COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

October 15, 2025
7:00 PM
Planning Board Agenda

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A joint session workshop, between City Council and the Planning Board, will take place from 7:00 p.m. to 8:00 p.m. The regular meeting will begin immediately thereafter, but no later than 8:00 p.m.

Approval of August 12, 2025, minutes

Approval of September 9, 2025, minutes

Regular Meeting

1. Continue public hearing and continue review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.
2. Public hearing and continue review of request for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC
3. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
4. Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
5. Review of application for Subdivision Approval, Residential, 17 Church Street, submitted by Scott Lerman.

Miscellaneous Business

1. City Council request to review proposed Local Law concerning residential uses in the R1-5 Zoning District.
2. City Council request to review proposed Local Law concerning the Train Station Zoning District.

Architectural Review

1. Certificate of Appropriateness: 139 Main Street, Sign
2. Certificate of Appropriateness: 201 Main Street, Sign

3. Certificate of Appropriateness: 9 Rombout Avenue, Facade
4. Certificate of Appropriateness: 425 Main Street (existing fire house building), Facade

City of Beacon Planning Board Agenda
10/15/2025

Title:

Continue 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 10.15.25 Subdivision Cover Letter_2025-0930.pdf

105-107 Catherine PB 10.15.25 Public Improvement Cost Estimate.pdf

105-107 Catherine PB 10.15.205 Subdivision Set_2025-0930.pdf

Lanc & Tully 105 Catherine 10-13-25 review.pdf

KARC Review PB_105-107 Catherine Street_2025.10.13.pdf

HUDSON LAND DESIGN

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

September 30, 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 26, 2025:

General Comments:

1. Comment Noted.
2. A Construction Cost Estimate is provided with this submission.

Subdivision Plat (Sheet 1 of 1):

1. The Metes and Bounds for the proposed drainage easement have been revised based upon the additional catch basin that was added to accommodate a problematic outlet angle of the

existing catch basin on Rombout Avenue. A drainage easement has not been located upon a search of County records.
2. See Subdivision Plat response 1.
3. Revised metes and bounds have been provided for proposed property line and drainage easement. Descriptions and easement agreements will be provided for review prior to chairman's signature of the plans.

Existing Conditions Plan (Sheet 2 of 6):

1. See Subdivision Plat response 1.

Subdivision Plan (Sheet 3 of 6):

1. Additional landscaping has been added to the stand-alone lot that is not part of this application. The landscape screening has been moved to proposed lot 2 on the plan. Thuja Green Giants are proposed which will provide adequate screening for both of the parcels.
2. An additional catch basin has been added just north of the existing catch basin on Rombout Avenue so that the angle of the pipe outlet in the existing catch basin does not need to change. The change in direction will occur in the new structure.

Construction Details (Sheet 5 of 6):

1. The yard basin detail has been removed from this sheet.
2. The catch basin detail has been updated to reflect a flat frame grate. The domestically-made model for the casting has been noted.

KARC Planning Consultants, Inc. Review Letter, Dated September 5, 2025:

1. The driveway configuration has been shifted towards the side of the lot and the houses have been moved back slightly on both parcels in an effort to save some of the existing Eastern Pines. There are other existing Pines that are too close to the existing water and sewer stubs to be salvaged as the existing stubs cannot be moved. There is concern that the existing trees noted to be saved during construction will be compromised by the house foundations being in close proximity to the existing drip line of the trees. Therefore, a note has been added to the existing conditions plan stating that if the noted trees are compromised during construction and need to be taken down, replacement trees shall be planted on the lot.

Planning Board and Public Comments Related to Garages:

1. The existing garages have been removed from the design. The driveways have been shifted to the side of each lot at 5 feet from the side lot line to match the character of certain existing parcels on Rombout Avenue that have driveways on the side of the lot. The driveways are set back far enough into the lot such that the vehicles will be out of the front yard setback. We trust that this compromise is acceptable to the board.

We look forward to continuing our discussions regarding this Application and continuing the public hearing at your October 15, 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)

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

Project: **105-107 Catherine Street**
Location: **City of Beacon, NY**
Date: **September 30, 2025**

Public Improvement Cost Estimate

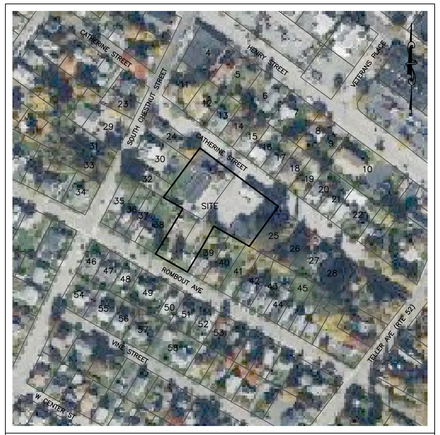
No.	Utilities	Units	$/Unit	Quantity	Cost	Notes
1	30" HDPE Storm Pipe	LF	202.00	178	$ 35,956	
2	48"X48" Catch Basin	EA	4,500.00	4	$ 18,000	
3	Seed and Mulch Disturbed Area	LF	10.00	166	$ 1,660	
	Subtotal				$ 53,956	

