COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

September 9, 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 August 12, 2025, minutes

Regular Meeting

1. Public hearing and continue review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.
2. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
3. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.
4. Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.
5. 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.
6. 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.
7. Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
8. 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.
9. Review of request for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 Â½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

Architectural Review

1. *** APPLICANT UNABLE TO ATTEND THE MEETING AND REQUESTED THEIR APPLICATION BE MOVED TO THE OCTOBER 15th AGENDA*** Certificate of Appropriateness: 139 Main Street Sign
2. Certificate of Appropriateness: 426 Main Street Sign

City of Beacon Planning Board Agenda
09/09/2025

Title:

Public hearing and continue review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.

ATTACHMENTS

105-107 Catherine PB 9.9.25 Subdivision Cvr Ltr_2025-0826.pdf

105-107 Catherine PB 9.9.25 Site Plan Set__2025-0826.pdf

Lanc & Tully 105-107 Catherine 08-27-25 review.pdf

KARC Review PB_105-107 Catherine Street_2025.09.05.pdf

105-107 Catherine Street - Subdivision_SEQRA Negative Declaration (4921-4924-0935.1).docx

105-107 Catherine St - SEAF Parts 2 and 3 (4918-2215-0759.1).pdf

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

August 26, 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 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:

- 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 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 August 7, 2025:

General Comments:

1. Comment Noted. The City has conducted its own I&I Study. Mitigation measures will be made to the plans if sources of I&I were discovered.
2. A Construction Cost Estimate will be provided in a future submission.

Subdivision Plat (Sheet 1 of 1):

1. Metes and Bounds have been added for the proposed drainage easement. HLD is inquiring about existing drainage easements and will include once acquired.

2. HLD is inquiring about existing drainage easements and will include once acquired.
3. Proposed metes and bounds have been provided for proposed property line and drainage easement. Descriptions and easement agreements will be provided for review in a future submission.
4. A note has been included to the subdivision plat stating that "No structures, pools, fencing, trees, bay windows, etc. shall be constructed or planted within the proposed drainage easement."

Existing Conditions Plan (Sheet 2 of 6):

1. HLD is inquiring about existing drainage easements and will include once acquired.
2. HLD has verified the existing drainage line on Catherine Street to be 30".

Subdivision Plan (Sheet 3 of 6):

1. Size and material of all drainage lines have been added to the plan.
2. Proposed landscaping has been added to the plan.
3. A note has been included to the subdivision plat stating that "No structures, pools, fencing, trees, bay windows, etc. shall be constructed or planted within the proposed drainage easement."
4. One car garage are proposed for each lot 2 and 3. There is one parking space in each garage, and there is enough room to park a car in the driveway inside the front setback resulting in 2 parking spaces for each lot.
5. The location of the water service stub and sewer service stub has been verified by survey of the cleanouts and water shut-off valves..
6. The grate elevation and inverts of proposed drainage structures can be seen on sheet CD-2 and are also labeled on Sheet 3.

Construction Details (Sheet 5 of 6):

1. The catch basin detail has been revised to indicate 48" X 48" structures.

Construction Details (Sheet 6 of 6):

1. The pipe size and material has been revised to indicate 30" HDPE pipe in the Stormwater Profile.
2. Finished grade has been added to the Stormwater Profile.

KARC Planning Consultants, Inc. Review Letter, Dated August 8, 2025:

1. Sheet 2 of 6 has been updated to show all existing trees and tree removals.
2. Front door locations have been added to the plans.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your September 9, 2025 Planning Board meeting. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

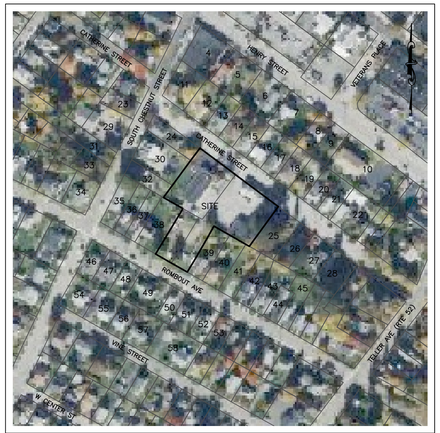
Michael A. Bodendorf, P.E.
Principal

cc: Catherine Street Properties, LLC
Daniel G. Koehler, P.E. (HLD file)

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
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

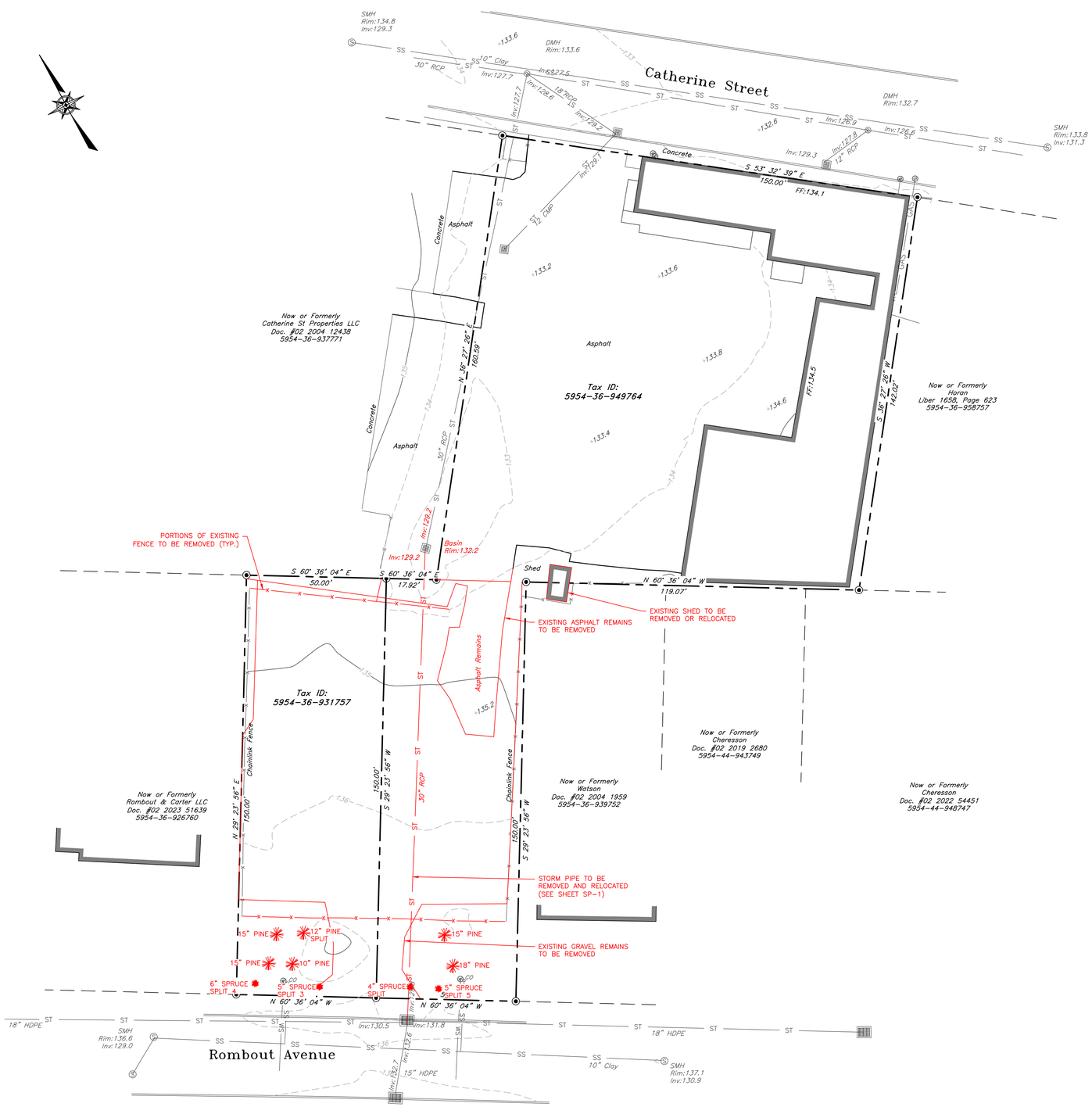
STATE OF NEW YORK · MICHAEL A. BOBENCHIK · 084465 · LICENSED PROFESSIONAL ENGINEER
SEAL

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

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
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENDORF 084466 LICENSED PROFESSIONAL LAND SURVEYOR
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

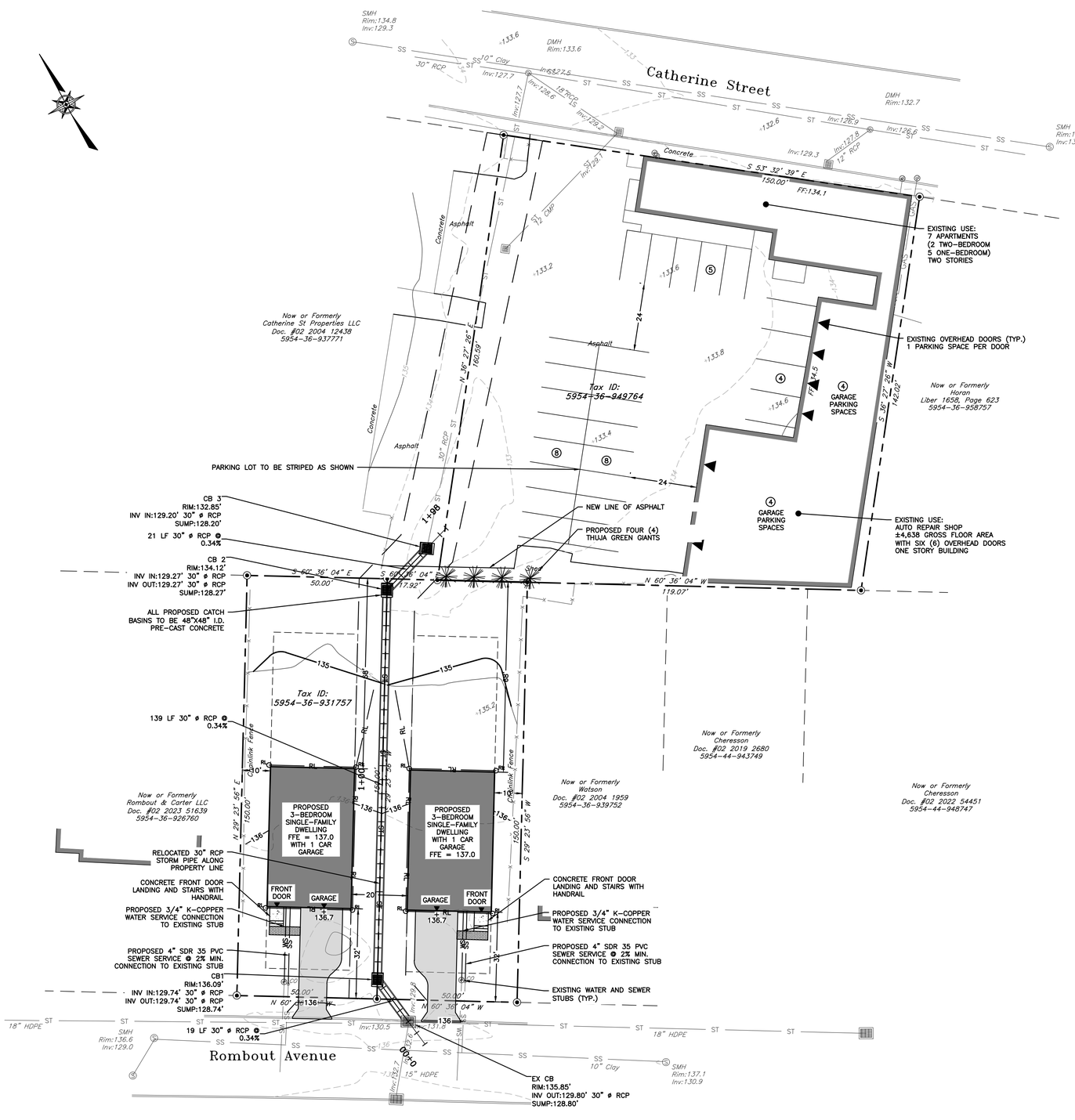
EXISTING CONDITIONS PLAN

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
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- 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.

DRAINAGE EASEMENT NOTE:

NO STRUCTURES, POOLS, FENCING, TREES, BAY WINDOWS, ETC. SHALL BE CONSTRUCTED OR PLANTED WITHIN THE PROPOSED DRAINAGE EASEMENT.

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 1-2 SPACES
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:		35 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
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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STATE OF NEW YORK — MICHAEL A. BOSEWORTH — 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

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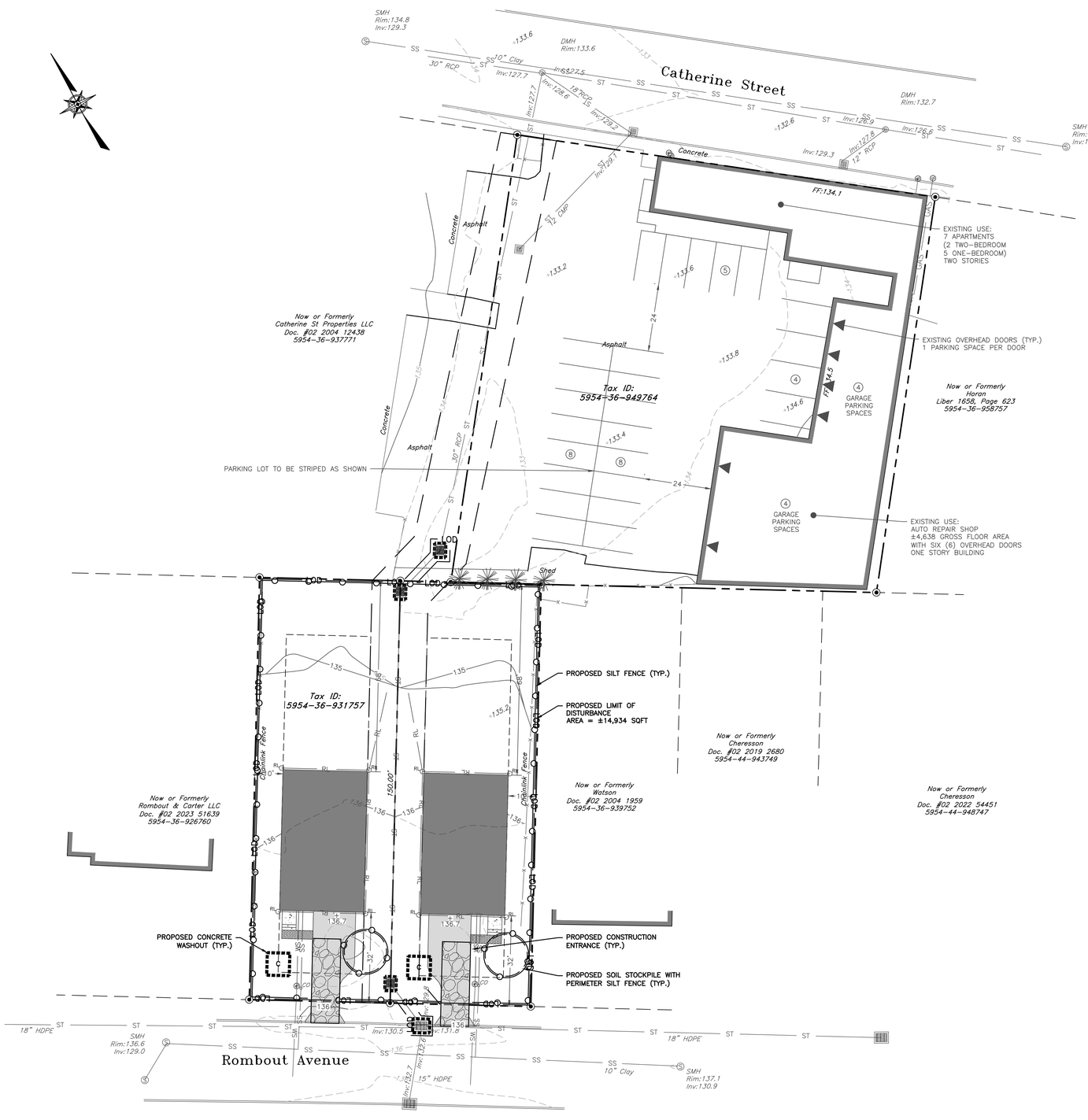

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
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- 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
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

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

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

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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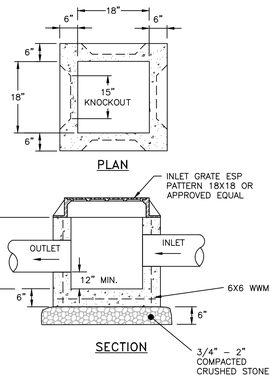
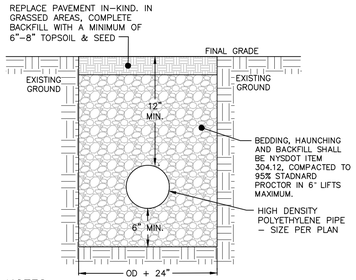


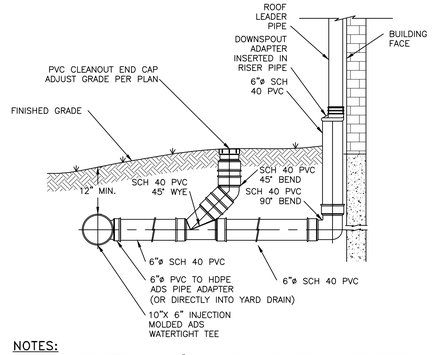
NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING,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



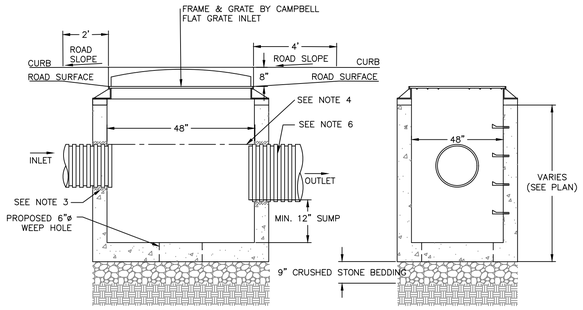
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. TRENCH BACKFILL SHALL BE NYSDOT ITEM 304.12 FOR ENTIRE LENGTH OF 24" STORM LINE RELOCATION.

STORM LINE TRENCH DETAIL
NOT TO SCALE



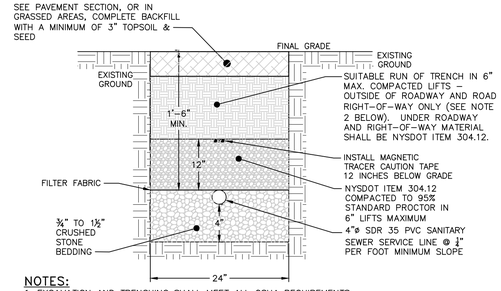
NOTES:
1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



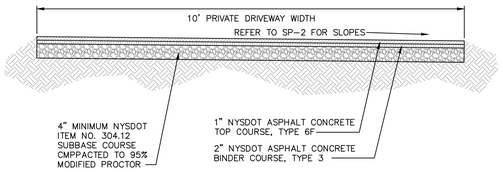
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE

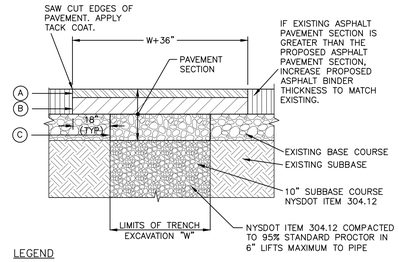


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



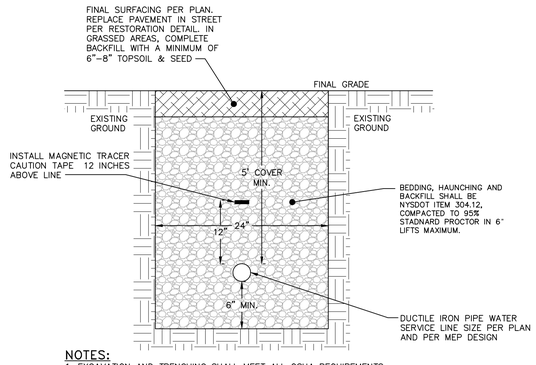
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



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

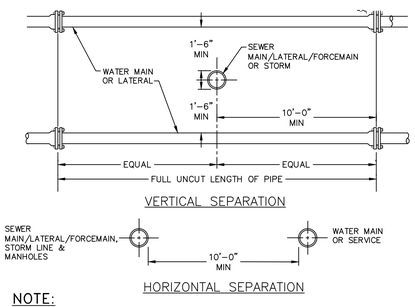
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



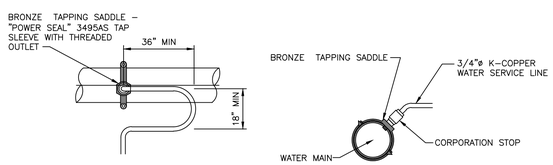
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL 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
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

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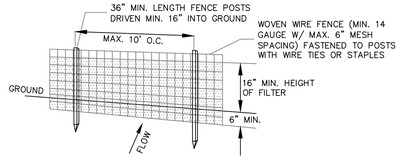
STATE OF NEW YORK – MICHAEL A. BOSBORSH – 084466 – LICENSED PROFESSIONAL ENGINEER
SEAL

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

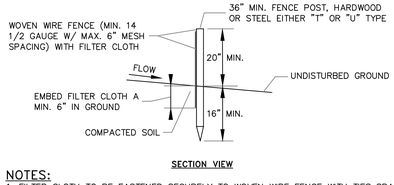
CONSTRUCTION DETAILS
105 CATHERINE STREET SUBDIVISION
CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

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

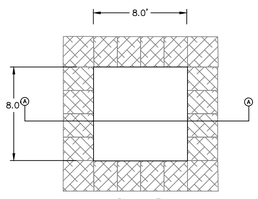


SECTION VIEW

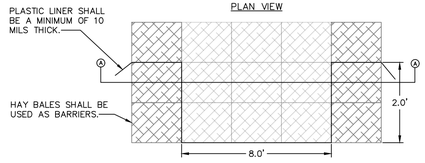
NOTES:

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

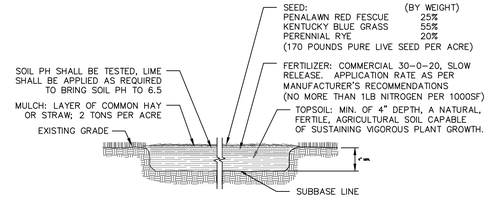


SECTION VIEW

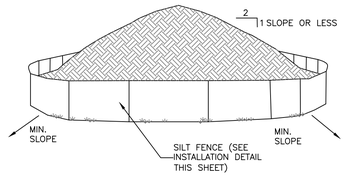
NOTES:

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



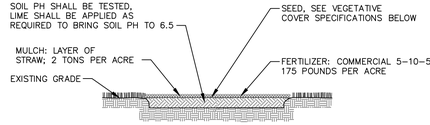
TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



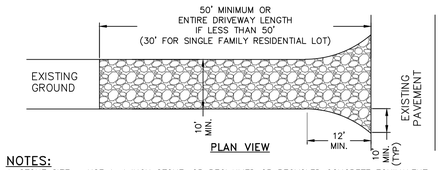
NOTES:

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

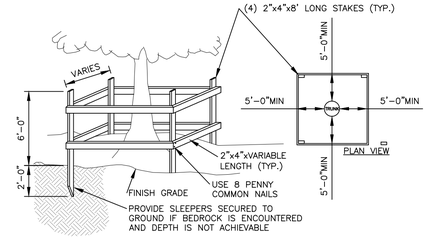


PLAN VIEW

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

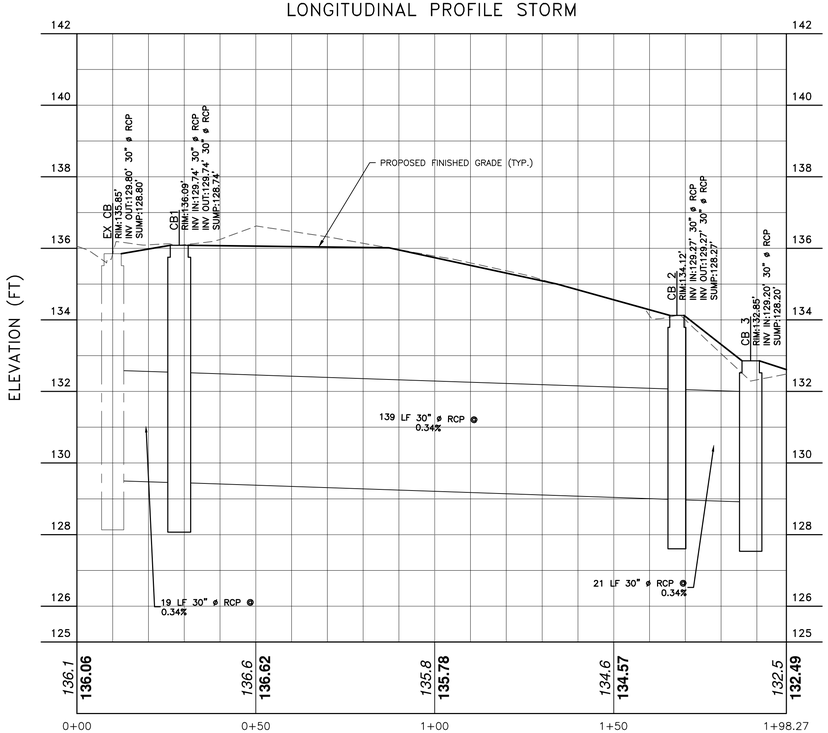


NOTES:

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

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	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

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STATE OF NEW YORK MICHAEL A. BIEDENBACH 084456 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

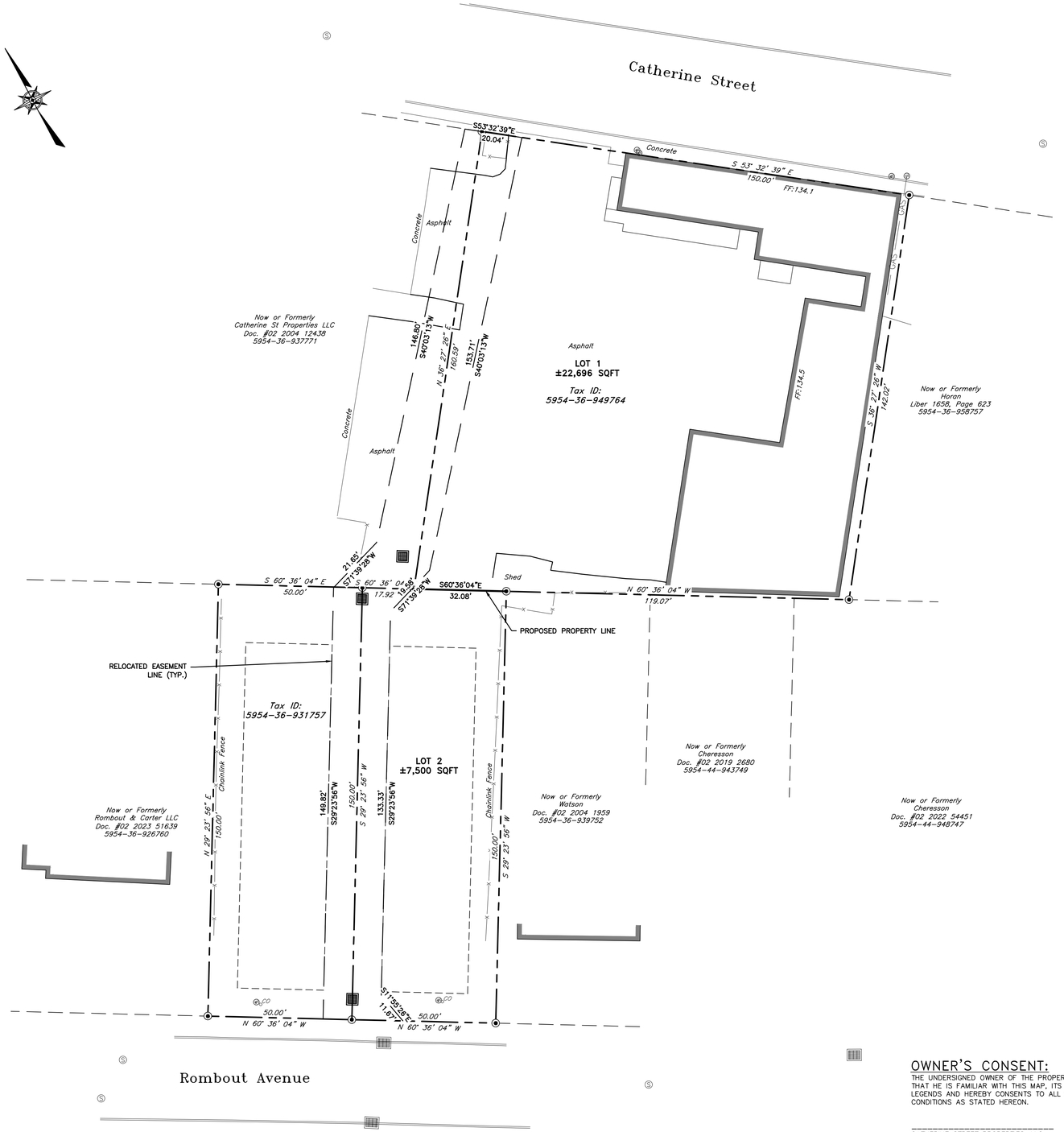
CONSTRUCTION DETAILS

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.

DRAINAGE EASEMENT NOTE:

NO STRUCTURES, POOLS, FENCING, TREES, BAY WINDOWS, ETC. SHALL BE CONSTRUCTED OR PLANTED WITHIN THE PROPOSED DRAINAGE EASEMENT.

DCDBCH STANDARD NOTE:

FOR PERMISSION TO FILE

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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*

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

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

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 26, 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 August 26, 2025, from Hudson Land Design.
- Plan titled "Preliminary Subdivision Plat – 105 Catherine Street Subdivision", dated August 26, 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 August 26, 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:

<u>General Comments:</u>

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. ***The City Building Department conducted an I&I investigation on August 18, 2025, and found that there were no cross-connections between drainage and the sanitary sewer system.***

2. A construction cost estimate shall be submitted for all public improvements proposed as part of the project. ***Applicant's engineer notes that this will be provided with a future submission.***

Subdivision Plat:

1. The metes and bounds for the proposed and existing drainage easement shall be provided on the plan. ***Applicant's engineer has included the metes and bounds for the proposed easement, and is inquiring as to the existing drainage easement that traverses the parcel.*** Once the data related to the existing easement is acquired, it shall be provided on the plan.

2. The plat shall show all existing utility easements. ***Applicant is inquiring as to other existing easements across the site and will include once received.***

3. A description(s) of the proposed easement(s) shall be prepared and submitted for review for the proposed City drainage system. ***Applicant's engineer notes that this will be provided in a future submission.***

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. ***Applicant's engineer has stated that they have inquired to any other easements across the site and will provide once received.***

Sheet 3 of 6 (Subdivision Plan):

1. Although landscaping has been added on to Lot 1 in the area adjacent to the rear of proposed Lot 2, we still recommend that landscaping be provided along the rear of the existing parcel (tax parcel 5954-36-931757) 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 and that on the adjacent parcel (tax parcel 5954-36-937771).

2. The project engineer shall further investigate the proposed relocation of the 30" drainage line into the structure on Rombout Avenue, as the shifting of the 30" line as proposed may conflict with the existing 18" drainage pipe entering the structure from the west, and may also impact the structure integrity of the storm water structure due to the removal of the corner post and the large opening required directly adjacent to the 18" pipe from the west.

Sheet 5 of 6 (Construction Details):

1. The sheet includes a construction detail for a yard basin, but it does not appear on the plan sheets for the project. If the detail is not necessary, it should be removed from the sheet.

2. The "Catch Basin Detail" shall be revised to reflect a flat frame and grate casting for the proposed structures since they are not along a curb line. The castings shall be domestically made and shall note the make and model for the casting to be used.

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: September 5, 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 August 26, 2025
- Preliminary Subdivision Plat (1 Sheet) by Hudson Land Design, dated August 26, 2025
- Subdivision Plan Set (6 Sheets) by Hudson Land Design, dated August 26, 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." The project proposes removing ten (10) mature trees along the Rombout property line of Lot 2 and parcel #931757. Some of these trees appear to be outside the footprint of the proposed buildings and driveways. The applicant should clarify why their removal is "necessary and incidental" to the project. These trees currently provide natural screening for 218–220 Rombout and should be preserved where feasible.

This completes our review at this time. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant
Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION APPROVAL
FOR 105-107 CATHERINE STREET

Parcel No. 5954-36-949764

CONCLUSIONS

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

Project Description:

The Proposed Action is the subdivision of a 0.70-acre foot parcel (30,196 square feet) into two lots. Lot 1 will have 22,696 square feet and Lot 2 will have 7,500 square feet. The existing structures on the property consisting of an existing two-story multifamily residential dwelling, a one-story auto repair shop and materials and equipment storage will be located fully within Lot 1. The property is in the R1-5 Zoning District and known and designated on the Tax Map as Parcel No. 5954-36-949764 (the "Property").

The Proposed Action is an Unlisted action. The Planning Board is the only known Involved Agency, therefore the Planning Board conducted an uncoordinated environmental review.

Summary of Rationale for Negative Declaration

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

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

  The Property is located in the R1-5 Zoning District and is currently improved with an existing two-story multifamily residential dwelling, a one-story auto repair shop and materials

and equipment storage which will continue to be located on Lot 1. Lot 2 will consist of approximately 7,500 square feet for the future construction of a single family dwelling with frontage on Rombout Avenue. The Proposed Action would involve typical grading and site work associated with such construction. There are no wetlands, water bodies or steep slopes on the Property. 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.**

  Residential land uses are generally not associated with the discharge of contaminants into aquifers or other groundwater sources. There will be no bulk storage of petroleum or chemicals on the proposed lot. The Project includes the implementation of erosion and sediment controls. The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. Adequate water supply and sewer capacity exist for these additional flows.

  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 Short EAF 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. 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 and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from

site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Other dust suppression methods will include the spraying of soil stockpiles during dry periods and covering trucks carrying solid and other dry materials. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons, the Proposed Action will not have 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 proposed plans show ten (10) trees will be removed along the Rombout Avenue frontage. Four (4) trees are proposed to be planted at the rear of Lot 1.

  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, or visible from any publicly accessible vantage points either seasonally nor year around.

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

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

  The subdivision of the Property into two lots for the construction of one new single family home in an existing residential neighborhood will not have a significant adverse impact on historic or archeological resources. Although the SEAF indicates that the Property may contain or may be substantially contiguous to a building, site or district that is listed on the National or State Register of Historic Places (or determined to be eligible for listing), a review of the Cultural Resource Information Systems (CRIS) website demonstrates there are no such buildings, sites or districts within or substantially contiguous to the Property. The two closest historic sites are the US Post Office on Main Street and the Madam Brett Homestead on Van Nydeck Avenue. There are no historic resources in the immediate vicinity of the Property and the nature of the area as a developed suburban neighborhood makes impacts to archeological resources unlikely and not significant.

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

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

  The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. A recreation set aside or fee may be required which will be used for the future need for park and recreational opportunities in the City of Beacon.

  For these reasons, the Proposed Action will not have 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 one additional single family home will not result in a significant adverse traffic impact.

- **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 one single family home. 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. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours permitted by City Code. 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 contaminants. There are no known remediation sites in the area.

  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 neighborhood which consists of other single-family homes.

Based upon this information and the information in the Short Environmental Assessment Form 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 need be prepared and that the SEQRA process is complete.

Adopted: September 9, 2025
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting	Leonard Warner	Voting
David Jensen	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairperson	Voting
James Vermeulen	Voting		

Agency Use Only [If applicable]

Project:	105-107 Catherine St
Date:	9-9-2025

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: 105-107 Catherine St

Date: 9-9-2025

Short Environmental Assessment Form
Part 3 Determination of Significance

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

See Attached.

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

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

City of Beacon Planning Board	9-9-2025
Name of Lead Agency	Date
John Gunn	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Beacon Planning Board Agenda
09/09/2025

Title:

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 9.9.25 Supplemental Submission Cvr Ltr.pdf

291 Main PB 9.9.25 Exhibit A - Response Memo by Aryeh Siegel, Architect 8-26-25.pdf

291 Main PB 9.9.25 Exhibit B - Response Memo by HLD 8-26-25.pdf

291 Main PB 9.9.25 Exhibit C - Right-of-Way Cost Estimate by HLD 8-26-25.pdf

291 Main PB 9.9.25 Plans prepared by AJS and HLD.pdf

Lanc & Tully 291 Main 08-27-25 review.pdf

KARC Review PB_291 Main Street_2025.09.05.pdf

CUDDY +FEDER LLP

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

August 26, 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 August 26, 2025, and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated October 29, 2024 and last revised August 26, 2025 (collectively, the "Plans") have been revised in response to comments provided by this Board and contained in the City Planning Consultant and Engineering Consultant's comment memoranda. Point-by-point responses prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively.

At the Board's August 12th meeting Agenda, the Applicant presented some important renderings that highlight where the Telephone Building is most visible, and which provide additional reference to the built environment surrounding the Premises. The Applicant also presented an evolution of the drawings from the initial proposal to the current reduced project design, highlighting how the refined building design relates to the preservation and prominence of the Telephone Building by emphasizing the character defining features of the existing historic structure. As is more fully detailed in the Applicant's July 29th submission, that included reductions to the overall footprint of the Addition, and alterations to the rear of the building 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 at the August 12th meeting, linear LED lighting was 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.

CUDDY +FEDER LLP

The Project design continues to preserve the prominence of the Telephone Building as compared to the subservient Addition, in that the Addition is lower in height than the existing building and stepped back from both the Main Street and South Brett Street frontages of the Premises, and incorporates design elements specifically intended to emphasize the character defining features of the historic structure, such as linear LED lighting along the lower cornice of the Telephone Building to highlight the historic cornice on the existing structure and a glass eave skylight to enhance the visibility of the Telephone Building's brick façade from within the Addition.

In anticipation of the September 12th meeting Agenda, and as was requested at the August 12th meeting, enlarged copies of the additional updated renderings that show these improvements are enclosed with this submission for consideration by the full completement of the Board. Additionally, to further respond to comments at the August 12th meeting, and as is further detailed on the Plans, the Applicant has also provided alternate elevation details for the Project which: (i) demonstrate that a shorter building height for the Addition would negatively affect the alignment of architectural features between the existing Telephone Building and the Addition; and (ii) illustrate that equally wide brick pier widths on the Addition would result in a heavier building composition and may disturb the subordinate perception of the Addition as compared to the existing Telephone Building.[1] In addition, the Applicant has provided information related to the materials and colors to be utilized for the proposed Addition.

The Plans also include the following updates:

- Two (2) new Flowering Dogwood street trees have been proposed along the South Brett Street frontage of the Premises. In addition, the existing street tree on Main Street which is currently in poor condition is proposed to be replaced with an additional new Flowering Dogwood.
- The proposed "No Parking Anytime" and ADA parking signs have been relocated to behind the sidewalk to avoid impeding egress within the access aisle and to avoid vehicular damage to the signs.
- A luminaire schedule has been added to the Plans.
- The two (2) proposed bicycle racks have been relocated from the Main Street frontage of the Premises to between the two (2) street trees on the South Brett Street frontage of the Premises.

[1] The Applicant appreciates the design suggestions provided by this Board related to the building height and pier widths, and has provided the alternate elevation details discussed above to provide visual representations of these options for the Board. However, for the reasons outlined above, and as discussed during prior meetings of this Board, the Applicant has elected not to pursue the designs illustrated in the alternate elevations.

- Elevation details and larger renderings of the Project have been incorporated into the Plans.

With this submission, and in consideration of all previously submitted materials associated with this Application, the Applicant respectfully submits that the Application complies with all architectural and design standards for properties located in the Historic District and Landmark Overlay ("HDLO") and Central Main Street ("CMS") Zoning District, as outlined in City Code Sections 134-7 and 223-41.18(J).[2]

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 August 26, 2025, providing responses to City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated August 11, 2025 and City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated August 7, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated August 26, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated August 7, 2025 and City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated August 11, 2025 and providing examples of clearway widths for previously approved projects; and

Exhibit C: Right-of-Way Work Cost Estimate, prepared by Hudson Land Design Professional Engineering, P.C., dated August 26, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel and HLD, last revised August 26, 2025.

[2] Please refer to the previously submitted memoranda from historic and cultural preservation specialist Beth Selig, President of Hudson Cultural Services ("HCS"), dated June 22, 2025 and July 29, 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. Please also refer to the previously submitted CMS / HDLO – Main Street Addition & Infill Analysis, dated July 29, 2025, prepared by Aryeh Siegel, which illustrates that the relationship between the existing historic building and the proposed Addition is consistent with, and/or better than, that of other additions and infill development along Main Street within the CMS and HDLO Zoning Districts.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on September 9, 2025 to continue the Board's review of the Project, at which time the Applicant respectfully requests that this Board consider authorizing the City Attorney to draft approval resolutions for the Board's consideration at its October meeting.[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

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.

[3] As this Board is aware, the Planning Board previously conducted the Public Hearing on this Application during several meetings beginning on March 11, 2025, and closed the Public Hearing during its meeting on August 12, 2025.

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

August 26, 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 August 11, 2025; and Lanc & Tully's Engineering Memorandum dated August 7, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: Two new street trees have been added back to the plan along South Brett Street. The bicycle rack has been relocated from Main Street to between the two street trees. Additionally, the existing street tree in front of the building on Main Street is proposed to be replaced with another Flowering Dogwood because the Applicant noted that the tree is not in great condition, and has been growing towards the building, requiring continuing maintenance.

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.

   Response: Comment acknowledged. The new street trees are included in the plan.

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.**

   Response: Elevations with material callouts and dimensions are included in this submission.

   Additionally, sketch elevations of the previously reviewed shorter building height for the addition are

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

shown to demonstrate why the Planning Board rejected the shorter version of the building during discussions at previous meetings. The shorter building eliminates the visually important alignment of architectural features between the existing Telephone Building and the proposed addition.

This submission also includes a sketch of the addition with an equally wide brick pier at the left side of the addition in relation to the proposed design where the pier on the left side of the addition is narrower. The reason for maintaining the difference in brick pier widths is to balance the visual weight of the addition in relation to the existing building. Incorporating the wider pier disturbs the subordinate relationship of the addition to the primary existing building. The façade elements of the addition has been composed to maintain the visual dominance of the Telephone Building.

4. **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.

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.

      Response: A luminaire schedule has been included in the plans.

   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).

      Response: Comment acknowledged. The Applicant is coordinating the light fixture specifications with the fixture manufacturer to obtain this information. The information was not available from the manufacturer for this submission, but will be included in a future submission.

Lanc & Tully Comment Responses:

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.

   Response: The site plan shows the proposed street trees along South Brett Street. Previously proposed plantings in the rendering have been removed

   .

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.

Response: The signs have been relocated to behind the sidewalk.

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.

   Response: The snow storage area has been revised to match Sheet 5 of 8.

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

August 26, 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 August 7, 2025 comment letter, and KARC's August 11, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully August 7, 2025 Comment Letter

General Comments:

1. Comment noted. A cost estimate is included with this submission.
2. Comment noted.

Site Plan (Sheet 1 of 8)

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

KARC August 11, 2025 Comment Memorandum

1. Street trees have been added back to the site layout.
2. Examples of similar clearway widths at previously approved projects is included with this submission.

3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. 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
- Cost Estimate for Work Within the ROW

Thank you for your attention to this matter. We look forward to discussing this project with you at your September 9, 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)

260 Main Street; Side facing Digger Phelps Ct.
Google Street View
See more dates
81.5 inches / 6 feet - 9.5 inches
(From Side of Building to Edge of Sidewalk)

2 S. Elm Street; Side facing S. Elm St.
TECH WIRELESS
TECHS
S Elm St
Google
78.5 inches / 6 feet - 6.5 inches
(From Edge of Sidewalk to street-facing side of the ramp slab)

226 Main Street; Side facing N. Elm St.
UNOCO
66.5 inches / 5 feet - 6.5 inches
(From Side of Building to Edge of Sidewalk)

344 Main Street; Side facing Eliza St.

59 inches / 4 feet - 11 inches
(Between the Side of Building and the Rear Legs of the Bench)

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

Project: **291Main Street**
Location: **City of Beacon, NY**
Date: **August 26, 2025**

Right-of-Way Work Cost Estimate

No.	Removal Work	Units	$/Unit	Quantity	Cost	Notes
1	Concrete Curb/Sidewalk (monolithic)	LF	91.00	33	$ 3,003	
2	Pavement Removal (utility trenches)	SF	5.50	355	$ 1,953	
	Subtotal				$ 4,956	

No.	Road, Sidewalk, and Curbing	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Foundation Course	SY	27.00	40	$ 1,080	
2	Pavement Binder Course	SY	50.00	40	$ 2,000	
3	Pavement Top Course	SY	13.50	40	$ 540	
4	Monolithic Sidewalk/Curb	SF	50.00	130	$ 6,500	
	Subtotal				$ 10,120	

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	25	$ 1,500	
3	6" Sewer Service Tap	EA	2,000.00	1	$ 2,000	
4	6" SDR 35 Sewer Service	LF	45.00	9	$ 405	
5	Storm Pipe Connection	EA	500.00	1	$ 500	
6	15" HDPE Storm Pipe	LF	102.00	50	$ 5,100	
7	Catch Basin	EA	3,500.00	1	$ 3,500	
	Subtotal				$ 16,005	

No.	Miscellaneous	Units	$/Unit	Quantity	Cost	Notes
1	Street Trees	EA	1,500.00	3	$ 4,500	
	Subtotal				$ 4,500	
Total all Items					**$ 35,581**	
	10% Contingency				$ 3,558	
Grand Total					**$ 39,139**	

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

Luminaire Schedule

Light Fixture	Quantity	Manufacturer	Model	Color Temperature	CRI
L1 - Wall mounted light	1	Selux Lighting	Beta Pendant	2,700 K	80
L2 - Wall mounted house light	3	Lampas	Anto	2,700 K	80
L3 - Cornice light	1 (140 LF)	LED Linear	XOO	2,700 K	94

L1: WALL MOUNTED LIGHT

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

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.

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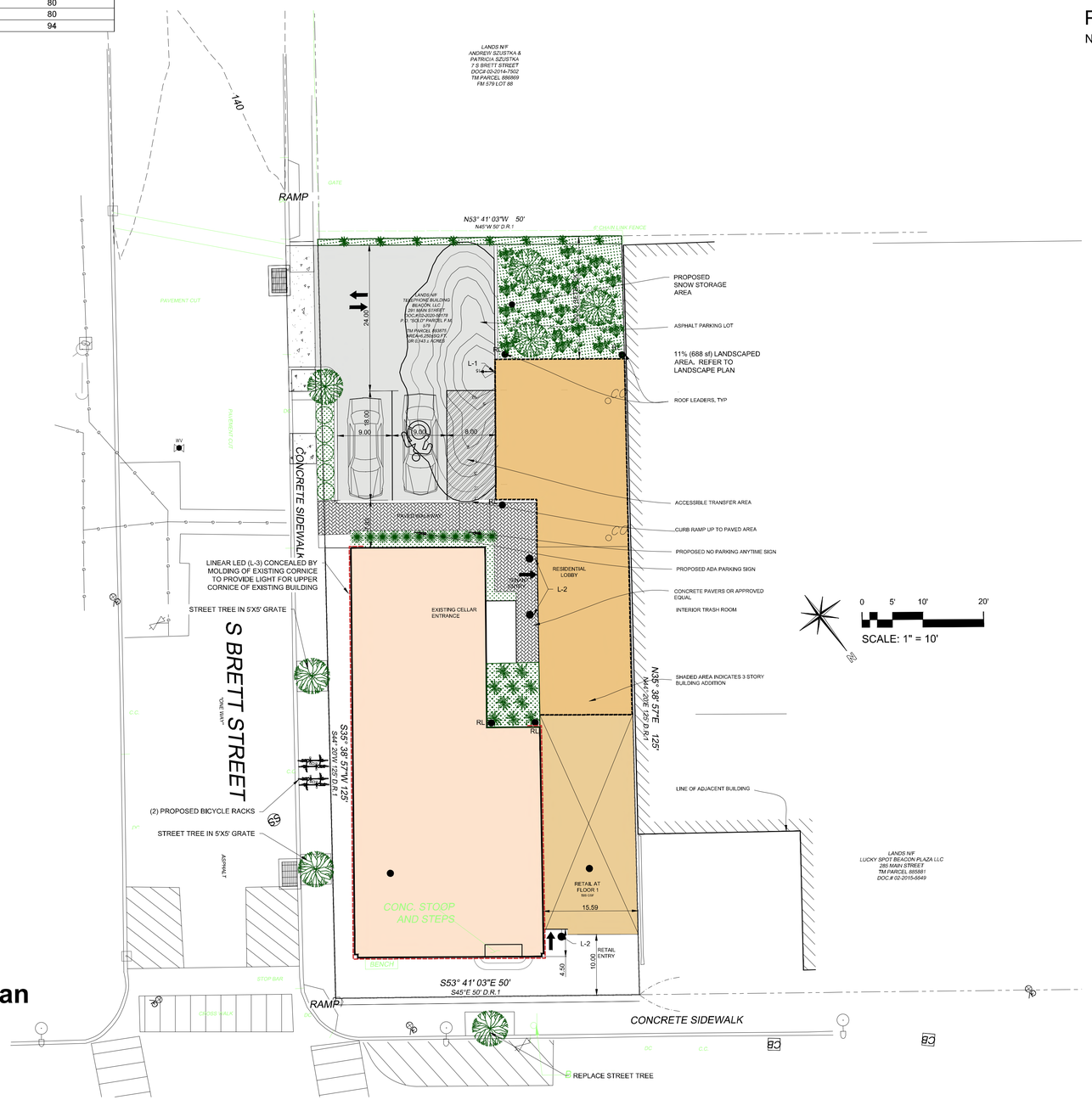
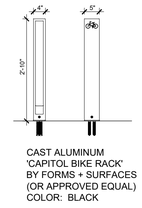
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS



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

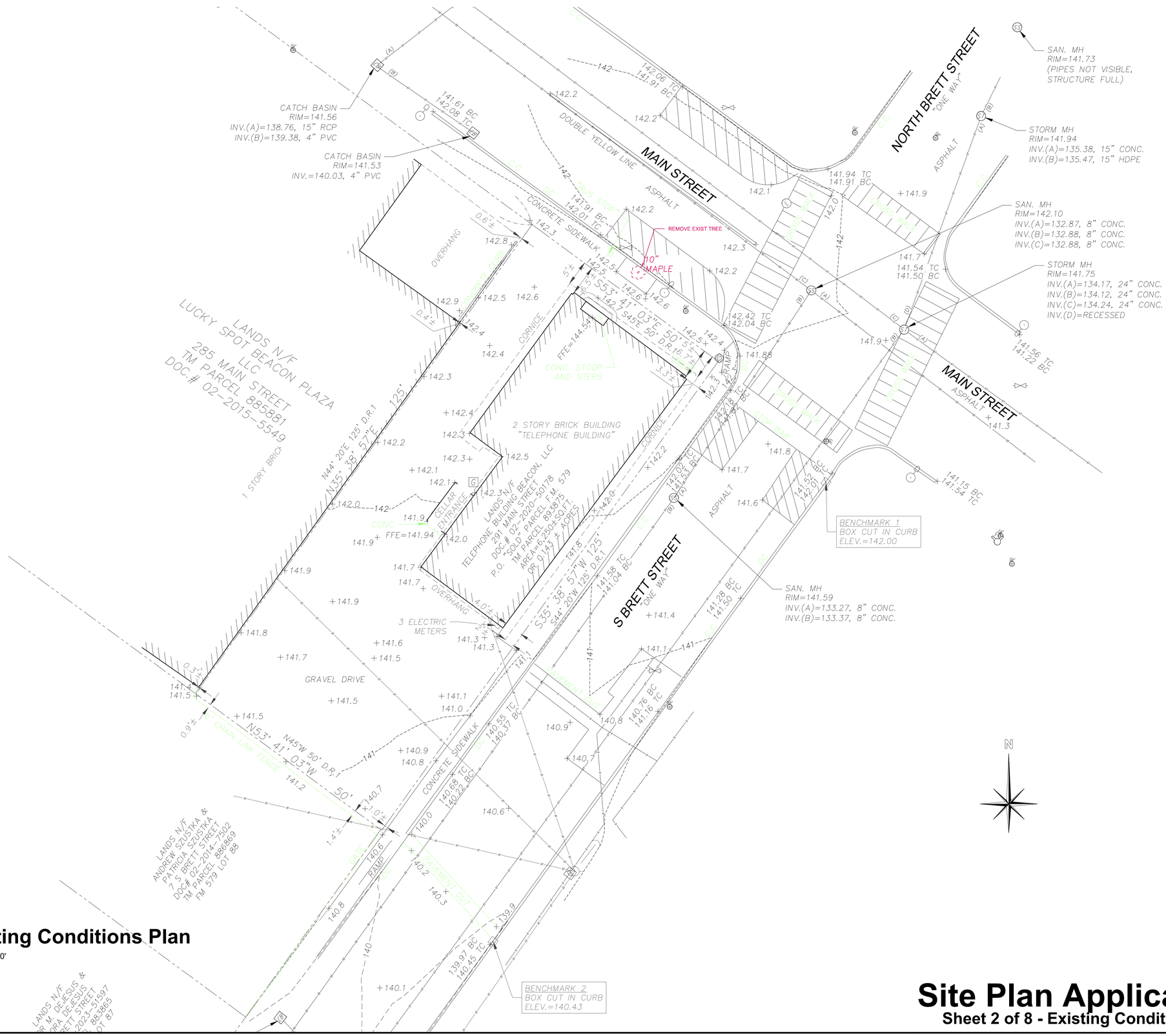
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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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3	02/25/25	NO CHANGE	AJS
4	03/25/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	04/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
6	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
7	07/29/25	NO CHANGE	AJS
8	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

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

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

Site / Civil Engineer:
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291 Main Street - Telephone Building

Beacon, New York
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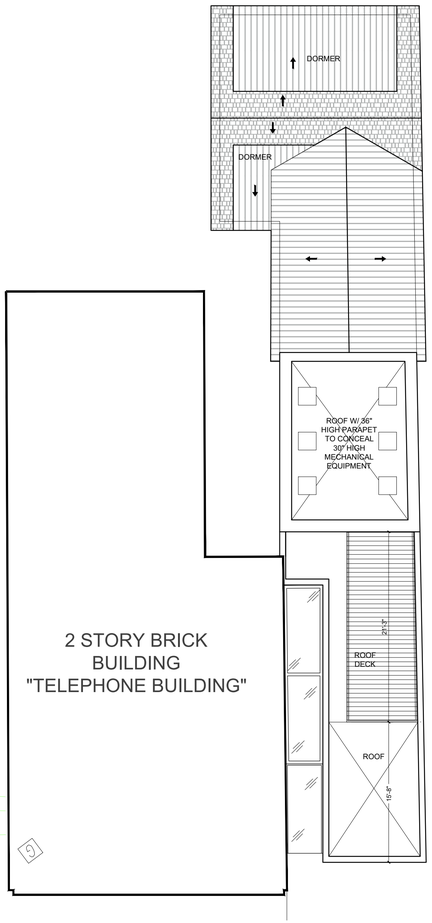
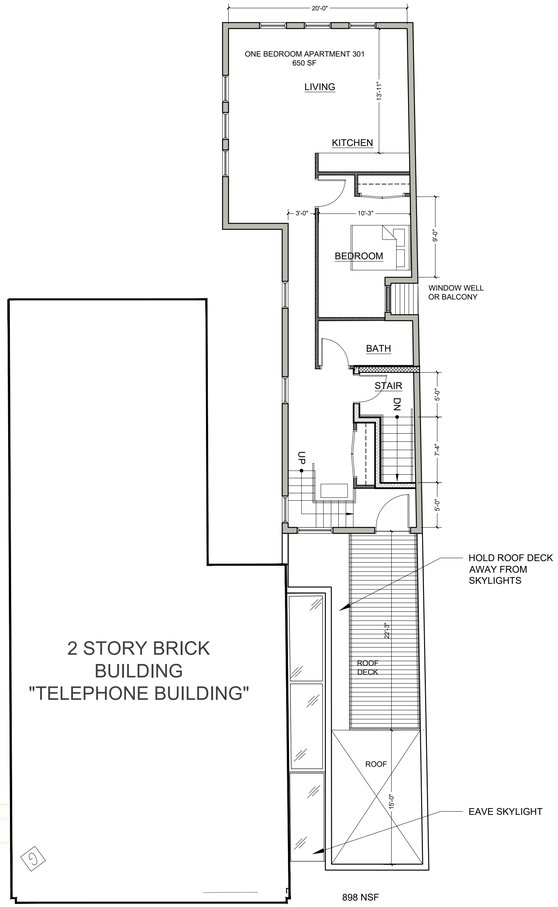
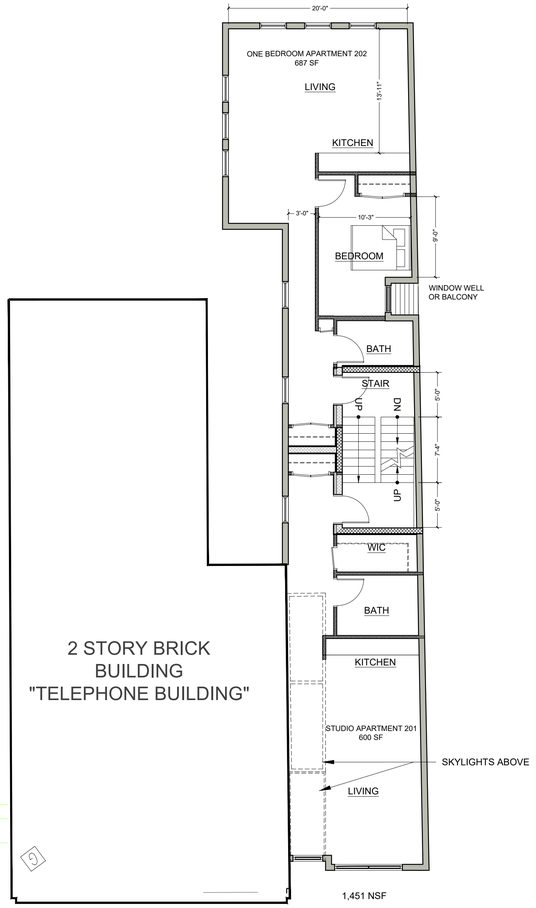


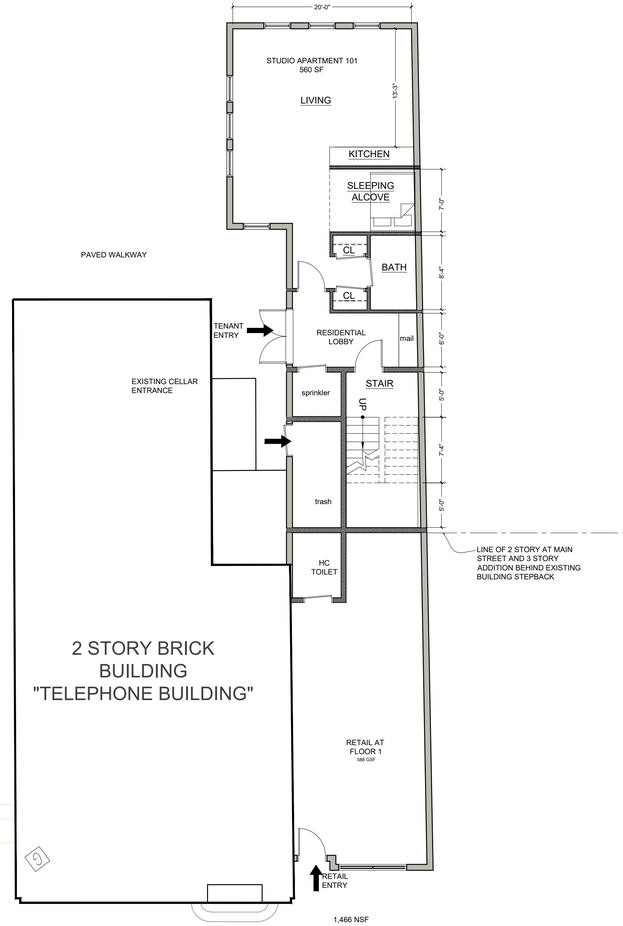
4 Roof Plan
1/8" = 1'-0"



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



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



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

Site Plan Application

Sheet 3 of 8 - Floor Plans

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

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

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

Surveyor:
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Clifton Park, New York 12065

291 Main Street - Telephone Building

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
8	8/26/25	ADDED PER PLANNING BOARD COMMENTS	AJS

CORNICE & TRIM
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

BRICK: GLEN-GERY 50-DD

DOUBLE GLAZED ALUMINUM DOUBLE HUNG & AWNING WINDOWS
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

CAST STONE PIER BASE
CORINTHIAN CAST STONE
COLOR: BUFF LIMESTONE (LS-1)

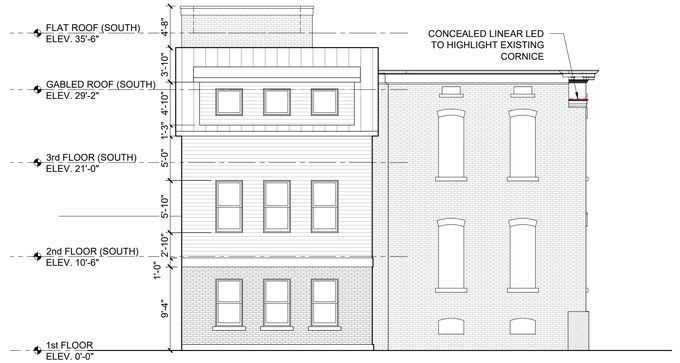
FIBER CEMENT SIDING
JAMES HARDIE SMOOTH PLANK LAP SIDING
COLOR: MONTEREY TAUPE

ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

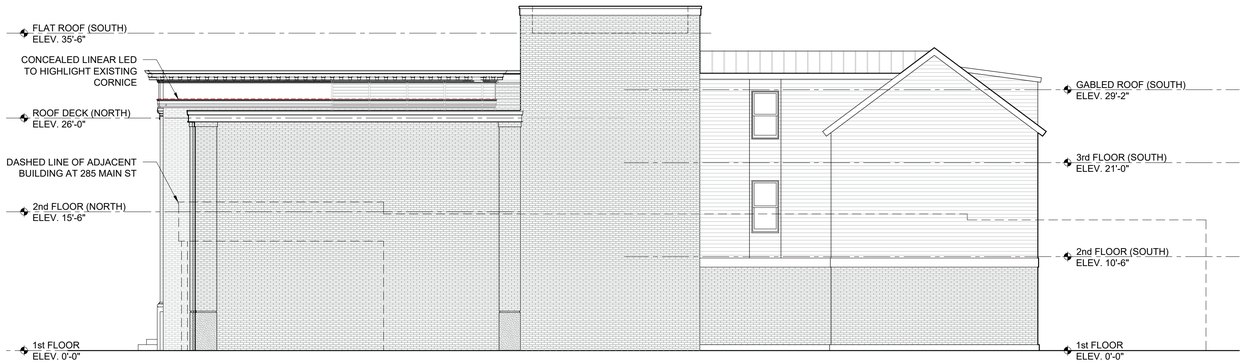
STOREFRONT BULKHEAD & TRIM
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

GABLE & DORMER ROOF
STANDING SEAM
COLOR: HARTFORD GREEN (27)

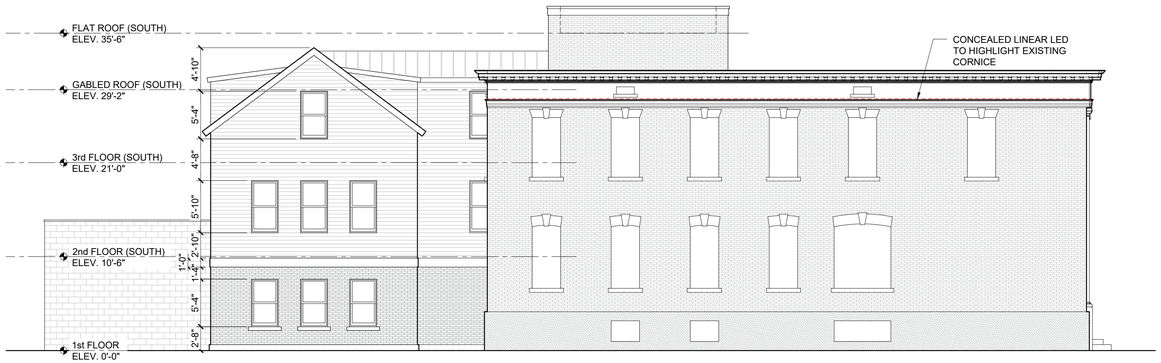
METAL GUARDRAIL W/
HORIZONTAL STEEL INFILL
COLOR: BLACK (HC-190)



South Elevation



West Elevation



East Elevation

Alternate North Elevation (Shorter)

- **Elements of addition no longer align with existing building**

Alternate North Elevation (Symmetrical Piers)

- **Heavier composition with narrower windows and storefront**
- **Competes with the existing building**

Proposed North Elevation (Main St.)

Site Plan Application

Sheet 4 of 8 - Building Elevations

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: 1/8" = 1'-0"
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View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4a of 8 - Building Views

Owner:
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Poughkeepsie, NY 12601

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

Site / Civil Engineer:
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Beacon, New York
Scale: As Noted
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View 3: South Brett Street

Scale: NTS

View 2: Main Street (Looking East)

Scale: NTS

Site Plan Application

Sheet 4b of 8 - Building Views

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221 Beechwood Ave
Poughkeepsie, NY 12601

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Beacon, New York 12508

Site / Civil Engineer:
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Beacon, New York
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View 5: 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 4: Main Street (Looking West)

Scale: NTS

Site Plan Application

Sheet 4c of 8 - Building Views

Owner:
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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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174 Main Street
Beacon, New York 12508

Surveyor:
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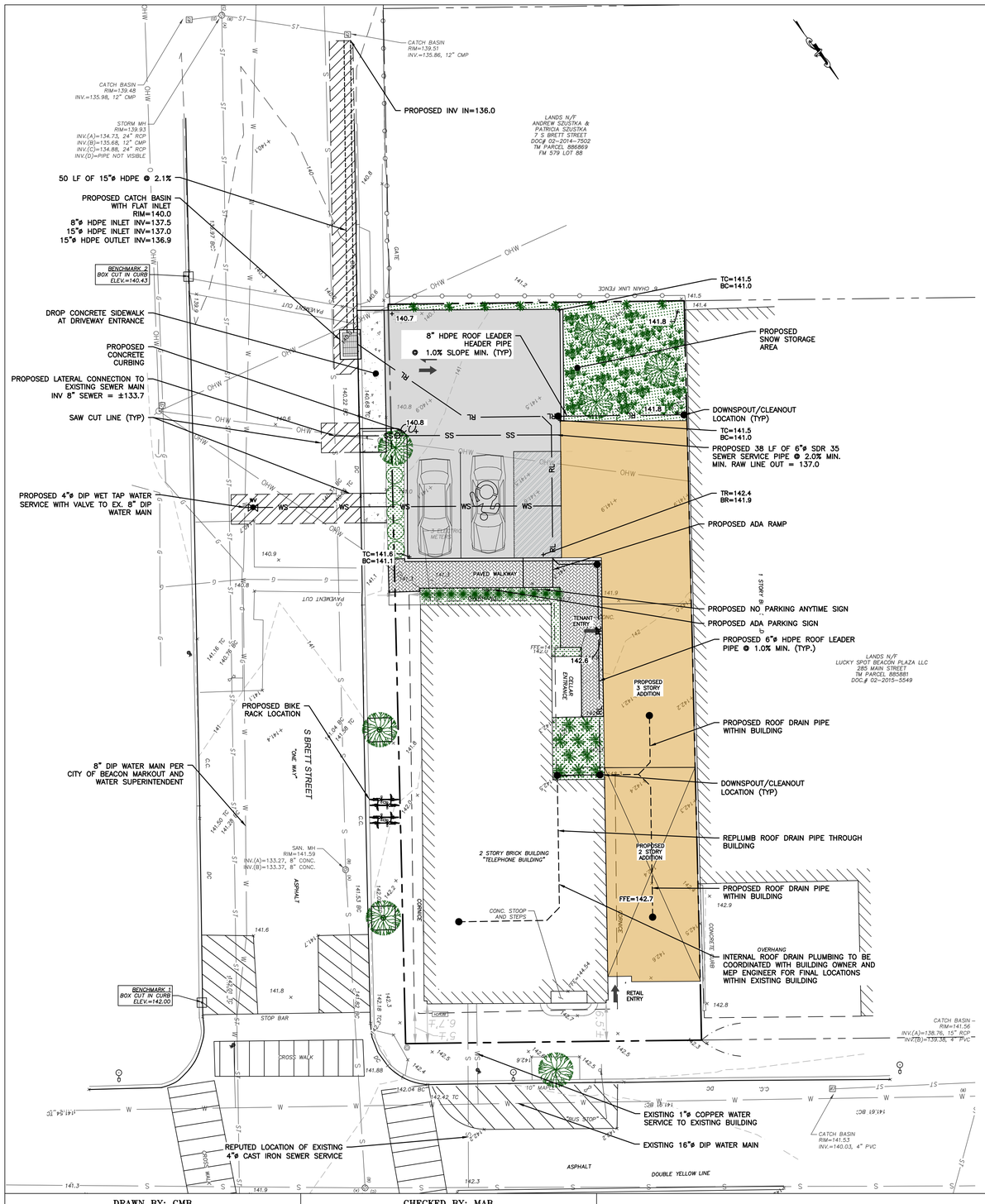
Clifton Park, New York 12065

291 Main Street - Telephone Building

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



LEGEND:

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

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

SITE SPECIFIC NOTES:

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

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

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

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

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

ROOF LEADER NOTES:

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

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

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

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

SNOW REMOVAL NOTE:

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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GRAPHIC SCALE

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(IN FEET)
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STATE OF NEW YORK MICHAEL A. BODENDORF 084465 LICENSED PROFESSIONAL ENGINEER

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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

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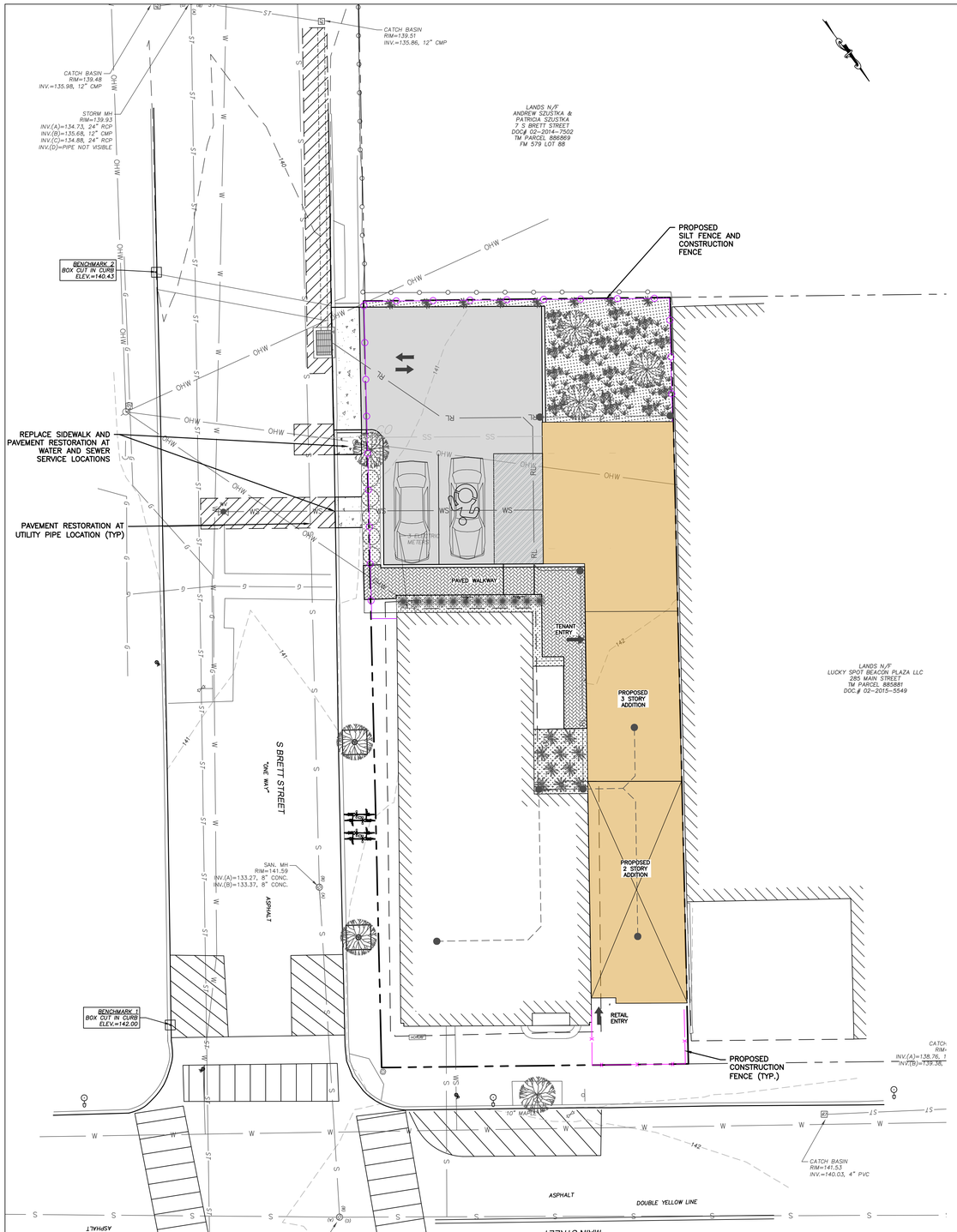

LEGEND:

- 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
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- 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.

