
14	4	1"	86'	2	¾"	16'	2	¾"	8'
16	4	1"	96'	2	¾"	18'	2	¾"	9'

L* = LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

NOTES:
1. USE OF MECHANICAL JOINT RETAINER GLANDS SHALL PROVIDE A THRUST RESTRAINT SYSTEM EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS.
2. LENGTHS ARE BASED ON THE FOLLOWING CRITERIA: 150 PSI MAXIMUM PRESSURE AND 4'-6" OF COVER. TABLE IS FOR USE WITH HDPE OR PVC PIPE ONLY. IF TEST CONDITIONS ARE MORE SEVERE OR LARGER PIPES ARE PROPOSED, THEN SPECIAL COMPUTATIONS MUST BE PROVIDED BY LICENSED PROFESSIONAL ENGINEER.

JOINT RESTRAINT SCHEDULE DETAIL

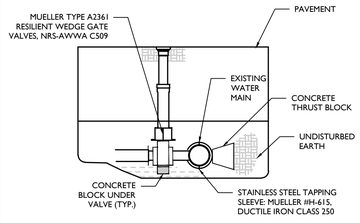
NOT TO SCALE HDPE PVP JOINT RESTRAINT 03/23/23



NOTES:
1. ALL VALVES TO INCLUDE MEGA-LUG RETAINER GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN. INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE ¾" ON CENTER GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 108" SPACING.
2. WATER MAIN VALVES FOR FOUR INCH THROUGH FOURT-EIGHT INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MULLER, MODEL #A-2361. VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.
3. MAIN LINE VALVES TO BE SPACED NO FURTHER THAN 500' APART IN COMMERCIAL DISTRICTS AND 800' IN OTHER DISTRICTS.

WATER VALVE BOX DETAIL

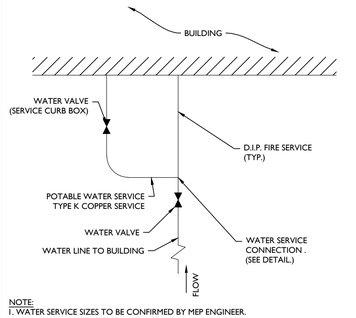
MOD: 09/09/22
NOT TO SCALE MCNY-UTIL-WATR-1600 07/01/19



NOTES:
1. MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS.
2. MULLER STAINLESS STEEL, MECHANICAL JOINT TAPPING SLEEVE MODEL #H-615 AND VALVE, MODEL A2361 IS TO BE USED IN ALL CASES, ALL HARDWARE INCLUDING, BUT NOT LIMITED TO NUTS, BOLTS, ECT SHALL BE STAINLESS STEEL.
3. CONCRETE BLOCK SHALL BE UNDER VALVE.

WET TAP DETAIL

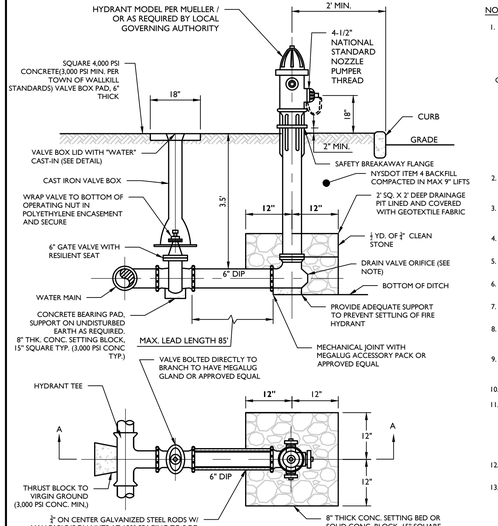
NOT TO SCALE WET TAP 07/01/19



NOTE:
1. WATER SERVICE SIZES TO BE CONFIRMED BY MEP ENGINEER.
2. VALVING MUST BE ARRANGED SO THAT POTABLE WATER IS TERMINATED IF FIRE PROTECTION LINE IS TURNED OFF.

FIRE PROTECTION & SERVICE CONNECTION TO BUILDING DETAIL

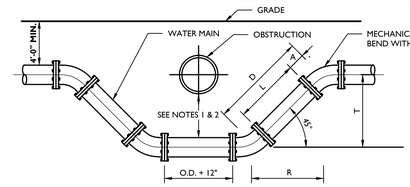
NOT TO SCALE



NOTES:
1. HYDRANT SHALL BE MUELLER SUPER CENTURION MODEL A-423 INCLUDING INTEGRAL MULLER "STORZ" CONNECTION ON THE NOZZLE. DESIGN WITH THE FOLLOWING SPECIFICATIONS.
   A. SAFETY COUPLED STANDPIPE.
   B. 6" MECHANICAL JOINT INLET CONNECTION
   C. TWO 2-1/2" NATIONAL STANDARD THREAD HOSE NOZZLES.
   ONE 4-1/2" NATIONAL STANDARD THREAD STEAMER NOZZLE, FACING THE ROAD.
   D. HYDRANT OPERATORS AND HYDRANT NOZZLE CAP NUTS SHALL BE IN ACCORDANCE WITH AWWA AND STANDARD C502.
   E. HYDRANT HOSE CAPS SHALL BE ATTACHED BY MEANS OF CHAINS.
   F. HYDRANT BARRELS SHALL BE PAINTED - RED, BONNETS - YELLOW, AND NOZZLE CAPS - BLACK TO INDICATE THE AVAILABLE FIRE FLOW OR AS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
   G. HYDRANTS SHALL OPEN COUNTER CLOCKWISE.
2. STANDPIPE (BREAK-AWAY) COUPLING SHALL NOT EXCEED A MAXIMUM OF 2 INCHES FROM THE TOP OF THE CURB TO THE BOTTOM OF COUPLING.
3. THE DRAIN VALVE SHALL BE CLEAR OF ANY OBSTRUCTIONS, AND 3/4" CLEAN GRAVEL BE PLACED FROM THE BOTTOM OF THE HYDRANT TO A POINT 6" ABOVE THE HYDRANT LATERAL PIPE.
4. THRUST BLOCKS SHALL BE MADE OF 4,000 PSI CONCRETE, PROVIDED BEHIND THE HYDRANT SHOE.
5. BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION.
6. GATE VALVE SHALL BE T.W.W. 6" U.S. PIPE METROSEAL 250 R/S (RESILIENT SEALED) MECHANICAL JOINT END (RIGHT HAND).
7. WATER LATERAL SHALL BE 6" DUCTILE IRON CEMENT LINED CLASS 52 PIPE.
8. TIE ROD SHALL BE 3/4" DIAMETER TIE ROD WITH EYE BOLTS - TWO REQUIRED (SIDE VIEW SHOWN). RESTRAIN ALL JOINTS ON HYDRANT TEE, VALVE, AND HYDRANT LEAD.
9. HYDRANT TEE SHALL BE U.S. PIPE CATALOG #U.592 TRIM.TYTE DUCTILE IRON, MECHANICAL JOINT OR AN T.W.W. APPROVED SUBSTITUTE.
10. HYDRANT SPACING MAY RANGE FROM 350' TO A MAX OF 600'
11. HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MULLER SUPER CENTURION IN ACCORDANCE WITH AWWA C502. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF 5" NOMINAL, ONE FOUR-AND ONE-HALF INCH NST PUMPER NOZZLE TWO TWO-AND ONE-HALF-INCH NST HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON OPERATING NUT AND A SIX-INCH MECHANICAL JOINT INLET SHOW CONNECTION WITH ACCESSORIES.
12. ALL TEES, VALVES AND FITTINGS TO INCLUDE RESTRAINT IN THE FORM OF MEGA-LUG RETAINER GLANDS AND RODS.
13. WHEN HIGH GROUND WATER IS ENCOUNTERED WITHIN 2 FEET OF THE HYDRANT BOWL, THE WEEP HOLE IS TO REMAIN PLUGGED AND APPROPRIATELY WORDED SIGNAGE SHALL BE PERMANENTLY SECURED TO THE HYDRANT SPECIFYING THAT THE HYDRANT IS TO BE PUMPED DRY AFTER USE TO PREVENT DAMAGE DUE TO FREEZING TEMPERATURES.

FIRE HYDRANT (VALVE IN GRASS) DETAIL

MOD: 01/09/23
NOT TO SCALE MCNY-UTIL-WATR-1000 07/01/19



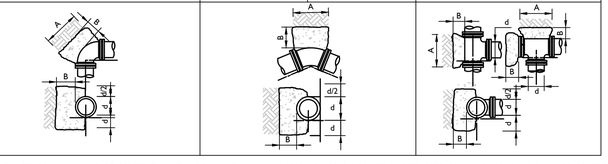
MECHANICAL JOINTS			
ANGLE	D =	R =	L =
45°	T x 1.414	T x 1.000	D-2A
22.5°	T x 2.613	T x 2.414	D-2A
11.25°	T x 5.126	T x 5.027	D-2A

NOTES:
1. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF **4'-0"** MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE.
2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10'. BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN, WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICALLY JOINT.
4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.
5. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.
6. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS IF THRUST BLOCK IS NOT USED. DETAILS OF THE TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF TIE RODS.

WATER CROSSING UNDER UTILITY DETAIL

NOT TO SCALE MCNY-UTIL-WATR-1300 07/01/19

d	A	B	A	B	A	B	A	B
6"	30"	24"	24"	18"	18"	12"	27"	21"
8"	42"	30"	30"	24"	24"	18"	36"	27"
12"	66"	42"	45"	33"	33"	24"	48"	42"
16"	84"	48"	51"	39"	39"	30"	60"	48"
24"	102"	75"	78"	60"	60"	39"	108"	108"
30"	136"	84"	97"	64"	71"	44"	112"	120"
90° BENDS			45° BEND		22½° & 11¼° BENDS		TEE & PLUG	



NOTES:
1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AND NO JOINT SHALL BE COVERED WITH CONCRETE.
2. TWO FORMS OF RESTRAINTS ARE REQUIRED ON ALL BENDS, OFFSETS, DEAD ENDS AND/ OR TEMPORARY DEAD ENDS FOR FUTURE EXPANSION. HYDRANTS WILL REQUIRE HYDRANTS WILL REQUIRE ADDITIONAL RESTRAINTS IN ACCORDANCE WITH "TYPICAL FIRE HYDRANT ASSEMBLY" DETAIL.
3. RESTRAINTS APPROVED FOR USE ARE THRUST BLOCKS, MEGA LUG RETAINER, GLANDS, TIE RODS AND FIELD LOCK GASKETS.
4. BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
5. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS AND SHALL BE 4,000 PSI CONCRETE (3,000 PSI MIN.).
6. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.

THRUST BLOCKS DETAIL

NOT TO SCALE MCNY-UTIL-WATR-1400 07/01/19

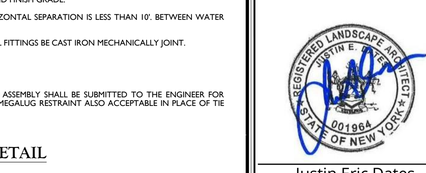
REV	DATE	DRAWN BY	DESCRIPTION
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGRADING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS
13	07/29/25	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

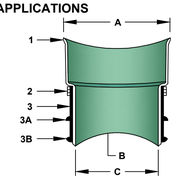
BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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, ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEYING CT P.C. DOING BUSINESS AS MASER CON

CORRUGATED HDPE/PP BELL GRAVITY APPLICATIONS



A. BELL END ACCEPTS CORRUGATED HDPE/PP DUAL WALL PIPE--ADS/HANCOR INC. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18", 21", 24", AND 30" SIZES.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10", 12", 15", 18", 21", 24" AND 30"

PART	PART NAME
1	HUB ADAPTOR
2	SECURING CLAMP*
3	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)
3A	UPPER SEGMENT**
3B	LOWER SEGMENT***
4	(NOT SHOWN) ADS/HANCOR INC. SUPPLIES VALLEY GASKET

MATERIALS
PVC SDR 26 ASTM D3034
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

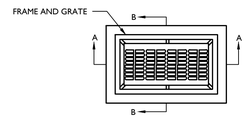
* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

INSERTA TEE SIZE		HOLE DIAMETER	
4"	(100 mm)	4 ½"	(114 mm)
6"	(150 mm)	6 ½"	(165 mm)
8"	(200 mm)	8 ¾"	(222 mm)
10"	(250 mm)	10 ⅞"	(276 mm)
12"	(300 mm)	12 ⅞"	(327 mm)
15"	(375 mm)	15 ¾"	(402 mm)
18"	(450 mm)	19 ⅜"	(503 mm)
21"	(525 mm)	22 ⅜"	(573 mm)
24"	(600 mm)	25 ⅜"	(643 mm)
30"	(750 mm)	32 ½"	(826 mm)

NOTE: RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE INSTALLATION INSTRUCTIONS. HOLE SAWS ARE AVAILABLE FOR PURCHASE OR RENT.)

INSERTA TEE DETAIL

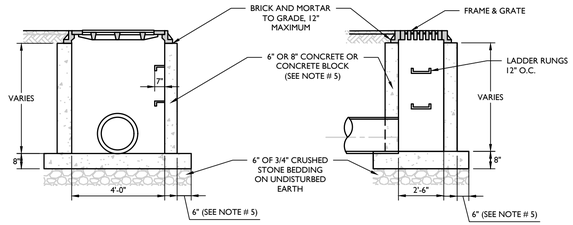
NOT TO SCALE | GNRL-DTLS-STND-GRID | MOD: 09/11/19 7/01/19



PLAN

NOTES:

1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR, THE INSIDE WALLS JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY **# 3408** OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THEN 12' THE WALLS SHOULD BE EITHER 8" THICK CONCRETE OR 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.

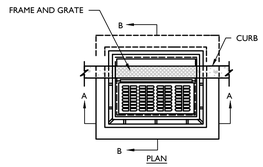


SECTION A-A SECTION B-B

SINGLE DRAIN INLET DETAIL

NOT TO SCALE | MCNY-UTIL-STRM-1000 | 07/01/19

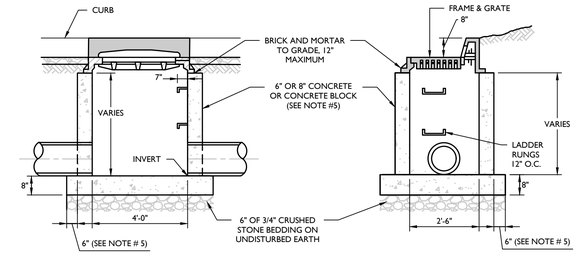
FRAME AND GRATE



PLAN

NOTES:

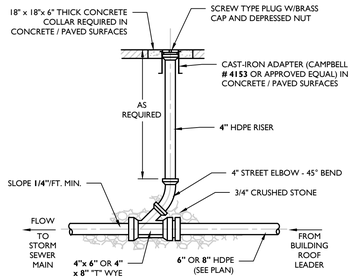
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C. OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY **# 2617**, OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



SECTION A-A SECTION B-B

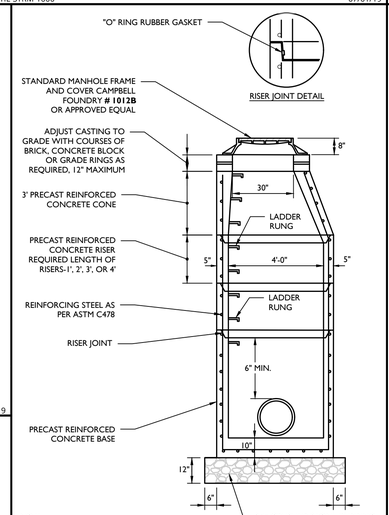
SINGLE CATCH BASIN DETAIL

NOT TO SCALE | MCNY-UTIL-STRM-1100 | 07/01/19



ROOF LEADER CLEANOUT DETAIL

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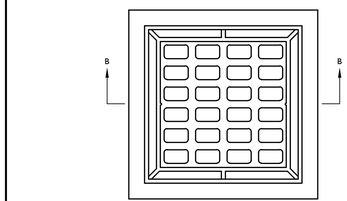


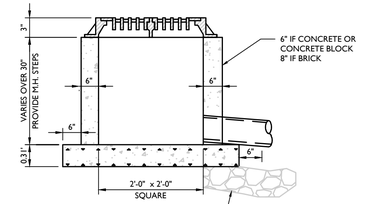
NOTE:

1. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
2. ALL CONCRETE TO BE 4,000 PSI.

PRECAST CONCRETE STORM MANHOLE 4' DIA. DETAIL

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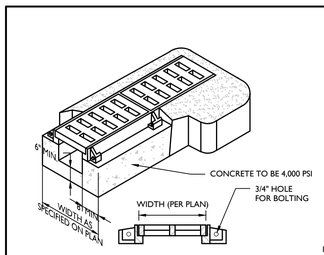
SECTION B-B

GENERAL CONSTRUCTION NOTES:

1. FOOTER TO BE CONCRETE.
2. INVERT TO BE 4000 PSI CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE **#3193** AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
5. PROVIDE 3/4" DIAMETER W.I. LADDER RUNGS, 12" O.C. (IF OVER 30" DEEP)
6. EXTERIOR OF ALL CONCRETE SHALL HAVE 2 COATS OF KOPPERS BITUMASTIC #5, OR EQUAL.
7. ALL WORK SHALL BE WATERTIGHT. NOT FOR USE IN PAVED AREAS.

YARD INLET DETAIL

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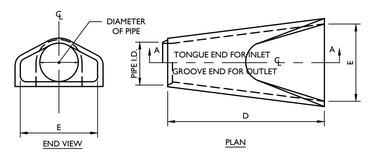


NOTES:

1. TRENCH DRAINS TO BE HEAVY DUTY CAST IRON TYPE AS MANUFACTURED BY CAMPBELL CORPORATION, PATTERN # 4504 (COVER) & # 4529 (GRATE) FOR H-20 LOADING OR APPROVED EQUAL .
2. WIDTH, DEPTH AND BOTTOM SLOPE OF TRENCH AS SPECIFIED ON THE PLANS.
3. MINIMUM BOTTOM SLOPE = 0.50%

HEAVY DUTY TRENCH DRAIN DETAIL

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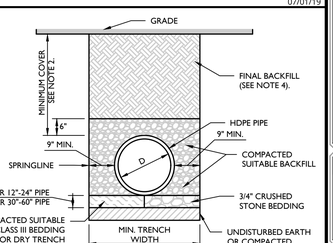
PIPE INNER DIA.	WALL THICK	A	B	C	D	E	SLOPE
12"	2"	4"	24"	48 7/8"	72 7/8"	30"	3:1
15"	2 1/2"	6"	27"	46"	73"	30"	3:1
18"	2 1/2"	9"	27"	46"	73"	36"	3:1
24"	3"	9 1/2"	43 1/2"	30"	73 1/2"	48"	3:1
30"	3 1/2"	12"	54"	19 1/2"	73 1/2"	60"	3:1
36"	4"	15"	63"	34 1/2"	97 1/2"	72"	3:1
42"	4 1/2"	21"	63"	35"	98"	78"	3:1
48"	5"	24"	72"	26"	98"	84"	3:1
54"	5 1/2"	27"	65"	35"	100"	90"	2.4:1
60"	6"	30"	60"	39"	99"	96"	2:1
66"	6 1/2"	32"	78"	21"	99"	102"	2:1
72"	7"	34"	78"	21"	99"	108"	2:1

NOTES:

1. REINFORCING IN THE "C" PORTION SHALL BE THE SAME AS SPECIFIED FOR CONCRETE PIPE ASTM C76 AND AASHTO M170 CLASS III FOR THE SIZE OF CONNECTING PIPE.
2. ALL CONCRETE SHALL BE 4,000 PSI.
3. VARIATIONS IN MANUFACTURING DIMENSIONS SHALL BE AS CALLED FOR IN ASTM C76 AND AASHTO M170.
4. PIPE END SECTION CONNECTION SHALL MATCH JOINTS OF STANDARD PIPE DETAILS.

CONCRETE FLARED END SECTION DETAIL

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NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.
4. SUITABLE AND FINAL BACKFILL MATERIAL SHALL BE SITE SOILS FREE OF LARGE STONES. CLEAN FILL, OR ITEM 4.

HDPE STORM PIPE BEDDING DETAIL

NOT TO SCALE | 07/01/19

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

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-17-DETAILS By: KYLE.SHALLOW

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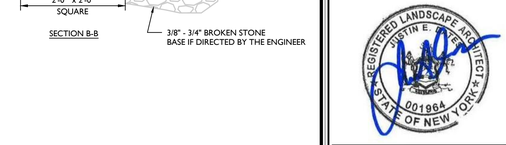
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REV	DATE	DRAWN BY	DESCRIPTION
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/25	KAS	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
13	07/29/25	-	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-



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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

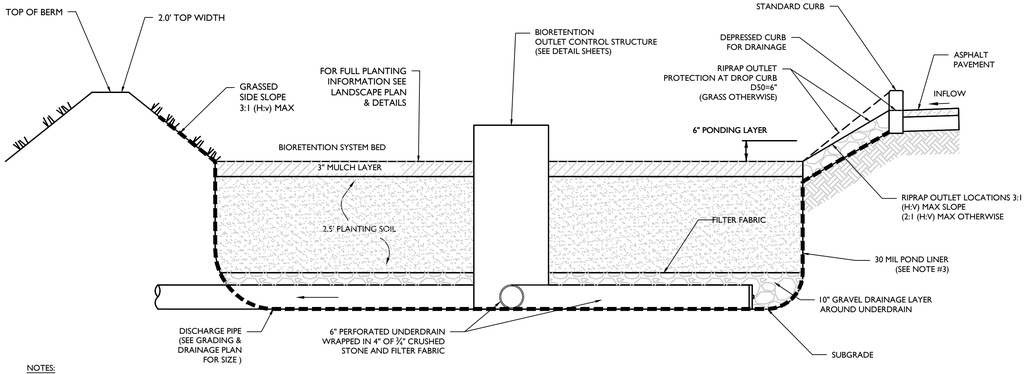
SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 17 of 19

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

PLANTING SOIL NOTE:

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



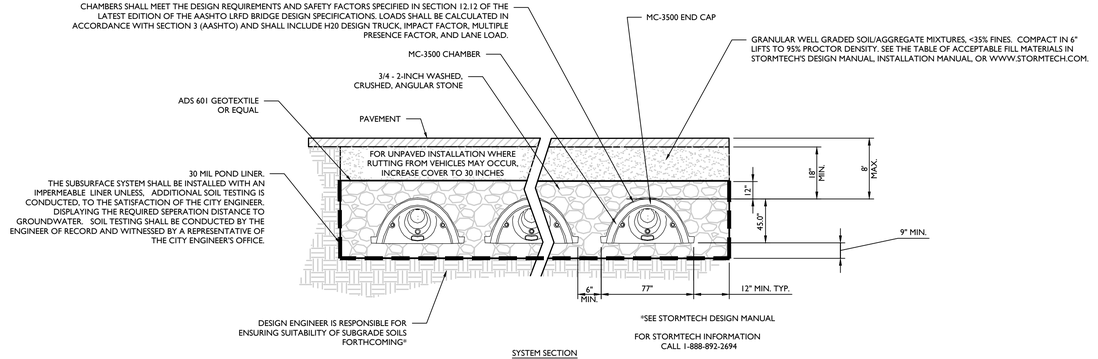
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.
3. BIORETENTION BASIN SHALL BE INSTALLED WITH AN IMPERMEABLE LINER UNLESS, ADDITIONAL SOIL TESTING IS CONDUCTED, TO THE SATISFACTION OF THE CITY ENGINEER. DISPLAYING THE REQUIRED SEPERATION DISTANCE TO ROCK AND GROUNDWATER. SOIL TESTING SHALL BE CONDUCTED BY THE ENGINEER OF RECORD AND WITNESSED BY A REPRESENTATIVE OF THE CITY ENGINEER'S OFFICE.

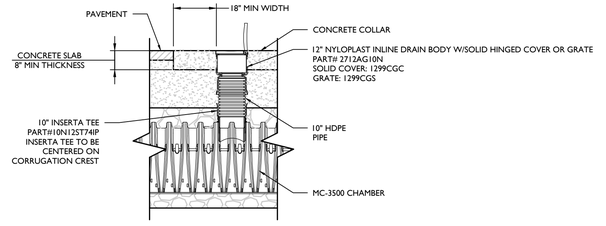
BIORETENTION SYSTEM CROSS SECTION DETAIL

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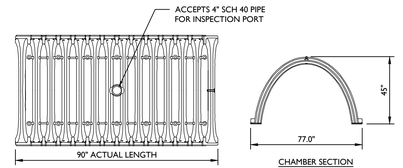
CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR,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



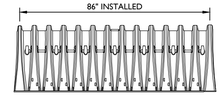
SYSTEM SECTION



STORMTECH STORM CHAMBER INSPECTION PORT DETAIL



CHAMBER SECTION



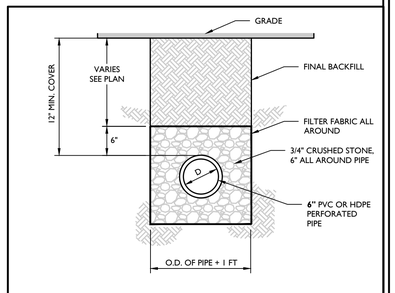
STORMTECH MC-3500 STORM CHAMBER DETAIL
N.T.S.

STORMTECH NOTES:

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

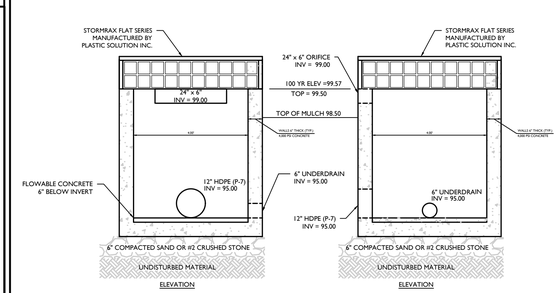
STORMTECH SUBSURFACE DETAIL

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

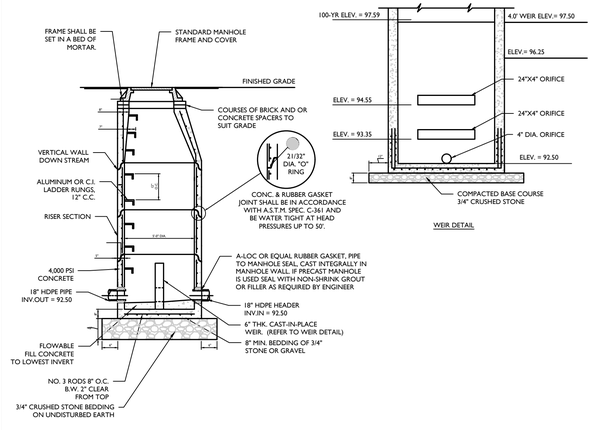


UNDERDRAIN DETAIL

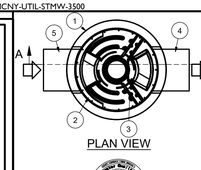
NOT TO SCALE MCNY-UTIL-STRM-2400 07/01/19



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



OUTLET CONTROL STRUCTURE (S-6) DETAIL



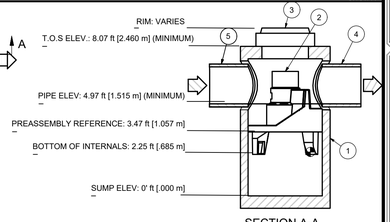
PLAN VIEW

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

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
5. For More Product Information Including Regulatory Acceptances, Please Visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.



NOTE: ADDITIONAL HEIGHT MAY BE REQUIRED DEPENDING ON PIPE SIZE

SECTION A-A

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

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

4' DIAMETER FIRST DEFENSE STORMWATER SEPARATOR

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

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

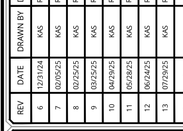
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Doing Business as MASER CONSULTING

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

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
13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-



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

SITE PLAN
FOR
BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC
TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

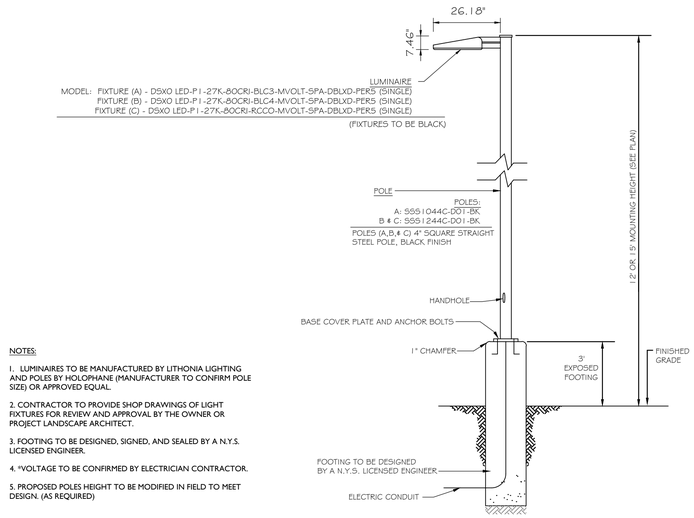
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 18 of 19

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

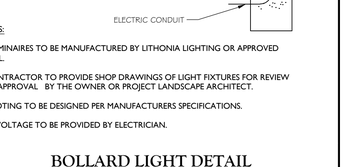


NOTES:

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

POLE MOUNTED FIXTURE DETAIL

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

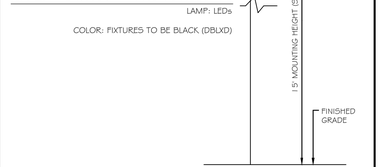


NOTES:

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

BOLLARD LIGHT DETAIL

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



NOTES:

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

WALL MOUNTED FIXTURE DETAIL

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

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

GENERAL PLANTING NOTES

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

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

TURF MIX

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

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

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

SPECIES LIST:

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

SEEDING RATE: 18 LBS PER ACRE.

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

SPECIES LIST:

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

SEEDING RATE: 20 LBS PER ACRE

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

GENERAL SEEDING NOTES

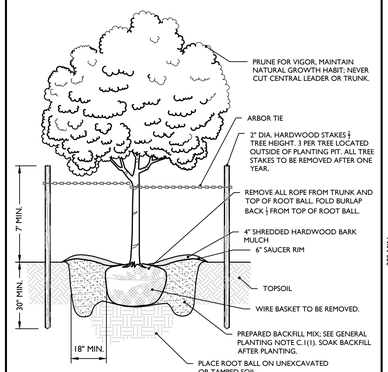
NOT TO SCALE | GNRL-SEED-NOTE | 01/29/24

PLANT DETAIL NOTES

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

PLANT DETAIL NOTES

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

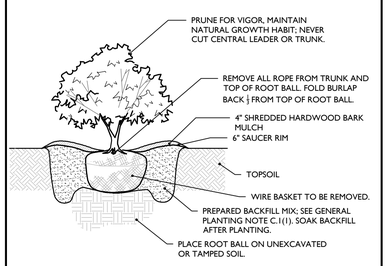


NOTES:

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

DECIDUOUS TREE PLANTING DETAIL

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

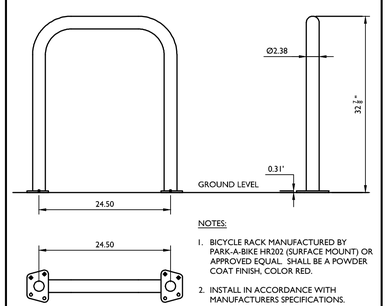


NOTES:

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

SHRUB PLANTING DETAIL

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

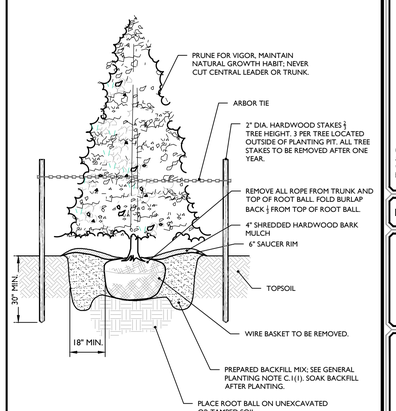


NOTES:

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

INVERTED 'U' BICYCLE RACK DETAIL

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



NOTES:

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

EVERGREEN TREE PLANTING DETAIL

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

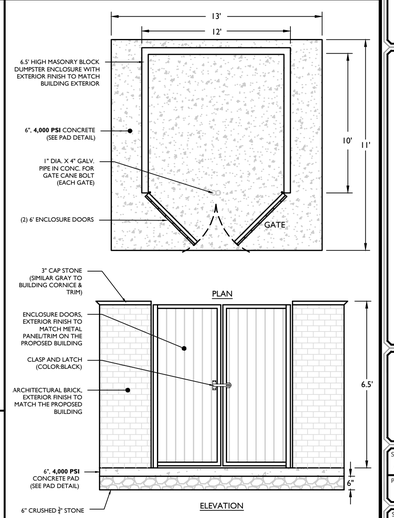


NOTES:

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

GROUNDCOVER/PERENNIAL PLANTING DETAIL

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



NOTES:

1. GATE TO REMAIN CLOSED WHEN NOT IN USE. HINGES (COLOR:BLACK) TO INCLUDE SELF-CLOSING MECHANISM.

MASONRY TRASH ENCLOSURE (10' X 12') DETAIL

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

REV	DATE	DRAWN BY	DESCRIPTION
6	12/31/24	KAS	REVISED PER PLANNING BOARD COMMENTS
7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
8	02/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
9	03/25/25	KAS	REVISED PER PLANNING BOARD COMMENTS
10	04/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
11	05/28/25	KAS	REVISED PER PLANNING BOARD COMMENTS (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS
13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-

Colliers Engineering & Design
www.colliersengineering.www.colliersengineering.com

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Doing Business as MASER CONSULTING

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



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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

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

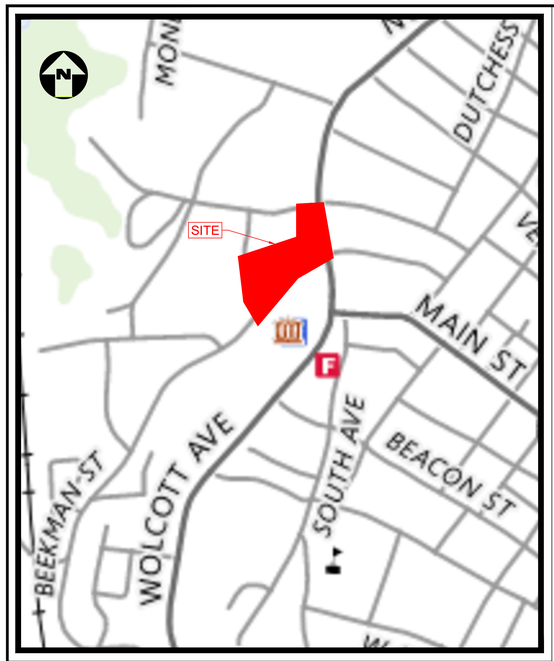
SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
19 of 19

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

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-19-DETAILS By: KYLE.SHALLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



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

ZONING DISTRICT:

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

ZONING DISTRICT:

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

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

TAX LOTS:

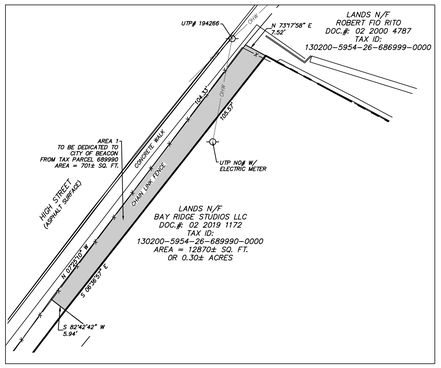
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AREA = 1.26 ACRES
54,759 S.F.

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

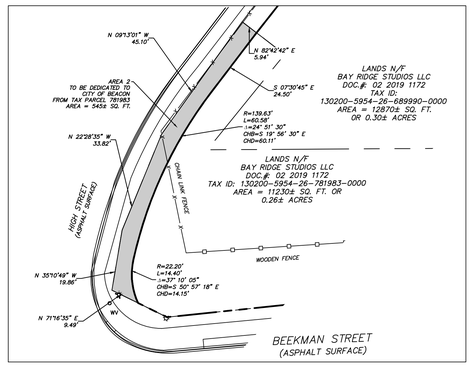
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12,169 S.F.

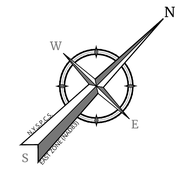
NYSDOT PROPERTY
AREA = 0.27 ACRES
11,661 S.F.