Total all Items		**$ 53,956**	
10% Contingency		$ 5,396	
Grand Total		**$ 59,352**	

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				
2	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

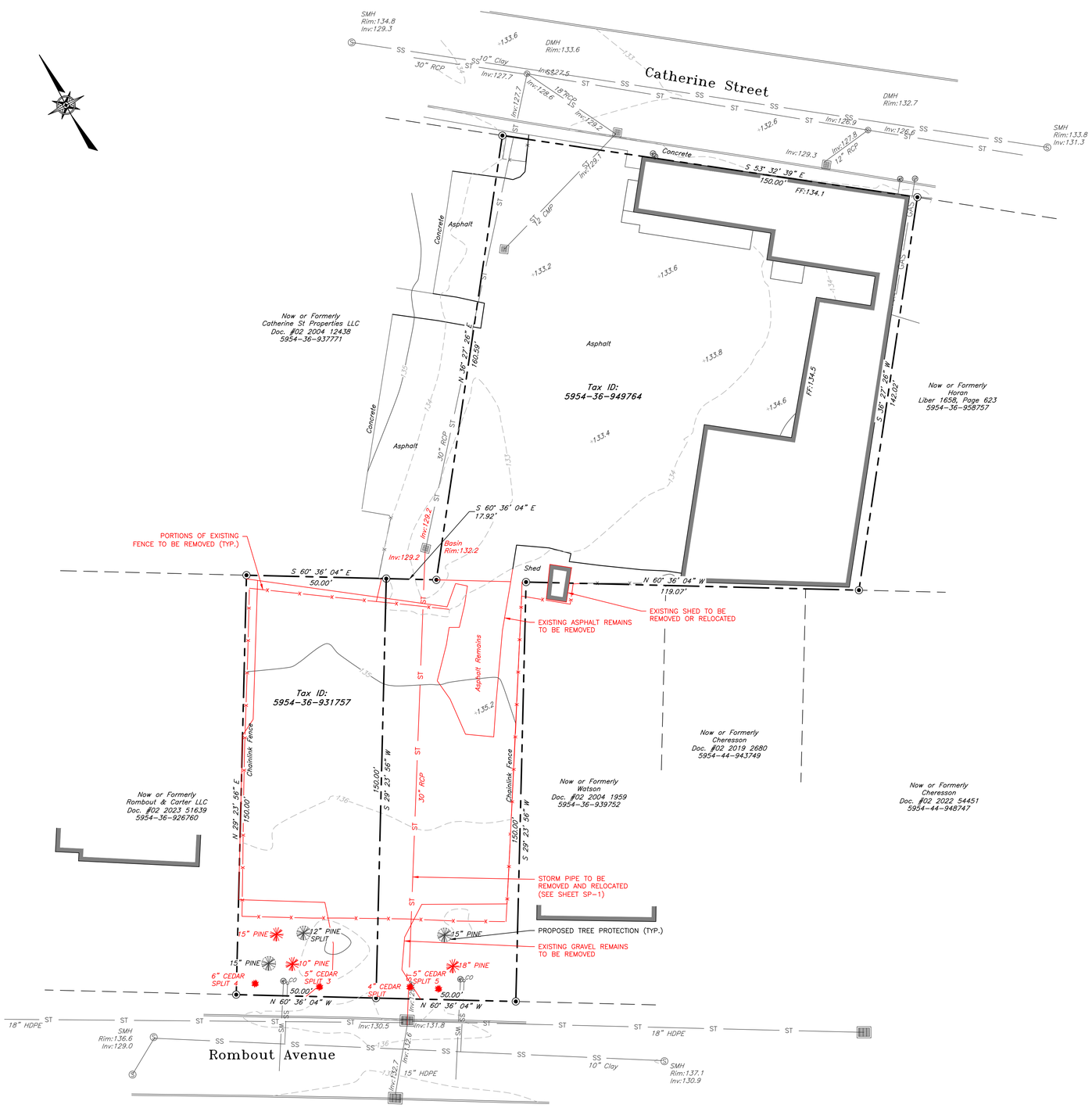
STATE OF NEW YORK · MICHAEL A. BOBENCHIK · 084465 · LICENSED PROFESSIONAL ENGINEER
SEAL

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.

TREE PROTECTION NOTES:

1. THE CONTRACTOR SHALL PROVIDE TREE PROTECTION ON THE TREES TO BE SAVED DURING CONSTRUCTION,
2. IF THE NOTED TREES CANNOT BE SAVED, A NEW TREE SHALL BE PLANTED ON THE PARCEL.