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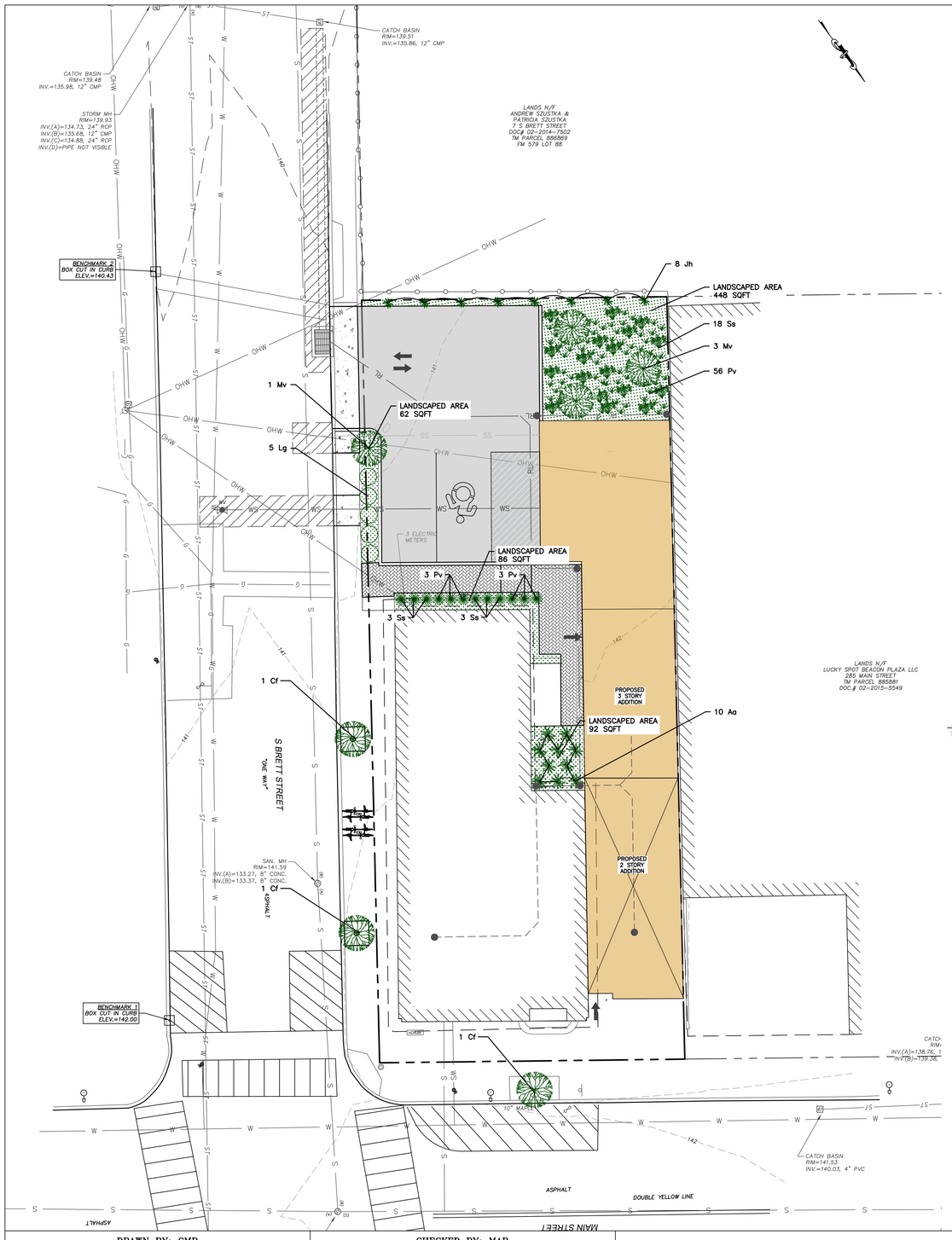

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PLANTING SCHEDULE

TREES

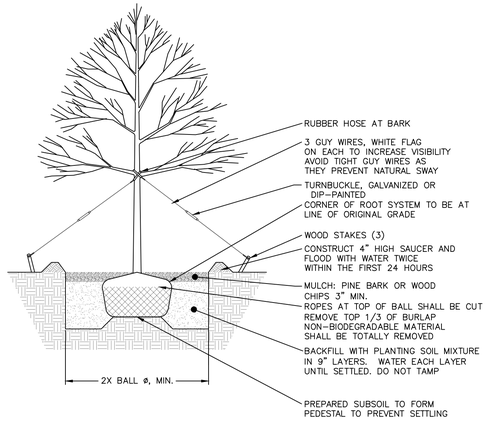
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN
Cf	3	CORNUS FLORIDA	FLOWERING DOGWOOD	6 FEET	AS SHOWN

SHRUBS

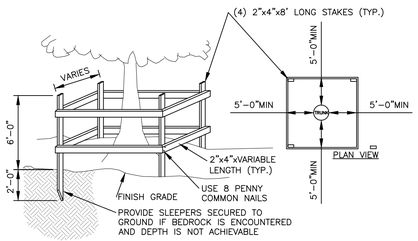
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Jh	8	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GALLON	6 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Pv	62	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	24	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT
Ig	5	ILEX GLABRA	INKBERRY	2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

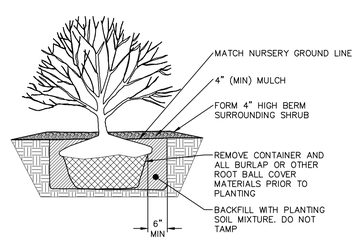


TREE PLANTING DETAIL
NOT TO SCALE



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

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

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291 MAIN STREET-TELPHONE BUILDING

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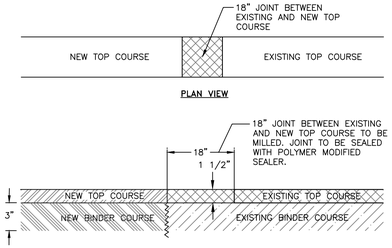
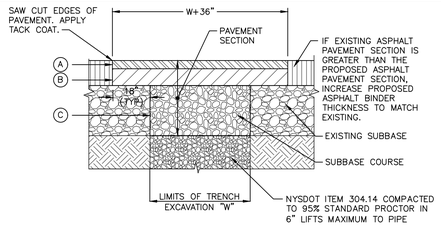


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

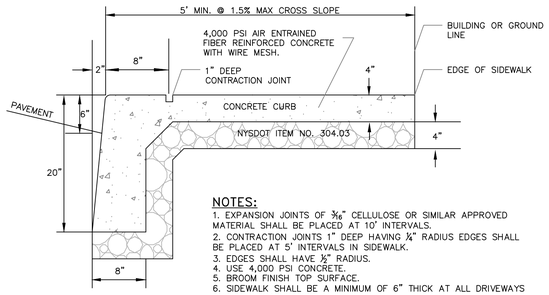
MILLED KEYWAY DETAIL
NOT TO SCALE



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

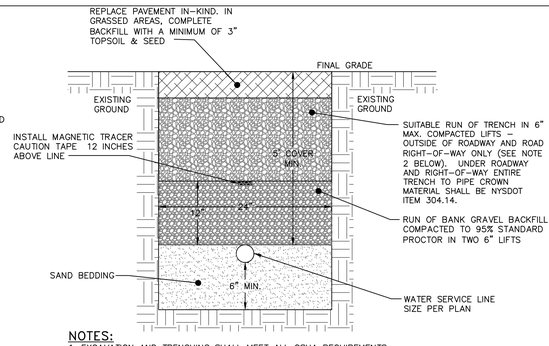
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



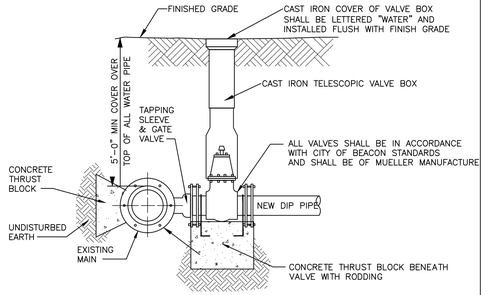
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK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

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



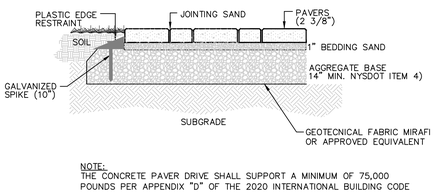
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



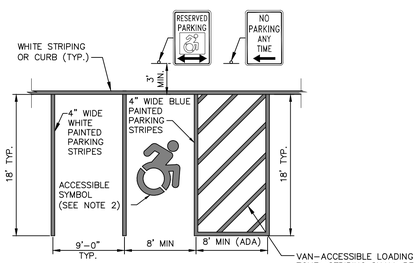
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH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

TAPPING SLEEVE DETAIL
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

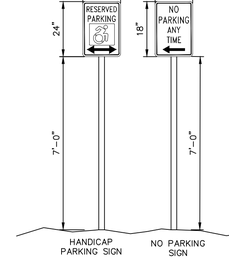
CONCRETE PAVER DETAIL
NOT TO SCALE



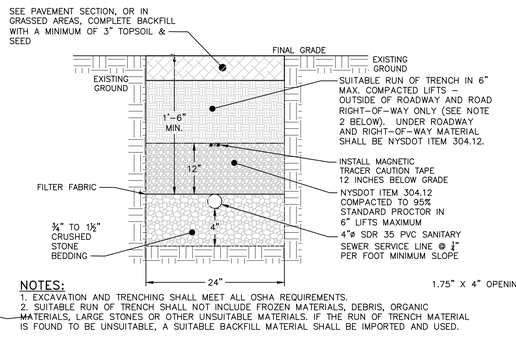
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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

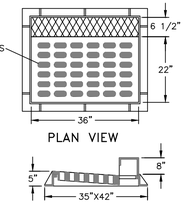


SIGN DETAILS
NOT TO SCALE



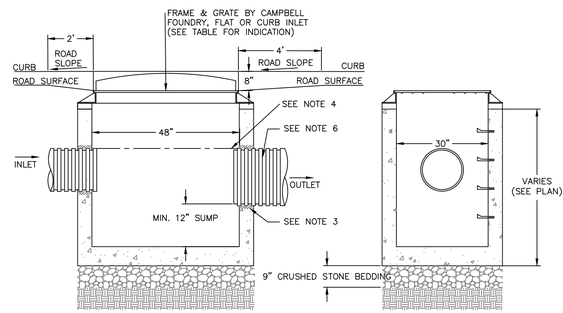
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



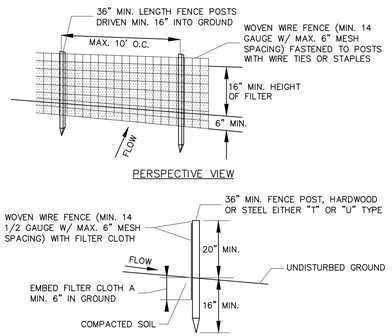
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



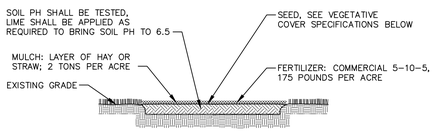
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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



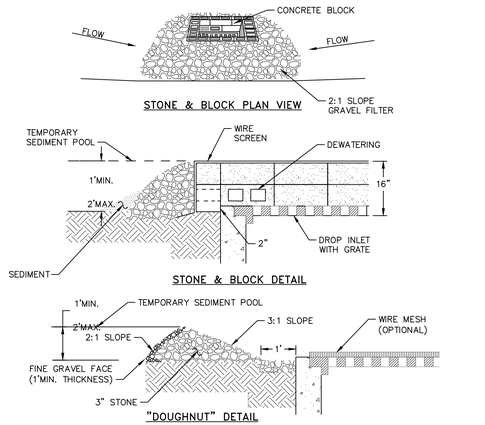
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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



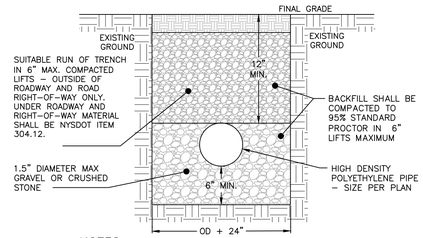
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS 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	9	8/26/25	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

STATE OF NEW YORK MICHAEL A. BODENDORF 082446 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

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 27, 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 August 26, 2025.
- Correspondence from Aryeh Siegel, Architect, dated August 26, 2025.
- Correspondence from Hudson Land Design, dated August 26, 2025.
- Construction Cost Estimate dated August 26, 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 August 26, 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.

Our office has reviewed the construction cost estimate for the proposed work within the City's road right-of-way and find it to be acceptable. At this time all previous engineering comments have been addressed.

This completes our review at this time. Further comments may be provided based on future submissions 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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: September 5, 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 August 26, 2025
- Exhibit A: Response to Comments Memorandum by Aryeh Siegel, dated August 26, 2025
- Exhibit B: Response to Comments Memorandum by Hudson Land Design, dated August 26, 2025
- Exhibit C: Right-of-Way Work Cost Estimate, prepared by Hudson Land Design, dated August 26, 2025
- Site Plan Set (11 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised August 26, 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. **Sidewalk and Street Amenities.** The applicant has reinstated two (2) new street trees along South Brett Street, which staff supports. While this may reduce the pedestrian clearway below the required 8 feet, the exact width should be confirmed on the plan. Given site conditions, including the historic façade and the benefit of introducing street trees, staff finds a reduced clearway acceptable. However, the proposed bicycle racks along South Brett should be oriented parallel to the roadway to minimize conflicts and maintain as much clear pedestrian space as possible.

   As a portion of the clearway appears to extend over the property line onto private property, the Board's Attorney should confirm whether a note or easement is required.

2. **CMS & HDLO Design Standards.** The applicant has submitted both visual materials and an expert analysis from Hudson Cultural Services concluding that the addition is compatible with the Telephone Building while avoiding false historicism. The design has been adjusted in response to prior comments, including recessing the façade, reducing the rear massing, and highlighting the historic cornice. Based on these materials, it is my professional opinion that the proposal is consistent with the applicable standards of the CMS District and HDLO Zone. The Board should determine whether it concurs with this assessment or if additional information is required before rendering a decision.

3. **Lighting Plan.**
    a. A photometric summary should be provided to demonstrate average footcandle levels across the site and confirm compliance with Section 223-14(B)(3)(b). ***The applicant has indicated they are seeking manufacturer specifications. Alternatively, the plans could include a note confirming that average lighting levels onsite will not exceed the maximum average of 1 footcandle.***
    b. The applicant should confirm whether timers, dimmers, or motion sensors can be integrated for fixtures L-2 and L-3.
    c. While a CRI of 94 is specified for fixture L-3, other fixtures do not explicitly state CRI values. The Board may wish to confirm CRI ratings for all fixtures, or require a note be added to the plans confirming that CRI values for all fixtures will fall within the required 80–100 range.
    d. For the cornice lighting (L-3), the Board should confirm that the concealed strip lighting does not project above the cornice line into the night sky, and that no visible conduit or penetrations alter the historic façade.

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
09/09/2025

Title:

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 9.9.25 Supplemental Submission Cvr Ltr(6547910.1).pdf

300 Main PB 9.9.25 Exhibit A - Response memod by HLD 8-26-25.pdf

300 Main PB 9.9.25 Exhibit B - Right-of-Way Cost Estimate by HLD rev 8-18-25.pdf

300 Main PB 9.9.25 Plans by Aryeh Siegel, Architect rev 8-26-25 and HLD revi 7-29-25.pdf

Lanc & Tully 300 Main 08-27-25 review.pdf

KARC Review PB_300 Main Street_2025.09.04.pdf

300 Main St - Site Plan Resolution (4898-8793-5074.1).docx

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

August 26, 2025

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

Re: Application for Site Plan Approval for Proposed Mixed-Use Building
Supplemental Submission
Premises: 300 Main Street, Beacon, New York
Tax Parcel ID: 5954-36-939865

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 300 Main St LLC (the "Applicant"), owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan Approval (the "Application"), proposing to redevelop the Premises with a new three (3) story mixed-use commercial and residential building and associated site improvements (the "Project").

SITE PLAN REFINEMENTS AND RESPONSE TO COMMENTS:

The enclosed plan set prepared by Aryeh Siegel, Architect, dated April 29, 2025 and last revised August 26, 2025, and by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated April 29, 2025 and last revised July 29, 2025 (collectively, the "Plans") has been updated in response to comments provided by this Board and members of the public during the August 12, 2025 Public Hearing on this Application.[1] In addition, a point-by-point Response to Comments Memorandum from HLD is enclosed herewith as **Exhibit A**.

[1] Please note that the latest comment memorandum issued by the City's Planning Consultant KARC Planning Consultants, Inc. dated August 7, 2025, indicated that all planning comments had been addressed and that the Application was sufficiently detailed for consideration of approval. Please also note that the latest comment memorandum issued by the City's Engineering Consultant Lanc & Tully Engineering & Surveying, P.C., dated August 7, 2025 provided limited comments related to the construction cost estimate submitted for this Project and indicated that all other previous engineering comments had been addressed.

As is further detailed on the Plans, the Project has been further refined in response comments from the Board and members of the public related to the Application. Specifically, the Applicant is considering installation of acoustically rated windows on the western side of the building to mitigate potential noise impacts from the adjacent property to the east, which is currently occupied by the Happy Valley Arcade. In addition, the proposed landscaping plan has been modified to increase the size of the proposed plantings along the northern lot line of the Premises (abutting 10 North Cedar Street) to provide more immediate screening in this area, and additional detail has been provided related to the proposed shadowbox privacy fence to be installed in this area. Finally, the proposed light fixtures have been updated, and the lighting plan revised to include further information related to the proposed fixtures, in coordination with the lighting manufacturer.

With this submission, the Applicant respectfully submits 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),[2] and further that it has carefully considered and meaningfully responded to all comments offered by this Planning Board, its consultants, and members of the public related to the Project.

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 Hudson Land Design Professional Engineering, P.C., dated August 26, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated August 7, 2025; and

[2] Please refer to the previously submitted CMS Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28 and revised June 24, 2025 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 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.

Exhibit B: Right-of-Way Work Cost Estimate, prepared by Hudson Land Design Professional Engineering, P.C., dated July 29, 2025 and revised August 18, 2025.

In further support of this Application, enclosed please find five (5) full-size sets of revised Plans prepared by Aryeh Siegel, Architect, dated April 29, 2025 and last revised August 26, 2025 and HLD, dated April 29, 2025 and last revised July 29, 2025.

CONCLUSION:

We look forward to appearing at the Planning Board's regular meeting on September 9, 2025, at which time the Applicant respectfully requests that the Board consider rendering a decision on the Application.[3] 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.

[3] 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. In addition, the Public Hearing on this Application was conducted on July 8, 2025 and August 12, 2025, and closed on August 12, 2025.

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

August 26, 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) – unchanged since July 2025 submittal
- Construction Cost Estimate for work within the right-of-way

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 engineering consultant:

Lanc & Tully Review Letter, Dated August 7, 2025:

General Comments:

1. The construction cost estimate has been amended:
    a. The sidewalk removals have been updated (units and unit price), as requested.
    b. The unit price for pavement removal has been updated as requested.
    c. The unit and unit price for the monolithic curb and sidewalk has been amended as requested.
    d. Asphalt binder course unit price has been increased, as requested.
    e. A line item for striping has been added, as requested.

We look forward to continuing our discussions regarding this Application your September 9, 2025 Planning Board meeting. Should you have any questions, please feel free to contact me on my direct line at 845-765-8955.

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)

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: **7/29/2025; Rev. 8/18/2025**

Right-of-Way Work Cost Estimate

No.	Removal Work	Units	$/Unit	Quantity	Cost	Notes
1	Concrete Curb/Sidewalk (monolithic)	LF	91.00	50	$ 4,550	
2	Pavement Removal (utility trenches)	SF	5.50	375	$ 2,063	
3	Utility Removal	LF	5.00	64	$ 320	Remove existing water & sewer services
	Subtotal				$ 6,933	

No.	Road, Sidewalk, and Curbing	Units	$/Unit	Quantity	Cost	Notes
1	Pavement Foundation Course	SY	27.00	42	$ 1,134	
2	Pavement Binder Course	SY	50.00	42	$ 2,100	
3	Pavement Top Course	SY	13.50	42	$ 567	
4	Monolithic Sidewalk/Curb	SF	50.00	470	$ 23,500	
5	Striping	LF	2.00	223	$ 445	
	Subtotal				$ 27,746	

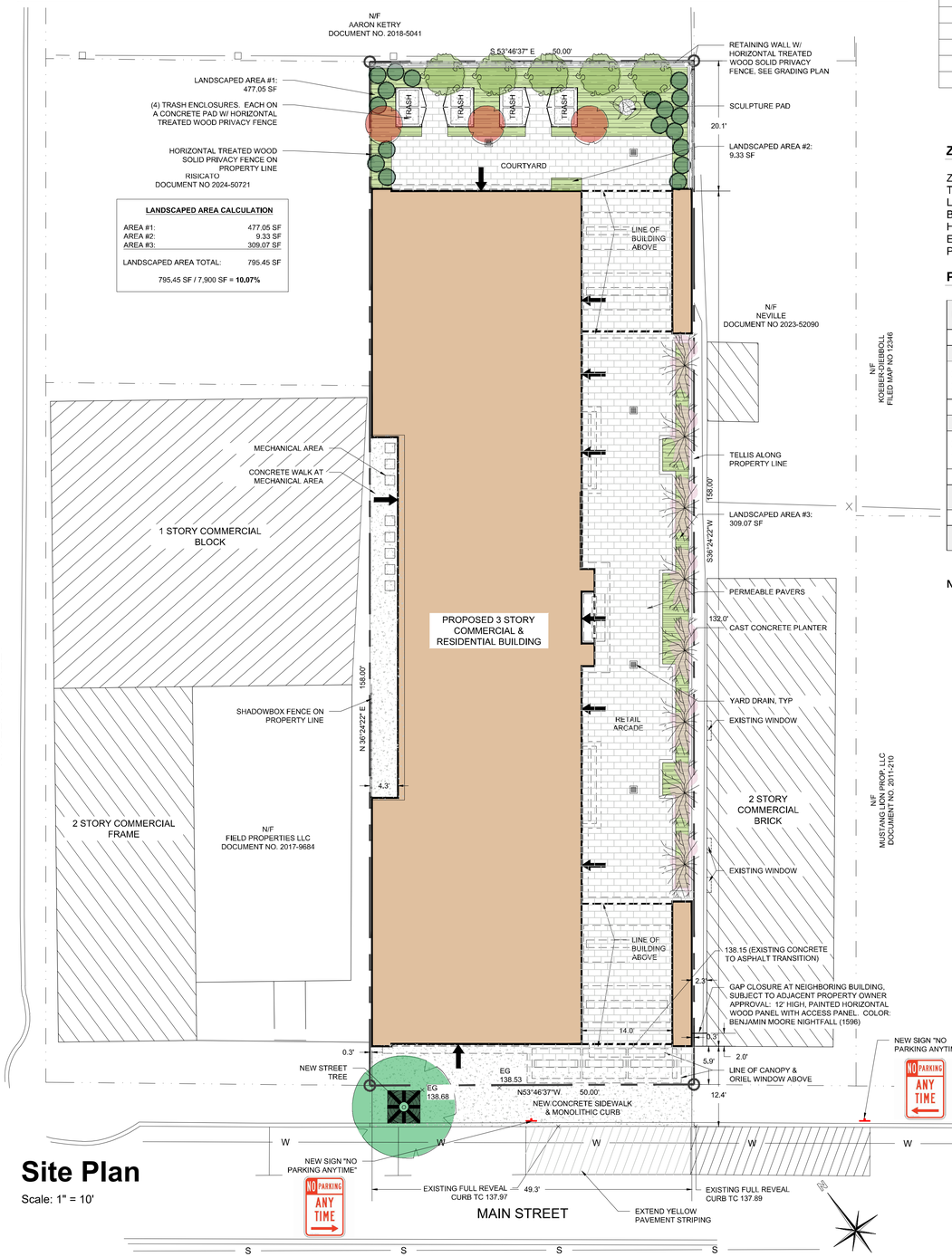
No.	Utilities	Units	$/Unit	Quantity	Cost	Notes
1	4" Water Service Wet Tap	EA	3,000.00	1	$ 3,000	
2	4" DI Water Service	LF	60.00	38	$ 2,280	
3	6" Sewer Service Tap	EA	2,000.00	1	$ 2,000	
4	6" SDR 35 Sewer Service	LF	45.00	26	$ 1,170	
5	Storm Pipe Connection	EA	500.00	1	$ 500	
6	15" HDPE Storm Pipe	LF	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					**$ 60,187**	
	10% Contingency				$ 6,019	
Grand Total					**$ 66,205**	

Bulk Zoning Regulations Table

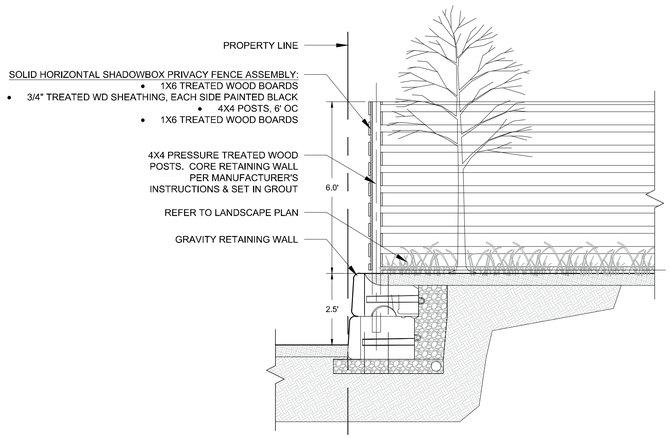
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Provided	Minimum Lot Depth	Actual Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
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.



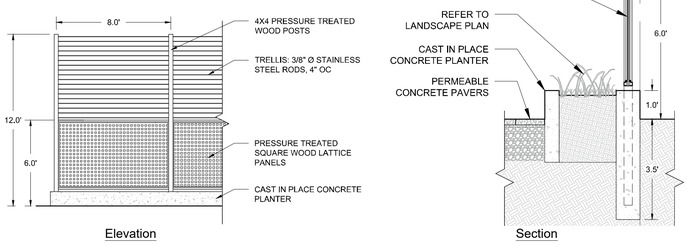
Site Plan

Scale: 1" = 10'



Retaining Wall & Privacy Fence Detail

Scale: Not to Scale



Lattice / Planter Detail

Scale: Not to Scale

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/29/25	PLANNING BOARD SUBMISSION	AJS
2	5/28/25	REVISED PER PLANNING BOARD COMMENTS	AJS
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4	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
5	8/26/25	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)

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

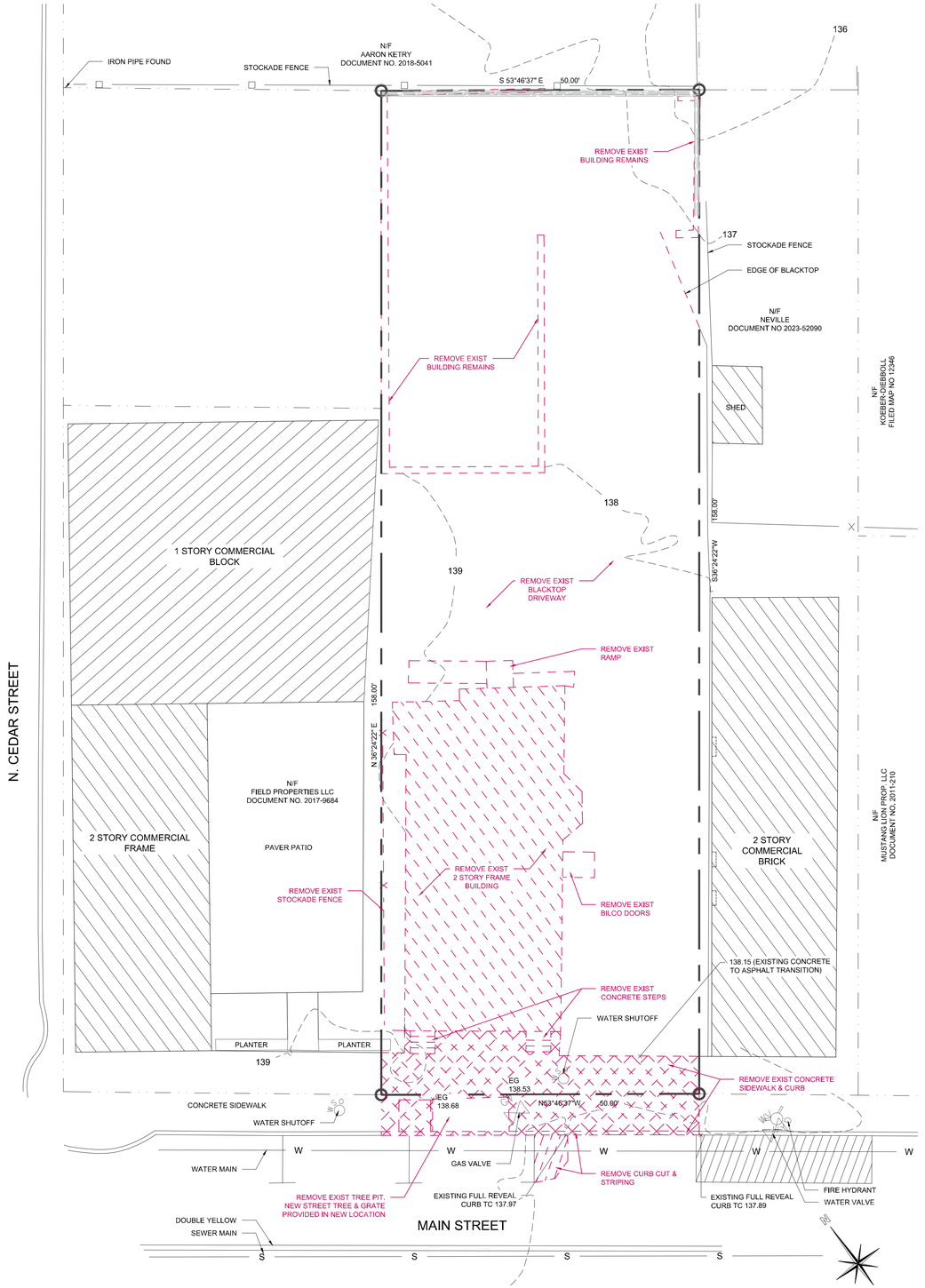
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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'

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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
5	8/26/25	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

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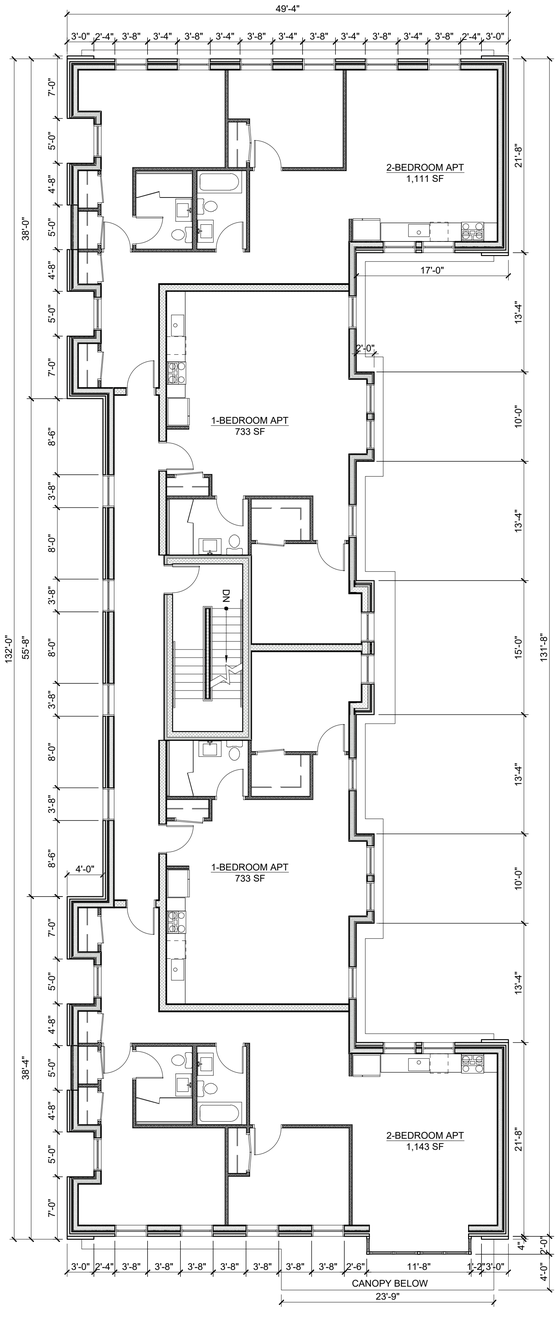
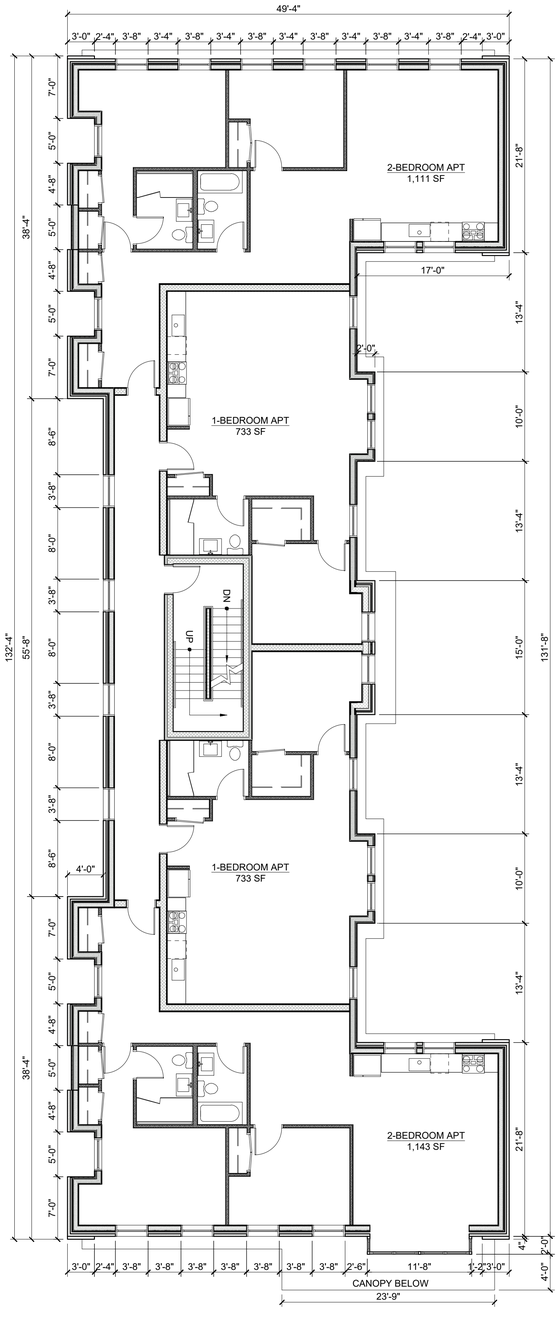
4	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
5	8/26/25	NO CHANGE	AJS



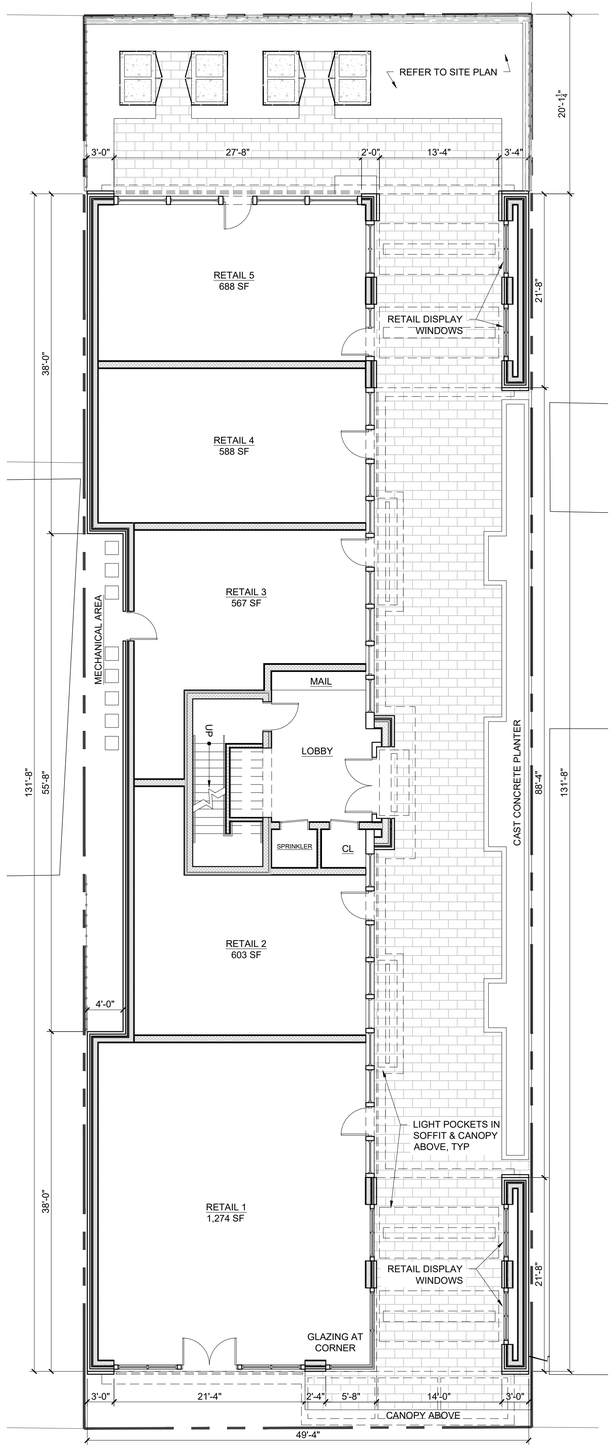
3rd Floor Plan

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



2nd Floor Plan

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



1st Floor Plan

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

Site Plan Application

Sheet 3 of 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 SDDO MIX W/ MORTAR
COLOR "0801"

DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS, ACOUSTICALLY RATED ALONG WEST ELEVATION
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

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

FIBER CEMENT SIDING
NICHIHA 'LATURA V-GROOVE'
COLOR: BENJAMIN MOORE MOHEGAN SAGE (2738-30)

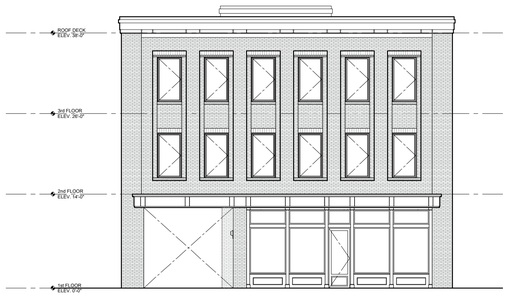
ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

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

CANOPIES & LINTELS
COLOR: BENJAMIN MOORE NIGHTFALL (1596)

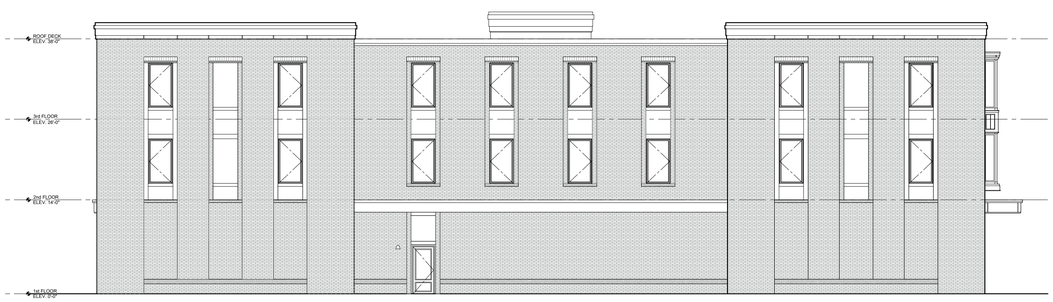
ACCENT METAL / CANOPY VAULT
MOZ DESIGNS - ALUMINUM
COLOR: LIGHT CHAMPAGNE FOG MATTE

METAL SIGNAGE
MOZ DESIGNS - ALUMINUM
COLOR: LIGHT CHAMPAGNE FOG MATTE



North Elevation

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



West Elevation

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

WINDOWS ALONG WEST ELEVATION SHALL BE ACOUSTICALLY RATED.

South Elevation (Main St.)

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

View from Main Street

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5	8/26/25	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

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5	8/26/25	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

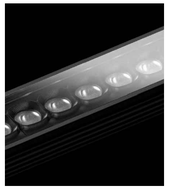
L-2: WALL MOUNTED - BACK OF HOUSE MECHANICAL AREA

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

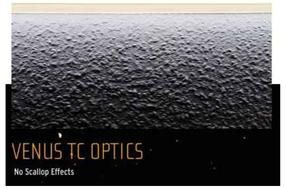
FIXTURE IS 13.8" TALL AND EMITS A DOWNWARD DIRECTED, GLARE-FREE LIGHT



L-4: WALL GRAZER (refer to Sheet 6 of 8)

LED LINEAR - FUSION STATIC WHITE
MODEL#: FUSION SW, 2,700 KELVIN. CRI: 95
COLOR: BLACK, OR APPROVED EQUAL

FIXTURES ARE POSITIONED TO GRAZE THE LOWER PORTION OF THE BRICK WALL ABOVE THE CANOPY WITH A PAINTED ALUMINUM SHIELD TO PREVENT SPILLOVER / GLARE.



L-5: COVE LIGHT (refer to Sheet 6 of 8)

LED LINEAR - VENUS TRUE COLOR TV OPAL IP67
MODEL#: TVOL10927, 2,700 KELVIN. CRI: 96
COLOR: WHITE, 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

L-7: FASCIA / CORNICE LIGHT (refer to Sheet 6 of 8)

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 POCKET WITH A PAINTED ALUMINUM SHIELD TO PREVENT SPILLOVER / GLARE.

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'

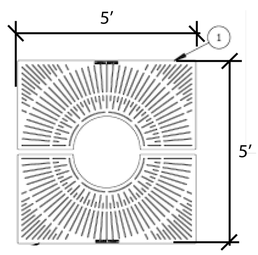
Native Plant List

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	10-12'	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"	8-10'	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

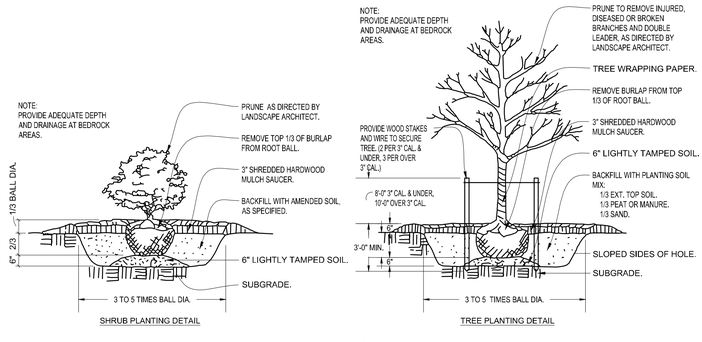
Type	Botanical Name	Common Name	Size	Planting Time
Perennial	Agastache rugosa "Little Adder"	Little Adder Agastache Hyssop	Plugs	Spring/Fall
Grass	Carex pennsylvanica	Pennsylvania Sedge	Plugs	Spring/Summer
Grass	Carex rosea	Rosy sedge	Plugs	Spring/Summer
Grass	Panicum Virgatum Shenandoah	Indian Switch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

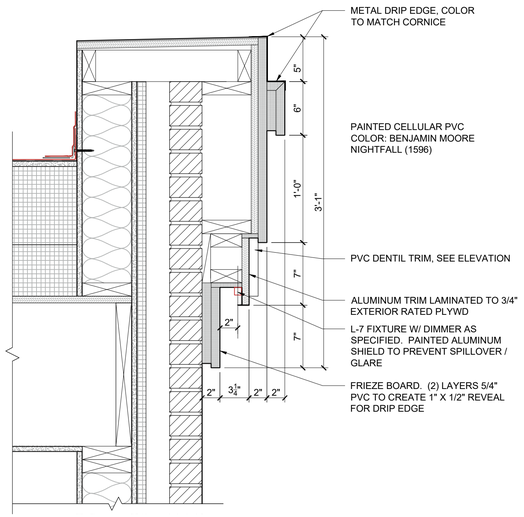
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

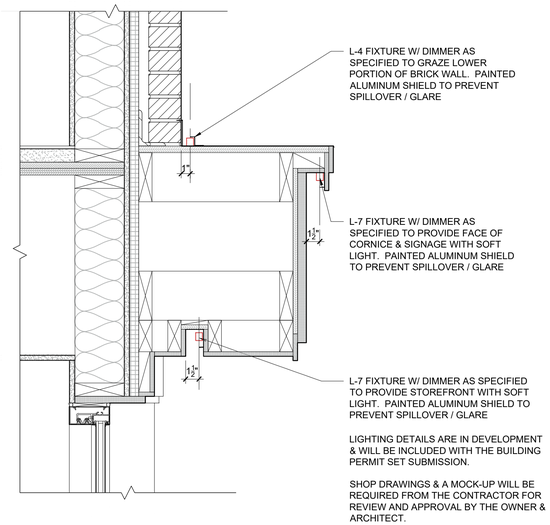
300 Main Street
Beacon, New York
Scale: As Noted
April 29, 2025

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
5	8/26/25	REVISED PER PLANNING BOARD COMMENTS	AJS



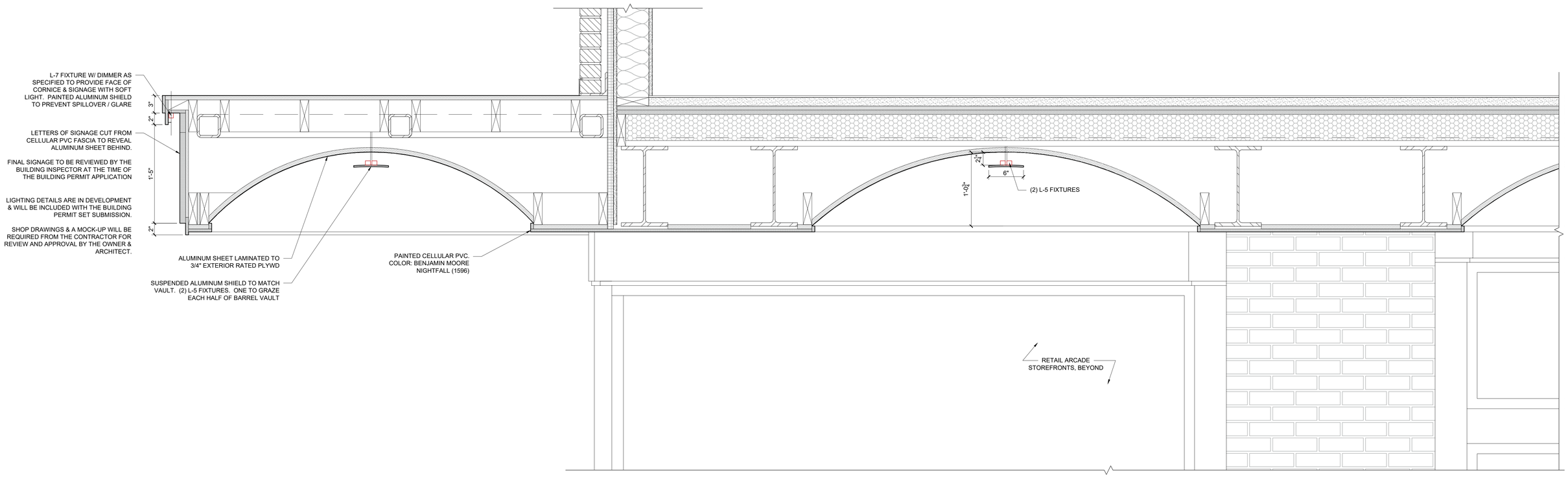
Light Detail - Upper Cornice

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:
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
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Beacon, New York 12508

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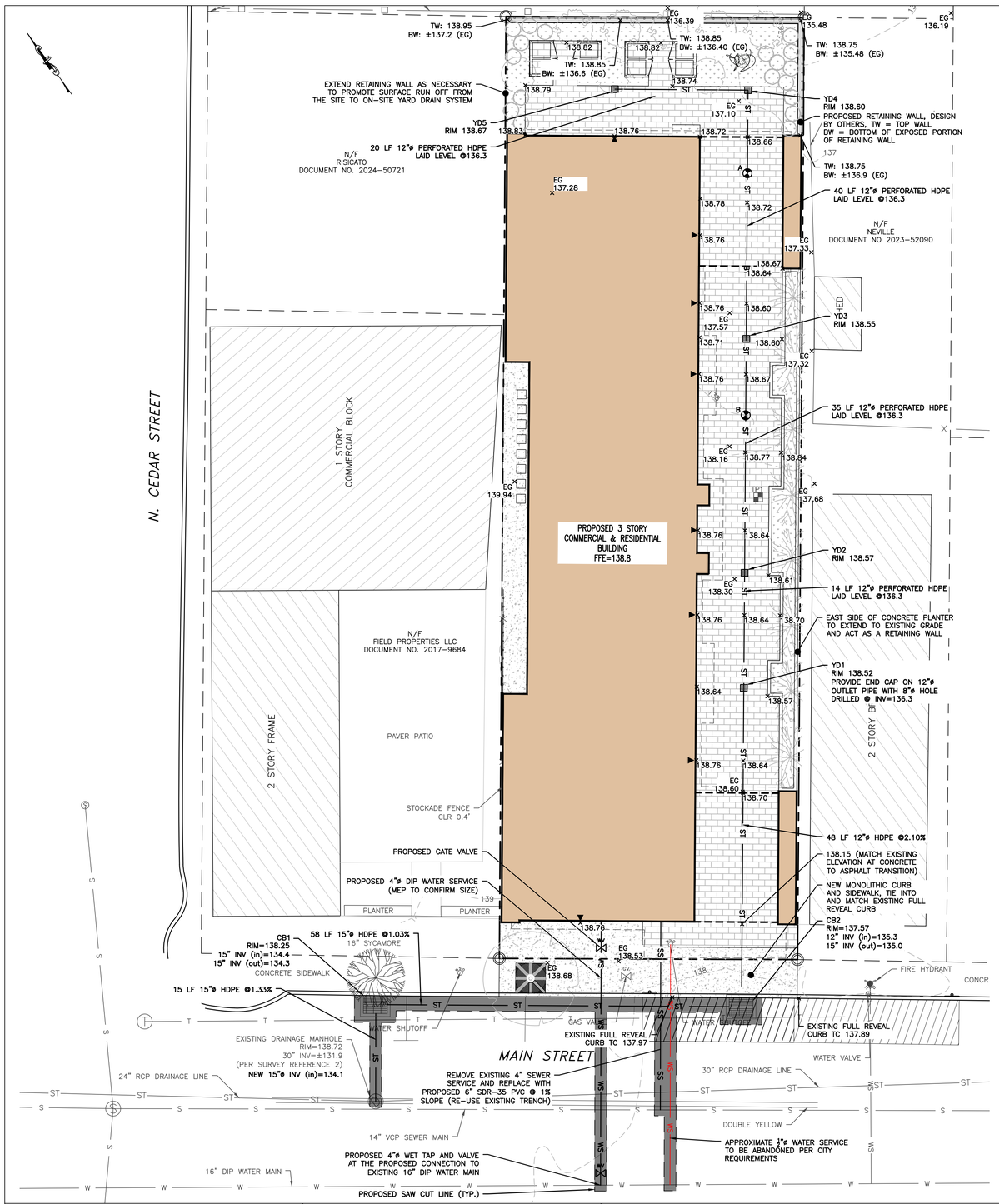
Robert V. Oswald
175 Walsh Rd.
Lagrangeville, NY 12540

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

SURVEY REFERENCE:

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

GENERAL CONSTRUCTION NOTES:

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

GRADING & DRAINAGE NOTES:

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

UTILITY NOTES:

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

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK DANIEL G. KROPELNICKI 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

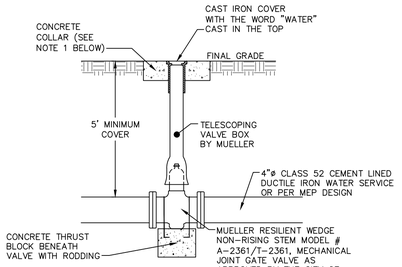
GRADING & UTILITY PLAN

300 MAIN STREET

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

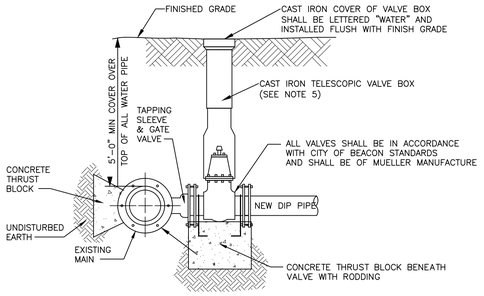
JOB #:	2025:010
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	7 OF 8

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



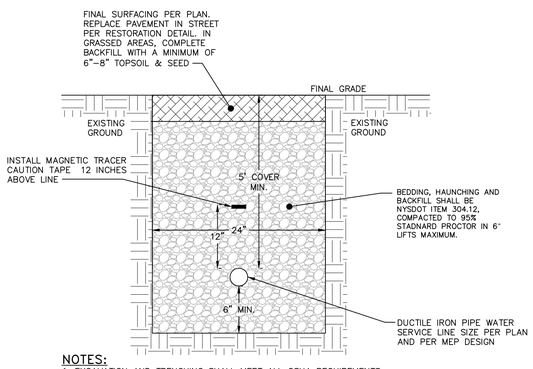
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



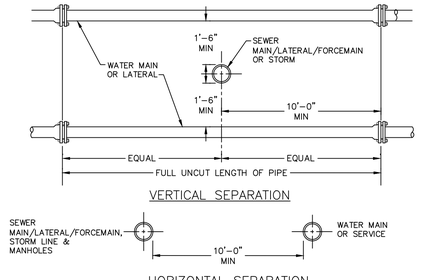
NOTES:
1. TAPPING SLEEVE SHALL BE USED FOR THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION THAT CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE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

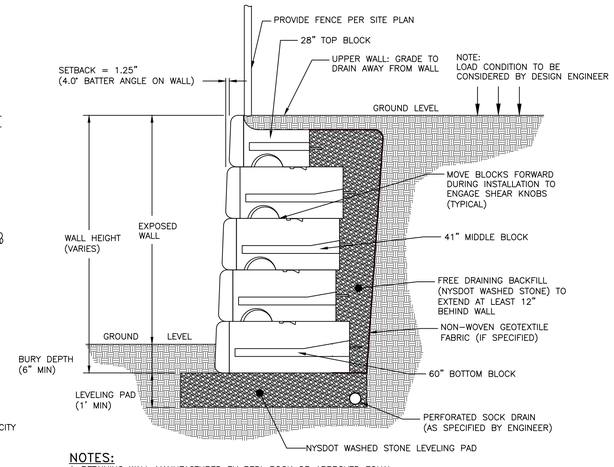


VERTICAL SEPARATION

HORIZONTAL SEPARATION

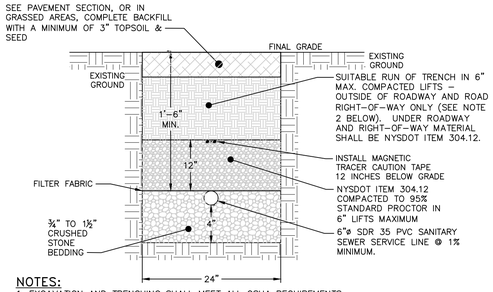
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



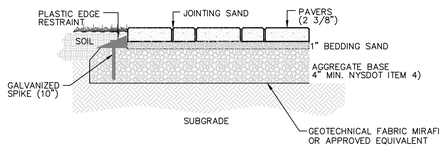
NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY.
3. RETAINING WALL ASSEMBLY SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO BE SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT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



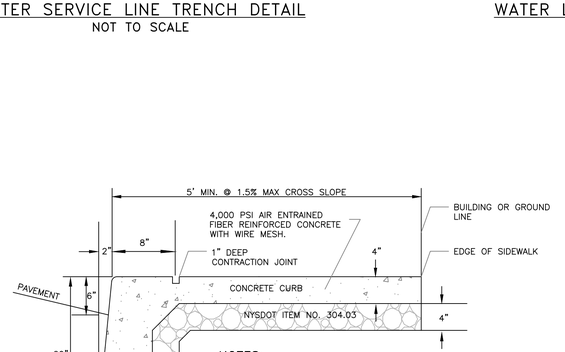
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



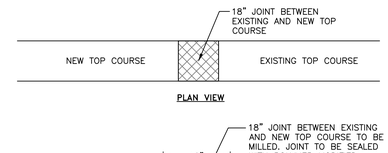
NOTES:
1. EDGE ADJACENT TO PRIVATE PROPERTY MAY BUTT UP TO THE RETAINING WALL AND OR COPING.

CONCRETE PAVER DETAIL
NOT TO SCALE

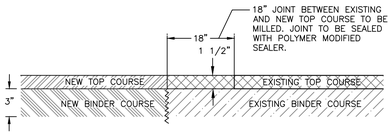


NOTES:
1. EXPANSION JOINTS OF ¾" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK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



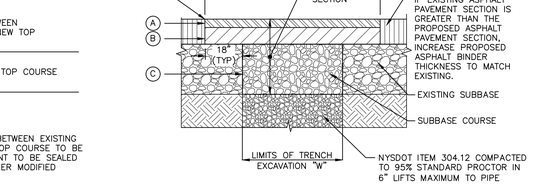
PLAN VIEW



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.

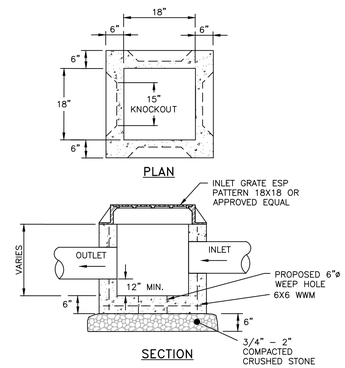
MILLED KEYWAY DETAIL
NOT TO SCALE



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.

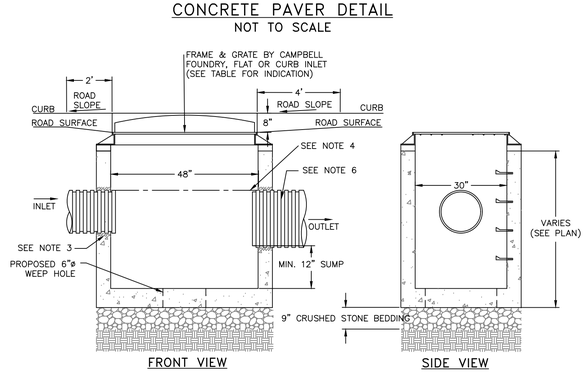
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.

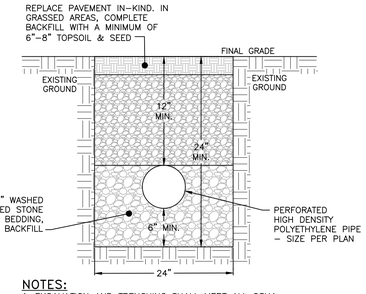
PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



FRONT VIEW SIDE VIEW

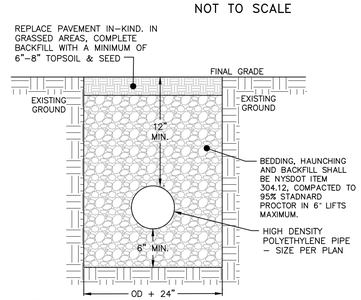
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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



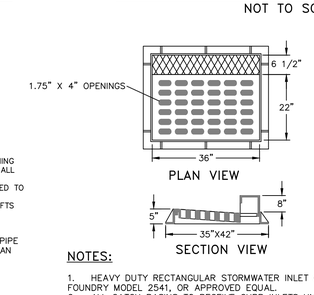
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. WRAP LIMITS OF TRENCH WITH DRAINAGE FABRIC, OVERLAP ALONG TOP OF TRENCH.

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



PLAN VIEW

SECTION VIEW

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.
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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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 27, 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 August 26, 2025, from Cuddy & Feder LLP.
- Correspondence dated August 26, 2025, from Hudson Land Design.
- Right-of-Way Work Cost Estimate, with the latest revision date of August 18, 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 August 26, 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.

Our office has reviewed the revised cost estimate for work proposed within the City's road right-of-way and find it to be acceptable.

At this time all previous engineering comments have been addressed and find the plans for the project to be acceptable.

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: September 4, 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 August 26, 2025
- Exhibit A: Response to Comments Memo, by Hudson Land Design, dated August 26, 2025
- Exhibit B: Right-of-Way Work Cost Estimate by Hudson Land Design, revised August 18, 2025
- Site Plan Set (8 sheets) by Aryeh Siegel, Architect and Hudson Land Design, dated April 29, 2025, last revised August 26, 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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL
FOR 300 MAIN STREET

Parcel No. 5954-36-939865

WHEREAS, the City of Beacon Planning Board received an application for Site Plan Approval from 300 Main St LLC (the "Applicant") for the demolition of the existing structures and construction of a new 3-story building that will consist of 3,720 square feet of retail/commercial space on the first floor and eight (8) residential apartments on the second and third floors (4 1-bedroom, 4 2-bedroom) a parcel having a total lot area of 0.18 acres, (the "Project" or "Proposed Action"), located at 300 Main Street (Parcel ID 5954-36-939865) within the Central Main Street ("CMS") Zoning District (the "Property"); and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan and Certificate of Appropriateness pursuant to the City of Beacon Code § 223-25, respectively; and

WHEREAS, the application for Site Plan approval consists of application forms, correspondence, Full Environmental Assessment Form ("FEAF"), Traffic and Parking Study and professional studies, and other reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a Site Plans entitled "300 Main Street," dated April 29, 2025, last revised August 26, 2025, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY and Aryeh Siegel, Architect, consisting of numbered Sheets 1-8 as follows:

Sheet	Title
1	*Site Plan*
2	*Existing Conditions and Demolition Plan*
3	*Building Plans*
4	*Building Elevations & Renderings*

5	*Landscape & Lighting Plan*
6	*Details*
7	*Grading & Utility Plan*
8	*Construction Details;* and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and the Planning Board conducted an uncoordinated review; and

WHEREAS, the Planning Board reviewed the Applicant's application and materials at its meetings on May 13, 2025, June 10, 2025, July 8, 2025, August 12, 2025 and September 9, 2025; and

WHEREAS, the Applicant submitted a Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated April 28, 2025, which provided justification for the number of off-street parking spaces proposed for the Project which is zero; and

WHEREAS, on July 8, 2025, after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration pursuant to SEQRA, finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on July 8, 2023, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all those in attendance were given the opportunity to be heard on the Project and the public hearing was continued to August 12, 2025; and

WHEREAS, the Planning Board closed the public hearing on August 12, 2025; and

WHEREAS, the Planning Board has reviewed the application pursuant to the design standards set forth in § 223-41.18.J; and

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

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of zero off-street parking spaces and a maximum of 19 off-street parking spaces are permitted, and the Planning Board hereby determines that, based on its review of the Traffic and Parking Assessment, prepared by Colliers Engineering & Design, dated April 28, 2025, no off-street parking spaces are necessary for this development based on manual counts of all available and occupied public parking spaces within a 300 ft and 500 ft radius of the Property demonstrating that sufficient spaces remain

available to accommodate the Project, particularly within the 500 ft radius. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, no off-street parking spaces are required for the proposed use of the Property.

BE IT FURTHER RESOLVED, that pursuant to Section 223-41.18.E(5) of the Zoning Code requires a minimum frontage occupancy on Main Street of 80% for detached buildings to maintain a sense of enclosure of the street, but authorizes the Planning Board to reduce this requirement a) to the extent necessary to allow light and air into an adjacent building that has side windows, b) to allow future development of an abutting parcel to the permitted building height, or c) if the applicant provides a suitably surfaced and lighted pedestrian passageway between the street and parking areas, public open spaces, or other streets, located behind the building. The Applicant proposes a frontage occupancy of 71% along Main Street and has provided a surfaced, lighted passageway to public space at the rear of the building which also serves to enhance the light and air for the building to the south which has side windows; therefore, the Planning Board hereby approves a reduction of the minimum frontage occupancy requirement from 80% to 71%.

BE IT FURTHER RESOLVED, the Planning Board of the City of Beacon hereby grants Site Plan approval, as shown on the applications materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

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

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

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

B. Conditions to be satisfied prior to the issuance of a Building Permit:

1. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

2. The Applicant shall post a performance guaranty with the City of Beacon for the

proposed public improvements set forth in the Right-of-Way Cost Estimate prepared by Hudson Land Design Professional Engineering, P.C. and accepted by the City Engineer, dated July 29, 2025, last revised August 18, 2025, and any other proposed public improvement as identified by the City Engineer.

3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

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

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

   The existing site contains one (1) dwelling unit and the Applicant proposes to construct eight (8) dwelling units resulting in a net increase in seven (7) dwelling units. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the seven (7) new dwelling units in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. 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. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior

written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

5. 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.

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

7. This approval is conditioned upon compliance with all mitigation measures specified in the Applicant's FEAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the FEAF, the terms of this resolution shall be controlling.

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

9. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

10. 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.

11. The approval granted by this resolution does not supersede the authority of any other entity.

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

Resolution Adopted: September 9, 2025
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved _____

City of Beacon Planning Board Agenda
09/09/2025

Title:

Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.

ATTACHMENTS

14 N Cedar PB 9.9.25 Supplemental Submission Cvr Ltr.pdf

14 N Cedar PB 9.9.25 Exhibit A - Response Memo by Aryeh Siegel, Architect 8-26-25.pdf

14 N Cedar PB 9.9.25 Exhibit B - Response Memo by Angelo M. Perrucci III, P.E. 8-26-25.pdf

14 N Cedar PB 9.9.25 Exhibit C - Correspondence from Debra Adamsons of Landscape Restorations 8-26-25.pdf

14 N Cedar PB 9.9.25 Exhibit D - Stormwater Analysis by Angelo M. Perrucci III, P.E. rev 8-25-25.pdf

14 N Cedar PB 9.9.25 Plans by Aryeh Siegel, Architect and Angelo M. Perrucci III, P.E..pdf

Lanc & Tully 14 North Cedar 08-27-25 review.pdf

KARC Review PB_14 N Cedar St_2025.09.04.pdf

14 North Cedar Street - Site Plan Resolution (4914-0028-7840.1).docx

CUDDY +FEDER LLP

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White Plains, New York 10601
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cuddyfeder.com

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

August 26, 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 August 26, 2025, and by Angelo M. Perrucci III, P.E., dated May 25, 2025 and revised August 26, 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's Planning and Engineering Consultants' comment memoranda, prepared by Mr. Siegel and Mr. Perrucci, are enclosed as **Exhibit A** and **Exhibit B**, respectively. Further, correspondence from Debra Adamsons of Landscape Restorations summarizing the examination of the existing trees on the Premises and modifications made to the proposed landscaping plans to address public comments on the Application is enclosed herewith as **Exhibit C**.

As is further detailed on the Plans, the Project has been refined in response to comments from the Board, its consultants, and members of the public related to the Application. Specifically, the height of the portions of the wood stockade fence located within the front yard setback areas proximate to North Cedar Street and Church Street have been adjusted from six (6) feet to four (4) feet, for compliance with Section 223-13.G(1) of the City's Zoning Code. Portions of the existing and proposed wood stockade fencing outside of the front yard setback areas will be maintained at a height of six (6) feet, and the existing wood stockade fence along the lot line between the Premises and the adjacent premises to the south (10 North Cedar Street) will remain.

Additionally, a planting schedule for the proposed landscaping has been provided, and the landscaping plan has been modified to increase the size of the proposed Red Maples on the southwestern portion of the Premises to provide more immediate screening in this area. The Applicant has been in contact with its neighbor at 10 North Cedar Street regarding the changes to the proposed fencing and landscaping plans in the vicinity of this abutting property.

The Plans also include the following updates:

- The proposed siding color for the multifamily dwelling has been identified as Benjamin Moore Mohegan Sage, and charcoal grey painted wood posts, railings, and balusters will be utilized at the ADA ramp.
- The snow storage area for the Premises has been identified.
- Information related to existing traffic signage, concrete curbing, utility poles, and overhead wires within the vicinity of the Premises has been included in the Plans.
- Mounting heights for the proposed site lighting have been identified, and lighting isolines have been added to the Plans.
- Additional and refined utility, drainage, and grading details for the Project have been incorporated into the Plans.

Finally, an updated Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E, revised August 25, 2025, is enclosed herewith as **Exhibit D**. 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.

With this submission, the Applicant respectfully submits that it has responded to all comments offered by the Planning Board, its consultants, and members of the public.