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



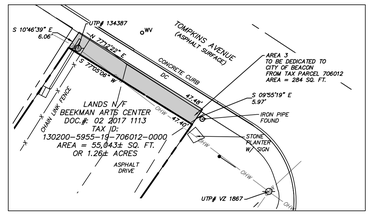
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CITY OF BEACON DEDICATION AREA 2
SCALE: 1" = 20'



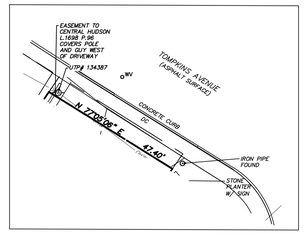


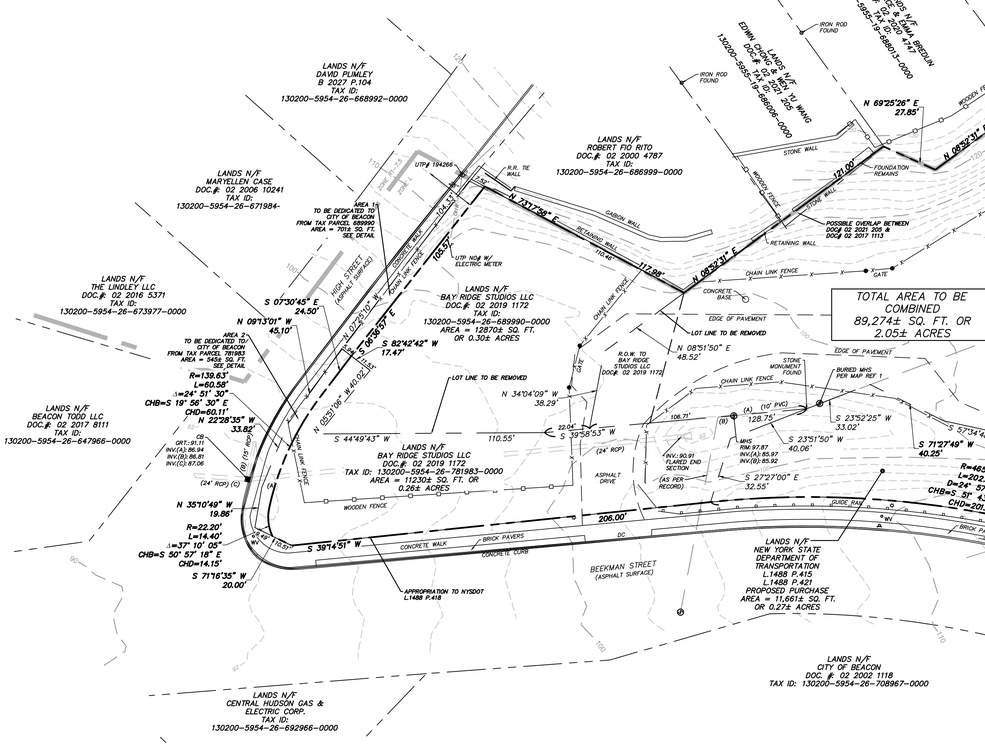
20 0 20 40
SCALE : 1" = 20'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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



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





LEGEND

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

ABBREVIATIONS

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

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

GENERAL NOTES:

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

MAP REFERENCES:

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

OWNER/APPLICANT:

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

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

REV	DATE	DRAWN BY	DESCRIPTION
1	8/5/2025	BM	REVISED PER PLANNING BOARD COMMENTS
2	7/7/2025	IJB	REVISED SHEET TITLE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

Digitally signed by Lucas J. Boyer
Date: 2025.07.25 23:07:14 -04'00'

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

LOT CONSOLIDATION PLAN

FOR

BEEKMAN ARTS CENTER LLC, BAY RIDGE STUDIOS LLC AND N.Y.S.D.O.T.
TAX I.D. NUMBERS
130200-5955-19-706012-0000
130200-5954-23-689990-0000
130200-5954-26-781983-0000

CITY OF BEACON
COUNTY OF DUTCHESS
STATE OF NEW YORK

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495

COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING AND CONSTRUCTION MANAGEMENT CONSULTING ENGINEERS, P.C. AND SURVEYING

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

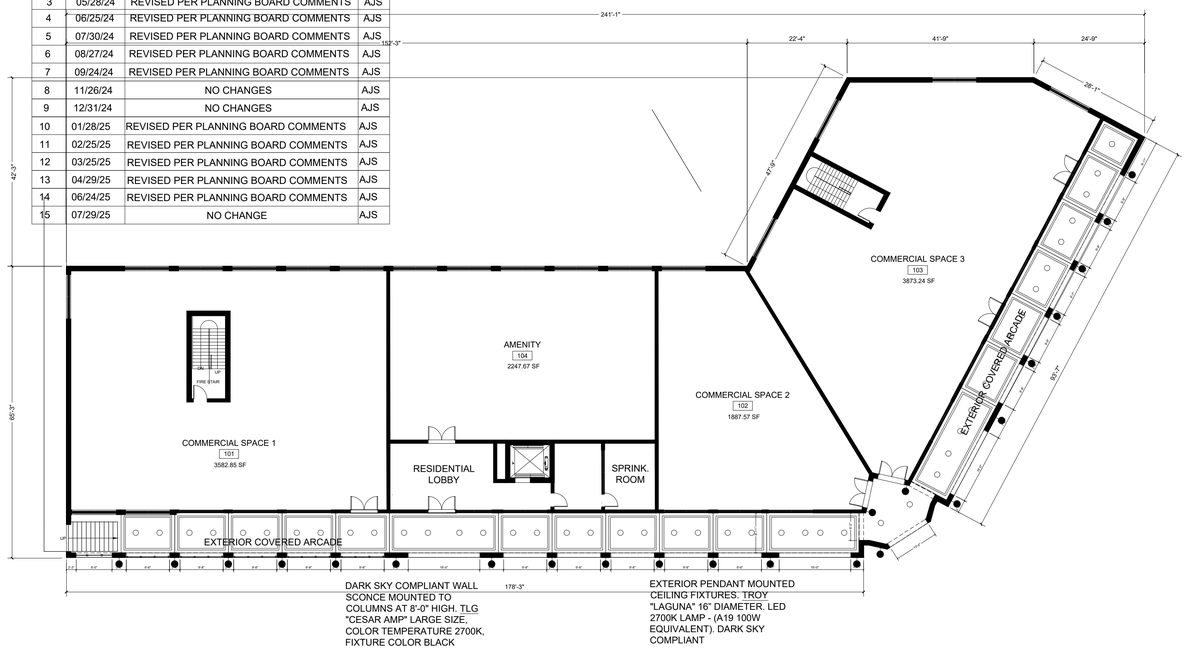
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DRAWING NAME: V-SURV-RECOMB

SHEET TITLE: LOT CONSOLIDATION PLAN

SHEET NUMBER: 1 of 1

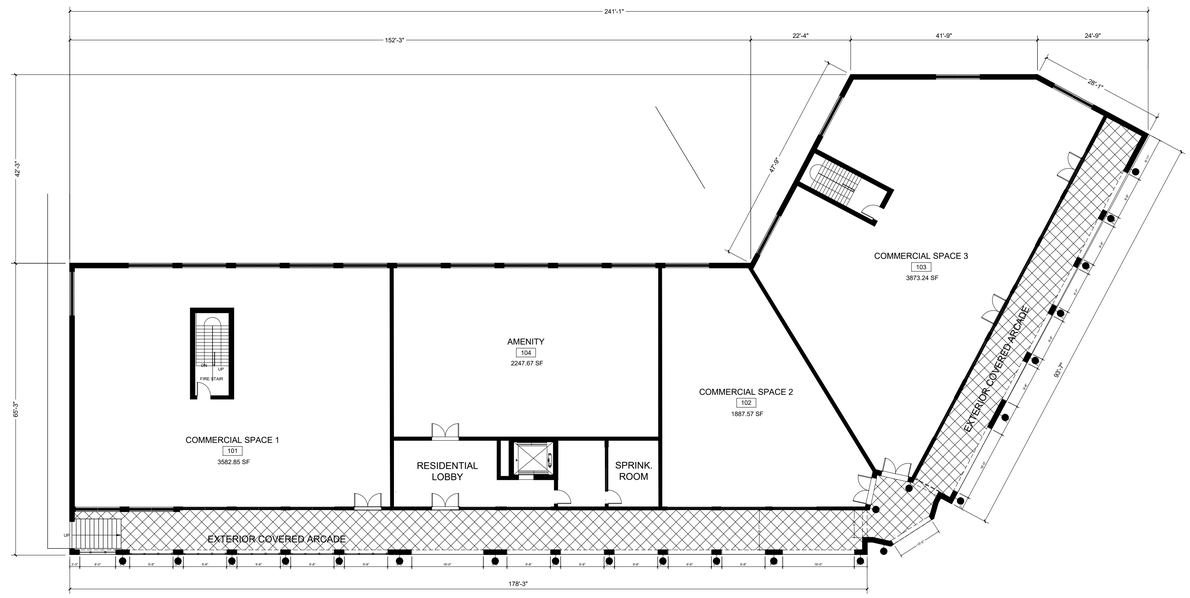
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS
15	07/29/25	NO CHANGE	AJS



1st Floor Reflected Ceiling Plan at Arcade

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



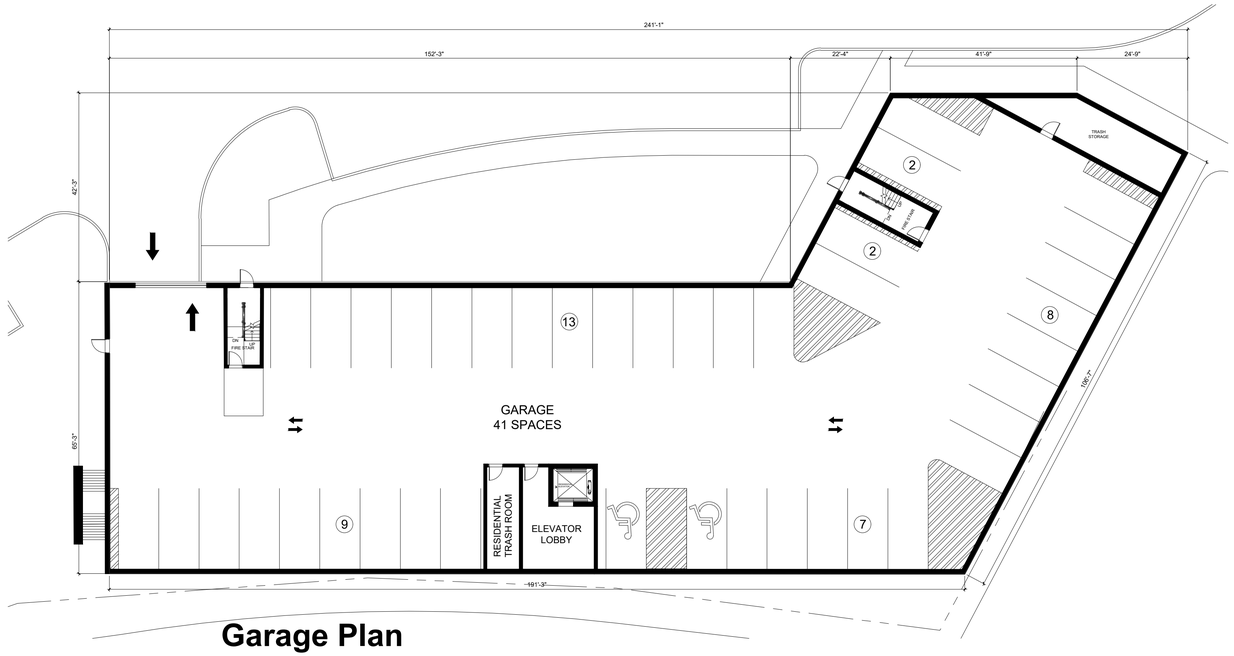
1st Floor Plan

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



2nd Floor Plan

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



Garage Plan

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

Site Plan Application

Sheet A-101 - Building Plans - Beekman Street

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

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

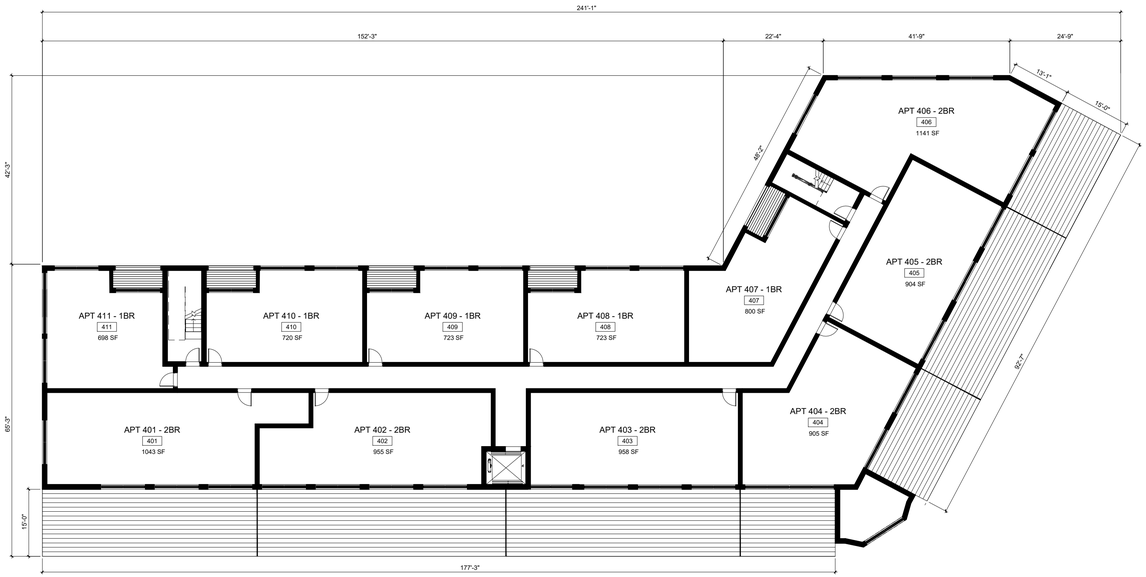
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

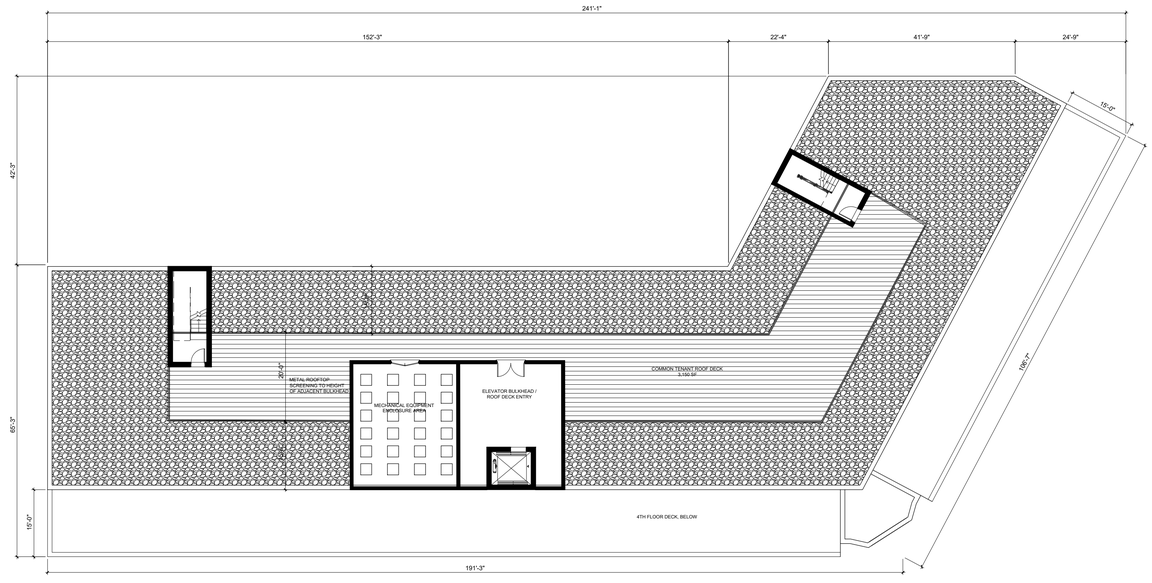
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

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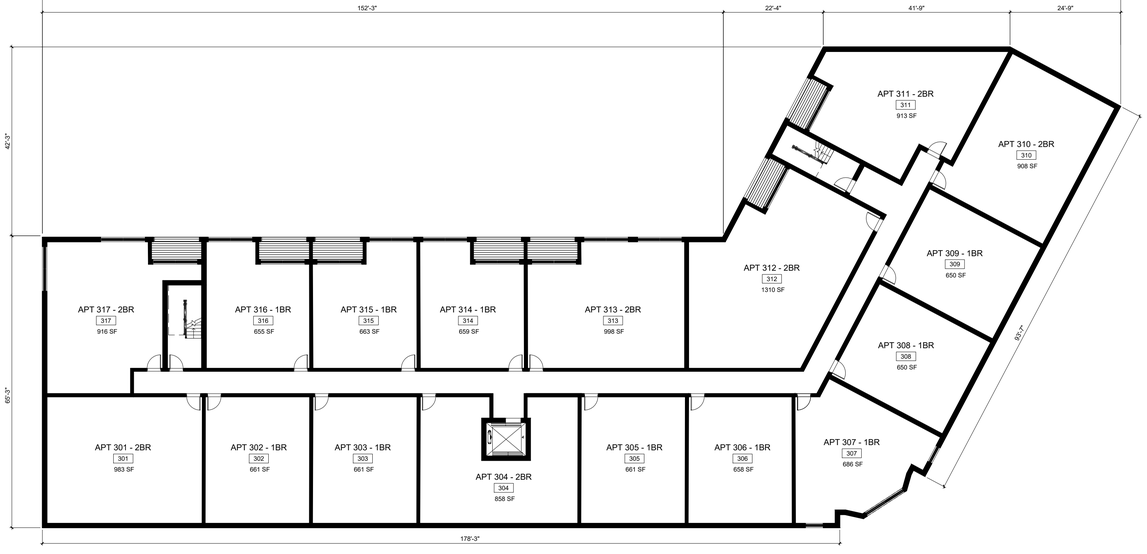
4th Floor Plan

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



Roof Plan

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



3rd Floor Plan

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

Site Plan Application

Sheet A-102 - Building Plans - Beekman Street

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

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

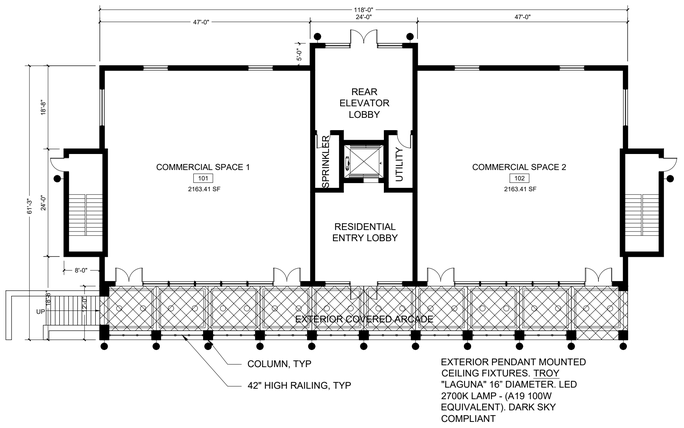
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	03/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS
15	07/29/25	NO CHANGE	AJS

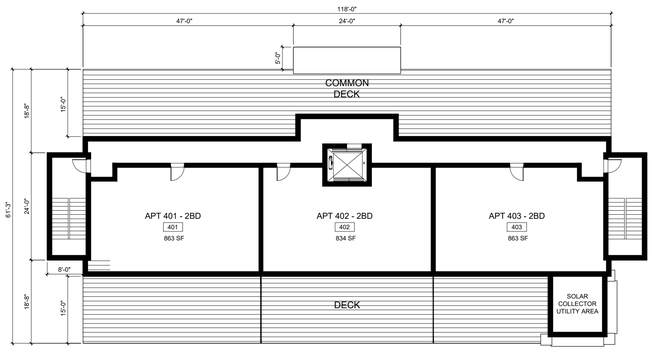


EXTERIOR PENDANT MOUNTED CEILING FIXTURES. TROY "LAGUNA" 16" DIAMETER. LED 2700K LAMP - (A19 100W EQUIVALENT). DARK SKY COMPLIANT

PENDANT FIXTURES HANG 10" BELOW ARCADE CEILING IN PAINTED MDF AND AZEK COFFERED CEILING. COLOR: LIGHT GRAY

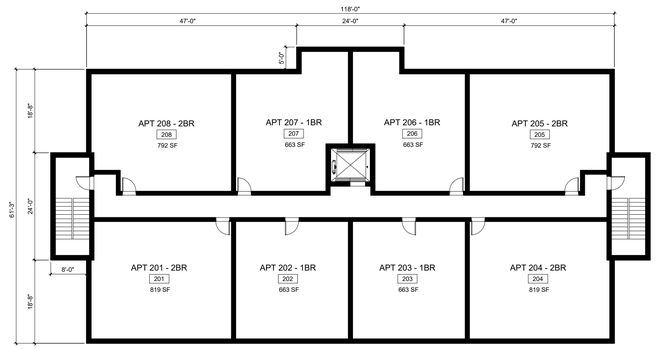
1st Floor Arcade RCP

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



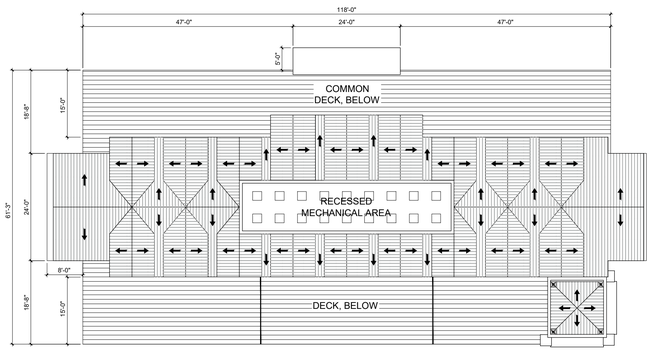
4th Floor Plan

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



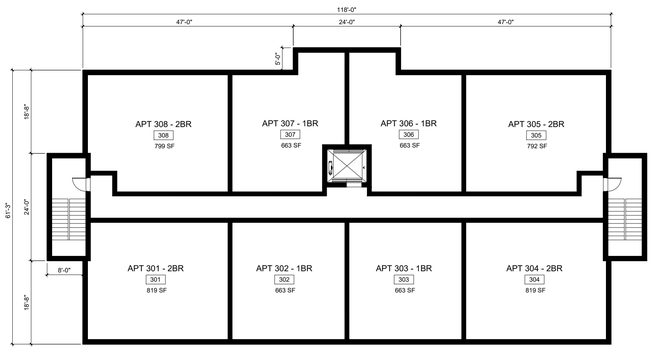
2nd Floor Plan

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



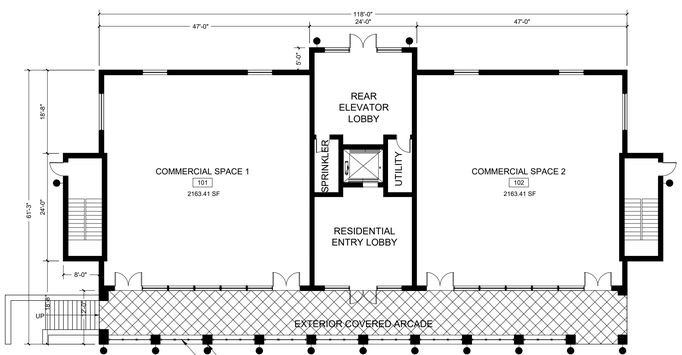
Roof Plan

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



3rd Floor Plan

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



EXTERIOR PENDANT MOUNTED CEILING FIXTURES. TROY "LAGUNA" 16" DIAMETER. LED 2700K LAMP - (A19 100W EQUIVALENT). DARK SKY COMPLIANT

PENDANT FIXTURES HANG 10" BELOW ARCADE CEILING IN PAINTED MDF AND AZEK COFFERED CEILING. COLOR: LIGHT GRAY

1st Floor Plan

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

Site Plan Application

Sheet A-103 - Building Plans - High Street

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

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

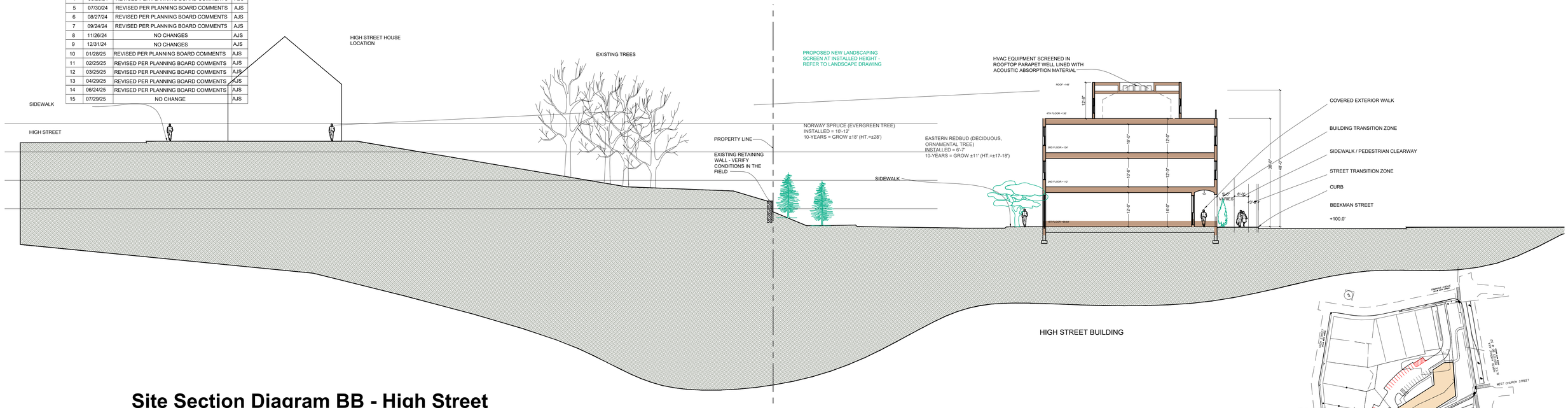
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

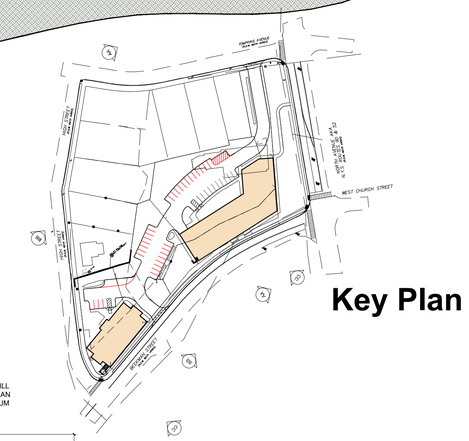
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

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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5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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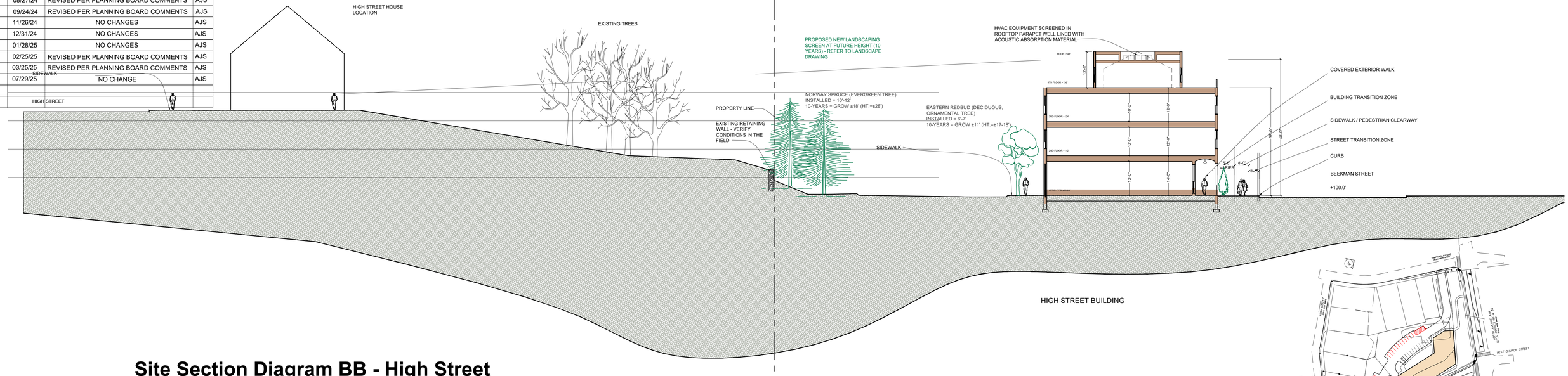


Site Section Diagram BB - High Street

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

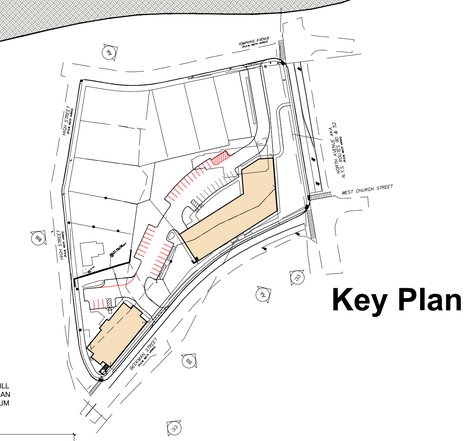

TENTH AVENUE
WEST CHURCH STREET
WEST CHURCH STREET
WEST CHURCH STREET

REVISIONS:			
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1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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10	01/28/25	NO CHANGES	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
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13	07/29/25	NO CHANGE	AJS

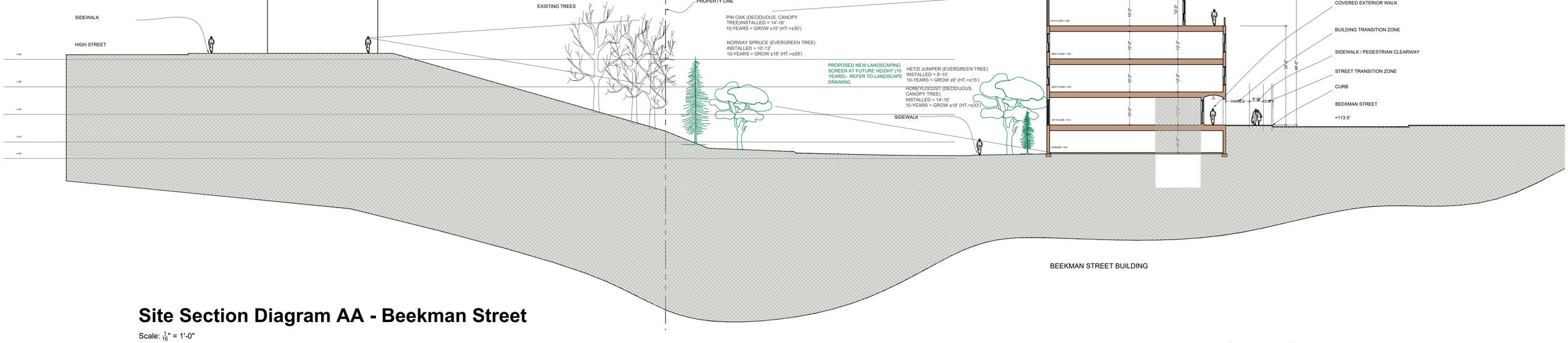


Site Section Diagram BB - High Street

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

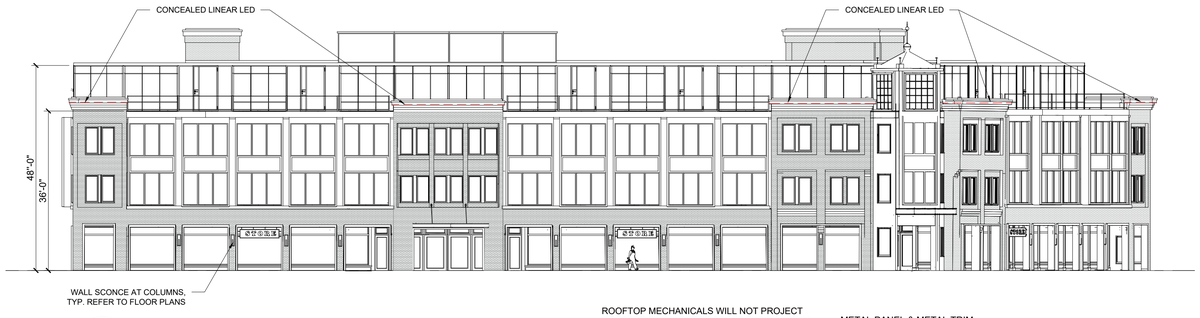
Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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



1 Beekman Street Building - Elevation

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

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

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

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

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

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

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

CONCEALED LINEAR LED - WALL GRAZER

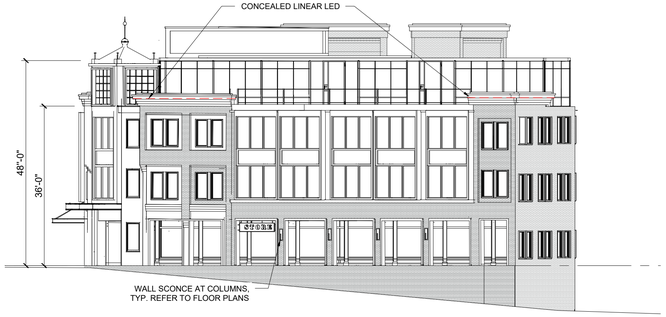
LED LINEAR - X00 LINE
MODEL#: HYD25WB22, 7.6W/FT,
2,700 KELVIN. CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

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



2 Beekman Street Building - Elevation

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



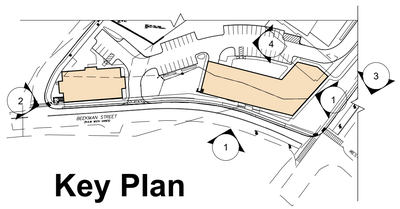
3 Beekman Street Building - Elevation

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



4 Beekman Street Building - Elevation

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



Key Plan



3



4



2



4



1

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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12	05/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	07/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS



1

Site Plan Application

Sheet A-106 - Elevations 1

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

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

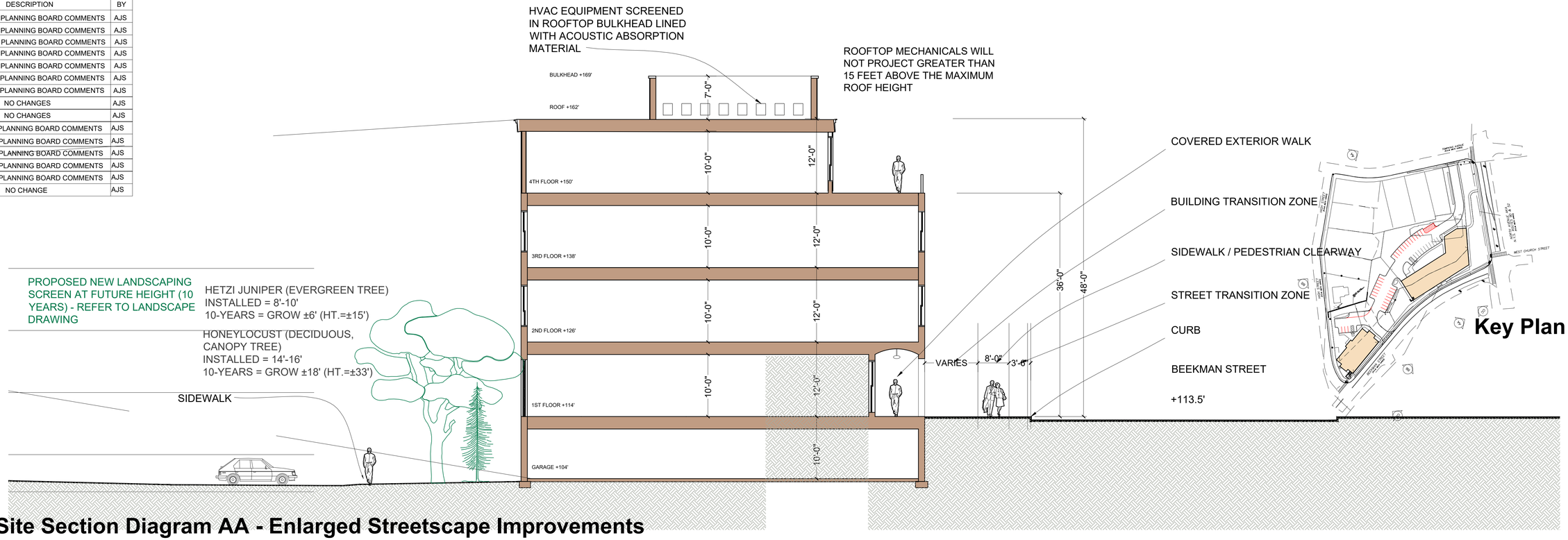
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

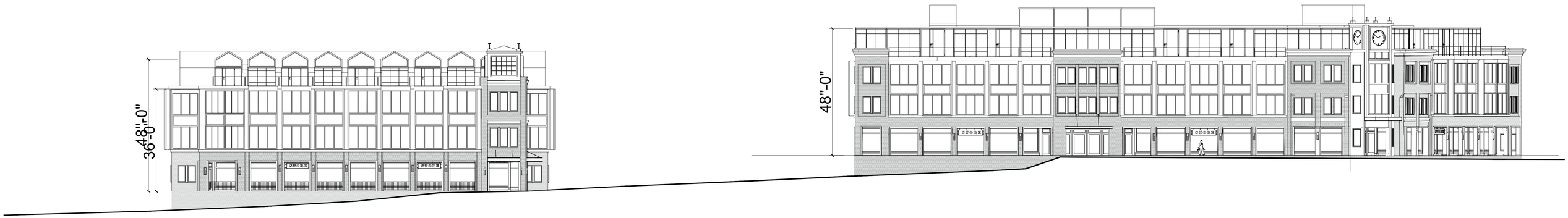
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
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8	11/26/24	NO CHANGES	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
15	07/29/25	NO CHANGE	AJS



Site Section Diagram AA - Enlarged Streetscape Improvements

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



HIGH STREET BUILDING

BEEKMAN STREET BUILDING

Site Section Diagram CC - At Sidewalk Along Beekman Street

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

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

Site Plan Application

Sheet A-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



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6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS
7	09/24/24	REVISED PER PLANNING BOARD COMMENTS	AJS
8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
10	01/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
11	02/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
12	05/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
13	07/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

1 High Street Building - Elevation

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

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

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

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

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

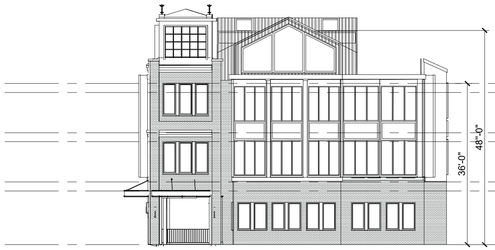
DOUBLE GLAZED INSULATED CASEMENT WINDOWS
ALUMINUM FRAMING COLOR: BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY



2 High Street Building - Elevation

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



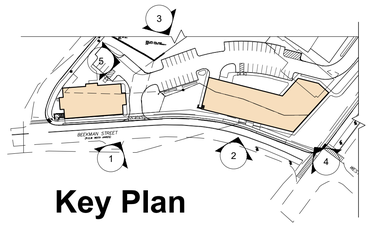
3 High Street Building - Elevation

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



4 High Street Building - Elevation

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



Key Plan



3



3



5



2



4



2



1

Site Plan Application

Sheet A-107 - Elevations 2

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

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

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

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

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

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

LANC & TULLY
Engineering and Surveying, P.C.

August 7, 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 July 29, 2025, from Cuddy & Feder.
- Correspondence dated July 29, 2025, from Colliers Engineering & Design.
- Correspondence dated July 29, 2025, from Aryeh Siegel, Architect.
- Plan titled "Lot Consolidation Plan for Beekman Arts Center LLC, Bay Ridge Studios LLC and NYSDOT", with the latest revision date of July25, 2025, as prepared by Colliers engineering & Design.
- Plans titled "Site Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC", with the latest revision date of July 29, 2025, and consisting of Sheets 1 of 19 through 19 of 19, as prepared by Colliers Engineering & Design.
- Floor & Architectural plans, Sheets A-101 through A-107 titled "45 Beekman Street", with the latest revision date of July 29, 2025, as prepared by Aryeh Siegel, Architect.

The proposed project entails the demolition of the existing structure located at the intersection of North Avenue & Beekman Street, and the merging of the three (3) parcels into a single parcel; and the construction of two (2) mixed-use buildings. Both buildings are proposed to have commercial space, tenant amenity space on the 1st floor and dwelling units on the 2nd through 4th floors. The applicant is currently pursuing the acquisition of a portion of the NYSDOT right-of-way along Beekman Street. If the applicant is able to acquire this land, the applicant will be able to develop the site in a more consistent manner with the zoning code, as shown on the current plans.

The project site, with the lots merged, has an area of 2.05± acres and is located in the L (Linkage) Zone, with a small portion of the lot along North Avenue being located in the R1-7.5 Zone and the vacant parcel along High Street being located in the Historic District and Landmark Overly (HDLO) district. The proposed uses, commercial and residential, are permitted uses within the L Zone.

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

General Comments:

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

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

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

Lot Consolidation Plan:

1. We find the submitted Lot Consolidation Plan to be acceptable at this time.

Sheet 4 of 19:

1. At the two (2) proposed depressed curbs for drainage we would recommend that the curbing be lower than the pavement or the 3-foot section of curb not be installed so as to avoid differential settlement between the pavement and curbing, in turn creating a ponding issue in the parking area and along the ingress/egress drive off Beekman Street.

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.

Sheet 9 of 19:

1. The relocation of the sewer connection for 7 Tompkins Avenue should be further detailed on the plans as to actual lowest sewerable elevation at the house, as well as providing for the connection elevation of the sewer lateral to the sewer main in Tompkins Avenue.