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				
2	9/30/25	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 ENGINEER
SEAL

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

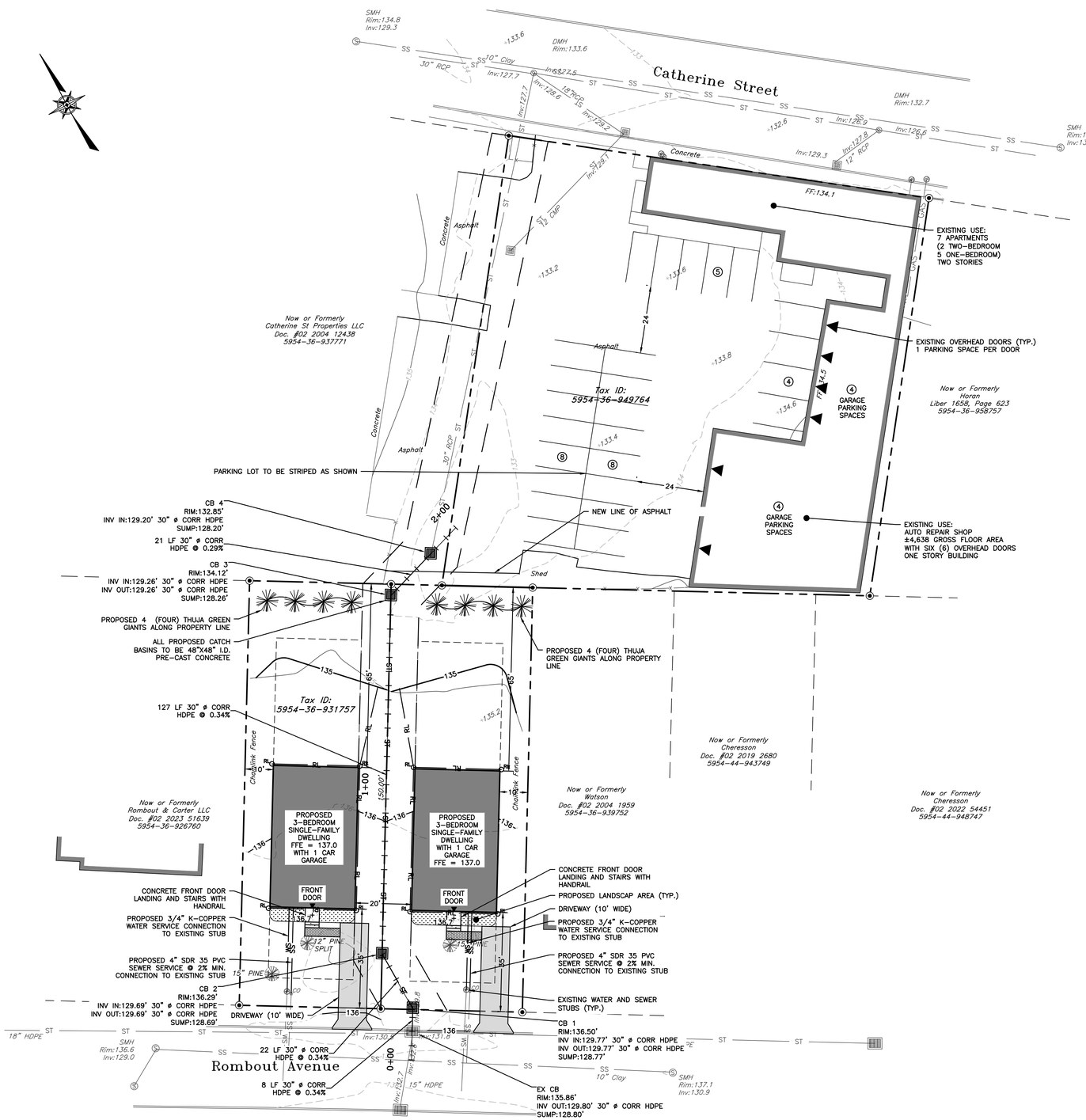
EXISTING CONDITIONS PLAN

105 CATHERINE STREET SUBDIVISION

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

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 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
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (R1-5 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				
2	9/30/25	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. BODENMILLER 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