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 August 26, 2025, providing responses to City Planning Consultant KARC's Comment Memorandum dated August 7, 2025 and City Engineering Consultant Lanc & Tully's Comment Memorandum dated August 7, 2025;

Exhibit B: Response to Comments Memorandum prepared by Angelo M. Perrucci III, P.E., dated August 26, 2025, providing responses to City Engineering Consultant Lanc & Tully's Comment Memorandum dated August 7, 2025;

Exhibit C: Correspondence from Debra Adamsons of Landscape Restorations, dated August 26, 2025; and

Exhibit D: Stormwater Analysis, prepared by Angelo M. Perrucci III, P.E, revised August 25, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel, Architect and Angelo M. Perrucci III, P.E.

CONCLUSION:

We look forward to appearing at the Planning Board's regular meeting on September 9, 2025, at which time we respectfully request that the Board consider rendering a decision on the Application.[1] In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
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.

[1] As a reminder, the Planning Board previously conducted and closed the Public Hearing on this Application, and adopted a Negative Declaration under the New York State Environmental Quality Review Act for this Project, during its meeting on August 12, 2025.

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

August 26, 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 August 7, 2025; and Lanc & Tully's Engineering Memorandum datedAugust 7, 2025.

KARC Planning Consultant's Comment Responses:

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.

    c. 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.

    Response: Decorative painted wood railings are proposed at the ramp and front entry stair. A color has been specified for the elevations. The side and rear elevations are a simpler version of the street facades. They are less visible to the public and the approach is similar to other houses in the area.

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

    Response: The isolines are shown with labels indicating footcandles.

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

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.**

   Response: The Landscape Designer reviewed the existing street trees and determined that they could not be saved due to interference with construction of the building and/or sidewalks. The Landscape Designer submitted a letter further clarifying the reasons for removing the trees.

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 locations are shown on the Site Plan

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.

Response: The fence along the south side of the property is existing to remain. The fence is 4 feet high at the front yard setback. The new fence on the east side of the parcel will terminate at the front yard setback line.

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 labeled on the plan

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

   Response: The proposed bollard light fixture specifications have been added to the drawings, along with the height of the fixtures.

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.

   Response: The light fixture labels have been revised.

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.

   Response: The planting schedule has been added to the plans.

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

August 26th, 2025

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

Re: Site Plan
Cervone-Perrucci Realty (Applicant)
14 North Cedar Street
Tax Parcel: 5954-28-943881
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, I have submitted five (5) copies of the following documents in support of the Project:

- 5 Copies of a Plan Set
- 5 Copies of the Storm Water Analysis

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

Lanc & Tully's August 7th, 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 has been submitted.

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. 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.

The curb will be called 6"x20" as per construction details

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 will be labeled on 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.

The elevation for top of the detention system will be corrected to match the elevation on sheet 7.

<u>Drainage & Grading Plan (Sheet 7 of 11):</u>

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 will be labeled on plan.

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

The R-Tank will be revised to have the height labeled.

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.

All proposed grading will reflect 6" curb reveal.

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

Thank you,

Angelo Perrucci III, P.E.

Landscape Restorations
Practicing Ecological Landscape Design and Management Principles
P.O. Box 286 Beacon New York 12508

August 26th, 2025

Hon. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza Beacon, New York 12508
Re: Site Plan 14 North Cedar Street Existing Trees

Dear Chairman Gunn and Members of the Planning Board:

I have examined the existing trees shown on Sheet Two of the application. Unfortunately, other than the Cherry on Church Street which is in conflict with the proposed city sidewalk and project entrance ramp, all three trees along N Cedar are either an invasive plant species, encroaching on the overhead utility lines, are leaners or are all of the above. See photos below. All three trees are in poor condition and not worth saving.

In response to the neighbor's request, we have increased the size of the Red Maple at the SW corner of the project to give her more immediate screening. This neighbor was also concerned that removal of the Cherry on Church St would diminish the beauty of the street. The 16 healthy, native trees we have proposed for this project will add more beauty, shade and biodiversity to the street than what is currently onsite.

Respectfully,

Debra Adamsons
Landscape Restorations
Beacon, New York
914.645.8039

ABOVE: Non-native Ailanthus

ABOVE: Non-native Mulberry

ABOVE: A multi-trunked invasive leaner, encroaching on utility lines

14 North Cedar Street
Beacon, New York
Stormwater Analysis

Revised
August 25th, 2025

Introduction

The property of 14 North Cedar, Beacon, NY is proposing a multifamily building. The proposed construction will change the drainage on existing property. Attached you will see a pre and post drainage map. A detention system is proposed. The detention system will have an outlet control structure, which will be 2" Diameter opening to control the flow. Using the manning equation the flow can be calculated entering the system. The calculations below will show the flow and volume will be less than pre existing conditions.

Present Existing Site

Area = 11,369 sf = .261 Acres

Time of Concentration

T_c = Time of Concentration, (mins)

Manning's Roughness Coefficient (n)= 0.24

Sheet Flow Length (l)= 96 ft

2 year, 24-hour Rainfall,in (P)= 3.29

Slope of Land Surface,ft/ft (S) = 0.022

$$T_c = \frac{0.007*(n*l)^{0.8}}{(P^{0.5})*S^{0.4}}$$

$$T_c = \left(\frac{0.007*(0.24*96)^{0.8}}{(3.29^{0.5})*0.022^{0.4}}\right) * 60$$

T_c = 13.1 minutes

Intensity

1 Year Storm	2 Year Storm	10 Year Storm	100 Year Storm
2.65"/hr	3.17"/hr	4.24"/hr	6.69"/hr

Runoff Coefficient From Present Site

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.147	56	0.3
Pavement	0.089	34	0.95
Garage	.025	10	0.95
Total	0.261		0.58

Runoff from Existing Site

1 year storm

Q =CiA

0.58 x 2.65”/hr x 0.261 acre = 0.4 cfs

Volume = 0.4 cfs x 0.5 x (13mins x 3) x 60 sec/min = 469 cf

2 year storm

Q =CiA

0.58 x 3.17”/hr x 0.261 acre = 0.48 cfs

Volume = 0.48 cfs x 0.5 x (13mins x 3) x 60 sec/min = 561 cf

10 year storm

Q =CiA

0.58 x 4.24”/hr x 0.261 acre = 0.64 cfs

Volume = 0.64 cfs x 0.5 x (13mins x 3) x 60sec/min = 750 cf

100 year storm

Q =CiA

0.58 x 6.69”/hr x 0.261 acre = 1 cfs

Volume = 1cfs x 0.5 x (13mins x 3) x 60 sec/min = 1170 cf

Time of Concentration From Proposed Drainage Area 1(PDA1)

Time of Concentration

T_c = Time of Concentration, (mins)

Manning's Roughness Coefficient (n)= 0.24

Sheet Flow Length (l)=30 ft

2 year, 24-hour Rainfall,in (P)= 3.29

Slope of Land Surface,ft/ft (S)=0.016

$$T_c = \frac{0.007*(n*l)^{0.8}}{(P^{0.5})*S^{0.4}}$$

$$T_c = \left(\frac{0.007*(0.24*30)^{0.8}}{(3.29^{0.5})*0.016^{0.4}}\right) * 60$$

T_c = 5.8 minutes

Runoff Coefficient From Proposed Drainage Area 1(PDA1)

	Area(A) (Acres)	Percent	C (Runoff Coefficient)
Landscape	0.016	12	0.3
Pavement/Concrete	0.053	37	0.95
Buildings	0.073	51	0.95
Total	0.142		0.88

1 year storm

Q =CiA

0.88 x 2.65"/hr x 0.142 acre = 0.33cfs

Volume = 0.33cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 172 cf

2 year storm

Q =CiA

0.88 x 3.17"/hr x 0.142 acre = 0.40cfs

Volume = 0.40cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 208 cf

10 year storm

Q =CiA

0.88 x 4.24”/hr x 0.142 acre = 0.53cfs

Volume = 0.53cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 276 cf

100 year storm

Q =CiA

0.88 x 6.69”/hr x 0.142 acre = 0.84cfs

Volume = 0.84cfs x 0.5 x (5.8mins x 3) x 60 sec/min = 438 cf

Outflow Control Structure for PDA1

Diameter of Pipe: 2”

Cross Sectional Area: 0.02 ft^2

Hydraulic Radius : 0.04 ft

Roughness coefficient: 0.009

Slope: .01 ft/ft

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

Q= 0.04cfs

Volume of Detention System

Volume of Storage Tank: 11.5 ft x 33 ft x 1.18 ft = 448 cf

Volume of Stone Storage: 15.5 ft x 37 ft x 1.18 ft = 677 cf

(677- 448)*(0.4) = 92 c.f.

Total Volume: 448 +92 = 540 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	0.016	27	0.3
Pavement/Concrete	0.044	73	0.95
Total	0.060		0.78

1 year storm

Q =CiA

0.78 x 2.65"/hr x 0.060 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 0.060 acre = 0.15cfs

Volume = 0.15cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 109 cf

10 year storm

Q =CiA

0.78 x 4.24”/hr x 0.060 acre = 0.20cfs

Volume = 0.20cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 146 cf

100 year storm

Q =CiA

0.78 x 6.69”/hr x 0.060 acre = 0.31cfs

Volume = 0.31cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 226 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	34	0.3
Pavement/Concrete	0.039	66	0.95
Total	0.059		0.73

1 year storm

Q =CiA

0.73 x 2.65”/hr x 0.059 acre = 0.11cfs

Volume = 0.11cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 80 cf

2 year storm

Q =CiA

0.73 x 3.17”/hr x 0.059 acre = 0.14cfs

Volume = 0.14cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 102 cf

10 year storm

Q =CiA

0.73 x 4.24”/hr x 0.059 acre = 0.18cfs

Volume = 0.18cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 131 cf

100 year storm

Q =CiA

0.73 x 6.69”/hr x 0.059 acre = 0.29cfs

Volume = 0.29cfs x 0.5 x (8.1mins x 3) x 60 sec/min = 211 cf

Discharge Rates

	Existing Site Runoff Flow	**Proposed Site Runoff Flow**
1 Year Storm	**0.4 cfs**	**0.27 cfs**
2 Year Storm	**0.48 cfs**	**0.33 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**	**339 CF**
2 Year Storm	**561 CF**	**419 CF**
10 Year Storm	**749 CF**	**553 CF**
100 Year Storm	**1170 CF**	**875 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'

MANHOLE
RIM:99.54
INVERT:93.44

INLET
GRATE:99.04
INVERT:95.45

12" HDPE WIRE

12" HDPE

INLET
GRATE:98.85
INVERT:95.95

MANHOLE
COVER:99.23
INVERT:95.05

STOP SIGN

CHAIN LINK FENCE

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

101.0

100.5

100.0

99.5

UP

UP

N 43°06'30" W 99.66'

15"HDPE Storm SEWER

8"VCP SANITARY SEWER

6" DUCTILE IRON WATERMAIN

CHURCH STREET

TREE

INLET
GRATE:98.88
INVERT:94.71

12" HDPE

12" HDPE

INLET
GRATE:98.76
INVERT:94.86

MANHOLE
COVER:98.96
INVERT:94.64

ASPHALT PARKING AREA

N 43°06'30" W 100.00'

298 L.F. BETWEEN MANHOLES

Existing Garage

EXISTING STORAGE BUILDING

N 47°00'00" E 108.00'

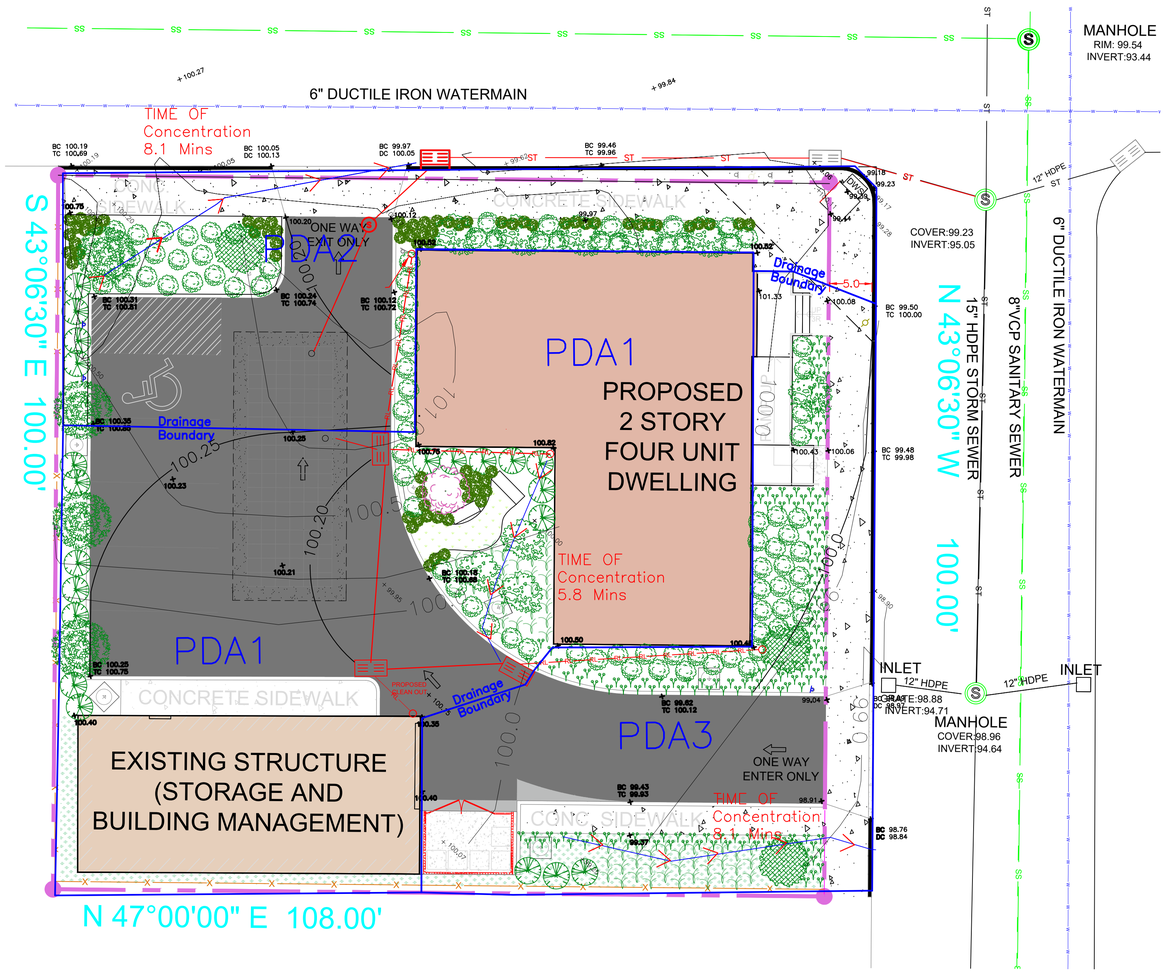
0 5' 10' 20'

SCALE: 1" = 10'

5954-28-951876

	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. of
	7/21/2025	DATE	DATE: 5/25/2025	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01		JOB No.	
	1	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\ADMIN\ONEDRIVE\DOCUMENTS\ATTACHMENTS\POST DRAINAGE MAP.DWG

	PER PLANNING BOARD COMMENTS	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
	8/26/2025	7/21/2025	DATE	SCALE: 1" = 10'	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01	STATE OF NEW YORK · ANGELO MARINO PERRUCCI III · 109938 · LICENSED PROFESSIONAL ENGINEER		JOB No.
FILE NO:	2	1		DATE: 5/25/2025 DRAWN BY: XX			TITLE: POST DRAINAGE MAP	DWG. No.: DR-2

Materials / Symbols

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

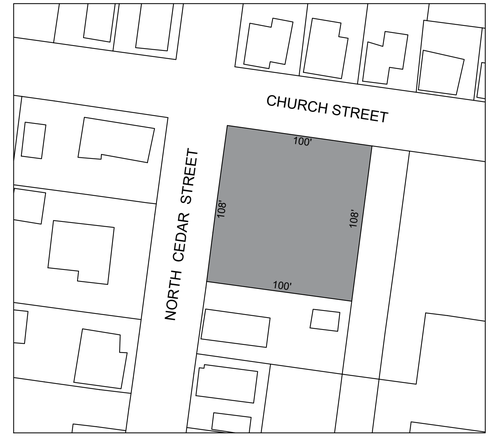
LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WOOD STOCKADE FENCE
- CHAIN LINK FENCE
- 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
2	8/26/25	REVISED PER PLANNING BOARD COMMENTS	AC

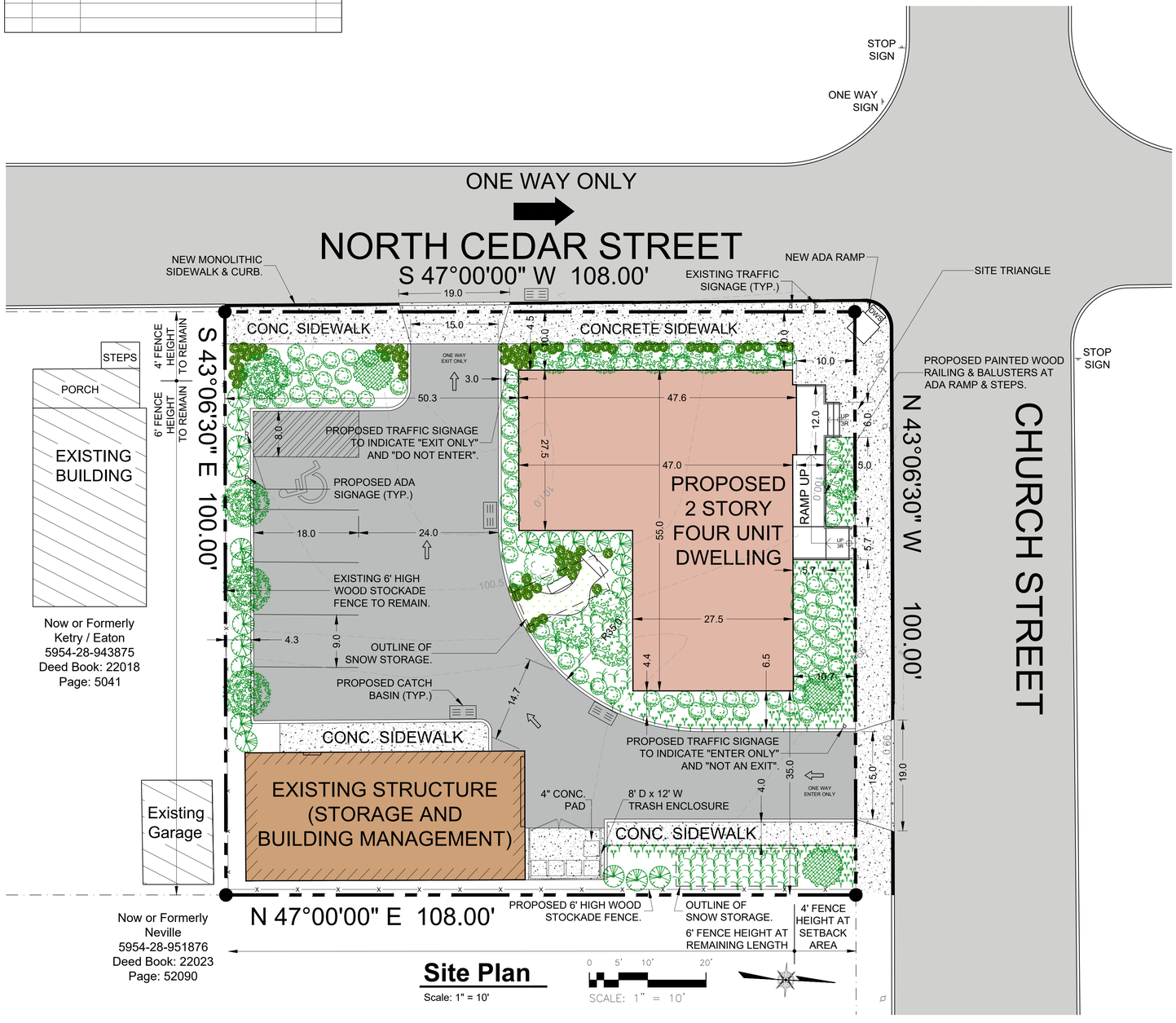
Bulk Zoning Regulations Table

	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(s) 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	1,055 SF (Existing) 2,055 SF (Proposed)



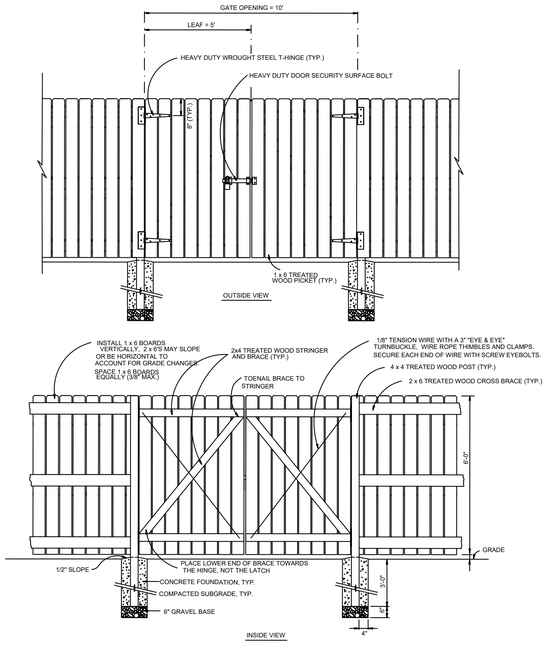
Location Map

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

Landscape Designer:
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

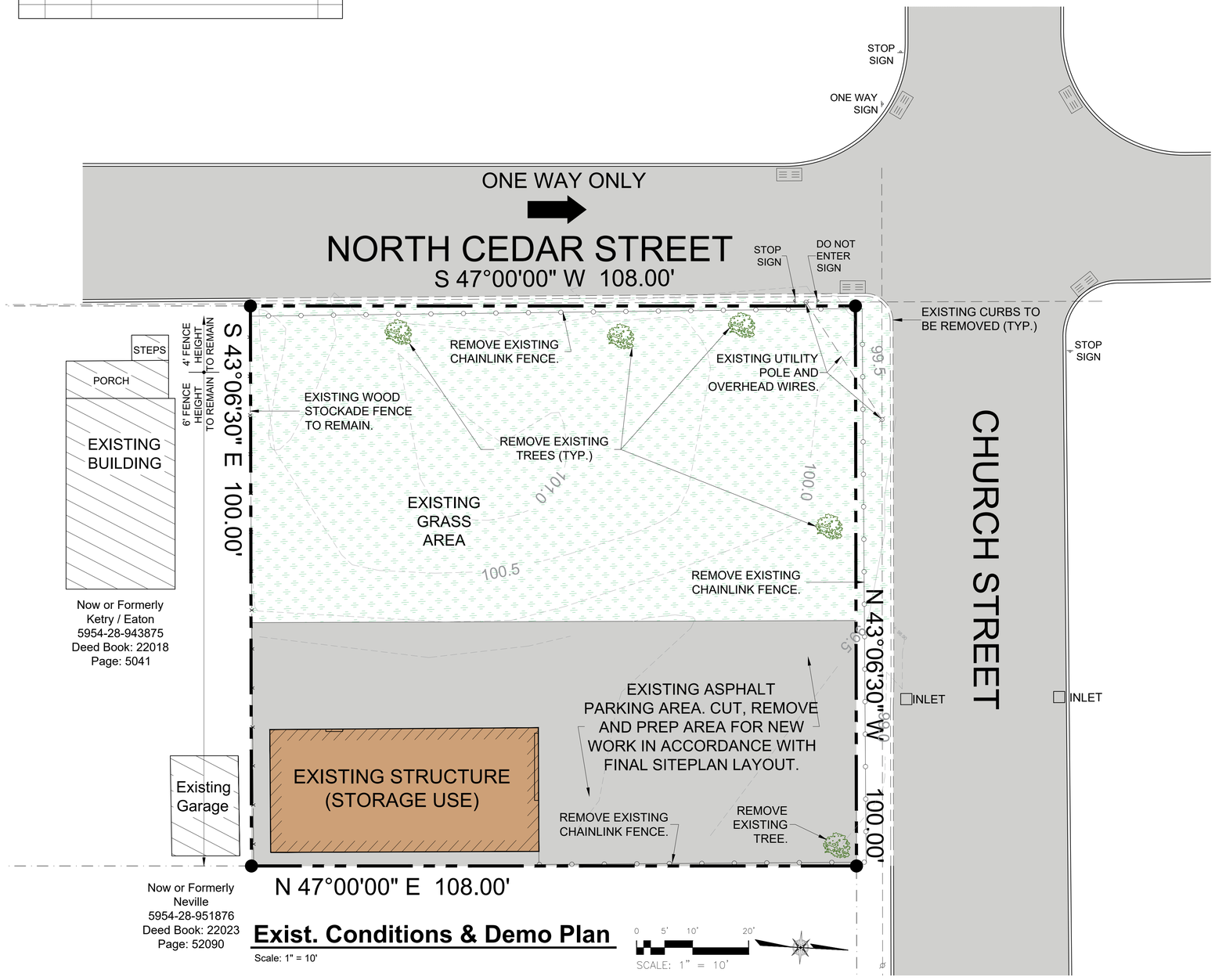
- Existing Ornamental Grass
- Proposed Ornamental Grass
- Concrete
- Existing Asphalt Paving
- Proposed Asphalt Paving

LEGEND

- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WOOD STOCKADE FENCE
- CHAIN LINK FENCE
- 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
2	8/26/25	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

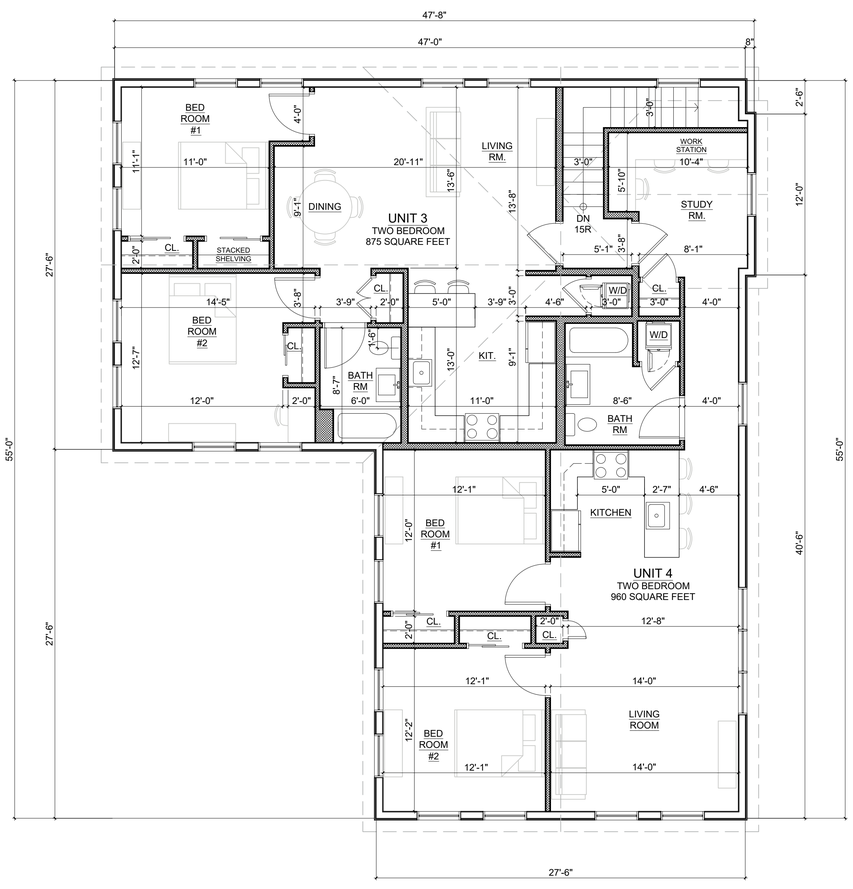
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Angelo M. Perrucci, P.E
111 North Walnut Street
Beacon, New York 12508

Surveyor:
John J. Post Jr.
15 North Chestnut Street
New Paltz, New York 12561

Landscape Designer:
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
2	8/26/25	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

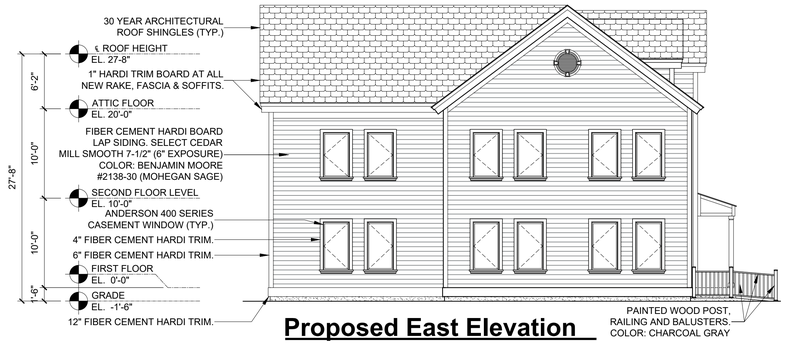
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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

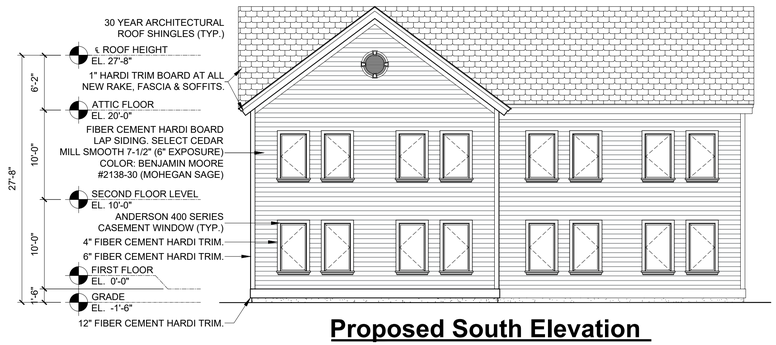


Proposed East Elevation

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

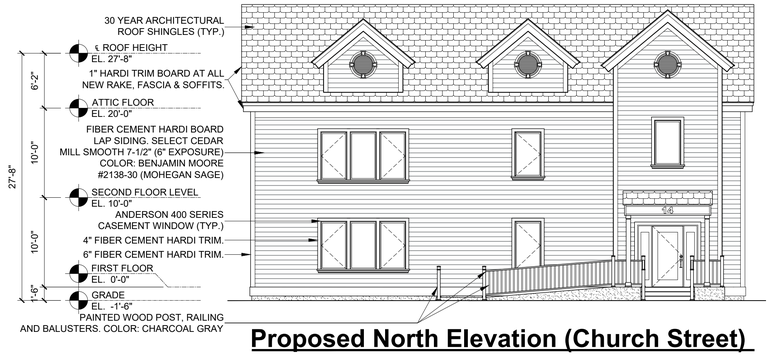
Proposed West Elevation (N. Cedar Street)

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
2	8/26/25	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

Landscape Designer:
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.
MOUNTING HEIGHT = 8 FEET ABOVE FINISHED GRADE

L1: EXTERIOR WALL MOUNTED HOUSE LIGHT

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.

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

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

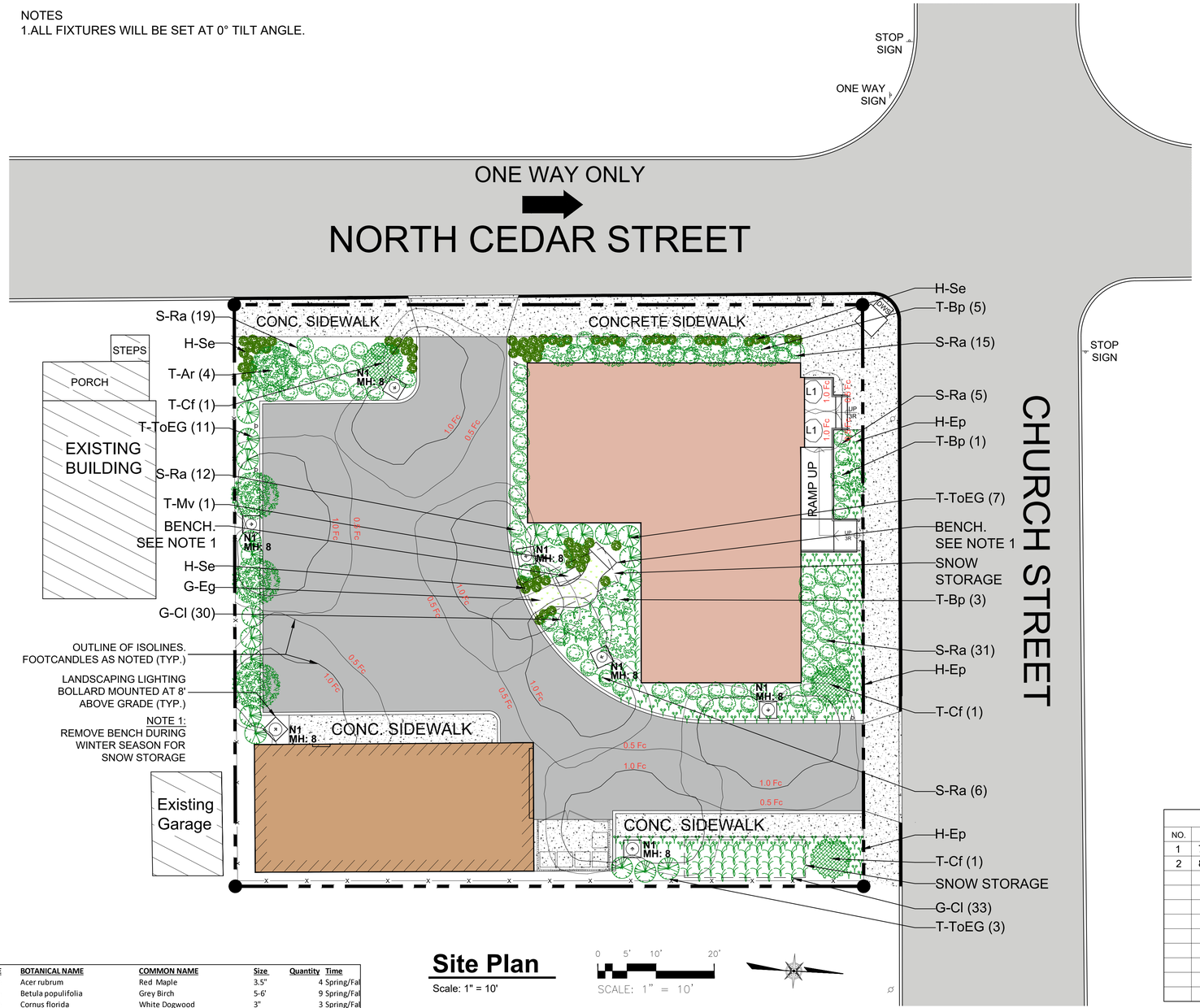
Symphyotrichum ericoides
COMMON NAME
Heath Aster
TYPE
Herbaceous
IMAGE

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.



SYMBOL	TYPE	BOTANICAL NAME	COMMON NAME	Size	Quantity	Time
T-Ar	Tree	Acer rubrum	Red Maple	3.5"	4	Spring/Fal
T-Bp	Tree	Betula populifolia	Grey Birch	5-6'	9	Spring/Fal
T-Cf	Tree	Cornus florida	White Dogwood	3"	3	Spring/Fal
T-Mv	Tree	Magnolia virginiana	Sweetbay Magnolia	3"	1	Spring/Fal
T-ToEG	Tree	Thuja occidentalis 'Emerald Green	Arborvitae 'Emerald Green'	5-6'	21	Spring/Fal
S-Ra	Shrub	Rhus aromatica	Aromatic Sumac 'Lo Gro'	3 gal	88	Spring/Fal
H-Ep	Herb	Erigeron pulchellus	Robin's Plantain	quart		Spring/Fal
H-Se	Herb	Symphyotrichum Ericoides	Heath Aster			
G-Cl	Grass	Chasmanthium latifolium	Northern Sea Oats	1 gal	63	Anytime
G-Eg	Grass	Eco Grass	Eco Lawn	Seed		

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
2	8/26/25	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

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

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

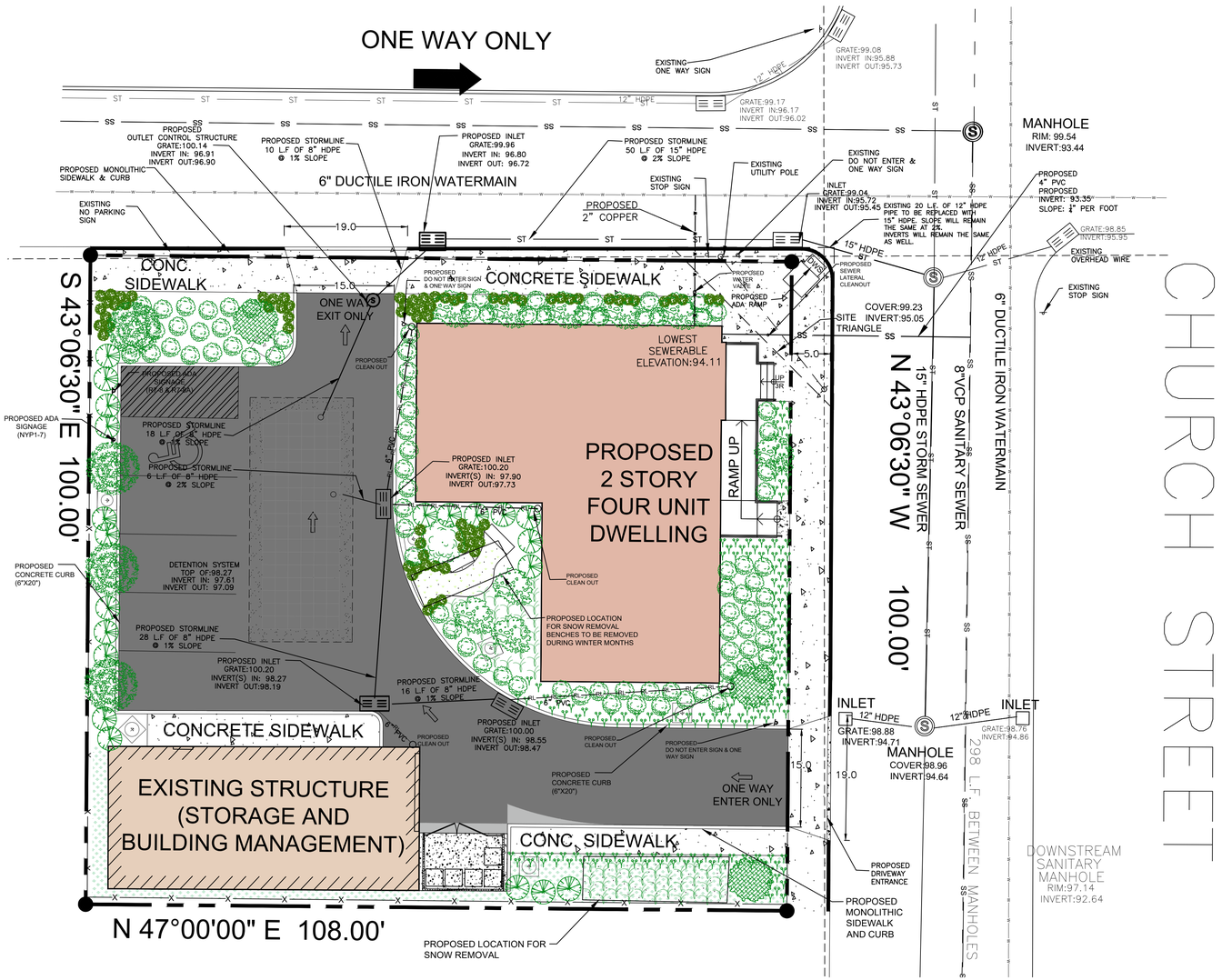
NORTH CEDAR STREET

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
- WV — WATER VALVE
- S — 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	PER PLANNING BOARD COMMENTS	No.	REVISION	ANGELO M PERRUCCI III P.E.		PROJECT: SITE PLAN 14 NORTH CEDAR STREET BEACON, NEW YORK
	8/26/2025	7/21/2025	DATE	SCALE: 1" = 10'			SHEET NO.: 6 of 11
FILE NO:	2	1	DRAWN BY: XX	DATE: 5/25/2025	NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01	STATE OF NEW YORK ANGELO MARINO PERRUCCI III 109938 LICENSED PROFESSIONAL ENGINEER	JOB No.: TITLE: UTILITY PLAN DWG. No.: U-1

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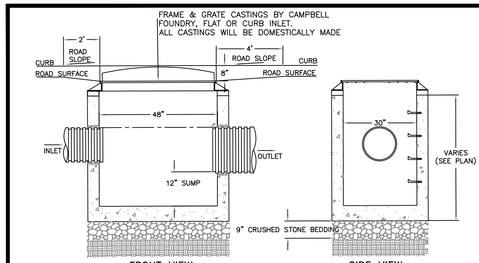
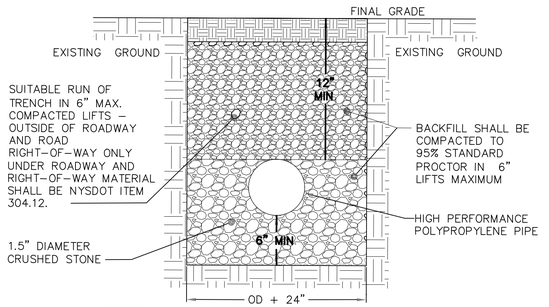


NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN.
3. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS
4. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL 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.

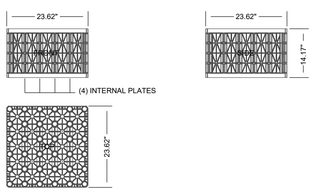
CATCH BASIN DETAIL
NOT TO SCALE



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

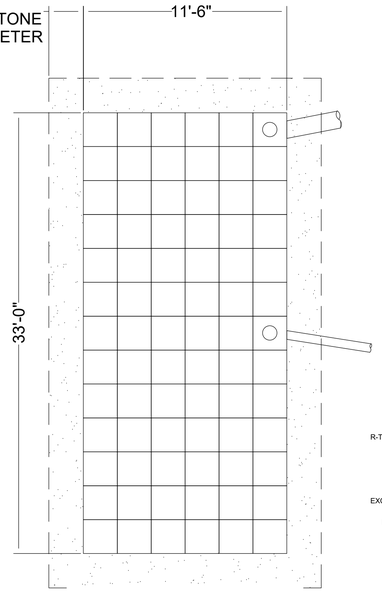


MODULE DATA

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

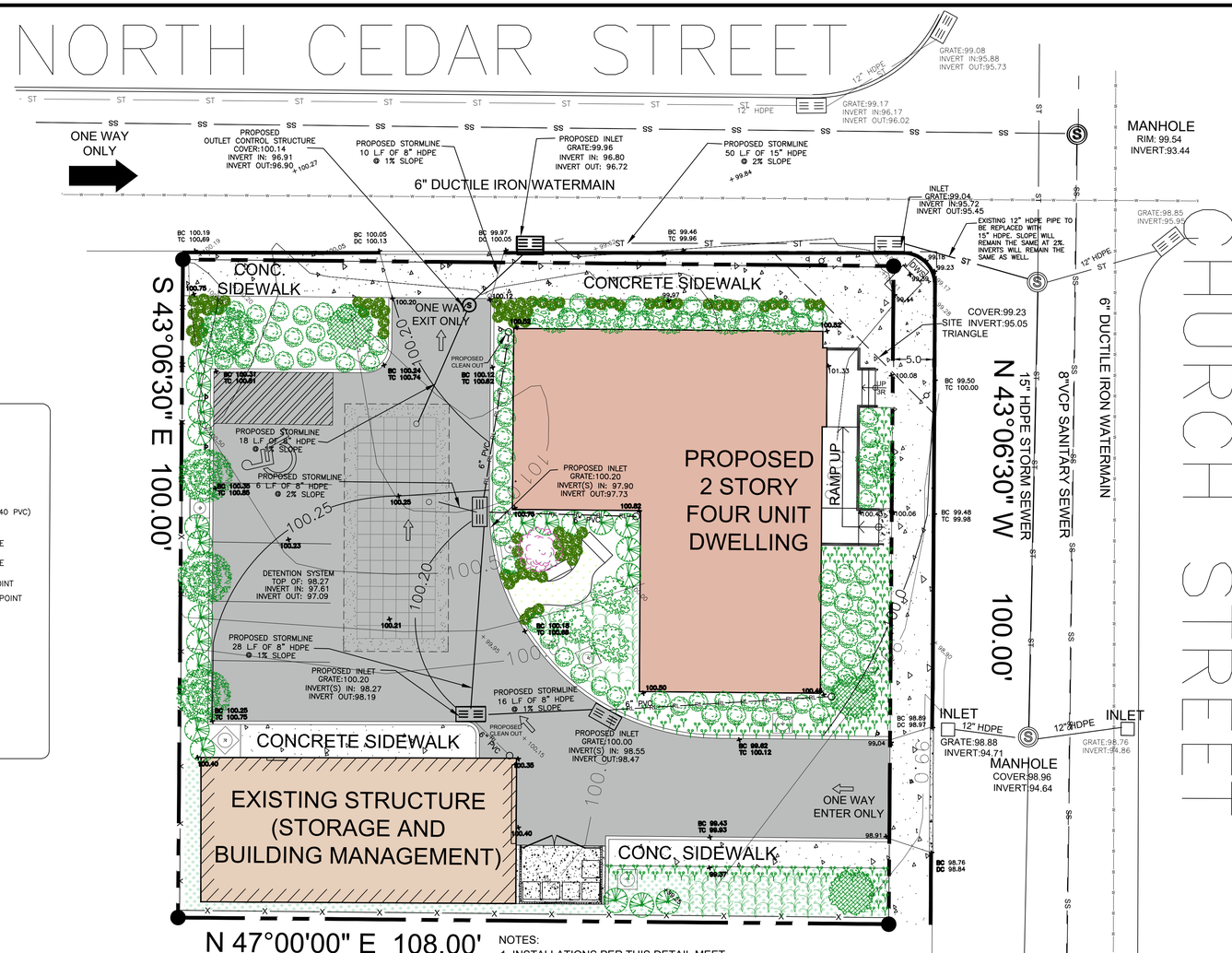


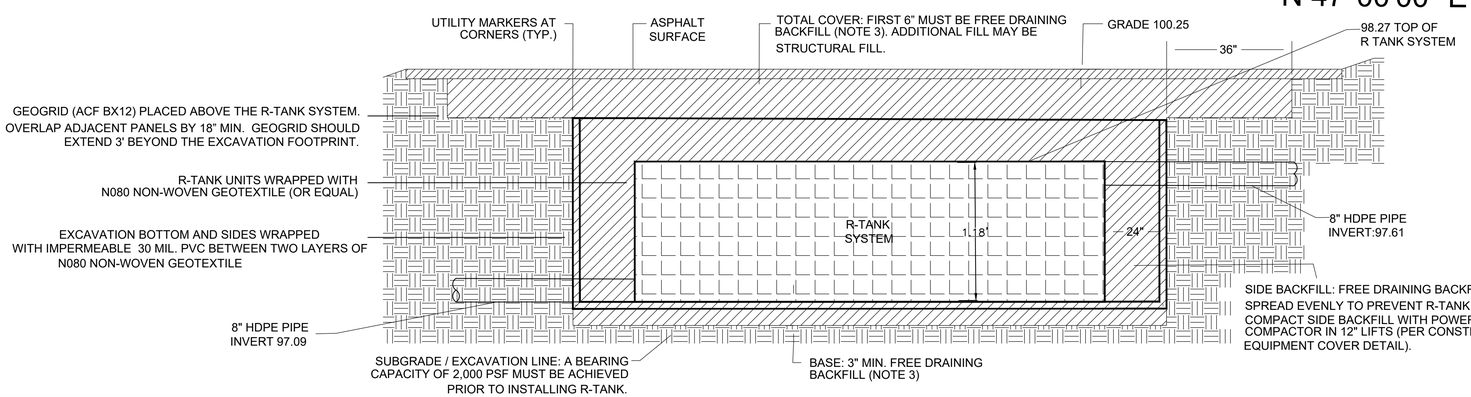
LEGEND

	PROPERTY LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
x x	FENCE
RL RL	ROOF LEADER (6" SCH 40 PVC)
W W	WATER LINE
100.0	EXISTING CONTOUR LINE
100.0	PROPOSED CONTOUR LINE
XX.XX	EXISTING ELEVATION POINT
XX.XX	PROPOSED ELEVATION POINT
W	WATER VALVE
S	MANHOLE
	INLET
	LIGHT BOLLARD
	UTILITY POLE
	SIGN

LEGEND

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





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	8/26/2025
	PER PLANNING BOARD COMMENTS	7/21/2025

SCALE: 1" = 10'
DATE: 5/25/2025
DRAWN BY: XX

FILE NO:

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.

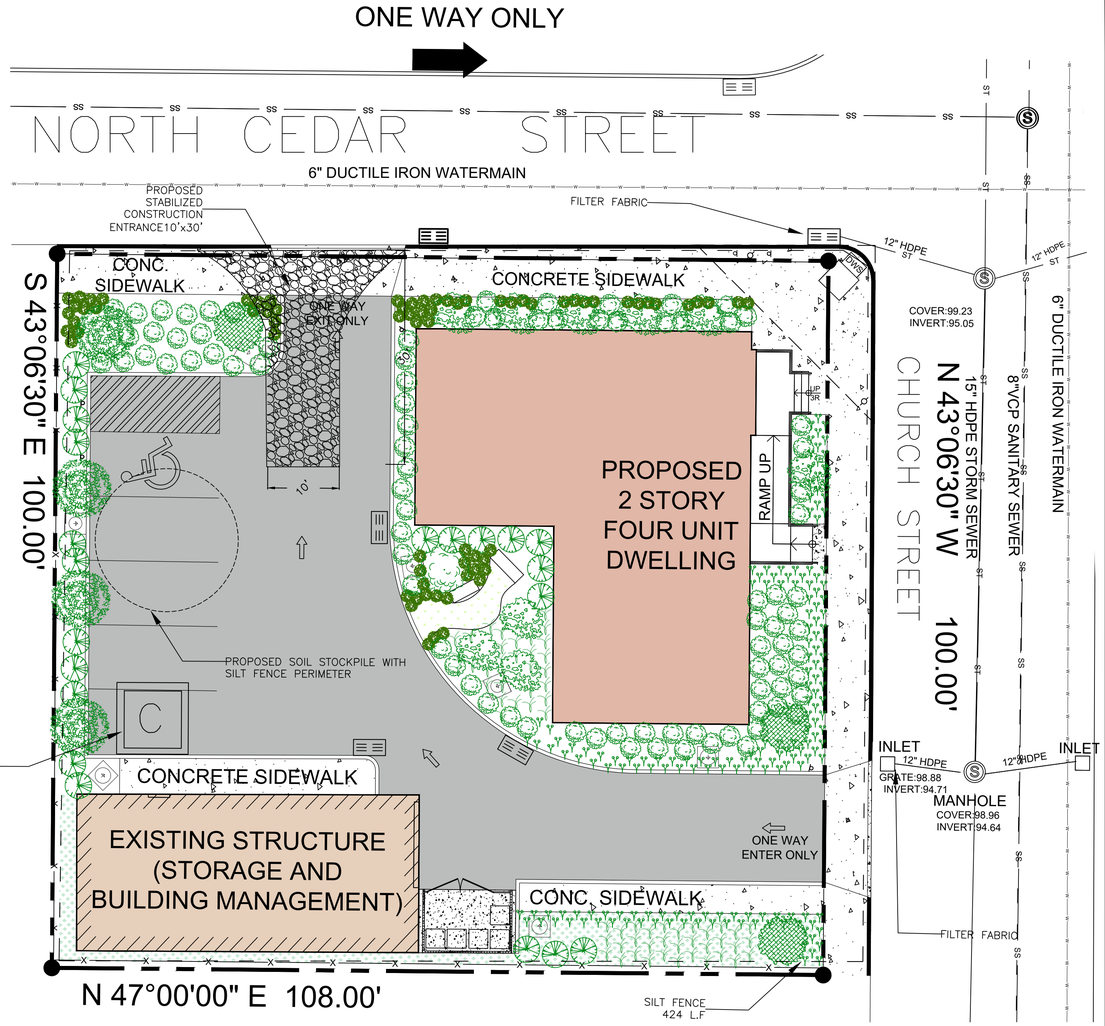
STABILIZED CONSTRUCTION ENTRANCE:
THE ENTRANCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAINFALL EVENT. DURING WET WEATHER THE ENTRANCE SHOULD BE INSPECTED DAILY. THE PUBLIC RIGHT–OF–WAY SHOULD BE INSPECTED DAILY FOR MUD OR SEDIMENT LEAVING SITE. ANY MUD OR SEDIMENT IN PUBLIC RIGHT–OF–WAY SHOULD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

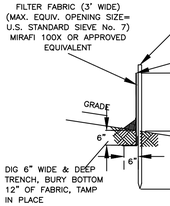
SILT FENCE
THE SILT FENCE SHOULD BE INSPECTED EVERY WEEK AND AFTER ANY RAIN EVENT. IF SILT FENCE IS DAMAGED REPAIRS MUST BE DONE IMMEDIATELY BEFORE ANY OTHER WORK CAN BE DONE. REMOVE SEDIMENT WHEN IT REACHES 0.5 INCHES IN HEIGHT ON THE INSIDE OF THE FENCE.

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
- INLET
- LIGHT BOLLARD
- UTILITY POLE
- SIGN
- SILT FENCE



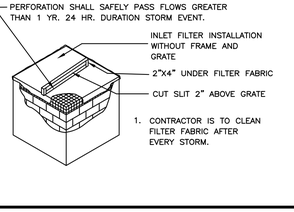


METHOD OF INSTALLATION

1. EXCAVATE AND SECURE BOTTOM 12" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST,DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O.C.
3. ATTACH FILTER FABRIC TO POST AND STRETCH BETWEEN POSTS

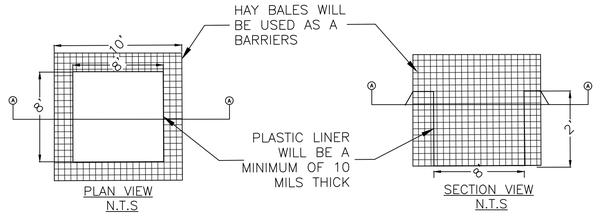
NOT TO SCALE

SILT FENCE



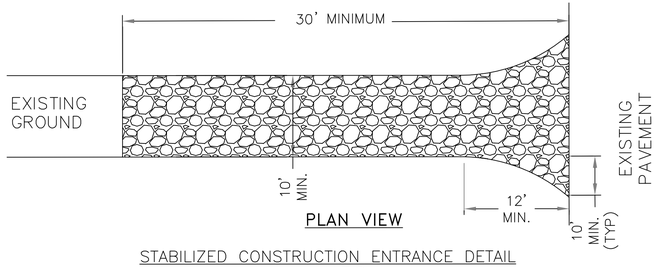
NOT TO SCALE

INLET FILTER FABRIC



CONCRETE WASHOUT STATION DETAIL
N.T.S.

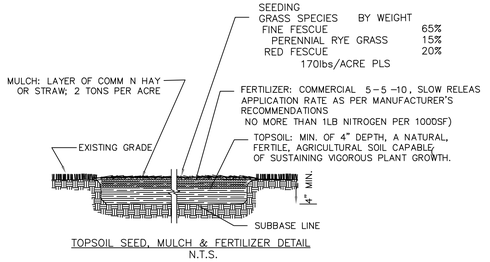
NOTES
1. NO STORM WATER STRUCTURE SHALL BE LOCATED WITHIN 100' OF THE CONCRETE WASHOUT STATION.
2. WASHOUT STATION WILL BE INSPECTED DAILY FOR PLASTIC LINER RIPS AND HARDEN MATERIAL ACCUMULATION. LINER MUST BE REPLACED IMMEDIATELY WHEN DAMAGED OR HARDENED MATERIAL IS 3/4 OF ITS CAPACITY.
3. RAINWATER SHOULD BE REMOVED FROM WASHOUT STATION AND BE PLACED IN GRASS AREA



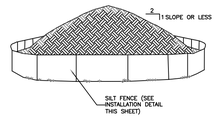
STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

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.

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



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.

No.	REVISION	DATE
1	PER PLANNING BOARD COMMENTS	7/21/2025
2	LANDSCAPING AS PER PLANNING BOARD COMMENTS	8/26/2025

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
SOIL EROSION PLAN

SHEET NO. 8 of 11
JOB No.
DWG. No. SE–1

FILE NO:

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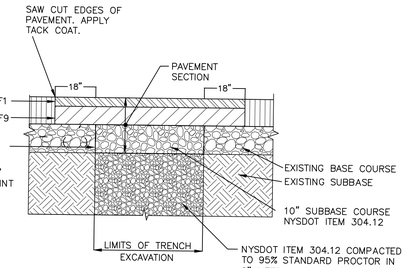
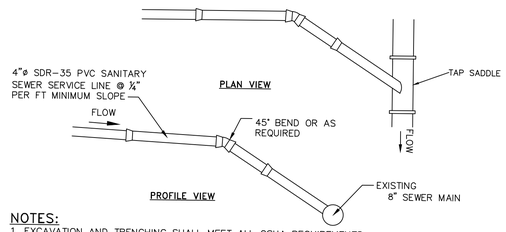


NOTES:

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.

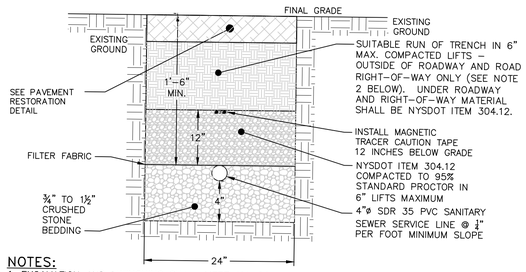
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" WYE TAP SADDLE AND STRAPS– MODEL FERNCO TSW–4

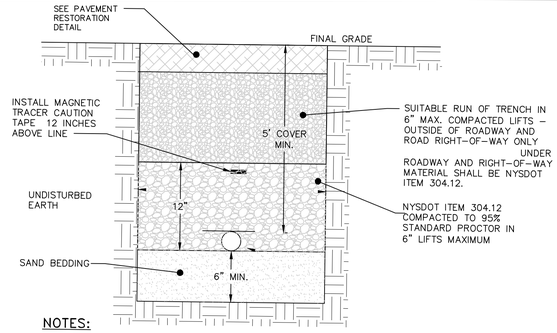
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

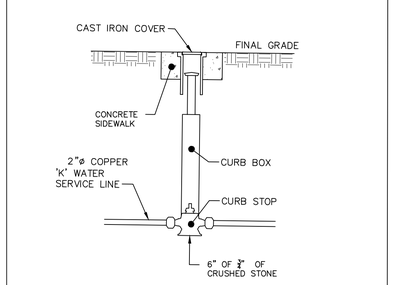
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

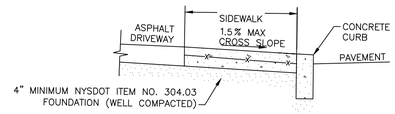
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. CURB STOP TO BE MUELLER MODEL #A–728
2. VALVE AND VALVE BOX SHALL BE INSTALLED PLUMB WITH GROUND SURFACE.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH CRUSHED STONE

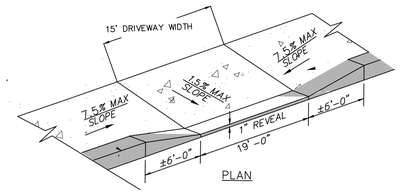
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



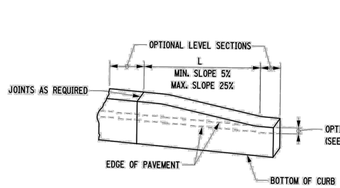
NOTE:

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

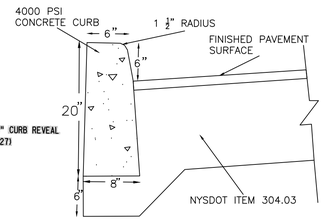
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

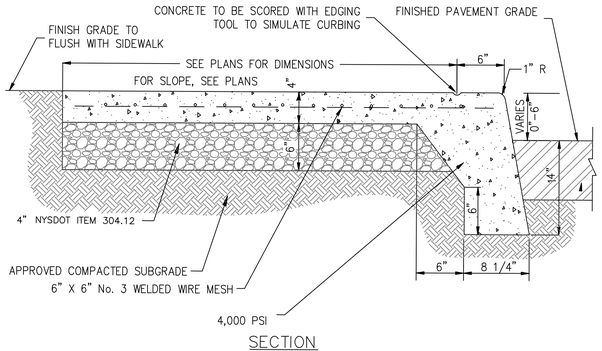


PLAN



DETAIL 7
DRIVEWAY DROP CURB TRANSITION

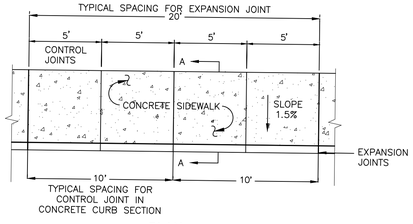




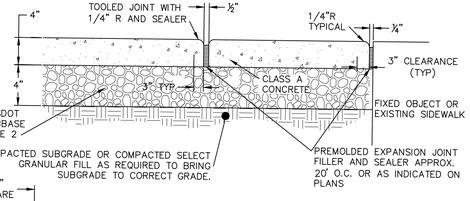
SECTION
MONOLITHIC CURB AND SIDEWALK

NOTE:

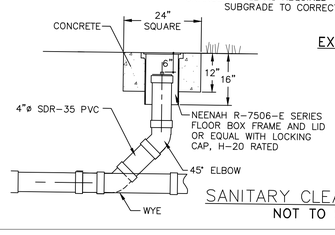
1. CONCRETE DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE 6" THICK WITH WIRED MESH
2. THE CROSS WIDTH WILL VARY FROM 4' TO 5'
3. ½" CELLULOSE CONCRETE EXPANSION JOINTS WILL BE PLACED AT 10' INTERVALS.
4. 1" DEEP CONTRACTION JOINTS SHALL BE PLACED AT 5' INTERVALS.
5. THE TOP SURFACE SHALL HAVE A BROOM FINISH
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.



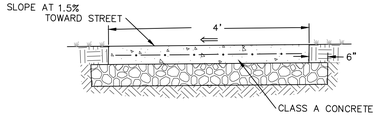
PLAN



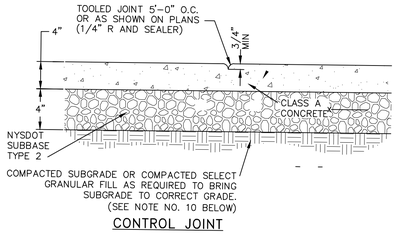
EXPANSION JOINT



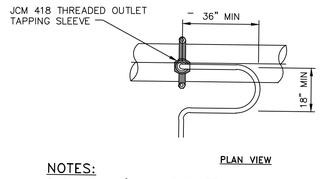
SANITARY CLEANOUT DETAIL
NOT TO SCALE



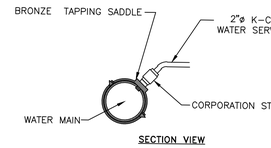
SECTION A–A



CONTROL JOINT



PLAN VIEW

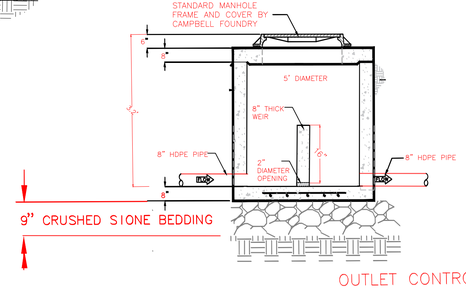


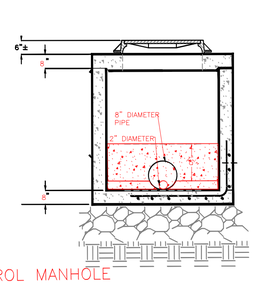
SECTION VIEW

NOTES:

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE





OUTLET CONTROL MANHOLE
NOT TO SCALE

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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:

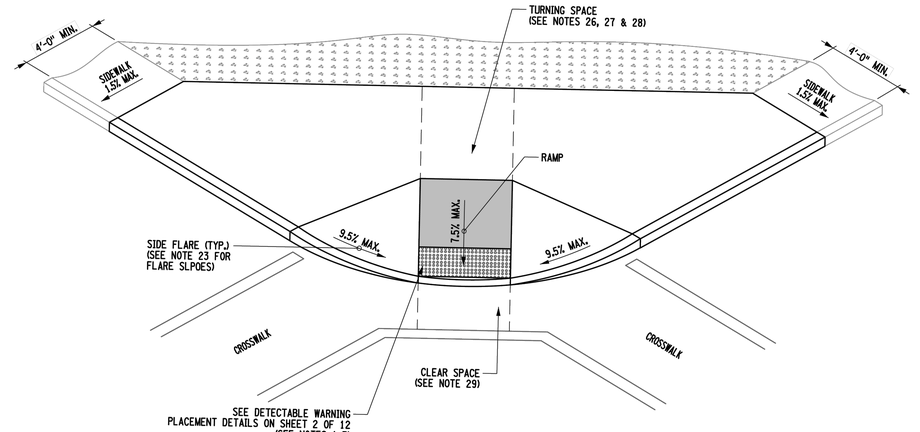
26. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF CURB RAMP, AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.

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

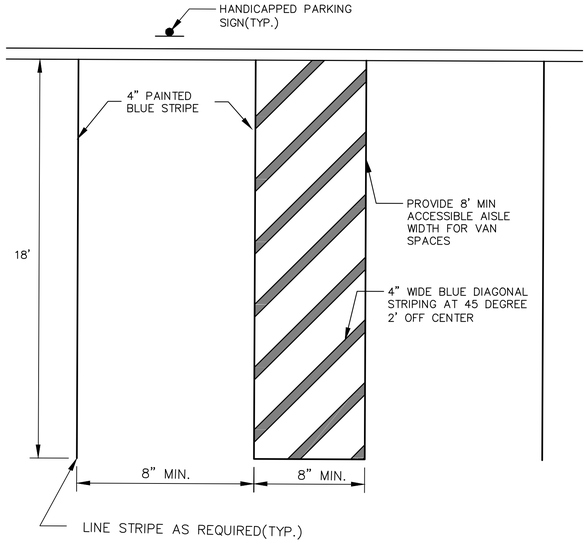
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
DETAIL SHEET

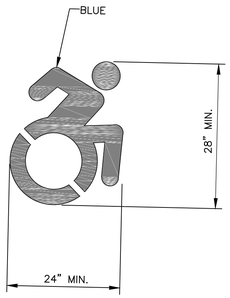
SHEET NO. 10 of11

JOB No.

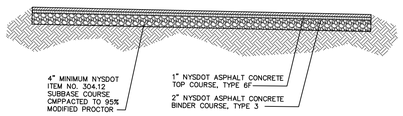
DWG. No. D-2



ACCESSIBLE PARKING DETAIL



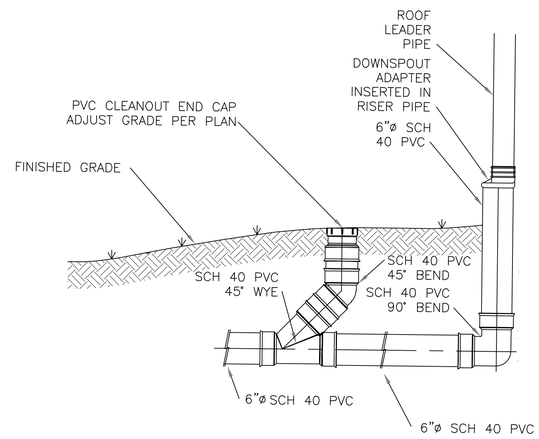
HANDICAPPED PARKING SYMBOL



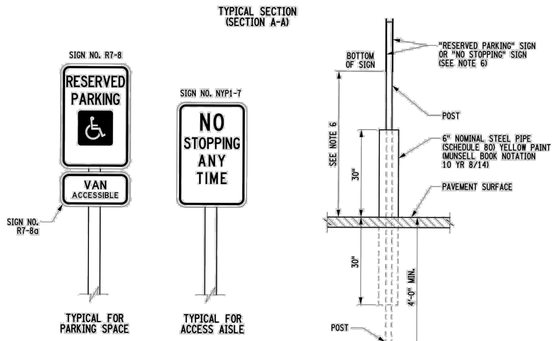
ASPHALT PARKING LOT

R5 – 1 [30"X30"]

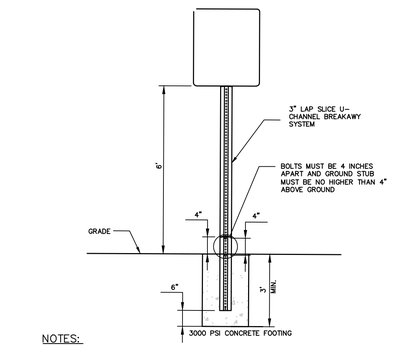
DO NOT ENTER SIGN



ROOF LEADER DETAIL



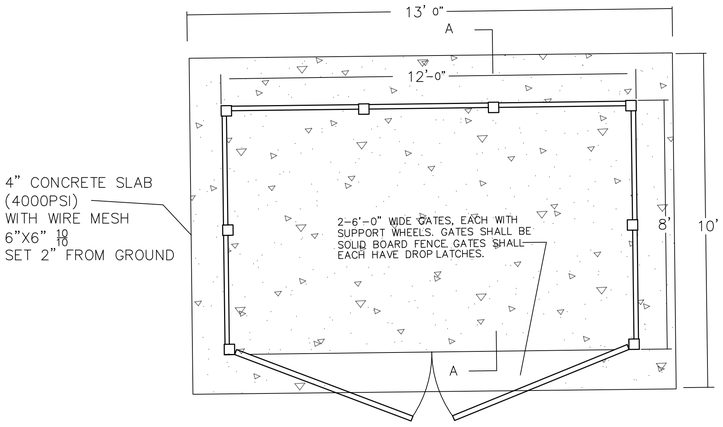
ACCESSIBLE PARKING SIGN DETAIL



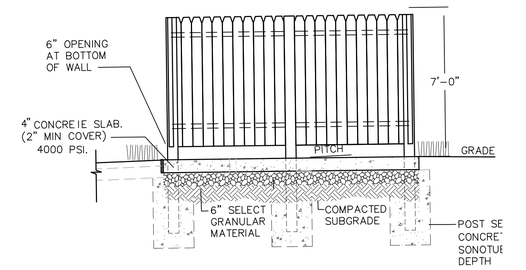
NOTES:

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

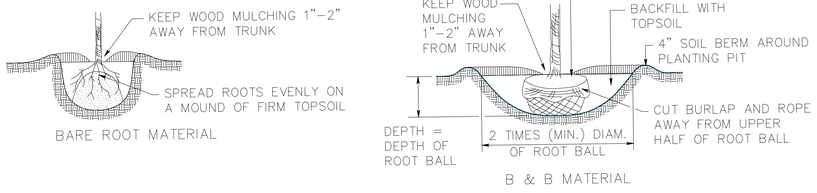


PLAN



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

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LANC & TULLY
Engineering and Surveying, P.C.