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: August 11, 2025

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

I have reviewed the following material 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 July 29, 2025
- Exhibit A: Response to Comments Memo by Colliers Engineering and Design, dated July 29, 2025
- Exhibit B: Responses to Comments Memo prepared by Aryeh Siegel Architect, dated July 29, 2025
- Site Plan Set (19 sheets) by Colliers Engineering and Design, dated January 30, 2024, last revised July 29, 2025
- Lot Consolidation Plan (1 sheet) by Colliers Engineering and Design, dated April 28, 2025, last revised July 25, 2025
- Architectural Set (8 sheets) by Aryeh Siegel, Architect, dated November 28, 2024, last revised July 29, 2025

Project Description:
The proposed project includes construction of two 4-story mixed-use buildings with a total of 64 residential dwelling units, 14,892 sq. ft. commercial space, and 91 off-street parking spaces. The 2.06-acre site includes three parcels and ROW acquisition to be merged into a single lot of record. The property is located primarily within the Linkage (L) district, with only the northern driveway onto Tompkins Avenue located in the R1-7.5 Residential district, with frontages on Beekman Street, High Street, and Tompkins Avenue. Multifamily residential, retail, and office uses are permitted within this portion of the Linkage District. The project site is within the Local Waterfront Revitalization Program (LWRP) area. 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. **Trash Enclosure:** The applicant proposes two (2) 12' x 10' trash enclosures, one near the rear of each

proposed building. Masonry trash enclosures are proposed for screening, per the detail on Sheet 19. Per the definition of "yard" in §223-63, permitted accessory uses—such as trash enclosures—may be located within the required yard space between a proposed building and the nearest lot line. However, consistent with the Planning Board's prior request, the applicant should clearly outline alternative locations that were considered and provide the rationale for selecting the proposed locations

3. **Building Height.** In the Linkage District, the average maximum building height is four (4) stories and 48 feet, measured from the average street front level. Stories constructed below the street front grade are not counted toward building height. Elevator/stair towers, mechanical systems, and other rooftop accessory structures may project up to 15 feet above the maximum height. To confirm compliance, the architectural elevations should be labeled by cardinal direction, the average street front level should be indicated, and the heights of all rooftop accessory structures (e.g., stair towers) should be clearly labeled with 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

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **7060120000, 6899900000, 7819830000**

Project Name: **45 Beekman, High St, High St Site Plan and Subdivision Approval**

Applicant: **Beekman Arts Center LLC and Bay Ridge Studios LLC**

Address of Property: **45 Beekman St, Beacon, NY 12508**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☑ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☑ State Road: **9D / North Ave**
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **8/12/2025**

Entered By: **Perez, Mercedes**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☐ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☑ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **8/1/2025**	Notes:	☑ Major Project
Date Received: **8/11/2025**		Referral #: **ZR25-209**
Date Requested: **8/12/2025**		
Date Required: **9/10/2025**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **8/12/2025**		

SUE SERINO
COUNTY EXECUTIVE

EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

August 12, 2025

To: Planning Board, City of Beacon
Re: ZR25-209, 45 Beekman

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION
The applicant is seeking site plan approval for a mixed-use development with 64 dwelling units and 12,600 square feet of commercial space between two new buildings, with associated parking and landscaping The site is in the Linkage District.

COMMENTS
We initially reviewed this project in January 2024 (ZR23-382) and provided comments about the placement of the larger building (necessitated by the overly wide public right-of-way) and its interface with the Beekman Street/9D intersection. We are gratified that the applicant and the City have worked to address the right-of-way and that the building now has a more dynamic interface with the street. We have only one small comment on this new submission:

The applicant is proposing LED strip lighting along cornice elements. While the intention here is to highlight architectural elements, building outline lighting is an increasingly common strategy on commercial storefronts to draw the attention of passersby. The board may wish to consider whether permitting strip lighting for this project would set a precedent that would make it difficult to regulate this feature in the future.

RECOMMENDATION
The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP
Commissioner
By

Dylan Tuttle, Senior Planner

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL,
SITE PLAN and CERTIFICATE OF APPROPRIATENESS APPROVAL
FOR 45 BEEKMAN STREET & HIGH STREET

Parcel Nos. 5955-19-706012, 5954-26-689990 & 5954-26-781983

WHEREAS, the City of Beacon Planning Board received applications for Site Plan, Subdivision Plat (lot merger) and Certificate of Appropriateness Approvals from Beekman Arts Center LLC and Bay Ridge Studios LLC (collectively, the "Applicant") for the construction of two (2) mixed-use buildings with commercial space (13,671 square feet of retail/office) and tenant amenity space on the first floor and a total of 64 dwelling units on the second through fourth floors of the proposed buildings with a mix of 33 1-bedroom units and 31 2-bedroom units, including the merger of three existing parcels having a total lot area of approximately 2.05 acres[1] (the "Project" or "Proposed Action"), located at 45 Beekman Street (Parcel ID Nos. 6055-80-443076, 6055-80-450087 and 6055-80-4550986) and High Street in the Linkage (L) Zoning District and partially within the Historic District and Landmark Overlay (HDLO) and R1-7.5 Zoning Districts (the "Property"); and

WHEREAS, the mixed-use buildings were originally proposed to be setback approximately 60 feet from Beekman Street due to the unique configuration of the portion of the Property currently owned by the Applicant, but such configuration lacked consistency with design standards of the Linkage District; therefore, in February 2024 the Applicant presented an alternative site plan layout wherein the alternative site plan utilized areas of excess right-of-way (which the Applicant is seeking to acquire from NYS Department of Transportation) to relocate the proposed buildings closer to Beekman Street and further from the residential properties on Tompkins Avenue and High Street; and

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

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

[1] For purposes of this Application, the "Property" as defined herein also includes an area of excess right-of-way along Beekman Street owned by the NYS Department of Transportation consisting of 0.27 acres (11,661 square feet) and the Applicant is currently pursuing the acquisition of such NYSDOT right-of-way.

WHEREAS, the Planning Board is the approval authority for the Certificate of Appropriateness for the portion of the High Street building located within the HDLO District pursuant to Chapter 134 of the City of Beacon Code; and

WHEREAS, the Property is located in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a Coastal Assessment Form requesting an LWRP Consistency Determination; and

WHEREAS, the Project is a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA) because the Proposed Action is within or substantially contiguous to an area that was recently determined to be eligible for listing on the State Register of Historic Places (High Street-Tompkins Avenue Historic District) and exceeds 25% of a Type I threshold (6 NYCRR 617.4(b)(9)); and

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

WHEREAS, the Project is shown on the following plans:

1. Lot Consolidation Plan for Beekman Arts Center, LLC, Bay Ridge Studios, LLC and NYSDOT, prepared by Colliers Engineering & Design, dated April 28, 2025, last revised July 25, 2025

2. Site Plan for Beekman Arts Center, LLC & Bay Ridge Studios, LLC, prepared by Colliers Engineering & Design, dated January 30, 2024, last revised July 29, 2025

Sheet 1	Cover Sheet
Sheet 2	Existing Conditions & Site Demolition Plan
Sheet 3	Tree Removal Plan
Sheet 4	Dimension Plan
Sheets 5-7	Grading Plans
Sheets 8-9	Utility Plans
Sheet 10	Soil Erosion & Sediment Control Plan
Sheet 11	Soil Erosion & Sediment Control Details
Sheet 12	Landscape Plan
Sheet 13	Lighting Plan
Sheets 14-19	Construction Details

3. Architectural Plan Set – Site Plan Application, prepared by Aryeh Siegal, Architect, dated November 28, 2023, last revised July 29, 2025:

Sheet A-101	Building Plans – Beekman Street
Sheet A-102	Building Plans – Beekman Street
Sheet A-103	Building Plans – High Street

Sheet A-104	Site Section Diagram – Initial Planting Height
Sheet A-105	Site Section Diagram – Future Planting Height
Sheet A-106	Elevations 1
Sheet A-106	Site Section Diagram
Sheet A-107	Elevations 2; and

WHEREAS, as part of the Project, the Applicant has offered for dedication to the City of Beacon a strip of land along High Street for municipal highway purposes consisting of a total of 1,246 square feet and a strip of land along Tompkins Avenue for municipal highway purposes consisting of 284 square feet, as identified on the Subdivision Plat; and

WHEREAS, the Planning Board reviewed the application at its meetings on December 12, 2023, February 14, 2024, May 14, 2024, June 11, 2024, July 9, 2024 (informal review)[2], August 13, 2024, September 10, 2024, October 8, 2024, November 13, 2024, December 10, 2024, January 14, 2025, February 11, 2025, March 11, 2025, April 8, 2025, May 13, 2025, June 10, 2025, July 8, 2025 and August 12, 2025; and

WHEREAS, on January 3, 2024 the Application was referred to the Dutchess County Department of Planning and Development pursuant to the NYS General Municipal Law and a response was received dated January 23, 2024 which (1) "strongly suggested" that any excess right-of-way should be transferred to the Applicant to "allow the building to be moved closer to the state and further from the Tompkins/High Street residences, and (2) improve the interface of the project with the Beekman Street/Route 9D intersection and provide a direct pedestrian connection and architectural adjustments; and

WHEREAS, on August 1, 2025 the Application was re-referred to the Dutchess County Department of Planning and Development and a response was received dated August 12, 2025; and

WHEREAS, in February 2024 the Planning Board circulated to all known Involved and Interested Agencies its Notice of Intent to Declare itself Lead Agency for environmental review of the Proposed Action pursuant to SEQRA and no objections were received therefore, the Planning Board is Lead Agency; and

WHEREAS, on September 10, 2024 the Application was referred to the Architectural Review Subcommittee for review of the proposed architecture and the ARB Subcommittee met on October 7, 2024, November 8, 2024, and December 6, 2024; and

[2] Less than a quorum of Planning Board members were present for consideration of this application on the Planning Board's July 9, 2024 agenda. Since the Board had less than a quorum of its members present at the meeting in City Hall that evening to consider this application, the Board gave the Applicant the option to proceed with informal feedback from the three Planning Board members present. The Applicant opted to proceed in this fashion.

WHEREAS, the Applicant submitted a "Traffic Impact Study", prepared by Colliers Engineering & Design P.C., dated November 28, 2023, last revised June 24, 2024, and a supplemental "Parking Memorandum," prepared by Colliers Engineering & Design P.C., dated September 23, 2024, which have been reviewed by the City's Traffic consultants and Planning Board; and

WHEREAS, the Parking Memorandum provided a shared parking analysis which concluded that 88 parking spaces are sufficient based on the peak weekend demand, however, in response to comments from the City Traffic Consultant, dated November 12, 2024, the number of proposed parking spaces was increased to 91 parking spaces; and

WHEREAS, the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP") in its letter dated April 29, 2025 opined that the Project will not have an adverse impact on historic or cultural resources provided a Construction Protection Plan for historic resources within 90 feet of the proposed construction activities is submitted to OPRHP for review; and

WHEREAS, an existing private sewer main is located on the Property and dye testing and other testing performed by Applicant has revealed that 7 Tompkins Avenue is connected to this private sewer main; and

WHEREAS, the Applicant proposes to disconnect 7 Tompkins Avenue from the existing private sewer system and re-connect the such property to the City of Beacon sanitary sewer system in Tompkins Avenue; and

WHEREAS, on February 11, 2025, the Planning Board opened duly noticed public hearings on the Site Plan Application and for the purpose of hearing comments related to the SEQRA review of the Project, at which time all those interested were given an opportunity to be heard, and such public hearings were continued to the Planning Board's March 11, 2025, April 8, 2025 and May 13, 2025 meetings; and

WHEREAS, on May 13, 2025 the Planning Board closed the public hearing on SEQRA and adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, on May 13, 2025, by resolution, the Planning Board determined that the Project is entirely consistent with the LWRP policies which apply to the Project; and

WHEREAS, on May 13, 2025 the Planning Board referred the Application to the City of Beacon Zoning Board of Appeals for consideration of an area variance from Zoning Code §223-41.21.F(1) which requires a minimum setback of 40 feet for off-street parking and a setback of 8 feet is proposed along the High Street property line; and

WHEREAS, on June 17, 2025 the City of Beacon Zoning Board of Appeals granted the requested variance; and

WHEREAS, on May 13, 2025 the Planning Board opened a public hearing on the Subdivision (lot merger) application which was continued along with the public hearing on the Site Plan Application to the Planning Board's June 10, 2025 and July 8, 2025 meetings at which time all those interested were given an opportunity to be heard and the Planning Board closed the Site Plan and Subdivision public hearings on July 8, 2025; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Code § 223-25.E: and

WHEREAS, the Planning Board has reviewed the application for a certificate of appropriateness against the standards set forth in the City of Beacon Zoning Code §134-6 and applied the design standards in City of Beacon Zoning Code §134-7; and

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

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

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

BE IT FURTHER RESOLVED, that pursuant to Section 223-26 of the Zoning Code a maximum of 106 off-street parking spaces are permitted (1 space per dwelling unit x 64 dwelling units = 64 spaces; plus, 3 spaces per 1,000 GFA x 13,671 square feet of retail/office space = 42 spaces), and the Planning Board hereby determines that, based on its review of the professional Parking Memorandum submitted to the Planning Board by the Applicant and the City Traffic Consultant's review thereof dated November 12, 2024, 91 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development based on a shared parking analysis. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 91 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the proposed "High Street Building," which is partially located in the HDLO, is consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark Overlay Zone in that the design does not introduce elements that detract from or impede upon the integrity of the historic features of nearby properties, the design incorporates gabled roofs, dormers and corner towers in response to the design of the nearby homes in the HDLO,

the Property is located at a lower elevation than the residences in the HDLO, and existing and proposed landscaping will limit some views of the Project from High Street. Further, the Division of Historic Preservation of the State Office of Parks, Recreation and Historic Preservation issued a letter dated April 29, 2025, stating its opinion that the Project has no adverse impact on historic and archeological resources, provided the Applicant submits a Construction Protection Plan. Accordingly, the Planning Board hereby grants a Certificate of Appropriateness for that portion of the Project, as shown on the application materials referenced above.

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

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

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated August 7, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated August 11, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All easements, offers of dedication and other similar interests shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Documents corresponding with such notations on the Final Subdivision Plat in addition to other agreements as listed below shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

    i. Offer of Dedication, with applicable Deed, for the benefit of the City of Beacon for the areas shown on the Subdivision Plat consisting of a total of 1,246 square feet along High Street and 284 square feet along Tompkins Avenue. In the event the City Council does not accept the offered real property, the Owner shall remain solely responsible for the maintenance of such real property.

6. The Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

7. The Applicant shall submit to the City the recorded Deed from NYS to the Applicant for the 0.27 acre excess right-of-way along Beekman Street referenced herein and shown on the Subdivision Plat as lands now or formerly owned by the New York State Department of Transportation.

8. In addition to any other documents, forms and plans required by the City Engineer or Building Inspector, the Applicant shall submit the following with respect to the proposed relocation of the sanitary sewer connection to Tompkins Avenue for property located at 7 Tompkins Avenue:

    i. Proposed utility plan to the satisfaction of the City Engineer.
    ii. Performance guaranty, in an amount approved by the City Engineer, to guarantee the satisfactory construction, installation and completion of the relocation of the sanitary sewer connection.
    iii. A temporary construction license agreement, easement agreement or other similar document, in a form acceptable to the City Attorney, signed by the owners of 7 Tompkins Avenue, demonstrating the right of the Applicant to enter 7 Tompkins Avenue for the purposes of performing the work to relocate the sanitary sewer connection.

    In the event the Applicant is unable to relocate the sanitary sewer connection for 7 Tompkins Avenue to the municipal sanitary sewer main in Tompkins Avenue for any reason, the Applicant shall return to the Planning Board to amend the Site Plan Approval granted herein.

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

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

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

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

2. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

3. The Applicant shall submit proof in a form acceptable to the City Attorney that the parcels merged pursuant to the Subdivision Plat have been brought into common ownership, including the parcel to be conveyed from New York State Department of Transportation.

4. The Applicant shall submit to the City and OPRHP a Construction Protection Plan for historic resources within 90 feet of the proposed construction activities which shall include a pre-work photo survey, vibration monitoring surveys, construction barriers, and a post-work photo survey of historic resources, along with any additional information required by the City or OPRHP. No Building Permit shall be issued until OPRHP has approved the Construction Protection Plan.

5. Pursuant to Section 223-41.9 of the Zoning Code, the Applicant shall provide 10% of the residential units as below-market-rate ("BMR") units pursuant to the requirements set forth at Article IVB of the Zoning Code. Pursuant to Section 223-41.10.A, the Applicant shall submit floor plans to the Building Department which shall provide (i) the location of each BMR unit to be provided, and (ii) a mix of unit types in the same proportion as all other units in the Project unless otherwise approved by the Planning Board. The deed, certificate of occupancy and/or rental agreement, as appropriate, for each BMR dwelling unit shall contain language, satisfactory to the City Attorney in form and substance, which states that the subject dwelling is a below-market-rate unit as defined in § 223-63 of the Zoning Code, and is subject to all restrictions and limitations as set forth therein.

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

1. Subject to NYSDOT approval as part of the NYSDOT Highway Work Permit to be obtained by the Applicant, completion of traffic signal timing modifications for the intersection of North Avenue (NYS Route 9D) at Main Street/Municipal Plaza to maintain coordination of the traffic signal with the traffic signal at North Avenue (NYS Route 9D) at Beekman Street/Church Street.

2. Subject to NYSDOT approval as part of the NYSDOT Highway Work Permit to be obtained by the Applicant, completion of traffic signal phasing and timing modifications for the intersection of North Avenue (NYS Route 9D) at Beekman Street/Church Street to improve overall operation of the intersection, specifically the southbound North Avenue and eastbound Beekman Street approaches.

3. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the 64 new residential units.

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

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

1. Within 6-12 months following completion and full occupancy of the Project, the Applicant shall monitor the NYS Route 9D/Tompkins Avenue intersection to confirm expected levels of service. Prior to monitoring, the Applicant shall submit a Monitoring Protocol for review and approval of the City Traffic Consultants. If a traffic signal is warranted, the Applicant shall contribute its fair share toward the installation of a traffic signal based on the level of traffic volume the Project contributes to the intersection or other reasonable basis consistent with best practices in the industry.

2. Due to the potential presence of the Indiana Bat, removal of any tree greater than 4 inches DBH shall occur only between October 1 and March 31.

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

4. 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.

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

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

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

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

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

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

11. This approval is conditioned on compliance with all of the mitigation measures specified in the Applicant's FEAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for funding and/or implementation of all such identified mitigation measures.

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

13. As used herein, the term "Applicant" shall include Beekman Arts Center LLC and Bay Ridge Studios LLC, and its successors and assigns, and where applicable, its agents, contractors and employees.

14. 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.

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

Resolution Adopted: August 12, 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 EXCUSED
James Vermeulen	Voting ____		

Resolution: Approved _____

City of Beacon Planning Board Agenda
08/12/2025

Title:

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

ATTACHMENTS

1064 Wolcott PB 8.12.25 Supplemental Submission Cvr Ltr.pdf

1064 WolcottPB 8.12.25 Plans by Aryeh Seigel rev 7-29-25.pdf

Lanc & Tully 1064 Wolcott 08-07-25 review_0001.pdf

KARC Review PB_1064 Wolcott Ave_2025.08.11.pdf

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Taylor M. Palmer, Esq.
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July 29, 2025

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

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

Dear Chairman Gunn and Members of the Planning Board:

On behalf of JMARKMNG, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan and Special Use Permit Approvals (the "Application"), proposing to adaptively reuse the two (2) existing buildings that comprise the Rose Hill Manor Day School and construct an addition to the existing two-story building on the southern portion of the Premises, to redevelop the Premises for use as a hotel with associated guest amenity spaces and an accessory café (the "Project"). The purpose of this submission at this time is to continue the discussion and focus on the updated building program, and then the Applicant will provide updated engineering, traffic and landscaping deliverables to align with the refined project design/concept in a future supplemental submission.

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

Since the Applicant's last appearance at the Planning Board in connection with the Application at the Board's June 10, 2025 meeting Agenda, the Applicant has considered certain programmatic changes that would reduce overall impacts upon the historic northern building on the Premises while increasing the overall number of guest rooms and providing a smaller café instead of a restaurant. In addition, the Applicant has thoughtfully modified the design of the Project in response to this Board's comments related to the roofline details, including the towers and dormers, and related to definition of the main entry point of the hotel, with attention to further defining the proposed architectural features and emphasizing the historic character of the existing northern building on the Premises. The Applicant respectfully submits that the currently proposed Project design, as depicted in the enclosed Plans, prepared by Aryeh Siegel, Architect, dated January 28, 2025 and last revised July 29, 2025, substantially addresses the comments provided by this Board and the City's Planning and Engineering consultants.

Understanding the Board's emphasis on the visual composition of the Project, and in response to the productive discussions during this Board's June 10, 2025 meeting, the Applicant has again focused its efforts and this supplemental submission on the visual and architectural materials that comprise the adaptive re-use Project. The Applicant respectfully requests that this Board consider the enclosed materials and provide feedback on the refined Project design during its regular meeting on August 12, 2025. As noted above, thereafter, a complete supplemental submission will be provided to this Board for its continued review.

Accordingly, the following architectural and programmatic updates have been incorporated into the Project design:

- The existing historic building on the northern portion of the Premises (the "Historic Northern Building") will continue to be maintained as a separate structure in its existing position of prominence on the top of the hill, as required by Section 134-7(B) of the City's Code, and will now be occupied by eight (8) guest rooms in lieu of the previously proposed restaurant. This will support an inn-like experience within this structure and serve to reduce foot traffic to this building, helping to maintain the historic features and avoid any undue alterations or enlargements to the Historic Northern Building, as required by Section 223-24.7(D)(1)(d) of the City's Code. The dormer design and elevations on the Historic Northern Building have also been modified to honor its original historic character.

- The proposed restaurant will instead be located on the upper floor of the existing building on the southern portion of the Premises (the "Southern Building"). Other hotel guest rooms and amenity spaces will continue to be located within the Southern Building, as well as in the proposed addition (the "Addition") connecting to the Southern Building.

- The hotel entry design has been modified to include a glass canopy over the sidewalk and glass windows over the entry doors to elongate the entryway and further define this feature as a focal point within the context of the Project, and the Applicant is considering additional adjustments to this entryway.

- The tower locations and heights on the Addition have been adjusted to avoid crowning the connection point to the Southern Building and to balance the overall design of the connected Southern Building and the Addition, which provides definition to the roofline and reduces the appearance of massing of the overall structure.

- The second story porch on the Addition, which echoes the existing porch details on the Historic Northern Building and the Southern Building for compatibility with these existing structures, as required by Section 223-24.7(D)(1)(a) of the City's Code, has been extended around the northern side of the Addition to face the Historic Northern Building and provide additional views of the historic structure.

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

LIST OF ATTACHMENTS AND CONCLUSION:

In support of this Application, attached please find five (5) full-size sets of Plans, prepared by Aryeh Siegel, Architect, dated January 28, 2025 and last revised July 29, 2025.

We look forward to appearing at this Board's regular meeting on August 12, 2025 to continue the Board's review of the Project and to answer any questions that the Board may have. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

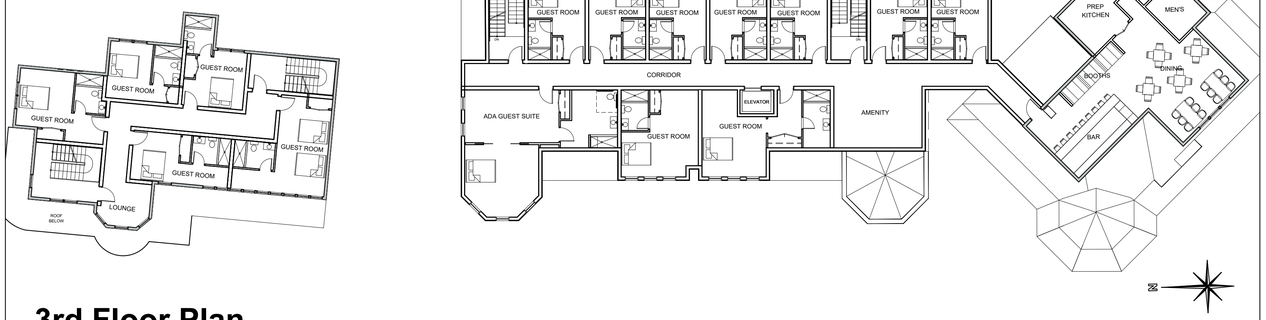
Thank you in advance for your time and consideration of this matter.

Very truly yours,

Taylor M. Palmer

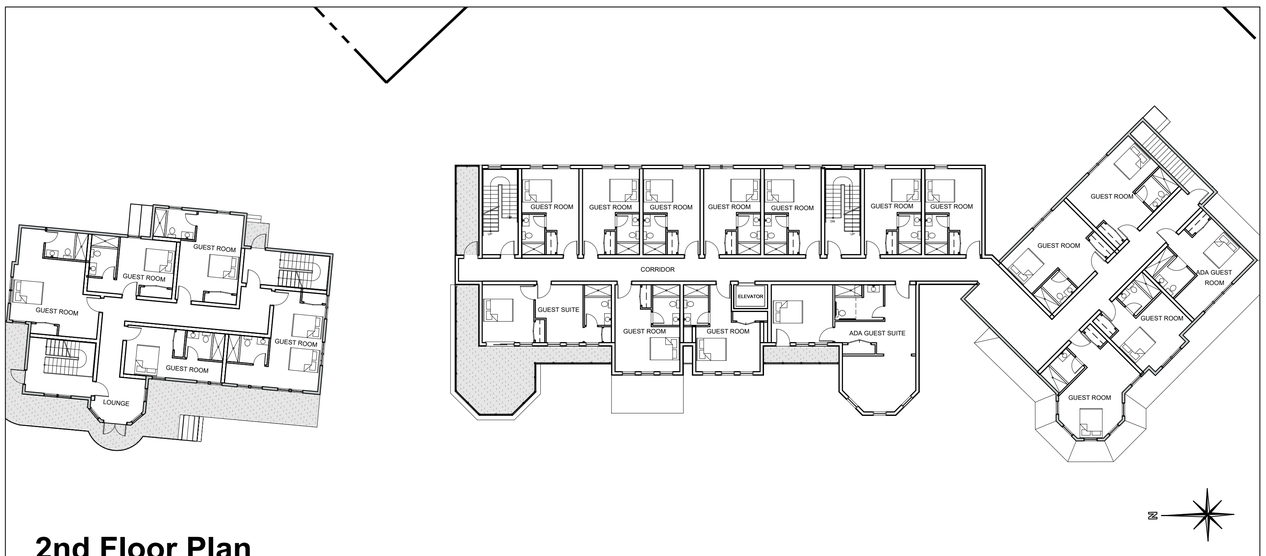
Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
JMARKMNG, LLC
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.



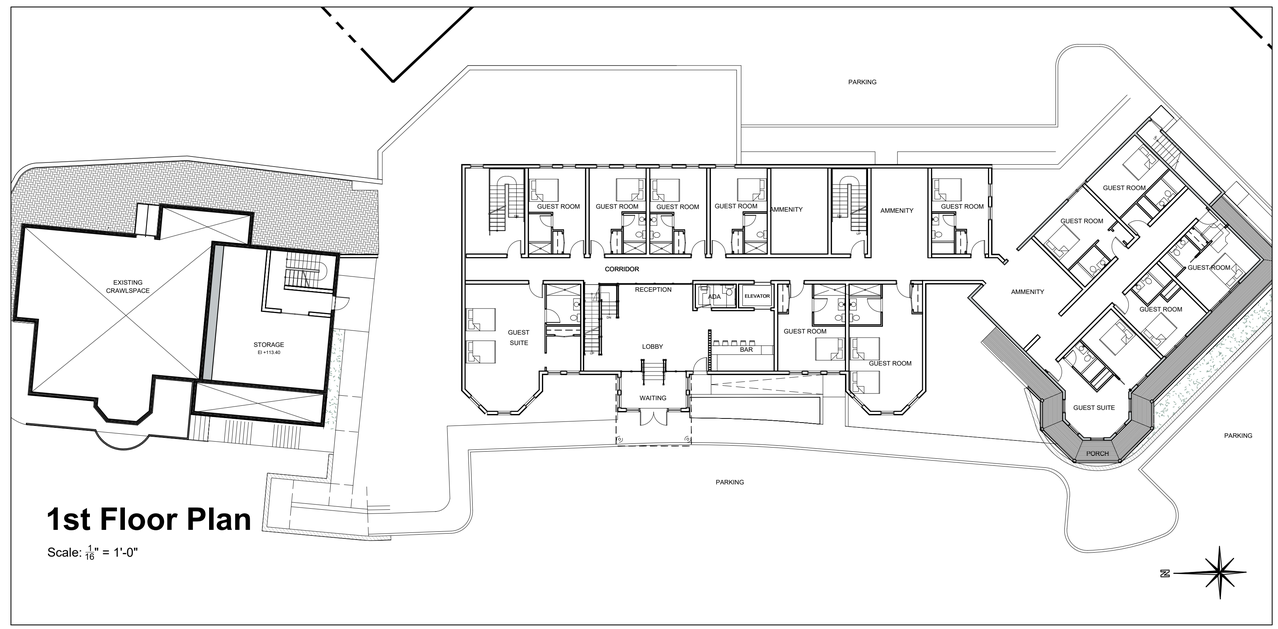
3rd Floor Plan

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



2nd Floor Plan

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



1st Floor Plan

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	NO CHANGE	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 4 of 12 - Building Plans

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

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

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

1064 Wolcott Avenue

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



View 7



View 4



View 1



View 8



View 5



View 2



View 9



View 6



View 3

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	3/25/25	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Building Elevations & Images

Sheet 5 of 12 - Building Elevations & Images

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

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

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

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

LANC & TULLY
Engineering and Surveying, P.C.

August 7, 2025

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

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

Dear Mr. Gunn:

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

- Correspondence dated July 29, 2025, from Cuddy & Feder, LLP.
- Plan titled "Building Plans – 1064 Wolcott Avenue", with the latest revision date of July 29, 2025, as prepared by Aryeh Siegel, Architect.
- Plan titled "Building Elevations & Images – 1064 Wolcott Avenue", with the latest revision date of July 29, 2025, as prepared by Aryeh Siegel, Architect.

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

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

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

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

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

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: August 11, 2025

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

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

- Cover letter by Taylor Palmer of Cuddy + Feder, dated July 29, 2025
- Elevations and Floor Plans prepared by Aryeh Siegel, Architect, dated January 28, 2025, last revised July 29, 2025

Project Description:

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

Comments & Recommendations:

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

1. **Proposed Use & Screening of New Structures:** Certain commercial uses are permitted by Special Permit in the HDLO under Section 223-24.7, as an incentive for the preservation of historic structures. Among the listed uses are "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views." While the new construction is visible from Wolcott Avenue, the Board discussed at its June meeting that disconnecting the addition from the historic structure, along with incorporating appropriate lighting and landscaping design, could sufficiently meet the intent of the code as stated above. **The applicant has indicated that lighting and landscaping details will be provided in future submissions.**

2. **Entrance to the Addition:** The primary entrance to the proposed addition has evolved but still warrants further design refinement. The entry now features a glass canopy and appears to have been vertically elongated. However, the proposed entryway does not exhibit a strong architectural language or contextual references to the existing historic entryways.

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

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

5. **Addition to Historic North Building**: The architectural elevations indicate that a second-floor addition is proposed to the Historic North Building. Additional clarification is needed to understand the purpose, design intent, materials, and scale of this addition. As this involves physical alteration to the main historic structure, detailed information should be provided to allow the Planning Board to assess its impact on the building's historic integrity and compliance with HDLO standards.

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
08/12/2025

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 8.12.25 Supplemental Submission Cvr Ltr.pdf

193-195 Main PB 8.12.25 Exhibit A - Response to Comments by Aryeh Siegel 7-29-25.pdf

193-1995 Main PB 8.12.25 Exhibit B - Response to Comments by HLD 7-29-25.pdf

193-195 Main PB 8.12.25 Exhibit C - Rev CMS & HDLO Design Standards Analysis by Aryeh Siegel 7-29-25.pdf

193-195 Main PB 8.12.25 Plans by Aryeh Siegel and HLD rev 7-29-25.pdf

193-195 Main St Determination Letter CMS regs 8.7.25.pdf

Lanc & Tully 193-195 Main 08-07-25 review.pdf

KARC Review PB_193-195 Main St_2025.08.07.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

July 29, 2025

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

Re: Application for Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Multi-family Dwelling
Premises: 193-195 Main Street and Cliff Street, Beacon, New York 12508
Tax Parcel IDs: 5954-27-806934 and 796928

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Kosova Lane Properties, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in 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 last revised July 29, 2025 (collectively, the "Plans") have been revised 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 to the City Planning Consultant and Engineering Consultant's comment memoranda 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 interest and appearance of the proposed building, and in consideration of 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 elements such as cornices and lintels are incorporated on all sides of the building to provide architectural interest, and windows or glass block openings, as appropriate, are provided along all building façades.

The Plans also include the following updates:

- The vertical section of the building above the entryway has been stepped forward to break up the building façade, and a heightened cornice has been added above this section.
- The previously proposed balconies have been removed from the northwestern façade of the building.
- The existing and proposed relocated overhead wires have been added to the Plans.
- The existing wheel stop on the north side of the access driveway is proposed to be removed, and any additional pavement necessary will be added to achieve a minimum 10' wide paved driveway.[1]

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 July 29, 2025, enclosed herewith as **Exhibit C** for additional information.

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 July 29, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated July 2, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated July 2, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated July 2, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated July 2, 2025; and

Exhibit C: Revised CMS & HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated July 29, 2025.

In addition, enclosed please find five (5) full-size sets of the updated Plans prepared by Aryeh Siegel and HLD.

[1] Note: The Applicant is in the process of confirming whether there are any easement agreements which memorialize shared use of the existing asphalt driveway at the Property (Lot 796928) with any adjacent property owners, and will pursue reciprocal easements for continued cooperative usage of this area as needed.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on August 12, 2025 to continue the Board's review of the Project,[2] and to consider setting the public hearing on the Application.[3] 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.

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[2] Note: The Applicant is pursuing an official determination from City of Beacon Building Inspector Bryan Murphy regarding the Project's conformance with Sections 223-41.18.J(8) and 134-7.C(6) of the City's Code related to the configuration of the buildings on the Premises.

[3] 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 (5) 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

July 29, 2025

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, July 2, 2025, and Lanc & Tully's comment letter dated July 2, 2025

KARC Planning Consultant's Comment Responses:

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 -41.18(J). Additional comments may follow upon submission of full architectural elevations.

    1. **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."
        a. Sheet 4 of 9 should label elevations with cardinal directions
        b. A contextual rendering showing visibility from the corner of Main Street and Cliff Street is recommended.
        c. 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.

    2. **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

    3. **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.

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

Response: The building has been redesigned to include glass block openings along the side elevations to continue the windows and architectural features on all sides of the building. Once there is some general agreement with the Board on the direction of the design, we will provide elevations with notes and dimensions. The balconies were removed from the northwest façade.

We are waiting for the Building Inspectors determination regarding the requirement to have the front door facing the primary street.

The materials used on the façade will be noted when we provide elevation drawings. The major material is brick to match the existing building on the property, with painted steel features, and aluminum clad windows.

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.
   Response: Comment acknowledged.

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. .

   Response: Comment acknowledged.

4. **Elevations**: The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

   Response: Elevations will be provided once there is some general agreement on the direction of the design.

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.***

   Response: Comment acknowledged. We are reviewing lighting along the driveway.

7. **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.

   Response: Lighting will be specified.

8. **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.***

   Response: Comment acknowledged.

Lanc & Tully Comment Responses:

Site Plan (Sheet 1)

1. 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: Please refer Hudson Land Design's letter regarding this comment.

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 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: The Applicant is researching potential easements related to adjacent properties

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

July 29, 2025

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

Re: 193-195 Main Street
Kosova Lane Properties, LLC (Applicant)
193-195 Main Street
Tax Parcel ID: 5954-27-806934 & 796928 (±0.143 acres total)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

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

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

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

Lanc & Tully Review Letter, Dated July 2, 2025:

General Comments:

1. Comment noted.
2. Drainage Report
   a. Soil testing will be conducted within the area of the proposed infiltration system once the layout is generally accepted by the planning board. The City engineering consultant will be invited to witness the tests.
3. Comment noted. The Applicant is seeking to form an easement agreement with the neighboring parcels that use the driveway.

4. Parking Analysis

   a. Comparable projects were provided in the parking study submitted by Colliers Engineering dated May 27, 2025.
5. A stormwater maintenance agreement will be provided for review by the City's attorney in a future submission as a condition of approval.

Lot Consolidation Plat (Sheet 1 of 1):

1. The utility lines are shown on the revised Plat.
2. Encroachment notes have been added to the Plat.
3. The existing fencing located along the boundary line has been called out.

Site Plan (Sheet 1 of 9):

1. A note has been added to sheet 5 that requires the wheel stops to be removed and the driveway paved to a minimum of 10' in width.
2. The existing overhead wires will be relocated and coordinated with CHGE and the adjacent parcel owner of 197-199 Main Street. The new location is shown on sheet 5 of the revised plan set.

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. Please see response to General Comment 3.

Grading & Utility Plan (Sheet 5 of 9):

1. The proposed 4" water service line is shown to be encased in concrete where it is less than 10 feet from the underground stormwater facility, as there isn't sufficient room between the water line and the property line to move it further away.

Construction Details (Sheet 8 of 9):

1. The high point in the water line has been eliminated within the Water Service Line Profile.

KARC Planning Consultants, Inc. Review Letter, Dated July 2, 2025:

1. CMS & HDLO Design Standards
   a. Aryeh Siegel has responded to this comment under separate cover.
   b. Aryeh Siegel has responded to this comment under separate cover.
   c. Aryeh Siegel has responded to this comment under separate cover.
2. Comment noted. Deliveries to the existing buildings will be made through the front door of each building. Therefore, an access easement will not be necessary.
3. Please see response to Lanc & Tully Site Plan (Sheet 1 of 9) comment 1.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.
6. Aryeh Siegel has responded to this comment under separate cover.
7. A construction staging plan will be provided in a future submission once the layout is generally accepted by the planning board.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your August 12, 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)

ARYEH SIEGEL
ARCHITECT

193-195 Main Street

CMS & HDLO Design Standards Analysis

July 29, 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: All facades are being designed to conform to the design requirements of the HDLO District and CMS District 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 will create 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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Beacon, New York 12508
ajs@ajsarch.com
www.ajsarch.com
Tel 845 838 2490
Fax 845 838 2657

(e) Support a sense of design context that appropriately relates historic buildings, general facade and window patterns, and traditional streetscapes in the area to new redevelopment efforts, while still allowing architectural flexibility.

Response: The proposed design references adjacent Main Street façade designs with it brick walls, brick soldier course lintels, upper cornice and windows with vertical proportions.

(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 with it brick walls, brick soldier course lintels, upper cornice and windows with vertical proportions. The design and materials are compatible with the existing building on the property and neighboring buildings.

(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 protected openings using glass block to allow natural light into the apartments and provide a façade design with openings and breaks in the façade.

(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 include brick, painted steel, stone bases on the brick piers, aluminum clad double hung windows, and painted Azek trim materials.

(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 proposed design references Main Street façade design with it brick walls, brick soldier course lintels, upper cornice and windows with vertical proportions. The design and materials are compatible with the existing building on the property and neighboring buildings.

(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.