August 27, 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 August 26, 2025, from Cuddy & Feder, LLP.
- Correspondence dated August 26, 2025, from Aryeh Siegel, Architect.
- Correspondence dated August 26, 2025, from Angelo Perrucci III, P.E.
- Correspondence dated august 26, 2025, from Landscape Restorations.
- Stormwater Analysis Report, with the latest revision date of August 25, 2025, as prepared by Angelo Perrucci III, P.E.
- Plan set titled "Site Plan – 14 North Cedar Street", as prepared by Aryeh Siegle, Architect, and Angelo Perrucci III, P.E., and consisting of the following drawings:
  a) Sheet 1 of 11, Site Plan, revised August 26, 2025
  b) Sheet 2 of 11, Existing Conditions & Demolition Plan, revised August 26, 2025
  c) Sheet 3 of 11, Landscape & Lighting Plan, revised August 26, 2025
  d) Sheet 4 of 11, Floor Plans, revised August 26, 2025
  e) Sheet 5 of 11, Building Elevations, revised August 26, 2025
  f) Sheet 6 of 11, Utility Plan, revised August 26, 2025
  g) Sheet 7 of 11, Drainage & Grading Plan, revised August 26, 2025
  h) Sheet 8 of 11, Soil Erosion Plan, revised August 26, 2025
  i) Sheet 9 of 11, Detail Sheet, revised July 21, 2025
  j) Sheet 10 of 11, Detail Sheet, dated May 25, 2025
  k) Sheet 11 of 11, Detail Sheet, revised July 21, 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 Stormwater Maintenance and Easement Agreement shall be prepared and submitted for the proposed underground stormwater system. ***Applicant notes that an agreement will be prepared and submitted for review.***

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

Landscaping & Lighting Plan (Sheet 5 of 11):

1. The detail for the bollard light is noted as being 8-foot in height. What is the need for mounting these lights at 8 feet? At this height, would there not be light spilling on to the adjacent property, as the fencing along the side of the property is only 6-feet in height? This should be looked at further and revised accordingly.

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: September 4, 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 August 26, 2025
- Exhibit A: Response to Comments Memo by Aryeh Seigel Architect, dated August 26, 2025
- Exhibit B: Response to Comments Memo by Angelo M Perrucci III, P.E., dated August 26, 2025
- Exhibit C: Memo from Debra Adamson of Landscape Restorations, dated August 26, 2025
- Exhibit D: Stormwater Analysis, prepared by Angelo M Perrucci III, P.E., revised August 26, 2025
- Site Plan Set (11 sheets) by Angelo M. Perrucci, P.E. and Aryeh Siegel dated April 1, 2025, last revised August 26, 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) **Landscaping Plan:** To strengthen the proposed landscaping plan and better address the loss of existing trees and ensure long-term streetscape quality, it is recommended that the applicant replace at least one or two of the proposed Dogwoods along the street frontage with larger-maturing shade trees (e.g., Red Maple, Honey locust, Elm hybrid) to establish a street canopy over the sidewalk and provide long-term shade.

All other planning comments have been addressed. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant
Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL FOR
14 NORTH CEDAR STREET

Parcel ID No. 5954-28-943881

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Cervone-Perrucci Realty LLC (the "Applicant"), for the construction of a 4-unit multifamily residential building, consisting of two-bedrooms per unit for a total of eight (8) bedrooms, and associated site improvements (the "Proposed Action" or "Project") on property located at 14 North Cedar Street in the Transitional (T) Zoning District and designated on the City tax map as **Parcel ID 5954-28-943881** (the "Property"); and

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

WHEREAS, the application consists of application materials, correspondence, and plans submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board titled "Site Plan – 14 North Cedar Street," prepared by Aryeh Siegel, Architect, and Angelo Perrucci, III, P.E., dated April 1, 2025, last revised August 26, 2025:

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	Drainage & Grading Plan
Sheet 8 of 11	Soil Erosion Plan
Sheet 9 of 11	Detail Sheet
Sheet 10 of 11	Detail Sheet
Sheet 11 of 11	Detail Sheet; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and the Planning Board conducted an uncoordinated review of the relevant environmental impacts; and

WHEREAS, the Planning Board reviewed the application at its meetings on June 13, 2023, September 10, 2024, January 14, 2025, May 13, 2025, July 8, 2025, August 12, 2025 and September 9, 2025; and

WHEREAS, on August 12, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on August 12, 2025; and

WHEREAS, on August 12, 2025 the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the Project would not result in any significant adverse environmental impacts; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards and requirements as set forth in the City of Beacon Zoning Code § 223-25.E; and

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

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 4 off-street parking spaces (1 space per dwelling unit) and a maximum of 12 off-street parking spaces (3 spaces per dwelling unit) are permitted, and the Planning Board hereby determines that, based on its review of the Traffic & Parking Assessment, prepared by Colliers Engineering & Design, dated June 23, 2025, revised July 25, 2025, 5 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development due to the anticipated peak demand and the availability of public parking within 300 feet of the Property. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 5 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval for the construction of a 4-unit multifamily residential building and associated site improvements on property located at 14 North Cedar Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated August 27, 2025, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. Prior to the issuance of a Building Permit, the Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

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

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

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

1. 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 in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant.

2. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

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

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

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the 4 new residential units in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

3. 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.

4. 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.

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

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

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

8. 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 Site Plan drawings approved herein.

9. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

10. 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.

11. The approval granted by this resolution does not supersede the authority of any other entity.

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

Resolution Adopted: September 9, 2025
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved _____

City of Beacon Planning Board Agenda
09/09/2025

Title:

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 9.9.25 Submission with supporting documents(6549155.1).pdf

Lanc & Tully 6 Cliff Street 08-27-25 review_0001.pdf

KARC Review PB_6 Cliff St_2025.09.04.pdf

6 Cliff Street - Site Plan Resolution (4927-2514-2880.1).docx

CUDDY +FEDER LLP

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

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

August 26, 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 August 26, 2025 (the "Plans") has been updated in response to comments provided by this Board and contained within the City Planning Consultant's comment memorandum.[1] Further, a point-by-point Response to Comments Memorandum from Aryeh Siegel, Architect, dated August 26, 2025, is enclosed herewith as **Exhibit A**.

As is further depicted on the Plans, the Project has been refined in response to the Board and its consultant's comments related to the existing and proposed landscaping and hardscaping at the Premises. For example, an area of existing broken pavement has been identified on the Plans. A portion of this area will be repaved with concrete pavers and will continue to be used as an existing site driveway. Other portions of this area, where no paving is proposed, will be replaced with lawn.

[1] Please note that the latest comment memorandum issued by the City's Engineering Consultant Lanc & Tully Engineering & Surveying, P.C., dated August, 7, 2025, indicated that there were no further engineering comments on this Application.

It should be noted that the locations of the two (2) existing driveways and parking spaces on the premises are preexisting nonconforming conditions, which may be continued. Notwithstanding, at the suggestion of the City's Planning Consultant, the Applicants reviewed the locations of the existing curb cuts and driveways to confirm whether the two (2) parking spaces could be consolidated into a single location. As discussed, the condition would lead to the need to stack vehicles, which would make it difficult for two (2) separate tenants to coordinate parking. Additionally, the Applicants determined that based on the configuration of the Premises, the areas on either side of the residence are too narrow to accommodate more than one parking space, each. Therefore, the Applicants propose to continue the preexisting nonconforming use of the existing parking areas, pursuant to Section 223-10.B of the City's Code.

With this submission, the Applicants respectfully submit that they have meaningfully responded to all comments offered by this Planning Board, its consultants, and members of the public regarding this Project.

INDEX OF ENCLOSURES AND CONCLUSION:

In support of this Application, enclosed as **Exhibit A** please find five (5) copies of a Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated August 26, 2025, providing responses to City Planning Consultant KARC Planning Consultants, Inc.'s comment memorandum dated August 7, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel, Architect, dated June 24, 2025 and revised August 26, 2025.

We look forward to appearing at this Board's regular meeting on September 9, 2025, at which time the Applicants respectfully request that the Board consider 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.

[2] 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. Further, the Planning Board previously conducted, and closed, the Public Hearing on this Application during its meeting on August 12, 2025. 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).

Thank you for your time and consideration of this matter.

Very truly yours,

Taylor M. Palmer

cc: Lendita Mavraj
Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
Aryeh J. Siegel, Architect
Hudson Land Design Professional Engineering, P.C.
Jessica Zalin, Esq.

EXHIBIT A

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

August 26, 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 August 7, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: As discussed at the August Planning Board meeting, the two existing parking spaces are scheduled to remain and be re-paved. Consolidating the parking into a single location was reviewed but is not feasible due to dimensional limitations. Additionally, the possibility of stacking the parking on one side of the building was considered, but since this is a two-family house, stacking the parking would not work practically for two separate tenants.

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.

   Response: The Site Plan has been updated to indicate the areas to be restored with lawn and landscaping.

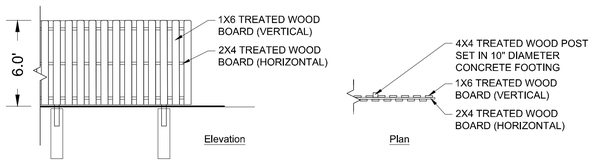
Thank you. Please let me know if you have any questions.

Sincerely,

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

ATTACHMENT 1



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
3	8/26/25	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

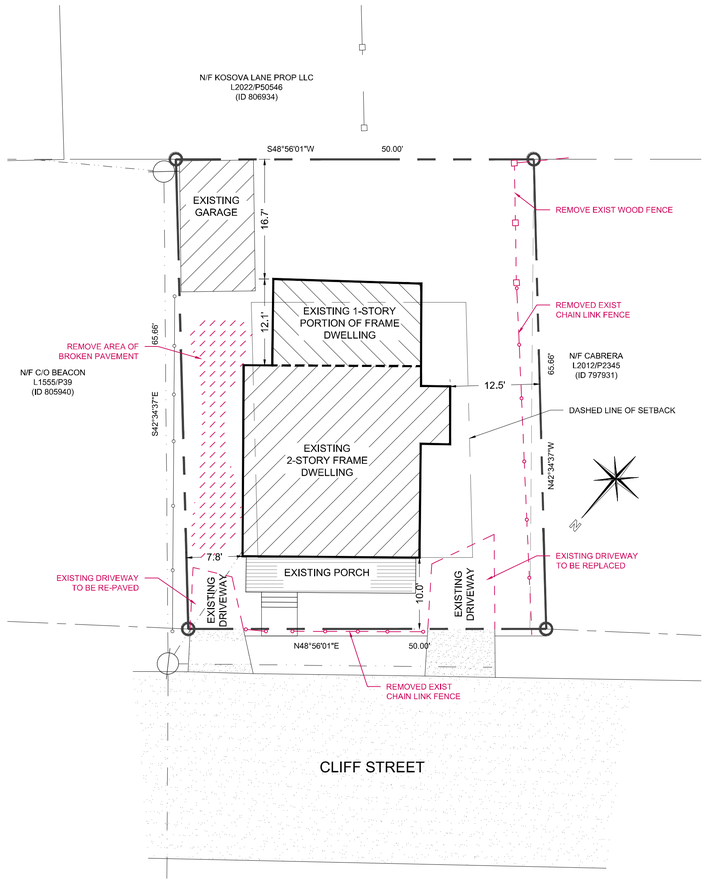
Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 spaces (minimum) 3 space per dwelling unit (maximum)	2 dwelling units	2 parking spaces minimum 6 parking spaces maximum
Total Provided		**2 parking spaces** See Notes Below

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.

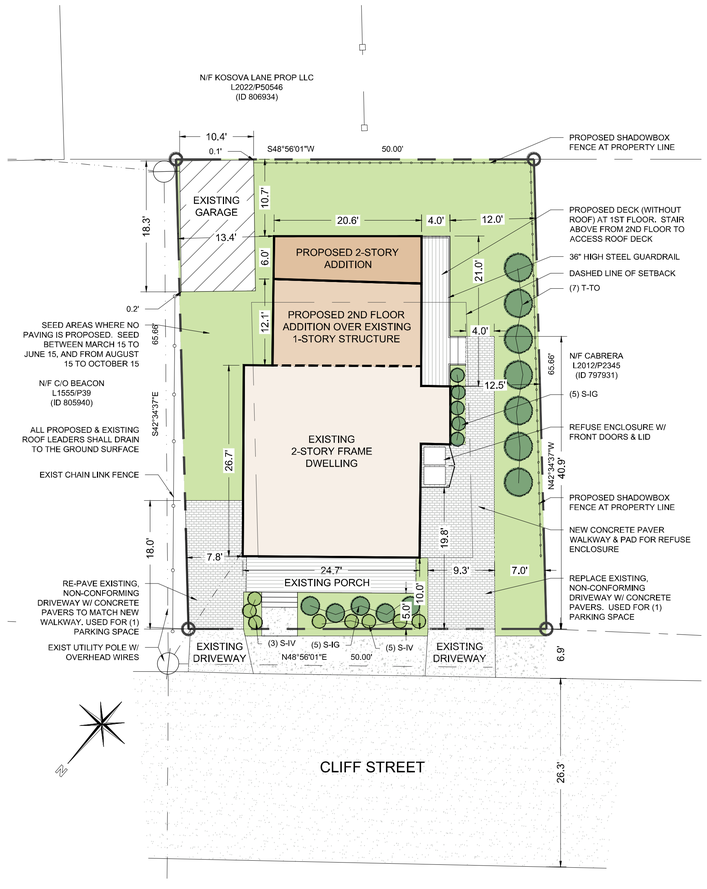
Native Plant List

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

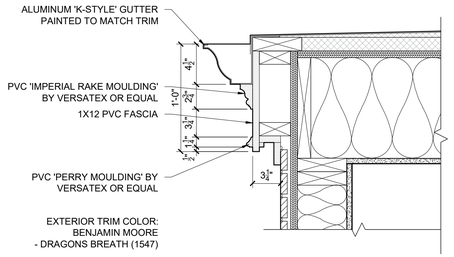
Surveyor:
Steven J. Green, PLS
P.O. BOX 534
Goshen, NY 10924

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)

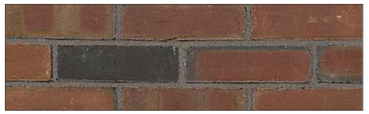


Cornice Detail

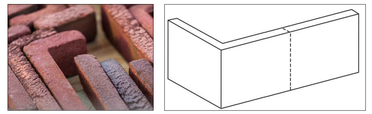
Scale: 1-1/2" = 1'-0"

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

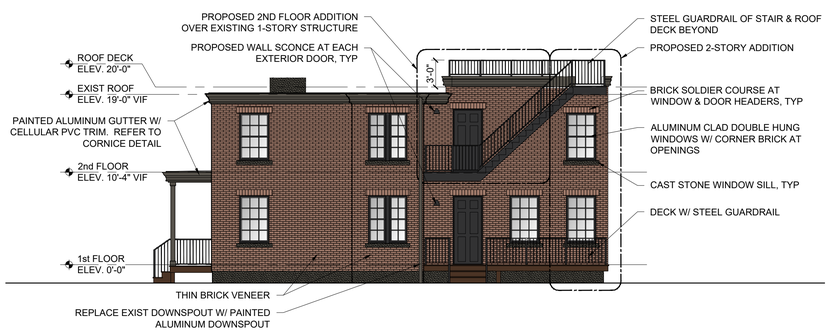
IPE WOOD PORCH / DECK FLOORING
IPE WOOD DECK TILES ON PEDESTAL SYSTEM AT ROOF DECK. BISON PRODUCTS OR APPROVED EQUAL



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

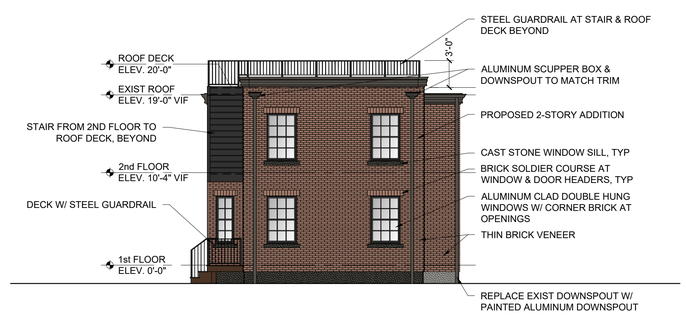


THIN BRICK CORNER PIECES AT WINDOW/DOOR OPENINGS & EXTERIOR BUILDING CORNERS. WINDOWS SET BACK +/- 3" IN OPENING TO DISPLAY BRICK RETURN.



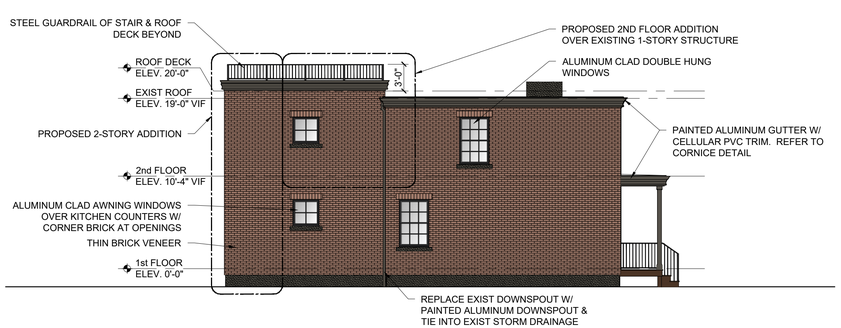
Side (South) Elevation

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



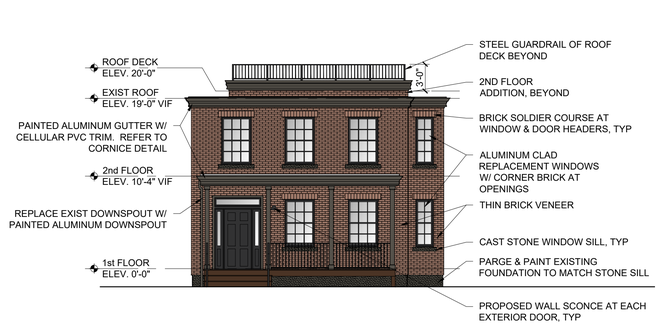
Rear (East) Elevation

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.

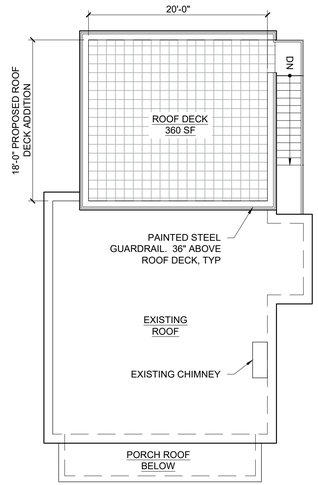
SIGNED THIS _____ DAY OF _____, 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

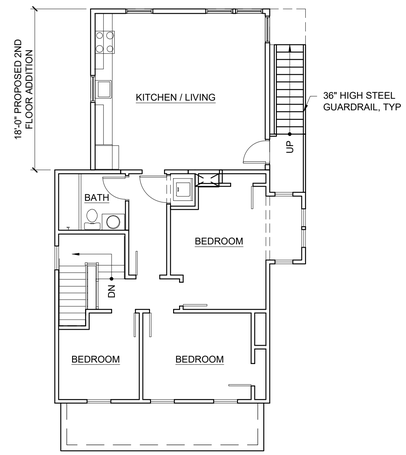
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	6/24/25	PLANNING BOARD SUBMISSION	AJS
2	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
3	8/26/25	NO CHANGE	AJS



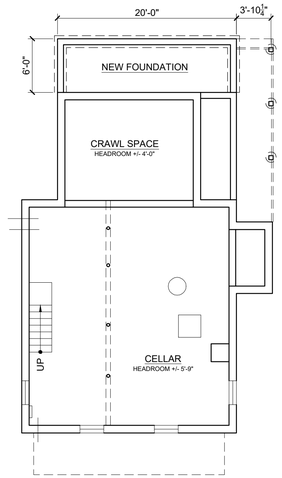
Roof Plan

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



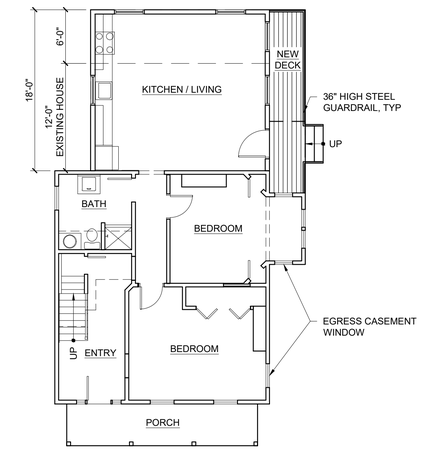
2nd Floor Plan

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 27, 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 August 26, 2025, from Cuddy & Feder LLP.
- Correspondence dated August 26, 2025, from Aryeh Siegel, Architect.
- Plan set titled "6 Cliff Street", consisting of 2 sheets with the latest revision date of August 26, 2025, as prepared by Aryeh Siegel, Architect.

The proposed project entails the conversion of a single-family residence to a two-family residence. The project is located in the Transitional (T) Zoning District and is located on a 0.075± acre parcel. The applicant has appeared before the City's Zoning Board of Appeals and received variances for rear-yard setback, lot area, and building coverage.

Based on our review of the above documents and plans, all previous engineering comments have been addressed. 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: September 4, 2025

RE: 6 Cliff St Site Plan Application, Fadil Mavraj and Lendita Mavraj

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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 August 26, 2025
- Exhibit A: Response to Comments Memo by Aryeh Siegel, Architect, dated August 26, 2025
- Site Plan (2 sheets) by Aryeh Siegel, Architect, dated June 24, 2025, last revised August 26, 2025

Project Description:
The applicant proposes to convert an existing single-family residence at 6 Cliff Street into a two-family residence, including additions to the second 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. As discussed at the August 2025 Planning Board meeting, the two existing curb cuts and front yard driveways are pre-existing nonconforming features and may remain as proposed.

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 need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant
Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL FOR
6 CLIFF STREET

Parcel ID No. 5954-27-799935

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Fadil and Lendita Mavraj (the "Applicant"), for the conversion of a one-family dwelling to a two-family dwelling (the "Proposed Action" or "Project") on property located at 6 Cliff Street in the Transitional (T) Zoning District and designated on the City tax map as **Parcel ID 5954-27-799935** (the "Property"); and

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

WHEREAS, the application consists of application materials, correspondence, and plans submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board which consist of two Sheets titled "Site Plan Application," prepared by Aryeh Siegel, Architect, dated June 24, 2025, last revised August 26, 2025; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, on May 20, 2025 the City of Beacon ZBA granted the following area variances:

1. Rear yard setback variance to allow 10.7 feet where 20 feet is required

2. Lot area per dwelling unit variance to allow 1,641.5 square feet per dwelling unit where 2,500 square feet per dwelling unit is required

3. Building coverage variance to allow 44.5% where a maximum of 40% is allowed; and

WHEREAS, the Planning Board reviewed the application at its meetings on July 8, 2025, August 12, 2025 and September 9, 2025; and

WHEREAS, on August 12, 2025, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on August 12, 2025; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards and requirements as set forth in the City of Beacon Zoning Code § 223-25.E; and

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

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 223-26 of the Zoning Code a minimum of 2 off-street parking spaces (1 space per dwelling unit) and a maximum of 6 off-street parking spaces (3 spaces per dwelling unit) are permitted, and the Planning Board hereby determines that 2 off-street parking spaces is the appropriate and applicable number of off-street parking spaces for this development due to the availability of public parking in proximity to the Property. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, 2 off-street parking spaces shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval to convert an existing single-family dwelling to a two-family dwelling on property located at 6 Cliff Street as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

A. Prior to signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

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

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

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

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ

Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the one new dwelling unit in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

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

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

2. A copy of this Resolution shall be attached to the Certificate of Occupancy.

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

5. 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.

6. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees

shall be paid by the Applicant within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.

7. 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 Site Plan drawings approved herein.

8. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.

9. 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.

10. The approval granted by this resolution does not supersede the authority of any other entity.

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

Resolution Adopted: September 9, 2025
Beacon, New York

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

Motion by _____, seconded by _____:

Kevin Byrne Voting Leonard Warner Voting

Site Plan Approval
6 Cliff Street

David Jensen	Voting	J. Randall Williams	Voting
Karen Quiana	Voting	John Gunn, Chairman	Voting
James Vermeulen	Voting		

Resolution: Approved _____

City of Beacon Planning Board Agenda
09/09/2025

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 9.9.25 Cover Letter.pdf

45 Beekman PB 9.9.25 Attachment 1 - Site Plan Set 8-26-25.pdf

45 Beekman PB 9.9.25 Attachment 2 - Architectural Set 8-26-25.pdf

45 Beekman PB 9.9.25 Ex A - Project Engineer Response to Comments.pdf

45 Beekman PB 9.9.25 Ex B - Project Architect Response to Comments.pdf

45 Beekman PB 9.9.25 Ex C - NYSDOT Correspondence.pdf

Lanc & Tully 45 Beekman 08-27-25 review.pdf

KARC Review PB_45 Beekman_2025.09.07.pdf

45 Beekman Street-High Street - Site Plan Subdivision Certificate of Appropriateness Approval Resolution 4907-5869-6797 v.3.docx

CUDDY +FEDER LLP

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

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

August 26, 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 – Request for Approval
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 (lot merger) Approval (the "Application"), proposing to redevelop the Premises by constructing two (2) new mixed-use buildings on the Property (the "Project").

As this Board is aware, at the July 8, 2025 meeting, the Planning Board closed the Subdivision and Site Plan Public Hearings and authorized the Planning Board Attorney to draft an approval resolution for the Project.[1] At the August 12th meeting date, the Applicants provided the Planning Board with a brief description of minor Project updates but did not request the Board's consideration of the draft approval resolution given that the Planning Board had only four (4) members present. The Applicant looks forward to appearing at the Board's September 9, 2025 meeting date, at which point the Applicant will request the full complement of the Board consider conditionally approving the Project.

[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.

To assist the Planning Board in completing its review, the Applicants have prepared further revised Site Plan and Architectural Plan Sets, together with written memoranda in response to comments made by this Board and its consultants at and in advance of the August 12th meeting date. *See* enclosed Site Plan Set prepared by Colliers Engineering and Design, P.C. ("Colliers"), dated January 30, 2024, last revised August 26, 2025, together with the Architectural Plan Set prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised August 26, 2025; *see also* **Exhibit A** – Colliers Response to City Engineer Comments; **Exhibit B** – Architect Response to City Planner Comments. As detailed with those responses, the Site Plan Set includes minor grading and drainage updates, and the Architectural Plan Set includes dimension notations showing the Project's conformance with height requirements. The Architectural Plan Set also includes minor revisions to the High Street elevations to accurately reflect the surrounding grade.

In further support of the Project, and as was discussed at the August 12th meeting date, we respectfully submit the enclosed correspondence from New York State Department of Transportation ("NYSDOT") dated August 6, 2025 regarding the Application. As detailed therein, NYSDOT Regional Office has completed its review of the Applicants' request to purchase surplus property along Beekman Street and has determined that the requested lands may be released for purchase by the Applicants.

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 August 26, 2025, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated August 7, 2025;

Exhibit B: Response to Comments Memorandum prepared by Aryeh J. Siegel Architect, dated August 26, 2025, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated August 11, 2025; and

Exhibit C: NYSDOT Correspondence regarding the Land Acquisition dated August 6, 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 August 26, 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).[2]
    - 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] Note: The annotation on this Sheet will be revised to mirror the response to Lanc & Tully's Comment 1 on Sheet 9 of 19 provided in **Exhibit A**.

- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised August 26, 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 6 of 8 - Site Section Diagram (A-106).
    - 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 September 9th meeting, at which time we respectfully request that the Board consider adopting the draft approval resolution 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

6549591.v2

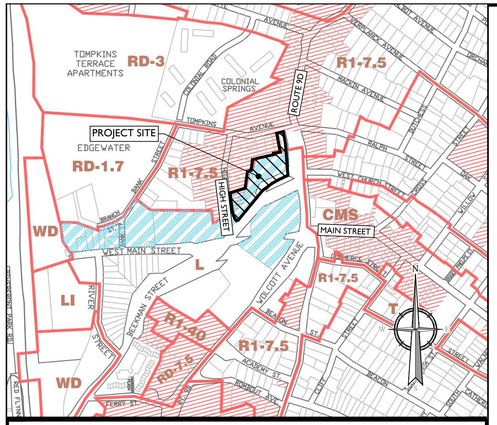
SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

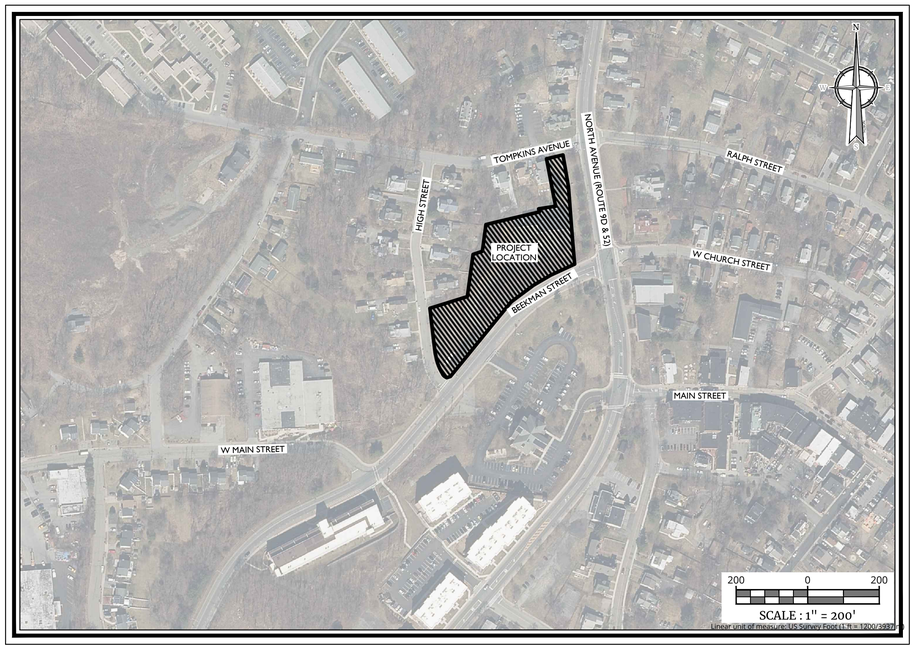
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE



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	8/26/2025
2	EXISTING CONDITIONS & SITE DEMOLITION PLAN	8/26/2025
3	TREE REMOVAL PLAN	8/26/2025
4	DIMENSION PLAN	8/26/2025
5-7	GRADING PLANS	8/26/2025
8-9	UTILITY PLANS	8/26/2025
10	SOIL EROSION & SEDIMENT CONTROL PLAN	8/26/2025
11	SOIL EROSION & SEDIMENT CONTROL DETAILS	8/26/2025
12	LANDSCAPE PLAN	8/26/2025
13	LIGHTING PLAN	8/26/2025
14-19	CONSTRUCTION DETAILS	8/26/2025

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

GENERAL INFORMATION

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

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

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

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

SITE NOTES

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

UTILITY NOTES

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

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

Colliers Engineering & Design

www.colliersengineering.com

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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	KAS	REVISED PER PLANNING BOARD COMMENTS
14	08/19/25	JED	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:	DRAWING NAME:
23010468A	C-COVER

SHEET TITLE: COVER SHEET

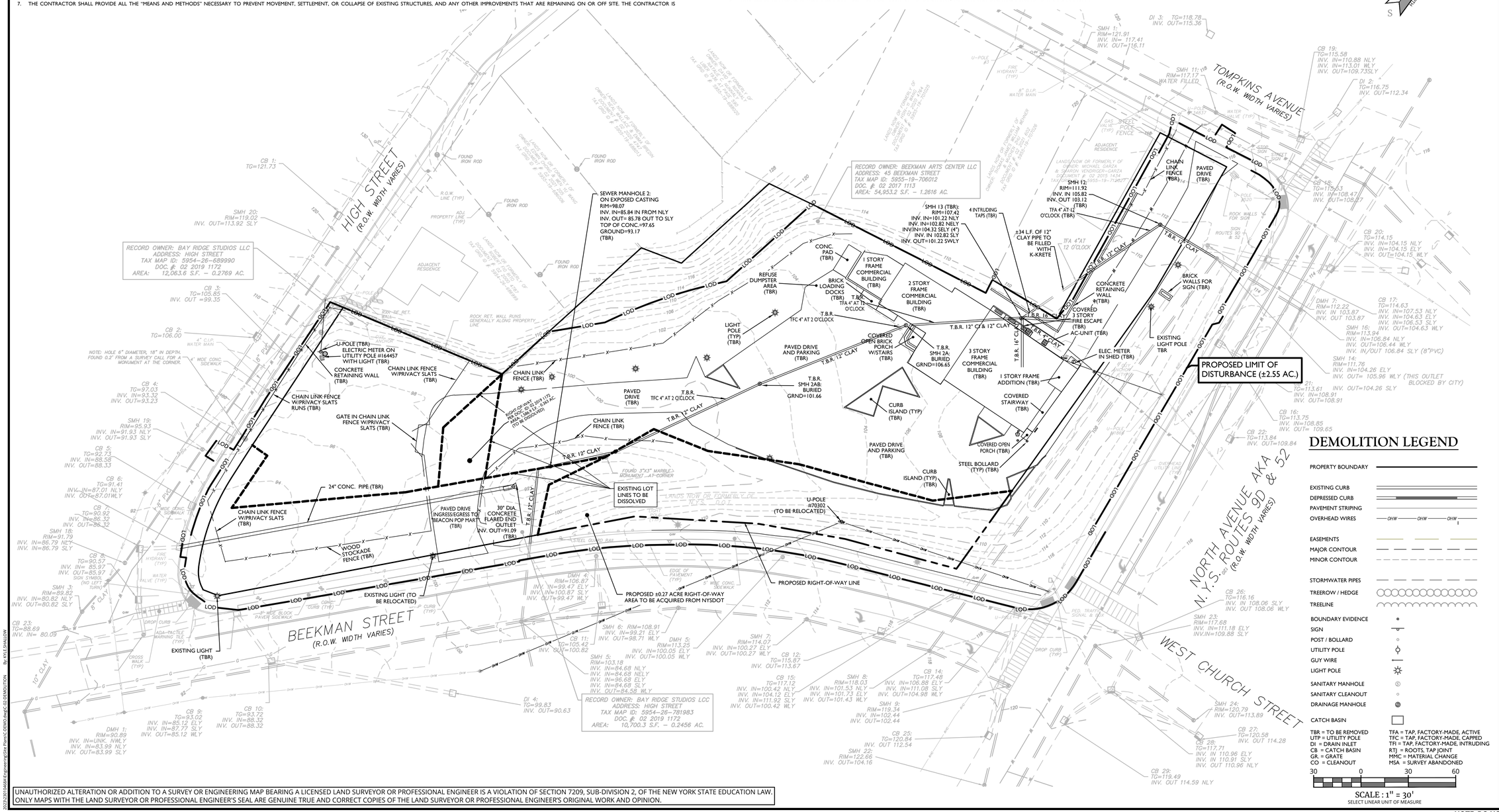
SHEET NUMBER: 01 of 19

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

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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 LLC
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
SMH 3: RIM=89.82 INV. IN=80.82 NLY INV. OUT=80.82 SLY
SMH 18: RIM=91.79 INV. IN=86.79 NLY INV. IN=86.79 SLY
CB 23: TG=88.69 INV. IN= 80.09
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
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 6: RIM=108.91 INV. IN=99.21 ELY INV. OUT=98.71 WLY
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 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 16: RIM=113.94 INV. IN=106.84 NLY INV. OUT=106.44 WLY INV. IN/OUT 106.84 SLY (8"PVC)
SMH 14: RIM=111.76 INV. IN=104.26 ELY INV. OUT= 105.96 WLY (THIS OUTLET BLOCKED BY CITY)
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 22: RIM=122.66 INV. OUT=104.16
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 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
DI 2: TG=116.75 INV. OUT=112.34
CHAIN LINK FENCE W/PRIVACY SLATS (TBR)
CHAIN LINK FENCE (TBR)
GATE IN CHAIN LINK FENCE W/PRIVACY SLATS (TBR)
U-POLE (TBR) ELECTRIC METER ON UTILITY POLE #164457 WITH LIGHT (TBR)
CONCRETE RETAINING WALL (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)
U-POLE (#70302 (TO BE RELOCATED)
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)
PAVED DRIVE AND PARKING (TBR)
PAVED DRIVE (TBR)
CHAIN LINK FENCE (TBR)
PAVED DRIVE (TBR)
CONCRETE RETAINING WALL (TBR)
BRICK WALLS FOR SIGN (TBR)
EXISTING LIGHT POLE TBR
ELEC. METER IN SHED (TBR)
LIGHT POLE (TYP) (TBR)
CURB ISLAND (TYP) (TBR)
STEEL BOLLARD (TYP) (TBR)
T.B.R. SMH 2A: BURIED GRND=106.65
T.B.R. SMH 2AB: BURIED GRND=101.66
T.B.R. 12" CLAY
T.B.R. 16" CLAY
T.B.R. 18" CLAY
T.B.R. 12" CI & 12" CLAY
T.B.R. TFA 4" AT 12 O'CLOCK
T.B.R. TFC 4" AT 2 O'CLOCK
TFA 4" AT 12 O'CLOCK
±34 L.F. OF 12" CLAY PIPE TO BE FILLED WITH K-KRETE
4 INTRUDING TAPS (TBR)
CHAIN LINK FENCE (TBR)
PAVED DRIVE (TBR)
ROCK WALLS FOR SIGN
ROUTES 9D & 52
ADJACENT RESIDENCE
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: MICHAEL GARZA & SIMON VENDRIGER-GARZA DOCUMENT # 02 2015 1434 TAX MAP ID: 5955-19-712607
LANDS NOW OR FORMERLY OF OWNER: ANNA MARIA & ANTHONY MARRA DOCUMENT # 02 2020 1234

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 SHAILLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

Colliers
Engineering & Design
www.colliersengineering.com

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

REV	DATE	DRAWN BY	DESCRIPTION
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
14	08/19/25	JED	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

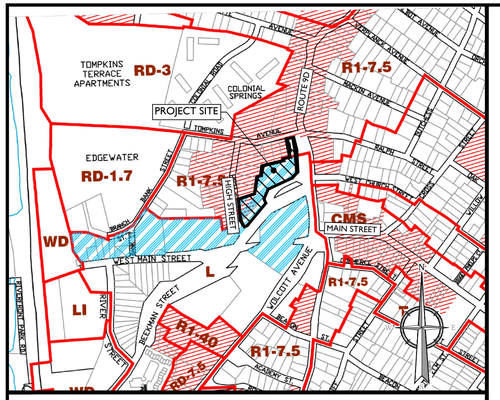
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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:	DRAWING NAME:		
23010468A	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:

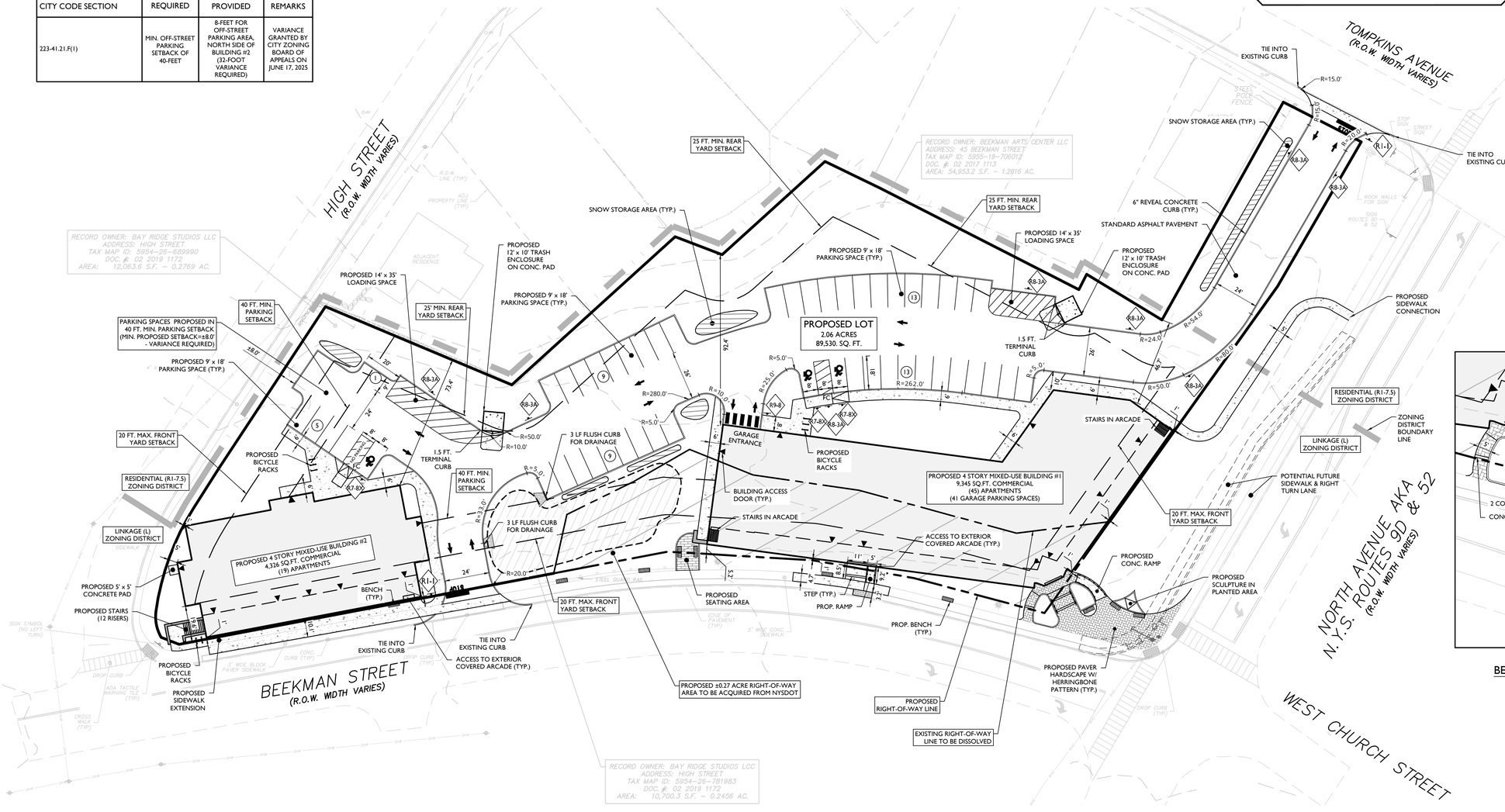
5955-19-706012
AREA = 1.26 ACRES
54,953 S.F.

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

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

LEGEND

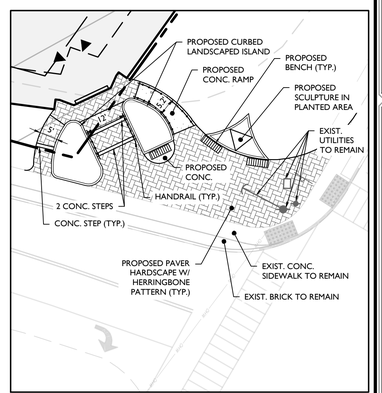
EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	ROADWAY SIGNS	
	ZONING BOUNDARY LINE	
	STALL COUNT	10
	ADA ACCESSIBLE STALL	
	LIGHT POLE	
	FLUSH CURB	FC
	SIGN	



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

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'

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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
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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 04 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

2023\23010468A\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%).

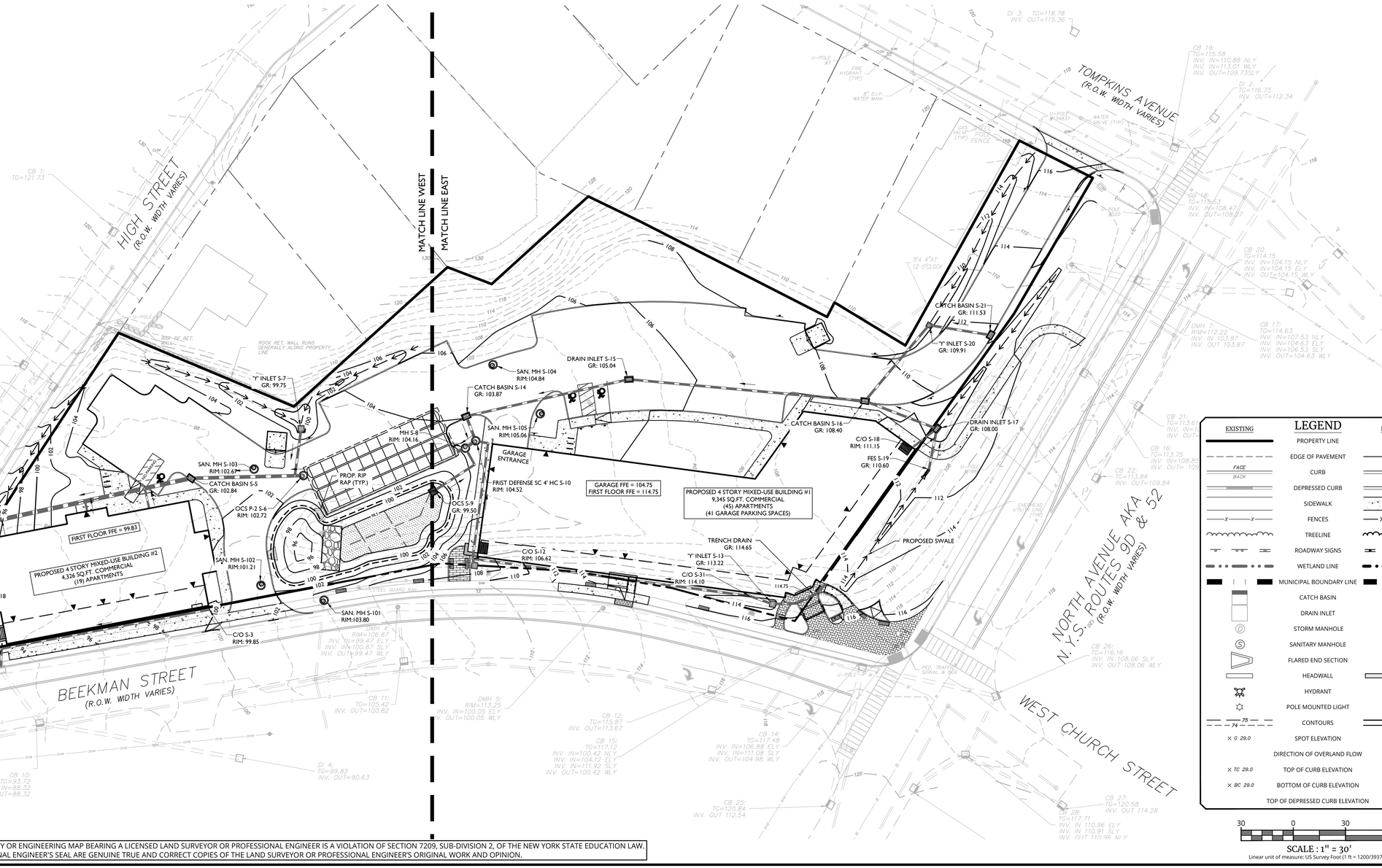
   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

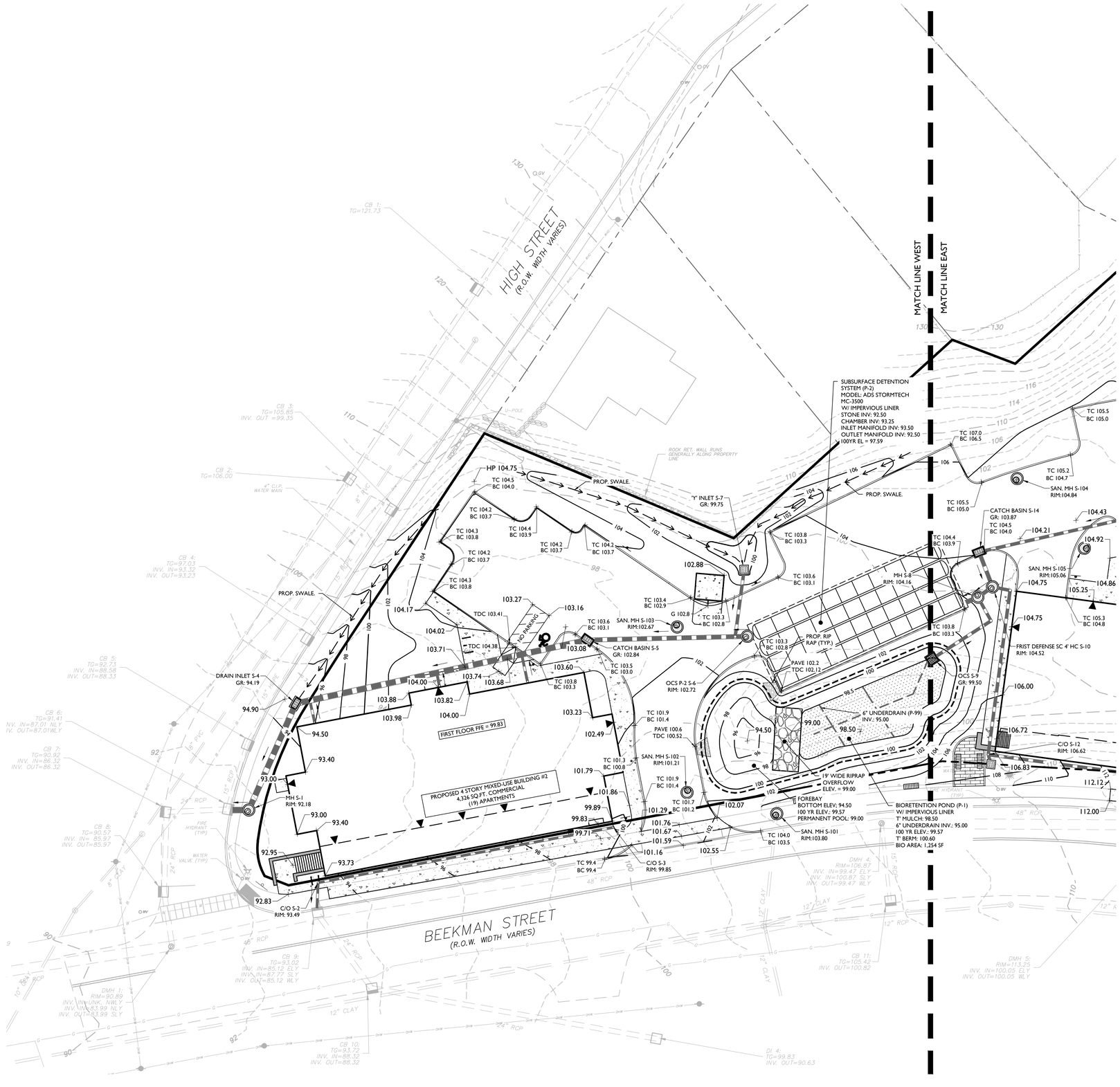
   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1 :20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS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


HIGH STREET
(R.O.W. WIDTH VARIES)
MATCH LINE WEST
MATCH LINE EAST
TOMPKINS AVENUE
(R.O.W. WIDTH VARIES)
BEEKMAN STREET
(R.O.W. WIDTH VARIES)
NORTH AVENUE AKA
N.Y.S. ROUTES 9D & 52
(R.O.W. WIDTH VARIES)
WEST CHURCH STREET
PROPOSED 4 STORY MIXED-USE BUILDING #2
4,326 SQ.FT. COMMERCIAL
(19) APARTMENTS
FIRST FLOOR FFE = 99.83
PROPOSED 4 STORY MIXED-USE BUILDING #1
9,345 SQ.FT. COMMERCIAL
(45) APARTMENTS
(41 GARAGE PARKING SPACES)
GARAGE FFE = 104.75
FIRST FLOOR FFE = 114.75
GARAGE ENTRANCE
PROPOSED SWALE
PROP. RIP RAP (TYP.)
STEEL GUARD RAIL
ROCK RET. WALL RUNS GENERALLY ALONG PROPERTY LINE
MH S-1 RIM: 92.18
MH S-8 RIM: 104.16
SAN. MH S-101 RIM:103.80
SAN. MH S-102 RIM:101.21
SAN. MH S-103 RIM:102.67
SAN. MH S-104 RIM:104.84
SAN. MH S-105 RIM:105.06
C/O S-2 RIM: 93.49
C/O S-3 RIM: 99.85
C/O S-12 RIM: 106.62
C/O S-31 RIM: 114.10
C/O S-18 RIM: 111.15
OCS P-2 S-6 RIM: 102.72
OCS S-9 GR: 99.50
FRIST DEFENSE SC 4' HC S-10 RIM: 104.52
CATCH BASIN S-5 GR: 102.84
CATCH BASIN S-14 GR: 103.87
CATCH BASIN S-16 GR: 108.40
CATCH BASIN S-21 GR: 111.53
DRAIN INLET S-4 GR: 94.19
DRAIN INLET S-15 GR: 105.04
DRAIN INLET S-17 GR: 108.00
"Y" INLET S-7 GR: 99.75
"Y" INLET S-13 GR: 113.22
"Y" INLET S-20 GR: 109.91
TRENCH DRAIN GR: 114.65
FES S-19 GR: 110.60
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=87.01 WLY
CB 7: TG=90.92 INV. IN=86.32 INV. OUT=86.32
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=86.32 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 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=
CB 22: TG=113.84 INV. OUT=109.84
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
DI 2: TG=116.75 INV. OUT=112.34
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 2: 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 17: RIM=112.22 INV. IN 103.87 INV. OUT 103.87
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
TFA 4"A1 12 O'CLOCK
SAN. MH S-1 RIM: 92.18
WATER VALVE (TYP)
GAS VALVE (TYP)
FIRE HYDRANT (TYP)
U-POLE #1
U-POLE #34857
8" D.I.P. WATER MAIN
4" C.I.P. WATER MAIN
OHW
FENCE
GREENHEAD UNITED METHODIST CHURCH
PED. TRAFFIC SIGNAL & SIGN
U-POLE #34858
U-POLE #34859
U-POLE #34860
U-POLE #34861
U-POLE #34862
U-POLE #34863
U-POLE #34864
U-POLE #34865
U-POLE #34866
U-POLE #34867
U-POLE #34868
U-POLE #34869
U-POLE #34870
U-POLE #34871
U-POLE #34872
U-POLE #34873
U-POLE #34874
U-POLE #34875
U-POLE #34876
U-POLE #34877
U-POLE



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

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	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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REGISTERED LANDSCAPE ARCHITECT JUSTIN E. DATES 001964 STATE OF NEW YORK

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

SITE PLAN

FOR

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

SHEET TITLE:
GRADING PLAN (WEST)

SHEET NUMBER:
06 of 19

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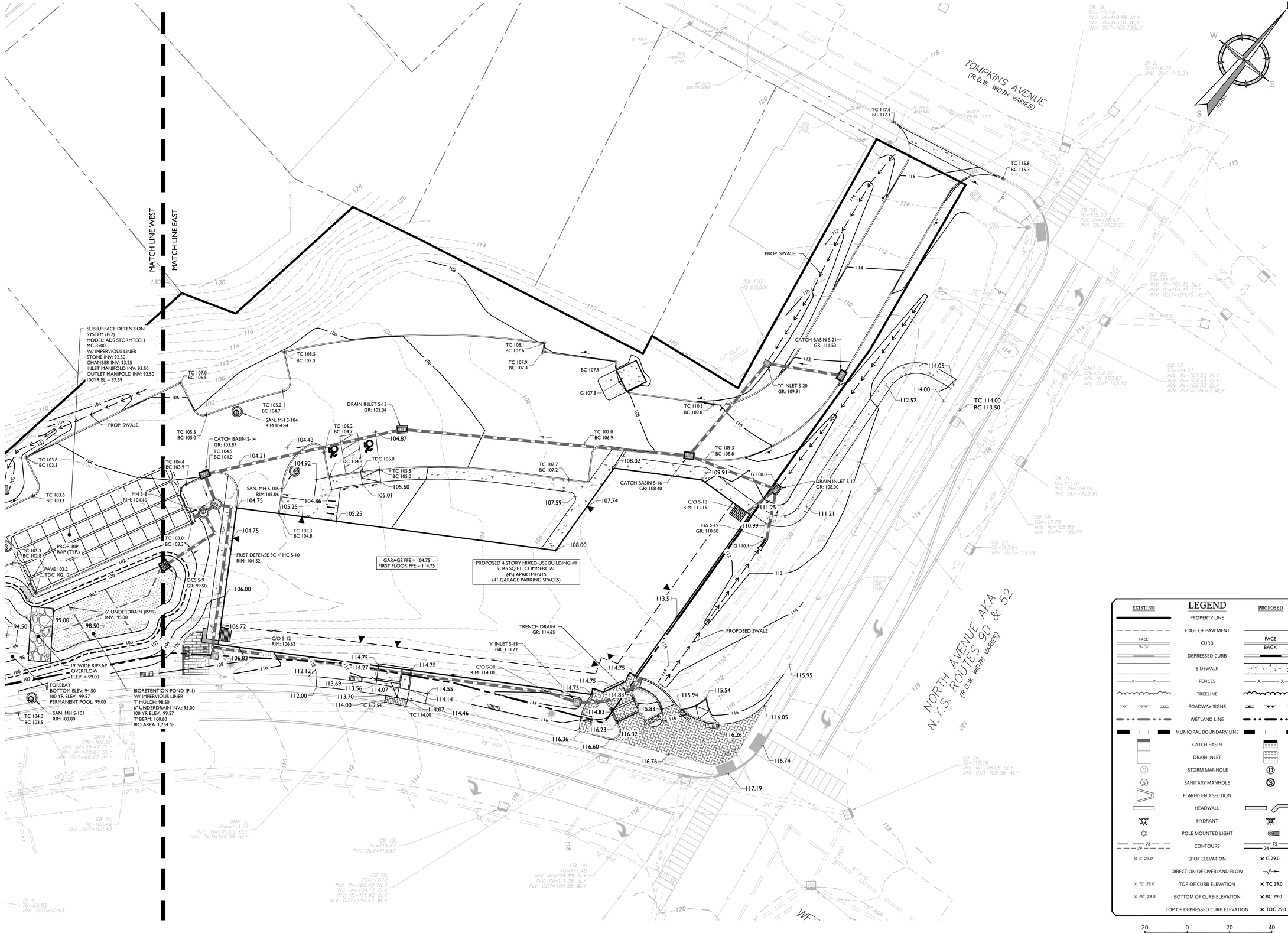

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2023\23010468A\Engineering\Site Plans\C-GRAD.dwg|C-07-GRADING EAST By: KYLE.SHALLOW

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	
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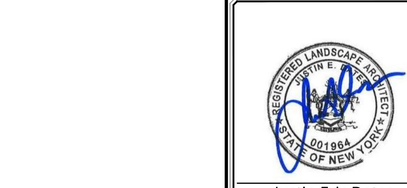


Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

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-GRAD

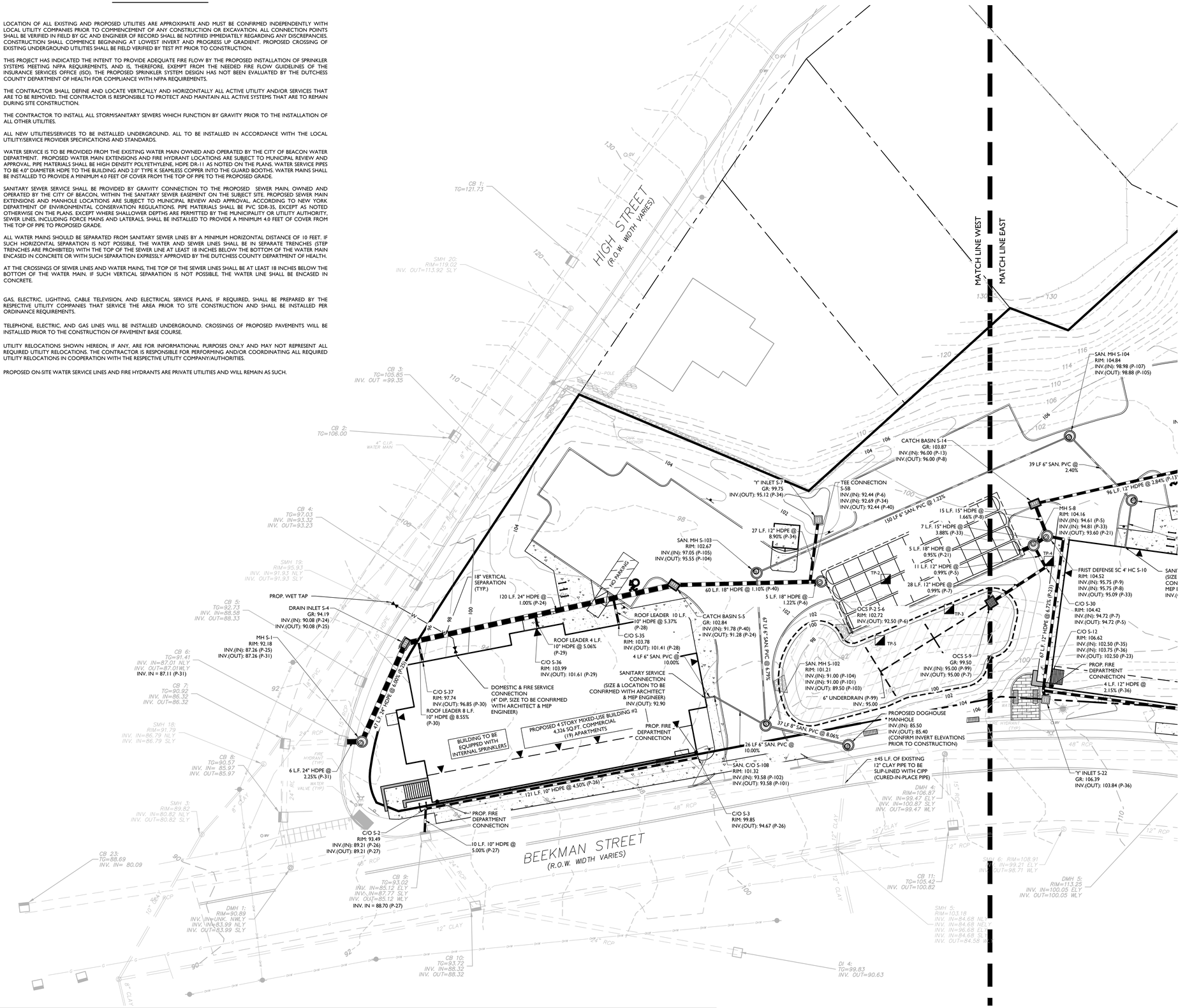
SHEET TITLE: GRADING PLAN (EAST)

SHEET NUMBER: 07 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

UTILITY NOTES

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



LEGEND

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

20 0 20 40

SCALE : 1" = 20'

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

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2023\23010468A\Engineering\Site Plans\C-UTIL.dwg\C-UTILITY 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
14	08/26/25	JED	REVISED PER PLANNING BOARD COMMENTS

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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
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FOR

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

THIS PLAN DEPICTS A CONCEPTUAL RECONNECTION FOR 7 TOMPKINS AVENUE TO THE CITY'S SEWER MAIN IN TOMPKINS AVENUE WITH THE ADDITIONAL INSTALLATION OF AN INTERIOR PUMP FOR THE BASEMENT UNIT IN ORDER TO REMEDY THE CURRENT ILLICIT CONNECTION THROUGH THE APPLICANT'S PROPERTY. PRIVATE DISCUSSIONS WITH THE OWNER OF 7 TOMPKINS WILL BE HAD IN FURTHERANCE OF THIS METHOD AND ANY OTHER FEASIBLE MEANS OF CONNECTION.

MATCH LINE WEST

MATCH LINE EAST

7 TOMPKINS AVENUE RESIDENCE

PROP. WYE CONNECTION TO EXISTING SEWER

18" VERTICAL SEPARATION (TYP.)

SAN. C/O S-13 (11) RIM=119.12

31 L.F. 4" SAN. PVC (P-42) SLOPE & INVERTS: TBD

SMH 11: RIM=117.17 WATER FILLED

TOMPKINS AVENUE (R.O.W. WIDTH VARIES)

EXISTING WATER SERVICE TO BE ABANDONED PER DCDOH REGULATIONS

PROP. WET TAP

PROP. WATER VALVE (TYP.)

8" DIP

"Y" INLET S-20 GR: 109.91 INV.(IN): 106.89 (P-12) INV.(OUT): 106.89 (P-11)

18" VERTICAL SEPARATION (TYP.)

CATCH BASIN S-21 GR: 111.53 INV.(OUT): 108.60 (P-12)

36 L.F. 12" HDPE @ 4.78% (P-12)

57 L.F. 12" HDPE @ 3.07% (P-11)

SAN. MH S-104 RIM: 104.84 INV.(IN): 98.98 (P-107) INV.(OUT): 98.88 (P-105)

DRAIN INLET S-15 GR: 105.04 INV.(IN): 98.72 (P-10) INV.(OUT): 98.72 (P-13)

CATCH BASIN S-14 GR: 103.87 INV.(IN): 96.00 (P-13) INV.(OUT): 96.00 (P-8)

39 LF 6" SAN. PVC @ 2.40%

96 L.F. 12" HDPE @ 2.84% (P-13)

136 L.F. 12" HDPE @ 3.43% (P-10)

CATCH BASIN S-16 GR: 108.40 INV.(IN): 103.38 (P-15) INV.(IN): 104.00 (P-11) INV.(OUT): 103.38 (P-10)

6" DIP

PROP. FIRE HYDRANT

PROP. REDUCER

6" DIP

18" VERTICAL SEPARATION (TYP.)

44 L.F. 12" HDPE @ 3.43% (P-15)

DRAIN INLET S-17 GR: 108.00 INV.(IN): 104.90 (P-14) INV.(IN): 104.90 (P-20) INV.(OUT): 104.90 (P-15)

TEE CONNECTION S-5B INV.(IN): 92.44 (P-6) INV.(IN): 92.69 (P-34) INV.(OUT): 92.44 (P-40)

150 LF 6" SAN. PVC @ 1.22%

15 L.F. 15" HDPE @ 1.66% (P-8)

7 LF. 15" HDPE @ 3.88% (P-33)

5 L.F. 18" HDPE @ 0.95% (P-21)

11 LF. 12" HDPE @ 0.99% (P-5)

28 LF. 12" HDPE @ 0.99% (P-7)

MH S-8 RIM: 104.16 INV.(IN): 94.61 (P-5) INV.(IN): 94.81 (P-33) INV.(OUT): 93.60 (P-21)

SAN. MH S-105 RIM: 105.06 INV.(IN): 100.02 (P-106) INV.(OUT): 99.92 (P-107)

21 LF 6" SAN. PVC @ 1.00%

PROP. FIRE DEPARTMENT CONNECTION

PROP. GATE VALVE

DOMESTIC & FIRE SERVICE CONNECTION (6" DIP, SIZE TO BE CONFIRMED WITH ARCHITECT & MEP ENGINEER)

SANITARY SERVICE CONNECTION (SIZE & LOCATION TO BE CONFIRMED WITH ARCHITECT & MEP ENGINEER) INV.(OUT): 100.23

BUILDING TO BE EQUIPPED WITH INTERNAL SPRINKLERS

PROPOSED 4 STORY MIXED-USE BUILDING #1 9,345 SQ.FT. COMMERCIAL (45) APARTMENTS (41 GARAGE PARKING SPACES)

C/O S-18 RIM: 111.15 INV.(OUT): 105.07 (P-20)

ROOF LEADER 17 L.F. 10" HDPE @ 1.00% (P-20)

24 L.F. 12" HDPE @ 19.27% (P-14)

FES S-19 TOP: 110.60 INV.(OUT): 109.50 (P-14)

FRIST DEFENSE SC 4' HC S-10 RIM: 104.52 INV.(IN): 95.75 (P-9) INV.(IN): 95.75 (P-8) INV.(OUT): 95.09 (P-33)

C/O S-30 RIM: 104.42 INV.(IN): 94.72 (P-7) INV.(OUT): 94.72 (P-5)

C/O S-12 RIM: 106.62 INV.(IN): 102.50 (P-35) INV.(IN): 103.75 (P-36) INV.(OUT): 102.50 (P-23)

61 L.F. 12" HDPE @ 6.72% (P-32)

PROP. FIRE DEPARTMENT CONNECTION

4 LF. 12" HDPE @ 2.15% (P-36)

OCS P-2 S-6 RIM: 102.72 INV.(OUT): 92.50 (P-6)

OCS S-9 GR: 99.50 INV.(IN): 95.00 (P-99) INV.(OUT): 95.00 (P-7)

MH S-102 01.21 N): 91.00 (P-104) N): 91.00 (P-101) UT): 89.50 (P-103)

6" UNDERDRAIN (P-99) INV.: 95.00

PROPOSED DOGHOUSE MANHOLE INV.(IN): 85.50 INV.(OUT): 85.40 (CONFIRM INVERT ELEVATIONS PRIOR TO CONSTRUCTION)

@ 8.06%

±45 L.F. OF EXISTING 12" CLAY PIPE TO BE SLIP-LINED WITH CIPP (CURED-IN-PLACE PIPE)

"Y" INLET S-22 GR: 106.39 INV.(OUT): 103.84 (P-36)

PROP. TRENCH DRAIN GR: 114.65

14 L.F. 12" HDPE @ 3.00% (P-22)

C/O TD-3 RIM: 114.66 INV.(IN): 112.00 (P-38) INV.(OUT): 112.00 (P-39)

C/O S-31 RIM: 114.10 INV.(IN): 109.89 (P-22) INV.(OUT): 109.89 (P-35)

161 L.F. 12" HDPE @ 4.60% (P-35)

13 L.F. 12" HDPE @ 10.39% (P-39)

"Y" INLET S-13 GR: 113.22 INV.(IN): 110.64 (P-39) INV.(OUT): 110.30 (P-22)

NORTH AVENUE AKA N.Y.S. ROUTES 9D & 52 (R.O.W. WIDTH VARIES)

DI 2: TC=116.75 INV. OUT=112.34

CB 18: TC=115.53 INV. IN=108.47 INV. OUT=108.27

CB 20: TC=114.15 INV. IN=104.15 NLY INV. IN=104.15 ELY INV. OUT=104.15 WLY

CB 17: TC=114.63 INV. IN=107.53 NLY INV. IN=104.63 ELY INV. IN=106.53 SLY INV. OUT=104.63 WLY

DMH 7: RIM=112.22 INV. IN 103.87 INV. OUT 103.87

SMH 16: RIM=113.94 INV. IN=106.84 NLY INV. OUT=105.44 WLY INV. IN/OUT 106.84 SLY (8"PVC)

SMH 14: RIM=111.76 INV. IN=104.26 ELY INV. OUT= 105.96 WLY (THIS OUTLET BLOCKED BY CITY) INV. OUT=104.26 SLY

CB 21: TC=113.61 INV. IN=108.91 INV. OUT=108.91

CB 16: TC=113.76 INV. IN=108.85 INV. OUT= 109.65

CB 22: TC=113.84 INV. OUT=109.84

CB 26: TC=116.16 INV. IN 108.06 SLY INV. OUT 108.06 WLY

SMH 23: RIM=117.68 INV. IN=111.18 ELY INV.IN=109.88 SLY

SMH 24: RIM=120.79 INV. OUT=113.89

DI 4: TG=99.83 INV. OUT=90.63

CB 11: TG=105.42 INV. OUT=100.82

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

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

CB 12: TG=115.87 INV. OUT=113.67

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

SMH 8: RIM=118.03 INV. IN=101.53 NLY INV. IN=101.73 ELY INV. OUT=101.43 WLY

CB 14: TG=117.48 INV. IN=106.88 ELY INV. IN=111.08 SLY INV. OUT=104.98 WLY

SMH 9: RIM=119.34 INV. IN=102.44

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	
	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'

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20282301\068A\Engineering\Site Plans\C-UTIL.dwg|C-09-UTILITY By:KYLE SHALLOW

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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
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10	04/25/25	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
14	08/29/25	JED	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-UTIL

SHEET TITLE: UTILITIES PLAN (EAST)

SHEET NUMBER: 09 of 19

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.

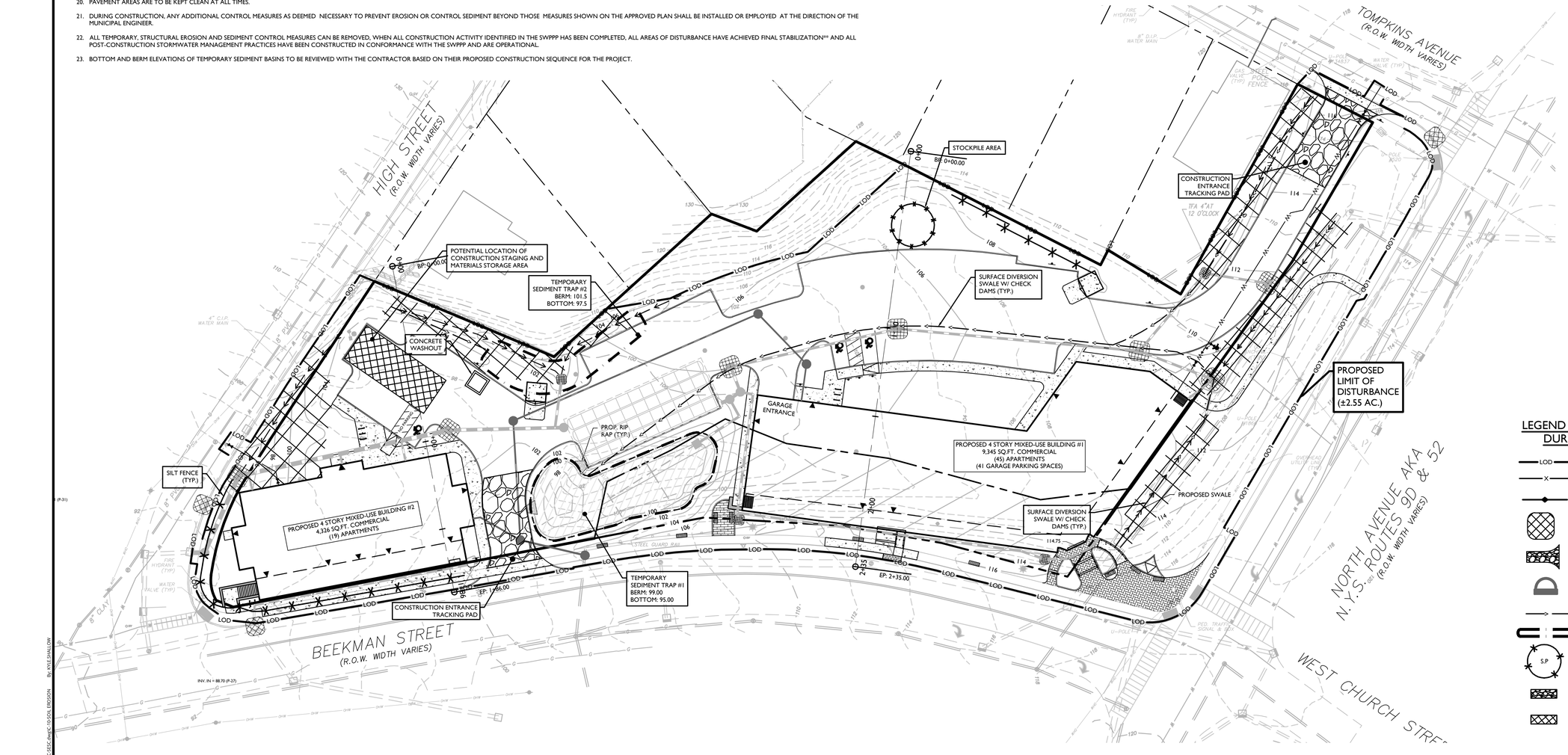
**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP 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 4" DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

MAINTENANCE AGREEMENT NOTE:

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



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

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

30 0 30 60

SCALE : 1" = 30'

SELECT LINEAR UNIT OF MEASURE

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

2023\23010468A\Engineering\Site Plans\C-SESC.dwg|C-10 SOIL EROSION By: 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
14	08/19/25	JED	REVISED PER PLANNING BOARD COMMENTS

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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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NEWBURGH
555 Hudson Valley Avenue
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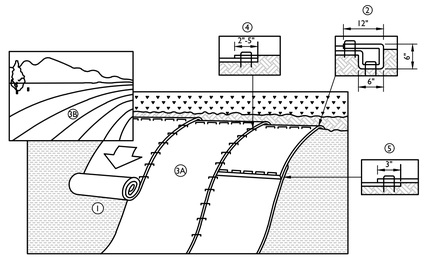
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT, DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

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

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

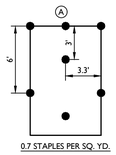
SHEET NUMBER:
10 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

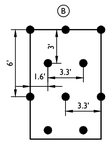


SLOPE INSTALLATION

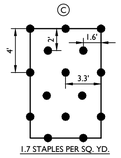
STAPLES PATTERN GUIDE
6.67' WIDE ROLLS



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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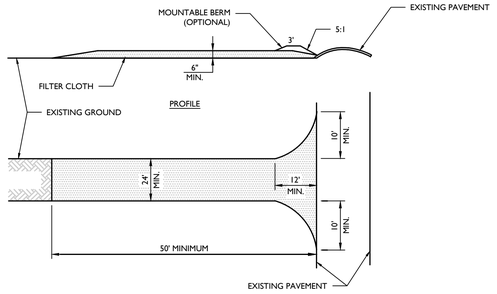

PLAN VIEW

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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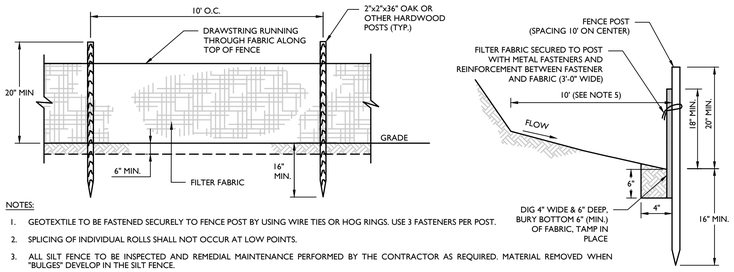

NOTES:

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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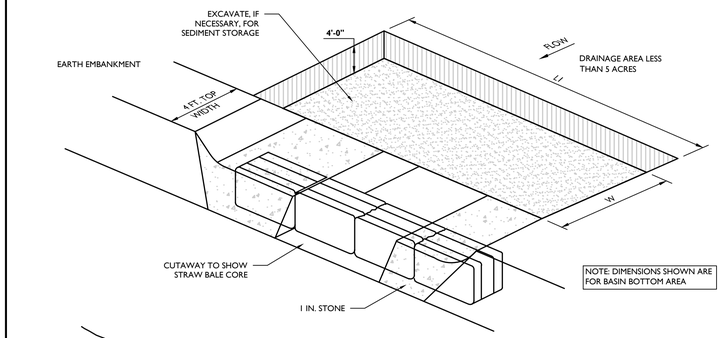

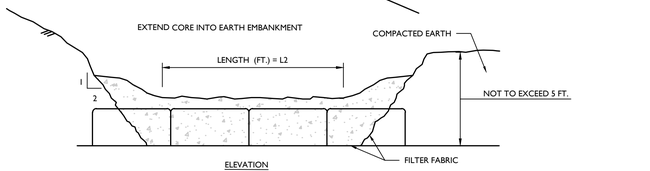

ELEVATION

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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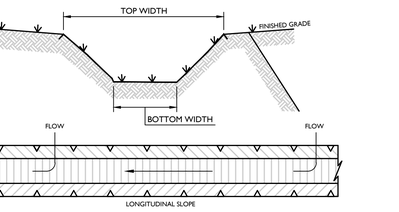
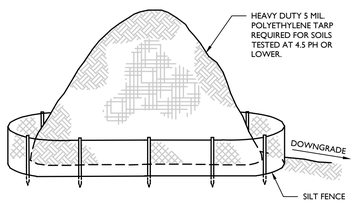


PLAN

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

VEGETATIVE SWALE DETAIL

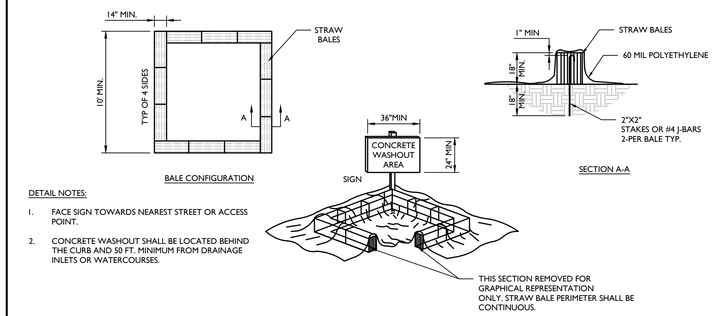


NOTES:

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

TOPSOIL STOCKPILE DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-2500 | 07/01/19



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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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
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13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
14	08/19/25	JED	REVISED PER PLANNING BOARD COMMENTS
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Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
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5954-26-689990
5954-26-781983

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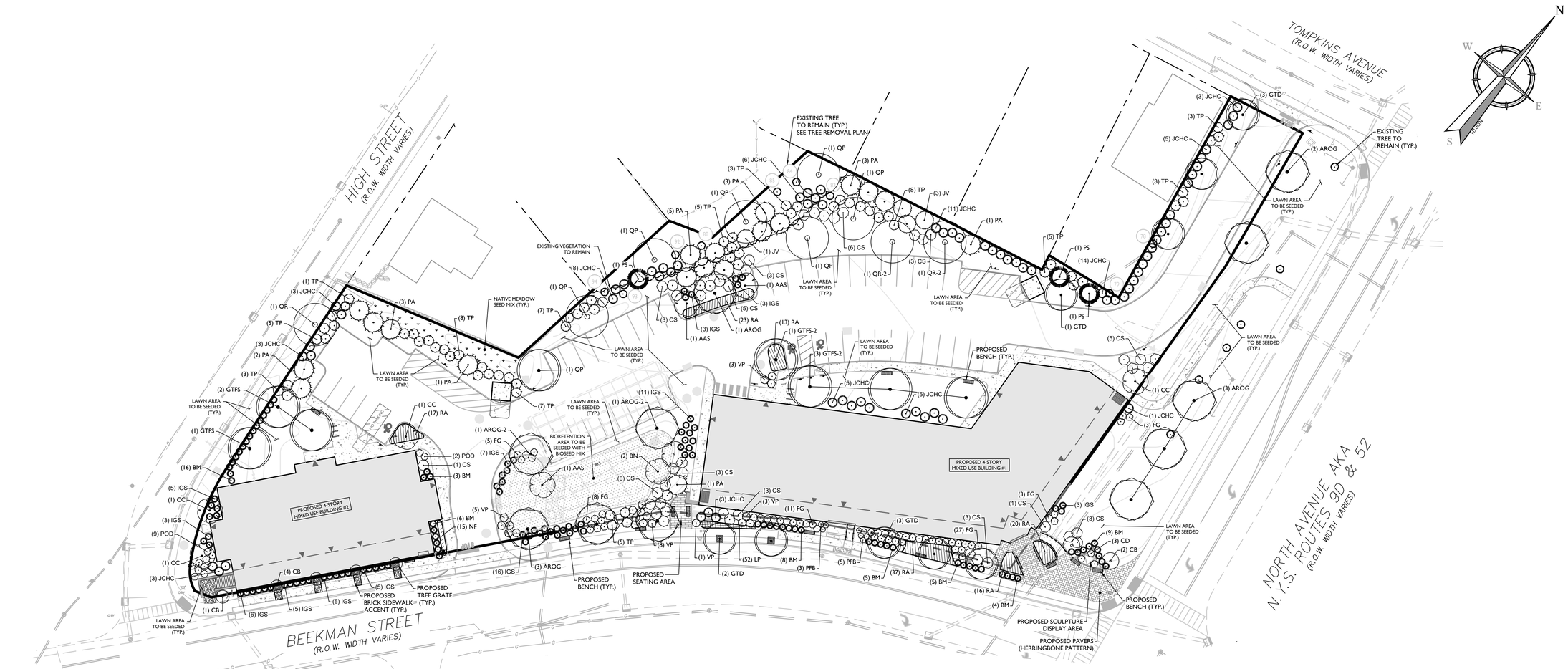
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
11 of 19

2023\23010468A\Engineering\Site Plan\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

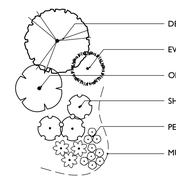
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

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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SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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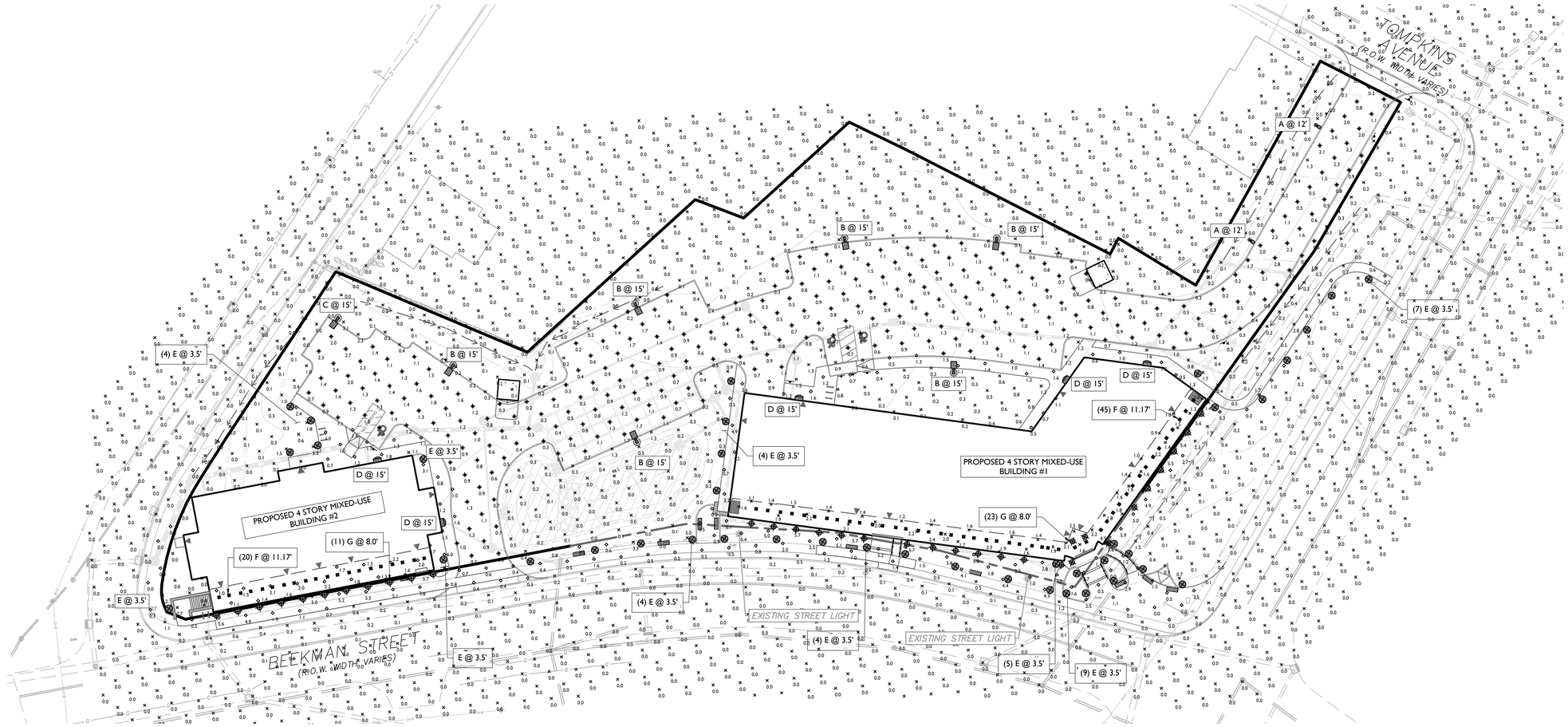
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-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)

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

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REV	DATE	DRAWN BY	DESCRIPTION
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7	02/05/25	KAS	REVISED PER PLANNING BOARD COMMENTS
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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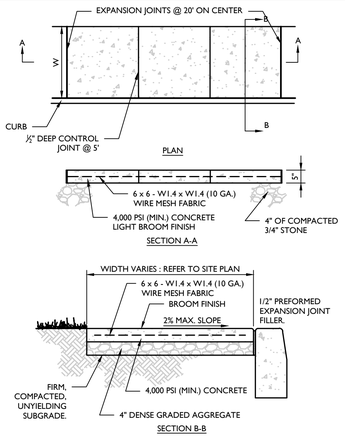
PROJECT NUMBER: 23010468A
DRAWING NAME: C-LGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 13 of 19

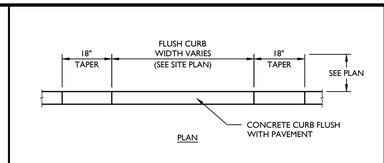


NOTES:

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.

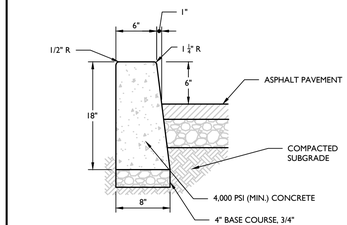
REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1800 | 07/01/19



CONCRETE FLUSH CURB DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1300 | 07/01/19

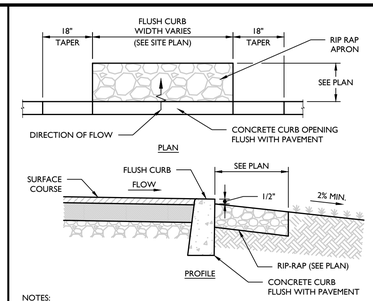


NOTES:

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

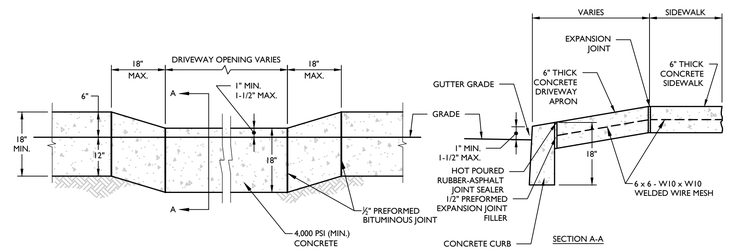


NOTES:

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

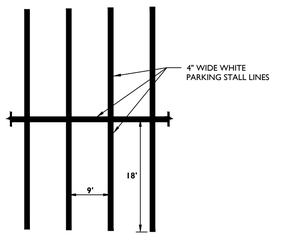


NOTES:

1. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

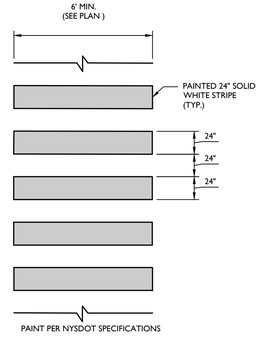
DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1700 | 07/01/19



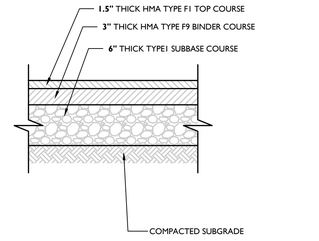
TYPICAL PARKING STALL STRIPING DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1000 | 07/01/19



PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1401 | 07/01/19

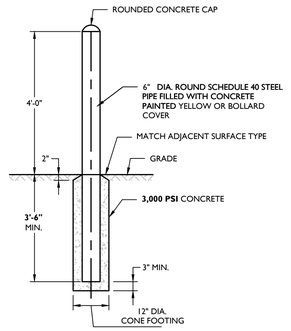


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

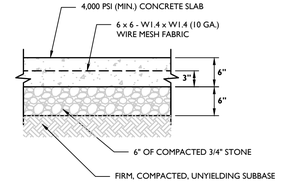
ON-SITE STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1000 | 07/01/19



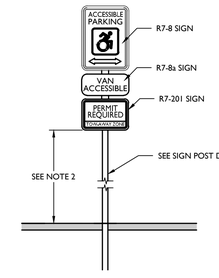
BOLLARD DETAIL

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

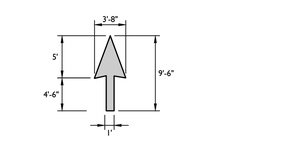


NOTES:

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.

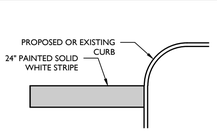
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2200 | 07/01/19



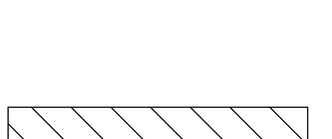
STRAIGHT PAVEMENT ARROW DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1200 | 07/01/19



TYPICAL STOP BAR DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1100 | 07/01/19

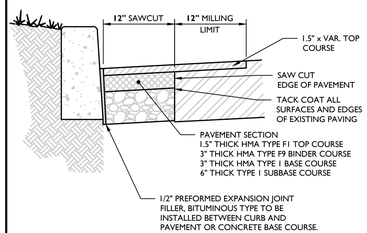


NOTES:

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

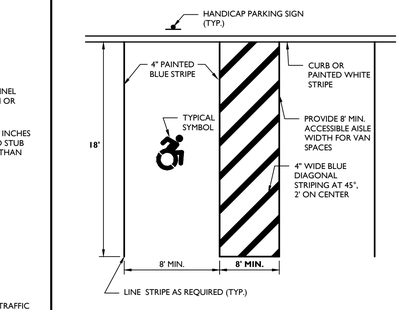
NOT TO SCALE | MCNY-SITE-PVMT-2800 | 07/01/19

30" x 30"

COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

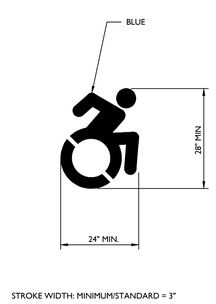
R1-1 SIGN DETAIL

NOT TO SCALE | MCCM-SIGN-REGU-R1-1 | 12/01/20



ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

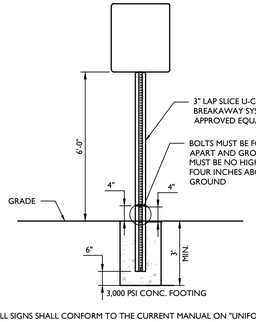
NOT TO SCALE | MCNY-SITE-MRKG-1801 | 07/01/19



STROKE WIDTH: MINIMUM/STANDARD = 3"

ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2000 | 07/01/19



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

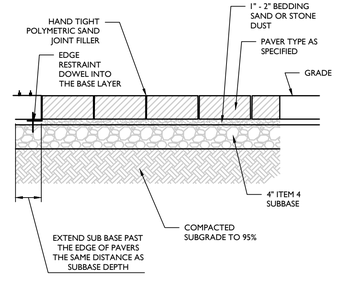
NOT TO SCALE | MCCM-SITE-SIGN-6102 | 07/01/19

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.

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
14	08/19/25	JED	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

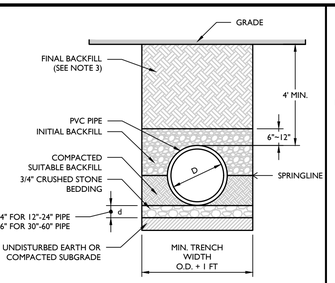
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 14 of 19

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-14-DETAILS By: KYLE.SHALLOW

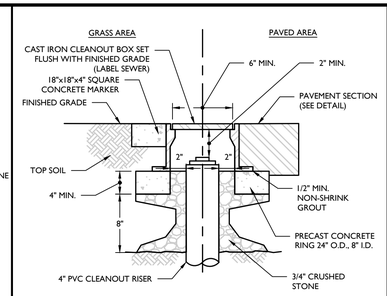


NOTES:

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

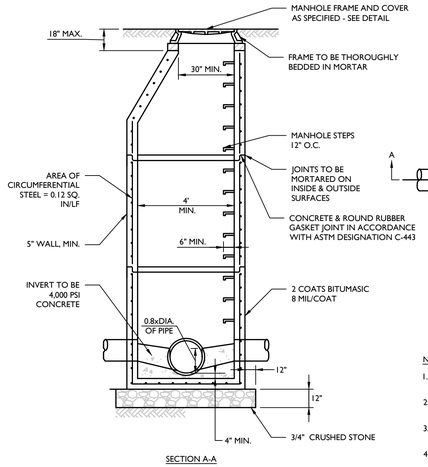


NOTES

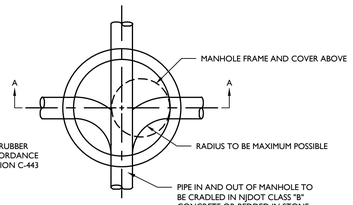
1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1600 | 07/01/19



SECTION A-A



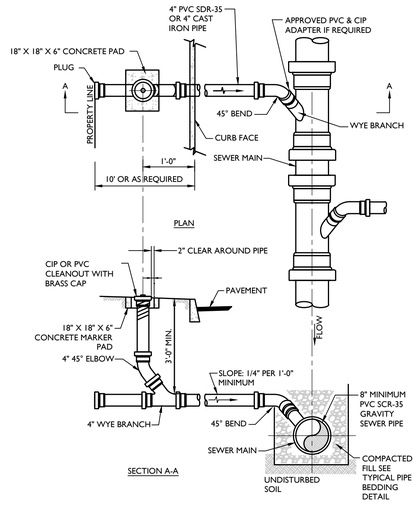
PLAN

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

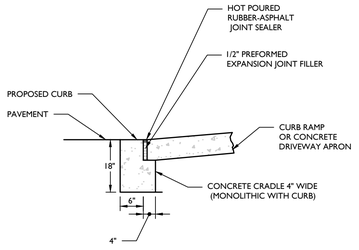
NOT TO SCALE | MCNY-UTIL-SSWR-1000 | 07/01/19



SECTION A-A

SANITARY SEWER LATERAL & CLEANOUT DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1601 | 07/01/19



ADA FLUSH CURB AND CRADLE DETAIL

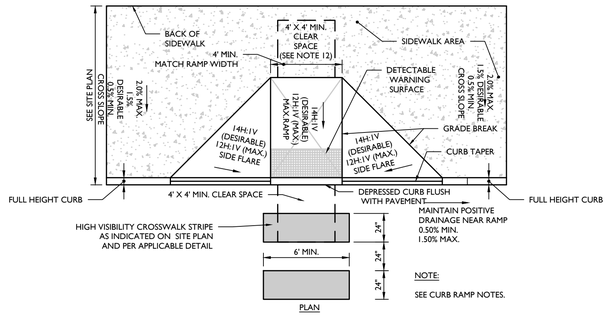
NOT TO SCALE | MCNY-SITE-HADA-2300 | 07/01/19

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

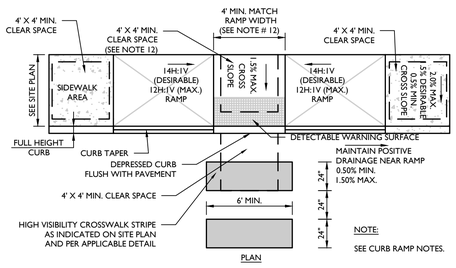
MCNY-SITE-HADA-2500 | 07/01/19



PLAN

CURB RAMP TYPE 1 DETAIL

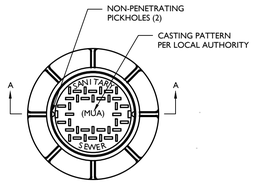
NOT TO SCALE | MCNY-SITE-HADA-1000 | 07/01/19



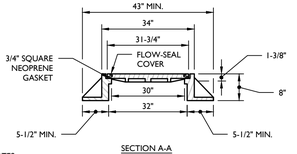
PLAN

CURB RAMP TYPE 7 DETAIL

NOT TO SCALE | MCNY-SITE-HADA-1600 | 07/01/19



PLAN



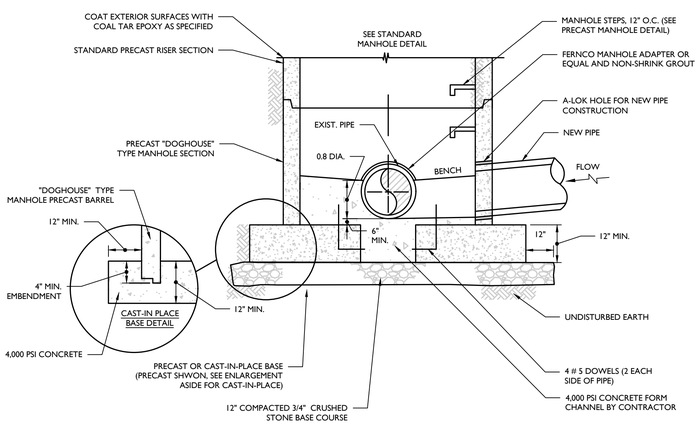
SECTION A-A

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.

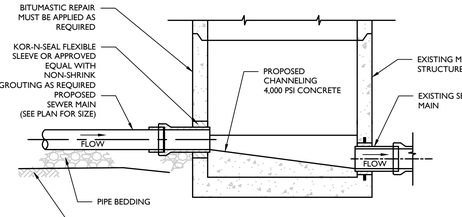
SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1001 | 07/01/19



DOGHOUSE MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1100 | 07/01/19



CONNECTION TO EXISTING MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2000 | 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.

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
14	08/19/25	JED	REVISED PER PLANNING BOARD COMMENTS
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 15 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.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

20232\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-15-DETAILS By: KYLE.SHALLOW

WATER NOTES:

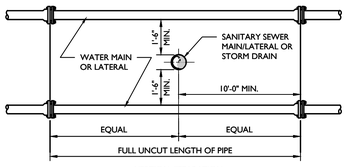
1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION 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.

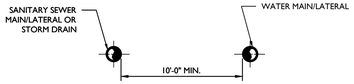
   VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HR APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE 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.



VERTICAL SEPARATION



HORIZONTAL SEPARATION

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

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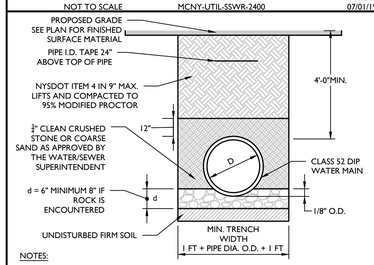

NOTES:
1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150, THICKNESS CLASS 52 WITH ASPHALTIC EPOXY TYPE COATING & TYTON JOINTS.
3. MAXIMUM ALLOWABLE DEFLECTION AT PIPE JOINTS SHALL 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

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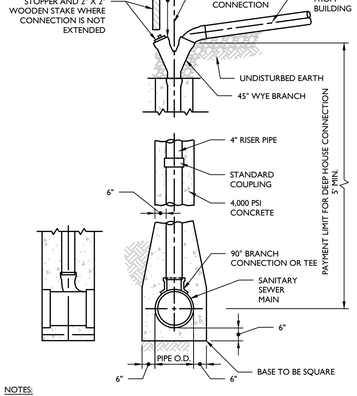


NOTES:
1. TO BE USED IF AND WHERE DIRECTED BY ENGINEER, WHEN SEWER DEPTH IS 10' OR MORE.
2. THIS IS A TYPICAL SCHEME FOR DEEP HOUSE CONNECTIONS. DEPENDING ON TYPE OF PIPE MATERIAL, A COMPARABLE SCHEME SHALL BE USED AND THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL.
3. SIX (6") INCH 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

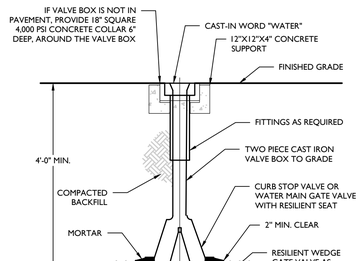
NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET TO BE RESTRAINED									
PIPE SIZE IN INCHES	90° TEE OR DEAD END PLUG			45° BEND			22½° BEND		
	No.	SIZE	L*	No.	SIZE	L*	No.	SIZE	L*
4	2	¾"	28'	2	¾"	6'	2	¾"	3'
6	2	¾"	40'	2	¾"	8'	2	¾"	4'
8	4 or 2	¾" or ⅞"	52'	2	¾"	10'	2	¾"	5'
10	4	⅞"	63'	2	¾"	12'	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

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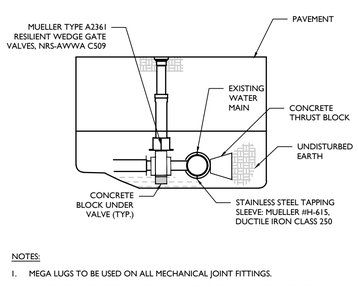
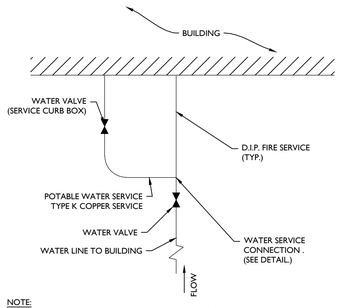


NOTES:
1. MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS.
2. MULLER STAINLESS STEEL, MECHANICAL JOINT TAPPING SLEEVE MODEL #H-615 AND VALVE, MODEL A2361 IS TO BE USED IN ALL CASES, ALL HARDWARE INCLUDING, BUT NOT LIMITED TO NUTS, BOLTS, ECT SHALL BE STAINLESS STEEL.
3. CONCRETE BLOCK SHALL BE UNDER VALVE.

WET TAP DETAIL

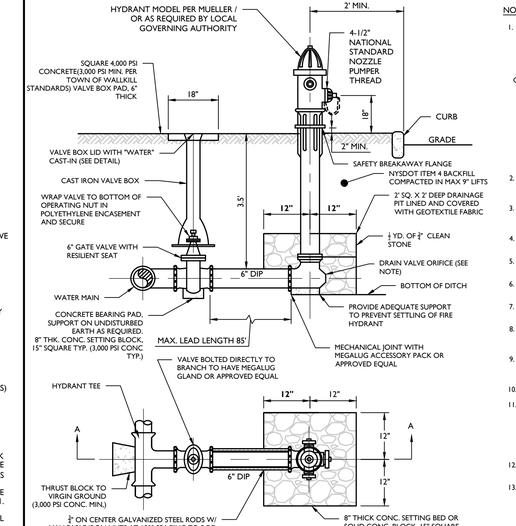
NOT TO SCALE WET TAP 07/01/19



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/ANSI 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.S92 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

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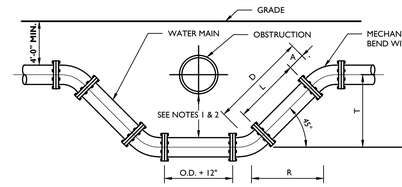


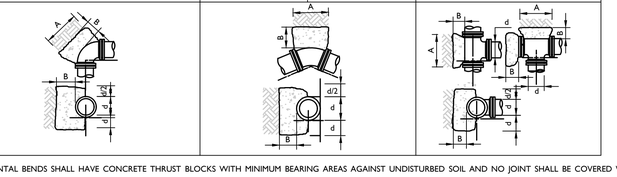
MECHANICAL JOINTS			
ANGLE	D =	R =	L =
45°	T x 1.414	T x 1.000	D-2A
22.5°	T x 2.613	T x 2.414	D-2A
11.25°	T x 5.126	T x 5.027	D-2A

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 (REGARDING SITE LIGHTING)
12	06/24/25	KAS	REVISED PER PLANNING BOARD COMMENTS
13	07/29/25	KAS	REVISED PER PLANNING BOARD COMMENTS
14	08/19/25	JED	REVISED PER PLANNING BOARD COMMENTS

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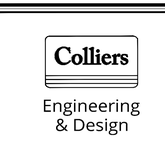


Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

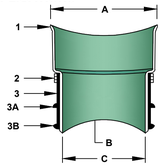
BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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, S

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

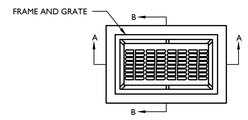
* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

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 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 ⅝"	(573 mm)
24"	(600 mm)	25 ⅜"	(643 mm)
30"	(750 mm)	32 ½"	(826 mm)

INSERTA TEE DETAIL

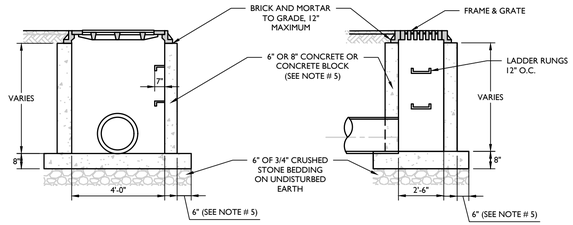
NOT TO SCALE — GNRL-DTLS-STND-GRID — MOD: 09/11/19, 7/01/19



PLAN

NOTES:

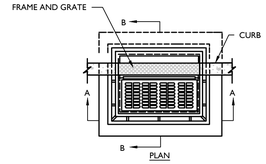
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 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

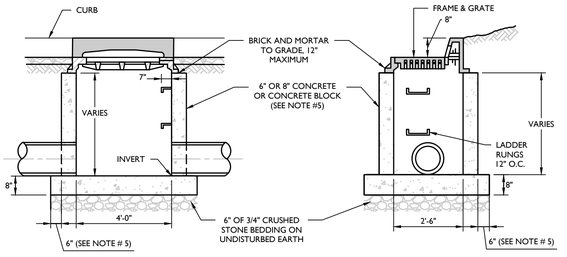
NOT TO SCALE — MCNY-UTIL-STRM-1000 — 07/01/19



PLAN

NOTES:

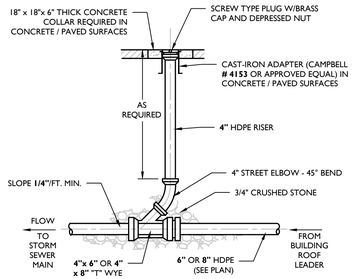
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 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

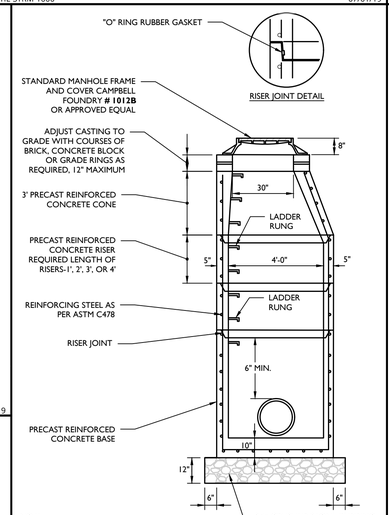
SINGLE CATCH BASIN DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1100 — 07/01/19



ROOF LEADER CLEANOUT DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1900 — 07/01/19

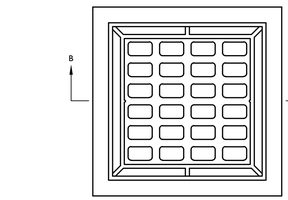


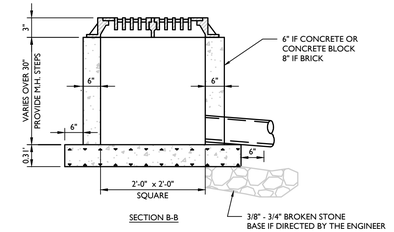
NOTE:

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

NOT TO SCALE — MCNY-UTIL-STRM-1600 — 07/01/19





SECTION B-B

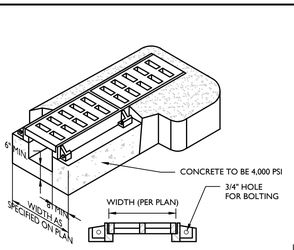
3/8" - 3/4" BROKEN STONE BASE IF DIRECTED BY THE ENGINEER

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

NOT TO SCALE — MCNY-UTIL-STRM-1400 — 07/01/19

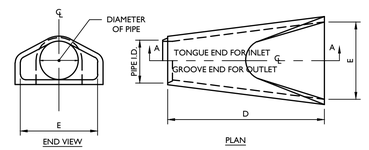


NOTES:

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

NOT TO SCALE — MCNY-UTIL-STRM-1700 — 07/01/19



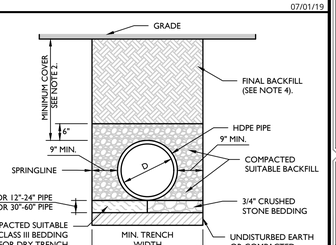
PIPE INNER DIA.	WALL THICK	A	B	C	D	E	SLOPE
12"	2"	4"	24"	48 7/8"	72 7/8"	30"	3:1
15"	2 1/2"	6"	27"	46"	73"	30"	3:1
18"	2 1/2"	9"	27"	46"	73"	36"	3:1
24"	3"	9 1/2"	43 1/2"	30"	73 1/2"	48"	3:1
30"	3 1/2"	12"	54"	19 1/2"	73 1/2"	60"	3:1
36"	4"	15"	63"	34 1/2"	97 1/2"	72"	3:1
42"	4 1/2"	21"	63"	35"	98"	78"	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

NOT TO SCALE — MCNY-UTIL-STRM-2200 — 07/01/19



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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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
14	08/19/25	JED	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-

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

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

SITE PLAN
FOR
BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC
TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

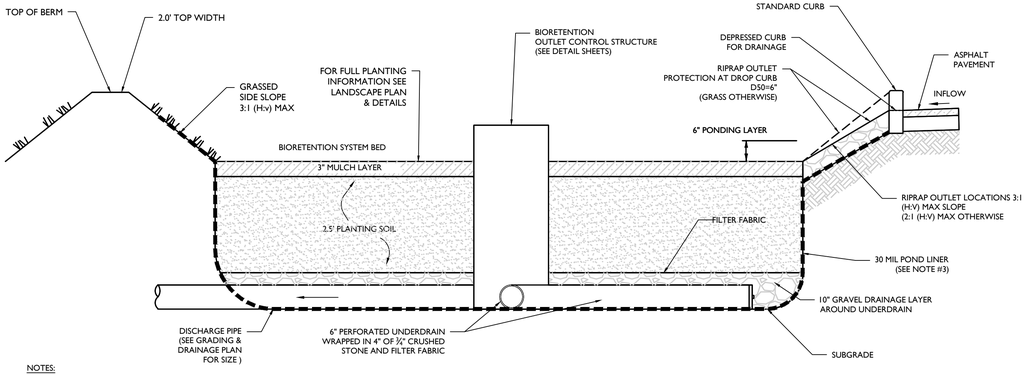
SHEET NUMBER: 17 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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

PLANTING SOIL NOTE:

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



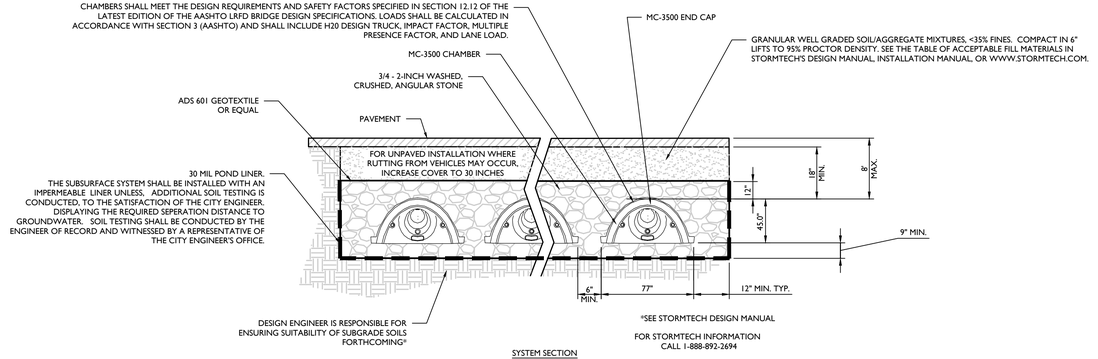
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.
3. BIORETENTION BASIN SHALL BE INSTALLED WITH AN IMPERMEABLE LINER UNLESS, ADDITIONAL SOIL TESTING IS CONDUCTED, TO THE SATISFACTION OF THE CITY ENGINEER. DISPLAYING THE REQUIRED SEPERATION DISTANCE TO ROCK AND GROUNDWATER. SOIL TESTING SHALL BE CONDUCTED BY THE ENGINEER OF RECORD AND WITNESSED BY A REPRESENTATIVE OF THE CITY ENGINEER'S OFFICE.

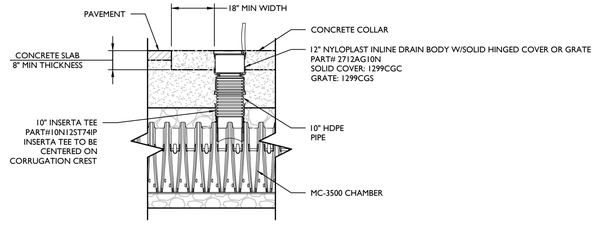
BIORETENTION SYSTEM CROSS SECTION DETAIL

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

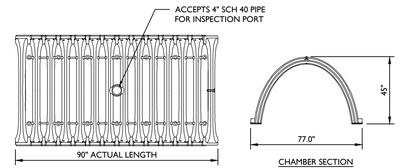
CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR,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



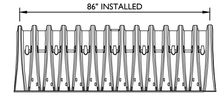
SYSTEM SECTION



STORMTECH STORM CHAMBER INSPECTION PORT DETAIL



CHAMBER SECTION



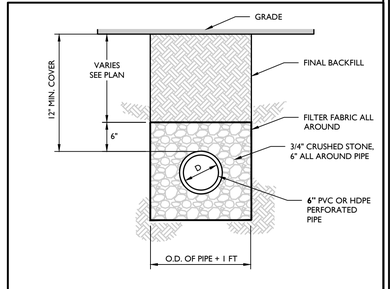
STORMTECH MC-3500 STORM CHAMBER DETAIL
N.T.S.

STORMTECH NOTES:

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

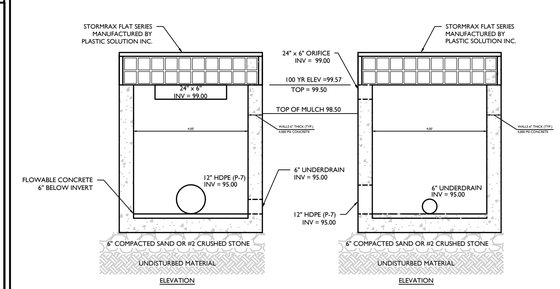
STORMTECH SUBSURFACE DETAIL

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

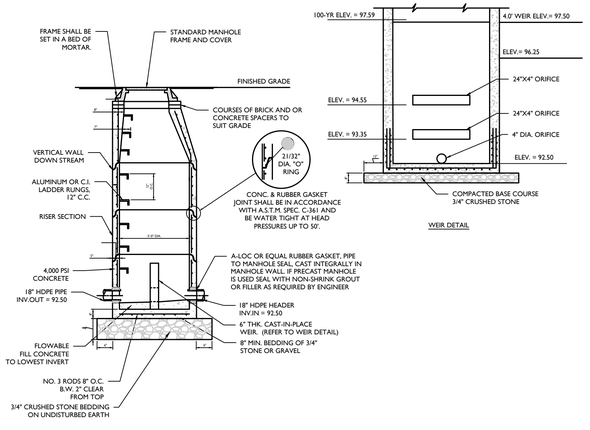


UNDERDRAIN DETAIL

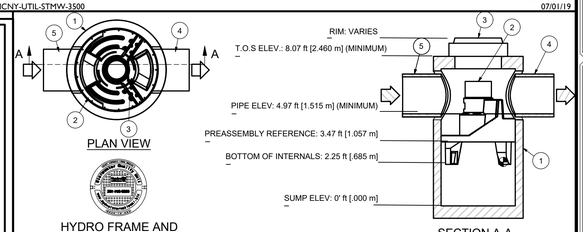
NOT TO SCALE | MCNY-UTIL-STRM-2400 | 07/01/19



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



OUTLET CONTROL STRUCTURE (S-6) DETAIL



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

NOTE: ADDITIONAL HEIGHT MAY BE REQUIRED DEPENDING ON PIPE SIZE

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

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
5. For More Product Information Including Regulatory Acceptances, Please Visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

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

4' DIAMETER FIRST DEFENSE STORMWATER SEPARATOR

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

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-18 DETAILS By: KYLE.SHALLOW

Colliers Engineering & Design

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

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
14	08/19/25	JED	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

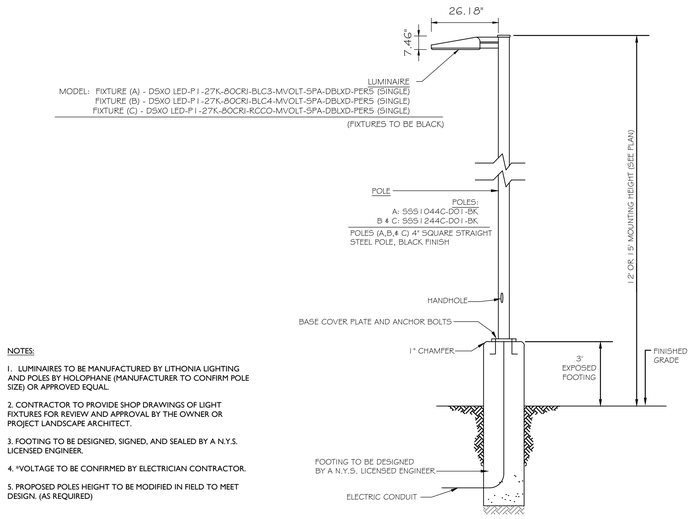
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 18 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

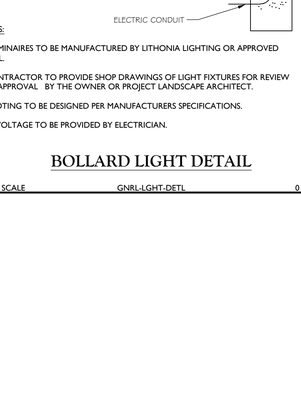


NOTES:

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

POLE MOUNTED FIXTURE DETAIL

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

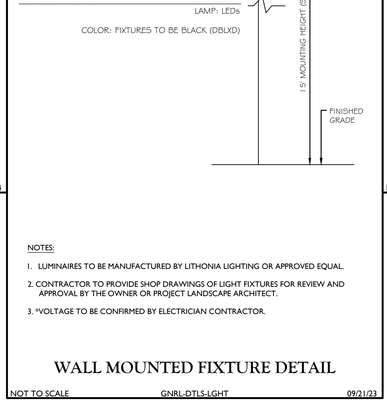


NOTES:

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

BOLLARD LIGHT DETAIL

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



NOTES:

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

WALL MOUNTED FIXTURE DETAIL

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

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

GENERAL PLANTING NOTES

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

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

TURF MIX

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

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

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

SPECIES LIST:

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

SEEDING RATE: 18 LBS PER ACRE.

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

SPECIES LIST:

- BIG BLUESTEM, (ANDROPOGON GERARDII)	34.4%
- SWITCHGRASS (PANICUM)	27.0%
- VIRGINIA WILDRYE (ELYMUS VIRGINICUS)	21.0%
- INDIANGRASS (SORGHASTRUM NUTANS)	9.0%
- PARTRIDGE PEA (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

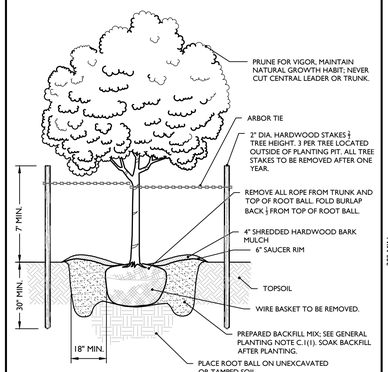
NOT TO SCALE | GNRL-SEED-NOTE | 01/29/24

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

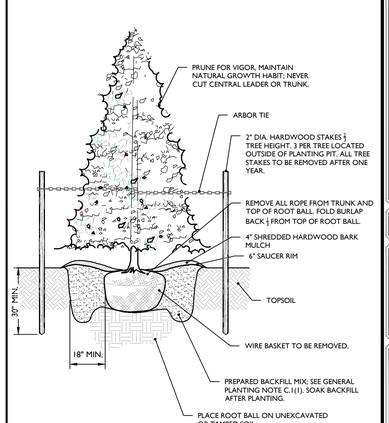


NOTES:

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

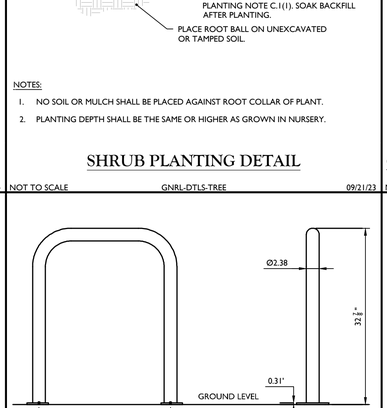


NOTES:

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.

EVERGREEN TREE PLANTING DETAIL

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

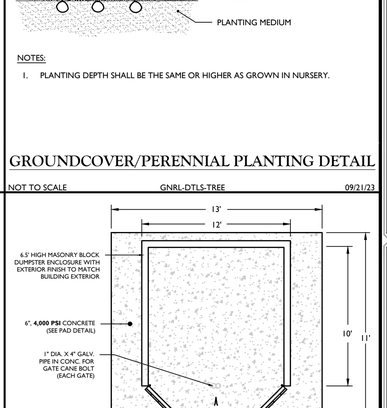


NOTES:

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

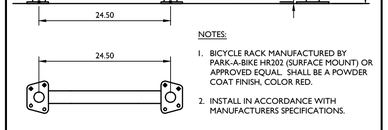


NOTES:

1. 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

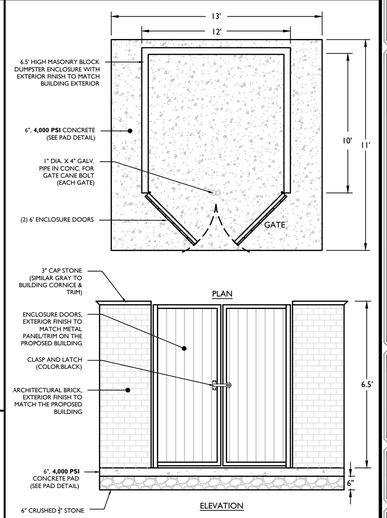


NOTES:

1. 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. 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
14	08/29/25	JED	REVISED PER PLANNING BOARD COMMENTS
-	-	-	-
-	-	-	-

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

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
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: 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

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
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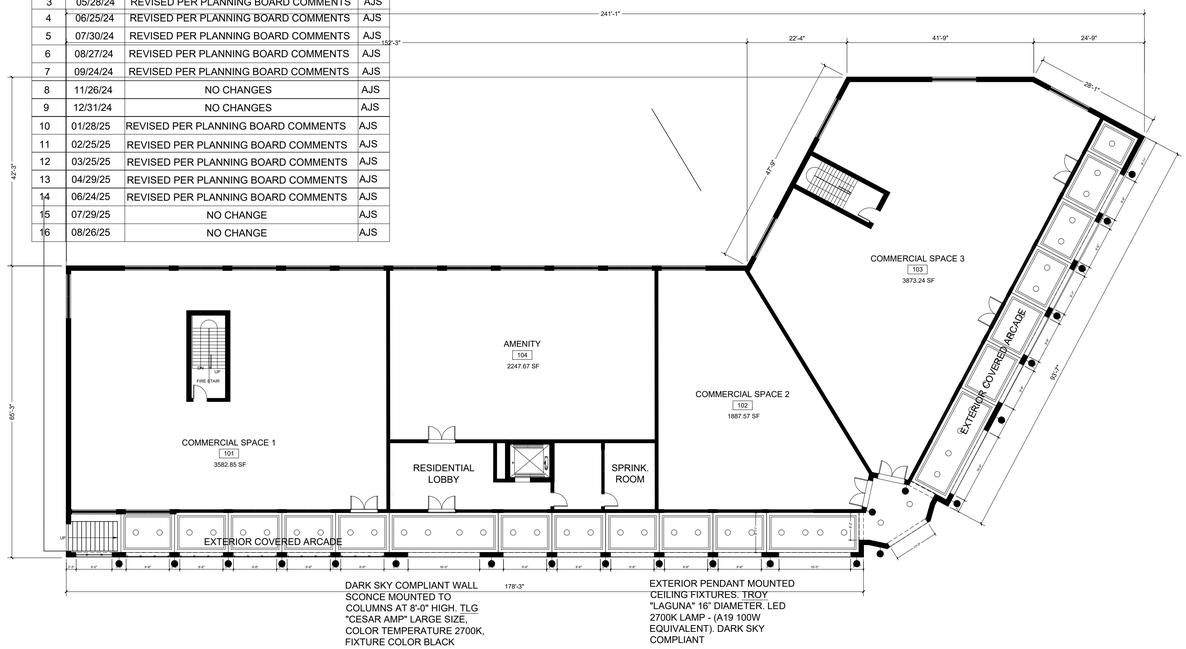
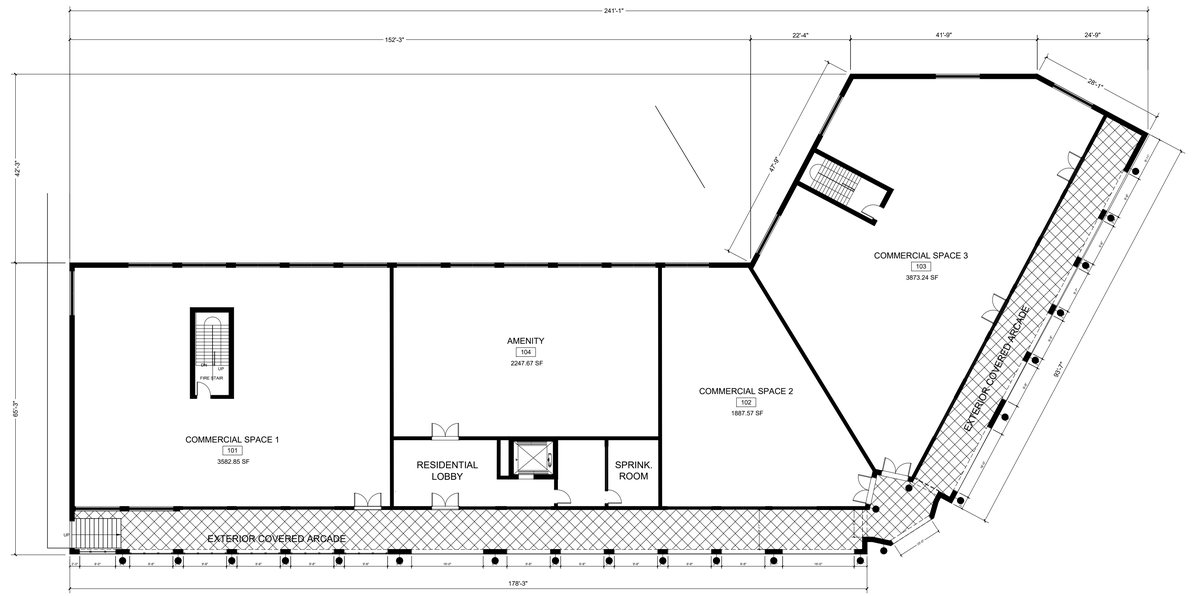


DARK SKY COMPLIANT WALL SCONCE MOUNTED TO COLUMNS AT 8'-0" HIGH. TLG "CESAR AMP" LARGE SIZE, COLOR TEMPERATURE 2700K, FIXTURE COLOR BLACK

EXTERIOR PENDANT MOUNTED CEILING FIXTURES: TROY "LAGUNA" 16" DIAMETER. LED 2700K LAMP - (A19 100W EQUIVALENT). DARK SKY COMPLIANT

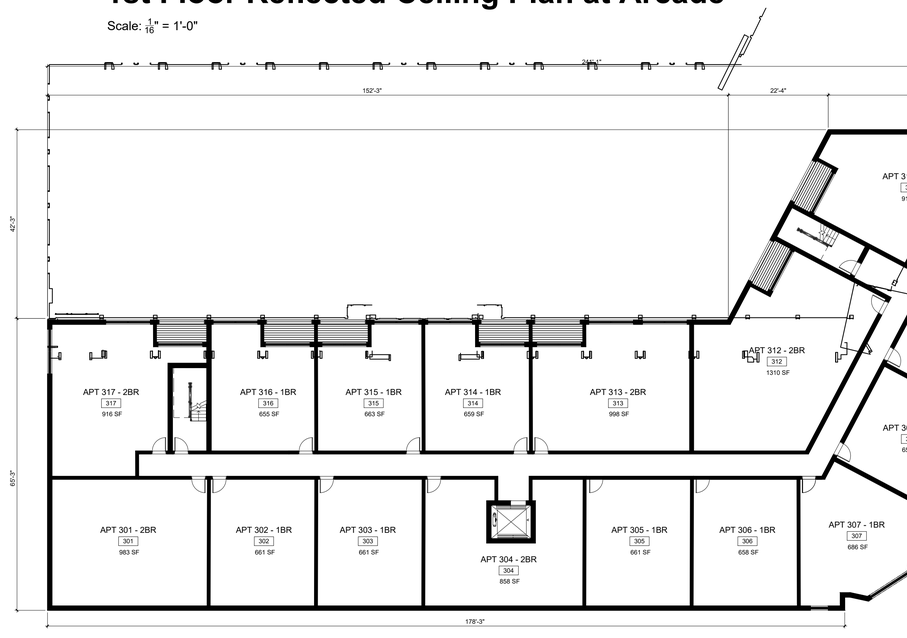
1st Floor Reflected Ceiling Plan at Arcade

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



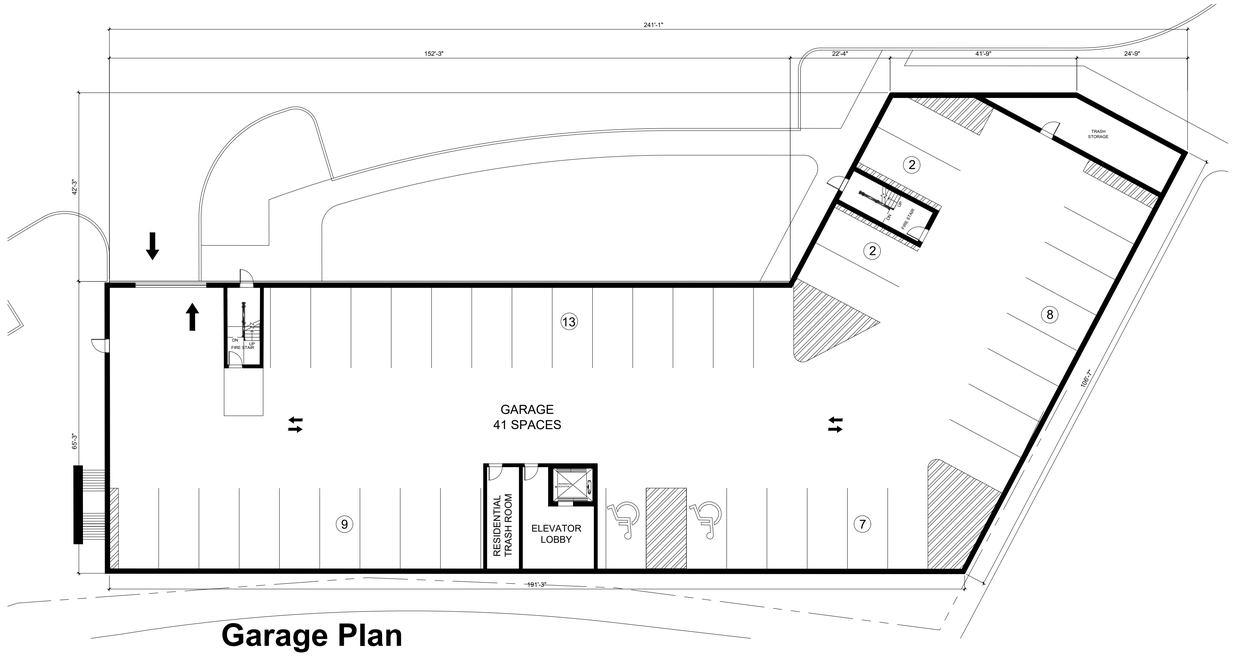
1st Floor Plan

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



2nd Floor Plan

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



Garage Plan

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

Site Plan Application

Sheet A-101 - Building Plans - Beekman Street

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

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

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

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

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

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
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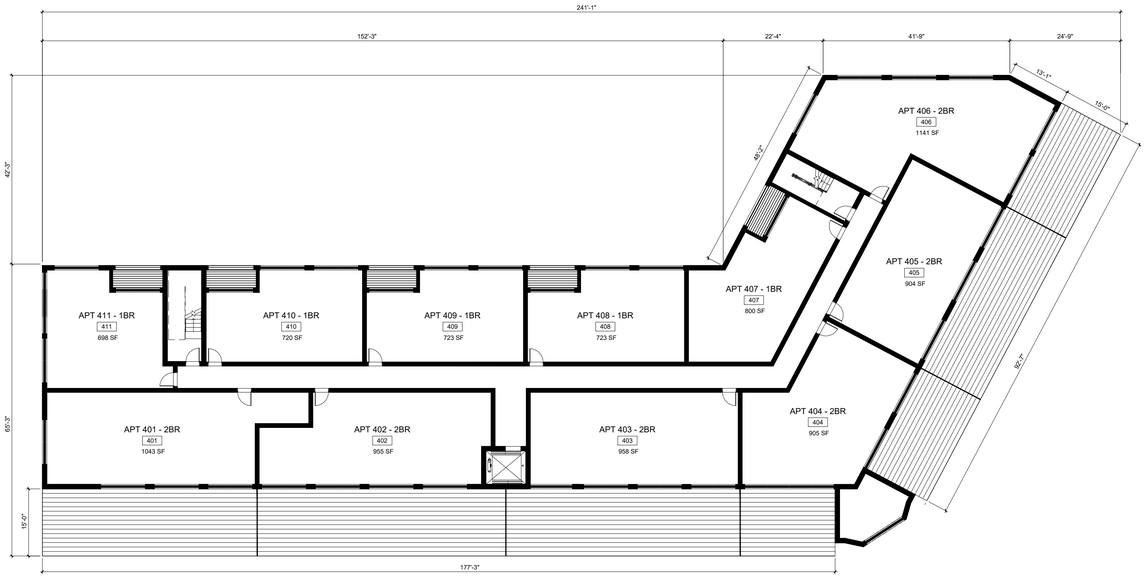
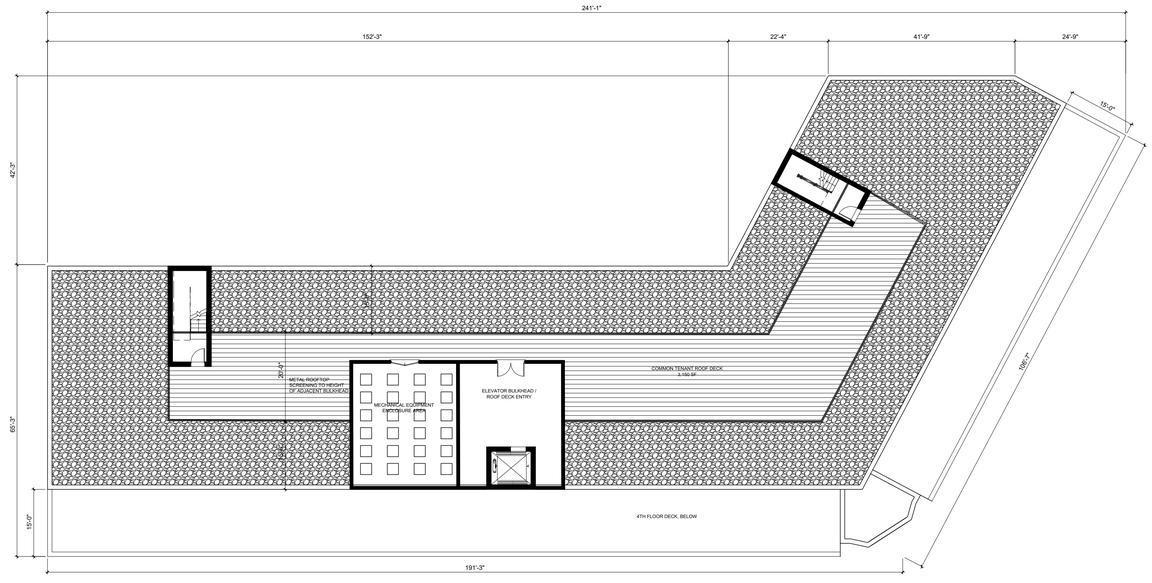


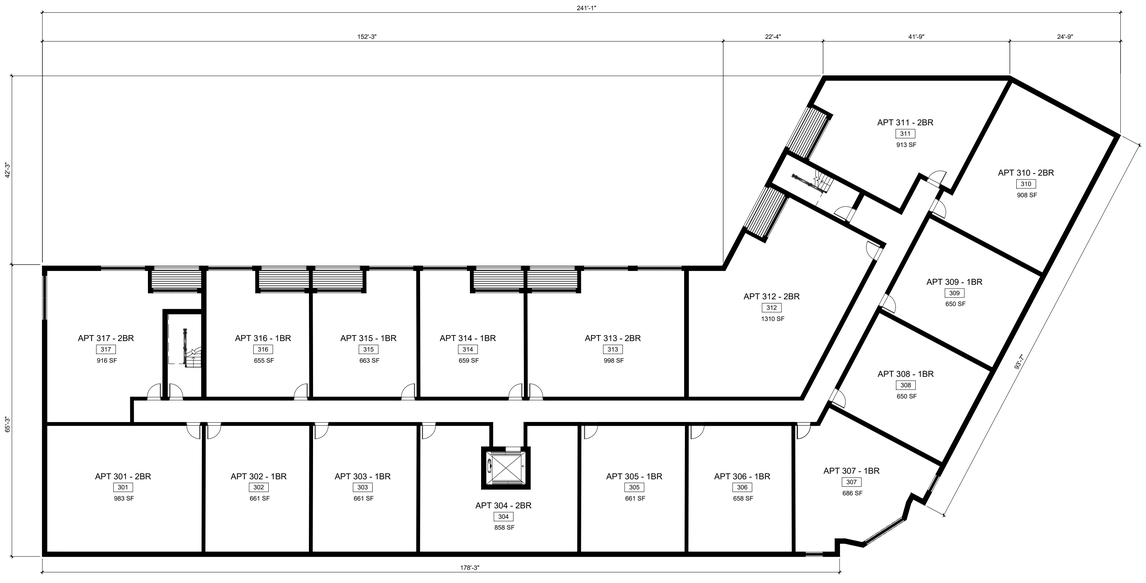
4th Floor Plan

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:			
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1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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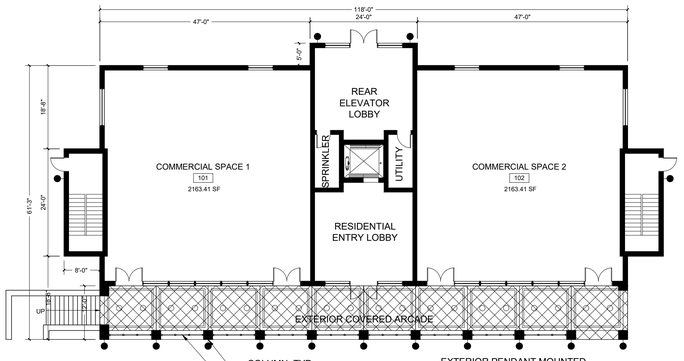
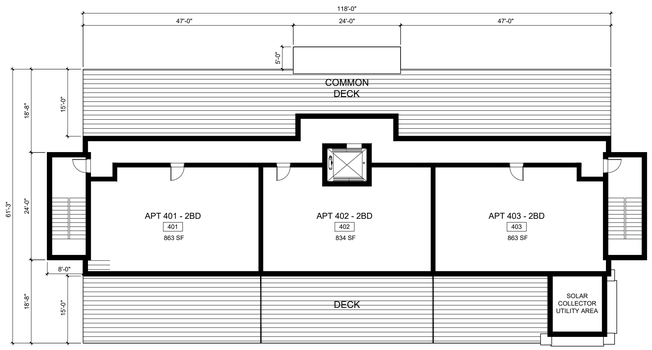