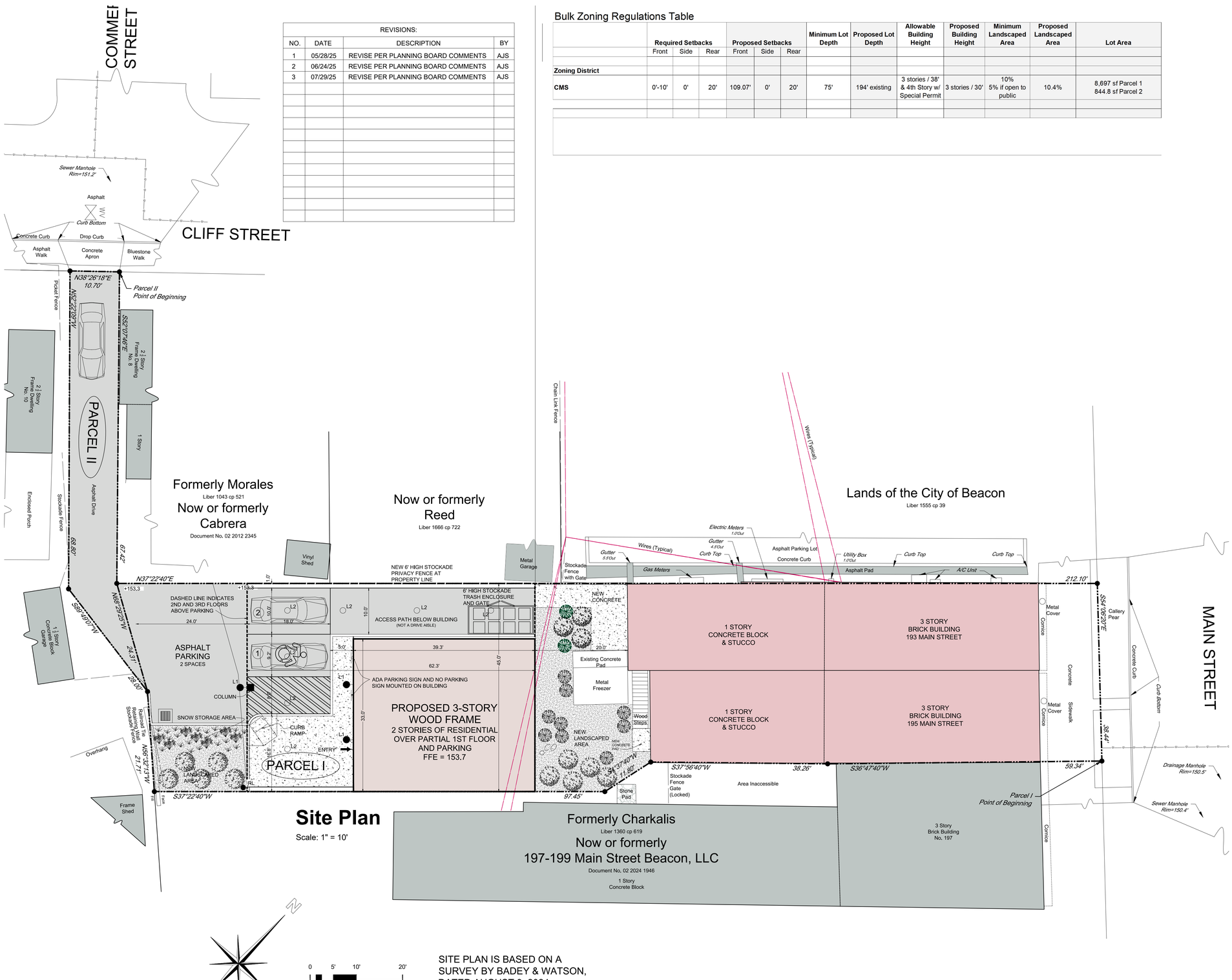
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NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS

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'



Site Plan
Scale: 1" = 10'

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

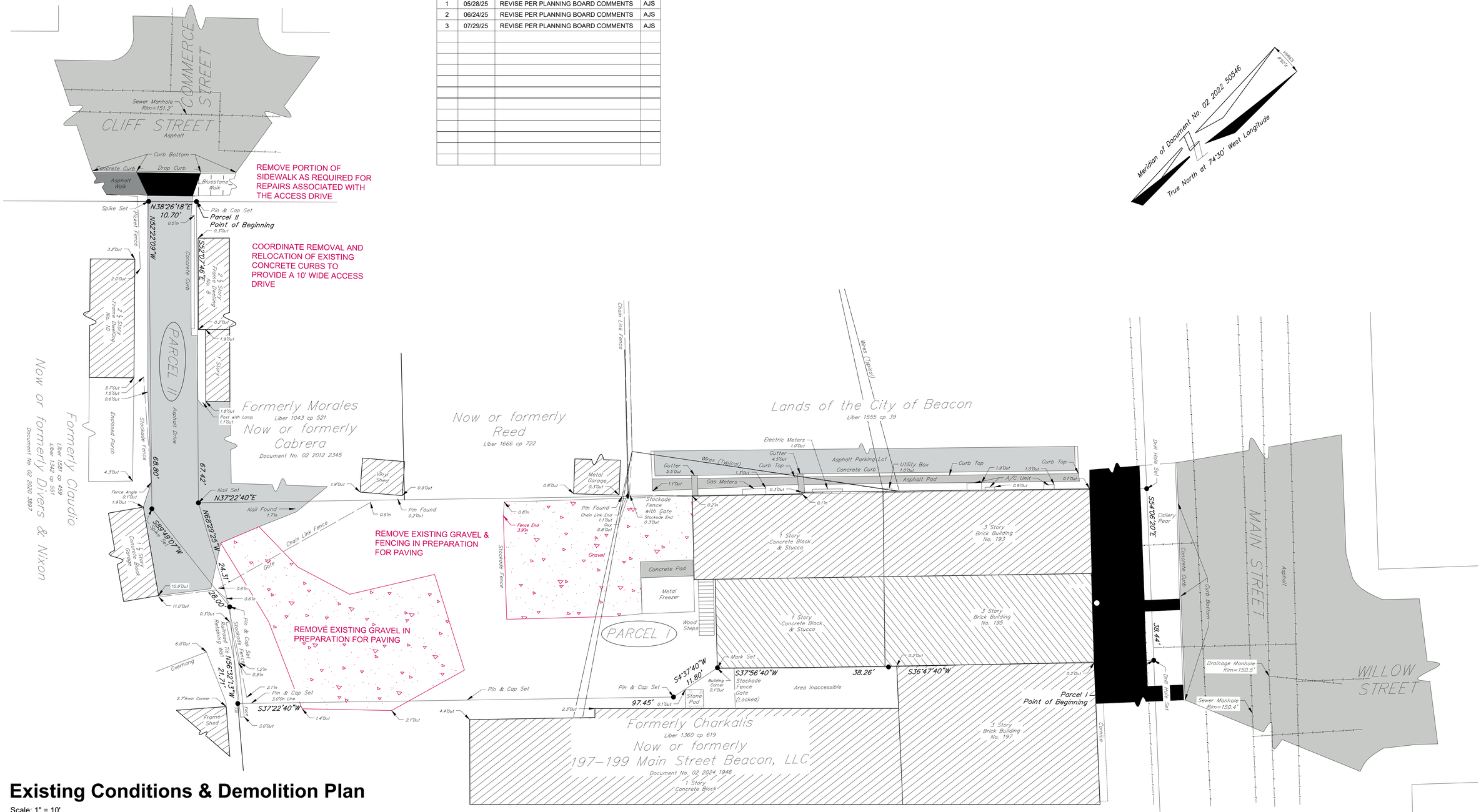
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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
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3	07/29/25	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

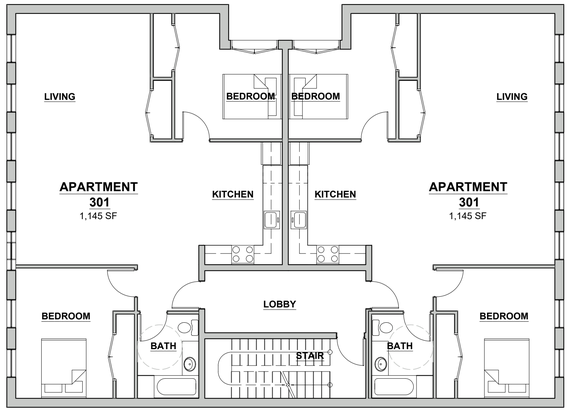
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

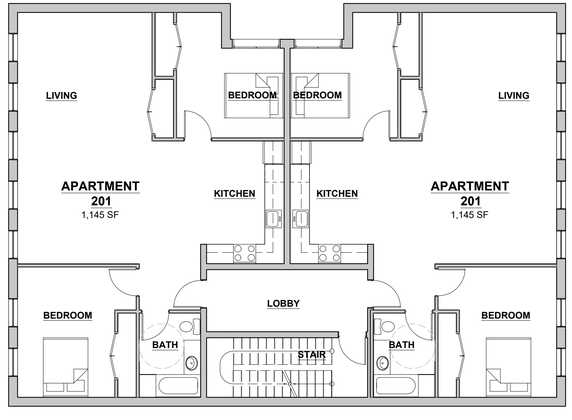
Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

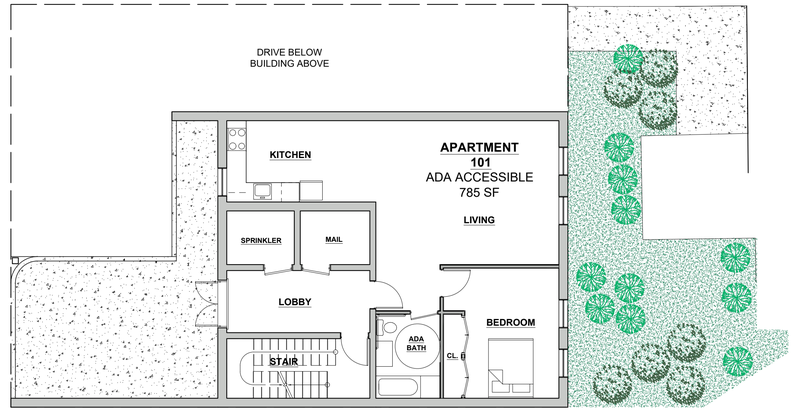
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NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS



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



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



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

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
Berisha
Beacon, NY 12508

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

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025



View 2

Scale: NTS

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
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS



View 1

Scale: NTS



View 3

Scale: NTS



View 4

Scale: NTS

Site Plan Application

Sheet 4 of 9 - Building Elevations & Views

Owner:
Berisha
Beacon, NY 12508

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

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

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.

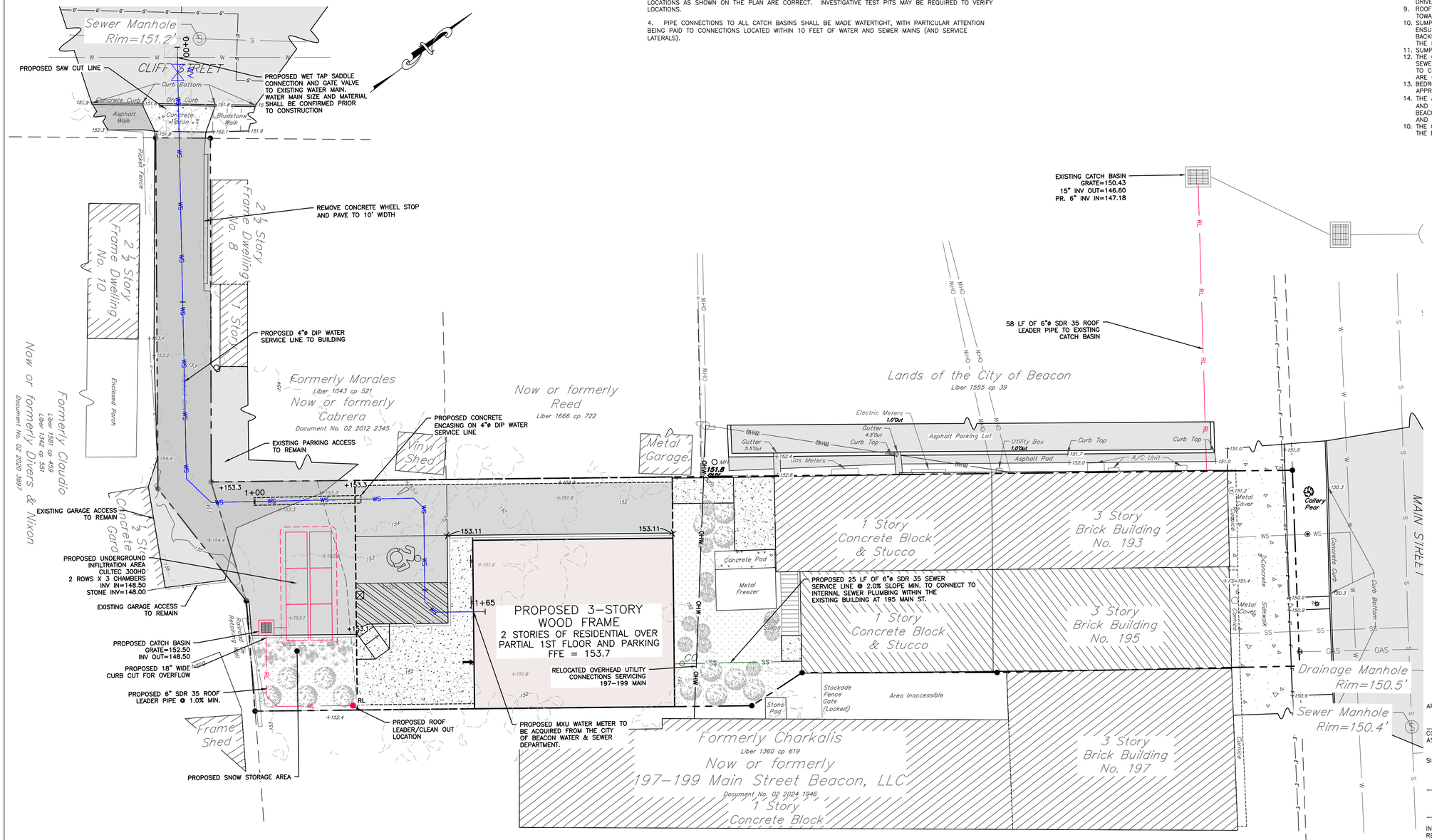
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

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:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				

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

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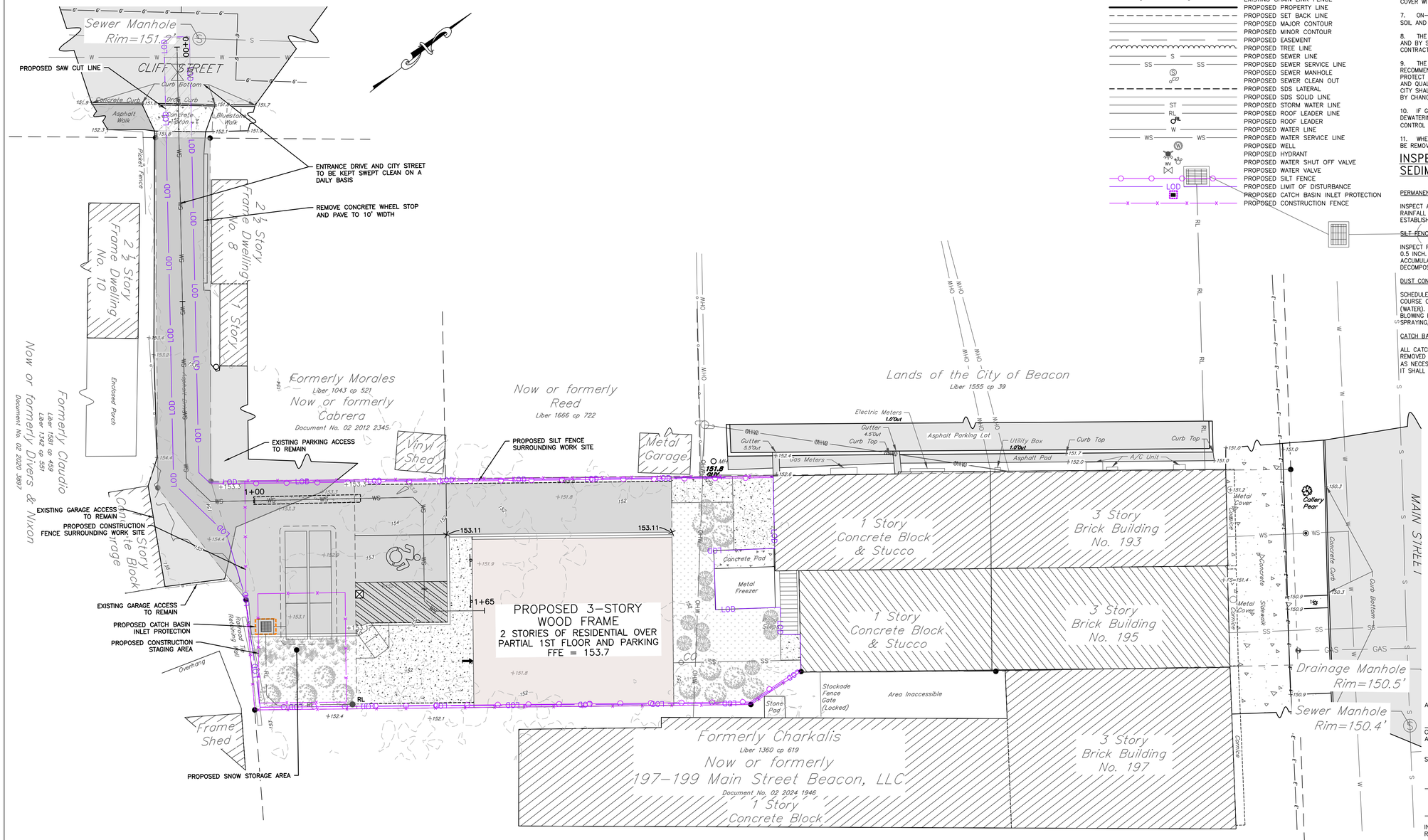
GRADING & UTILITY PLAN

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

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



LEGEND:

- EXISTING PROPERTY LINE
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- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- EXISTING STORM WATER LINE
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING STOCKADE FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION 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 RESTABLIZED 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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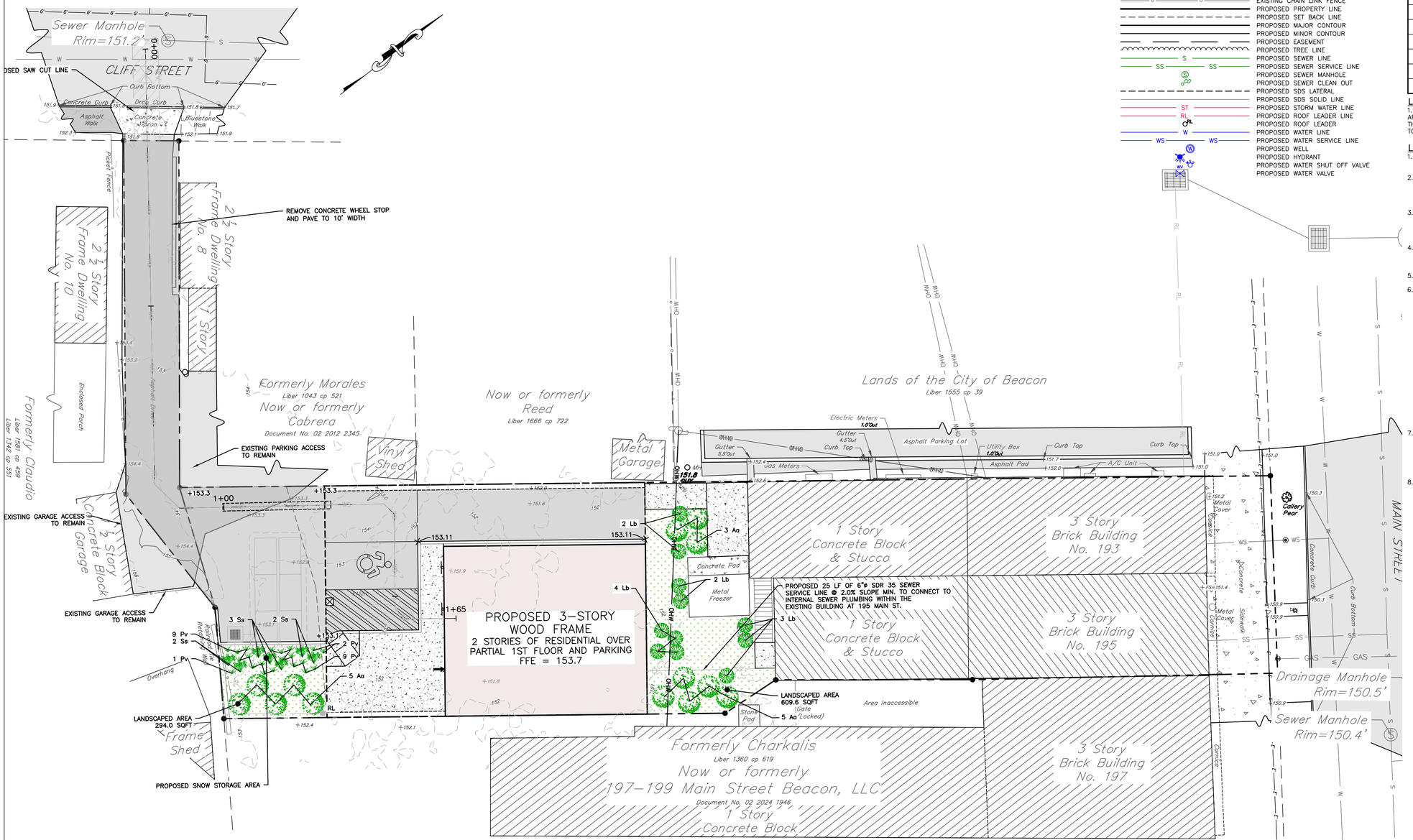
EROSION AND SEDIMENT CONTROL PLAN

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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PLANTING SCHEDULE

TREES

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

SHRUBS

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

LANDSCAPED AREA:

1. THE LANDSCAPED AREA ADJACENT TO THE PARKING AREA IS ±294 SQUARE FEET. THE LANDSCAPED AREA BETWEEN THE EXISTING BUILDING AND NEW BUILDING IS ±610 SQUARE FEET. THE TOTAL LANDSCAPED AREA IS THEREFORE ±904 SQUARE FEET WHICH IS APPROXIMATELY 10.4% OF THE TOTAL LOT AREA OF PARCEL 5954-27-806934.

LANDSCAPE NOTES:

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

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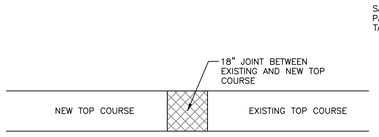
LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
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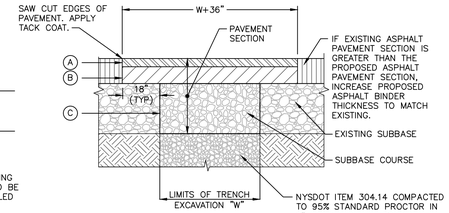
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NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE



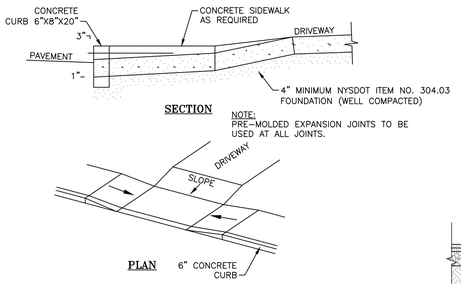
LEGEND

(A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

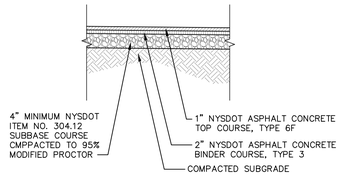
NOTES:

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.

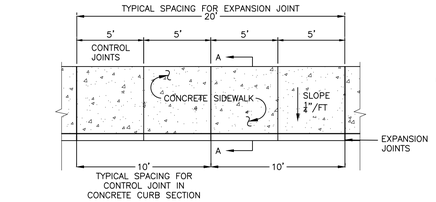
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE

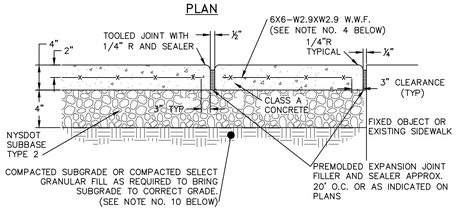


DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

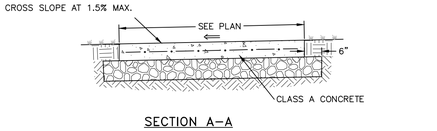


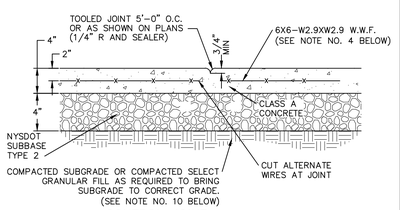


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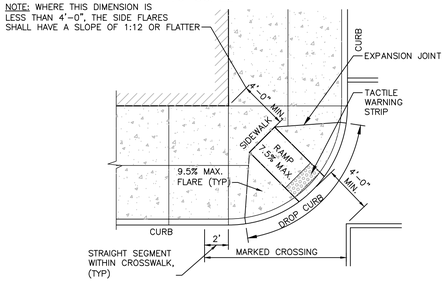
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL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

EXPANSION JOINT





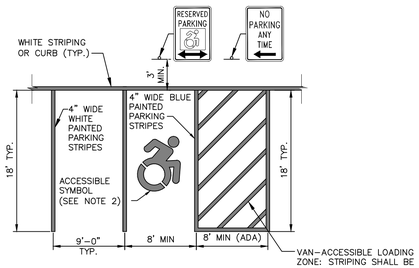
CONTROL JOINT



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.

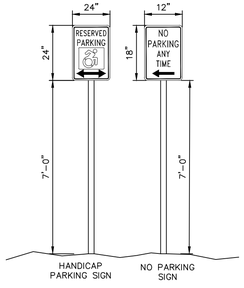
DIAGONAL RAMP WITH FLARED SLOPES DETAIL
NOT TO SCALE



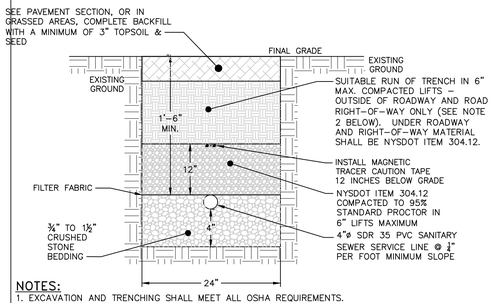
NOTES:

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



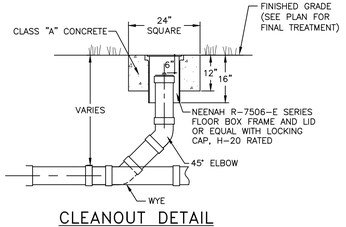
SIGN DETAILS
NOT TO SCALE



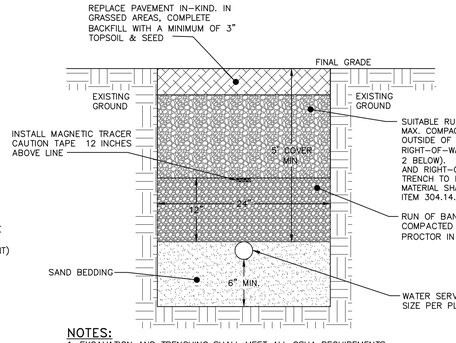
NOTES:

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



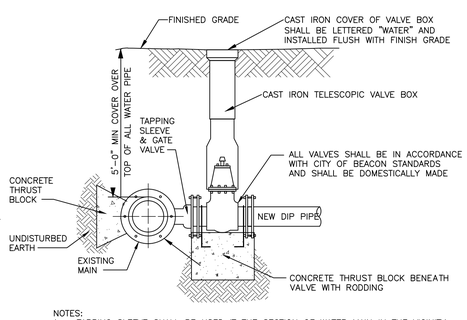
CLEANOUT DETAIL
NOT TO SCALE



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

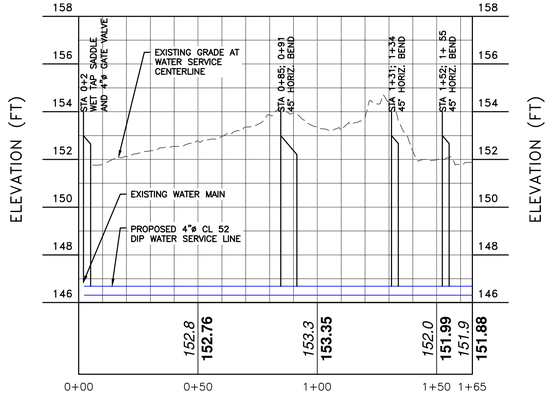


NOTES:

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				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				

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

SEAL

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

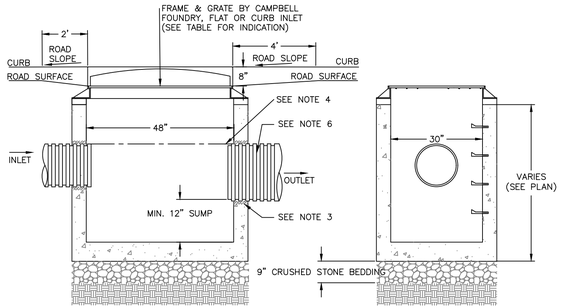
CONSTRUCTION DETAILS 1

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

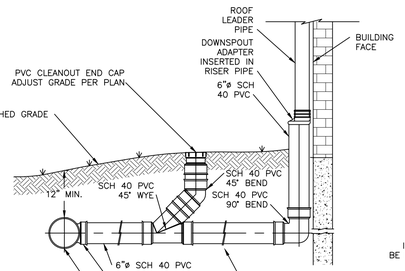
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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.

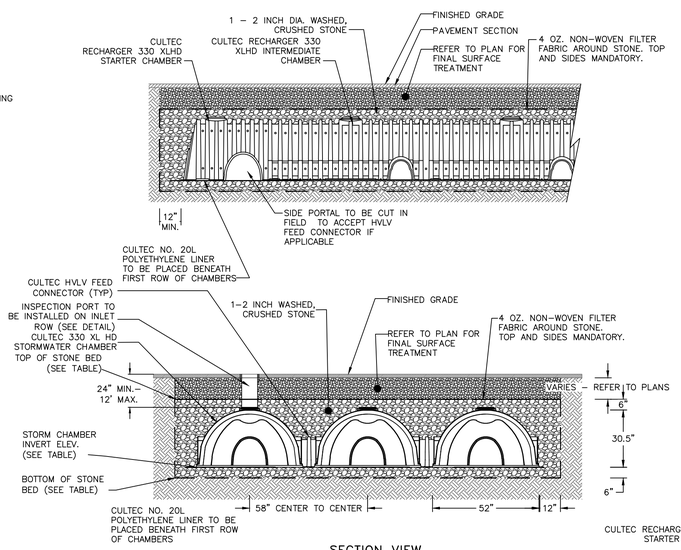
CATCH BASIN DETAIL
NOT TO SCALE



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



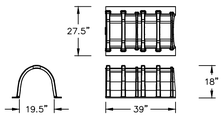
SECTION VIEW

NOTES:

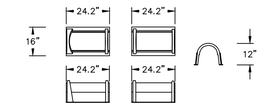
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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

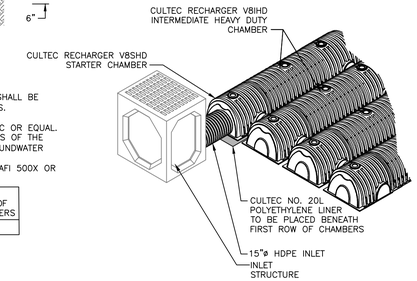
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



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.

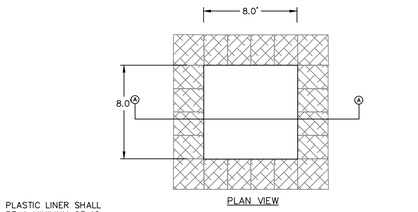
MAINTENANCE GUIDELINES:

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.

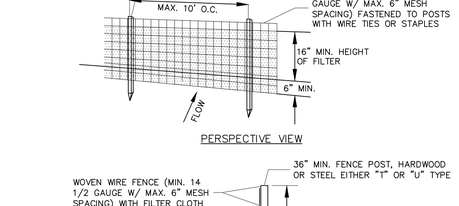
THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER 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.

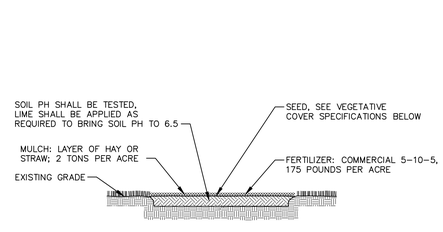
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



NOTES:

1. 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:

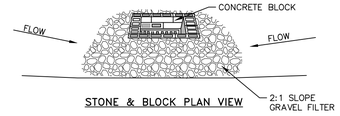
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

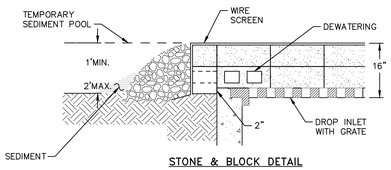
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

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.

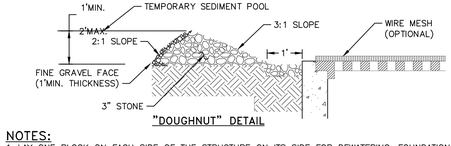
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				

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SEAL

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

CONSTRUCTION DETAILS 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

ENCROACHMENT NOTE:

THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

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				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				

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

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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

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

August 7, 2025

Kosova Lane Properties, LLC
169 Main Street
Beacon, NY 12508

Re: Determination Letter for 193-195 Main Street (Tax Grid #5954-27-806934)

To Whom It May Concern:

After reviewing the zoning regulations, it has been determined that the proposed building design does not conform to the requirements for the CMS (Central Main Street) Zoning District, per the following sections.

§223-41.18 Regulations.
F. Frontage types.
(1) For new buildings, only the following building frontage types are permitted:
a) Storefront.
b) Forecourt

"The definition of Frontage is "the extent of a building or a lot along a street as defined herein." The proposed new building does not have a frontage. New buildings are required to have one of these frontage types and this new building has no frontage, therefore it does not comply. .

§223-41.18 Regulations.
J. Design standards.
(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 design of the building lacks a front entrance facing the primary street (Main Street) and the front entrance is not connected to the sidewalk.

This property is located within the Historic District and Landmark Overlay Zone and must conform to the regulations in Chapter 134 of the City Code. Please note that §134-7 C. (6) has very similar language as §223-41.18 J. (8).

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

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

LANC & TULLY
Engineering and Surveying, P.C.

August 7, 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 multi-family residential space at 193-195 Main Street:

- Correspondence dated July 29, 2025, from Cuddy & Feder LLP.
- Correspondence dated July 29, 2025, from Aryeh Siegel, Architect.
- Correspondence dated July 29, 2025, from Hudson Land Design.
- CMS & HDLO Design Standards Analysis, dated July 29, 2025, as prepared by Aryeh Siegle, Architect.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of July 29, 2025, as prepared by Hudson Land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of July 29, 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. 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.

2. 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. ***Applicant states that they are seeking to form an easement agreement with the neighboring parcels that use the driveway.*** A copy of the finalized easement agreement shall be submitted for review by the Planning Board Attorney.

3. 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.

   Although the Applicant has responded stating that the previously submitted parking analysis prepared by Colliers provided this information, it did not look at similar projects in the area to determine the actual number of parking spaces provided/required at these other locations to provide for a comparison to this project. We again ask that the parking analysis be updated to include additional information as to similar projects and the parking that has been provided for those projects.

4. 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. Our office finds the Lot Consolidation Plat to be acceptable.

Site Plan (Sheet 1 of 8):

1. 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 as shown on Sheet 5 of 9. The site plan shall be revised to reflect or note that these overhead lines are to be relocated.

Existing Conditions & Demolition (Sheet 2 of 9):

1. Are there any easements associated with the access drive off Cliff Street that leads to the rear of the project site? Applicant has noted that this is still being researched, and any findings will be provided to the City.

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.

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: August 8, 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 July 29, 2025
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated July 29, 2025
- Exhibit B: Response to Comments Memo prepared by Hudson Land Design, dated July 29, 2025
- Exhibit C: Revised CMS & HLDO Design Standards Analysis, by Aryeh Siegel, dated July 29, 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:

Pending a determination from the Building Inspector regarding the project's compliance with §223-41.18(J)(8) and §134-7(C)(6) of the City Code regarding design and entrance orientation, we have limited our review of the revised submission until the compliance issues noted above are addressed. The following comments from our July 2, 2025 letter remain unaddressed and should be resolved in future submissions.

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.

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.

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).

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 the submission of revised or supplemental materials. Please contact our office with any questions or requests for clarification.

Natalie Quinn
Beacon Planning Consultant

Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

City of Beacon Planning Board Agenda
08/12/2025

Title:

Review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.

ATTACHMENTS

105-107 Catherine PB 8.12.25 Subdivision Cvr Ltr_2025-0729 (1).pdf

105-107 Catherine PB 8.12.25 Subdivision-Application-2022-1 - EXECUTED.pdf

105-107 Catherine PB 8.12.25 Short EAF (EXECUTED).pdf

105-107 Catherine PB 8.12.25 Subdivision Plan_2025-0729.pdf

Lanc & Tully 105 Catherine Street 08-07-25 review.pdf

KARC Review PB_105-107 Catherine Street_2025.08.11.pdf

HUDSON LAND DESIGN

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

July 29, 2025

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

Re: 105 Catherine Street Residential Subdivision
Catherine Street Properties, LLC (Applicant)
105 Catherine Street
Tax Parcel: 5954-36-949764, 937771 & 931757, (Parcel 949764: ±0.70 ac.; All parcels: ±1.33 ac. Total)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Catherine Street Properties, LLC ("the Applicant") for the above-referenced project, Hudson Land Design ("HLD") respectfully submits this letter in support of the Applicant's first submittal of an Application for Residential Subdivision Approval. The "project" entails a proposal for subdivision on an existing 0.693 acre parcel located at 105-107 Catherine Street (Tax Map No. 5954-36-949764). The parcel currently contains an existing two-story multi-family residential dwelling a one-story auto repair shop and materials and equipment storage. The parcel has frontage on Catherine Street to the north and Rombout Avenue to the south and is situated in the City of Beacon's R1-5 zoning district. The north portion of the lot contains the existing buildings, while the southern portion of the lot is generally vacant but currently used for equipment and materials storage.

The Applicant proposes to subdivide the southern portion of the existing lot where contractor storage currently exists to create one (1) additional residential building lot, resulting in a total of two (2) lots. No changes are proposed to the northern portion of the lot, and existing structures will remain as-is. The proposed lot line follows the dimensions of a historic residential lot (50' x 150') originally filed with the Dutchess County Clerk on June 24, 1882 (Filed Map #324).

A City-owned 24" storm line currently traverses Parcel 949764 and a portion of adjacent Parcel 937771, running from a catch basin on Rombout Avenue to another on Catherine Street. It is currently located approximately 10 feet from the eastern property line of the south portion of the subject lot. See attached existing conditions plan sheet 2 for reference.

To accommodate residential development, the proposal includes relocation of the storm line so that it will straddle the new lot line between parcels 949764 and 931757, and then reconnect to the existing catch basin on Parcel 937771.

A utility easement in favor of the City of Beacon is proposed over the relocated storm line. This easement will affect three parcels—949764, 931757, and 937771—all of which are owned by the Applicant. The Applicant acknowledges that these parcels will need to be formally included in the utility easement agreement.

Parcel 937771 located west of the north portion of the subject lot, contains a commercial building with a private learning center operating out of the space. Parcel 931757 located west of the south portion of the lot is generally vacant and also used as equipment and materials storage. There are no proposed lot line changes to parcels 937771 & 931757; however, they are affected by the proposed utility easement to the City as it falls on all three existing lots.