1st Floor Arcade RCP

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

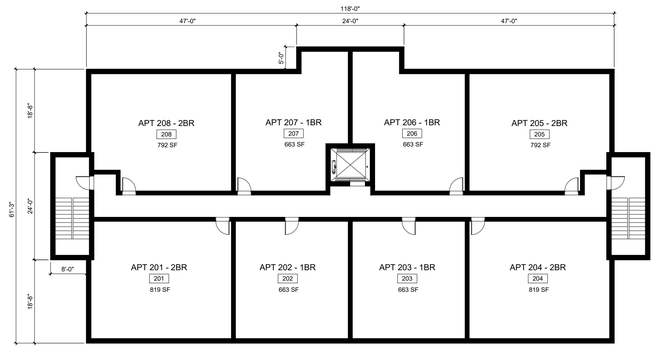
EXTERIOR PENDANT MOUNTED CEILING FIXTURES. TROY "LAGUNA" 16" DIAMETER. LED 2700K LAMP - (A19 100W EQUIVALENT). DARK SKY COMPLIANT

PENDANT FIXTURES HANG 10" BELOW ARCADE CEILING IN PAINTED MDF AND AZEK COFFERED CEILING. COLOR: LIGHT GRAY



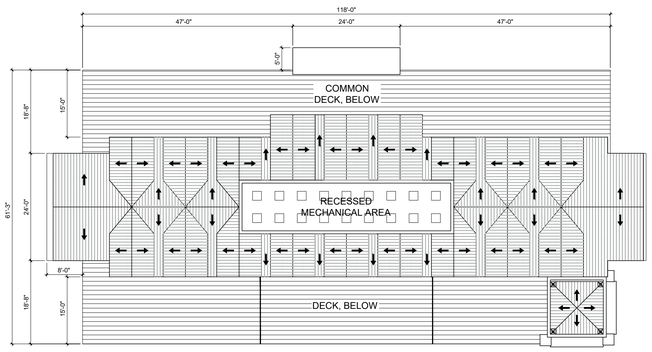
4th Floor Plan

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



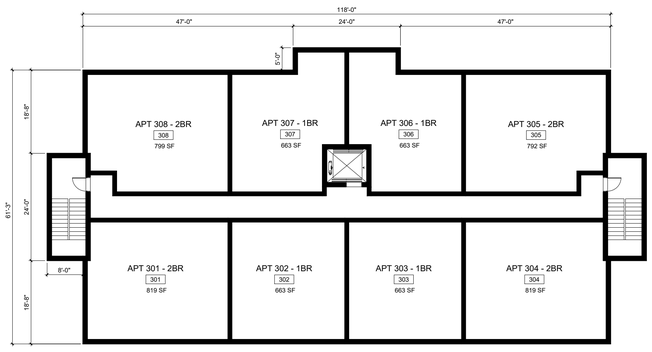
2nd Floor Plan

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



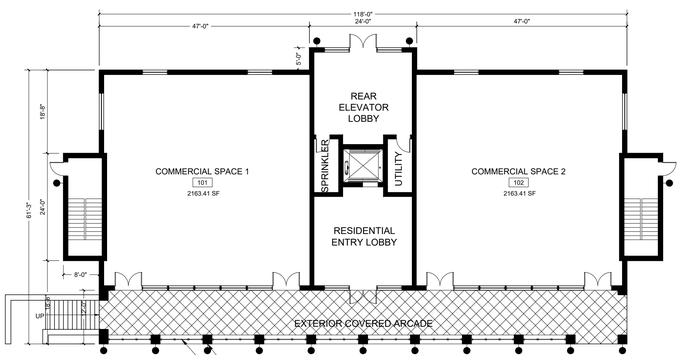
Roof Plan

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

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3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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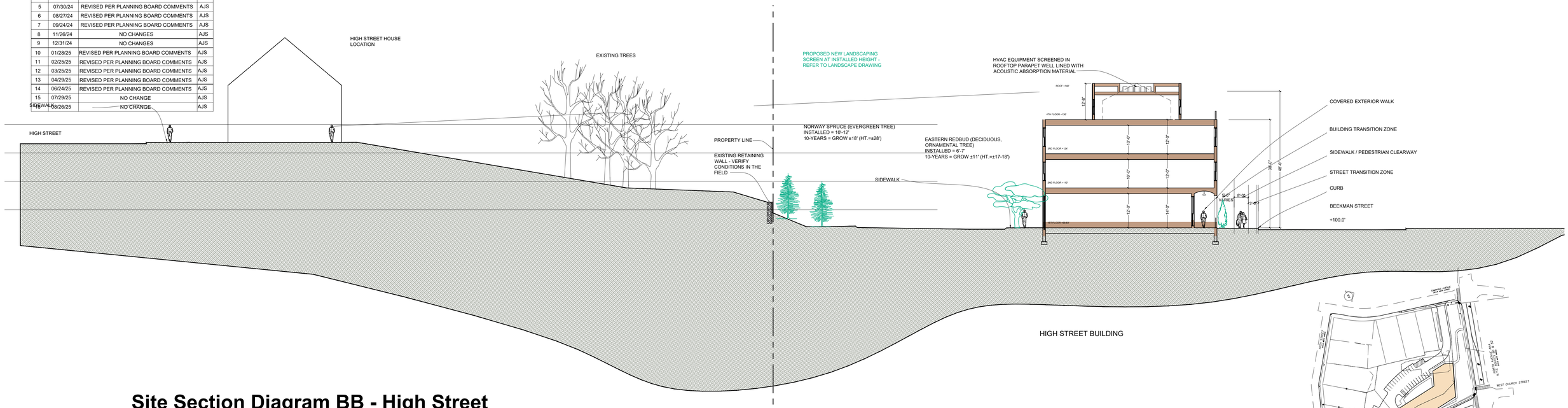
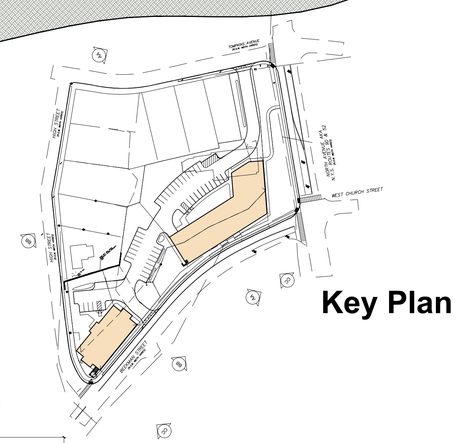
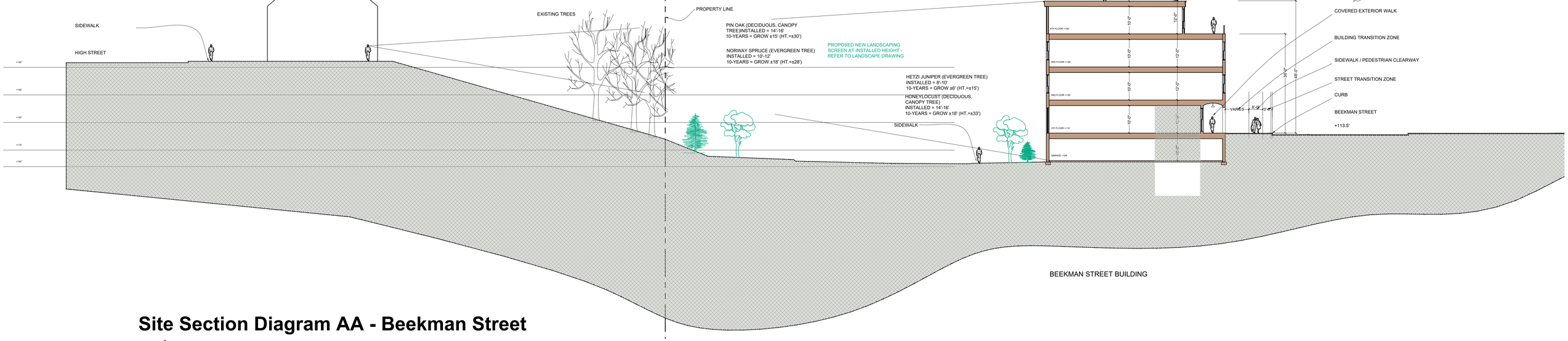


Site Section Diagram BB - High Street

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



Key Plan



Site Section Diagram AA - Beekman Street

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

Site Plan Application

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

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

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

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

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

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

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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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
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13	04/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
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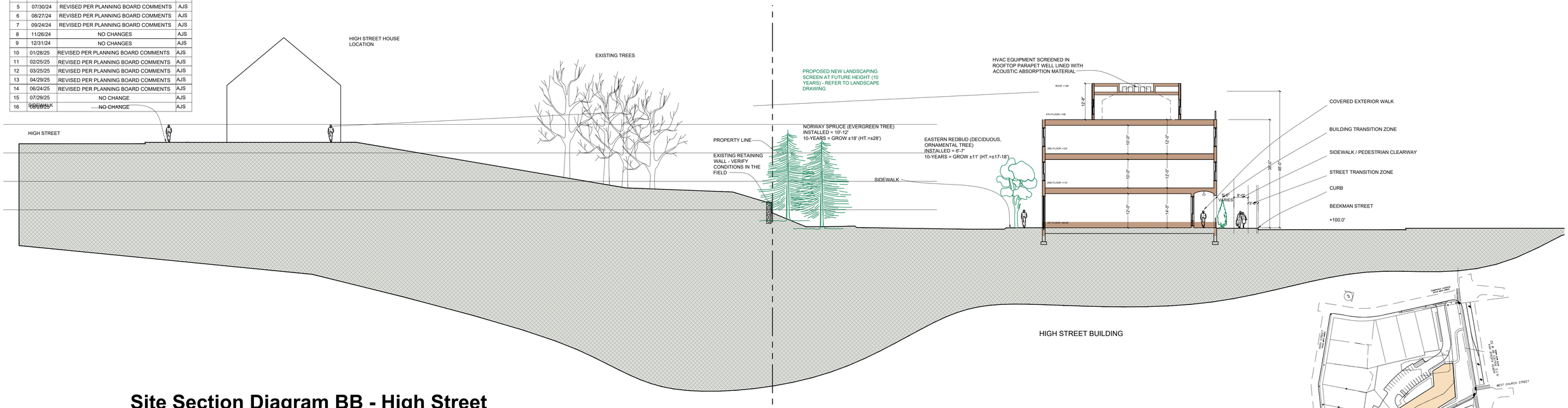
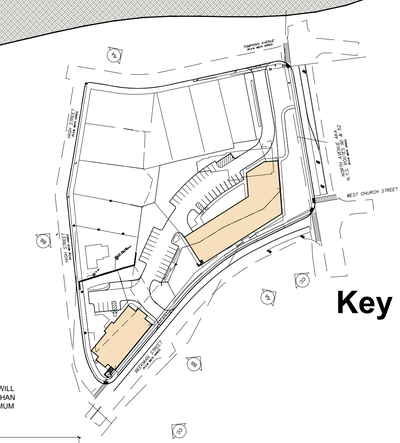
16	08/26/25	NO CHANGE	AJS

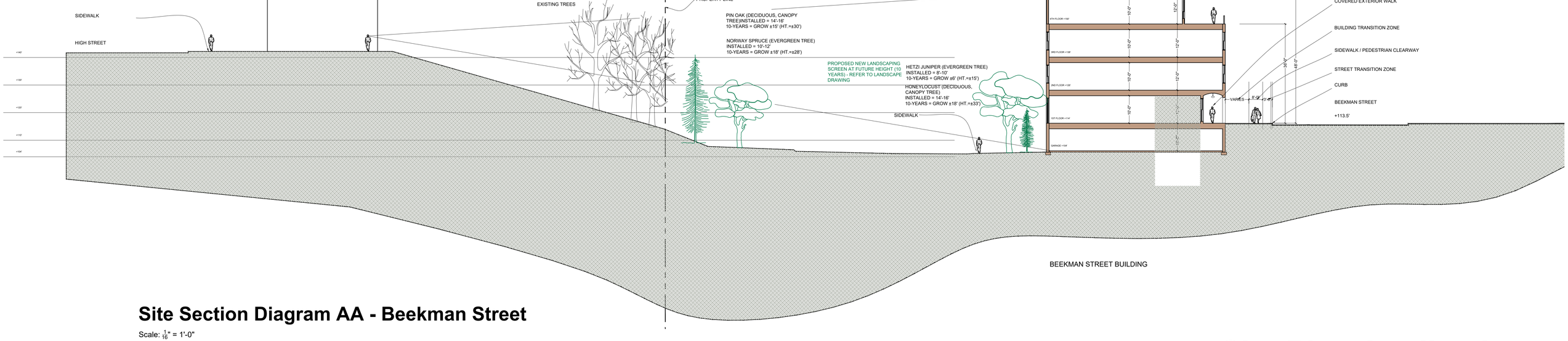


Site Section Diagram BB - High Street

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

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8	11/26/24	NO CHANGES	AJS
9	12/31/24	NO CHANGES	AJS
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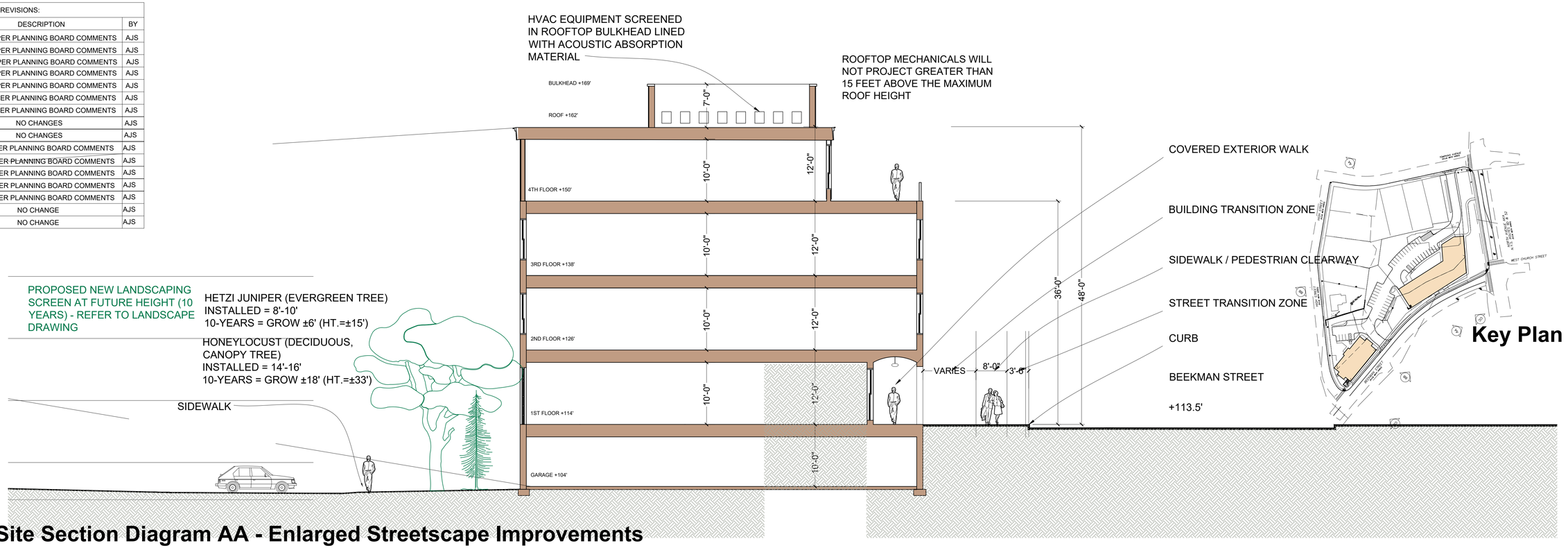
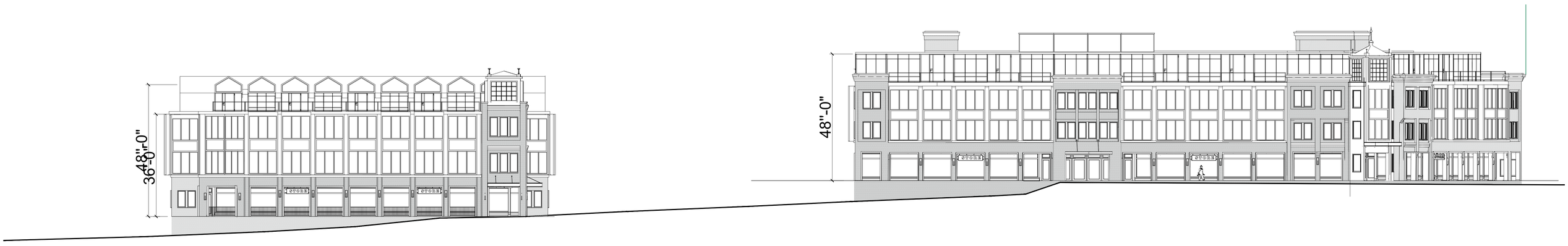


Site Section Diagram AA - Enlarged Streetscape Improvements

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

1 Beekman Street Building - South Elevation

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

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

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

CORNICE & TRIM
COLOR: CHARCOAL GRAY

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

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

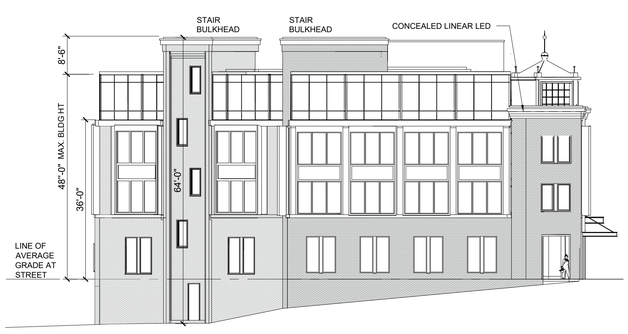
DOUBLE GLAZED INSULATED CASEMENT WINDOWS
ALUMINUM FRAMING COLOR:
BENJAMIN MOORE HC-462

METAL AND GLASS STOREFRONT
COLOR: MEDIUM GRAY

CONCEALED LINEAR LED - WALL GRAZER

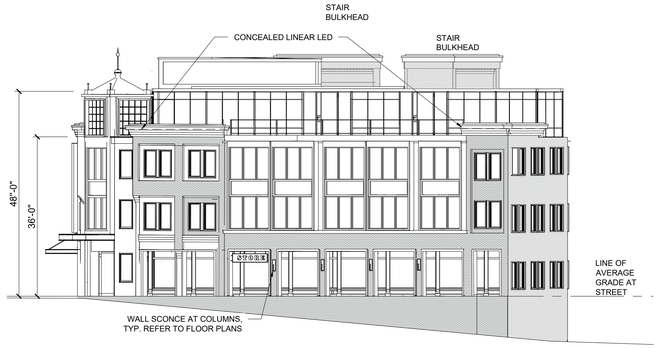
LED LINEAR - X00 LINE
MODEL#: HYD25W822, 7.6W/FT,
2,700 KELVIN. CRI: 94
COLOR: BLACK, OR APPROVED EQUAL

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



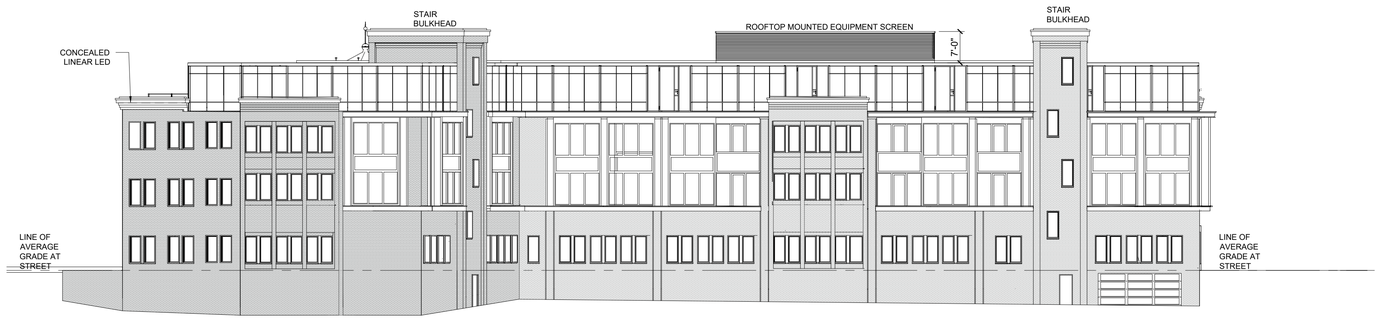
2 Beekman Street Building - West Elevation

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



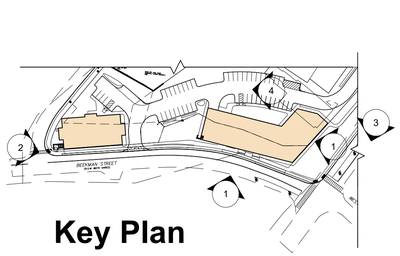
3 Beekman Street Building - East Elevation

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



4 Beekman Street Building - North Elevation

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



Key Plan

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16	08/26/25	NO CHANGE	AJS

Site Plan Application

Sheet A-107 - Elevations 1

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

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

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

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

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

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

1 High Street Building - South 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

REVISIONS:			
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14	06/24/25	REVISED PER PLANNING BOARD COMMENTS	AJS
15	07/29/25	NO CHANGE	AJS
16	08/26/25	NO CHANGE	AJS

2 High Street Building - West Elevation

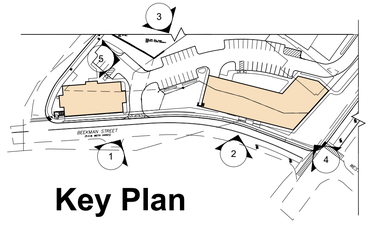
Scale: 1/16" = 1'-0"

3 High Street Building - East Elevation

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

4 High Street Building - North Elevation

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



Key Plan

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2

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1

Site Plan Application

Sheet A-108 - Elevations 2

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

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

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

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

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

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

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

Colliers Engineering & Design

August 26, 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 August 7, 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: **The applicant continues to coordinate with NYSDOT on the land acquisition process. The NYSDOT issued the attached letter which advised that the lands may be released for purchase by the applicant and they are working to complete the full legal review and appraisal process.**

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

Response 3: **Comment noted, see response #1 above.**

Colliers Engineering & Design

Lot Consolidation Plan:

Comment 1: We find the submitted Lot Consolidation Plan to be acceptable at this time.

Response 1: Comment noted.

Sheet 4 of 19:

Comment 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.

Response 1: The proposed spot elevations at the depressed curb drainage have been revised to show a 1" elevation change between the pavement and top of curb. Refer to Sheet 6 and Detail Sheet 14 for this modification.

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 for revisions to the above-mentioned grading. A 2-foot flat area is provided behind the sidewalk before transitioning to the swale.

Sheet 9 of 19:

Comment 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.

Response 1: The enclosed plans indicate a conceptual reconnection for 7 Tompkins Avenue to the City's sewer main in Tompkins Avenue with the additional installation of an interior pump for the basement unit in order to remedy the current illicit connection through the Applicant's property. Private discussions with the owner of 7 Tompkins will be had in furtherance of this proposed method and any other feasible means of connection, e.g., a privately negotiated easement between the parties for a gravity line through the property.

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

Colliers
Engineering & Design

Sincerely,

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

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

R:\Projects\2023\23010468A\Correspondence\OUT\250826 JED Comment Response (L&T).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

August 26, 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, August 11, 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. **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

   Response: The locations of the dumpster enclosures on the site plans present the most convenient locations to service each building, as well as provide ease for pick-up by the garbage truck with minimal maneuvering and backing up. The dumpsters are each within a masonry enclosure structure which is taller than the dumpster to provide screening and the gates to the enclosures are also solid for screening purposes. The material finishes for the enclosures are sampled from the building designs.

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

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

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.

Response: The proposed building height complies with the 48-foot maximum measured from the average street front grade, as noted on the elevation drawings. Dimensions have also been provided to indicate heights at other areas where there are stories constructed below the street front grade, although stories below grade do not count toward building height. Additionally, structures projecting above the roof line have been labeled, and dimensions of elevator and stair bulkheads and screened areas for rooftop mounted mechanical equipment are indicated on the elevation drawings to demonstrate that they comply with the 15 foot above maximum building height requirement.

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

NEW YORK STATE | Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

JAMES RUSAK, P.E.
Assistant Commissioner
Regional Affairs and Asset Management

August 6, 2025

Richard D'Andrea
Colliers Engineering & Design
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595

Re: SPCN 08-III-2149 - Bay Ridge Studios LLC and Beekman Arts Center LLC
City of Beekman, Dutchess County

Dear Mr. D'Andrea:

The New York State Department of Transportation (NYSDOT) has reviewed the applicants' (Beekman Arts Center LLC & Bay Ridge Studios LLC) request to purchase excess New York State right-of-way (NYS ROW) along Beekman Street and High Street in the City of Beacon. The requested portions of NYS ROW are situated adjacent to/lie within Tax Parcels 5955-19-706012, 5954-26-781983 and 5954-26-689990. At this time, the Regional Office has completed its review and determined that these lands may be released for purchase by the applicants. NYSDOT is currently completing a full legal review and appraisal of the property and will continue to work with the applicants towards the completion of these conveyances.

Sincerely,

Thomas P. Szack
Regional Real Estate Officer

LANC & TULLY
Engineering and Surveying, P.C.

August 26, 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 August 26, 2025, from Cuddy & Feder.
- Correspondence dated August 26, 2025, from Colliers Engineering & Design.
- Correspondence dated August 26, 2025, from Aryeh Siegel, Architect.
- Correspondence dated August 6, 2025, from NYSDOT regarding the status of acquisition of lands by the applicant.
- Plans titled "Site Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC", with the latest revision date of August 26, 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-108 titled "45 Beekman Street", with the latest revision date of August 26, 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.***

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. *Although this has been modified on Sheet 6 of 19 to show a 1" difference between the top of pavement and the top of the depressed concrete curb, the detail on Sheet 14 of 19 has not been modified to show the 1" difference between the top of pavement and the depressed curb.*

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. *The applicant should further discuss the status of their negotiations with the owner of 7 Tompkins Avenue as to the resolution of the sewer connection.*

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: September 7, 2025

RE: 45 Beekman Street Site Plan, Beekman Arts Center LLC & Bay Ridge Studios LLC

I have reviewed the following material regarding the proposed project at 45 Beekman Street:

- Cover letter by Taylor M. Palmer, Cuddy + Feder LLP, dated August 26, 2025
- Exhibit A: Response to Comments Memo by Colliers Engineering and Design, dated August 26, 2025
- Exhibit B: Responses to Comments Memo prepared by Aryeh Siegel Architect, dated August 26 2025
- Site Plan Set (19 sheets) by Colliers Engineering and Design, last revised August 26, 2025
- Architectural Set (8 sheets) by Aryeh Siegel, Architect, last revised August 26, 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 LWRP area. Parcel #689990 and a portion of parcel #781983 are included in the 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 NYSDOT, requiring a Use and Occupancy Permit. **The applicant has stated that NYSDOT approvals will be sought.**

All previous planning comments have been addressed. The proposed site plan is sufficiently detailed for consideration of approval. If you have any questions or need additional information, please feel free to contact me.

Natalie Quinn
Beacon Planning Consultant
Cc: Bryan Murphy, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & 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 August 26, 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 August 26, 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	Site Section Diagram
Sheet A-107	Elevations 1
Sheet A-108	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, August 12, 2025 and September 9, 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) recommended improvement of 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 which stated "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," and further provided a comment on the proposal to highlight the architectural cornice elements through lighting, ultimately recommending that the Planning Board should rely on its own study of the application with due consideration of the County's comments; 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

[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.

met on October 7, 2024, November 8, 2024, and December 6, 2024 and reported its recommendations to the Planning Board; and

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 and recommended submittal of a Construction Protection Plan to OPRHP for review for historic resources within 90 feet of the proposed construction activities; 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 sewer main, and the Applicant proposes to disconnect 7 Tompkins Avenue from the existing sewer system on the Property and re-connect such property to the City of Beacon sanitary sewer system; 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 has reviewed the application for Subdivision (lot merger) Approval against the standards set forth in Chapter 195 of the City of Beacon Code; 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, including a Use & Occupancy Permit, or similar form of authorization, from NYSDOT regarding the proposed sidewalk connection to NYS Route 9D, proposed sculpture area, grading, drainage and other improvements within the NYSDOT right-of-way.

3. The comments contained in the City Engineer's letter to the Planning Board dated August 26, 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 September 7, 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 simultaneously with the filing of the Subdivision Plat 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 and/or Building Inspector, the Applicant shall submit the following with respect to any relocation of the sanitary sewer connection to the City's sanitary sewer system 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.

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: September 9, 2025
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved _____

City of Beacon Planning Board Agenda
09/09/2025

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 9.9.25 Supplemental Board Submission Cvr Ltr.pdf

1064 Wolcott PB 9.9.25 Exhibit A - Response Memo by Aryeh Siegel, Architect 8-26-25.pdf

1064 Wolcott PB 9.9.25 Exhibit B - Response Memo by HLD 8-26-25.pdf

1064 Wolcott PB 9.9.25 Exhibit C - Water and Sewer Engineer's Report by HLD rev 8-26-25.pdf

1064 Wolcott PB 9.9.25 Plans prepared by AJS and HLD.pdf

Lanc & Tully 1064 Wolcott 08-27-25 review.pdf

KARC Review PB_1064 Wolcott Ave_2025.09.07.pdf

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Taylor M. Palmer, Esq.
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August 26, 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, and 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 is to continue discussions related to the Project with a focus on the updated programmatic elements, as well as certain revised engineering details and schematic landscaping design features, with additional refined engineering, traffic, lighting, and landscaping deliverables to align with the refined project concept in a future supplemental submission.

SITE PLAN REFINEMENTS AND RESPONSE TO BOARD AND CONSULTANT COMMENTS:

Since the Applicant's last full appearance at the Planning Board in connection with the Application at the Board's June 10, 2025 meeting Agenda,[1] 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

[1] Please note that the Application was scheduled for continued review during the Board's August 12, 2025 meeting Agenda, however, the Applicant requested an adjournment at that meeting to allow for the full complement of the Board to have the opportunity to review the programmatic submission.

and dormers, and related to the 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 plan set, prepared by Aryeh Siegel, Architect ("Aryeh Siegel") and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated January 28, 2025 and last revised August 26, 2025 (collectively, the "Plans"), substantially addresses the comments provided by this Board and the City's Planning and Engineering consultants. In addition, a narrative response letter prepared by Aryeh Siegel and a point-by-point response letter prepared by HLD are enclosed herewith as **Exhibit A** and **Exhibit B**, respectively.

Understanding the Board's initial 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, with additional attention to refining certain engineering details of the Project to advance discussions in that area. The Applicant respectfully requests that this Board consider the enclosed materials and provide feedback on the refined Project design during its regular meeting on September 9, 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 main revolving door along with side swinging doors, with a glass canopy over the sidewalk and extending over all entry doors to elongate the entryway and further define this feature as a focal point within the context of the Project.

- 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.

- A schematic landscaping design has been incorporated into the Plans, with a formal landscaping plan to be developed by Debra Adamsons of Landscape Restorations and provided in a future submission.

- Updated and additional utility and grading, erosion and sediment control, site profile, and construction details for the Project have been included in the Plans.

Please note that several of the above-outlined programmatic changes were included within the prior version of the Plans, dated January 28, 2025 and last revised July 29, 2025, and described within the prior submission to this Board on July 29, 2025. As noted above, the Application was adjourned during the August 12, 2025 meeting of the Planning Board, and accordingly, the programmatic and design updates outlined above have not yet been reviewed by the Board.

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

LIST OF ENCLOSURES AND CONCLUSION:

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

Exhibit A: Site Plan Application - Responses to Comments letter prepared by Aryeh Siegel, Architect, dated August 26, 2025, providing a narrative description of the revised design approach for the Project;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated August 26, 2025, providing responses to City Engineering Consultant Lanc & Tully Engineering and Surveying, P.C.'s memorandum dated April 4, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated August 11, 2025; and

Exhibit C: Preliminary Water and Sewer Engineer's Report, prepared by Hudson Land Design Professional Engineering, P.C., dated January 28, 2025 and last revised August 26, 2025.

In addition, attached please find five (5) full-size sets of Plans, prepared by Aryeh Siegel and HLD.

We look forward to appearing at this Board's regular meeting on September 9, 2025 to continue the Board's review of the Project and to answer any questions that the Board may have. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

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

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Bryan Murphy, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully, P.C.
JMARKMNG, LLC
Hudson Land Design Professional Engineering, P.C.
Aryeh Siegel, Architect
Jessica Zalin, Esq.

ARYEH SIEGEL
ARCHITECT

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

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

August 26, 2025

Dear Chairman Gunn and Members of the Planning Board,

We are submitting newly revised design sketches in response to our review of the project at the June 2025 Planning Board meeting. We will fully respond in a future submission to the comments in KARC Planning Consultant's Memorandum, dated August 11, 2025; and Lanc & Tully's Engineering Memorandum dated August 7, 2025.

At the June meeting, the Board offered specific comments and recommendations about the new approach to the project. The focus of the original revision we discussed at the meeting was to reduce the scale of the project and to separate the addition from the historic north building; to connect the addition to the existing south building in a subtler way; and to reinforce the division of the project into 3 separate visual components, where the addition is perceived as one of three parts of the full design. We understood that the Board was generally supportive of several aspects of the revised scheme, and that the Board's recommendations were intended to help the Applicant build on the progress made up to that point.

The Applicant would like to review the updated schematic design with the Board again before moving forward with engineering and further design development. We look forward to working with the Board to create a project that provides additional hotel accommodations in Beacon and fits into its surroundings with the new use.

We changed elements of the design considering the observations shared by the Board and focused on incorporating the suggested changes that are presented in this submission. Specifically, we addressed the following items:

- The restaurant was moved to the 3rd floor of the south building, and the existing historic north building is now used exclusively for hotel rooms

- The south tower on the addition was reduced in height to avoid visually crowding the recessed connection to the existing south building. The pitch of the roof was lowered to reinforce this change. Rethinking the tower design also reinforced the asymmetrical façade design to help integrate the new and existing buildings across the site

- The hotel entrance was significantly redesigned to bring more visual attention to the entry
    - The main door was changed to a revolving door

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

  - A large glass canopy extends over the sidewalk and to the sides of the entry to cover swinging doors into the lobby
  - The siding material at the entrance references the siding in the recessed areas to differentiate the entrance
  - The entry roof design and detailing were updated
  - Details and proportions of the entry were changed to integrate with the rest of the building

- The north tower on the addition was changed to include a 2nd floor porch that wraps around the side and continues the 2nd floor porch on the front façade. The 2nd floor porch detail reflects the porch on the existing historic north building, and helps to break up the mass of the facade

- The dormers on the updated portion of the existing north building were re-scaled to better fit the proportions of the existing building

- The Applicant retained Debra Adamsons of Landscape Restorations. Debra is currently working on the landscaping to complement the new and existing buildings and is focusing on developing the area between the addition and the existing north building in coordination with the overall design. The landscape design will be submitted for the next Planning Board meeting.

- The Applicant is in the process of retaining a lighting designer to develop the exterior lighting for the building and landscape lighting

- The south building façade was revised to add windows and eliminate existing expanses of blank wall

- Dormers like the new dormers on the north building were added to the south building roof to add visual interest to the large existing roof expanse and tie the buildings together. The dormers add natural light to the interior 3rd floor connection between this building and the addition

- The rear elevation is being developed. The elevation is simpler than the front but contains associated elements. The long façade is divided with piers and separate shed dormers.

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

August 26, 2025

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

Re: 1064 Wolcott Avenue Site Plan
JMARKMNG, LLC (Applicant)
1064 Wolcott Avenue
Tax Parcel: 5954-34-641767 (±1.77 acres)
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Site Plan Set in response to Lanc & Tully's April 4, 2025 comment memorandum and KARC's August 11, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully April 4, 2025 Comment Memorandum

General Comments

1. The reduced building footprint increases the setback to 23.8' at its closest point. The Applicant continues in his effort to acquire property from the adjacent landowners.
2. Comment noted.
3. A lighting plan will be provided in a future submission.
4. A meeting will be requested with the Fire Chief to review the new building configuration.

Engineer's Water & Sewer Report:

1. The water and sewer report has been updated to 6,882 gpd, which represents the latest layout configuration of 49 guest rooms, 49 restaurant seats and 10 employees.

2. The last sentence in the first paragraph on page 4 of the water and sewer report has been updated to 6,882 gpd.

3. Comment noted. All total flows within the water and sewer report have been updated to 6,882 gpd.

Site Plan (Sheet 1 of 12):

1. ADA signage is now provided on sheet 6 of the revised plan set.

2. The ADA ramp on sheet 1 are now consistent with the ramps on sheet 6.

Landscaping Plan (Sheet 3 of 12):

1. Aryeh Siegel has provided a concept landscaping plan with this submission.

2. A landscaping schedule with be provided in a future submission with the fully developed landscaping plan.

Building Plans (Sheet 4 of 12):

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

Grading & Utility Plan (Sheet 6 of 12):

1. Hydrant flow tests will be conducted on Harbor View Court to verify available pressures and flows and coordinated with the sprinkler designer. The data will also be discussed with the Fire Chief.

2. Picket fences have been added to all retaining walls that are more than 30 inches in height. A detail is provided on sheet 10 of the revised plan set.

3. The area behind the new building addition has been graded to provide positive drainage around the building. Additional drainage will be provided as the plan is developed.

Erosion & Sediment Control Plan (Sheet 7 of 12):

1. Notes 8 and 9 have been revised accordingly.

2. All requested notes have been added to the plan.

Truck Turning Plan (Sheet 9 of 12):

1. The Aerial Fire Truck Detail in the upper right-hand corner has been increased in size so that all information as related to the fire truck is legible.

SWPPP Comments:

1. A revised SWPPP is still being finalized and will be provided in a future submission. A Stormwater Maintenance Agreement will be prepared once the SWPPP is finalized.
2. Roof leaders will be connected to underground infiltration practice. The drainage design is still being worked out. Roof leader routes will be provided in a future submission.

3. The language in Section "12.0 Conclusion" will be updated in a future submission.

4. Minimum bottom area requirement calculations for underground infiltration practice will be provided with the revised SWPPP in a future submission.

5. The Infiltration system has been moved downhill from the buildings.

6. Location of a temporary soil stockpile has been added to Sheet ESC-1.

7. Land cover types will be provided for both pre- and post-development conditions with the revised SWPPP in a future submission.

KARC August 11, 2025 Comment Memorandum

1. A landscaping plan is provided with this submission. A lighting plan will be provided in a future submission.
2. Aryeh Siegel has responded to this comment under separate cover.
3. Aryeh Siegel has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Aryeh Siegel has responded to this comment under separate cover.

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

- Updated Site Plan Set
- Updated Water and Sewer Report

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: JMARKMNG, LLC (via email)
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

Preliminary Water and Sewer Engineer's Report: for 1064 Wolcott Avenue-Hotel & Accessory Restaurant

Prepared for:
JMARKMNG LLC
1064 Wolcott Avenue
Beacon, NY 12508

January 28, 2025
Revised on March 25, 2025; August 26, 2025

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street
Beacon, NY 12508 (Main Office and Mailing Address)
13 Chambers Street
Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926

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1.0 PROJECT LOCATION

The project site is a developed commercial parcel located at 1064 Wolcott Avenue in the City of Beacon, Dutchess County, New York. The property is identified as parcel number 5954-34-641767 in the City of Beacon Tax Maps and is currently the location of the Rose Hill Manor Day School, a daycare facility. The parcel consists of 1.767 acres of land upon which there are 2 multi-story buildings, 2 parking lots, and an access entrance to/from Route 9D/Wolcott Avenue. The northern existing building on the site is a 3-story framed building, and the southern building is a 2-story framed building. The current use of the project site includes, 2 residential apartments with 2-bedrooms each, a daycare facility that serves a maximum of 120 children and has a 20 member staff.

2.0 PROJECT DESCRIPTION

The project consists of the closing of the apartments & daycare facility and the renovation and adaptive re-use of the 2 existing buildings on the property along with the construction of a new addition to the two-story building in the southern portion of the property to accommodate a proposed hotel & restaurant. Additional general improvements to be constructed at the site include landscaping, an expanded parking area, and stormwater management practices on the site. The proposed improvements to new and existing buildings are as follows:

1. Hotel & Restaurant

A new addition will be constructed between the two existing buildings and will connect to the south building for the planned hotel and restaurant. The two existing buildings and addition will comprise the new hotel & restaurant. The two existing buildings will be renovated to convert them to the new planned use.

The project will consist of a hotel, restaurant and spa along with other amenity spaces. At the lower level, there is a spa, massage room, gym, and other amenity spaces. The first floor will contain the reception desk, bar guest rooms and additional amenity spaces. The 2nd floor will contain guest rooms and the 3rd floor will contain guest rooms and the restaurant.

For water and sewer use purposes, the hotel & restaurant will consist of 49 guest rooms, a 49 seat restaurant, and a spa.

2. Employees

The hotel & restaurant are expected to have up to a maximum of 10 employees on the premises at any one time per shift; this would include the times where there may be shift overlap therefore, the water and sewer usage is based upon 10 employees on the premises per day.

2.1 Design Standards

This report summarizes all data and information necessary for the design 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 Health (NYSDOH) Standards for Individual Water Supply and Individual Sewage Treatment Systems Appendix 75-A
- Dutchess County Department of Health (DCDOH) Water and Wastewater Systems Design and Construction Standards
- New York State Department of Environmental Conservation (NYSDEC) "Design Standards for Wastewater Treatment Works" for Intermediate Sized Sewage Facilities.
- Recommended Standards For Wastewater Facilities (Ten States Standards)

3.0 Estimated water & wastewater generation rates are taken from the NYSDEC "Design Standards for Intermediate Sized Wastewater Treatment Systems, 2014 Edition"

Currently the project site is in use as a child day care facility. The wastewater generation rate for the project site's current use can be quantified as below:

Rose Hill Manor Day School Existing Conditions

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)	Total Reduced Component Flow (gpd)
Maximum Number of Children at the Daycare[1]	120	20	2,400	1,920
Maximum Number of Employees[2]	20	15	300	240
Bedrooms (Total # of Bedrooms in the 2 Existing Apartments)	4	110	440[3]	440[3]

Total Flow (for Current Use) with 20% Reduction for Water Saving Fixtures:

= 2,600[4] gpd

[1]Flow calculations are based upon the highest number of children at the day care, per day, during peak times.

[2]Flow calculations are based upon the highest number of employees (20 employees), per day, during peak times.

[3] The 20% reduction is already figured into the flowrate. No further reduction can be taken.

[3]20% reduction taken for Children and Employees only.

The proposed development for the site into a hotel and restaurant will increase the water demand/wastewater generations which is quantified below:

1064 Wolcott Avenue Hotel & Restaurant Proposed Conditions

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)	Total Reduced Component Flow (gpd)
Hotel Rooms	49	110	5,390[1]	5,390[1]
Restaurant Seats	49	35	1,715	1,372
Employees[2]	10	15	150	120

Total Flow (for Hotel & Restaurant Use) with 20% Reduction for Water Saving Fixtures:

= 6,882 gpd[3]

[1] The 20% reduction is already figured into the flowrate. No further reduction can be taken.

[2]Flow calculations are based upon up to 10 employee shifts per day during peak times.

[3]20% reduction taken for Restaurant and Employees only.

As shown in the Day Rose Hill Manor Day School table, the property's current wastewater generation (and equal water demand) is 2,600 gpd. The proposed hotel & restaurant will in turn use about 6,882 gpd, which results in a net increase of 4,282 gpd from the existing use.

3.1 Existing City Sewer Infrastructure

The City's Water and Sewer Superintendent will be contacted in order to verify that the City's sewage treatment system has the existing capacity for the proposed project. The sewage treatment plant has capacity for up to 6 million gallons/day (MGD) and is currently operating at 3.2 MGD to 3.5 MGD. In the past, there have been reported sewer surcharges during unique storm events in the City's sewer system.

Much of the City of Beacon's sewer infrastructure is old and has many old sewer service connections from buildings and residential homes. In addition, there are likely illegal stormwater and sump pump discharges to the city sewer from both commercial and residential properties. As such, during these storm events, and the ground being saturated, the City's sewer system is overburdened with these additional flows. The City has been working for some time smoke testing the sewer lines in order to identify where illicit connections are. Whenever an illicit connection has been found involving City-owned stormwater/roof leader/sump pump connections to the sewer system, they have been eliminated. The City has also been mandating that these types of connections be eliminated from any existing developed property seeking a building permit. The City continues to work toward eliminating all illicit connections, and infiltration problems with their existing infrastructure. Before the improvements began, the City sewer plant would receive upwards of 12 MGD during storm events. Currently, the City's efforts in correcting the problem have reduced the flow during storm events to between 6 and 8 MGD. The City has been working extensively to eliminate I&I problems within it's sewer system through Capital Improvement Projects, and has recently reconstructed the dividing weir at the plant where the North Interceptor and the South Interceptor sewers meet at the plant.

3.2 Inflow and Infiltration on the Site

An inflow and infiltration (I&I) inspection of the site and existing buildings was conducted on March 4th, 2025 to ascertain if there are illicit connections to the City of Beacon's sanitary sewer system. The inspection revealed that the site has no illicit connections/discharges from stormwater or other sources to the public sewer system. Please refer to the I&I Report under separate cover, dated March 24th, 2025, for details of the inspection and findings.

4.0 WATER SUPPLY

The project is expected to require 6,882 gallons of water per day. The net gain of the water usage, from the property current use, is 4,282 gallons per day. The City's Water and Sewer Superintendent will be contacted to verify if the anticipated increase in daily water demand can be met by the City's water system.. According to the 2021 City of Beacon Annual Water Quality Report, the entire water district currently consumes an average of 2.28 million gallons per day (MGD). The total capacity of the water supply system is approximately 4 MGD.

Therefore, after full build-out, the City's water supply will still have an excess of 1.7 MGD capacity.

There is an existing 12" ductile iron (DI) water main located within Wolcott Avenue. The north building at the site has an existing water service connection to the main on Wolcott Avenue. The south building has a 4" DIP connection to a water main located on Harbor View Court through a utility easement.

Water supply to the existing buildings/end portions of the hotel will be provided by the existing service connections that are already in use. Water for the building addition will be provided by an internal connection of the new structure's internal plumbing to the plumbing of the south building.

The current 4" water service line to the south building is 4" class 52 ductile iron which provides adequate water for sprinkler systems within the existing building. This water line will provide domestic and fire suppression service to the proposed building addition. The water service line for fire suppression will split within the south building for domestic service. A minimum pressure of 20 pounds per square inch shall be maintained at the furthest point in the distribution.

5.0 SEWAGE CONVEYANCE

The project is expected to generate 6,882 gallons of wastewater per day, with a net gain of the wastewater generation, from the property current use, of +4,282 gallons per day. Sewage collection for the project will be handled by the existing sewer service connections for the 2 existing buildings on the property. The proposed building addition will be provided with a new 6" SDR 35 PVC sewer service line that will be connected to the existing 6" SDR 35 sewer service line for the existing north building which will then convey sewage to the City's sewer main on Wolcott Avenue. Raw line inverts that will provide for acceptable pitch from the building addition to the existing sewer service line have been provided on the plans. The minimum slope on the 6" sewer lines shall be 1.0%.

Two (2) sanitary manholes are proposed at changes of direction and pipe slope from the building addition's raw sewage line to the northern building's sewage service line.

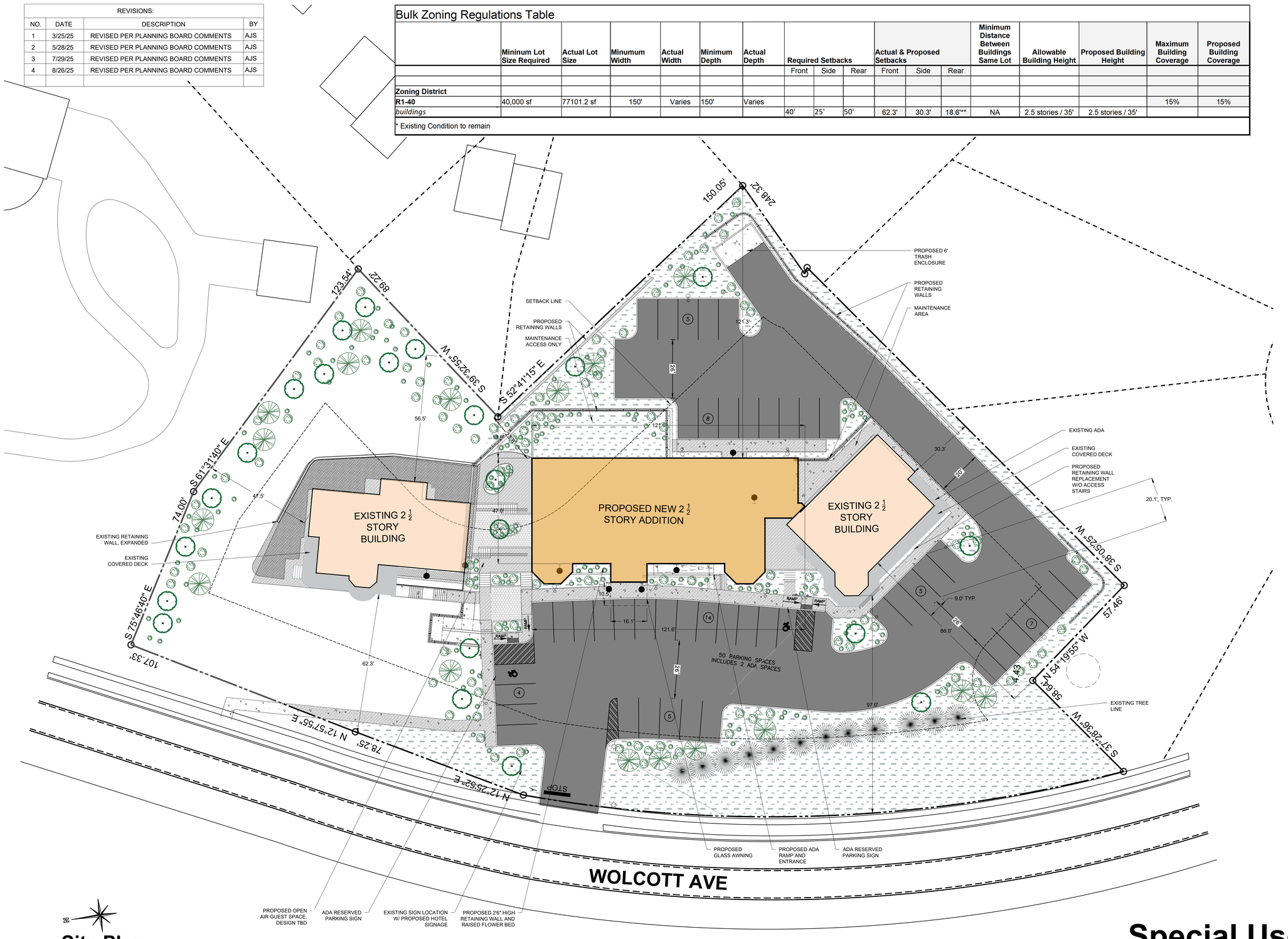
5.1 Grease Trap

Based upon the proposed restaurant within the hotel, which will serve food, a grease trap is recommended. At this time, the kitchen for the proposed restaurant is still in the design phase and proposed flowrate volume is unknown. Once the design is finalized and the flowrate is known, a grease trap will be designed for the restaurant and sized per DC53 of the DCDBCH Design and Construction Standards for Plan Submission Guide dated September 1st, 2016.

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
4	8/26/25	REVISED PER PLANNING BOARD COMMENTS	AJS

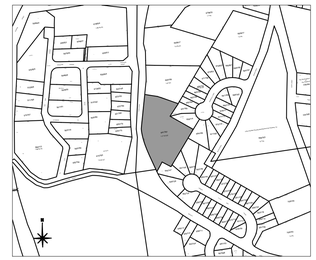
Bulk Zoning Regulations Table

	Mininum Lot Size Required	Actual Lot Size	Minumum Width	Actual Width	Minimum Depth	Actual Depth	Required Setbacks			Actual & Proposed Setbacks			Minimum Distance Between Buildings Same Lot	Allowable Building Height	Proposed Building Height	Maximum Building Coverage	Proposed Building Coverage
							Front	Side	Rear	Front	Side	Rear					
Zoning District																	
R1-40	40,000 sf	77101.2 sf	150'	Varies	150'	Varies										15%	15%
buildings							40'	25'	50'	62.3'	30.3'	18.6'**	NA	2.5 stories / 35'	2.5 stories / 35'		
* Existing Condition to remain																	



Site Plan

Scale: 1" = 20'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	R1-40
Tax Map No.:	5954-34-641767
Lot Area:	1.77 Acres
Building Footprint:	10,510 square feet (Proposed Addition + Existing Buildings on Site)
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Daycare
Proposed Use:	Hotel, Restaurant

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Lodging		
0.5 space per guest room (minimum) 1.5 space per guest room (maximum)	49 Guest Rooms	25 parking spaces minimum 74 parking spaces maximum
Commercial (Restaurant)		
3 spaces per 1,000 sf GFA (minimum) 5 spaces per 1,000 sf GFA (maximum)	1,220 gsf	3 parking spaces minimum 5 parking spaces maximum
Total Required		**28 parking spaces minimum** **79 parking spaces maximum**
Total Provided		**48 parking spaces** **See Notes Below**

Notes:

1. 48 parking spaces are provided on site.
2. Maximum Proposed occupancy for the Restaurant is 49 people.
   a. Note that the maximum occupancy is only expected to occur Friday and Saturday evenings from 6pm to 8pm, and Sunday brunch from 10am to 2pm
3. Hours of Operation:
   a. The Restaurant shall operate between 8pm and 10pm Sunday through Thursday & Friday/Saturday between 7am and 10pm, 7 days a week, 365 days a year.
4. The Applicant and project shall comply with the final approved version of the Traffic and Parking Management Plan, as prepared by Colliers Engineering & Design.
5. Zoning variance required for rear setback. Existing building within current setback.

Index of Drawings

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Sheet 10 of 12	Construction Details (CD-2)
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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	NO CHANGE	AJS
4	8/26/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 1 of 12 - Site Plan

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

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

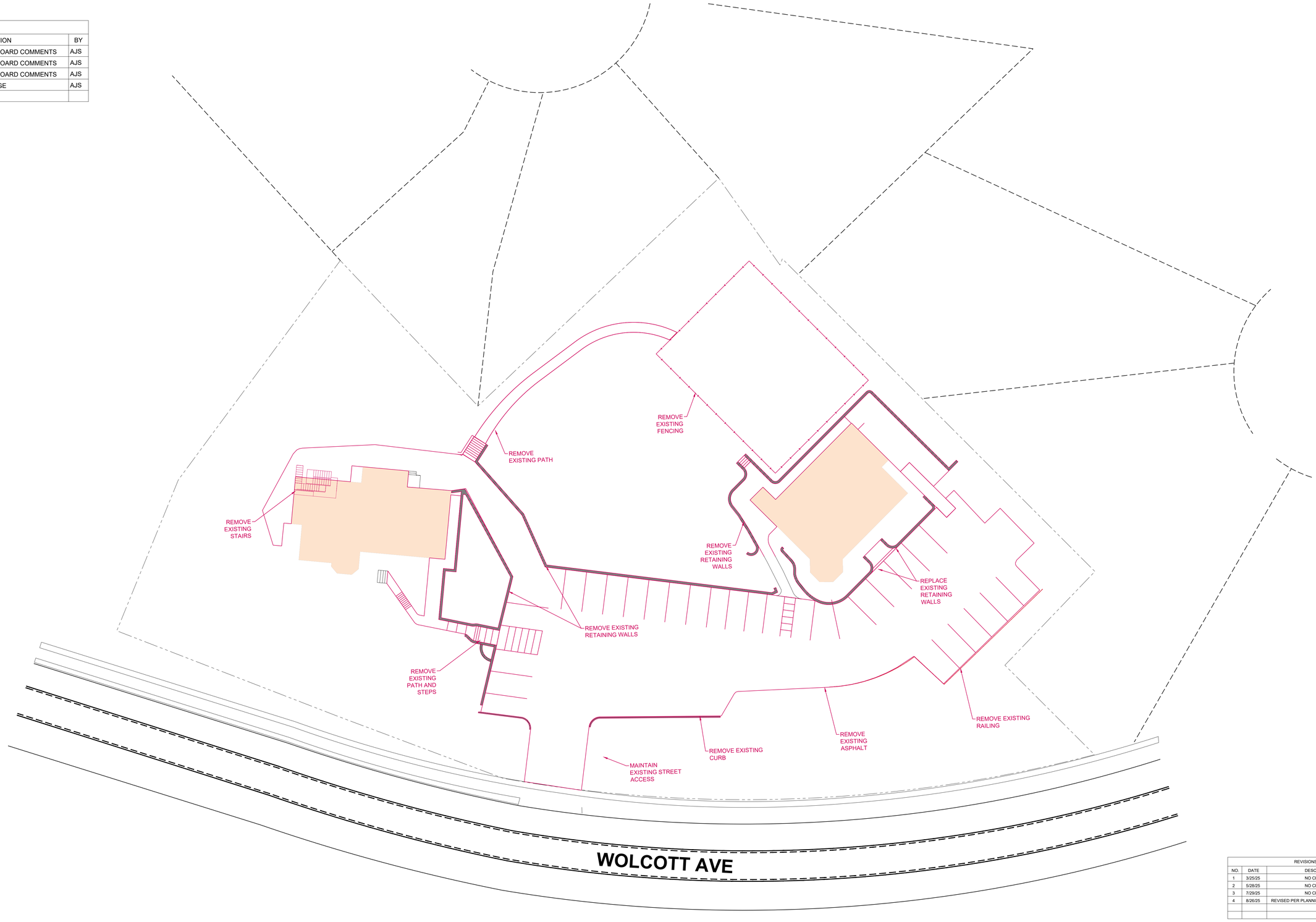
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

1064 Wolcott Avenue

Beacon, New York
Scale: 1" = 20'
January 31, 2025

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
4	8/26/25	NO CHANGE	AJS



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3	7/29/25	NO CHANGE	AJS
4	8/26/25	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan

Scale: 1" = 20'

Special Use Permit Application

Sheet 2 of 12 - Existing Conditions and Demolition Plan

1064 Wolcott Avenue

Beacon, New York
Scale: 1" = 20'
January 31, 2025

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

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

REVISIONS:			
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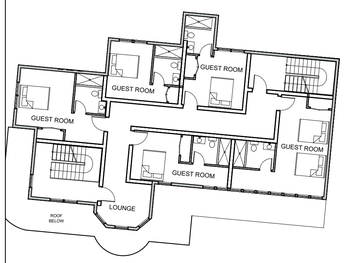
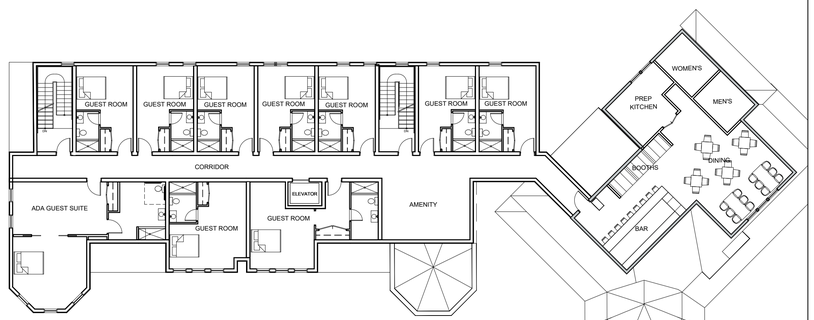
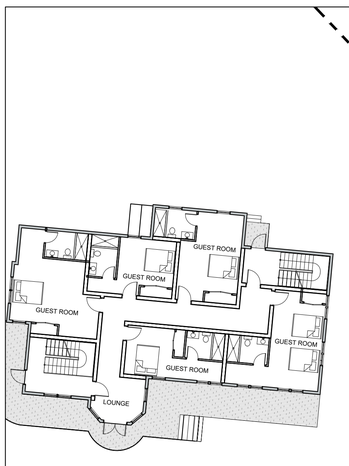
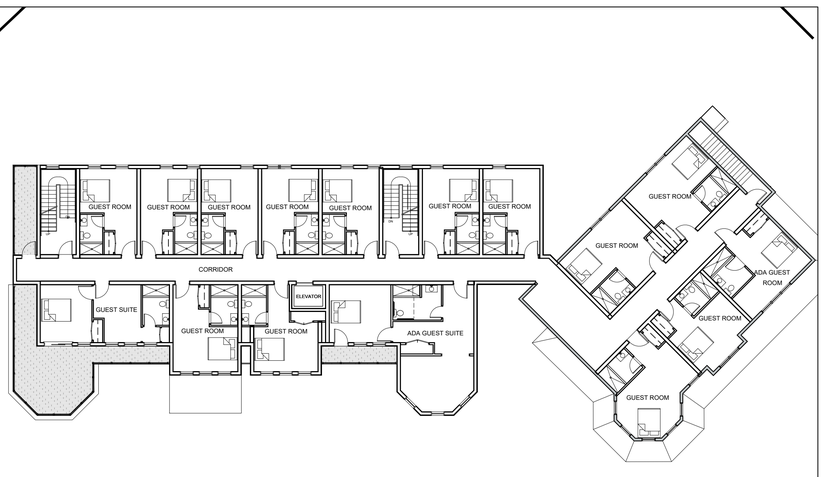




3rd Floor Plan

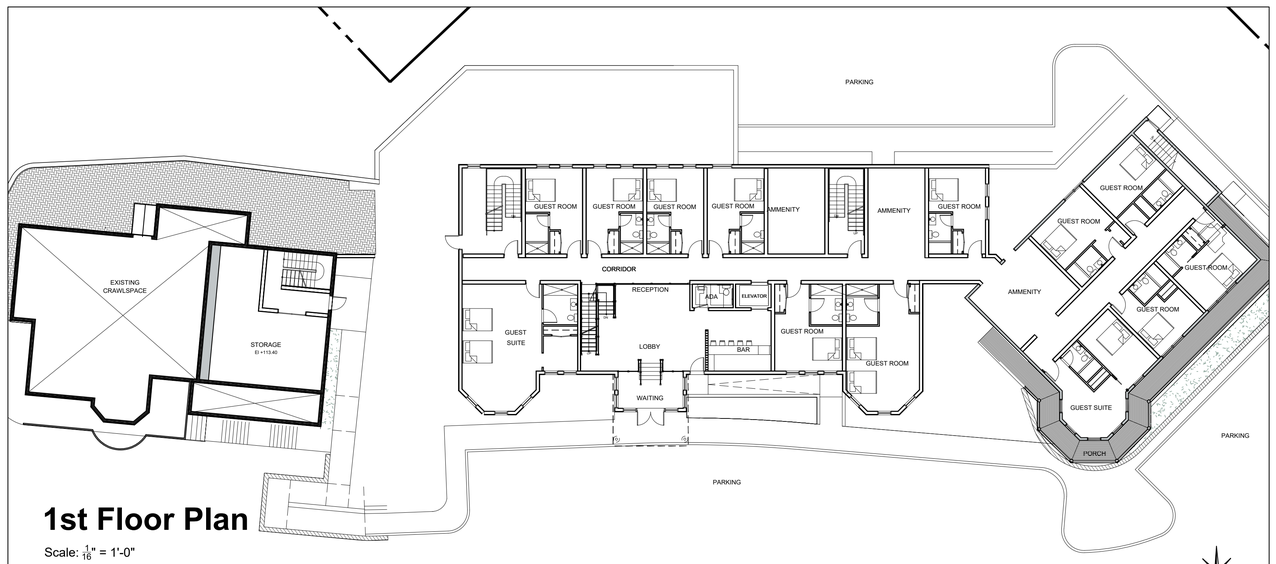
Scale: $\frac{1}{16}$" = 1'-0"





2nd Floor Plan

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



1st Floor Plan

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

REVISIONS:			
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3	7/29/25	REVISED PER PLANNING BOARD COMMENTS	AJS
4	8/26/25	NO CHANGE	AJS

Special Use Permit Application

Sheet 4 of 12 - Building Plans

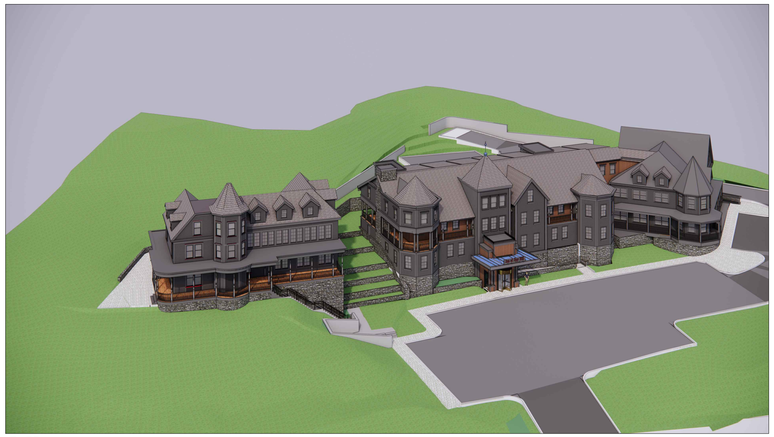
Owner:
JMARKMNG, LLC
1064 Wolcott Avenue
Beacon, New York 12508

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
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 5

View 2

View 6

View 3

REVISIONS:			
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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
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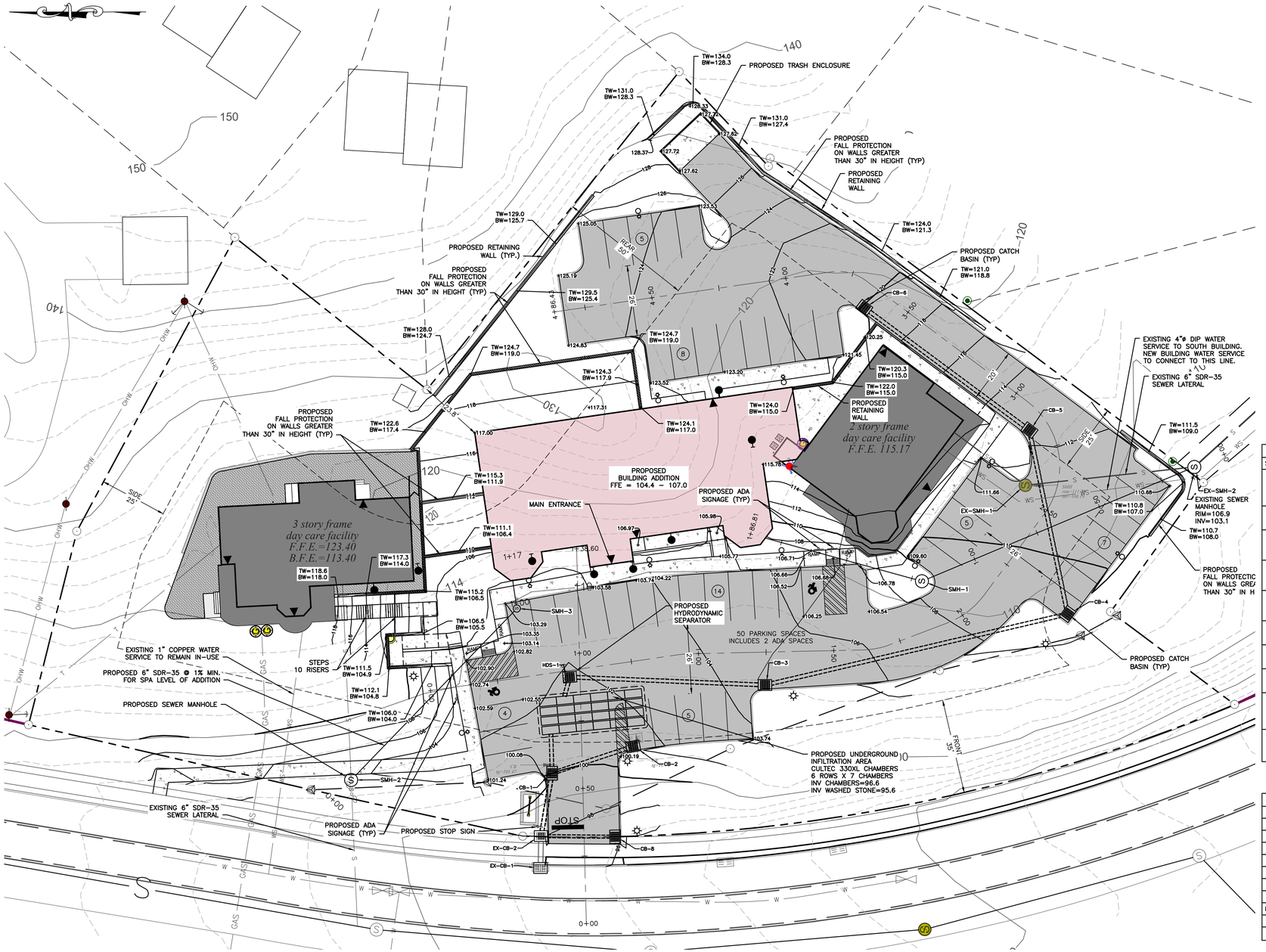

LEGEND:

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- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
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- EXISTING SEWER LINE
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- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN

- PROPOSED PROPERTY LINE
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- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS PIPING AND FLARED END SECTIONS:

ALL CATCH BASINS, PIPING AND FLARED END SECTIONS SHALL BE INSPECTED EVERY SPRING AND FALL. LOOK FOR OBSTRUCTIONS, VEGETATION, DEBRIS, LITTER, SEDIMENT, ETC. BLOCKING THE STRUCTURES OR PIPES. UTILIZE VACUUM TRUCK IF NECESSARY. OBSERVE THE FLOW OF WATER AFTER A RAINFALL EVENT. ANY EVIDENCE OF PONDING IN THE STRUCTURE INDICATES A POTENTIAL BLOCKAGE. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

RIP RAP OUTLET PROTECTION AND EMERGENCY OVERFLOW WEIR:

RIP RAP OUTLET PROTECTION AND THE EMERGENCY OVERFLOW WEIR SHALL BE INSPECTED QUARTERLY FOR SEDIMENT BUILD-UP, VEGETATION, DEBRIS, LITTER, AND OBSTRUCTIONS. IF SEDIMENT BUILDS UP ENOUGH TO FILL IN THE VOID SPACE BETWEEN THE STONES OR GRASS PAVERS, THEN THE RIP RAP OR PAVERS SHALL BE CLEANED OR REPLACED.