The clip below is from Dutchess County Parcel Access showing the three parcels and how they relate to one-another.



Parcel 931757 is a stand-alone residential building lot and will be subject to a plot plan and possible architectural review to obtain a building permit. The plans show conceptual development of the parcel to demonstrate that it will remain a viable buildable lot after the storm line and easement are in place.

The existing uses on the subject lot 949764 to be subdivided are pre-existing, non-conforming. No changes are proposed to these uses. The submitted bulk table demonstrates compliance with the R1-5 area and parking requirements. This proposal will eliminate unsightly non-conforming contractor storage currently occupying the southern portion of Parcel 949764 and Parcel 931757, bringing these lots into conformance and enhancing the viewshed along Rombout Avenue by introducing new single-family residential development consistent with the zoning district.

The following materials are submitted in support of the project:

- 5 copies of a Subdivision Plan Set (7 sheets);
- 1 original Subdivision Application including review and escrow fees, and
- 5 copies of a Short Environmental Assessment Form.

The Applicant looks forward to appearing at the Board's August 12, 2025 meeting Agenda for discussion and establishment of lead agency. We will also request that the board decide if a coordinated review is appropriate for this project and if they are in a position to schedule a public hearing for the September planning board meeting.

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: Catherine Street Properties, LLC
Daniel G. Koehler, P.E. (HLD file)

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Catherine Street Properties, LLC (Jennifer Edge)

Address: 105 Catherine St
Beacon, NY 12508

Signature: _____

Date: July 29, 2025

Phone: 845-240-4936

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design - Michael Bodendorf, P.E.

Address: 174 Main Street
Beacon, NY 12508

Phone: 845-440-6926

Fax: _____

Email address: mbodendorf@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
105 Catherine Street Subdivision

Street which property abuts: Catherine Street to the north and Rombout Avenue to the south

Current Tax Map Designation: Section 5954 Block 36 Lot(s) 949764

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

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

Total area of property is _____

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

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

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Catherine Street Properties, LLC (Jennifer Edge)

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Jennifer Edge 100%

List all properties in the City of Beacon that you hold a 5% interest in:
95 Catherine Street (5954-36-937771); 222 Rombout Avenue (5954-36-931757)

Applicant Address: 105 Catherine St Beacon, NY 12508

Project Address: 105 Catherine St Beacon, NY 12508

Project Tax Grid # 5954-36-949764

Type of Application Sudivision

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, Catherine Street Properties, LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Signature of Owner

Member

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 105 Catherine Street Subdivision

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

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

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 105 Catherine Street Subdivision

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

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

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

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

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

_____

_____

_____

_____

_____

_____

Applicant/Sponsor Name: Catherine Street Properties, LLC (Jennifer Edge)

Signature: _____

Date: July 29, 2025

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: Catherine Street Properties, LLC (Jennifer Edge)

Address of Applicant: 105 Catherine Street, Beacon, NY 12508

Telephone Contact Information: 845-240-4936

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.
Catherine Street Properties, LLC	105 Catherine Street Beacon, NY 12508	845-240-4936	11/16/04 - sale of property	Deed recorded at the Dutchess Cty Clerk on 11/18/04

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

☐ YES ☒ NO

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) Jennifer Edge

(Signature) _____

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity Catherine Street Properties, LLC	Telephone Contact Information 845-240-4936
Principal Place of Business of Entity 105 Catherine Street	Place and Date of incorporation 11/18/2004 Dutchess County
Method of Incorporation Limited Liability Corp	Official place where the documents and papers of incorporation were filed Dutchess County Clerk

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Jennifer Edge	105 Catherine Street Beacon, NY 12508	845-240-4936	Sole Proprietor

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.
Catherine Street Properties, LLC	105 Catherine Street Beacon, NY 12508	845-240-4936	11/16/04 - sale of property	Deed recorded at the Dutchess Cty Clerk on 11/18/04

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☒ NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ ☒

YES NO

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

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

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Catherine Street Properties, LLC	105 Catherine Street Beacon, NY 12508

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation Catherine Street Properties, LLC	Telephone Contact Information 845-240-4936
Principal Business Address 105 Catherine Street, Beacon, NY 12508	Place and Date of Incorporation 11/18/2004
Method of Incorporation Limited Liability Corporation	Official place where the documents and papers of incorporation were filed Dutchess County Clerk

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**
Jennifer Edge	105 Catherine Street Beacon, NY 12508	845-240-4936

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ YES ☒ NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

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

☐ YES ☒ NO

I, Jennifer Edge being first duly sworn, according to law, deposes and says that I am (Title) MEMBER, an active and qualified member of the Catherine Street Properties, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Jennifer Edge

(Signature) _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
105 Catherine Street Subdivision

Project Location (describe, and attach a location map):
105 Catherine Street, Beacon, NY 12508

Brief Description of Proposed Action:
The existing lot at located at 105 Catherine Street has frontage on Catherine Street to the north and Rombout Avenue to the south. The proposal calls for subdividing the parcel at 105 Catherine Street into two lots - a north and south lot. The north lot will retain it's frontage on Catherine Street and the south lot will retain frontage on Rombout Avenue. The northern lot will retain all existing structures and no use changes are proposed for the lot. The southern lot will be developed into a single-family residential lot through the construction of a house, driveway and service lines that will connect to the existing water and sewer stubs connected to the City of Beacon public water & sewer systems.
The Applicant also owns adjacent properties - 95 Catherine Street fronting Catherine St. (5954-36-937771), and an unnumbered parcel fronting Rombout Avenue (5954-36-931757) in the City of Beacon, NY. There are no proposed changes to these lots; however, a City owned storm pipe travels through the subject parcel. The proposal calls for re-locating the storm line to straddle the property line between parcels 949764 & 931757. The relocated stormwater line will cross the southeastern corner of parcel 937771 and an easement will be provided to the City over the 4 lots which includ.

Name of Applicant or Sponsor:	Telephone: (845) 240-4936
Catherine Street Properties, LLC (Jennifer Edge - Contact)	E-Mail: jennedge@outlook.com

Address:
105 Catherine Street

City/PO:	State:	Zip Code:
Beacon	New York	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Planning Board- Subdivision Approval	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 0.70 acres
   b. Total acreage to be physically disturbed? +/- 0.34 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 1.33 acres (Includes parcels 937771 & 931757)

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

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

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

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

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

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

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

☐ Wetland ☐ Urban ☑ Suburban

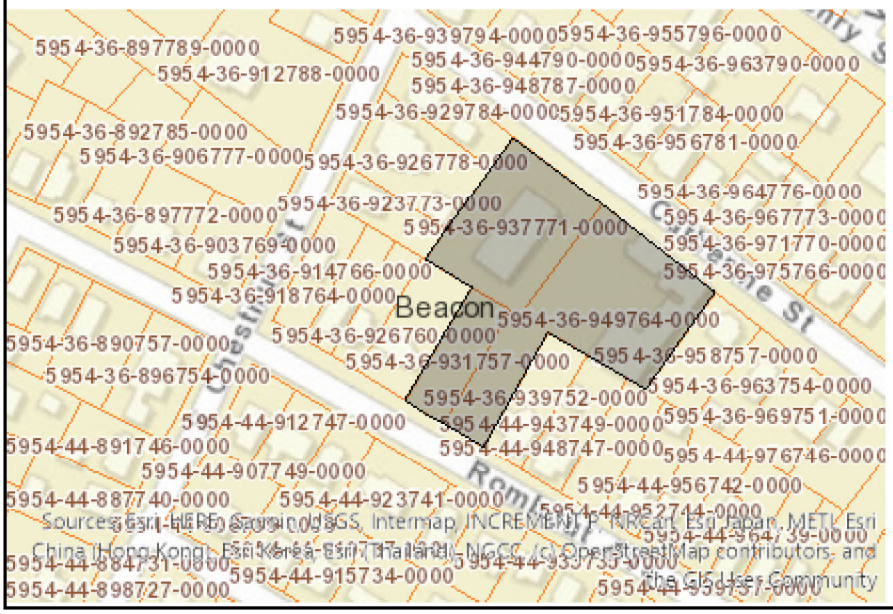
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: Stormwater discharges from the proposed development to be conveyed to the relocated 24" stormwater pipe system through the parcel (catch basins and stormwater piping). A drainage easement shall be established between the lots.		
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: DEC Remediation Site B00130- Status Class: C ; DEC Remediation Site C314118 - Status Class: N. Please refer to the NYSDEC Environmental Remediation Database Site Records attached below for further details.	☐	☑

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

Applicant/sponsor/name: Michael A. Bodendorf, P.E. Date: 7/29/2025

Signature: Title: Engineer for Applicant

PRINT FORM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c)
Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823
Site Type:
Estimated Size: 1.4 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

The City of Beacon's State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999.

The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service.

Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and contained fuel oil or gasoline which was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment.

Based on the results of the SI, previous investigations, and the Interim Remedial Measures

(contaminated soil removals) conducted at the site, a “no further action” remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision.

Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

This property was contaminated with fuel oil and gasoline which was found to be leaking into the surrounding soils from the former on-site underground storage tanks. All tanks and contaminated soils have been removed from the site.

Site Health Assessment

No complete exposure pathways currently exist at this site.

For more Information:

E-mail Us

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DER Environmental Remediation Databases

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Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Churchill Mills
Site Code: C314118
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 1 East Main Street
City: Beacon
Zip: 12508
County: Dutchess
Latitude: 41.502233333
Longitude: -73.9628
Site Type:
Estimated Size: 3.36 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Site Owner(s) and Operator(s)

Current Owner Name: EAST MAIN MILLS, LLC
Current Owner(s) Address: 18 EAST 22ND STREET
NEW YORK, NY, 10010

Site Document Repository

Name: HOWLAND PUBLIC LIBRARY
Address: 313 MAIN STREET
BEACON, NY, 12508

Site Description

The Church Hill Mills Site is +/- 3.36 acres, made up of 4 parcels and is located in the City of Beacon, Dutchess County. The site is bounded by Tioranda Avenue to the northeast, East Main Street to the north, the Fishkill Creek to the east and south, and Churchill Street to the southwest. The site is currently vacant and has previously been utilized in part for various industrial uses including hat manufacturing, aluminum anodizing, woodworking and auto parts salvaging.
Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases include petroleum, SVOCs, metals and PCBs.
The BCP application was approved in 2007. The remedial investigation work plan was approved in December 2007. After two schedule extensions, the Volunteer has terminated the BCA without implementing the investigation work plan.

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

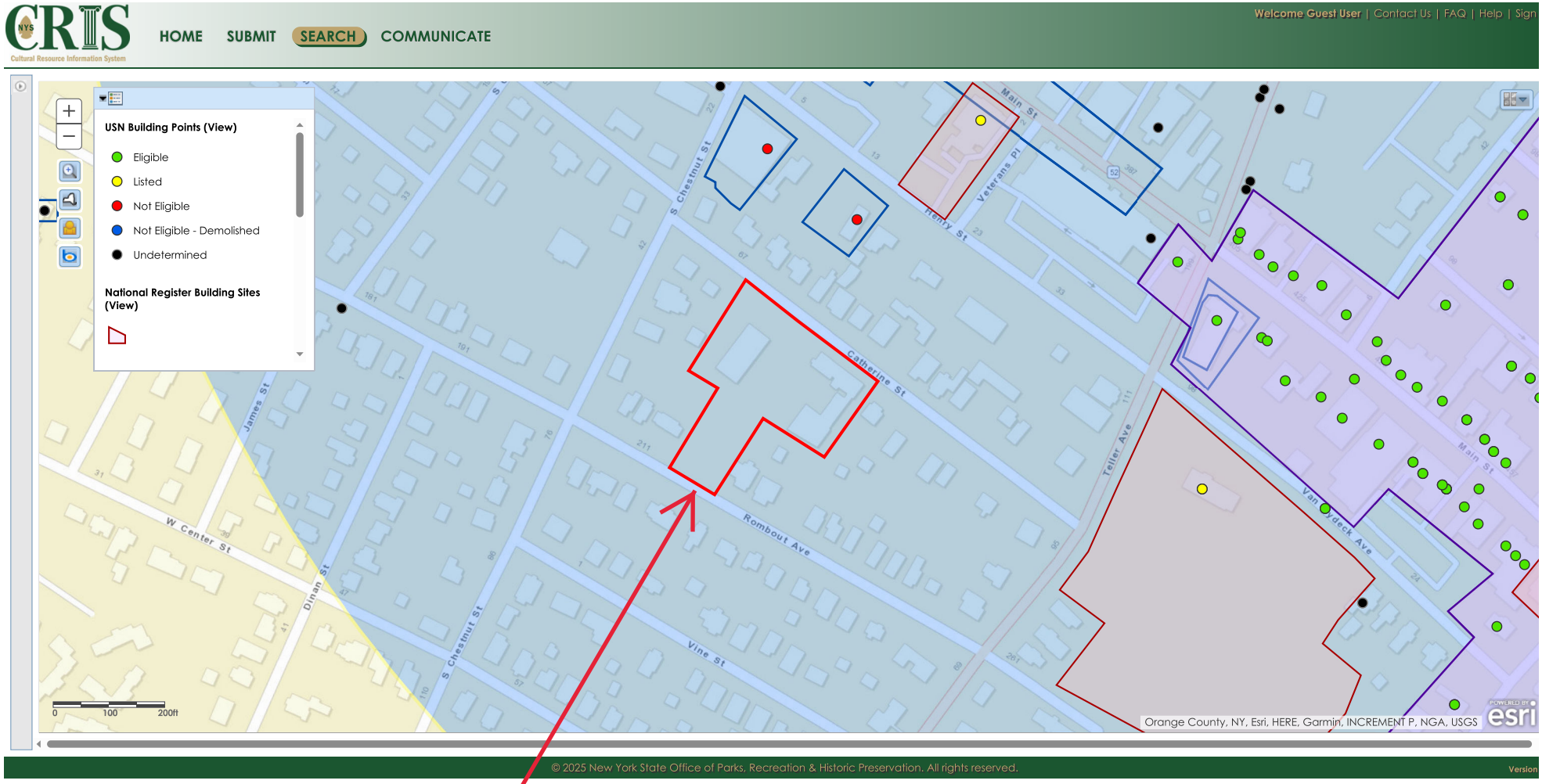
Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases are petroleum, SVOCs, metals and PCBs.

* Class N Sites: "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

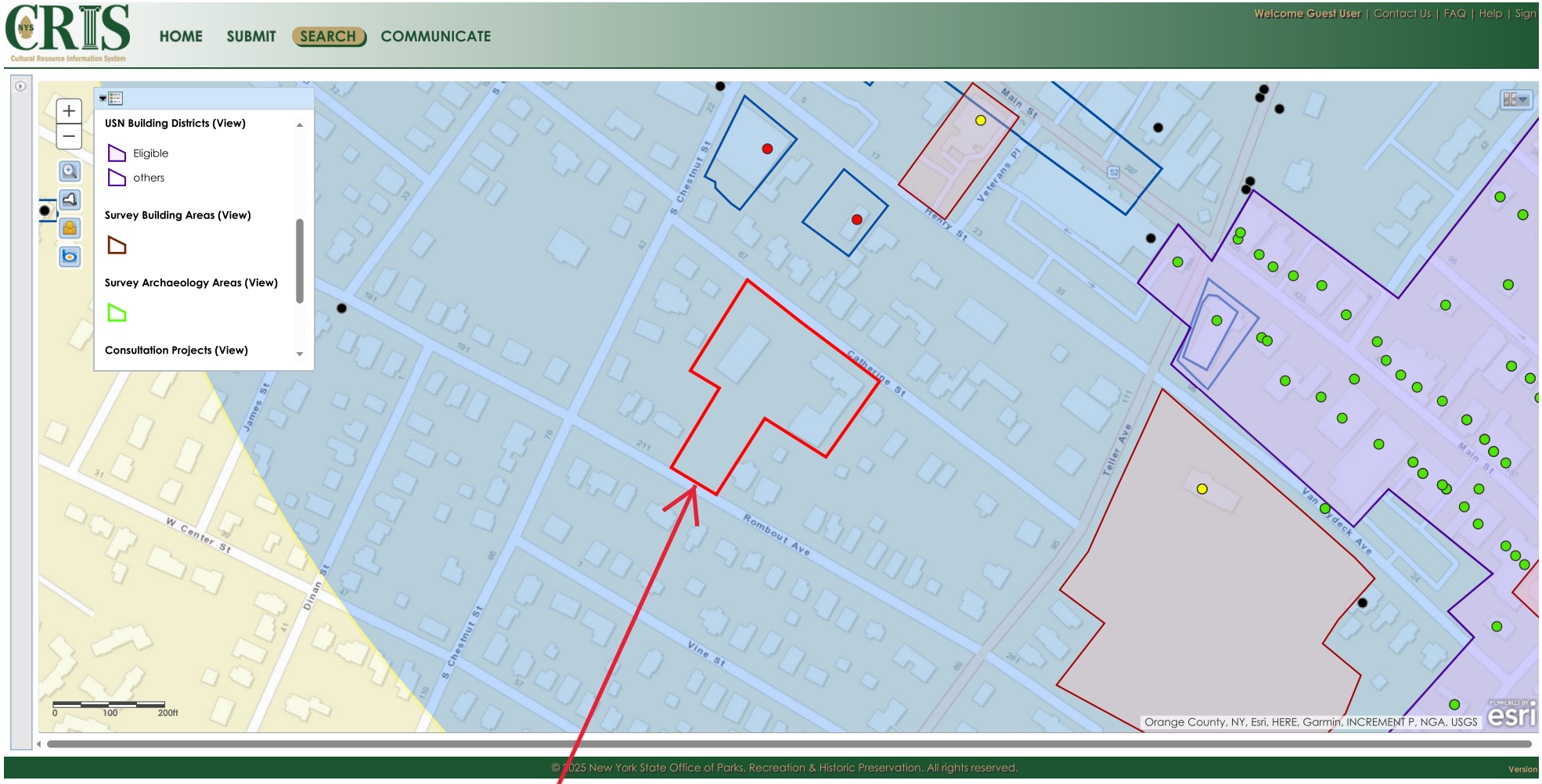
For more Information:

E-mail Us

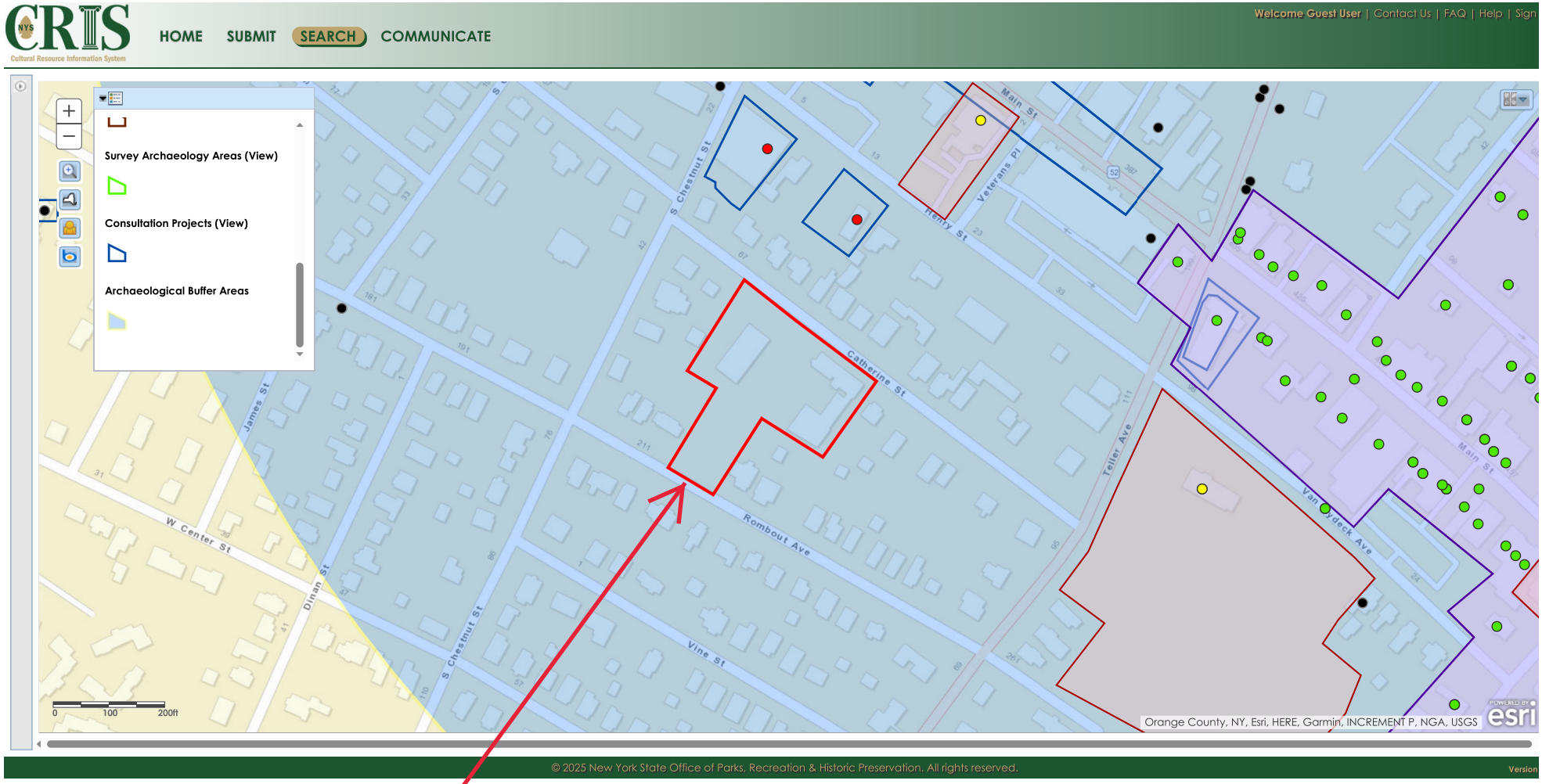
Refine This Search



Project Site:
95~105 Catherine Street &
Rombout Avenue



Project Site:
95~105 Catherine Street &
Rombout Avenue

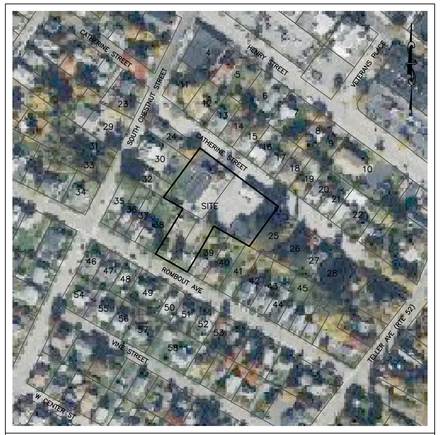


Project Site:
95~105 Catherine Street &
Rombout Avenue

105 CATHERINE STREET
SUBDIVISION PLAN

105 CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 5954-36-949764, 937771 & 931757
TOTAL LOT AREA: ±1.33 ACRES
ZONING DISTRICT: R1-5



SITE LOCATION MAP SCALE: 1" = 200'

ADJOINING OWNERS WITHIN 200'
PARCEL: OWNER & ADDRESS
1. CATHERINE STREET PROPERTIES LLC, 105 CATHERINE STREET, BEACON NY 12508
2. CATHERINE STREET PROPERTIES LLC, 105 CATHERINE STREET, BEACON NY 12508
3. CATHERINE STREET PROPERTIES LLC, 105 CATHERINE STREET, BEACON NY 12508
4. GARAGEWORKS STUDIOS LLC, 1 EAST MAIN STREET, BEACON NY 12508
5. GARTH MARK, 7 HENRY STREET, BEACON NY 12508
6. LORI JOSEPH BUILDERS INC, 49 SHEA LANE, BEACON NY 12508
7. LORRAINE KOSCAL, 17 PINE STREET, CORNWALL ON THE HUDSON NY 125208
8. MATTHEW KANE, 30 WILKES STREET, BEACON NY 12508
9. MATHEW KANE, 20 MASE STREET, BEACON NY 12508
10. HENRY ST PROFESSIONAL BLDG LLC, 33 HENRY STREET, BEACON NY 12508
11. JOHN TAYLOR, 1115 5TH AVE 14C, NEW YORK NY 10128
12. CARL SCHAEFER, 86 CATHERINE STREET, BEACON NY 12508
13. CALEB HONEYCHURCH, 92 CATHERINE STREET, BEACON NY 12508
14. MATTHEW KEAVENEY, 94 CATHERINE STREET, BEACON NY 12508
15. ALBERTO MORA, PO BOX 1267, BEACON NY 12508
16. SEAN KRAFT, 30 WILKES STREET, BEACON NY 12508
17. PATRICK WHITE, 106 CATHERINE STREET, BEACON NY 12508
18. DWAYNE PRUITT, 110 CATHERINE STREET, BEACON NY 12508
19. DWAYNE PRUITT, 110 CATHERINE STREET, BEACON NY 12508
20. DESIREE REID, 118 CATHERINE STREET, BEACON NY 12508
21. LEONARD BEHNEY, 9 SCHOFIELD PLACE, BEACON NY 12508
22. CABOT PHILBRICK, 955 HALE STREET, BEVERLY MA 01915
23. JOSEPH WASSWEILER, 44 S CHESTNUT STREET, BEACON NY 12508
24. TOMAS LABELLE, 39 SOUTH CHESTNUT STREET, BEACON NY 12508
25. PETER HORAN, 115 CATHERINE STREET, BEACON NY 12508
26. CHARLES BELCHER, 237 LEONARD STREET, BROOKLYN NY 11211
27. JEFFREY DOMANSKI, 125 CATHERINE STREET, BEACON NY 12508
28. PETER AUGELLO, 127 CATHERINE STREET, BEACON NY 12508
29. ANDREW ANTALEK, 52 SOUTH CHESTNUT STREET, BEACON NY 12508
30. DAVID DEVINE, 22 BEACH ROAD, POUGHQUAG NY 12570
31. ANDREW ANTALEK, 52 SOUTH CHESTNUT STREET, BEACON NY 12508
32. ANDREW BUCKLAND, 51 SOUTH CHESTNUT STREET, BEACON NY 12508
33. ANDREW ANTALEK, 52 SOUTH CHESTNUT STREET, BEACON NY 12508
34. MARIANNE LOACH, 64 SOUTH CHESTNUT STREET, BEACON NY 12508
35. LEONEL FIGUEROA, 53 SOUTH CHESTNUT STREET, BEACON NY 12508
36. CRYSTAL WILLIAMS, 214 ROMBOUT AVENUE, BEACON NY 12508
37. WALTER BAXTER, 216 ROMBOUT AVENUE, BEACON NY 12508
38. ROMBOUT & CARTER LLC, 1 KITTY LANE, MARLBORO NY 12541
39. RUSSELL WATSON, 840 N HILLSIDE RD 2, WAPPINGERS FALLS NY 12590
40. LISETTE CHERESSON, 234 ROMBOUT AVENUE, BEACON NY 12508
41. LISETTE CHERESSON, 234 ROMBOUT AVENUE, BEACON NY 12508
42. JOHN GUNN, 242 ROMBOUT AVENUE, BEACON NY 12508
43. JAMES VERMEULEN, 246 ROMBOUT AVENUE, BEACON NY 12508
44. ROGER APLON, 250 ROMBOUT AVENUE, BEACON NY 12508
45. MARGARET TIGHE, 254 ROMBOUT AVENUE, BEACON NY 12508
46. MILTON DAVID, 71 SOUTH CHESTNUT STREET, BEACON NY 12508
47. TIMOTHY RUPERD, 221 ROMBOUT AVENUE, BEACON NY 12508
48. ERNEST SMITH, 223 ROMBOUT AVENUE, BEACON NY 12508
49. BRIAN STEVENS, 229 ROMBOUT AVENUE, BEACON NY 12508
50. FRANCES BELAVAL, 235 ROMBOUT AVENUE, BEACON NY 12508
51. JAMES VERFUTH, 239 ROMBOUT AVENUE, BEACON NY 12508
52. ERIC ALFREDO, 243 ROMBOUT AVENUE, BEACON NY 12508
53. NIGEL CLARK, 1248 N LAS PALMAS 3, LOS ANGELES CA 90038
54. ADAM CARAHER, 4 VINE STREET, BEACON NY 12508
55. TERESA ESTRADA, 59 DINAN STREET, BEACON NY 12508
56. JOHN YU, 330 W 56TH STREET APT 12C, NEW YORK NY 10019
57. MARK DALEY, 22 VINE STREET, BEACON NY 12508
58. BEVERLY PHILLIPS, 23 VINE STREET, BEACON NY 12508

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

SHEET 1 OF 1: PRELIMINARY SUBDIVISION PLAT (SP-1)

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

OWNER/APPLICANT:
CATHERINE STREET PROPERTIES LLC
105 CATHERINE STREET
BEACON, NEW YORK 12508
PH: 845-240-4936

PROJECT SURVEYOR:
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NY 12569
PH: 845-380-0528

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

_____ _____
CATHERINE STREET PROPERTIES, LLC. DATE

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

BY:_____
BRENDAN JOHNSON, PLS *N.Y. State Lic. no. 050919*

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

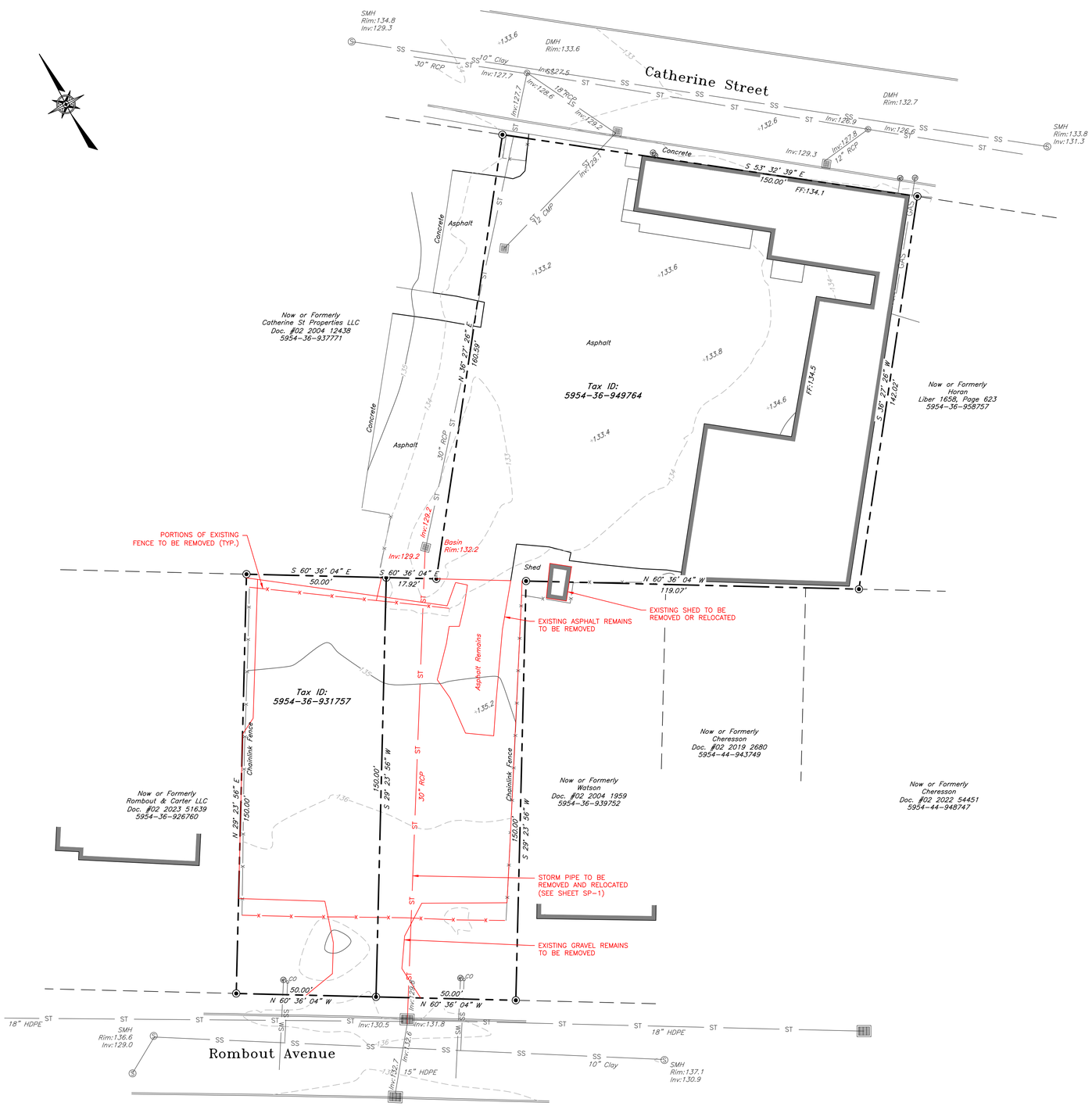
STATE OF NEW YORK · MICHAEL A. BOSENKOPF · 084465 · LICENSED PROFESSIONAL ENGINEER
SEAL

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

COVER SHEET
105 CATHERINE STREET SUBDIVISION
CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- 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
- ST EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- GAS EXISTING GAS LINE
- EXISTING FENCE
- TO BE REMOVED

PROJECT INFORMATION:

PARCEL OWNER:	CATHERINE STREET PROPERTIES LLC.; 105 CATHERINE ST BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	105 CATHERINE STREET, BEACON NY 12508
TAX PARCEL ID:	5954-36-949764, 937771 & 931757
PARCEL AREA:	±57,935 SQFT OR ±1.33 ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR CATHERINE STREET PROPERTIES LLC" PREPARED BY BRENDAN JOHNSON, PLS, DATED JUNE 30, 2025.

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.
11. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEMOLITION NOTES:

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

INDIANA BAT PROTECTION NOTES:

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

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

BY: _____
BRENDAN JOHNSON, PLS — N.Y. State Lic. no. 050919

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

Dig Safely. New York Call 811 before you dig

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

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

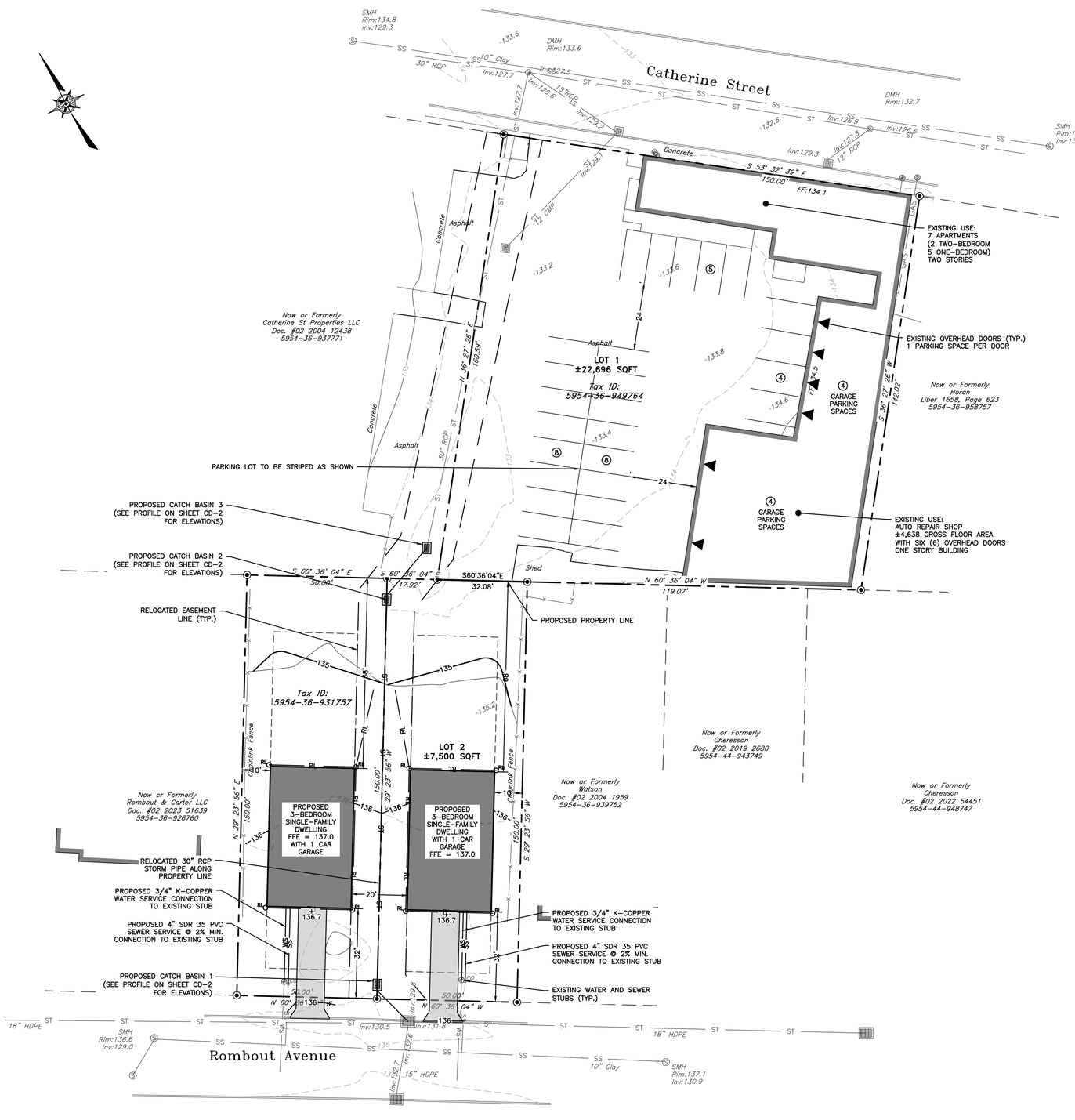
EXISTING CONDITIONS PLAN

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE 5954-36-949764:

PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN./UNIT	±30,196 SQFT	±22,696 SQFT	±7,500 SQFT
LOT WIDTH:	50 FEET MINIMUM	50 FEET	±150 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM		±142 FEET	±150 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	10 FEET MINIMUM	±0.0 FEET(1)	±0.0 FEET(1)	±32 FEET
SIDE YARD:	10 FEET MINIMUM	±2.8 FEET(1)	±2.8 FEET(1)	±10.0 FEET
REAR YARD:	20 FEET MINIMUM	±1.0 FEET(1)	±1.0 FEET(1)	±68 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX.	±23.7%	±31.5%	±20%

(1) EXISTING NON-CONFORMING

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE 5954-36-931757:

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	5,000 SQFT MIN./UNIT	±7,500 SQFT	±7,500 SQFT
LOT WIDTH:	50 FEET MINIMUM	±50 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM	±150 FEET	±150 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	10 FEET MINIMUM	N/A	±32 FEET
SIDE YARD:	10 FEET MINIMUM	N/A	±10 FEET
REAR YARD:	20 FEET MINIMUM	N/A	±68 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	N/A	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX.	0.0%	±20%

WATER & SEWER NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.