BIORETENTION AREA:

THE BIORETENTION AREA SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. AFTER STORM EVENTS, THE BIORETENTION AREA'S DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BIORETENTION AREA'S FLOOR SHALL BE MOWED WHEN THE GRASS REACHES A HEIGHT OF 18"(ONLY IF LAWN GRASS IS PRESENT). CUT ORNAMENTAL GRASSES ANNUALLY IN THE LATE FALL. SEDIMENT SHALL BE CLEANED OUT OF THE BASIN ANNUALLY. IN THE SPRING AND FALL, INSPECT INFLOW AND OUTFLOW POINTS FOR EROSION OR CLOGGING. INSPECT TREES, SHRUBS AND OTHER VEGETATION TO EVALUATE THEIR HEALTH AND REPLACE ANY DEAD OR DISEASED VEGETATION. INSPECT SURROUNDING DRAINAGE AREA FOR EROSION OR SIGNS OF SEDIMENT DELIVERY TO THE BIORETENTION AREA. REMOVE ANY INVASIVE PLANT SPECIES. REMOVE CLOGS FROM THE STORMWATER SYSTEM INFLOW AND OUTFLOW COMPONENTS. CHECK FOR SIGNS OF VEGETATION OVERGROWTH, OBSERVE DEWATERING CAPABILITY, CHECK FERTILIZER, AND TEST SOILS FOR PH ANNUALLY. HARVEST OVERGROWN VEGETATION AND REMOVE FROM THE BIORETENTION AREA. IF IT TAKES LONGER THAN 24 HOURS TO DEWATER THE BIORETENTION AREA, THE VALVE ON THE UNDERDRAIN SHALL BE OPENED SLIGHTLY TO PROVIDE FULL DEWATERING IN 24 HOURS. IF THE PH IS BELOW 5.2, LIME SHOULD BE APPLIED. IF THE PH IS ABOVE 7.0 TO 8.0, IRON SULFATE PLUS SULFUR CAN BE APPLIED TO REDUCE THE PH. REPLACE MULCH OVER ENTIRE AREA EVERY TWO TO THREE YEARS. IF DEWATERING IS A PROBLEM, CORE AERATION OF CULTIVATING UN-VEGETATED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION.

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

INFILTRATION BASINS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION DURING THE FIRST YEAR OF OPERATION. AFTER 50 YEARS OF SERVICE LIFE THE SYSTEM SHOULD BE EVALUATED. IF THE SYSTEM IS NO LONGER FUNCTIONING IN ACCORDANCE WITH THE ORIGINAL DESIGN, THE SYSTEM SHALL BE RESTORED OR REPLACED. THERE ARE FOUR INSPECTION PORTS AT THE CORNERS OF THE SYSTEM TO PROVIDE FOR VISUAL INSPECTION, AND A MEANS OF CLEANING SYSTEM WITH A VACUUM TRUCK. IN THE SPRING AND FALL, INSPECT THE INLET AND OUTLET FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS, DEBRIS, ETC.. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS AND FEED CONNECTORS.

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB-1	RIM = 100.00 SUMP = 95.00 HDS1-CB1 INV IN = 96.00 CB2-HDS1 INV IN = 97.50 CB1-EXCB2 INV OUT = 95.00
CB-2	RIM = 101.30 SUMP = 98.27 CB2-HDS1 INV OUT = 98.27
CB-3	RIM = 104.77 SUMP = 100.50 CB3 - CB2 INV IN = 101.60 CB3-CB2 INV OUT = 101.50
CB-4	RIM = 108.97 SUMP = 104.67 CB4-CB3 INV IN = 104.77 CB3 - CB2 INV OUT = 104.67
CB-5	RIM = 112.41 SUMP = 105.50 CB5-CB4 INV IN = 109.00 CB4-CB3 INV OUT = 105.50
CB-6	RIM = 119.91 SUMP = 116.07 CB5-CB4 INV OUT = 116.07
CB-8	RIM = 96.51 SUMP = 92.85 CB8-CB2 INV OUT = 93.85
EX-CB-1	RIM = 96.89 SUMP = 91.56 EXCB2-EXCB1 INV IN = 92.56
EX-CB-2	RIM = 97.43 SUMP = 92.06 CB1-EXCB2 INV IN = 94.33 CB8-CB2 INV IN = 93.58 EXCB2-EXCB1 INV OUT = 93.08
HDS-1	RIM = 101.75 SUMP = 96.38 CB3-CB2 INV IN = 98.37 Pipe - (27) INV OUT = 98.30

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1-EXCB2	24 LF	15" ø RCP	2.84%
CB2-HDS1	32 LF	15" ø CORR HDPE	2.44%
CB3-CB2	72 LF	15" ø CORR HDPE	4.33%
CB3 - CB2	115 LF	15" ø CORR HDPE	2.67%
CB4-CB3	69 LF	15" ø CORR HDPE	1.05%
CB5-CB4	76 LF	15" ø CORR HDPE	9.31%
CB8-CB2	27 LF	12" ø CORR HDPE	1.00%
EXCB2-EXCB1	12 LF	18" ø RCP	4.41%
HDS1-CB1	14 LF	15" ø CORR HDPE	5.17%
Pipe - (27)	7 LF	15" ø CORR HDPE	2.75%

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX-SMH-1	RIM = 112.37 EX BLDG LAT N INV IN = 107.84 EXSMH1-EXSMH2 INV OUT = 108.19
EX-SMH-2	RIM = 107.55 EXSMH1-EXSMH2 INV IN = 103.31 SMH1-EXSMH2 INV IN = 103.20 EXSMH2-EXSMH1 INV OUT = 103.10
EX-SMH-3	RIM = 105.38 EXSMH2-EXSMH1 INV IN = 100.38
SMH-1	RIM = 109.25 BLDG LAT S INV IN = 104.39 SMH1-EXSMH2 INV OUT = 104.29
SMH-2	RIM = 105.00 SMH3-SMH2 INV IN = 100.02
SMH-3	RIM = 103.32 BLDG LAT N INV IN = 101.00 SMH3-SMH2 INV OUT = 100.90

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
BLDG LAT N	11 LF	6 inch PVC Pipe	1.82%
BLDG LAT S	60 LF	6 inch PVC Pipe	1.00%
EXSMH2-EXSMH1	141 LF	6 inch PVC Pipe	1.93%
SMH1-EXSMH2	109 LF	6 inch PVC Pipe	1.00%
SMH3-SMH2	88 LF	6 inch PVC Pipe	1.00%

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 & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER 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.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

WATER METER NOTES:

1. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM 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. IN CASE OF A METER LOCATED WITHIN AN UNDERGROUND CHAMBER, THE WIRING FOR THE MXU UNIT SHALL BE RUN UP THROUGH THE VENT PIPING AND THE MXU UNIT MOUNTED TO THE EXTERIOR OF THE VENT PIPE.

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON.

BUILDING SPRINKLER NOTES:

1. THE NEW BUILDING SHALL BE PROVIDED WITH A FIRE SUPPRESSION SPRINKLING SYSTEM.

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:

NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

HUDSON LAND DESIGN

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

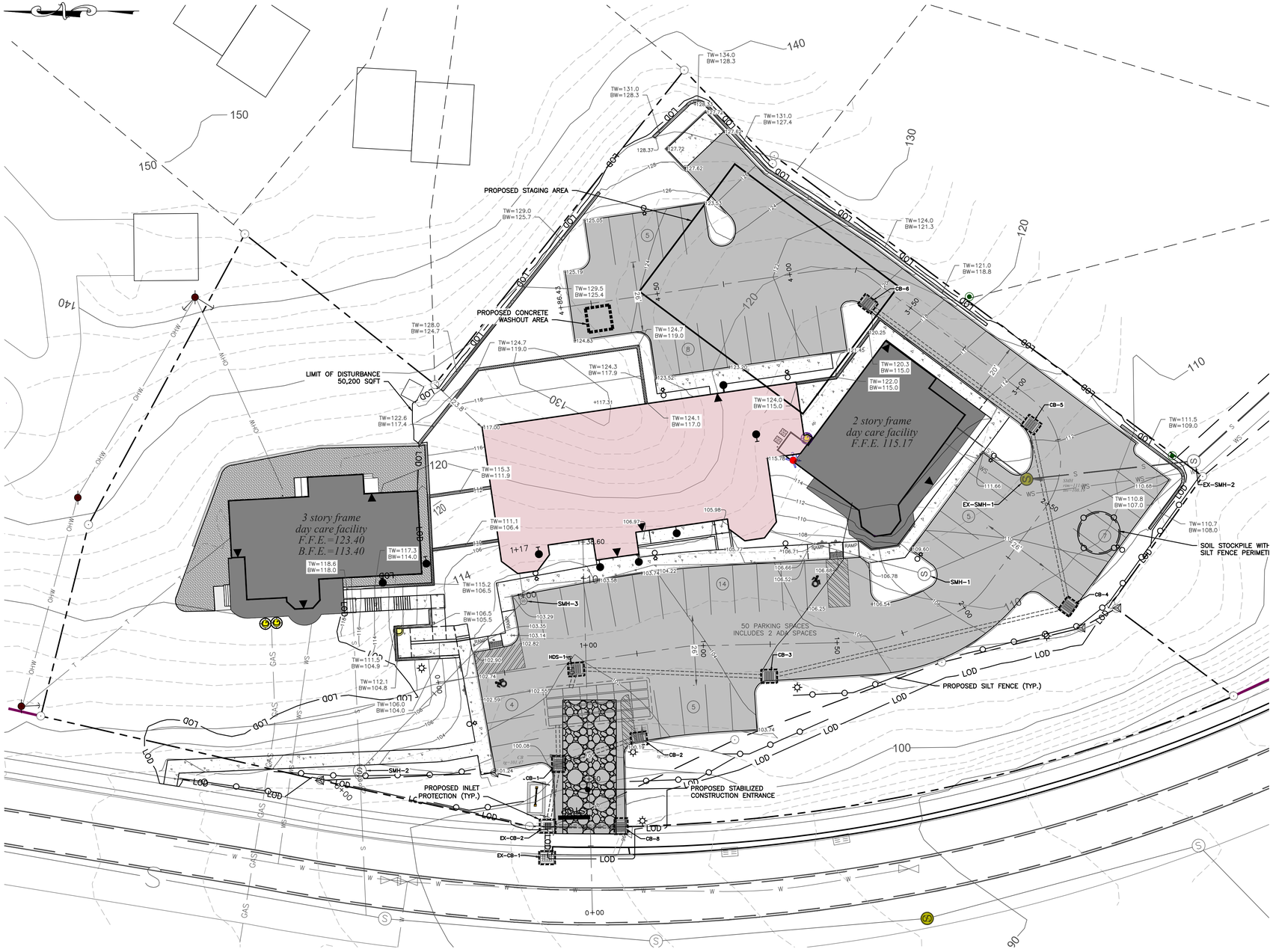
GRADING & UTILITY PLAN

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #: 2022:030
DATE: 1/28/25
SCALE: 1" = 20'
TITLE: GU-1
SHEET: 6 OF 12

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



LEGEND:

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- PROPOSED WATER 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 THE DETAILS 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 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. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE TOWN ENGINEER AND QUALIFIED PROFESSIONAL.
14. THE ROAD AND SIDEWALK AT THE CONSTRUCTION ENTRANCE OF THE PROJECT SHALL BE SWEPT DAILY OF ALL SEDIMENT AND DEBRIS.
15. A STORMWATER PRE CONSTRUCTION MEETING SHALL BE CONDUCTED AT THE SITE PRIOR TO ANY WORK OCCURRING AT THE SITE IN ACCORDANCE WITH GENERAL PERMIT GP-0-24-001, MUNICIPAL SEPARATE STORM SYSTEMS (MS4s).

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	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

SEAL

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

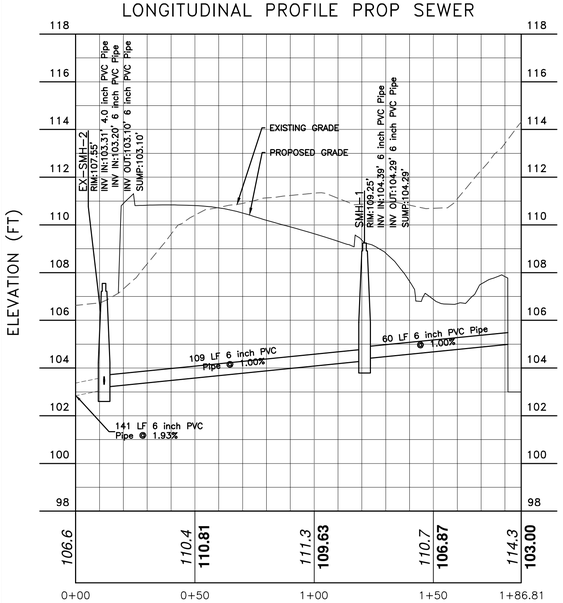
EROSION & SEDIMENT CONTROL PLAN

1064 WOLCOTT AVENUE

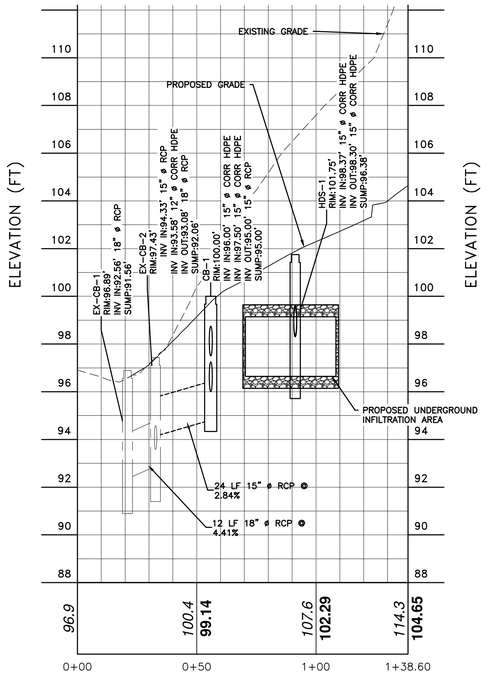
1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	7 OF 12

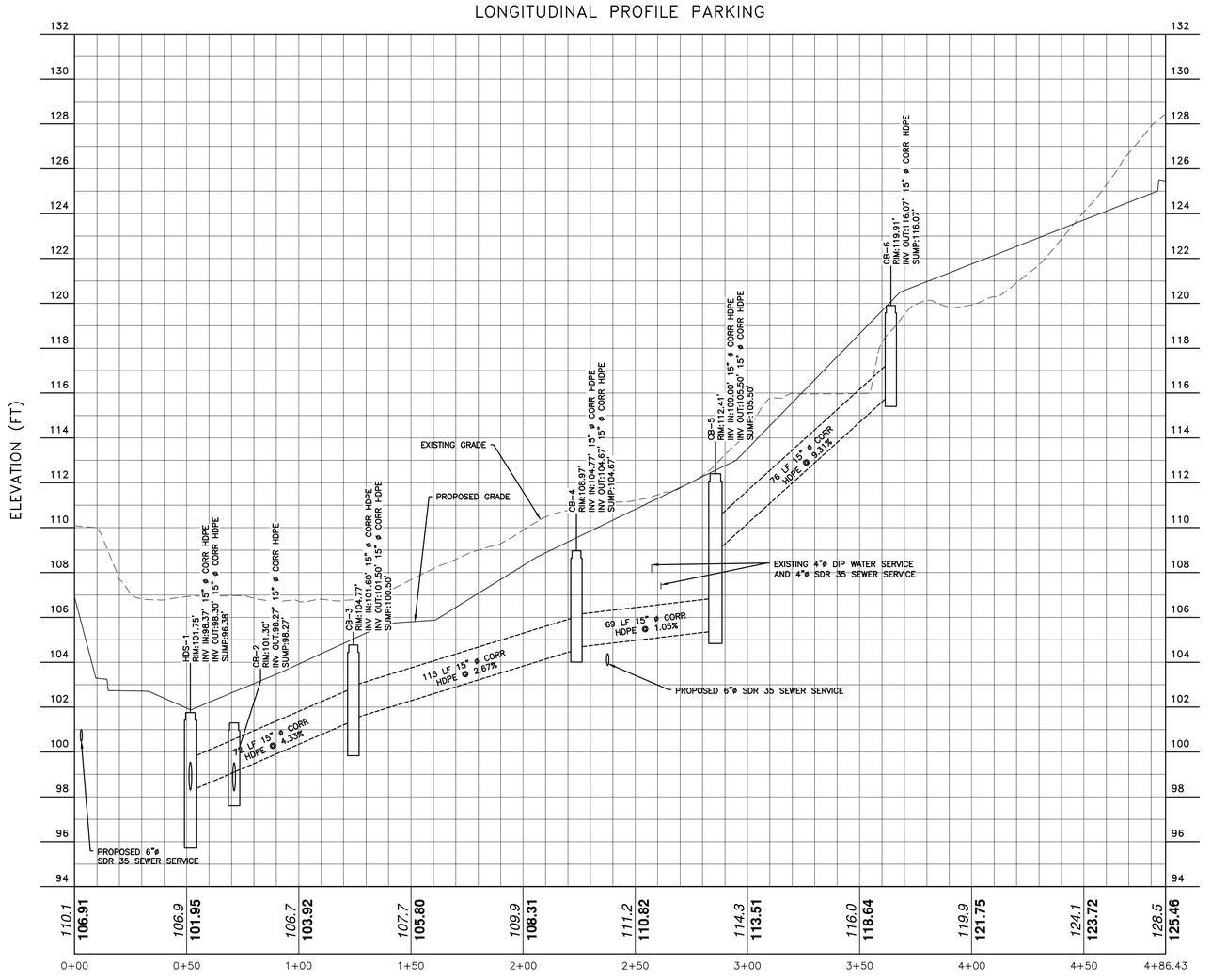
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



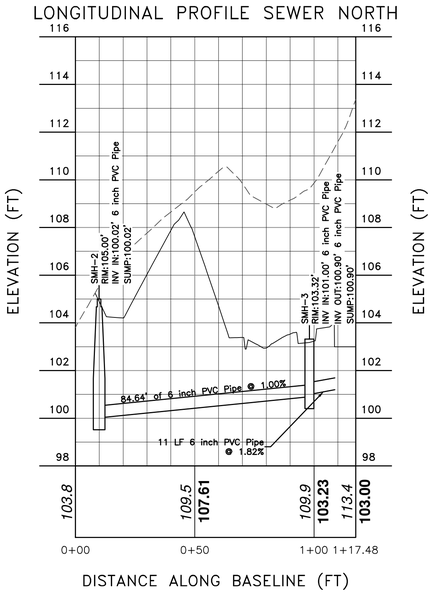
SOUTH SEWER PROFILE
SCALE:1" = 30' H / 1" = 3' V



DRIVEWAY ENTRANCE PROFILE
SCALE:1" = 30' H / 1" = 3' V



DRIVEWAY PROFILE
SCALE: 1" = 30' H / 1" = 3' V



NORTH SEWER PROFILE
SCALE:1" = 30' H / 1" = 3' V

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
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

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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

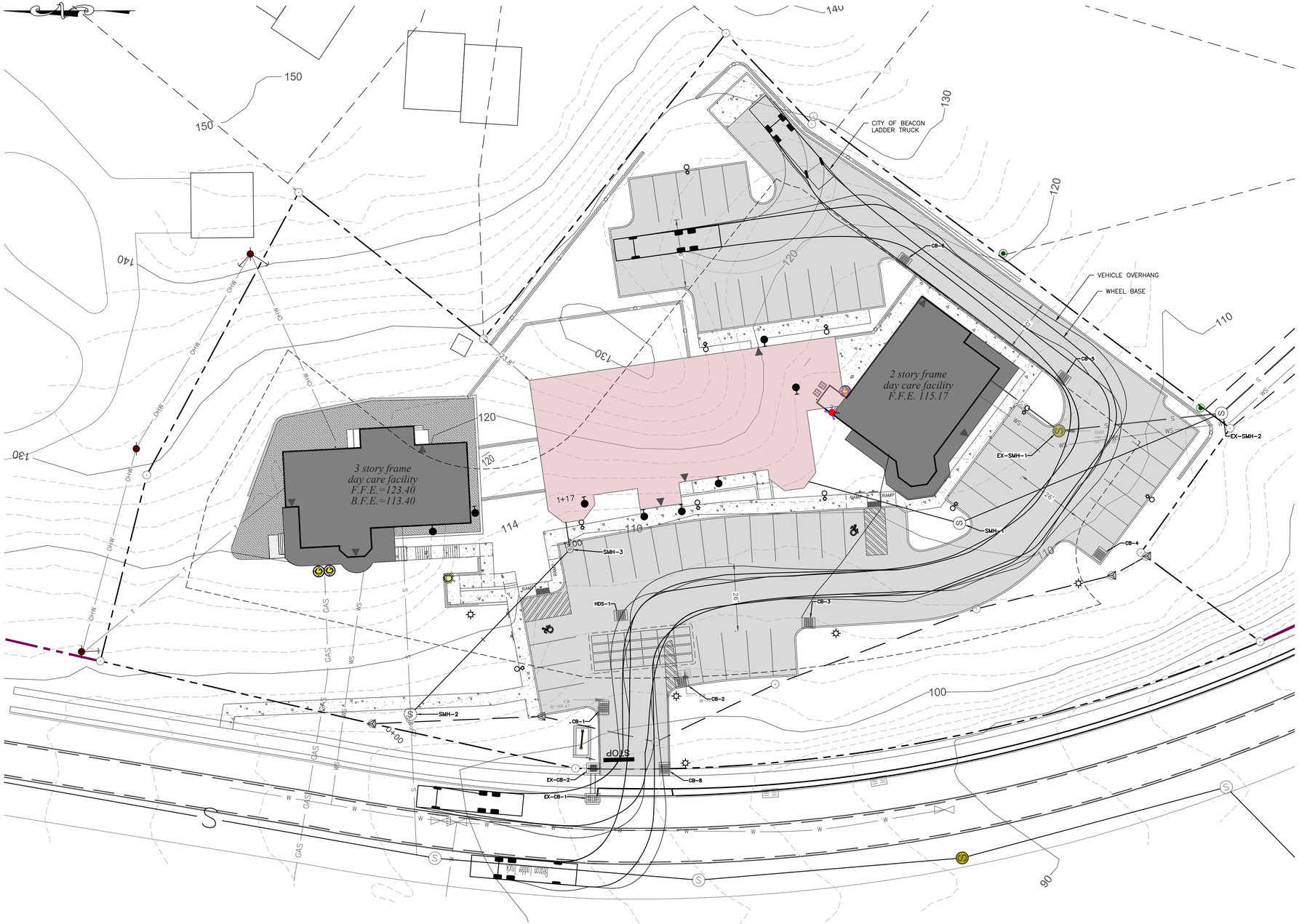
PROFILE SHEET

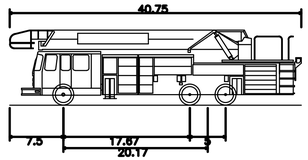
1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	PR-1
SHEET:	8 OF 12

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





Beacon Ladder Truck	
Overall Length	40.750ft
Overall Width	8.330ft
Overall Body Height	10.505ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	34.830ft

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

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_____ SECRETARY

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DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

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

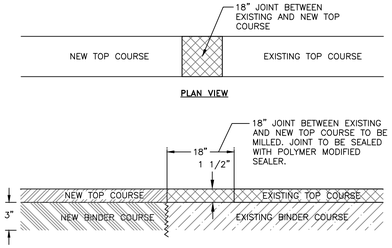
TRUCK TURNING PLAN

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

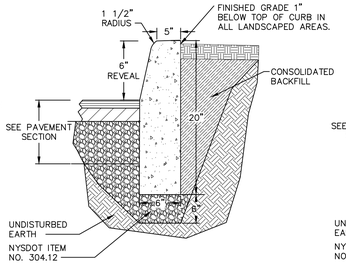
JOB #:	2022:030
DATE:	1/28/25
SCALE:	1" = 20'
TITLE:	TR-1
SHEET:	9 OF 12

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

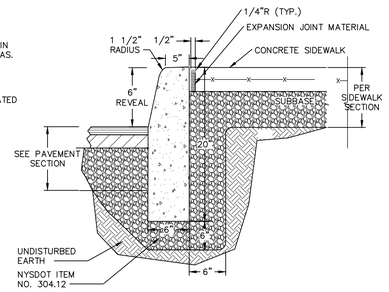


NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT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

MILLED KEYWAY DETAIL
NOT TO SCALE



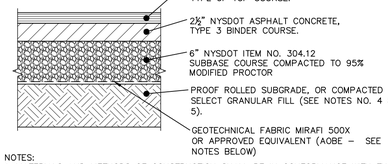
ABUTTING GRASS OR LANDSCAPE



ABUTTING SIDEWALK

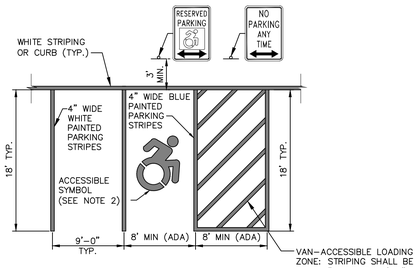
NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK"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

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



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

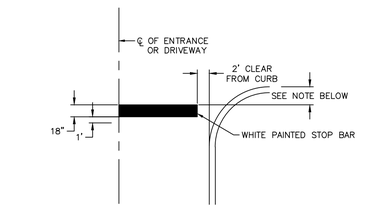
PAVEMENT SECTION DETAIL
NOT TO SCALE



TYPICAL PARKING STRIPING | ACCESSIBLE PARKING STRIPING

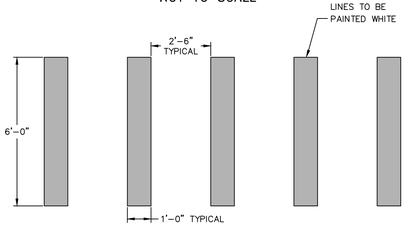
NOTES:
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE

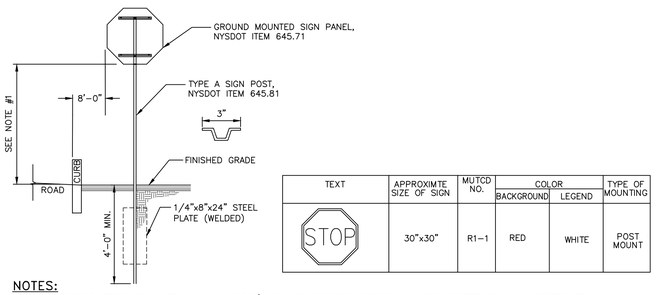


NOTE:
1. THE STOP BAR SHALL BE LOCATED NO CLOSER THAN 5' TO THE WHITE LINE OF THE INTERSECTING ROAD, OR SHALL BE LOCATED 4 FEET BEHIND THE EDGE OF THE CROSSWALK OR SIDEWALK WHERE APPLICABLE.

STOP BAR DETAIL
NOT TO SCALE



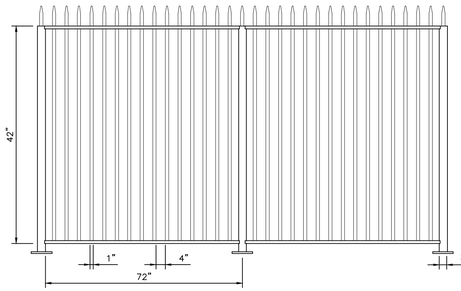
PAINTED CROSSWALK DETAIL
NOT TO SCALE



TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1-1	RED	WHITE	POST MOUNT

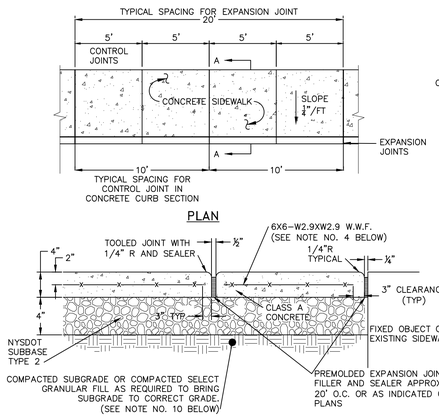
NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V-UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD SHEETS.
4. SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE BREAKAWAY TYPE MEETING THE REQUIREMENTS OF THE NYSDOT.

SINGLE POST SIGN DETAIL
NOT TO SCALE



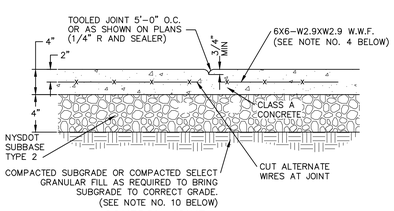
NOTES:
1. FENCE AS MANUFACTURED BY AMETCO MANUFACTURING CORP., 4326 HAMANN PARKWAY, P.O. BOX 1210, WILLOUGHBY, OHIO 44026; 800-321-7042.
2. ALUMINUM AND POWDER COATED BLACK.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.

ALUMINUM PICKET FENCE SYSTEM FLANGE CONNECTION
NOT TO SCALE



PLAN

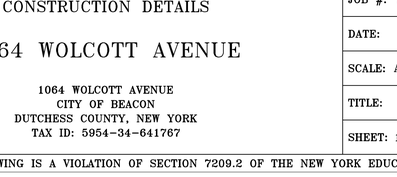
EXPANSION JOINT



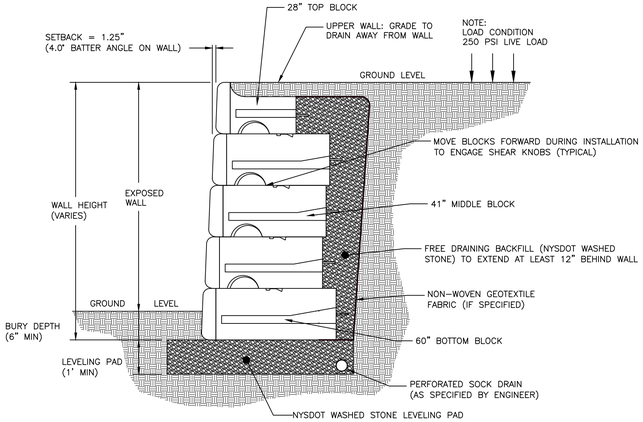
CONTROL JOINT

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

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

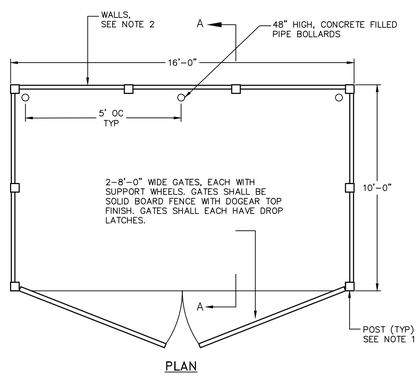


SECTION A-A

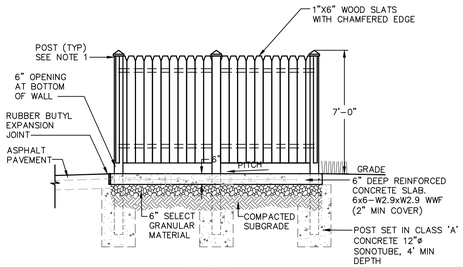


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI-ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. REFER TO THE FINAL DESIGN DOCUMENTS RELATED TO THE RETAINING WALL AS PREPARED BY TALCOTT ENGINEERING DESIGN PLLC.
3. WALLS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK. ALL WALL DESIGNS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO CONSTRUCTION OF ANY WALLS ON SITE.

TYPICAL REDI-ROCK GRAVITY WALL
NOT TO SCALE



PLAN



SECTION A-A

NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

SEAL

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

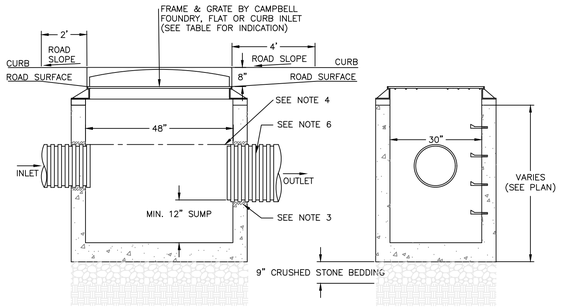
CONSTRUCTION DETAILS

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	10 OF 12

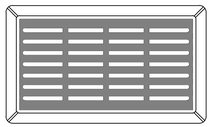
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



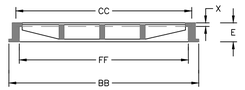
FRONT VIEW SIDE VIEW

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

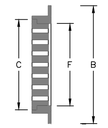
CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



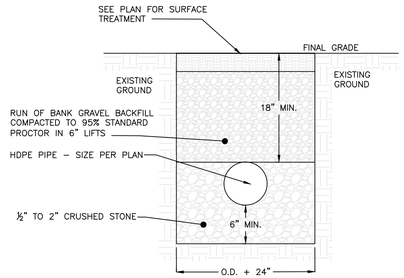
SECTION VIEW 2

DIMENSION TABLE:

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

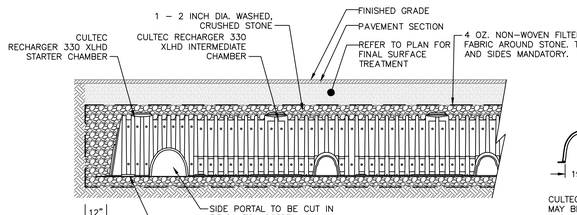
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. STMH1 AND STMH 2 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

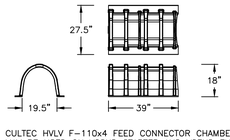


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

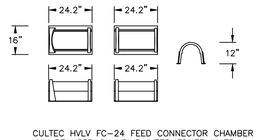
STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



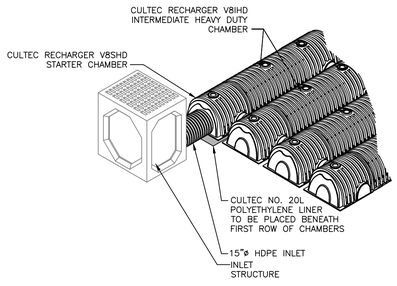
SECTION VIEW



CULTEC HVLV F-110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



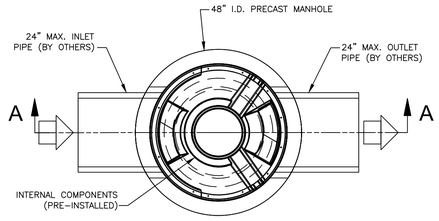
CULTEC HVLV FC-24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]



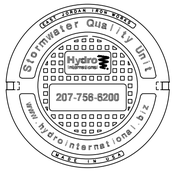
NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	116.05	116.55	119.55	1,601.25 SF	52.5'X30.5'	42

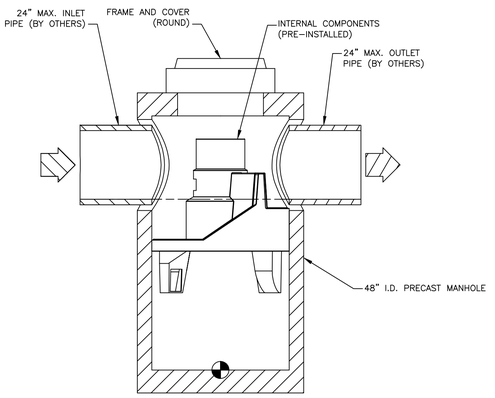
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



PLAN VIEW



HYDRO FRAME AND COVER (INCLUDED)



SECTION A–A

PRODUCT SPECIFICATION:
1. PEAK HYDRAULIC FLOW: 7.97 CFS.
2. MINIMUM SEDIMENT STORAGE CAPACITY: 0.7 CUBIC YARD.
3. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 24".
4. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUN OFF.
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.

WATER QUALITY UNIT DETAIL
HYDRO INTERNATIONAL MODEL FDHC-4
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	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

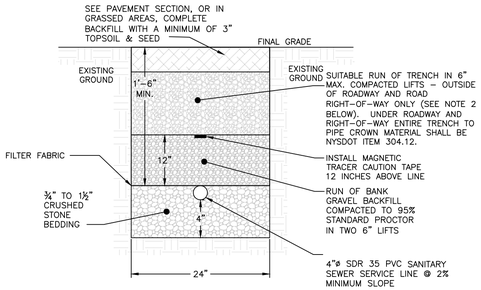
CONSTRUCTION DETAILS

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	11 OF 12

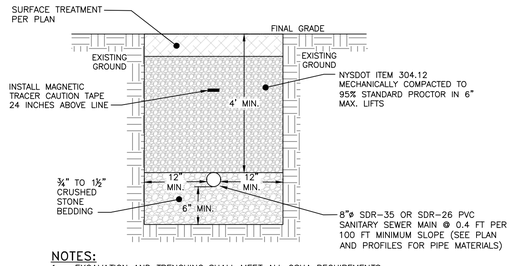
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



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

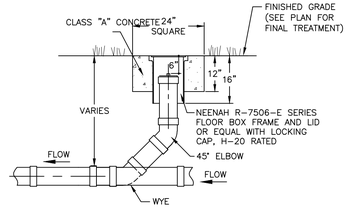
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

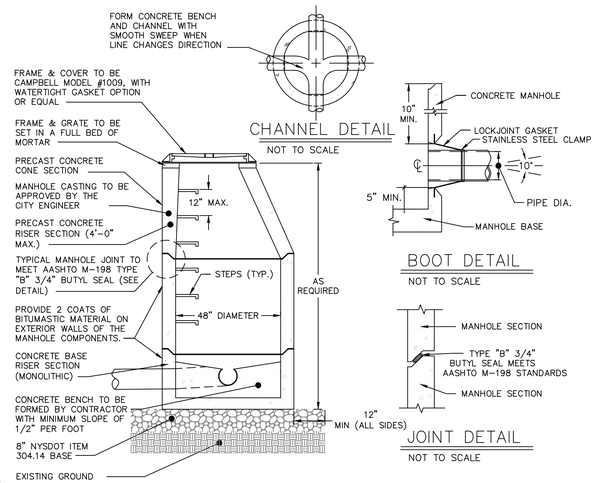


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



CHANNEL DETAIL
NOT TO SCALE

BOOT DETAIL
NOT TO SCALE

JOINT DETAIL
NOT TO SCALE

NOTES:
1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).

2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.

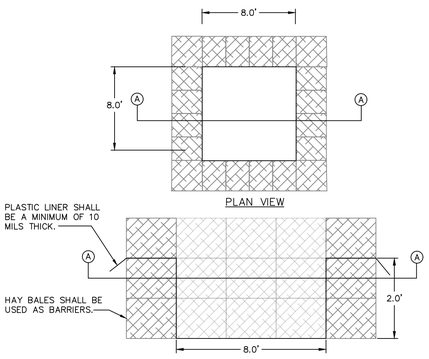
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.

4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.

5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.

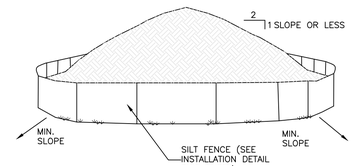
6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE



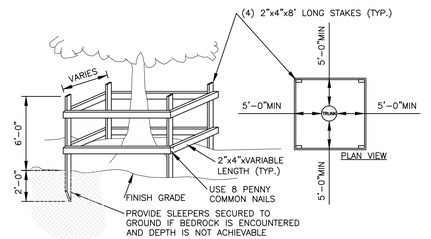
NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



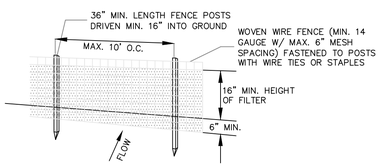
NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

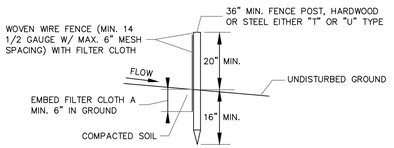


NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



PERSPECTIVE VIEW



SECTION VIEW

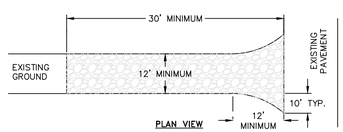
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.

3. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUAL.

4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



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

2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.

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

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

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

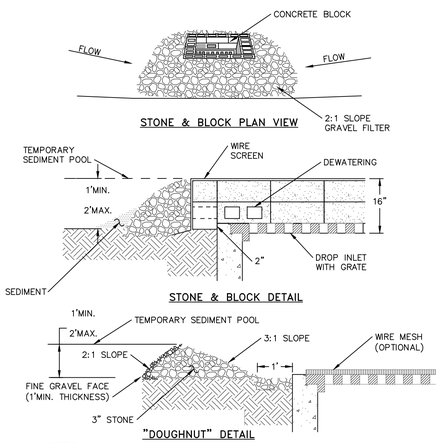
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

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

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

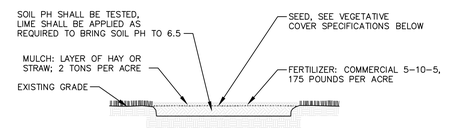
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:
1. 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. 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

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	3/25/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

CONSTRUCTION DETAILS

1064 WOLCOTT AVENUE

1064 WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-641767

JOB #:	2022:030
DATE:	1/28/25
SCALE:	AS SHOWN
TITLE:	CD-3
SHEET:	12 OF 12

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 27, 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 August 26, 2025, from Cuddy & Feder, LLP.
- Correspondence dated August 26, 2025, from Aryeh Siegel, Architect.
- Correspondence dated August 26, 2025, from Hudson Land Design.
- Report titled "Preliminary Water & Sewer Engineer's Report for 1064 Wolcott Avenue-Hotel & Accessory Restaurant", with the latest revision date of August 26, 2025, as prepared by Hudson Land Design.
- Plan set titled "Special Use Permit Application – 1064 Wolcott Avenue", consisting of Sheets 1 of 12 through 12 of 12, with the latest revision date of August 26, 2025, as prepared by Aryeh Siegel, Architect and Hudson Land Design. ***It shall be noted that Sheet 3 of 12 was missing from the submission set and was therefore not reviewed.***

The proposed project is the redevelopment of an existing site with two existing structures and entails the construction of a building between the two existing structures on the site and connected to the southerly building. The buildings will consist of rooms for a hotel, with the southerly building also having an accessory restaurant. The project site consists of a single tax parcel that is located in R1-40 Zone and Historic District & Landmark Overlay (HDLO) Zone. The proposed hotel and accessory restaurant are allowable uses in the HDLO Zone by Special Permit in accordance with Section 223-24.7, Paragraph B of the Zoning Code.

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

<u>General Comments:</u>

1. The applicant will need to seek a variance from the Zoning Board of Appeals for the required rear-yard setback associated with the new 2 ½ story structure to be

associated with the southerly building. The required rear-yard setback in the R1-40 Zone is 50 feet, whereas the applicant is currently proposing a setback of 23.8 feet. ***Applicant's consultant notes that they are trying to acquire property from the adjacent parcel to the rear of the site to reduce or eliminate the need for an area variance.***

2. A separate lighting plan shall be prepared that provides photometrics across the site. ***Applicant's consultant notes that a lighting plan will be provided in the future as the building design is developed.***

3. The project should be referred to the Beacon Fire Chief to see if there are any concerns that should be incorporated in the design, such as providing an additional fire hydrant in front of the site or on the site, recommended location for fire department connection (FDC) to sprinkler system, etc. ***Applicants' consultant notes that they will review the project with the Fire Chief.***

Site Plan (Sheet 1 of 12):

1. The "Index of Drawings" shall be updated to reflect all drawings.

Landscape Plan (Sheet 3 of 12):

1. It is recommended that additional landscaping be provided along the parking lot on the rear side of the hotel to provide additional screening for the adjacent residents from vehicle headlights. We would further recommend that some year-round landscaping be used in this area to provide screening during the winter months. ***Applicant's consultant notes that they are working with a landscape designer to coordinate planting and screening in this area and will provide the information in a future submission.***

2. The landscape plan shall include a planting schedule identifying the number of each planting, as well as the size of each planting to be installed. ***Applicant's consultant notes that this will be provided in a future submission.***

Building Plans (Sheet 4 of 12):

1. Given the proposed uses within the facility, the building will be required to be sprinklered. The current floor plans do not show a sprinkler room, nor do they show a mechanical or electrical room. The floor plans should be revised to reflect all utility rooms that will be required for the project. ***Applicant's consultant has acknowledged the comment and notes that they will provide the required rooms on the floor plans.***

Grading & Utility Plan (Sheet 6 of 12):

1. As the project will need to be sprinklered, is the 4" water service large enough to service the project? ***Applicant's consultant notes that hydrant flow testing will be conducted and coordinated with the sprinkler designer.***

2. Consideration should be given to providing drainage in the lower areas along the back of the building, between the buildings and retaining walls, to ensure that stormwater does not get impounded in the areas. Grading should be conducted in such a manner to direct water away from the building. Based upon proposed grading behind the new addition, the lowest grade is along the rear of the building. It is recommended that the area between the rear retaining wall and the rear of the building be depressed to provide a shallow swale around the building and allowing for drainage away from the rear of the building.

SWPPP Comments:

1. A stormwater maintenance and easement agreement shall be prepared for the project and submitted for review.

2. Applicant shall show roof leaders/stormwater routing from the proposed building addition into the underground infiltration practice, since the current post-development plan shows the entirety of the proposed building being directed into the underground infiltration practice.

3. In section "12.0 Conclusion," of the Stormwater Pollution Prevention Plan (SWPPP) report, the applicant states that "... stormwater facilities are designed in accordance with the latest version of the New York State Stormwater Design Manual." Which indicates that the proposed stormwater practices were designed to the requirements set forth in the 2024 Stormwater Design Manual. The Water Quality Calculation Sheets shall refer to the 2024 Stormwater Design Manual wherever the 2015 design manual is referenced.

4. Per the 2024 Stormwater Design Manual, page 6-45, there is a requirement for a minimum bottom area for an underground infiltration practice. Applicant shall show that this requirement has been met within the stormwater practice sizing calculations. Please also refer to the New York State Department of Environmental Conservation (NYSDEC) Green Infrastructure Worksheets (G.I.) found in their official website (https://dec.ny.gov/environmental-protection/water/water-quality/stormwater/construction-stormwater-toolbox). Where the way that this requirement is applied can be found.

5. Applicant to provide HydroCAD cover for both the pre- and post-development model for visual representation of how the watershed routing was modeled.

6. Soil testing shall be conducted for the proposed underground storm water facility. Soil testing for the storm water system will need to be witnessed by the City Engineer's office.

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: September 7, 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 August 26, 2025
- Exhibit A: Responses to Comments Memorandum prepared by Aryeh Sigel, Architect, dated August 26, 2025
- Exhibit B: Responses to Comments Memorandum prepared by Hudson Land Design, dated August 26, 2025
- Exhibit C: Preliminary Water and Sewer Engineer's Report, prepared by Hudson Land Design, dated January 28, 2025, last revised August 25, 2025
- Site Plan (11 sheets) prepared by Aryeh Siegel, Architect, and Hudson Land Design dated January 31, 2025, last revised August 26, 2025

Project Description:

The proposed project entails adaptive reuse of two existing buildings that currently 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 49 guest rooms, associated guest amenity spaces, a spa facility, and a 49-seat restaurant. The proposed project is located on a 1.77-acre lot in the R1-40 zoning district and Historic District and Landmark Overlay (HLDO) Zone.

Comments & Recommendations:

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 2025 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 additional landscaping details will be provided in future submissions to assist the Board with reviewing compliance with this Section.**

2. **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.

3. **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.

4. **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.

5. **Rear Yard Setback:** The Bulk and Zoning Regulations table on Sheet 1 of 12 should be revised to show the proposed rear setback of 23.8 feet. A variance from the ZBA will be required, as the minimum required rear yard setback is 50 feet. The applicant has also indicated that they are exploring the potential purchase of additional property to address this compliance issue.

6. **Front yard setback:** the required front yard setback in the R1-40 District is 35 feet. While the proposed project complies with this requirement, the Bulk and Zoning Regulations table on Sheet 1 of 12 should be updated to reflect the correct required setback.

7. **Tree Removal:** The Existing Conditions and Demolition Plan (sheet 2 of 12) should indicate existing trees to be retained or removed. Existing trees to be retained should also be indicated on the detailed landscaping plan, once provided.

8. **Screening of Parking Facilities:** Per Section 223-14.2, outdoor parking areas and recreational facilities for hotels shall be screened with fencing, landscaping and/or buildings on all sides toward adjoining residential lots. Where hotel buildings are set back less than 100 feet from one-family residential lots, such buildings shall be suitably screened with planting. The proposed parking expansion on the eastern portion of the site, including the proposed refuse

area, are less than 20 feet from the property line abutting the rear yard of residential properties on Harborhill Court. The Planning Board may require a visual analysis of the area to ensure appropriate screening via landscaping or fencing is provided.

9. **Lighting Plan:** A photometric plan will be required to ensure compliance with SECTION 223-14(B)**. The Applicant is in the process of retaining a lighting designer to develop the exterior lighting for the building and site lighting.**

10. **Traffic & Parking:** The Zoning Code requires that the project provide a minimum of 25 parking spaces up to a maximum of 74 parking spaces for the proposed 49 hotel guest rooms. A minimum of 3 and a maximum of 5 parking spaces is required for the 1,220 SF restaurant. A total of 48 parking spaces is proposed on-site, including 2 ADA accessible parking spaces. An updated Traffic & Parking Analysis should be provided and reviewed by the Board's Traffic Consultant. Per Section 223-24.7, the analysis shall clearly indicate that resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

11. **Connection to Sidewalk:** Section 134-7(C)(6) requires that new HDLO buildings have a front entrance door facing the primary street and be connected to the sidewalk. For guests walking from the train station or Dia Beacon along Beekman Street, the proposed pedestrian connection north of the driveway is not convenient. Are there additional pedestrian connections to the sidewalk that can be provided south of the driveway, so guests are not encouraged or required to walk up the vehicle driveway?

12. **Mechanical equipment.** The proposed location and screening of mechanical equipment shall be detailed on the site plan and elevations.

Additional comments will be provided as the project is revised and a fully updated submission with supplemental information is submitted. Please feel free to contact me with any questions or if additional information is needed.

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
09/09/2025

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 9.9.25 Supplemental Submission Cvr Ltr.pdf

193-195 Main PB 9.9.25 Exhibit A - August 22nd Addition Determination Email.pdf

193-195 Main PB 9.9.25 Exhibit B - Response memo by AJS 8-26-25.pdf

193-195 Main PB 9.9.25 Exhibit C - Response Memo by HLD 8-26-25.pdf

193-195 Main PB 9.9.25 Plans prepared by AJS and HLD.pdf

Lanc & Tully 193-195 Main 08-27-25 review.pdf

KARC Review PB_193-195 Main St_2025.09.08.pdf

CUDDY +FEDER LLP

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

August 26, 2025

VIA 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 Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Residential Addition to Existing Mixed-Use Building
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 one- and partial three-story addition (the "Addition") to the existing mixed-use commercial and residential building (the "Building") located at the Premises. The one-story portion of the Addition will contain a passage connecting the existing Building to the other sections of the Addition, a walk-in cooler for use by tenants of the existing commercial spaces, and a vented trash enclosure for use by all tenants within the Building and the Addition. The three-story portion of the Addition will contain five (5) residential units (one (1) unit on the first floor and two (2) units on each of the second and third floors. Access will be provided to the Addition both through the Building via an existing egress path and via a proposed entrance/exit driveway connecting to Cliff Street (collectively, 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 August 26, 2025 (collectively, the "Plans") have been revised in response to comments provided by this Board, contained in the City Planning Consultant's and Engineering Consultant's comment memoranda, and to address the August 7, 2025 determination issued by City of Beacon Building Inspector Bryan Murphy (the "August 7th Determination").[1]

[1] The Building Inspector's August 7th Determination concluded that the previously proposed Project design for would not conform with the frontage type or street connection requirements outlined in Sections 223-41.18.F(1), 223-41.18.J(8), or 134-7.C(6) of the City's Code. As is more fully detailed herein, the Building Inspector has since confirmed that the revised Plans for the addition addresses that comment.

As is further detailed on the Plans, the overall Project design has been updated to provide the Addition in lieu of the previously proposed separate multi-family residential structure on the rear portion of the Premises. The updated Project design creates a physical and functional connection between the existing Building and the proposed Addition. The single-story portion of the Addition, which houses the enclosed walk-in cooler and vented trash enclosure, also provides a passage linking the Building and the other sections of the Addition.

As noted above, the Building Inspector has since reviewed the updated Plans, and confirmed that the Project now constitutes an Addition, such that the frontage type and street connection requirements identified in the August 7th Determination letter would not apply to the current refined Project design. Email correspondence from Mr. Murphy regarding the updated Project design, dated August 22, 2025 (the "August 22nd Addition Determination"), is enclosed herewith as **Exhibit A**. In addition, point-by-point responses to the City Planning Consultant and Engineering Consultant's recent comment memoranda prepared by Aryeh Siegel and HLD are enclosed as **Exhibit B** and **Exhibit C**, respectively.

In addition, the enclosed Plans also include the following updates related to the visual interest and appearance of the proposed Addition, 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:

- Architectural elements such as cornices and lintels are incorporated on all sides of the three-story portion of the Addition to provide articulation and architectural interest.
- Windows or glass block openings, as appropriate, are provided along all façades of the three-story portion of the Addition.
- The vertical section of the Addition at the entryway to the residential portion has been stepped forward to further break up the façade of the structure, and a heightened cornice has been added above this vertical section.
- The previously proposed balconies have been removed from the northwestern façade of the Addition.
- The existing and proposed relocated overhead wires have been added to the Plans.
- The proposed lighting surrounding the Addition has been adjusted.
- 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.[2]

[2] Note: Based upon a review of publicly available land records for the Premises and the surrounding parcels, it appears that the owners of the parcels known as 8 Cliff Street and 10 Cliff Street may have certain rights of way for shared use of the existing asphalt driveway at the Property (Lot 796928). The Applicant intends to pursue reciprocal easements for continued cooperative usage of this area, as needed.

Please note that several of the above-outlined design updates were included within the prior version of the Plans, dated April 29, 2025 and last revised July 29, 2025, which were submitted to this Board on July 29, 2025.[3]

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 also refer to the previously submitted CMS and HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025 and revised July 29, 2025, and the enclosed August 22nd Addition Determination email from the Building Inspector for additional information.

INDEX OF ENCLOSURES:

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

Exhibit A: August 22nd Addition Determination Email Correspondence from City of Beacon Building Inspector Bryan Murphy, regarding the updated Project design, dated August 22, 2025;

Exhibit B: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated August 26, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated August 7, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated August 8, 2025; and

Exhibit C: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated August 26, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated August 7, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated August 8, 2025.

In addition, enclosed please find five (5) full-size sets of the updated Plans prepared by Aryeh Siegel and HLD.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on September 9, 2025 to continue the Board's review of the Project, and to request that the Board consider setting a public hearing

[3] As this Board may recall, the Application was adjourned during the August 12, 2025 meeting of the Planning Board to provide the Applicant an opportunity to amend the Project design in response to Mr. Murphy's August 7th Determination. Accordingly, the architectural design updates outlined above have not yet been fully reviewed by this Board.

on the Application.[4] 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.

[4] 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.

From: Bryan Murphy <bmurphy@beaconny.gov>
Sent: Friday, August 22, 2025 7:35 AM
To: Aryeh Siegel <ajs@ajsarch.com>
Cc: Jeff Berisha <jeffberisha@optonline.net>; Mercedes Perez <mperez@beaconny.gov>
Subject: RE: 193-195 Main Street Addition

Good morning,

After reviewing the new proposal, the project would now be an addition, not a second primary structure. As proposed, it would not need to comply with my determination letter dated August 7, 2025. The determination letter was based on a second standalone primary structure.

I will draft another letter after reviewing the complete submittal to the Planning Board.

Bryan Murphy, Building Inspector
1 Municipal Plaza Beacon, NY 12508
P. 845-838-5020 F.845-838-5026
bmurphy@beaconny.gov

From: Aryeh Siegel <ajs@ajsarch.com>
Sent: Wednesday, August 20, 2025 11:46 AM
To: Bryan Murphy <bmurphy@beaconny.gov>
Cc: Jeff Berisha <jeffberisha@optonline.net>
Subject: 193-195 Main Street Addition

Hi Bryan,

As I understand you discussed briefly with Jeff Berisha, we updated the design for 193-195 Main Street to create a physical and functional connection between the existing building and the new proposed structure. Please see the attached site plan and 1st floor plan. The 2nd and 3rd floor plans remain the same.

The new and existing buildings are now linked at the one-story section of the existing building by a one-story addition that connects the 1st floor commercial tenant to their enclosed walk-in cooler and also contains the trash bins for both buildings

in an enclosed and ventilated space in the new addition. The connector also allows for egress through the addition from the existing exterior exit stair out to the street, creating another necessary function.

Can you please review this in relation to your determination that the previous unconnected building did not comply with the zoning code requirement for frontage for a new building. We respectfully maintain that the new design creates an addition to the existing building as opposed to a new building and therefore eliminates the separate frontage requirement.

If possible, would you please provide your determination based on this new design so that we can, if you agree, submit this for next Tuesday's Planning Board deadline?

Please let me know if you have any questions or want to jump on a call to discuss.

Thanks,

Aryeh

Aryeh Siegel
Aryeh Siegel Architect
84 Mason Circle
Beacon, NY 12508
845-838-2490
ajs@ajsarch.com
www.ajsarch.com

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

August 26, 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, August 8, 2025, and Lanc & Tully's comment letter dated August 7, 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.

        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. A rendering showing visibility from the corner of Main Street and Cliff Street will be provided in a future submission.

    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

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

Response: Note that in response to the Building Inspector's original determination that the proposed building required frontage on a street, the project has been redesigned to create an addition to the existing building at 193-195 Main Street rather than a separate building in the rear lot. The Building Inspector issued a subsequent email determination regarding the new site design and noted that the revised proposed building is an addition and separate frontage on a street is not required. A copy of the Building Inspector's email is included with this submission.

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.

   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, aluminum clad windows, and painted composite trim and cornices.

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. The Applicant does not intend to use the adjacent municipal parking lot for deliveries.

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 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.

   Response: The overhead power lines will be noted on the Site Plan to be relocated.

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

August 26, 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 August 7, 2025:

General Comments:

1. 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.
2. Comment Noted.
3. Colliers will responded to this comment in a future submission.
4. 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. Comment noted.

Site Plan (Sheet 1 of 9):

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

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.

Grading & Utility Plan (Sheet 5 of 9):

1. The underground stormwater facility has been moved east to provide 10' separation from the water service line.

KARC Planning Consultants, Inc. Review Letter, Dated August 8, 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. The concrete barriers will be removed to provide a consistent driveway width of 10 feet. The driveway is currently used by the adjacent neighbor at parcel 797931 and by the Applicant on occasion.
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 September 9, 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)

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
4	08/26/25	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	10.0%	8,697 SF Parcel 1 844.8 sf Parcel 2

Location Map

Scale: 1" = 200'

Zoning Summary

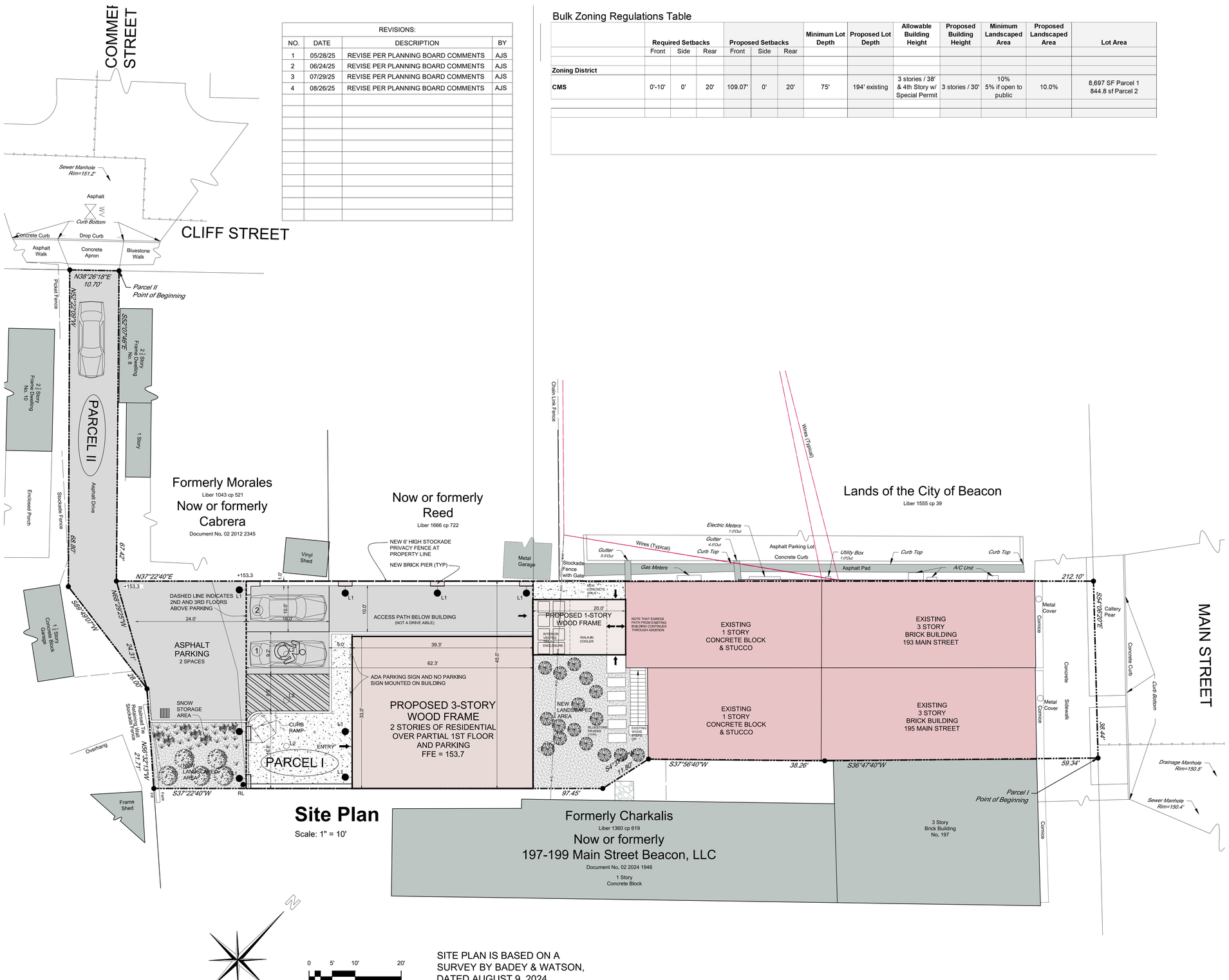
Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 5954-27-796928
Lot Area:	8,697 sf (Parcel 1) & 844.8 sf (Parcel 2)
Building Footprint:	3,045 sf
Historical Overlay District:	Yes
Parking Overlay District:	Yes
Existing Use:	Vacant lot behind existing mixed use multi-family/commercial building
Proposed Use:	Multifamily residential addition to existing mixed-use building

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. Note that the Building Inspector determined that the proposed project is an addition to the existing building at 193-195 Main Street.
6. The building shall be fully sprinklered per NFPA 13R



Site Plan

Scale: 1" = 10'

SCALE: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

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:			
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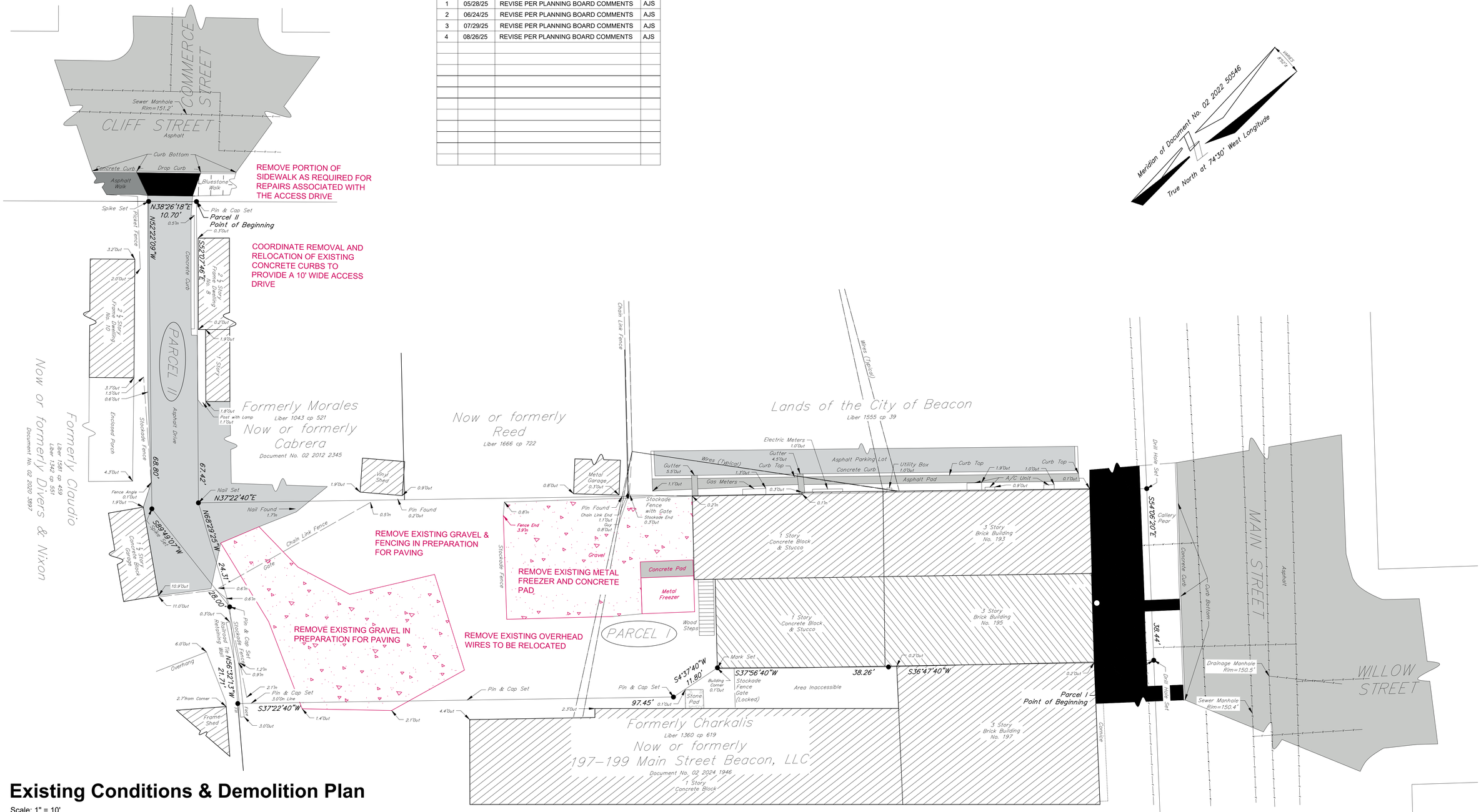

Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

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:
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193-195 Main Street
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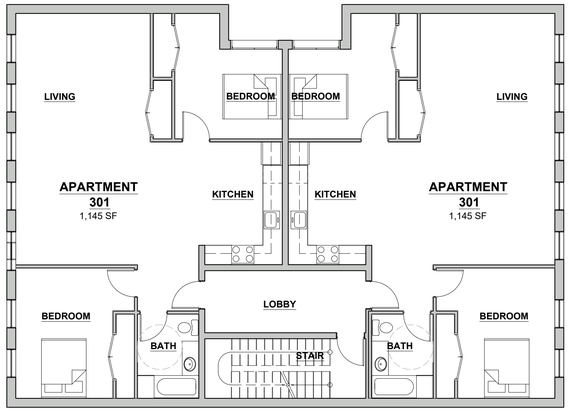
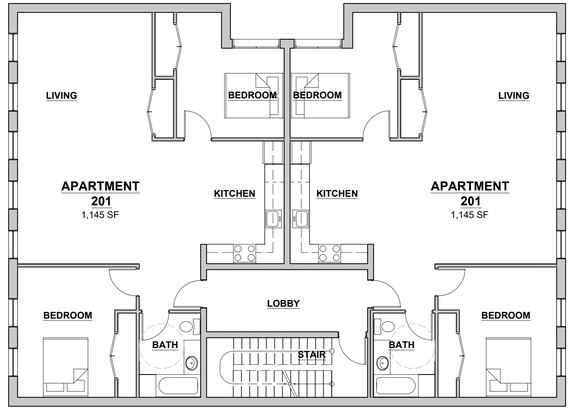
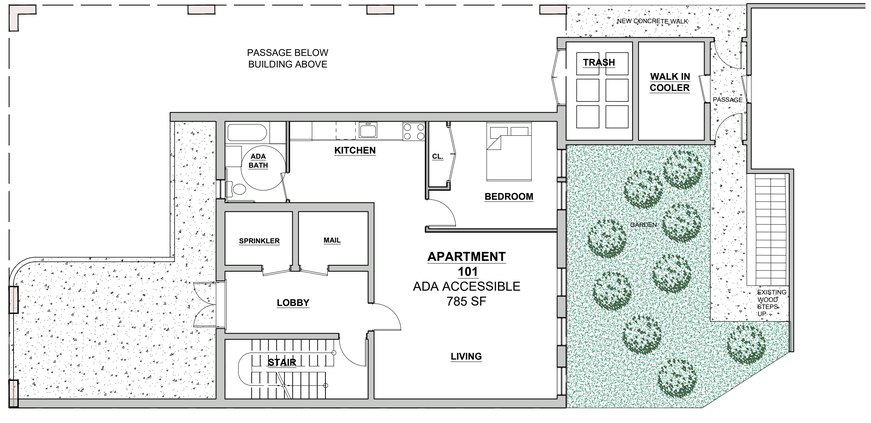


3 3rd Floor Plan
1/8" = 1'-0"



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



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

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
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

4 08/26/25 REVISE PER PLANNING BOARD COMMENTS AJS

View 7
Scale: NTS

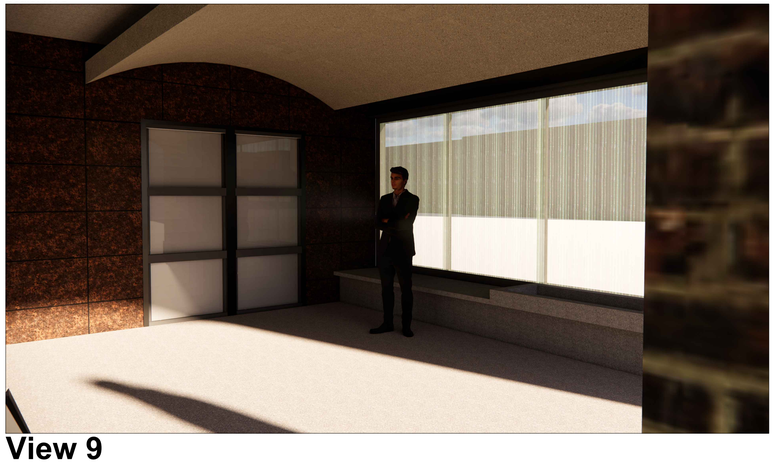
View 4
Scale: NTS

View 1
Scale: NTS

View 8
Scale: NTS

View 5
Scale: NTS

View 2
Scale: NTS



View 9
Scale: NTS

View 6
Scale: NTS

View 3
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.