GENERAL CONSTRUCTION NOTES:

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH LOT SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINES TO EACH LOT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
10. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. IN CASES WHERE INTERSECTION SIGHT DISTANCE IS DEFICIENT, A MINIMUM STOPPING SIGHT DISTANCE OF 200 FEET IS REQUIRED. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

    LOT 2: INTERSECTION SIGHT DISTANCE RIGHT = ±265 FEET TO INTERSECTION WITH S. CHESTNUT ST
    INTERSECTION SIGHT DISTANCE LEFT = ±590 FEET TO INTERSECTION WITH TELLER AVE
    STOPPING SIGHT DISTANCE (WESTBOUND) = ±552 FEET
    STOPPING SIGHT DISTANCE (EASTBOUND) = ±243 FEET

11. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

PARKING REGULATIONS (PARCEL 5954-36-949764)

USE AND PARKING REQUIREMENTS	PROPOSED AREA/COUNT	PARKING REQUIREMENT
RESIDENTIAL		
1 SPACE/DWELLING UNIT	LOT 1 – 7 APARTMENTS LOT 2 – SINGLE FAMILY	7 SPACES 1 SPACE
COMMERCIAL		
3 SPACES/1,000 GFA MIN. 5 SPACE/1,000 GFA MAX.	LOT 1–4,638 GFA	14–24 SPACES
TOTAL REQUIRED:		22–32 SPACES
TOTAL PROVIDED:		33 SPACES

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK ROBERT A. BOSCHKE 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

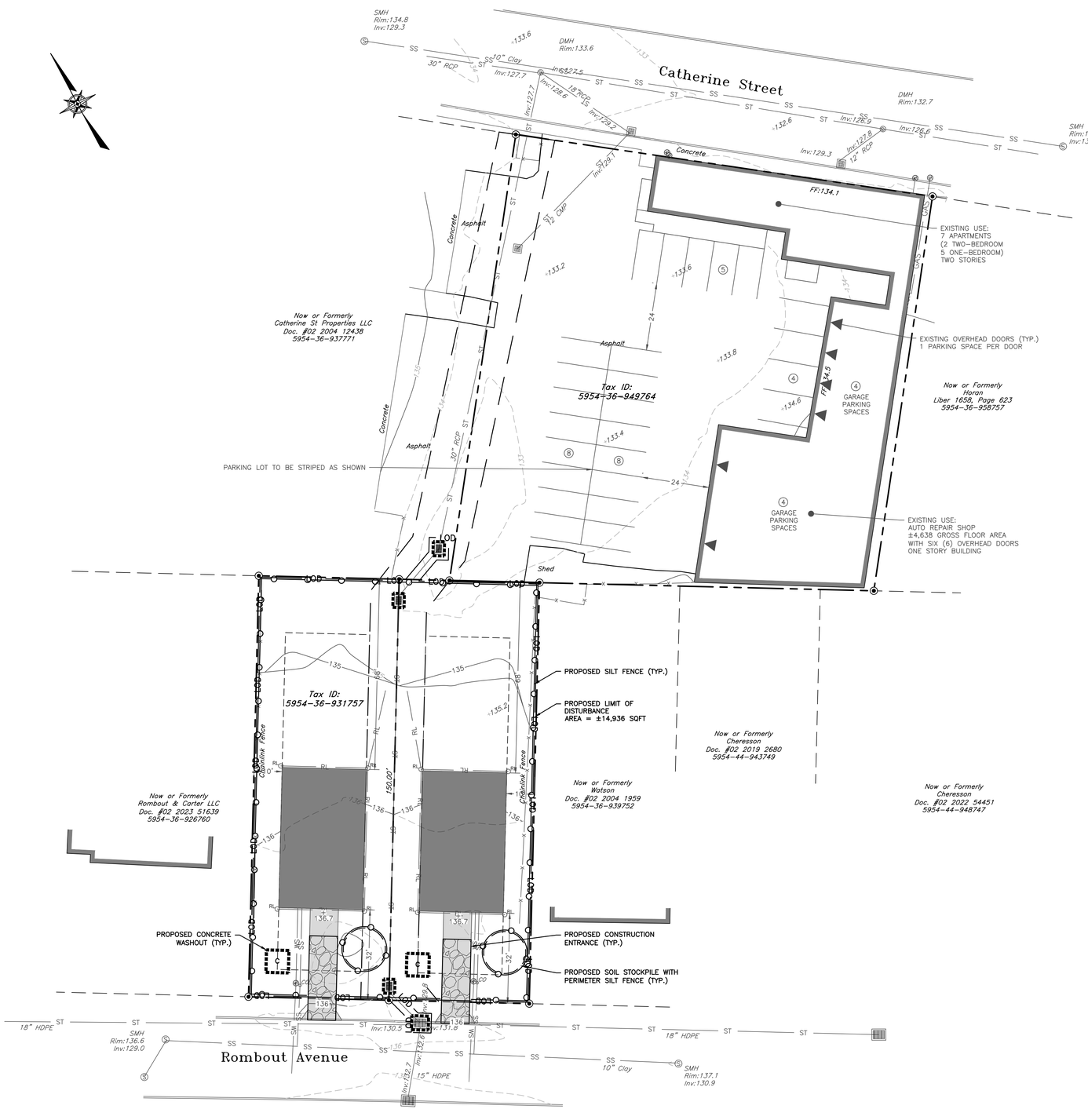
SUBDIVISION PLAN

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	3 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE–HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON–SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

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STATE OF NEW YORK · RUDOLPH A. BOSCHETTI · 084466 · LICENSED PROFESSIONAL ENGINEER
SEAL

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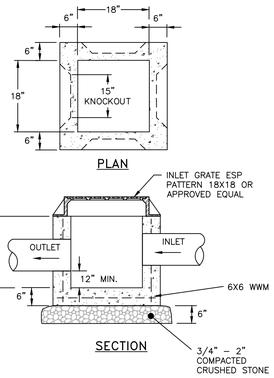
EROSION & SEDIMENT CONTROL PLAN

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	4 OF 6

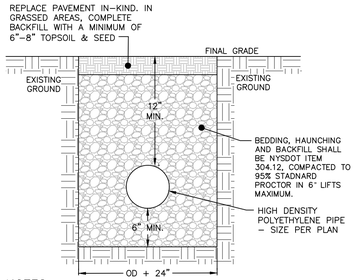
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NOTES:

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.

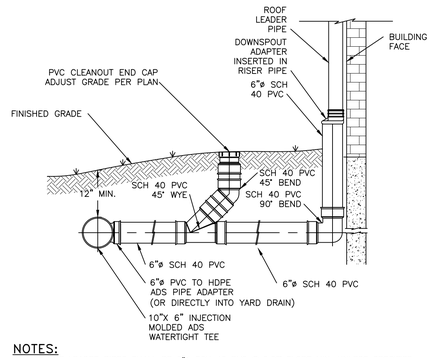
PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. TRENCH BACKFILL SHALL BE NYSDOT ITEM 304.12 FOR ENTIRE LENGTH OF 24" STORM LINE RELOCATION.

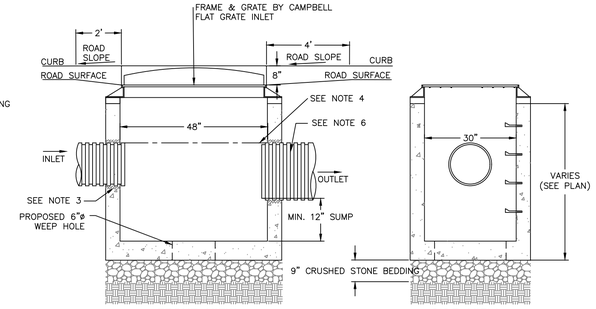
STORM LINE TRENCH DETAIL
NOT TO SCALE



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.

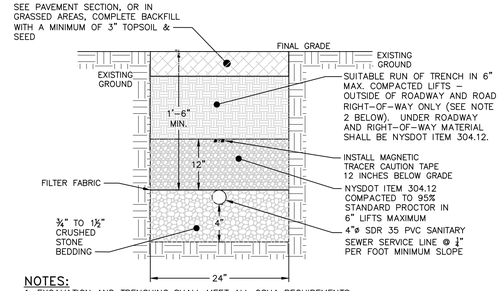
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



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.

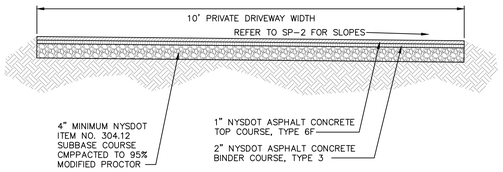
CATCH BASIN DETAIL
NOT TO SCALE



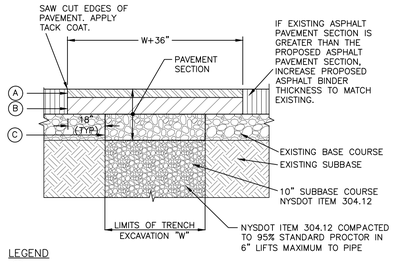
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. 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



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



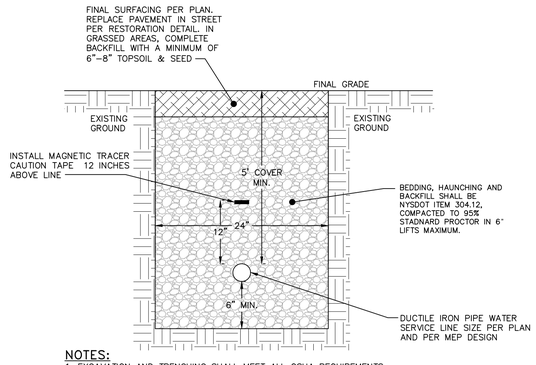
LEGEND

(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.

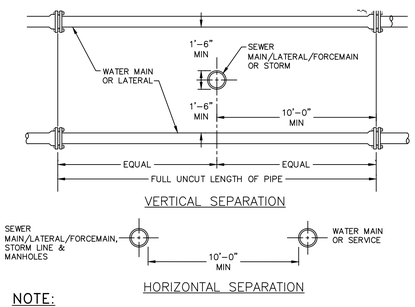
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

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.

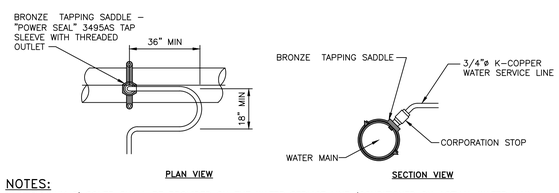
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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. 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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

Dig. Safely. New York Call 811 before you dig

STATE OF NEW YORK DANIEL A. BOSSOW 084466 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
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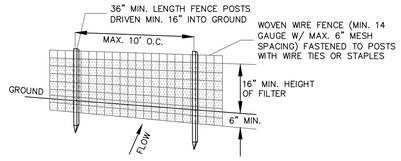
CONSTRUCTION DETAILS

105 CATHERINE STREET SUBDIVISION

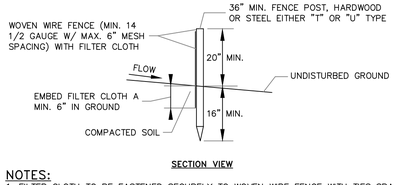
CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #: 2025:027
DATE: 7/29/2025
SCALE: AS SHOWN
TITLE: CD-1
SHEET: 5 OF 6

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



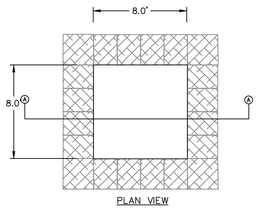
PERSPECTIVE VIEW



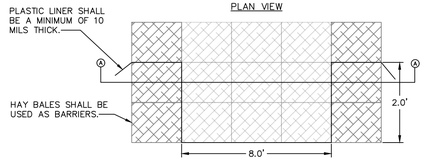
SECTION VIEW

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

SILT FENCE DETAIL
NOT TO SCALE



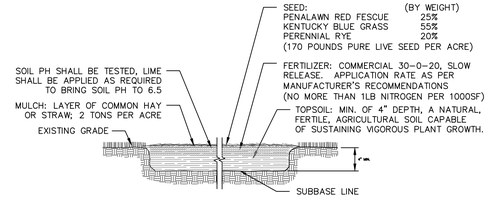
PLAN VIEW



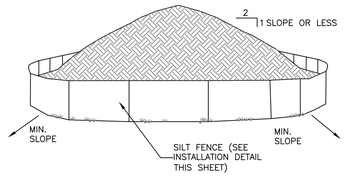
SECTION VIEW

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

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE

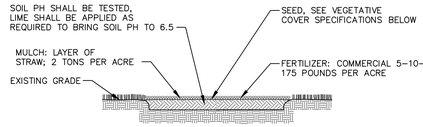


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

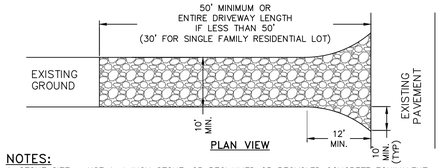


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



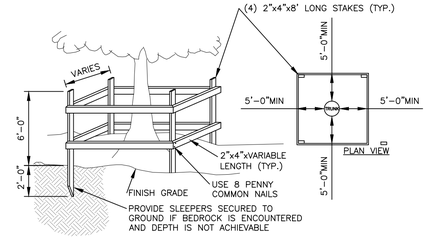
TEMPORARY SEEDING DETAIL
NOT TO SCALE



PLAN VIEW

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

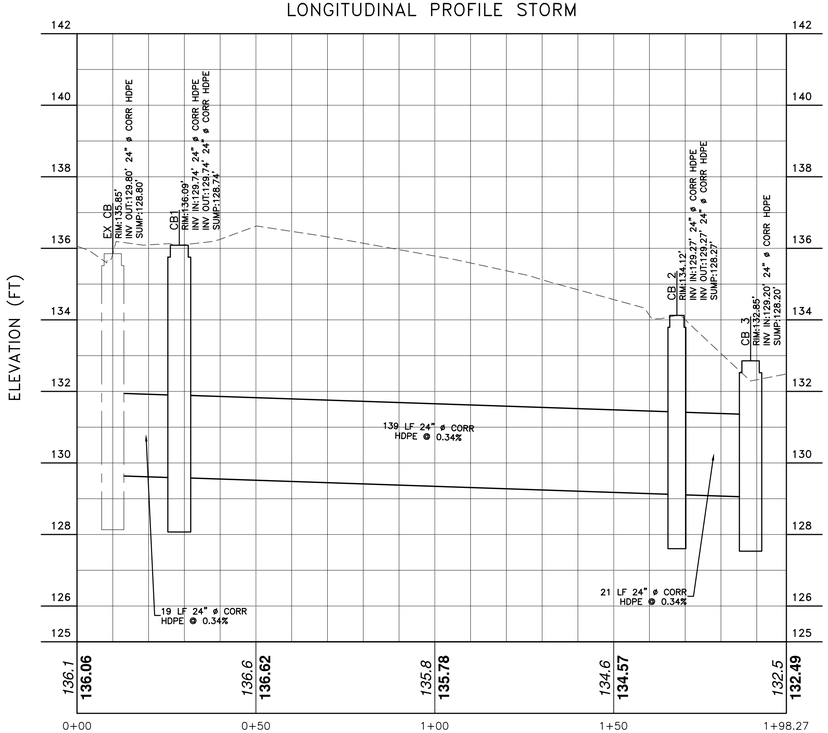


PLAN VIEW

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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

LONGITUDINAL PROFILE STORM



STORMWATER PROFILE
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSENKRUG 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN
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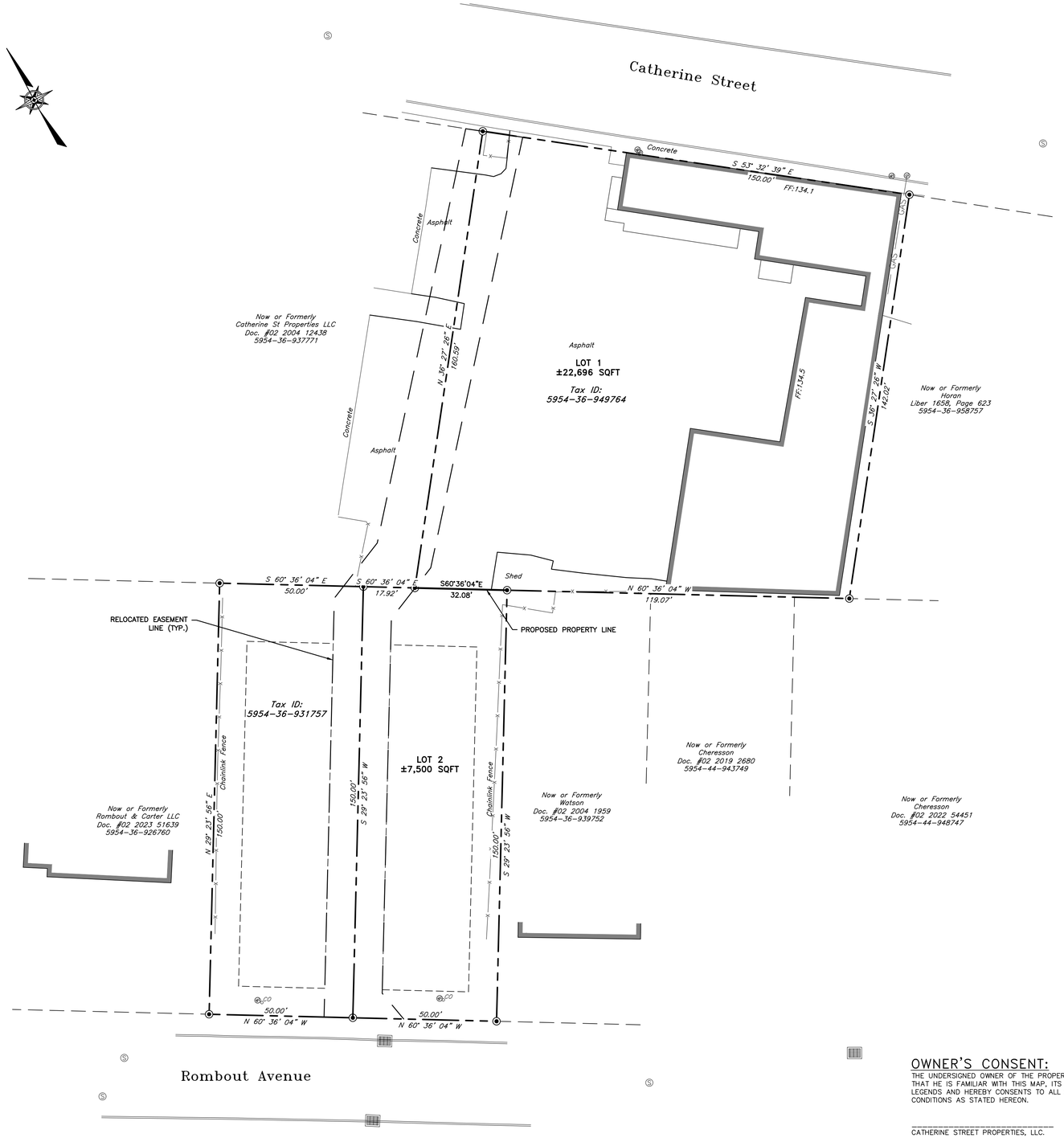
CONSTRUCTION DETAILS

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	6 OF 6

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



LEGEND:

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

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE 5954-36-949764:

PARAMETER	REQUIREMENT	EXISTING	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN./UNIT	±30,196 SQFT	±22,696 SQFT	±7,500 SQFT
LOT WIDTH:	50 FEET MINIMUM	50 FEET	±150 FEET	±50 FEET
LOT DEPTH:	100 FEET MINIMUM		±142 FEET	±150 FEET
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	10 FEET MINIMUM	±0.0 FEET(1)	±0.0 FEET(1)	±32 FEET
SIDE YARD:	10 FEET MINIMUM	±2.8 FEET(1)	±2.8 FEET(1)	±10.0 FEET
REAR YARD:	20 FEET MINIMUM	±1.0 FEET(1)	±1.0 FEET(1)	±68 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX.	±23.7%	±31.5%	±20%

(1) EXISTING NON-CONFORMING

MAP REFERENCE:

BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR CATHERINE STREET PROPERTIES LLC" PREPARED BY BRENDAN JOHNSON, PLS, DATED JUNE 30, 2025.

TOTAL PARCEL AREA:

±30,196 SQFT OR 0.693 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 5954-36-949764, 937771 & 931757

1. THE ADJACENT TAX PARCELS 5954-36-937771 & 5954-36-931757 TO THE EAST OF THE SUBJECT PARCEL ARE NOT PART OF THE SUBDIVISION AS THERE ARE NO PROPOSED CHANGES TO SAID LOTS.
2. THE AFOREMENTIONED LOTSARE INVOLVED DUE TO THE PROPOSED UTILITY EASEMENT.

HORIZONTAL DATUM:

NAD 83-NY EAST

VERTICAL DATUM:

NAVD 88

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

ENCROACHMENT NOTE:

THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

OWNER'S CONSENT:

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

_____ _____
CATHERINE STREET PROPERTIES, LLC. DATE

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

BY: _____
BRENDAN JOHNSON, PLS *N.Y. State Lic. no. 050919*

DCDBCH STANDARD NOTE:

FOR PERMISSION TO FILE

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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

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_____ CHAIRMAN

_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SEAL

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

PRELIMINARY SUBDIVISION PLAT

105 CATHERINE STREET SUBDIVISION

CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
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

LANC & TULLY
Engineering and Surveying, P.C.

August 7, 2025

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

RE: 105 Catherine Street
Tax Nos. 5954-36-949764, 937771 & 931757
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed residential subdivision proposed at 5 Catherine Street:

- Correspondence dated July 29, 2025, from Hudson Land Design.
- Application for Subdivision Approval
- Short Environmental Assessment Form dated July 29, 2025.
- Plan titled "Preliminary Subdivision Plat – 105 Catherine Street Subdivision", dated July 29, 2025, as prepared by Hudson Land Design.
- Plan set titled "105 Catherine Street Subdivision Plan", consisting of Sheets 1 of 6 through 6 of 6, dated July 29, 2025, as prepared by Hudson Land Design.

The proposed project is a residential subdivision of a 0.70-acre parcel situated between Catherine Street and Rombout Avenue. The project is in the R1-5 Zone, with the existing parcel consisting of an existing two-story multifamily residential dwelling, a one-story auto repair shop and materials and equipment storage. The applicant is proposing to subdivide the existing parcel into 2 parcels with one parcel (Lot 1) continuing to include all of the existing structures and uses presently upon it, and the other parcel (Lot 2) for a single-family residential dwelling that would front on Rombout Avenue.

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

General Comments:

1. The applicant's consultant shall conduct an Inflow & Infiltration (I&I) Study of the existing 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.

2. A construction cost estimate shall be submitted for all public improvements proposed as part of the project.

Subdivision Plat:

1. The metes and bounds for the proposed and existing drainage easement shall be provided on the plan.

2. The plat shall show all existing utility easements.

3. A description(s) of the proposed easement(s) shall be prepared and submitted for review for the proposed City drainage system.

4. A note shall be included on the plan stating, "No structures, pools, fencing, trees, bay windows, etc. shall be constructed or planted within the proposed drainage easement."

Plan Set Comments:

Sheet 2 of 6 (Existing Conditions):

1. The plan shall be updated to reflect all existing easements that cross the parcels involved in the application for the existing City storm drainage system that crosses the parcels.

2. The drainage line from the west running into the catch basin located in front of the parcels on Catherine Street should be verified for size, as the design drawings for the reconstruction of Rombout Avenue show this line to be a 30" storm line. Size of line shall be verified and properly reflected on the plans.

Sheet 3 of 6 (Subdivision Plan):

5. Each run of relocated storm drainage line shall be labeled with its size, slope and pipe material.

6. Landscaping should be provided along the rear of the existing parcel and that of proposed Lot 2, with exception to the area in the drainage easement, to provide a buffer to the uses on Lot 1. We would also recommend plantings along the southerly line of proposed Lot 1 to enhance the buffer strip between the parcels.

7. Notes shall be provided on the plan that states "No structures, pools, fencing, trees, bay windows, etc. shall be constructed or planted within the proposed drainage easement."

8. The proposed driveways for the two residential parcels on Catherine Street appear to be centered on the proposed dwellings. Are the garages located in the center of the proposed residential dwellings? Off street parking should conform to Section 223-26B(2) of the City's Zoning Code. This section states that no off-street parking area shall be developed in any front yard forward of the principal building.

9. The location of the existing water service stub and sewer service stub should be verified given their close proximity to one another.

10. The grate elevations of the proposed catch basin shall be provided on the plan to allow for review of grading in relationship to these grate elevations to ensure drainage is directed towards them.

Sheet 5 of 6 (Construction Details):

1. The sizing of the catch basin structures to be used for the 30" RCP should be reviewed by the engineer further, as the proposed 30"x48" drainage structures are not sufficient enough in size to accept a 30" RCP pipe, as typical opening within a drainage structure for this size RCP would typically be about 48 inches so long as the pipe is coming straight into the structure. The opening size would increase where the pipe is entering the box at an angle.

Sheet 6 of 6 (Construction Details):

1. The stormwater profile in the lower left corner notes the proposed storm line to be 24" HDPE pipe, whereas the plans note the relocated storm line to be 30" RCP pipe. The profile shall be revised to reflect that of the plans.

2. The profile surface grade should also show the proposed final grade overtop of the storm line based upon the proposed site grading.

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: August 11, 2025

RE: 105-107 Catherine Street Subdivision Application, Catherine Street Properties LLC

I have reviewed the following materials regarding the proposed subdivision at 105-107 Catherine St:

- Cover Letter by Michael Bodendorf of Hudson Land Design, dated July 29, 2025
- Subdivision Application prepared by Jennifer Edge of Catherine Street Properties LLC, dated July 29, 2025
- Short Form EAF prepared by Michael Bodendorf of Hudson Land Design, dated July 29, 2025
- Subdivision Plan (7 sheets) prepared by Hudson Land Design, dated July 29, 2025

Project Description:
The applicant proposes a subdivision of a 0.70-acre parcel (Tax Map No. 5954-36-949764) located at 105–107 Catherine Street to create two lots along the location of a historic residential lot line. Lot 1 will retain three existing principal uses: (1) a two-story multi-family residential dwelling, (2) a one-story auto repair shop, and (3) outdoor material/equipment storage. Lot 2 is proposed to front on Rombout Avenue and will be developed with a one-family detached dwelling. The property is located in the R1-5 Zoning District, where one-family detached dwellings are a permitted principal use

Comments & Recommendations:

1. **Preservation of Natural Features.** Section 195-20(B)(2) requires that "no tree… shall be removed from its natural position except where necessary and incidental to the improvement of the lots. Existing trees to be retained or removed should be indicated on Sheet 2 of 6, Existing Conditions Plan.

2. **Front of New Dwellings & Frontage.** Section 223-12(N) requires that the front of any new one-family dwelling shall face the front lot line. Building orientation and front doors should be indicated on the subdivision plan to confirm compliance. The front of each proposed building shall be determined by the Building Inspector based upon such factors as the location of the front door, the interior floor plan, and exterior appearance of the building.

This completes our review at this time. If you have any questions or need additional information, please feel free to contact me.

PO Box 924 |Poughkeepsie NY 12602 | 845.874.7166 | natalie@karcpc.com
DBE Certified |WBE in NY and NJ |US SBA WOSB & EDWOSB Certified

KARC
PLANNING CONSULTANTS, INC.

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
08/12/2025

Title:

Certificate of Appropriateness: 139 Main Street; Sign

ATTACHMENTS

139 Main PB 8.12.25 Savage Wonder ARB-sign permit app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 8/11/2025

Project Address: 139 Main Street (Back Commerce St Entrance)

Project Architect/Engineer:

Owner/Builder: The Lindley LLC

Contact Phone No.: 917-841-8942 Email: saraho@savagewonder.org

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____New Single-Family House

Color/Materials: The standout colors are the bright yellow, deep maroon, and black/white contrast, with the rest being shades of gray:
Bright Yellow— #ffed00 Dark Red / Maroon — #8a0000 Black — #000000 White — #ffffff
Additional near-black grays — #535353, #575757, #545454

Siding:

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick: Vinyl banner material with full-color digitally printed content, welded hems and grommets around the perimeter. Mounted with mechanical fasteners directly to the building.

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ___
Disapproved: _____ 20 ___

_____
Building Inspector

Application for Sign Permit

Date June 20th , 2025

Address of Sign 139 Main St., Beacon NY 12508

PROPERTY OWNER

Name The Lindley LLC Phone _____
Address 4 Cross Street

BUSINESS OWNER

Name of Owner Christopher Meyer Phone _____
Name of Business: Savage Wonder Art Center
Type of Business: Art Center - Gallery, Live Theater, and Wine Bar
Address _____

SIGN COMPANY

Name Timely Signs Phone _____
Address 154 Clinton Ave., Kingston, NY 12401

ELECTRICIAN (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) __X__ Wall ($15) _____ Temporary Sign ($10)

Sign Content: See Page 3
Height of sign (if applicable) 5' off ground Sign Dimensions 12' x 8'
Type of materials to be used: Vinyl Banner vinyl banner material with full-color digitally printed content,
Means of anchoring: welded hems and grommets around the perimeter. Mounted with mechanical fasteners directly to the building

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.

_____
(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: The Lindley LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.
Joseph Donovan, Janet St. Gaar

List all properties in the City of Beacon that you hold a 5% interest in.
Please See Attached

Applicant Address: _____
Project Address: 139 Main St., Beacon, NY 12508
Project Tax Grid #: SQSY-27-758957
Type of Application: Sign Permit

*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Joseph Donovan, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true. (Check statements that are **true**)

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

_____
Signature of Owner

Member
_____
Title if owner is corporation

List all properties in the City of Beacon that you hold a 5% interest in:

updated 6/20/25

Parcel #	The Lindley Todd LLC
5954-27-753962-0000	129-137 Main Street, Beacon, NY 12508
5954-26-747977-0000	134 Main Street, Beacon, NY 12508
5954-27-757980-0000	142 Main Street, Beacon, NY 12508
5954-27-761984-0000	144-146 Main Street, Beacon, NY 12508
5954-27-768976-0000	150 Main Street, Beacon, NY 12508
5954-27-774986-0000	152 Main Street, Beacon, NY 12508
5954-27-777974-0000	160 Main Street, Beacon, NY 12508
	17-23 W. Church Street, Beacon, NY 12508
5954-27-792985-0000	9 Cross Street, Beacon, NY 12508
5954-15-737312-0000	15 Paye, Beacon, NY 12508
	Hudson Todd LLC
5954-27-799966-0000	172 Main Street, Beacon, NY 12508
5954-26-701902-0000	23 Beacon Street Beacon NY 12508
5954-27-757950-0000	6 Commerce Street Bbeacon NY 12508
5954-15-733323-0000	19 Paye Street Beacon NY 12508
5954-27-808975-0000	10 Cross Street Beacon, NY 12508
5954-27-802974-0000	8 Cross Street, Beacon, NY 12508
5954-27-811979-0000	12 Cross Street, Beacon, NY 12508
	The Lindley LLC
5954-26-673977-0000	7 High Street Beacon NY 12508
5954-27-764999-0000	13 W Church Street Beacon NY 12508
5954-26-740983-0000	1154 North Ave Beacon NY 12508
5954-27-758957-0000	139 Main Street Beacon NY 12508
	Beacon Todd LLC
5954-26-647966-0000	18-20W Main Street Beacon NY 12508


INTIMATE.
ABSURD.
WHIMSICAL.
JARRING.
SAVAGE WONDER
12'
EVERYTHING ELSE IS JUST THEATER.
8'

Back of building: vinyl banner material with full-color digitally printed content, welded hems and grommets around the perimeter. Mounted with mechanical fasteners directly to the building.



Colors are as follows:

- **White** — #ffffff
- **Bright Yellow** — #ffed00
- **Black** — #000000
- **Dark Red / Maroon** — #8a0000
- **Medium Gray** — #525252
- **Light Gray** — #bcbcbc
- **Charcoal Gray** — #3b3b3b
- Additional near-black grays — #535353, #575757, #545454

The standout colors are the bright yellow, deep maroon, and black/white contrast, with the rest being shades of gray.

City of Beacon Planning Board Agenda
08/12/2025

Title:

Certificate of Appropriateness: 1203 North Avenue; Facade

ATTACHMENTS

1203 North PB 8.12.25 ARB app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/02/2025

Project Address: 1203 North Ave Beacon, NY 12508

Project Architect/Engineer: Owner of Building

Received: JUL 28 2025 City of Beacon Building/Planning/Zoning

Owner/Builder: Fred McVicker

Contact Phone No.: 845-401-4165 Email: mcv224@optonline.net

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Existing Cedar Siding - painted Sherwin Williams Historical Collection Boothbay Gray (HC-165)

Roofing: Metal Roofing - Colonial Red

Windows: * existing ~~Existing~~ Color: white Type: Double hung

Trim: Existing - painted Sherwin Williams Colonial Hardwood Putty (CW-5)

Garage Door: N/A -

Stone/Brick: Brick Foundation - restore to orginal brick

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

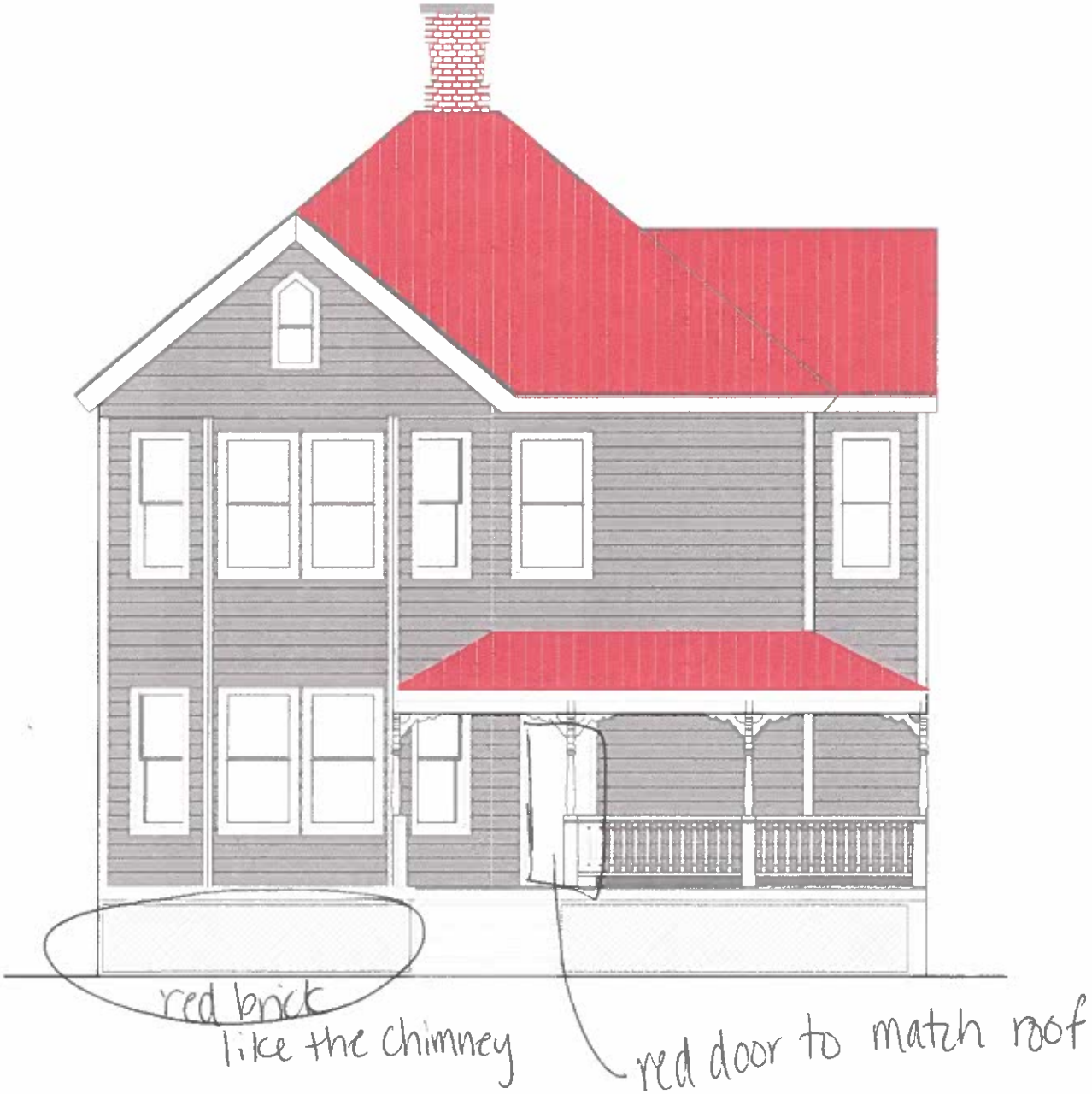
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

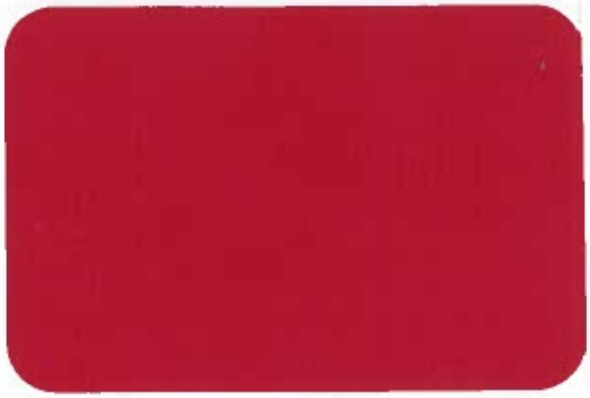
Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

FEE: $100.00 PAID, 7/15/25, CHK # 137


red brick
like the chimney
red door to match roof



CW-5

Harwood Putty





Benjamin Moore

Williamsburg

Harwood Putty CW-5

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Color chip may differ slightly from actual paint. El chip de color puede diferir ligeramente de la pintura real. La couleur de l'échantillon peut différer légèrement de la peinture en contenant.

Printed in Canada. Impreso en Canadá. Imprimé au Canada.

M2440001TL DUH 8/2024

0 23906 20019 0

Boothbay Gray
Gris de Boothbay
Gris Perle

HC-165

City of Beacon Planning Board Agenda
08/12/2025

Title:

Certificate of Appropriateness: 155 Main Street; Sign

ATTACHMENTS

155 Main PB 8.12.25 ARB - sign app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/28/25

Project Address: 155 Main St, Beacon NY 12508

Project Architect/Engineer: Richard Corio

Owner/Builder: Movil Development Corporation

Contact Phone No.: 347-432-2709 Email: liz@chiselbeacon.comm

Approval Requested: X Certificate of Appropriateness (sign or façade change) ____ New Single-Family House

Color/Materials:

Siding: existing brick

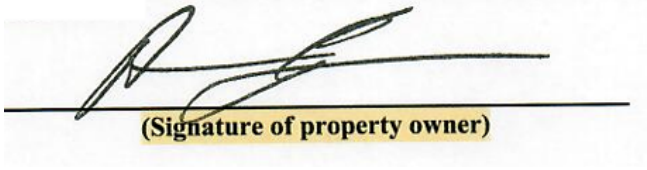
Roofing: existing

Windows: Color: white/ivory Type: multipane, over picture window

Trim: white/ivory

Garage Door: N/A

Stone/Brick: Red Brick



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:

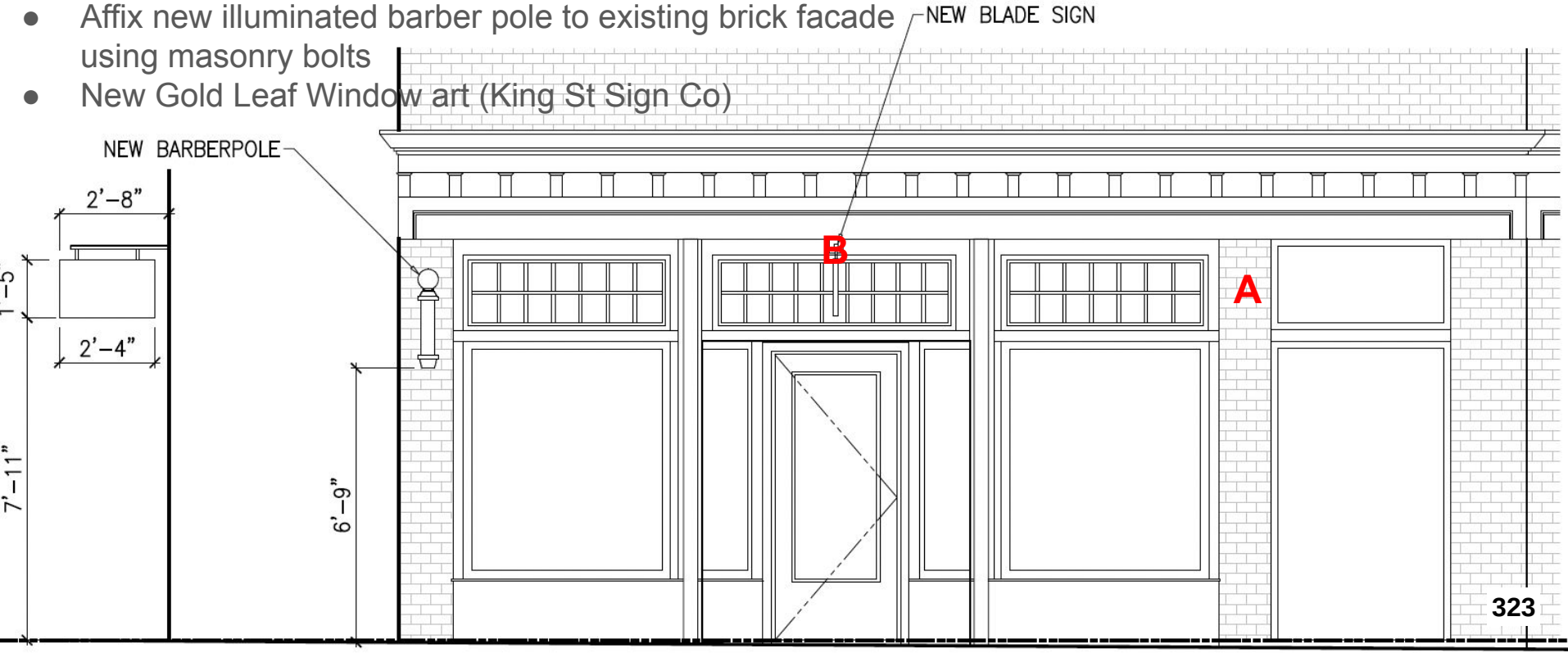
FEE: $100.00 PAID, Cash, 7/29/2025

Corio LLC The Chisel, 155 Main St, Beacon NY 12508: Sign Application materials



Exterior Elevation

- There is an existing sign on an iron arm in location **A**, affixed to brick facade.
- Move the existing iron arm to above center doorway (location **B**), and affix into existing wood trim using proper exterior anchors rated for weight and material.
- Affix new illuminated barber pole to existing brick facade using masonry bolts
- New Gold Leaf Window art (King St Sign Co)



BUILDING DEPARTMENT

City of Beacon

Approved: _____ 20____

Disapproved: _____ 20____

_____

Building Inspector

153-155 MAIN ST

Application for Sign Permit

Date: 7/11/2025

Address of Sign: 155 Main St, Beacon NY 12508

Property Owner

Name: Movil Development Corporation **Phone:** 845-831-8662

Address: 285 Main St, Beacon NY 12508

Business Owner

Name of Business Owner: Richard Corio **Phone:** 845-265-0128

Name of Business: Corio LLC DBA The Chisel

Sign Company

Name: King St Sign Co **Phone:** hello@kingstreetsignco.com

Address: 1 Colden St, Suite 100, Newburgh, NY 12550

Type of Sign:

_____ **Ground ($35)** X **Wall ($25)** _____ **Temporary Sign ($10)**

Sign Content: Business Name (The Chisel) and Lighted Barber Pole

Height of Sign (if Applicable): 7'11" **Sign Dimensions:** 2'8" x 1'5"

Type of Materials to be Used: Cast Iron Arm (reuse of existing), painted wood, Barber Pole

Means of Anchoring: drilled masonry anchors for barber pole, counter-sunk screws for blade sign on wood facade

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign Permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

_____

(Signature of Property Owner)

City of Beacon
Building Department

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Movil Development Corporation
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

N / A

List all properties in the City of Beacon that you hold a 5% interest in.

Applicant Address: 285 Main St, Beacon NY 12508
Project Address: 155 Main St, Beacon NY 12508
Project Tax Grid #: 595954-27-774961
Type of Application: _____

*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Moran Ovesan, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are **true**)

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

Signature of Owner

President
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)	___	___	___

Blade Sign Detail



FONT:
BENJAMIN MOORE
WHITE DOVE 0C-17



BLADE:
EBONIZED WHITE OAK



BRACKET:
POWDERCOAT PAINT
RAL 9005 JET BLACK
MATTE



Barber Pole Detail

Manufacturer: William Marvy Company
Model: 405 two light (light inside pole and atop pole)



Width	6"
Height	24"
Length of Glass	16"
Projection (from wall)	8"
Two-Light Model Height	29"

City of Beacon Planning Board Agenda
08/12/2025

Title:

Certificate of Appropriateness: 9 Alice Street; New Single-Family House

ATTACHMENTS

9 Alice PB 8.12.25 ARB app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/28/25

Project Address: 9 Alice Street

Received: JUL 29 2025 MP
City of Beacon
Building/Planning/Zoning

Project Architect/Engineer: Day Stokosa

Owner/Builder: DiLello Homes Inc.

Contact Phone No.: (845)629-8117 Email: DiLelloHomesLLC@gmail.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Hardie-Plank gray and gray stained cedar

Roofing: Charcoal

Windows: Color: Black Type: casement

Trim: Same as siding where needed

Garage Door: Black

Stone/Brick: El Dorado Ironside

Dominic DiLello as pres.
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 7/29/25, chk #2209




black cable rail
garage door style per plans
Ironside Brick
ironside brick

NOTES:

1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED

2) ALL GLAZING TO BE DOUBLE INSULATED

3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS

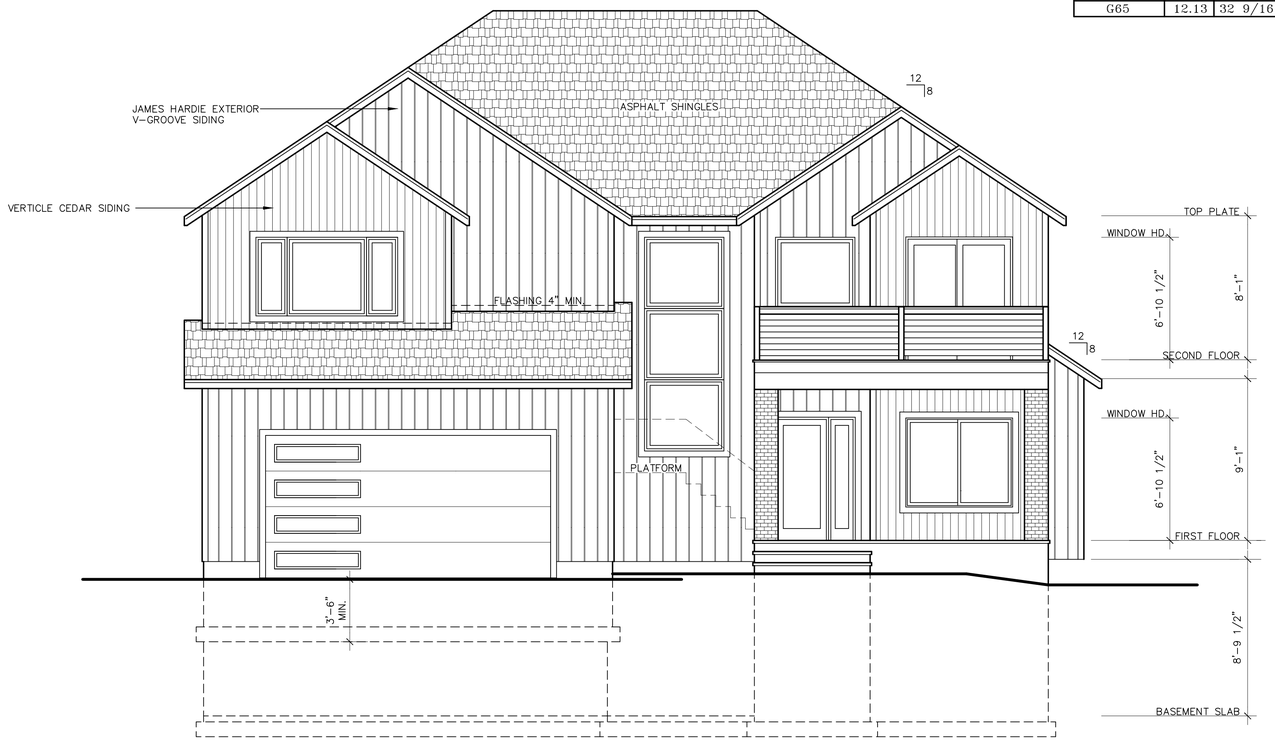
4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

SQUARE FOOTAGE:	
1st FLOOR:	1257
2nd FLOOR:	1583
TOTAL:	2840
GARAGE:	548

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
G65	12.13	32 9/16"	54 1/8"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
40	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	47.4

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions: 07-15-25; 07-10-25

Project No.: 2025.236

License No. 083970

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E1
DATE: 06-09-25	CHECKED BY: B.J.S.	

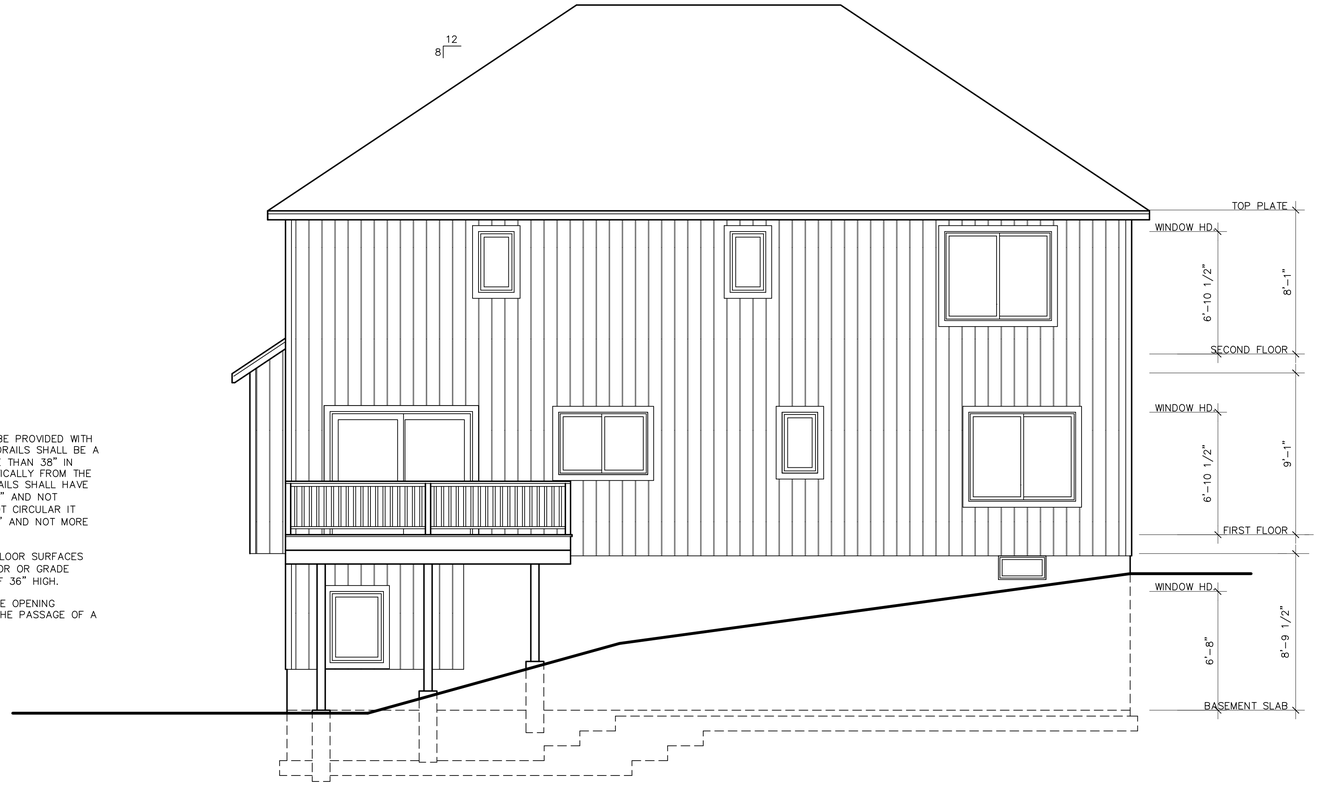
Z:\2025 AutCad Dwgs\DiLello, LLC\Alice Street - 2025.236\arch\2025.236.dwg

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

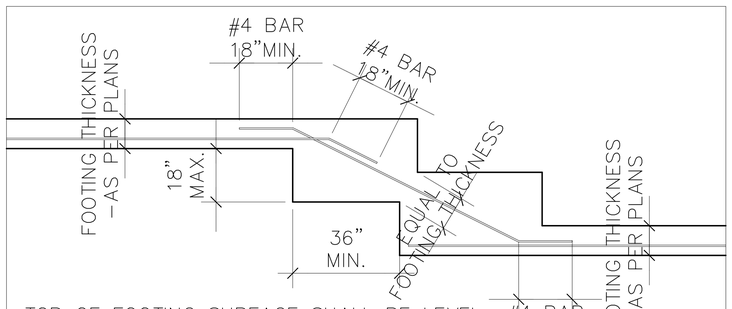
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



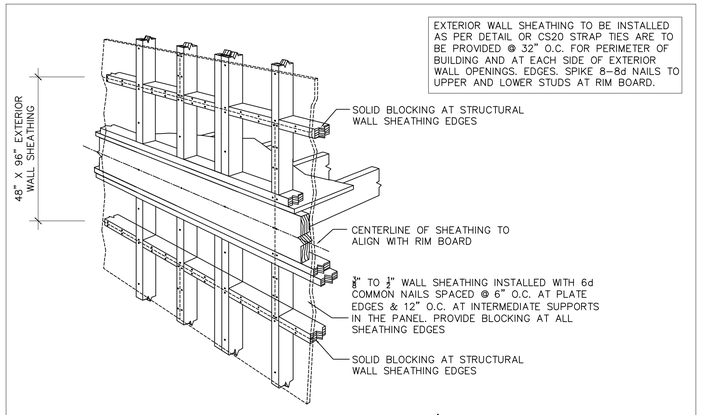
REAR ELEVATION

SCALE: 1/4" = 1'-0"



TOP OF FOOTING SURFACE SHALL BE LEVEL. BOTTOM OF FOOTING SURFACE SHALL NOT HAVE A SLOPE GREATER THAN 10 PERCENT. A MINIMUM OF 3" OF CONCRETE IS REQUIRED AROUND ALL REINFORCING BARS.

STEPPED FOOTING DETAIL SCALE: 1/2"= 1'-0"



WALL TO WALL ASSEMBLY W/ EXT. SHEATHING

SCALE: N.T.S.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

	Brian J. Stokosa, PE
07-15-25	
Revisions 07-10-25	
Project No. 2025:236	License No. 083970

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

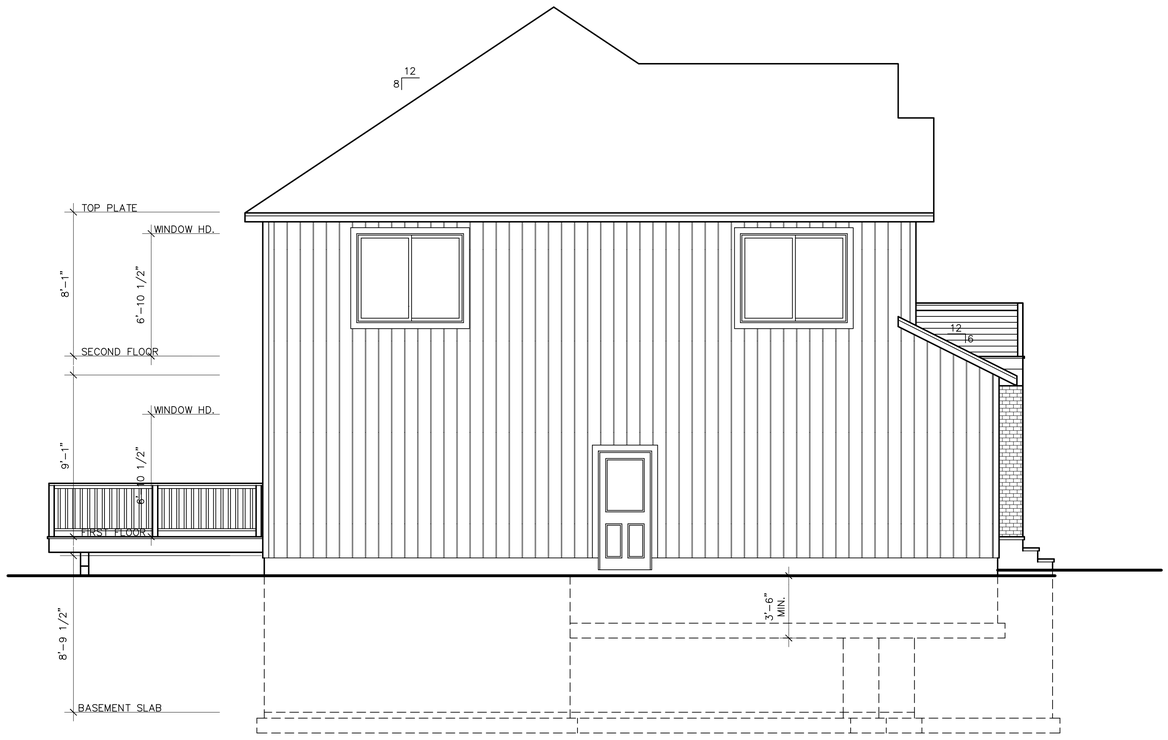
SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2
DATE 06-09-25	CHECKED BY B.J.S.	

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

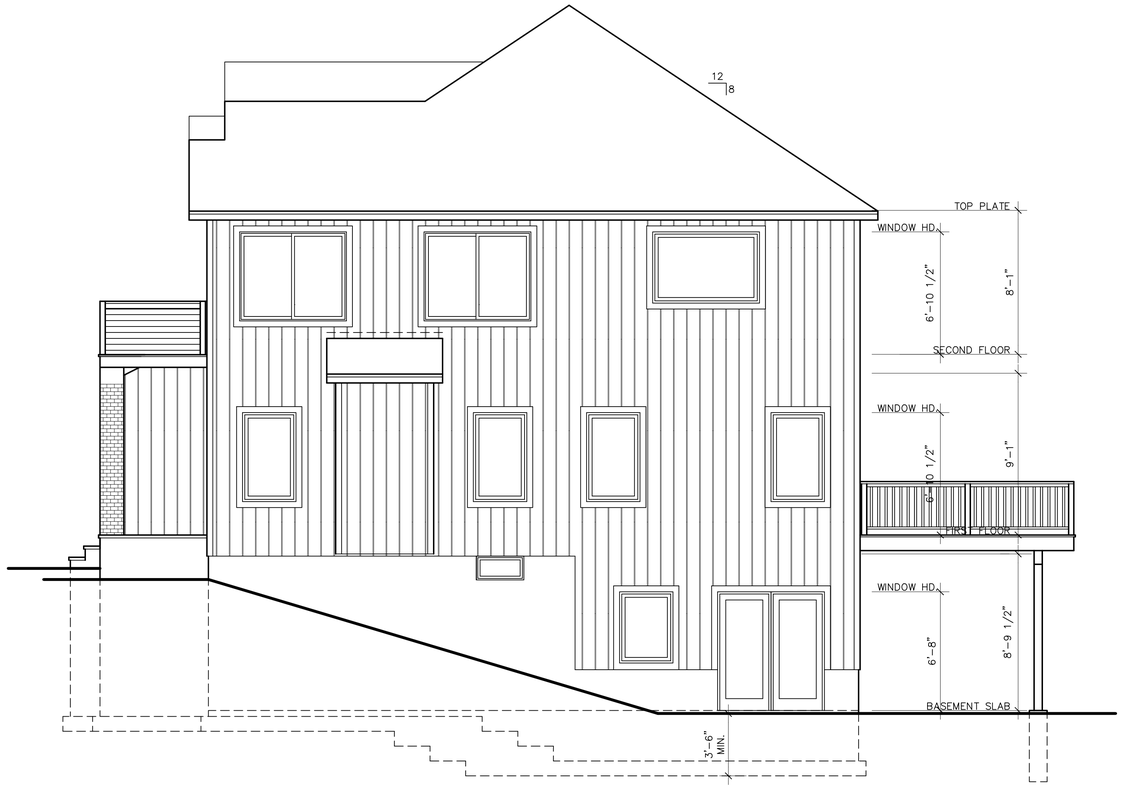
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

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	Brian J. Stokosa, PE
Revisions 07-15-25	
07-10-25	
Project No. 2025.236	License No. 083970

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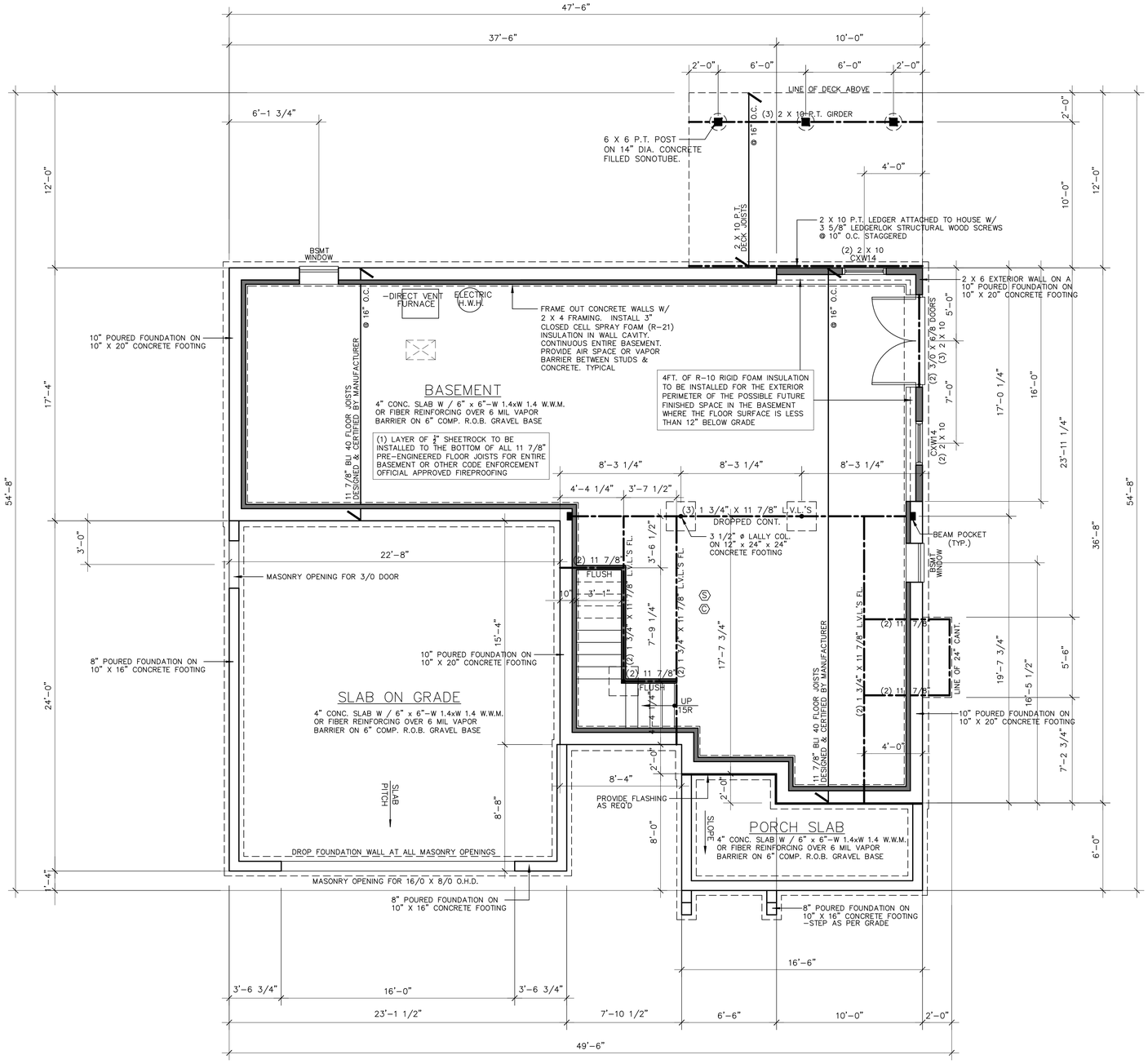
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E3
DATE 06-09-25	CHECKED BY B.J.S.	



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 -TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

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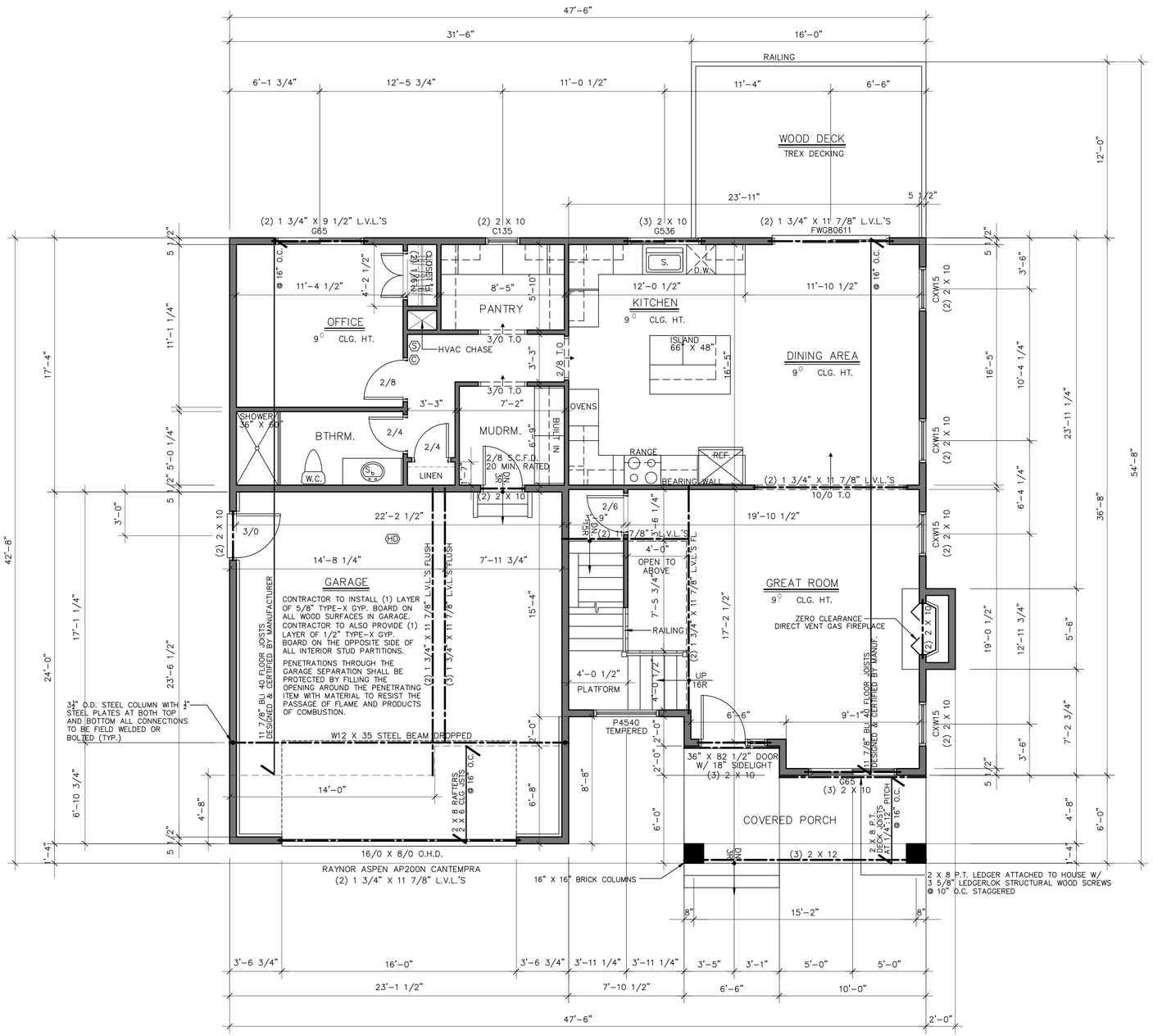
PROJECT

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City of Beacon
Dutchess County, New York

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1/4" = 1'-0"	S.M.M.	P1
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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 – TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

HD INTERCONNECTED HEAT DETECTOR W/ BATTERY BACKUP – RATED FOR AMBIENT OUTDOOR TEMPERATURES

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL COVERED PORCH AND BALCONY CONNECTIONS, AS PER CODE

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

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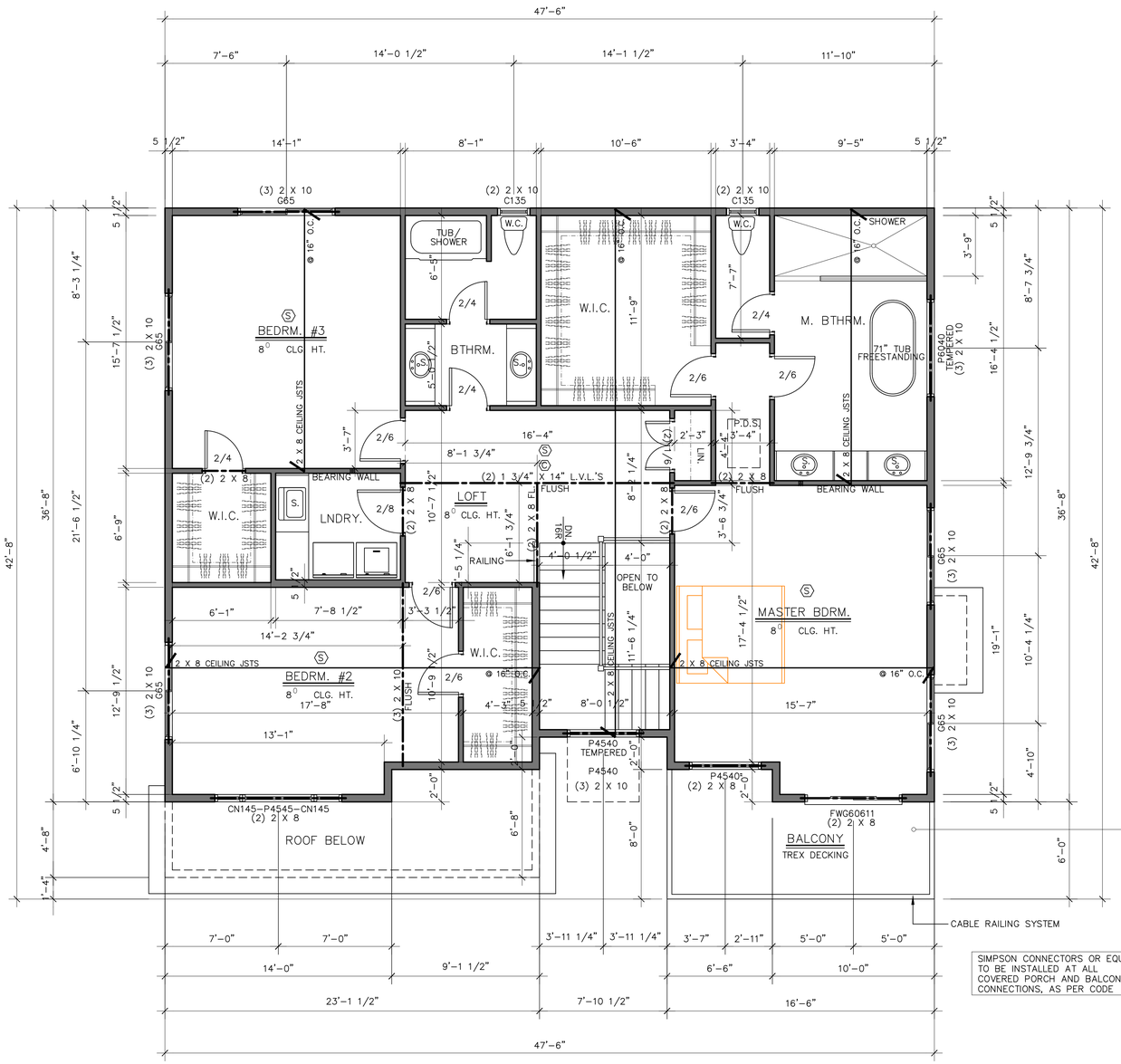
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PROJECT
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06-09-25	B.J.S.	

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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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CONTRACTOR TO PROVIDE ATTIC SCUTTLE WITH MINIMUM DIMENSIONS OF 30" X 22". CONTRACTOR TO PROVIDE A LARGER SCUTTLE OPENING IF AIR HANDLER UNIT IS LOCATED IN ATTIC SPACE. SCUTTLE OPENING TO BE OF ADEQUATE DIMENSION TO ALLOW FOR PASSAGE OF UNIT THROUGH SCUTTLE OPENING.

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

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CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MIN. OF 0.016 INCH THICK RIGID METAL DUCTS, HAVING A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

CONTRACTOR TO INSTALL CONTINUOUS EPDM MEMBRANE OVER 2 X 8 P.T. JOISTS. 2X P.T. SLEEPERS TO BE INSTALLED OVER MEMBRANE. TREX DECKING TO BE INSTALLED OVER P.T. SLEEPERS. A MINIMUM 6" OF FLASHING TO BE INSTALLED AT WALL.

SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL COVERED PORCH AND BALCONY CONNECTIONS, AS PER CODE

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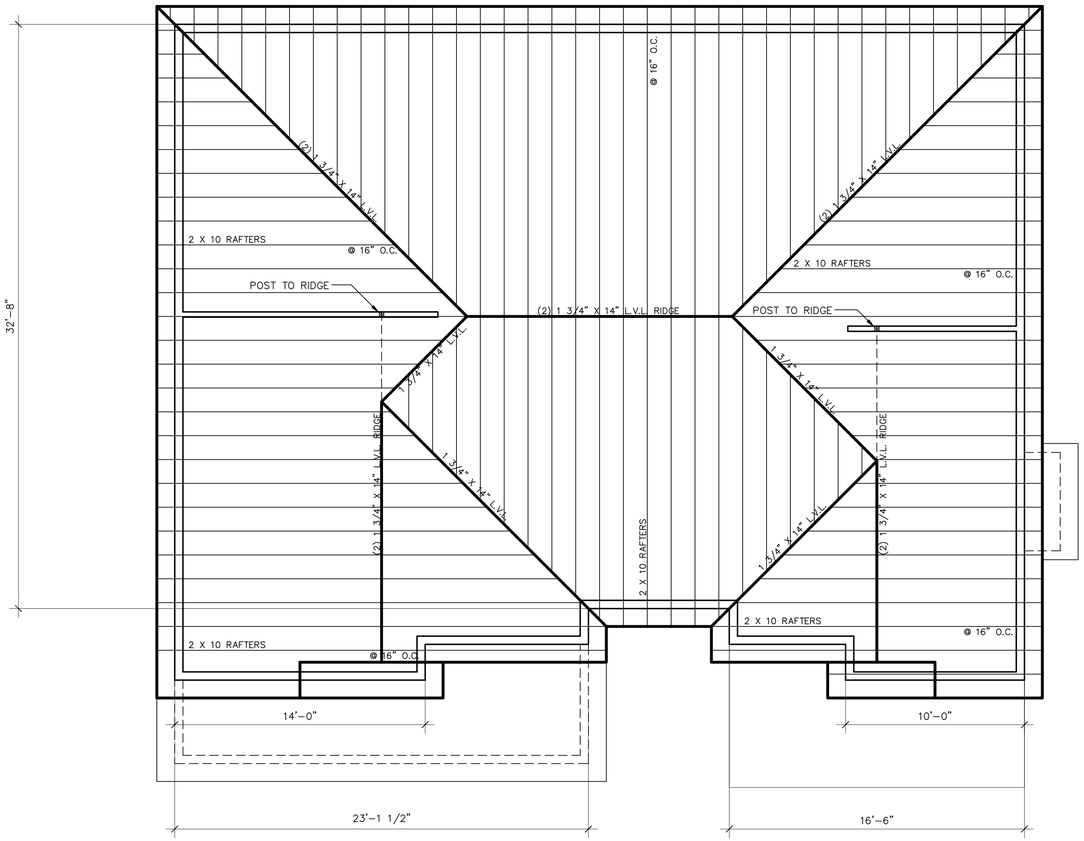
Revisions	07-15-25 07-10-25
Project No.	2025:236

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

SCALE	DRAWN BY	DRAWING No.
1" = 1'-0"	S.M.M.	P3
DATE	CHECKED BY	
06-09-25	B.J.S.	



ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTES:

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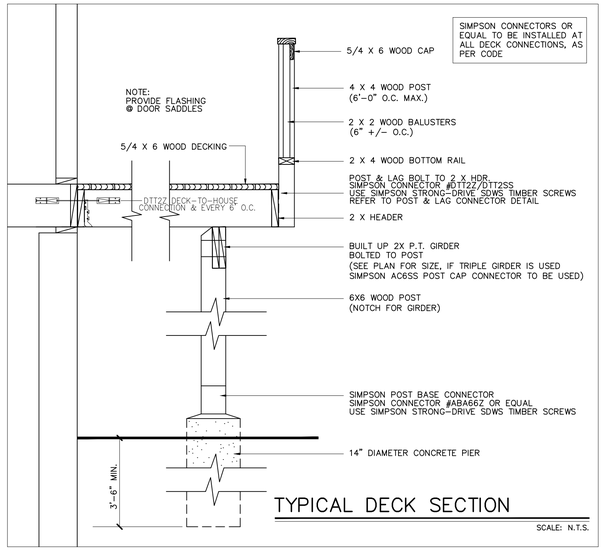
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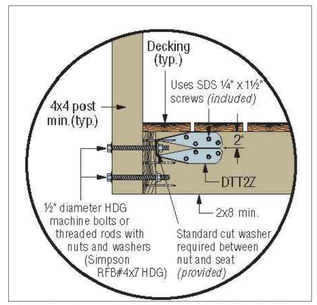
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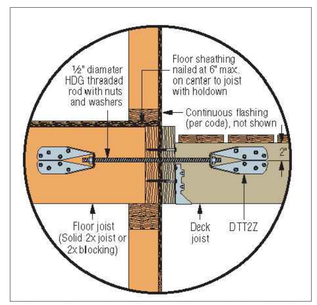


TYPICAL DECK SECTION

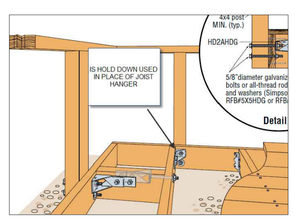
SCALE: N.T.S.



POST & LAG CONNECTOR DETAIL



DECK-TO-HOUSE LATERAL CONNECTION



SIMPSON DTT2 DECK TENSION TIE (TYP.)