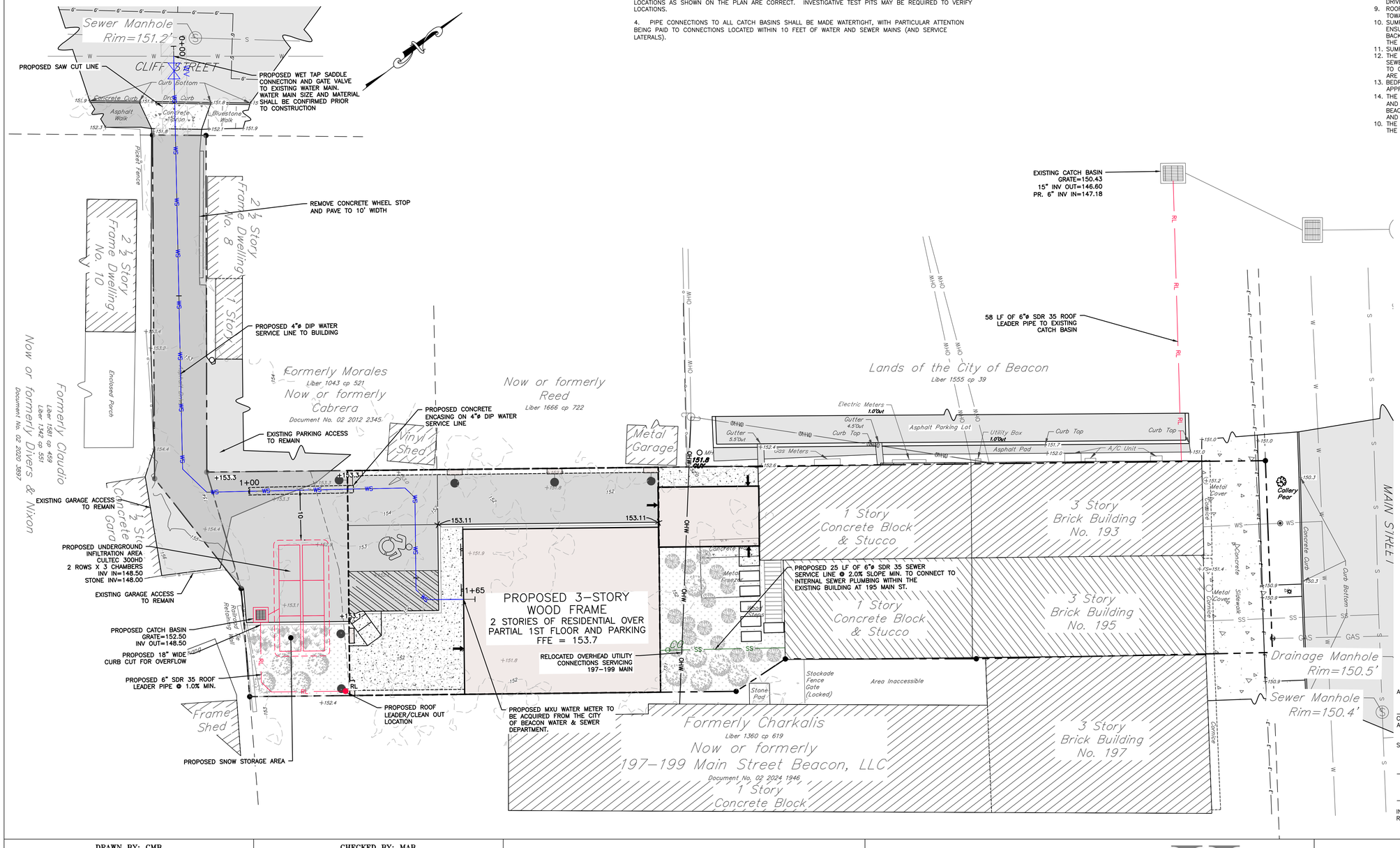
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

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
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
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4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE
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(IN FEET)
1 inch = 10 ft.

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174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

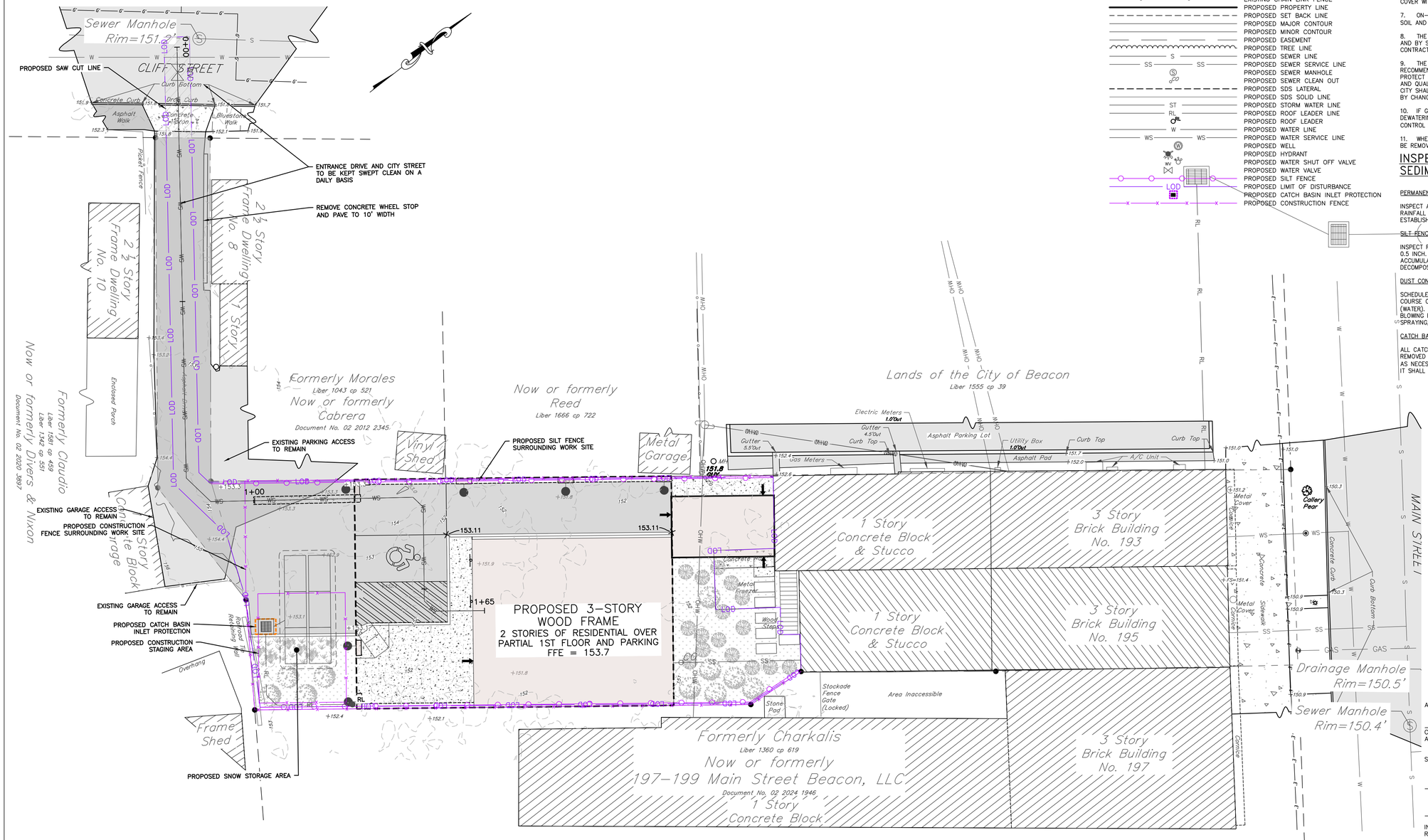
GRADING & UTILITY PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 9

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



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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

SILT FENCE:

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

DUST CONTROL:

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

CATCH BASINS:

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

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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
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GRAPHIC SCALE
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(IN FEET)
1 inch = 10 ft.

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

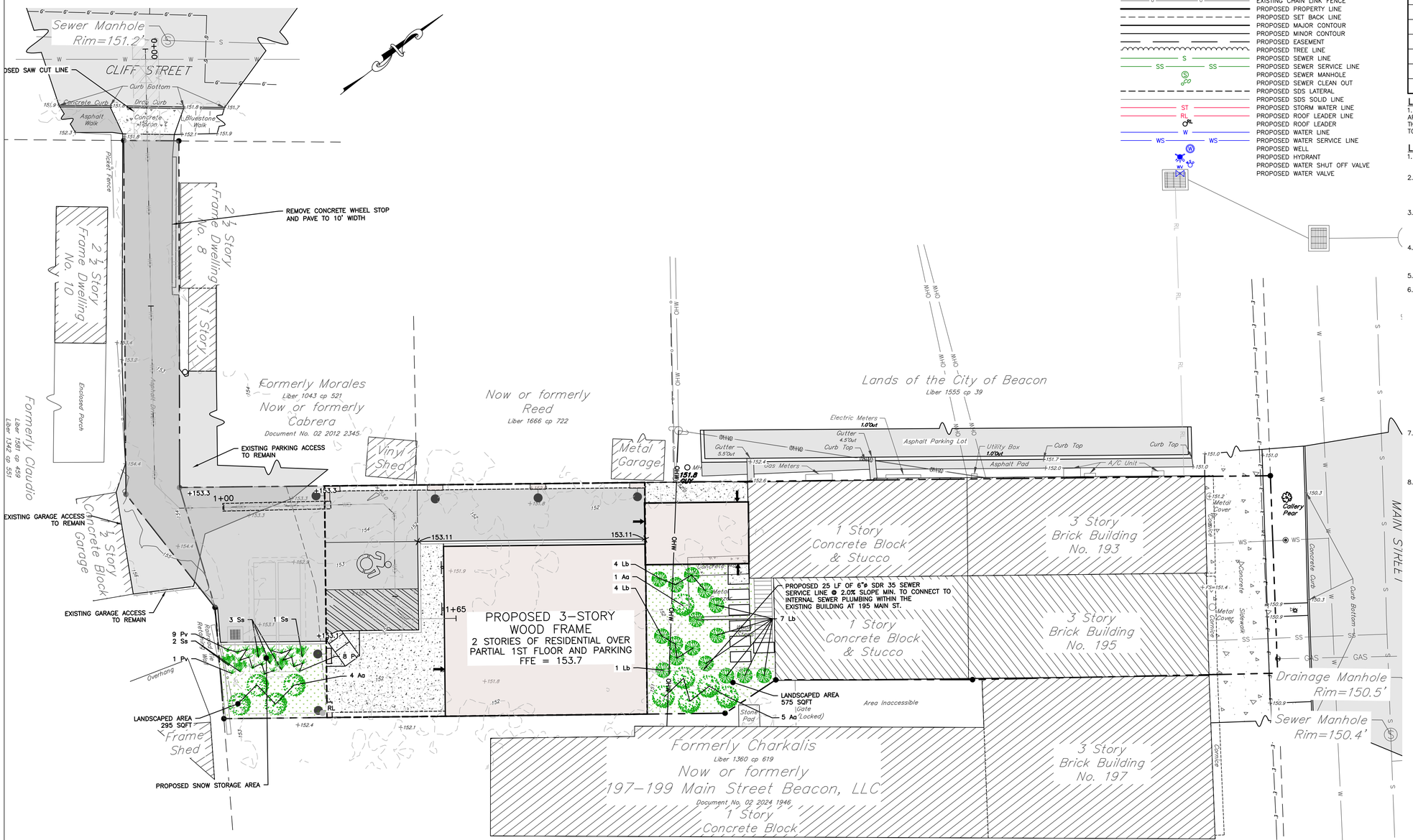
EROSION AND SEDIMENT CONTROL PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	6 OF 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
- 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

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 ±295 SQUARE FEET. THE LANDSCAPED AREA BETWEEN THE EXISTING BUILDING AND NEW BUILDING IS ±575 SQUARE FEET. THE TOTAL LANDSCAPED AREA IS THEREFORE ±870 SQUARE FEET WHICH IS APPROXIMATELY 10% OF THE TOTAL LOT AREA OF PARCEL 5954-27-806934.

LANDSCAPE NOTES:

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB — CHECKED BY: MAB

REVISIONS:

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
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK — MICHAEL A. BOSKOVSKI — 084466 — LICENSED PROFESSIONAL ENGINEER

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

LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 4/29/2025
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SHEET: 7 OF 9

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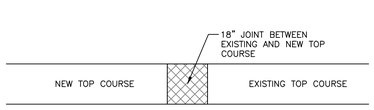
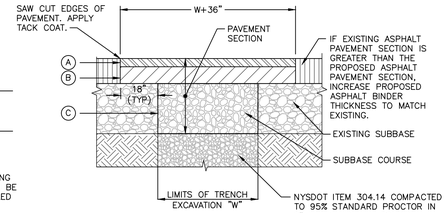


NOTES:

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

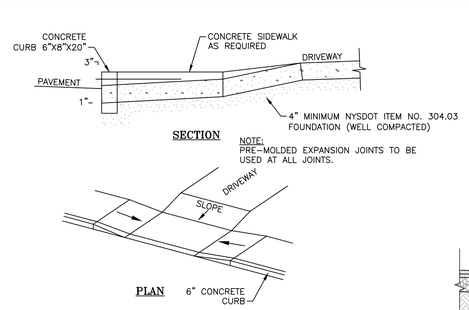
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

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.

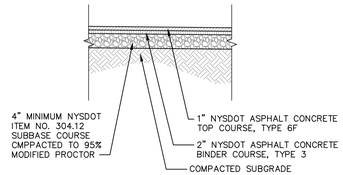
STREET PAVEMENT RESTORATION DETAIL

NOT TO SCALE



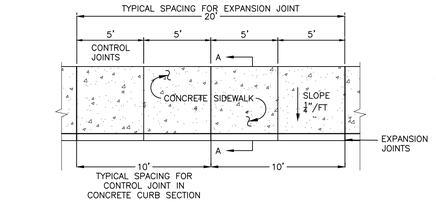
DRIVEWAY ENTRANCE DETAIL

NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL

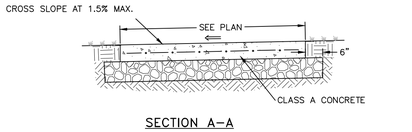
NOT TO SCALE



NOTES:

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

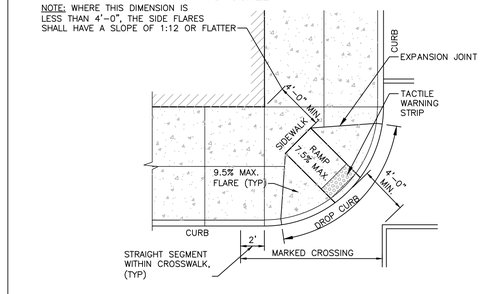
EXPANSION JOINT



CONTROL JOINT

CONCRETE APRON REPAIR DETAIL

NOT TO SCALE

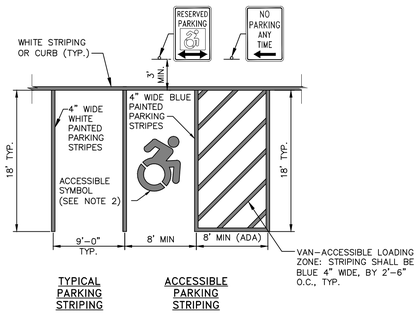


NOTES:

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

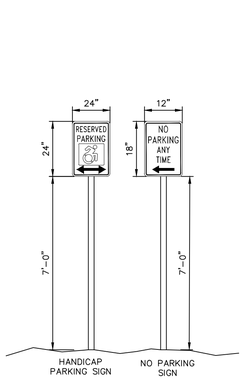


NOTES:

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'.

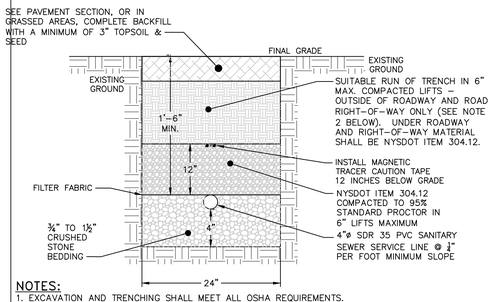
PARKING AND STRIPING DETAIL

NOT TO SCALE



SIGN DETAILS

NOT TO SCALE

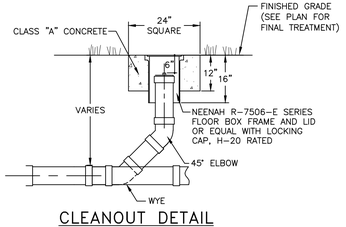


NOTES:

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.

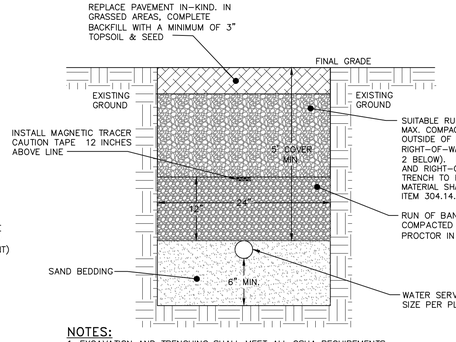
SANITARY SEWER SERVICE LINE TRENCH DETAIL

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE

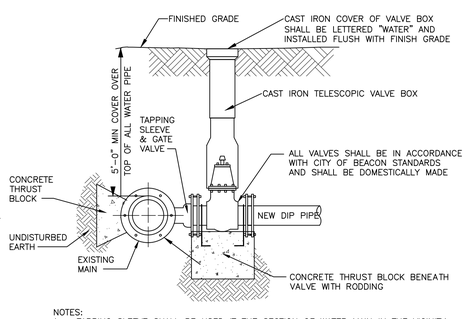


NOTES:

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



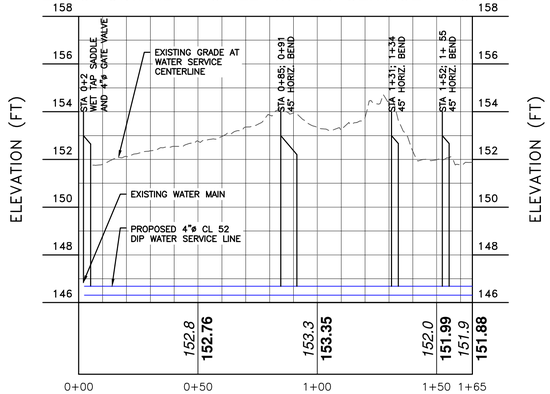
NOTES:

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



DISTANCE ALONG BASELINE (FT)
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				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSCARINO 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

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
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SHEET:	8 OF 9

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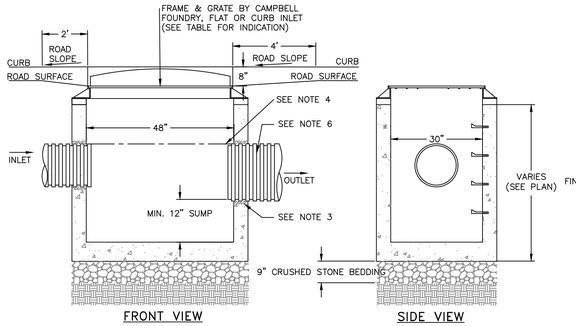
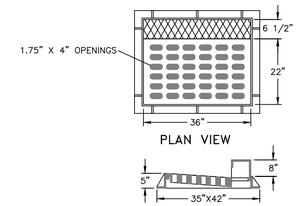


NOTES:

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 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.

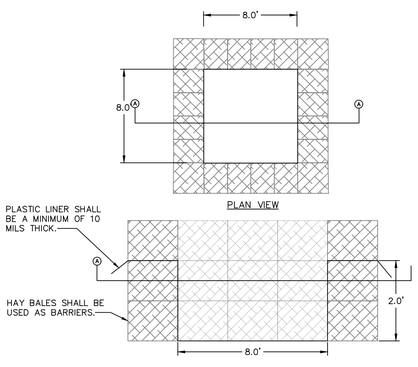
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

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

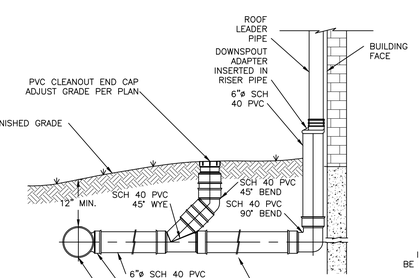
CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:

1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

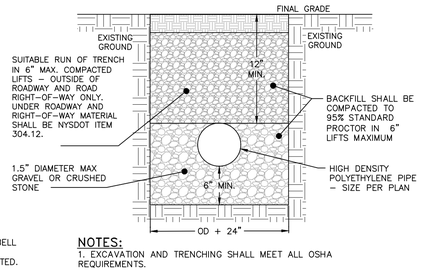
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



NOTES:

1. 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.

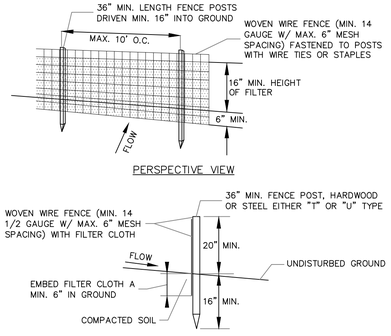
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

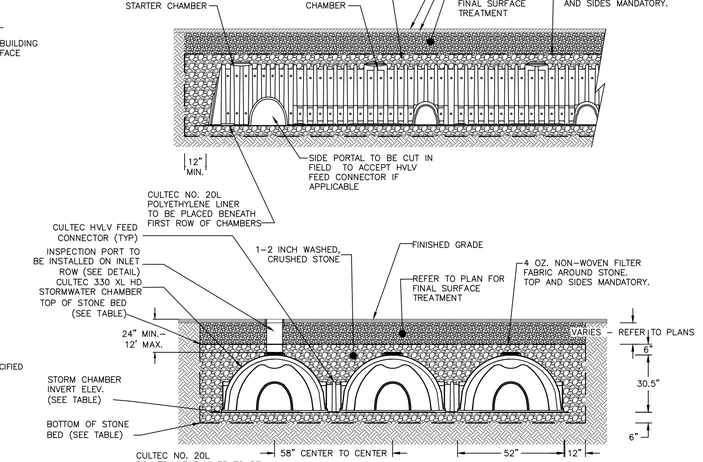
STORM LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE



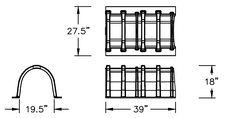
SECTION VIEW

NOTES:

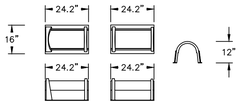
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD 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

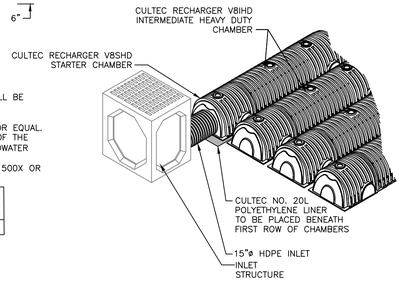
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



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.

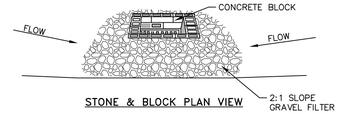
MAINTENANCE GUIDELINES:

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.

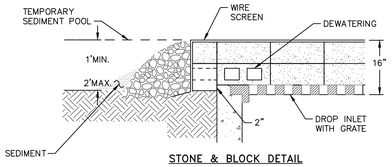
SUGGESTED MAINTENANCE SCHEDULE (TO BE RE-ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

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.

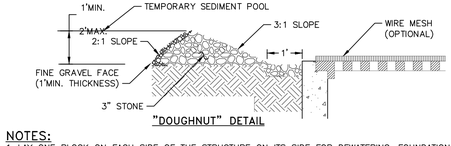
THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER 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.



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

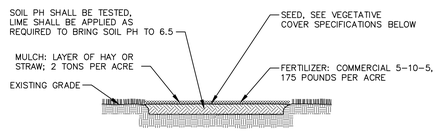


"DOUGHNUT" DETAIL

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



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

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				
4	8/26/25	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 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:

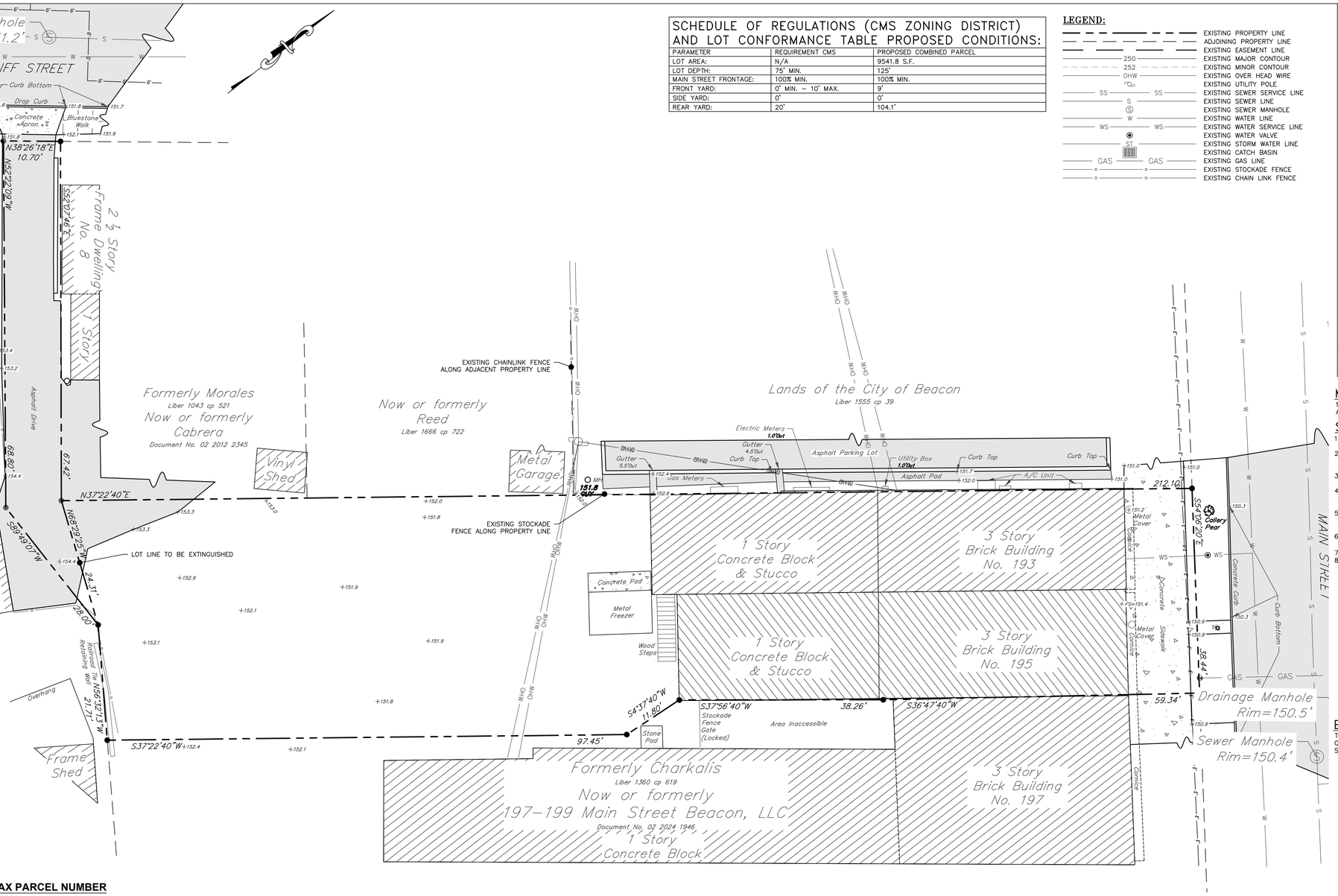
1. COPYRIGHT "2025" BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A DOCUMENT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK 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				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

SEAL

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

LOT CONSOLIDATION PLAT

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	5/28/2025
SCALE:	1" = 10'
TITLE:	PL-1
SHEET:	1 OF 1

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

LANC & TULLY
Engineering and Surveying, P.C.

August 27, 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 August 26, 2025, from Cuddy & Feder LLP.
- E-mail correspondence dated August 22, 2025, between Aryeh Siegel and Bryan Murphy, Building Inspector.
- Correspondence dated August 26, 2025, from Aryeh Siegel, Architect.
- Correspondence dated August 26, 2025, from Hudson Land Design.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of August 26, 2025, as prepared by Hudson Land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of August 26, 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 – Floor Plans
  - Sheet 4 of 9 – Building Elevations & Views
  - 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 previously the construction of a new 3-story multi-family dwelling, containing 5 residential units, at the rear of the parcel. At this time the applicant has amended the plans to show the proposed 3-story residential structure to be connected to the existing building on the site by a 1-story structure containing a walk-in cooler and trash enclosure area.

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. ***Applicant's engineer states that soil testing will be conducted once the layout is generally accepted by the Planning Board.***

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. ***Applicant notes that Colliers Engineering will respond to this in a future submission.***

   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.

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. As the underground stormwater facility has been relocated to provide for a 10-foot separation from the proposed 4" water line, the water line no longer needs to be encased as shown and called out on the plan.

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: September 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 August 26, 2025
- Exhibit A: Determination from City of Beacon Building Inspector, dated August 22, 2025
- Exhibit B: Response to Comments Memo prepared by Aryeh Sigel, dated August 26, 2025
- Exhibit C: Response to Comments Memo prepared by HLD, dated August 26, 2025
- Site Plan Set (10 sheets) by Aryeh Siegel and Hudson Land Design, last revised August 26, 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 residential addition to an existing mixed-use building. The residential addition will contain five (5) residential units, to be located at the rear of the lot, connected to the existing building via a proposed single-story trash room and walk-in cooler. 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. The resulting 0.21-acre lot is located within the CMS zoning district and HDLO overlay district, with the proposed driveway located within the T zoning district.

Comments & Recommendations:

1. **CMS & HDLO Design Standards**. The applicant submitted a narrative dated 7/29/25 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." While the applicant indicates a connection to Main Street, it is unclear whether this access is genuinely functional. As currently shown, it is unclear whether residents may be required to pass through ground-floor commercial space to reach their units. Full ground floor plans (existing and proposed) should be provided to confirm whether the residential entrance is independent from the commercial entrance and whether the Main Street connection is viable or merely nominal. Given that the proposed addition also includes a secondary entrance that is likely to serve as the true primary access for residents, a direct and safe pedestrian connection to Cliff Street should be required.

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. However, the August 26, 2025 letter from Aryeh Siegel states that the applicant does not intend to use the municipal lot for deliveries. The site plan, by contrast, shows a "stockade fence with gate" at this location. If delivery access through the municipal lot is not intended and no access easement will be pursued, the proposed gate should be removed, and the plans revised with a clear note reflecting this condition.

3. **Driveway Easement – Existing and Proposed.** Vehicles entering the site from Cliff Street will be required to mauver across neighboring parcels to access the rear of the site. Existing and proposed easements with neighboring parcels should be specified and provided.

4. **Elevations**. The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

5. **Landscaped Area.** Sheet 7 of 9 indicates that the total proposed landscaped area is 870 SF. The proposed site once merged is 9,541.8 SF. The proposed landscaped area is thus 9%, which is less than the required 10%. Additional land scaped area shall be provided or a variance sought. The Bulk and Zoning Regulations table on Sheet 1 of 9 should be updated to correctly reflect all proposed dimensions.

6. **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.***

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). ***The Applicant has stated that 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 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
09/09/2025

Title:

Review of request for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC.

ATTACHMENTS

416-420 Main PB 9.9.25 Submission - Site Plan Revision.pdf

Lanc & Tully 416-420 Main 08-27-25 review.pdf

KARC Review PB_416-420 Main Street_2025.09.08.pdf

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Taylor M. Palmer
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August 26, 2025

BY HAND DELIVERY
AND E-MAIL
Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 416 Main Street Beacon, LLC
Removal of Small Live/Work Building from Previously Approved Site Plan
Premises: 416-420 Main Street, Beacon, New York 12508 (ID: 6054-29-056780)

Dear Chairman Gunn and Planning Board Members:

On behalf of 416 Main Street Beacon, LLC (the "Applicant"), owner of the above-referenced Premises, we are writing to request the Planning Board's approval of a revision to Site Plan approval that was previously granted by this Board concerning the Premises.[1] Specifically, the Applicant is seeking the Planning Board's approval to omit/remove the small live/work building previously contemplated for the rear of the Premises. This request is submitted in accordance with Condition 17 of the Board's May 2021 Approval Resolution.

As this Board may recall, the May 2021 Approval Resolution authorized the Applicant to construct a four (4)-story mixed-use building fronting on Main Street, as well as a smaller live/work building at the rear of the Premises, together with a public green space between both buildings. Pursuant to May 2021 Approval Resolution, the Applicant has completed construction of the four (4)-story mixed use building and has received a Temporary Certificate of Occupancy ("TCO") No. 2022-0162TCO for all four (4) floors, which TCO is set to expire on September 25, 2025. After much consideration, the Applicant has decided to not move forward with construction of the small live/work building at this time.

Pursuant to the Applicant team's recent discussions with the City Building Inspector, the Applicant hereby seeks Planning Board approval to omit/remove the small live/work building from the previously approved Site Plan in order to receive a Certificate of Occupancy for the four (4)-story building. A site plan prepared by Hudson Land Design entitled "Amended Site Plan" (SP-1) dated August 26, 2025 is enclosed showing the Premises in its as-built condition and reflective of minor field changes to the public green space made pursuant to the Applicant's discussions with the Building Inspector.

[1] A copy of the May 11, 2021 Planning Board Approval Resolution (the "May 2021 Approval Resolution") is attached to this letter as **Exhibit A**.

We look forward to appearing before the Planning Board at its September 9, 2025 meeting date, at which time we respectfully request that this Board grant the Applicant's request to omit/remove the small live/work building from Site Plan that was previously approved pursuant to the May 2021 Approval Resolution.[2] It is respectfully submitted that the removal of the smaller building is immaterial to the larger overall project approval, and would not require additional environmental review as it is an elimination of certain improvements, not a new addition.[3]

Should the Planning Board or City Staff have any questions in the meantime, please do not hesitate to contact us.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bryan Murphy – Building Inspector
Jennifer L. Gray, Esq. & Nick Ward-Willis, Esq. – City Attorneys

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[2] Note: To the extent deemed necessary, a signed Site Plan Application form is enclosed as **Exhibit B**. A review of the City Fee Schedule confirms that an Application Fee is not established for minor omissions/removal requests concerning existing approved site plans. As noted herein, this request is submitted pursuant to the Applicant's discussions with the Building Inspector concerning certain requested field changes, and in accordance with Condition 17 of the May 2021 Approval Resolution. Should an Application Fee be required in connection with this request, upon confirmation of the amount, the Applicant will provide the City with such fee.

[3] Note: As this Board is aware, the live/work building has already undergone environmental review by the Board as part of the larger project. Should the live/work building have been considered on its own, it would have been exempt from environmental review by the Board, and the removal of such a minor building does not require an exercise of deliberation. *See* 6 NYCRR § 617.5(c)(9); *see also* 6 NYCRR § 617.5(c)(25). Additionally, it is worth noting that the March 1, 2021 City Council Resolution granting the Applicant a Special Use Permit for the fourth-story of the mixed-use building is not predicated upon the provision of the small live/work building. Further, the public green space that was considered in the City Council's Special Use Permit approval will not be altered below the square footage conditioned in said Special Use Permit approval.

EXHIBIT A

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT
SITE PLAN AND CERTIFICATE OF APPOPRIATENESS APPROVALS FOR
416-420 MAIN STREET

PARCEL ID NOS: 6054-29-056780 & 6054-29-056774

WHEREAS, the Beacon Planning Board received an application for approval of a Special Use Permit, Preliminary and Final Subdivision Plat, Site Plan and Certificate of Appropriateness from 416 Main Street Beacon, LLC & 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (the "Applicant") to construct an 11,715 square foot, four (4) story, mixed-use building fronting on Main Street, comprised of 4,295 square feet of ground-floor retail space, as well as 6,635 square feet of commercial office space on the second and third floors, containing one (1) apartment unit on the stepped back fourth floor and to construct a 1,017 square foot live/work building (the "Proposed Action") on property located at 416-420 Main Street in the Central Main Street (CMS) District, the Transition (T) District and the Historic District Landmark Overlay (HDLO) Zone, said premises being known and designated on the tax map of the City of Beacon as **6054-29-056780** and **6054-29-056774** (the "Property"); and

WHEREAS, the entire Property is located in the HDLO Zone, and the proposed 11,715 square foot mixed-use building is proposed for the area of the Property located in the Central Main Street (CMS) District and the proposed 1,017 square foot live/work building is proposed for the area of the Property located in the Transition (T) District; and

WHEREAS, the applicant seeks to consolidate the parcels to create one 0.245 parcel as shown on the Subdivision Plat referenced below; and

WHEREAS, the City Council is the approval authority for the Special Use Permit to allow a fourth story on a CMS parcel located in the HDLO Zone pursuant to City of Beacon Code § 223-41.18.E(7); and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) and Site Plan pursuant to City of Beacon Code §§ 195-2 and 223-25; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in § 134-7 of the City of Beacon Code; and

WHEREAS, the application consists of application forms, correspondence, and the Full Environmental Assessment Form ("EAF"); and

WHEREAS, the Subdivision is shown on the drawing, entitled "Preliminary Subdivision Plat - 416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021; and

WHEREAS, the Site Plan is shown the following drawings, generally entitled "Site Plan Application-416-420 Main Street," prepared by Aryeh Siegal Architect, Hudson Land Design Professional Engineering P.C. and Maser Engineering, last revised April 27, 2021:

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

WHEREAS, the Proposed Action is an Unlisted Action, pursuant to the New York State Environmental Quality Review Act; and

WHEREAS, on August 11, 2020, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts associated with the Proposed Action and continued the hearing to September 9, 2020, and October 14, 2020, at which time the (SEQRA) public hearing was closed; and

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on October 14, 2020; and

WHEREAS, the Planning Board issued a report to the City Council dated October 15, 2020, in support of the Special Permit; and

WHEREAS, the Proposed Action originally included 1,046 square feet of Central Public Green Space; in response to comments from the City Council, the Applicant revised the Proposed Action to include a Central Public Green Space area of approximately 2,315 square feet; and

WHEREAS, on March 1, 2021, the City Council approved the Special Use Permit application by 416 Main Street Beacon, LLC & 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC to construct a stepped back fourth story on an 11,715 square foot mixed-use

building fronting on Main Street with 2,315 square feet of Central Public Green Space, on property located at 416-420 Main Street in the CMS District, T District and HDLO Zone after finding that the Proposed Action complies with the City of Beacon Code §§ 223-18.B, 223-41.18.E(7) and 134-7; and

WHEREAS, on March 9, 2021 the Planning Board opened a duly noticed public hearing on the application for Subdivision and Site Plan approvals concerning the Proposed Action and continued the public hearing to April 13, 2021 and May 11, 2021, at which time all those interested were given an opportunity to be heard and the public hearing was closed on May 11, 2021; and

WHEREAS, due to public health and safety concerns related to the current COVID-19 pandemic, all public meetings and hearings on this application were duly noticed in accordance with notice requirements of the Zoning Code of the City of Beacon, and held by videoconference in accordance with the Governor's Executive Orders which suspend the "in-person" requirements of the NYS Open Meetings Law and provide alternative means by which to conduct public meetings and hearings remotely; and

WHEREAS, the City of Beacon Code requires the Applicant to install three (3) on-site parking spaces for the proposed residential use and 20 parking spaces for the proposed commercial use, therefore a total of 23 on-site parking spaces are required for the site: and

WHEREAS, the Applicant proposed to provide two (2) parking spaces for the proposed residential uses and requests a waiver of the remaining 21 on-site parking spaces required; and

WHEREAS, City of Beacon Code § 223-41.18.G(3) authorizes the Planning Board to modify the minimum quantity of required on-site parking spaces where there is sufficient public parking available within 800 feet of the site and within the CMS District to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use; and

WHEREAS, the following public parking lots are located within 800 feet of the Property:

- Churchill Street Parking Lot
- Van Nydeck Avenue Parking Lot (Behind Brothers Restaurant)
- Van Nydeck Avenue Parking Lot (Behind Fire House)
- Henry Street Parking Lot; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed mixed-use building at the corner of Main Street and Schenk Avenue has been designed to be consistent with the

character of the surrounding neighborhood, including the Beacon Hotel, and the properties located in the HDLO, and will be consistent with the historic character of the surrounding area and compatible with the design standards of the Historic District Landmark Overlay Zone and accordingly, the Planning Board hereby grants a Certificate of Appropriates for the Proposed Action, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval (lot merger) for the Proposed Action, as shown on the plan entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021.

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

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval (lot merger), as shown on the plan entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021, subject to the conditions and modifications set forth herein.

BE IT FURTHER RESOLVED, that the pursuant to City of Beacon Code § 223-41.18.G(3), the Planning Board finds that there is sufficient public parking available within 800 feet of the site in the CMS District to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use and accordingly, hereby waives the requirement to provide an additional 21 on-site parking spaces.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval as set forth and detailed on the plans prepared by prepared by Aryeh Siegal Architect, Hudson Land Design Professional Engineering P.C. and Maser Engineering, last revised April 27, 2021, subject to the following conditions set forth below and any other requirements which must be met by law:

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated May 7, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner, except Comment No. 1.b of the City Planner's letter.

5. All existing and proposed easements and offers of dedication, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication, or other appropriate documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, 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.

6. The Applicant shall submit a performance guaranty in a form satisfactory to the City Attorney in an amount of $119,430.00 as determined by the cost estimates submitted by the Applicant's engineer and reviewed by the City Engineer to secure the performance of all public improvements.

7. The Applicant shall return to the Planning Board for approval of a Certificate of Appropriateness for the live/work building.

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

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated May 7, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. A note shall be added to the plans to state:

All landscaping shown on the Site Plan, including any plantings located within the City right-of-way, 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 plants 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. In the event the sidewalk adjacent to the Central Public Green Space is widened by the City and the plantings within the City right-of-way are removed, the property owner shall replace such plantings on the owner's property to the maximum extent practicable without impeding the primary public use of the Central Public Green Space, as determined by the City Building Inspector.

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

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

1. Pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the public improvements in the amount of $7,166.00 which is the equivalent of 6% of the amount of the required performance guaranty.

2. The Applicant shall return to the Planning Board for final approval of the signage for the Central Public Green Space.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. The Planning Board hereby determines that Central Public Green Space which consists of approximately 20% of the overall lot area is an adequate size and in an appropriate location to satisfy the requirement for providing recreation/parkland pursuant to Section 223-25.H of the City Code. Therefore, the Applicant shall not be required to pay a

Recreation Fee for the two (2) new dwelling units as prescribed under Section 223-25.H(4) of the City Code.

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

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

4. As used herein, the term "Applicant" shall include its heirs, successors and assigns, and where applicable its contractors and employees.

5. The Applicant shall construct at least 2,315 feet of Central Public Green Space to serve the residents of and visitors to the City of Beacon.

6. The Central Public Green Space, as shown on the Site Plan, shall be open from dawn until dusk, seven (7) days a week.

7. The Applicant shall install a wooden sign, as shown on the Site Plan, to notify the public that it has access to that Central Public Green Space. As proposed by the Applicant, the sign shall say "welcome", shall state that the park is open dawn till dusk and shall state the park is open to the public. Such signage shall not overhang the sidewalk. No sooner than one year after the Central Public Green Space is first opened to the public, the Applicant may submit written request to the Planning Board to modify the signage to omit language stating the area is open to the public, but regardless of the signage the Central Public Green Space shall remain open to the public and be used primarily for public purposes pursuant to the City Council's Special Permit Resolution dated March 1, 2021.

8. The Applicant shall not install dedicated seating for exclusive use by businesses in the Central Public Green Space. The Applicant may only install seating for the exclusive use of the tenant businesses in the areas of the Property designated on the site plan as Main Street Building Private Area.

9. The Applicant may install sculptures in the Central Public Green Space, which sculptures may be updated from time to time.

10. Condition 10 of the Resolution adopted by the City Council on March 1, 2021 granting a Special Use Permit for the construction of a partial fourth floor on the proposed building states that the Central Public Green Space shall be used primarily for public purposes. The City Council directed the Planning Board to consider when access to the Central Public Green Space can be restricted and used solely by the private tenants of the Property. Accordingly, the

tenants in the live/work building and the mixed-use building may exclusively utilize the Central Public Green Space on a limited basis, such as for events, after providing at least ten (10) days written notice to the City of Beacon Building Inspector and City Administrator.- Upon receipt of such notice, the City of Beacon Building Inspector may, at his or her discretion, deem such exclusive use of the Central Public Green Space to be in violation of the requirement that it shall be used primarily for public purposes based on the frequency of such events, in which case the Building Inspector may invoke Condition 17 of the City Council's Special Permit Resolution.

11. 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.

12. The approvals granted by this resolution do not supersede the authority of any other entity.

13. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form and the Negative Declaration granted pursuant thereto. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

14. 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.

15. 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.

16. 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.

17. Any proposed revision to the approved Subdivision or Site Plan Drawings, except revisions determined by the Building Inspector and City Engineer to be

field changes, shall be submitted to the Planning Board. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

Resolution Adopted: May 11, 2021
Beacon, New York

John Gunn Chairman
City of Beacon Planning Board

May 13th, 2021
Date

Motion by Ms. Reynolds, seconded by Mr. Byrne:

Kevin Byrne	Voting: AYE	Leonard Warner	.YE
J.C. Calderon	Voting: AYE	J. Randall Willian	.XCUSED
Karen Quiana	Voting: AYE	John Gunn, Chai	.YE
Jill Reynolds	Voting: AYE		

Received in the Office of the
City Clerk
May 13, 2021

EXHIBIT B

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: 416 Main Street Beacon, LLC

Address: P.O. Box 819

Beacon, NY 12508

Signature: [signature]

Date: 8/26/25

Phone: 845 219 8572

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Taylor M. Palmer, Esq.

Address: Cuddy & Feder LLP

300 Westage Business Center, Suite 380

Fishkill, NY 12524

Phone: 914-761-1300

Fax:

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 416-420 Main Street

Tax Map Designation: Section 6054 Block 29 Lot(s) 056780

Land Area: 0.24 acres Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Existing Mixed Use

Gross Non-Residential Floor Space: Existing 10,930 Proposed N/A

TOTAL: 10,930

Dwelling Units (by type): Existing 1 Proposed N/A

TOTAL: 1

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

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

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 416 Main Street Beacon, LLC

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

Thomas Lee

List all properties in the City of Beacon that you hold a 5% interest in:

Applicant Address: P.O. Box 819, Beacon, NY 12508

Project Address: 416-420 Main Street, Beacon, NY 12508

Project Tax Grid # 6054-29-056780

Type of Application Amended Site Plan

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Benjamin Giardullo of 416 Main Street Beacon, 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 — N/A
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 — N/A
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — N/A
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — X

416 Main Street Beacon, LLC

By: _____

Signature of Owner

Authorized Signatory

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 416 Main Street Beacon, LLC

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.		
	YES	**NO**
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	X	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	X	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	X	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.	X	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the	X	

properties.		
PROPOSED DEVELOPMENT	**YES**	**NO**
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	X	
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	X	
Any contemplated public improvements on or adjoining the property.	X	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X	
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.	X	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.	N/A	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.	X	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	X	

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

Applicant/Sponsor Name: 416 Main Street Beacon, LLC

Signature:

Date: 8/26/25

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
416 Main Street Beacon, LLC	P.O. Box 819 Beacon, NY 12508
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Delaware	State of Delaware Secretary of State Division of Corporations
Date such business entity or partnership was created	Telephone Contact Information
9/18/2019	

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

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 encumbet said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Thomas Lee	P.O. Box 819 Beacon, NY 12508		Member

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.
416 Main Street Beacon, LLC	P.O. Box 819 Beacon, NY 12508		Deed Doc#02-2025-71	January 8, 2025 Dutchess County Clerk

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☒ NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

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

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

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ YES ☒ NO

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
416 Main Street Beacon, LLC	P.O. Box 819 Beacon, NY 12508
420 Main Street LLC	420 Main 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.

N/A

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. N/A

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted:

Name of the Corporation	Telephone Contact Information
Principal Business Address	Place and Date of Incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	**Residence or business address**	**Telephone number**

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐ **YES** ☐ **NO**

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	**Address**

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, Benjamin Giardullo being first duly sworn, according to law, deposes and says that I am (Title) an authorized signatory of the 416 Main Street Beacon, 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.

416 Main Street Beacon LLC

(Print) By: Benjamin Giardullo,
Authorized Signatory

(Signature) _____

South Street
Schenck Avenue
Main Street
Concrete Curb
8" PVC
Rim 155.39
Rim 155.82
Rim 155.66
Rim 155.60
Rim 155.74
Rim 155.01
Rim 154.92
Rim 154.40
Rim 155.08
Rim 155.00
Rim 154.98
Rim 154.95
Rim 154.91
Rim 154.87
Rim 154.83
Rim 154.79
Rim 154.75
Rim 154.71
Rim 154.67
Rim 154.63
Rim 154.59
Rim 154.55
Rim 154.51
Rim 154.47
Rim 154.43
Rim 154.39
Rim 154.35
Rim 154.31
Rim 154.27
Rim 154.23
Rim 154.19
Rim

LANC & TULLY
Engineering and Surveying, P.C.

August 27, 2025

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

RE: 416-420 Main Street
Subdivision & Site Plan
Tax Parcel 6054-29-05678
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Correspondence from Cuddy & Feder dated August 26, 2025.
- Application for Site Plan Approval.
- Copy of Resolution titled "Preliminary & Final Subdivision Plat, Site Plan and Certificate of Appropriateness Approvals for 416-420 Main Street", dated May 13, 2021.
- Plan titled "Amended Site Plan – 416 Main Street", dated August 26, 2025, as prepared by Hudson Land Design.

The applicant is seeking to amend the previously approved site plan to eliminate the live/work building that was proposed to be constructed at the intersection of Schenck Avenue and South Street. Based upon our review of the above documents and plan, we offer the following comments:

General Comments:

1. The plan should clearly identify the location of the access apron to the parking stalls located off of South Street.

2. The plan should clearly identify the material of the parking area.

3. Based upon the proposed parking area only providing for two (2) parking spaces, it appears that additional area could be landscaped towards the westerly side of the proposed parking area. We would recommend the applicant look at reducing the parking area to the greatest extent possible to provide more lawn/landscaped area.

This completes our review at this time. Further comments may be forth coming based upon 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: September 8, 2025

RE: 416-420 Main Street Subdivision & Site Plan, 416 Main Street Beacon, LLC

I have reviewed the following materials regarding the proposed amendment to an approved site plan at 416-420 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated August 26, 2025
- Application for Site Plan Approval
- Copy of Resolution for Preliminary & Final Subdivision Plat, Site Plan, and Certificate of Appropriateness Approvals for 416-420 Main Street, dated May 13, 2021
- Copy of Resolution Granting Special Permit Extension No.2 for 416-420 Main Street, dated February 18, 2025
- Amended Site Plan (10 sheets) by Hudson Land Design, dated August 26, 2025
- Previous Planning Review Letters from John Clarke, Beacon Planning Consultant.

Project Description:

The applicant proposes to amend the approved site plan by eliminating the 1,320 SF live/work residence that was to be constructed on the rear portion of the lot at the corner of Schenck Avenue and South Street. The four-story mixed-use building fronting on Main Street will remain as previously approved and constructed. The public green space also remains, with minor field adjustments.

Comments & Recommendations:

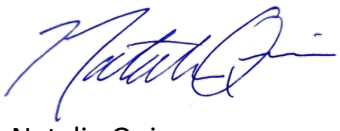
1. **Lighting.** The prior approval included two L2 wall-mounted fixtures on the live/work building, which may have provided lighting for the adjacent public space. The applicant should clarify whether additional lighting is proposed to ensure adequate illumination of the public area.

2. **Parking Layout.** The Board may wish to discuss turning movements associated with the two proposed parking spaces. Relocating the stalls closer to the center of the lot and allocating a maneuvering space could allow vehicles to maneuver and back up within the site, rather than directly into South Street.

3. **Curb Cut Width.** The applicant should confirm the proposed curb cut width serving the parking stalls and identify on the submitted plan sheet.

4. **Parking/Green Space Balance.** The Planning Board should discuss whether a third parking stall can be accommodated, or alternatively, whether additional landscaped area or a defined pedestrian path could be provided in the excess asphalt area at the rear of the lot.

This completes our review at this time. 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
09/09/2025

Title:

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

ATTACHMENTS

152-158 Fishkill PB 9.9.25 Extension Request.pdf

CUDDY +FEDER LLP

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

Taylor M. Palmer
tpalmer@cuddyfeder.com

August 26, 2025

VIA EMAIL AND HAND DELIVERY
Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 152-158 Fishkill LLC – Mixed-Use Development Project
Request for Extension – Subdivision & Site Plan Approval
Property: 152-158 Fishkill Avenue, City of Beacon, County of Dutchess, State of New York

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of our client, 152-158 Fishkill Avenue LLC (the "Applicant"), the owner of the above-referenced Property, to request two (2) ninety (90)-day extensions of the Planning Board's Preliminary & Final Subdivision Plat and Site Plan Approvals for the above-referenced Project, which Subdivision Approval was last extended through September 1, 2025 and Site Plan Approval was last extended through September 7, 2025. See **Exhibit A** – City of Beacon Planning Board Minutes for April 8, 2025 Regular Meeting Agenda.

The Applicant continues to work diligently towards obtaining a Building Permit, which efforts include, but are not limited to, a pending submission of all project-related documents to the City's Engineer for their review, which will enable the Subdivision Plat to be signed by the Chairman and subsequently filed in the Office of the Dutchess County Clerk.

The Applicant therefore respectfully requests that the Planning Board grant two (2) ninety (90)-day extensions of the Subdivision Approval to begin on September 1, 2025, thus extending the Subdivision Approval through February 28, 2026. The Applicant also respectfully requests that this Board grant a six (6)-month extension of the Site Plan Approval to begin on September 7, 2025 and continue through March 6, 2026.

Accordingly, the Applicant respectfully requests that this matter be calendared for the Planning Board's next available Regular Meeting Agenda for consideration. In the meantime, if the Planning Board or City Staff have any questions or comments regarding the foregoing, please do not hesitate to contact me. Thank you in advance for your consideration of this matter.

CUDDY +FEDER LLP

Very truly yours,

Taylor M. Palmer

Enclosures

cc: 152-158 Fishkill LLC
Hudson Engineering and Consulting, P.C.
Nexus Creative Design

EXHIBIT A

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

MINUTES OF THE PLANNING BOARD

The Planning Board will meet on **Tuesday, April 8, 2025,** at 7:00 p.m., in the Municipal Center Courtroom.

A video of this meeting is available in its entirety through the City of Beacon website:
https://beaconny.gov/index.php/government/boards-committees/planning-board/

The video can also be found on YouTube:
https://www.youtube.com/playlist?list=PLhEUshaB9yYr8xfNxmalstjUY6bniLsCE

Present: John Gunn, J. Randall Williams, James Vermeulen, Len Warner, Kevin Byrne, David Jensen, John Russo (Engineer), Natalie Quinn (Planner), Jennifer Gray (Attorney), Bryan Murphy (Building Inspector), Mercedes Perez (Secretary)

Absent: Karen Quiana, Ken Wersted (Traffic Consultant)

TRAINING WORKSHOP

Began at 7:00 pm
Presented by Natalie Quinn, Planner
Subject: Proposed amendment to Local Law, referred by City Council.
The Planner also provided a brief overview of the Dutchess County aquifer law.

The following proposal was discussed: Local Law to amend the Zoning Code regarding accessory dwelling units. The board discussed the proposed amendment and summarized their preliminary comments to the City Council. See Miscellaneous Business below.

The Planning Board meeting was called to order at 7:35 p.m.

Motion to approve the March 11, 2025, minutes:
Motion: Len Warner
Second: Randall Williams
5 in favor – 1 abstain
Abstained: James Vermeulen

CONTINUED PUBLIC HEARINGS

Continue public hearing for SEQRA and Site Plan Approval and continue review of applications for Site Plan and Subdivision Approval, Mixed-Use Commercial and

Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, provided an update on the proposed project and discussed a letter from the State Historic Preservation Office (SHPO).
- Aryeh Siegel, architect for the applicant, discussed updates to the design based on the comments received at the last meeting. He also explained that he's waiting for a determination from the Building Inspector on the use of metal panels for the exterior of the building(s), and noted that, if necessary, the material can be changed to hardie board siding.
- Justin Dates, of Colliers Engineering & Design, project engineer for the applicant, discussed drainage, lighting, and the coordination of utilities. He also discussed a follow up email from SHPO, which included a visual. He noted that the visual will be included in the applicant's next submission to the Planning Board.
- The Chair opened the floor to the public for comments: Theresa Kraft of 315 Liberty Street; James Zellinger of 9 W Church Street; Larry (inaudible) of 9 High Street; Scott Lerman of 40 North Street; Robert Fio Rito of 16 High Street; Mary Ellen Case of 9 High Street; Henry Chong of 20 High Street; Jilly Reynolds of 10 Willow Street; Rochelle Winters of (inaudible); Shirley Botsford of 19 High Street.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, addressed some of the comments made by the public.
- The board agreed to schedule the public hearing for the subdivision application and keep the public hearing open for SEQRA and site plan.

Motion to schedule a public hearing for subdivision, on May 13, 2025:
Motion: Randall Williams
Second: Len Warner
5 in favor – 1 abstained
Abstained: James Vermeulen

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.

- Aryeh Siegel, architect for the applicant, discussed changes made to the proposed project, as well as the additional design options provided. He also explained that the applicant will not reduce the commercial space fronting Main Street to one floor or reduce the number of apartments to two (2).
- Natalie Quinn, Planner, noted that zoning requires two (2)-story in this zone, so the applicant would need a variance to have a single-story fronting on Main Street.
- The board shared their concerns about the parking.
- The Chair opened the floor to the public for comments: Scott Lerman of 40 North Street; Theresa Kraft of 315 Liberty Street; Patricia Szustka of 7 S Brett Street.
- The board agreed to keep the public hearing open.

BREAK AT 9:45 PM

THE MEETING RESUMED AT 9:51 PM

PUBLIC HEARINGS

Public hearing and continue review of applications for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.

Motion to open the public hearing:
Motion: Randall Williams
Second: Kevin Byrne
5 in favor – 1 abstained
Abstained: James Vermeulen

- Aryeh Siegel, architect to the applicant, discussed changes to the proposed project.
- Gavin Hecker, co-owner and applicant, confirmed that they still plan to maintain and restore the cemetery, and noted that they are making progress on the restoration.
- John Russo, Engineer, noted that the previously granted Special Use Permit contained conditions regarding the cemetery.
- The Chair opened the floor to the public for comments: Steve Jaffe of River Ridge; Matt Bloom of 30 Beekman Street; Theresa Kraft of 315 Liberty Street; Rachel Rifkin of River Ridge.

Motion to close the public hearing:
Motion: Len Warner
Second: Kevin Byrne
5 in favor – 1 abstained
Abstained: James Vermeulen

Motion to authorize the attorney to draft a determination on SEQRA:
Motion: Randall Williams
Second: Kevin Byrne
5 in favor – 1 abstained
Abstained: James Vermeulen

Motion to authorize the attorney to draft resolution:
Motion: Kevin Byrne
Second: Len Warner
5 in favor – 1 abstained
Abstained: James Vermeulen

Public hearing and continue review of application for Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.

Motion to open the public hearing:
Motion: Len Warner
Second: Randall Williams
5 in favor – 1 abstained
Abstained: James Vermeulen

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, discussed updates to the plans.
- John Russo, Engineer, noted concerns with sewer lateral on lot 2, which the water superintendent is opposed to. The preference is to see it rerouted through an easement of lot 1.
- The Chair opened the floor to the public for comments: Anna Joanes of 60 Anderson Street; Theresa Kraft of 315 Liberty Street; Mikal Mart of Ward 3.
- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, addressed some of the comments from the public.
- The board discussed the retaining wall and driveway.

Motion to adopt the Negative Declaration:
Motion: Kevin Byrne
Second: Len Warner
5 in favor – 1 abstained
Abstained: James Vermeulen

Motion to close the public hearing:
Motion: Len Warner
Second: Randall Williams
5 in favor – 1 abstained
Abstained: James Vermeulen

Motin to authorize the attorney to draft resolution:
Motion: Len Warner
Second: Kevin Byrne
5 in favor – 1 abstained
Abstained: James Vermeulen

- John Russo, Engineer, reminded the applicant that matting for erosion control must be 100% biodegradable

ONGOING APPLICATION

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

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, discussed the proposed project and provided updates.
- Aryeh Siegel, architect for the applicant, discussed changes to the design.

- Michael Bodendorf, of Hudson Land Design, engineer for the applicant, discussed ADA access to the building, the stormwater design, and drainage. He also noted that they are still investigating the water flow for sprinklers.
- The board discussed the requirements for a Special Use Permit.
- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, noted that the applicant is working to address and meet the criteria for a Special Use Permit.

NEW APPLICATIONS

Review of application for Site Plan Approval, accessory apartment, 10 Ackerman Street, submitted by Rachel Hutami.

- Aryeh Siegel, architect for the applicant, discussed the proposed accessory dwelling unit that would be added to the top of the existing garage. He noted that the applicant will also be working with Hudson Land Design to provide the engineering.
- Natalie Quinn, Planner, advised the applicant of notes that must be added to the site plan: requirement of owner occupancy and no short-term rentals.
- Rachel Hutami, owner and applicant, confirmed that the garage has been painted and agreed to screen the stairs.
- The board agreed to schedule a public hearing.

Motion to schedule a public hearing on May 13, 2025:
Motion: David Jensen
Second: Kevin Byrne
All in favor – none opposed

Motion to authorize the attorney to draft resolution:
Motion: David Jensen
Second: Kevin Byrne
All in favor – none opposed

ARCHITECTURAL REVIEW

Certificate of Appropriateness – 181-183 Main Street; Façade

- The applicant discussed the paint colors.

Motion to approve the paint colors proposed for the window trim and door trim:
Motion: Randall Williams
Second: James Vermeulen
All in favor – none opposed

Certificate of Appropriateness – 232 Main Street; Façade

- Applicants for Dave the Butcher discussed the paint colors and awning.
- Bryan Murphy, Building Inspector, confirmed that the awning is in compliance.

Motion to approve the awning and paint colors proposed for the window trim, door trim, and brick:

Motion: David Jensen
Second: Randall Williams
All in favor – none opposed

Certificate of Appropriateness – 139 Main Street; Sign

- Sarah Ordaz, Chief Operating Officer of Savage Wonder and applicant, discussed the proposed signs.
- The board advised the applicant that signs on the inside of the windows require approval from the building department.
- The board asked the applicant to return to Planning Board and resubmit specific renderings that include dimensions, materials, and colors, for the proposed signage.

Certificate of Appropriateness – 432 Main Street; Façade

- Neil Vaughn, owner and applicant, discussed the proposed addition.
- The board requested more detailed drawings and for the building department and the Planning Board.

Certificate of Appropriateness – 288 Main Street; Façade

- Aryeh Siegel, architect, discussed the proposed façade change.

Motion to approve black windows with aluminum storefront, with white trim board at the top of the wall, horizontal accents, and door and window headers:

Motion: Randall Williams
Second: James Vermeulen
All in favor – none opposed

MISCELLANEOUS BUSINESS

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, was present.

Motion to approve two (2) 90-day extensions of Subdivision and Site Plan Approval:

Motion: Randal Williams
Second: David Jensen
5 in favor – 1 abstained
Abstained: James Vermeulen

City Council request to review proposed Local Law to amend Chapter 223 concerning accessory apartment requirements.

- Natalie Quinn, Planner, summarized the proposed local law amending the zoning code regarding accessory dwelling units.
- Currently, any application for a building permit for the construction, reconstruction or alteration of any structure in excess of 1,000 square feet is referred to the Architectural and Community Appearance Board of Review ("ARB") per Section 86-5 of the City Code. The Planning Board believes ARB review of ADUs should be retained. The Planning Board reviewed the proposal to eliminate the minimum and maximum thresholds for floor area of an ADU but is not confident that elimination of those thresholds will facilitate additional ADUs. The Planning Board also reviewed the proposal that accessory apartments with a total square footage greater than 50% of the primary building footprint would trigger site plan review and approval from the Planning Board. At least one Planning Board member suggested that this trigger should be based on gross floor area of the primary building, rather than the footprint.

Motion to adjourn the meeting:
Motion: John Gunn
Second: David Jensen
All in favor – none opposed

The meeting was adjourned at 11:47 p.m.

City of Beacon Planning Board Agenda
09/09/2025

Title:

*** APPLICANT UNABLE TO ATTEND THE MEETING AND REQUESTED THEIR APPLICATION BE MOVED TO THE OCTOBER 15th AGENDA*** Certificate of Appropriateness: 139 Main Street Sign

ATTACHMENTS

139 Main PB 9.9.25 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
09/09/2025

Title:

Certificate of Appropriateness: 426 Main Street Sign

ATTACHMENTS

426 Main PB 9.9.25 ARB-sign permit app.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: Agosto 26 | 2025

Project Address: 426 Main Street Beacon 12508 Received:

Project Architect/Engineer: — AUG 26 2025 MP

Owner/Builder: City of Beacon Building/Planning/Zoning

Contact Phone No.: 914 602-4222 Email: Ericalopez071205@gmail.com

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following:

_____

_____

FEE: $100.00 PAID 8/26/2025, chk #120

CITY OF BEACON

BUILDING DEPARTMENT
1 Municipal Plaza, Beacon, NY, 12508
Ph: (845) 838-5020 | Fax: (845) 838-5026
Email: building@beaconny.gov

Received:
AUG 26 2025
City of Beacon
Building/Planning/Zoning

Application for Sign Permit

INSTRUCTIONS

a. This application must be completely filled in and submitted to the Building Inspector.

b. This application must be accompanied by two copies of colored rendering of proposed sign.

c. The plan must include dimensions and square foot calculations.

d. The work covered by this application may not be commenced before the issuance of a sign permit.

e. Upon approval of this application, the Building Department will issue a sign permit to the applicant together with approved, duplicate copy of drawings. Such permit and approved drawings shall be kept on the premises available for inspection throughout the progress of the work.

f. All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Electrical Code.

g. All work to be done in accordance with the plans and specification and no person shall make any change in said plans and specifications without the written consent of the Building Department.

Received:
AUG 26 2025
City of Beacon
Building/Planning/Zoning

CITY OF BEACON

BUILDING DEPARTMENT
1 Municipal Plaza, Beacon, NY, 12508
Ph: (845) 838-5020 | Fax: (845) 838-5026
Email: building@beaconny.gov

Approved: _____ 20____

Denied: _____ 20____

Application for Sign Permit

Date: _____

Address of Proposed Sign: _____

Property Owner: GREGORY TRAUTMAN

Phone: 917-913-9127 Email: trautmangr@gmail.com

Mailing Address: 424 MAIN ST, BEACON, NY 12508

Business Name: Soul and culture Boutique

Business Owner: ~~GREGORY TRAUTMAN~~ Erica Blake

Phone: ~~917-913-9127~~ (914) 602-4222 Email: ~~trautman~~ erica.scboutique1@gmail.com

Sign Company: _____

Mailing Address: _____

Phone: _____ Email: _____

Type of Sign: ____Ground ($35) X Wall ($25) ____ Temporary Sign ($10)

Sign Content: Logo of business

Height of Sign (If Applicable): 10'-10" Sign Dimensions: 2' x 2'

Type of Materials to Be Used: Plastic and Metal

Means of Anchoring: Bracket to wall.

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign Permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances, and regulations.

_____
(Signature of Property Owner)

Erica Blake
_____
(Signature of Business Owner)

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: BEACON MAIN REAL ESTATE GROUP.

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

GREGORY THOMAN

List all properties in the City of Beacon that you hold a 5% interest in:

57 overlook drive hecksburgh N.Y.

Applicant Address: ~~426 main Street beacon~~

Project Address: 426 main Street beacon N.Y.

Project Tax Grid #

Type of Application

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, GREGORY THOMAN, 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 — NO
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — YES
3. ALL tax payments due to the City of Beacon are current — CORRECTED 5/9/19 — YES
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — NO
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — NO
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — YES

Signature of Owner

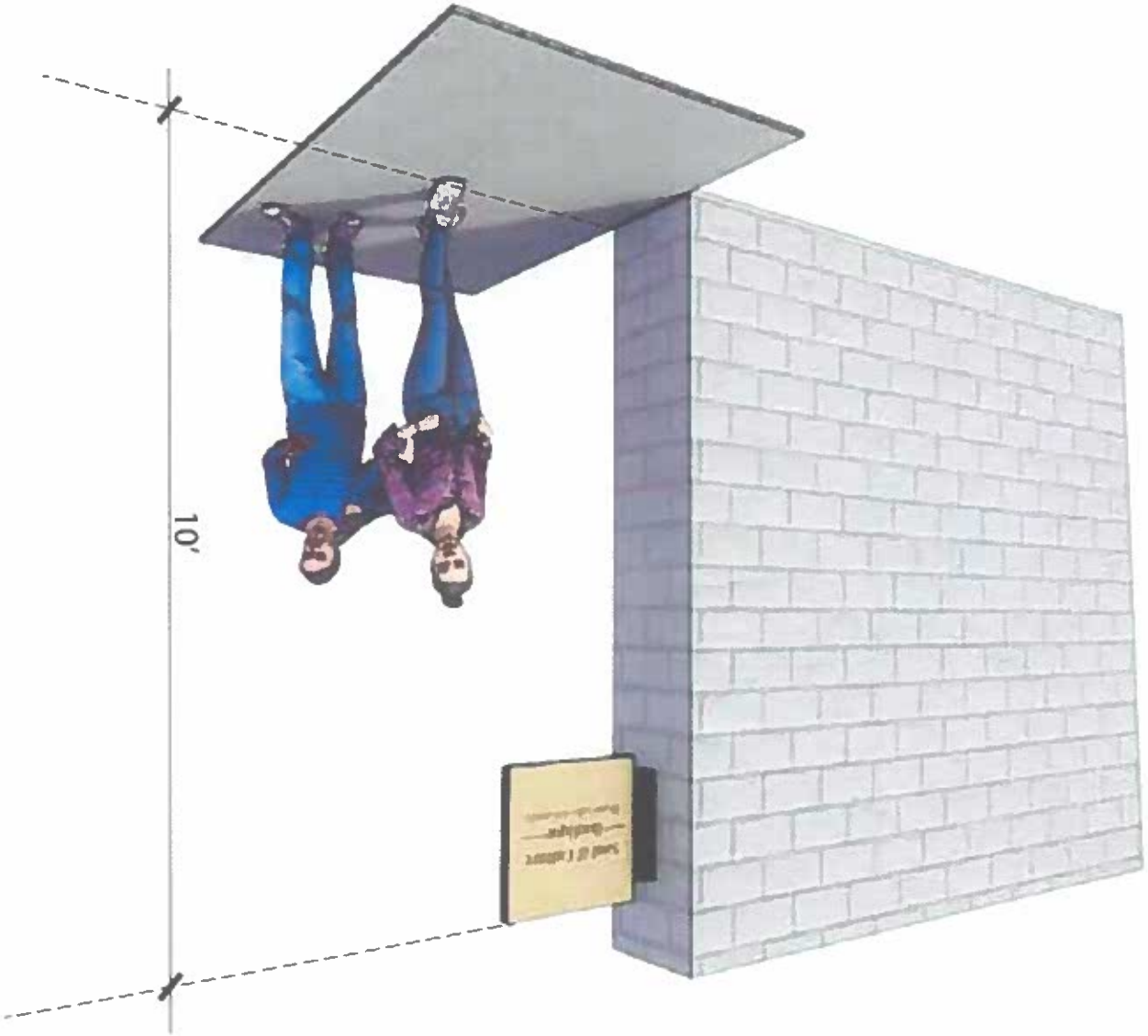
Title if owner is corporation

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

Cheque $100 City of Beacon

Antes del martes

2'-0"
2'-0"
Soul & Culture
Boutique
Handcrafts and goods


10'

Soul & Culture
—Boutique—
Handcrafts and goods

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PANTONE® 12-0742 TCX LEMON VERBENA

PANTONE®
12-0742 TCX
Lemon Verbena