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

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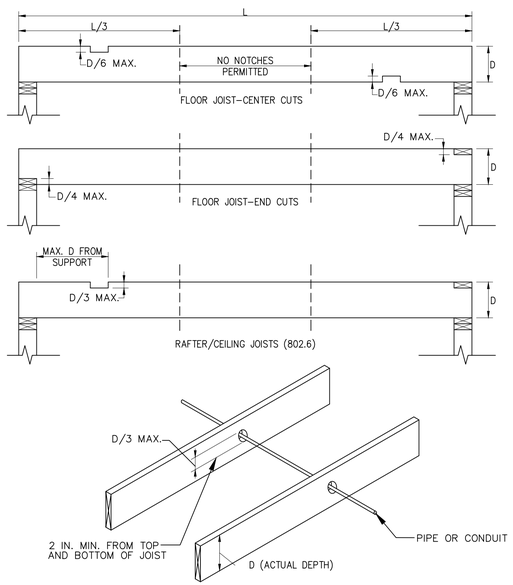
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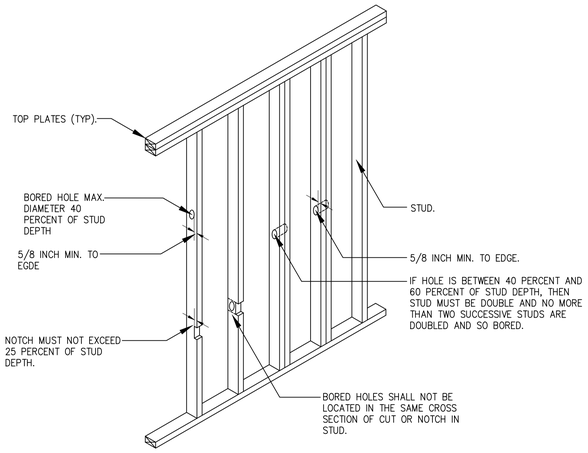
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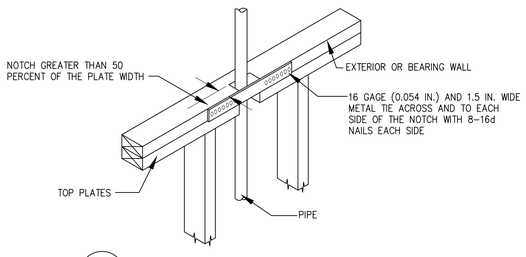
1 D2 JOIST BORED HOLE LIMITATIONS

SCALE: 1/2" = 1'–0"



2 D2 NOTCHING & BORED HOLE DETAIL

SCALE: N.T.S.



3 D3 NOTCHING TOP PLATE DETAIL

SCALE: N.T.S.

PLUMBING NOTES

PLUMBING

THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR SCHEDULING THE FOLLOWING INSPECTIONS:

1. UNDERGROUND INSPECTION & TESTING SHALL BE MADE AFTER TRENCHES OR DITCHES ARE EXCAVATED AND BEDDED, PIPING INSTALLED AND BEFORE ANY BACK FILL IS PUT IN PLACE.
2. ROUGH–IN INSPECTION AND TESTING SHALL BE MADE OF COMPLETED PORTIONS OF ALL SANITARY, STORM AND WATER DISTRIBUTION PIPING, AFTER THE FRAMING, FIRE BLOCKING, FIRE STOPPING, DRAFT STOPPING AND BRACING FOR THAT PORTION IS IN PLACE AND PRIOR TO THE INSTALLATION OF ANY WALL OR CEILING MEMBRANES.
3. FINAL INSPECTIONS AND TESTING SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY.

TRAPS

TRAPS SHALL BE OF STANDARD DESIGN, SHALL HAVE SMOOTH UNIFORM INTERNAL WATERWAYS, SHALL BE SELF CLEANING AND SHALL NOT HAVE INTERIOR PETITIONS.

TRAPS SHALL BE CONSTRUCTED OF LEAD, CAST IRON, CAST OR DRAWN BRASS OR APPROVED PLASTIC.

TRAPS SHALL BE SET LEVEL WITH RESPECT TO THEIR WATER SEALS_ANS SHALL BE PROTECTED FROM FREEZING. TRAP SEALS SHALL BE PROTECTED FROM SIPHONAGE, ASPIRATION OR BACK PRESSURE BY AN APPROVED SYSTEM OF VENTING.

EACH PLUMBING FIXTURE SHALL BE SEPARATELY TRAPPED BY A WATER SEAL TRAP PLACED AS CLOSE AS POSSIBLE TO THE FIXTURE OUTLET, NOT TO EXCEED 24".

FIXTURE TRAP SIZE SHALL BE SUFFICIENT TO DRAIN THE FIXTURE RAPIDLY.

FOAM PLASTIC INSULATION

–SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 75 AND A SMOKE DEVELOPING RATING OF LESS THAN 450.
–SHALL BE SEPARATED FROM INTERIOR BY 1/2" OF GYP. WALL BOARD.

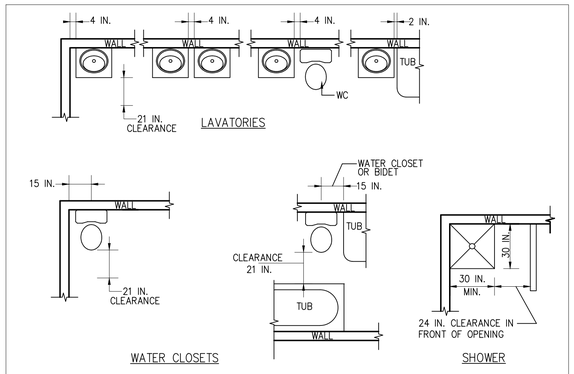
DRILLING/NOTCHING

NOTCHES AND HOLES ARE NOT PERMITTED IN L.V.L.'S UNLESS OTHERWISE SPECIFIED.

– NOTCHES ARE NOT TO EXCEED MORE THAN 1/6TH THE DEPTH.
– NOTCHES ARE NOT TO BE LONGER THAN 1/3RD THE DEPTH.
– NOTCHES ARE NOT TO BE IN THE MIDDLE THIRD OF THE MEMBER.

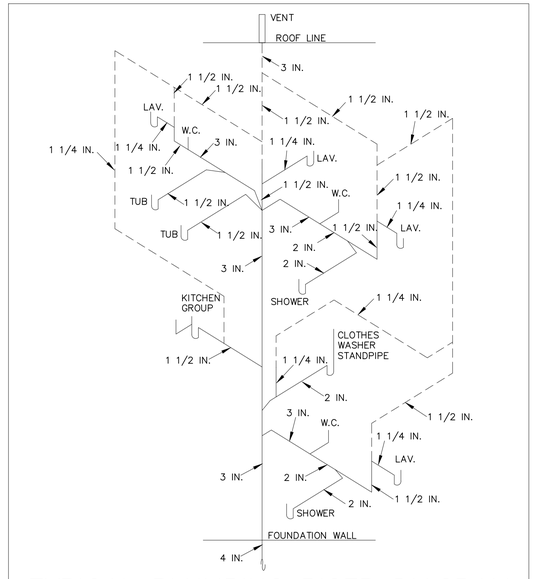
– THE DIAMETER OF ANY HOLE IS NOT TO EXCEED MORE THAN 1/3 THE DEPTH.
– HOLES ARE NOT TO BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF ANY MEMBER.

– FASTENER SIZING AND SPACING TO BE INSTALLED AS PER TABLES.



4 D2 MINIMUM FIXTURE CLEARANCES

SCALE: 1/4" = 1'–0"



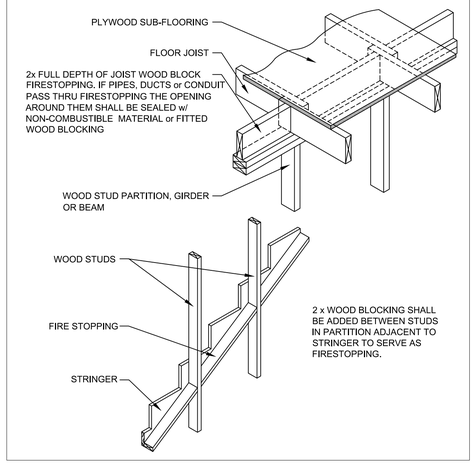
TYPICAL PLUMBING RISER DIAGRAM

SCALE: N.T.S.

PLUMBING DIAGRAM SHOWN IS GENERIC AND IS TO BE USED FOR INFORMATIONAL PURPOSES. PLUMBING CONTRACTOR TO INSTALL PLUMBING SYSTEM AS PER STATE AND LOCAL CODES.

VENT STACKS THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 18" ABOVE THE ROOF OR 6" ABOVE THE ANTICIPATED SNOW ACCUMULATION

SPACE BETWEEN JOIST W/ CEILINGS ATTACHED TO FLOOR JOIST SHALL BE FIRESTOPPED AS SHOWN AT ALL POINTS OF SUPPORT.



DRAFT/FIREBLOCKING DETAILS

SCALE: N.T.S.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF VERTICLE AND HORIZONTAL DRAFT OPENINGS AND TO FORM A FIRE BARRIER BETWEEN STORIES AND THE TOP STORY AND ROOF SPACE.

FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
– IN CONCEALED STUD WALLS VERTICALLY AT CEILING & FLOOR LEVELS AND INTERVALS NOT EXCEEDING 10'
– AT INERCONNECTIONS BETWEEN CONCEALED VERTICLE AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS
– IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
FIREBLOCKING SHALL CONSIST OF NOMINAL TWO–INCH LUMBER, $^{23}/_{32}$" PLYWOOD, $^{3}/_{4}$" PARTICAL BOARD, $^{1}/_{2}$" GYPSUM BOARD, $^{1}/_{4}$" CEMENT BASED MILLBOARD OR BATTS/BLANKETS OF MINERAL WOOL OR GLASS FIBER SECURELY RETAINED IN PLACE.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT THE CEILING AND FLOOR LEVEL AN APPROVED MATERAIL IS TO BE INSTALLED TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE
License No. 083970

	07-15-25
Revisions	07-10-25
Project No.	2025.236

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	P4
DATE	CHECKED BY	
06-09-25	B.J.S.	

2020 NYSTRETCH CODE

BUILDING TYPE: SINGLE FAMILY RESIDENCE
CODE DESIGN METHOD: TABLE 402.1.2 – SEE WALL SECTIONS FOR MIN. R-VALUES
CLIMATE ZONE: 5

HEATING EQUIPMENT TYPE: SHALL BE DESIGNED BY THE H.V.A.C. CONTRACTOR

I, BRIAN J. STOKOSA CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE.

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE ENVELOPE SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR AND A REPORTED PRESSURE OF 0.2 INCH W.G. (50 PASCALS). ALL DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED.

A WHOLE HOUSE VENTILATION SYSTEM IS TO BE INSTALLED FOR THE NEW DWELLING. THE SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH M1505.4, THE SQUARE FOOTAGE OF THE DWELLING AND THE NUMBER OF BEDROOMS. OUTDOOR AIR INTAKES AND EXHAUSTS ARE TO HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT IN OPERATION.

TO THE BEST OF THE KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED [BRIAN J. STOKOSA, P.E.], THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION CODE AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

WOOD HEADER SIZES

SPANS UP TO AND INCLUDING:	MINIMUM HEADER SIZE
0'–0" – 3'–11"	(2) 2x8's
4'–0" – 5'–11"	(2) 2x10's
6'–0" – 7'–11"	(2) 2x12's

UNLESS OTHERWISE NOTED

GENERAL NOTES

DIVISION 1 – GENERAL CONDITIONS:

CODES: ALL WORK & MATERIALS MUST CONFORM TO THE 2020 NYS RESIDENTIAL CODE, LOCAL BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS CODE AND TO THE REQUIREMENTS OF THE BOARD OF HEALTH & 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

OMISSION: ANYTHING NOT SPECIFICALLY SHOWN HEREON AND/OR SPECS, BUT WHICH IS REASONABLY IMPLIED, SHALL BE FURNISHED AS THOUGH SET FORTH IN THE PLANS AND/OR SPECIFICATIONS. ALL WRITTEN FIGURES, NOTES & DIMENSIONS ON THE FLOOR PLANS, OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES. DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ALL PERMITS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

MATERIALS: ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS: SUBSTITUTIONS MADE FOR STRUCTURAL MATERIALS SPECIFIED BY NAME MAY BE MADE ONLY IF APPROVED BY ENGINEER.

OWNERSHIP OF PLANS: THESE PLANS ARE PROPERTY OF DAY & STOKOSA ENGINEERING, P.C. ANY USE OR REPRODUCTION, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF DAY & STOKOSA ENGINEERING, P.C. IS PROHIBITED. ANY PERSON, OR CORPORATION, USING PLANS WITHOUT CONSENT WILL BE RESPONSIBLE TO COMPENSATE DAY & STOKOSA ENGINEERING, P.C.

ENGINEER's STATUS: THE ENGINEER HAS NOT BEEN RETAINED BY OWNER TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR CHANGES MADE IN THE FIELD WITHOUT WRITTEN OR GRAPHIC AUTHORIZATION.

DIVISION 2 – SITE WORK:

FOOTINGS: IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, THE CONTRACTOR SHALL CONSULT A SOILS ENGINEER FOR PROPER FOOTING DESIGN. THE PLANS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY 2,000 PSF.

FINISHED GRADING: FINISHED GRADING SHALL BE PERFORMED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE.

DIVISION 3 – CONCRETE:

ALL CONCRETE USED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE WORK SHALL BE DONE IN COMPLETE CONFORMANCE TO APPLICABLE ACI CODES.

DIVISION 5 – METALS:

STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL STEEL PIPE COLUMNS SHALL BE OF STANDARD WEIGHT PIPE UNLESS OTHERWISE NOTED. STRUCTURAL STEEL HAS BEEN DESIGNED FOR A MAXIMUM BENDING STRESS OF 24,000 PSI, IN ACCORDANCE WITH THE 9TH EDITION OF THE AISC. ALL STEEL BEAMS SHAL BE FACTORY PRIMED WITH A RUST PROHIBITOR AND FIELD PAINTED WHERE EXPOSED TO WEATHER. ALL BEAM CONNECTIONS SHALL BE THROUGH BOLTED UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE DRILLED OR PUNCHED. TORCHED HOLES SHALL NOT BE PERMITTED.

REINFORCING STEEL: ALL REINFORCING STEEL BARS SHALL BE GRADE 60.

DIVISION 6 – WOOD & PLASTICS:

LUMBER: ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1,200 PSI.

FRAMING: FRAMING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY NAILED. JOISTS, STUDS AND RAFTERS ARE TO BE DOUBLED AT ALL OPENINGS. ALL FLUSH JOIST HEADERS TO BE CONNECTED WITH GALVANIZED METAL JOIST HANGERS. ALL FLUSH BEAM CONNECTIONS SHALL HAVE HEAVY DUTY JOIST HANGERS. DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING. SIZES OF JOISTS AND RAFTERS ARE SHOWN ON THE PLAN. IF A WOOD DECK IS PROVIDED, ALL STRUCTURAL MEMBERS SHALL BE PRESSURE TREATED LUMBER.

SHEATHING & SUBFLOOR: SHEATHING & SUBFLOOR SHALL BE APA ORIENTED STRAND BOARD WITH EXTERIOR GLUE AND NAILED TO EACH FRAMING MEMBER UNLESS OTHERWISE NOTED.

JOIST HANGERS: JOIST HANGERS SHALL BE GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER AND OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, AND FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED. MANUFACTURES SHALL BE "SIMPSON" STRONG-TIE, OR EQUAL.

DIVISION 7 – THERMAL & MOISTURE PROTECTION:

ROOFING: ALL CHIMNEYS SHALL BE PROPERLY FLASHED WITH GALVANIZED STEP FLASHING. VALLEY AND VERTICAL ROOF SECTIONS SHALL BE PROPERLY SUPPORTED. ALL ROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS.

ASPHALT SHINGLES: TO BE SELECTED BY OWNER OR CONTRACTOR.

VENTS: VENTILATE ALL ATTIC, RAFTER AND CRAWL SPACE AREAS WITH PROPER SIZED SCREENED VENTS AND/OR LOUVERS.

INSULATION: ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IECC.

CAULKING: ALL EXTERIOR JOINTS BETWEEN WINDOWS, DOORS AND OTHER SURFACES SHALL BE CAULKED USING A WEATHERPROOF CAULKING.

DIVISION 8 – DOORS & WINDOWS:

WINDOWS: ALL WINDOWS SHALL MEET THE MINIMUM REQUIREMENTS FOR LIGHT, VENTILATION AND EGRESS. ALL WINDOWS SHALL BE OF SUFFICIENT CONSTRUCTION SO AS TO MEET THE 2018 IECC.

INTERIOR DOORS: ALL INTERIOR DOORS SHALL COME COMPLETE WITH HARDWARE. A CLASS "C" SELF-CLOSING FIRE RATED DOOR SHALL BE FURNISHED AND INSTALLED BETWEEN GARAGE & HOUSE. ALL DOORS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2018 IECC, IF APPLICABLE.

DIVISION 9 – FINISHES:

DRYWALL: DRYWALL SHALL BE 1/2" GYPSUM BOARD SECURELY SCREWED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL JOINTS ARE TO BE TAPED AND SHALL RECEIVE (3) COATS OF JOINT COMPOUND. FINISHES TO BE SMOOTH, EVEN AND READY FOR PAINTING.

DIVISION 15 – MECHANICAL:

HEATING: THE CONTRACTOR SHALL FURNISH & INSTALL A HEATING SYSTEM WHICH MEETS THE 2018 IECC.

FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL BE MADE WATER-TIGHT.

ALL PIPES CARRYING WATER OVER 105 DEGREES MUST BE INSULATED WITH A MINIMUM OF R-3.

TESTING: THE CONTRACTOR SHALL TEST ALL WATER SUPPLY AND DRAIN, WASTE AND VENT PIPING IN ACCORDANCE WITH ALL CODES.

DIVISION 16 – ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL CODES. THE SERVICE SIZE SHALL BE A MINIMUM OF 100 AMPS.

NYSTRETCH ENERGY CODE COMPLIANCE–2020 NOTES:

R402.2.2 CEILING W/O ATTIC R–38 INSULATION MINIMUM

R403.3 ALL DUCTS TO BE INSTALLED WITHIN CONDITIONED SPACES; DUCT AIR LEAKAGE TESTING EXEMPT.

R403.3.8 DUCT SIZING IN ACCORDANCE W/ ACCA MANUAL D

R403.5.4 DRAIN WATER HEAT RECOVERY UNITS REQUIRES MIN. EFFICIENCIES AND DETAILS FOR VERTICAL VS. SLOPPED DRAIN UNITS

R403.5.5 SUPPLY OF HEATED WATER REQUIRES ONE OF THE FOLLOWING:
- MAX. ALLOWABLE PIPE LENGTH BETWEEN WATER HEATER & FIXTURE.
- MAX. ALLOWABLE PIPE VOLUME BETWEEN WATER HEATER & FIXTURE.
- DRAIN–WATER HEAT RECOVERY OR RECIRCULATION SYSTEM.

R403.6.2 REQUIRED HRV/ERV SYSTEMS

R403.6.3 VERIFICATION OF VENTILATION BY APPROVED AGENCY

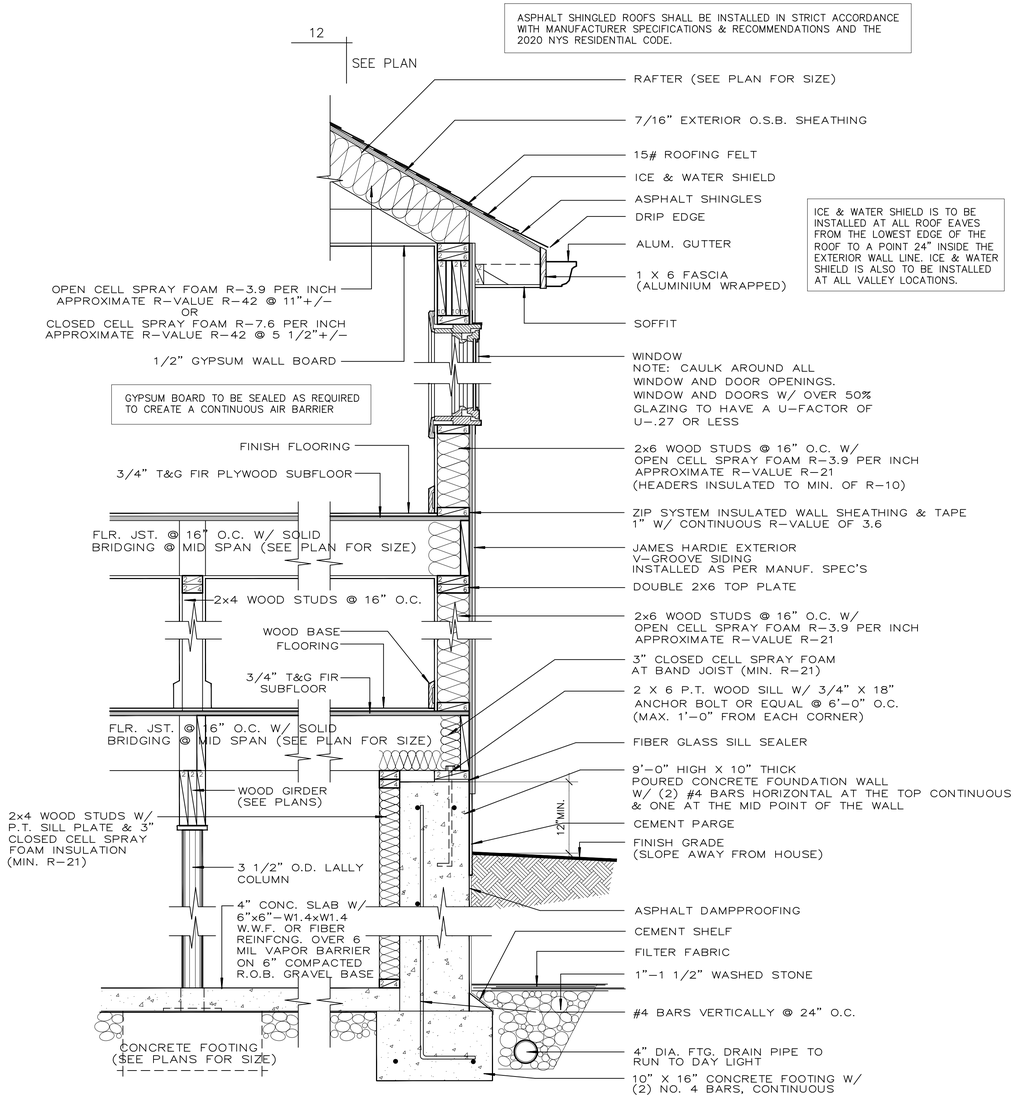
R404.1 LIGHTING: ≥90% PERMANENTYL INSTALLED FIXTURES USE LAMPS W/ EFFICACY OF ≥65 LUMENS/WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF ≥45 LUMENS/WATT

R404.2 (1) SOLAR READY ZONE REQUIRED FOR DWELLINGS >1,400 SQ. FT. APPLIES ONLY TO ROOFS ≥600 SQ. FT. OF AREA ORIENTED BETWEEN 110°–270° OF TRUE NORTH. EXCEPTIONS FOR ON–SITE RENEWABLES AND ROOFS SHADED MORE THAN 70% OF DAYLIGHT HOURS.

R404.2(2) EV CHARING CAPABILITY – REQUIRES CONDUIT AND PANEL CAPACITY OR 208/240V 40A OUTLETS W/ ONSITE PARKING.

HURRICANE CLIPS ARE TO BE INSTALLED AT RAFTER TOP PLATE CONNECTIONS FOR ALL AREAS WITH VAULTED, CATHEDRAL CEILINGS OR WHERE A CEILING JOIST IS NOT PRESENT.

ASPHALT SHINGLED ROOFS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS & RECOMMENDATIONS AND THE 2020 NYS RESIDENTIAL CODE.



TYPICAL WALL SECTION

SCALE: N.T.S.

ICE & WATER SHIELD IS TO BE INSTALLED AT ALL ROOF EAVES FROM THE LOWEST EDGE OF THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE. ICE & WATER SHIELD IS ALSO TO BE INSTALLED AT ALL VALLEY LOCATIONS.

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Brian J. Stokosa, PE

STATE OF NEW YORK · BRIAN J. STOKOSA · 083970 · LICENSED PROFESSIONAL ENGINEER

Revisions	07-15-25
	07-10-25
Project No.	2025.236

License No. 083970

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
9 Alice Street
City of Beacon
Dutchess County, New York

New Residence For:
DiLello Homes Inc.

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	W1
DATE	CHECKED BY	
06-09-25	B.J.S.	

Generated by RES*check-Web* Software

Compliance Certificate

Project New Residence 2025.277

Energy Code:	**2020 NYStretch - 2018 IECC**
Location:	**Beacon, New York**
Construction Type:	**Single-family**
Project Type:	**New Construction**
Project SubType:	**None**
Conditioned Floor Area:	**2,840 ft2**
Glazing Area	**13%**
Climate Zone:	**5 (5895 HDD)**
Permit Date:	
Permit Number:	
All Electric	**false**
Is Renewable	**false**
Has Charger	**false**
Has Battery:	**false**
Has Heat Pump:	**false**

Construction Site:
9 ALICE STREET
CITY OF BEACON, NY

Owner/Agent:
DILELLO HOEMS INC.
121 LEXINGTON DRIVE
NEWBURGH, NY 12550

Designer/Contractor:
Day & Stokosa
3 Van Wyck Lane
Wappingers Falls, NY 12590

Compliance: Passes using UA trade-off

Compliance: **0.2% Better Than Code** Maximum UA: **431** Your UA: **430** Maximum SHGC: **0.00** Your SHGC: **0.21**

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	1,679	42.0	0.0	0.025	0.026	42	44
Wall: Wood Frame, 16" o.c.	3,440	21.0	3.6	0.046	0.045	130	127
Door 1: Solid Door (under 50% glazing)	18			0.140	0.270	3	5
Door: Glass Door (over 50% glazing) SHGC: 0.21	146			0.270	0.270	39	39
Window: Vinyl Frame SHGC: 0.21	455			0.270	0.270	123	123
Wall 2: Solid Concrete or Masonry	1,380	21.0	0.0	0.056	0.056	77	77
Window 2: Vinyl Frame SHGC: 0.55	7			0.300	0.270	2	2
Floor: All-Wood Joist/Truss	422	30.0	0.0	0.033	0.033	14	14

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 IECC requirements in RES*check* Version : REScheck-Web and to comply with the mandatory requirements listed in the RES*check* Inspection Checklist.

Name - Title: Brian J. Stokosa, P.E.

Date: 07-15-25

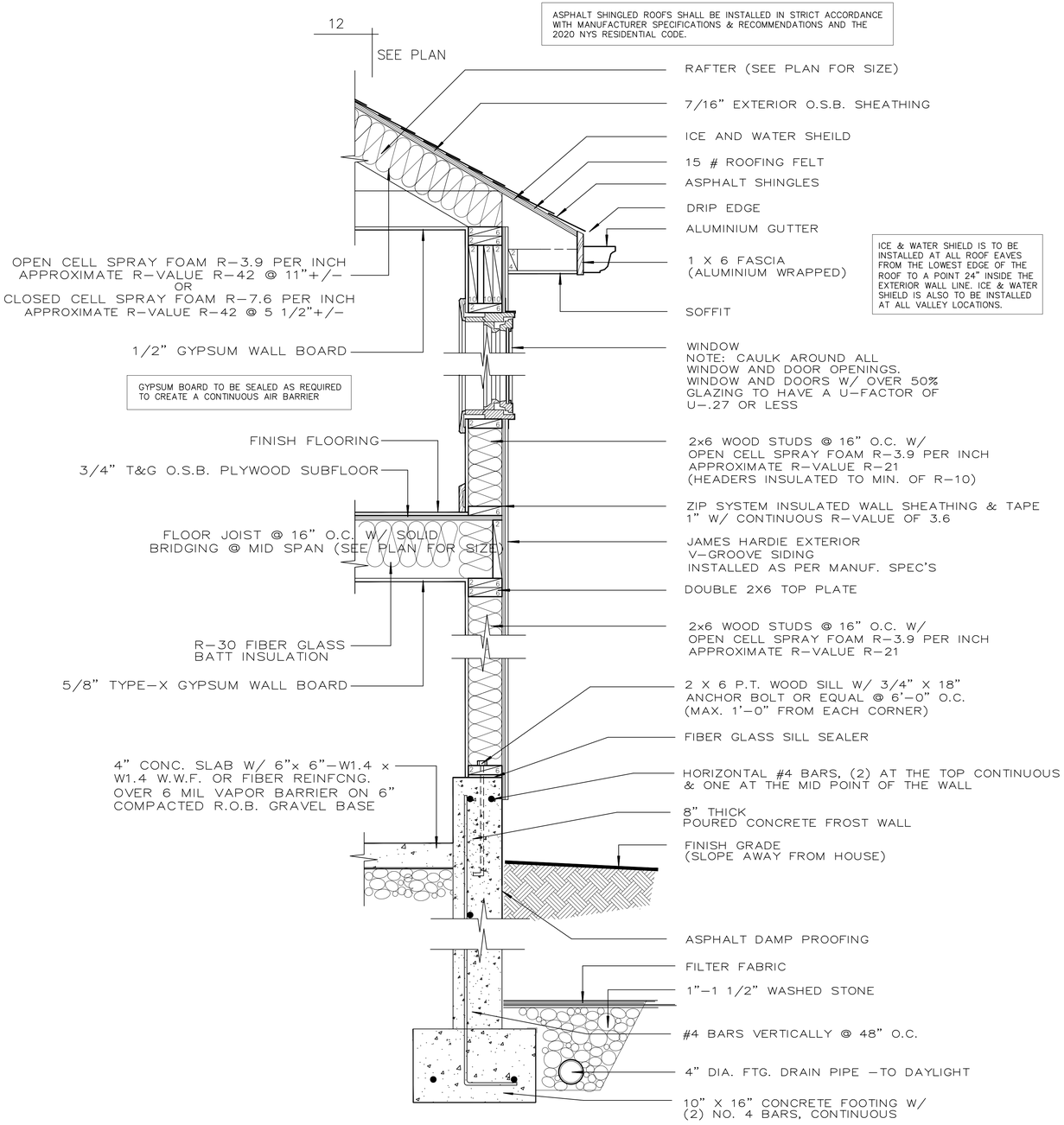
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RESCHECK – COMPLIANCE CERTIFICATE

SCALE: N.T.S.

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TYPICAL WALL SECTION FOR
SLAB ON GRADE CONSTRUCTION

SCALE: N.T.S.

HEATING AND COOLING SYSTEM NOTES:

MANUAL J, MANUAL S, EQUIPMENT SPEC'S, DUCT SYSTEM SUMMARY, MECHANICAL VENTILATION SYSTEM AND DUCT LAYOUTS TO BE DESIGNED BY HVAC CONTRACTOR.

ALL THERMOSTATS ARE TO BE PROGRAMMABLE.

DUCTS IN UNCONDITIONED SPACES TO BE INSULATED:
≥ 3" DIAMETER INSULATED TO ≥ R-8 IN ATTICS AND ≥ R-6 ELSEWHERE
< 3" DIAMETER INSULATED TO ≥ R-6 IN ATTICS AND ≥ R-4.2 ELSEWHERE

DUCTS TO BE SEALED TO 4.0CFM/100 FT² OF CONDITIONED FLOOR AREA WITH UL 181 PRODUCTS APPROPRIATE FOR THE DUCT MATERIAL TYPE.

HVAC PIPING TO BE PROVIDED WITH MINIMUM R-3 INSULATION. INSULATION PROTECTION TO BE PROVIDED FOR ALL PIPES LOCATED OUTDOORS.

SERVICE HOT WATER PIPE INSULATION TO BE PROVIDED AS REQUIRED.

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New Residence For:
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SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	W2
DATE: 06-09-25	CHECKED BY: B.J.S.	

City of Beacon Planning Board Agenda
08/12/2025

Title:

Certificate of Appropriateness: 39 Townsend Street; New Single-Family House

ATTACHMENTS

39 Townsend PB 8.12.25 ARB app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/23/25

Project Address: 39 townsend Street

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

Contact Phone No.: 914-447-4293 Email: Jrieger@riegerhomes.com

Approval Requested: _____ Certificate of Appropriateness (sign or façade change) X New Single-Family House

Color/Materials:

Siding: Royal Board & Batten and Clapboard in Regatta

Roofing: Black

Windows: Color: White Type: Vinyl

Trim: White

Garage Door: White

Stone/Brick: None

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00 PAID, 7/23/25 chk #8252

Date: July 23, 2025

Subject: Exterior finished review for planning board submittal on BK-12/ 39 Townsend Street

Memo by: Kerri

The Chelsea (Lot #12)

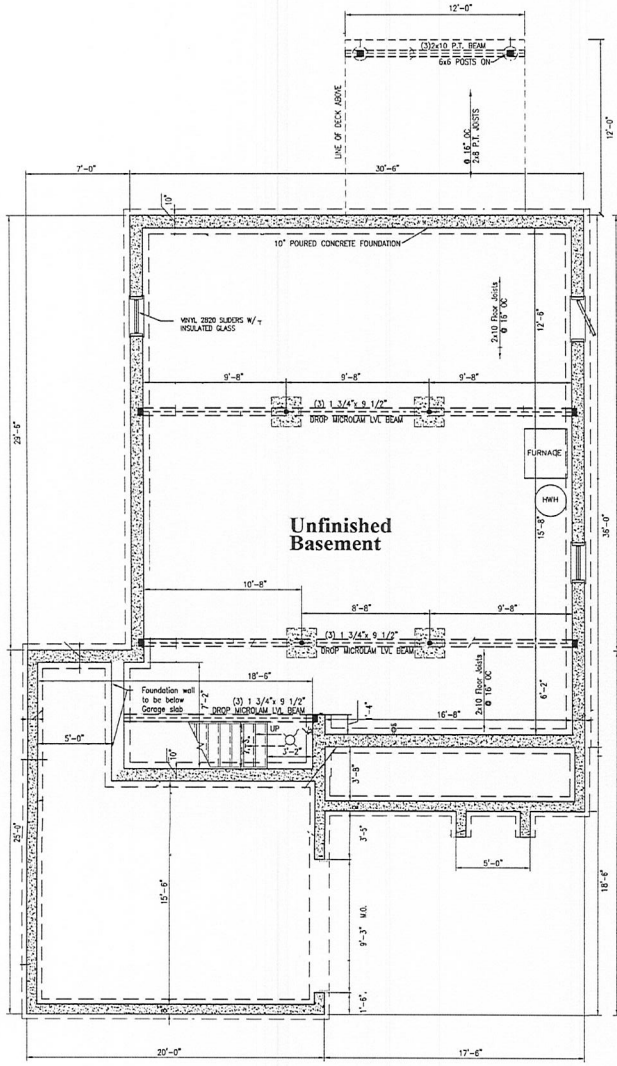
Exterior materials are as follows:

Location, general	Location, specific & style	Color
Front elevation:	Top Front gable: Board & Batten	Color/Regatta
	Front 2nd floor/middle: Board & Batten	Color/ Regatta
	Front 1st floor/bottom: Clapboard	Color/ Regatta
	Front & sides of garage: Board & Batten	Color/ Regatta
Sides & rear elevation:	Clapboard:	Color/ Regatta
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:	Asphalt shingles	Color/ Dual Black

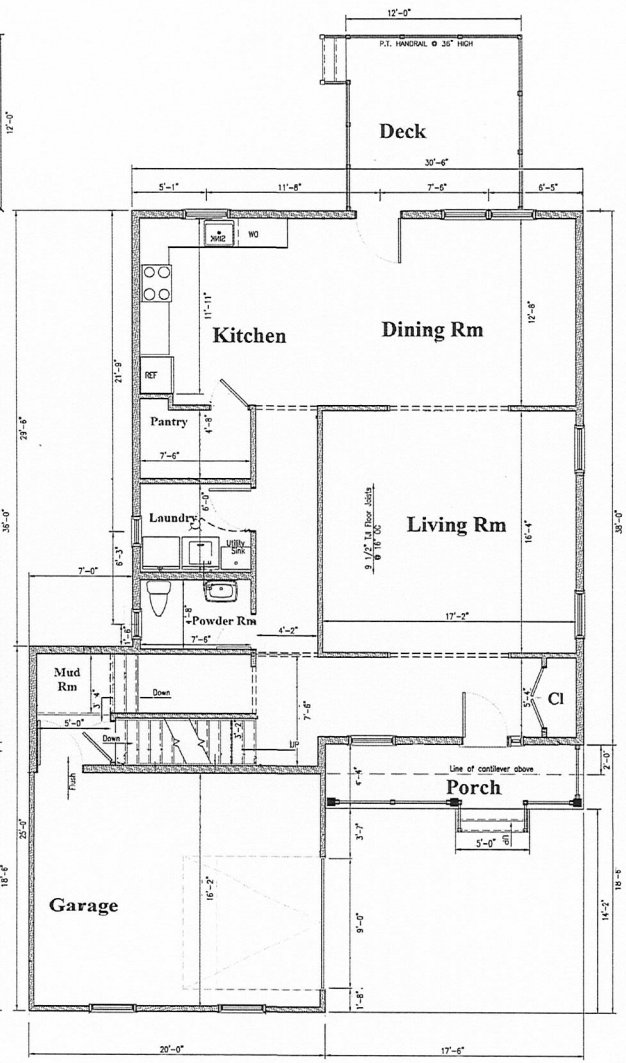
Manufacturer of materials proposed above are as follow:

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**

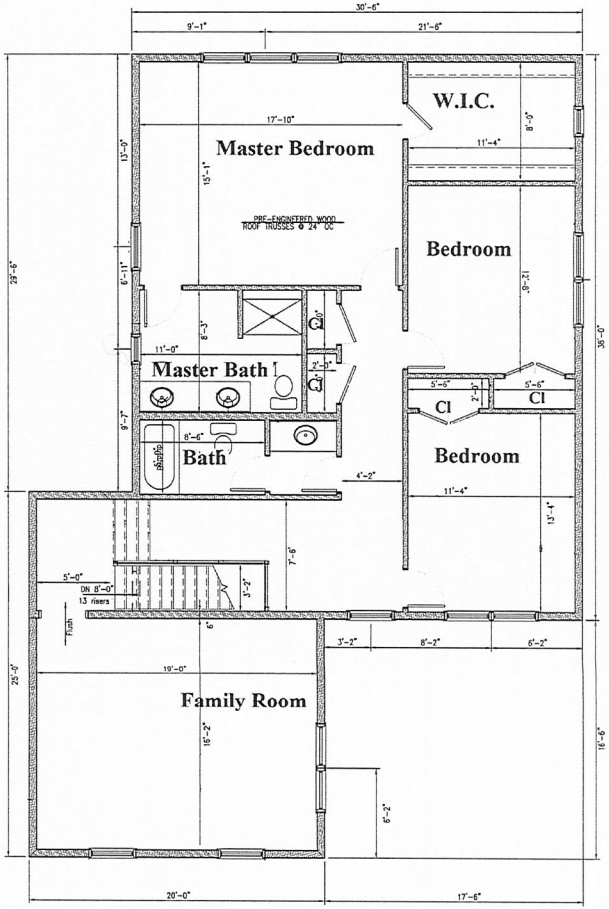

DUAL BLACK
ARCHITECTURAL
IKO.COM
IKO
Cambridge™
At IKO, it's not just roofing, it's roofing elevated.
Featured Color:
Dual Black



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