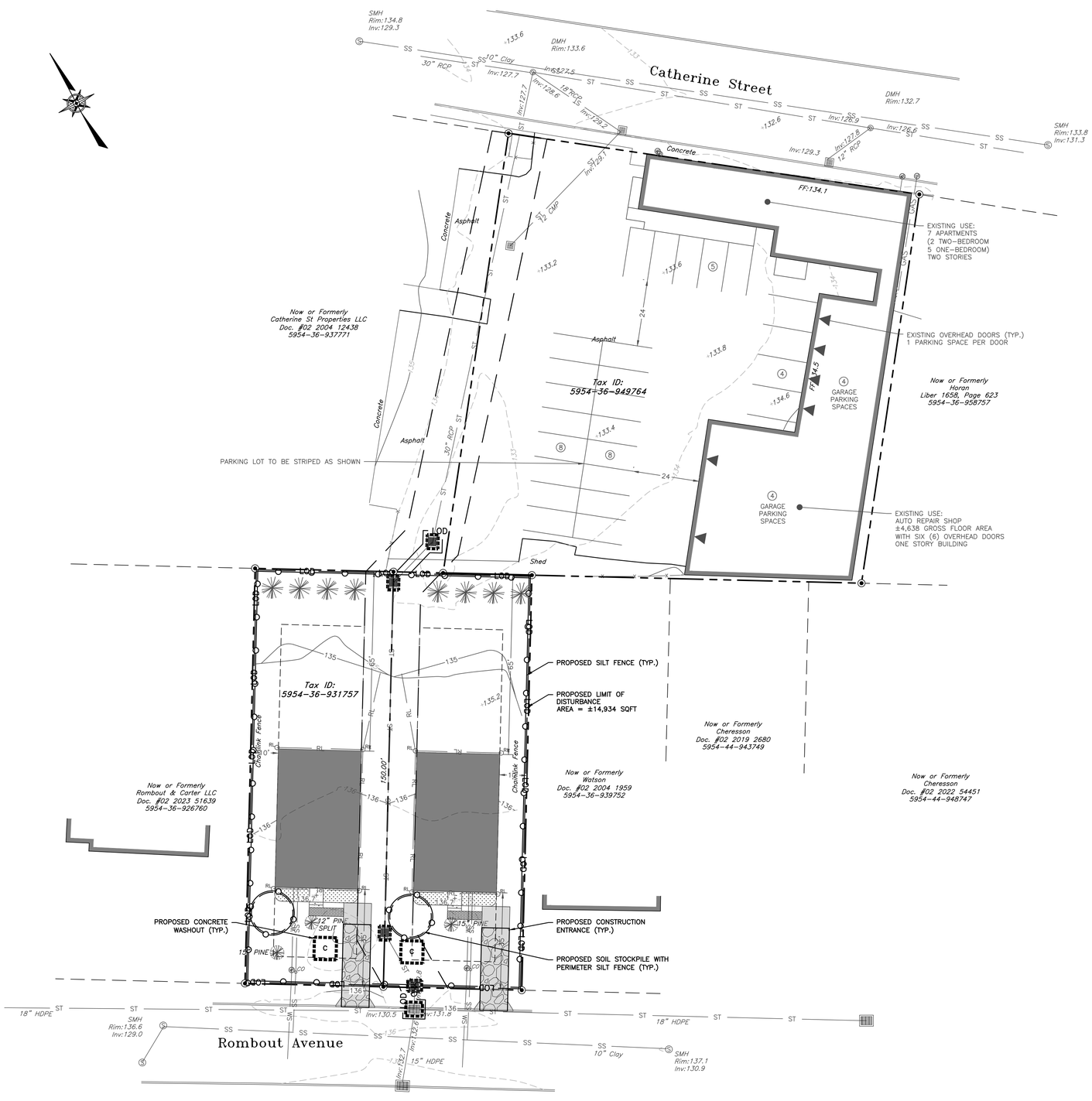
SUBDIVISION PLAN

105 CATHERINE STREET SUBDIVISION

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

JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	3 OF 6

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING GAS LINE
- EXISTING FENCE
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

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

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
2	9/30/25	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

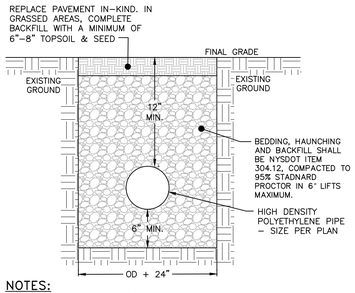
EROSION & SEDIMENT CONTROL PLAN

105 CATHERINE STREET SUBDIVISION

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

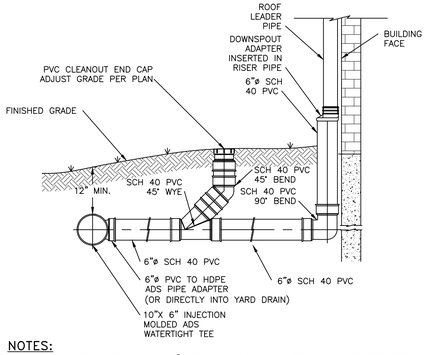
JOB #:	2025:027
DATE:	7/29/2025
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	4 OF 6

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



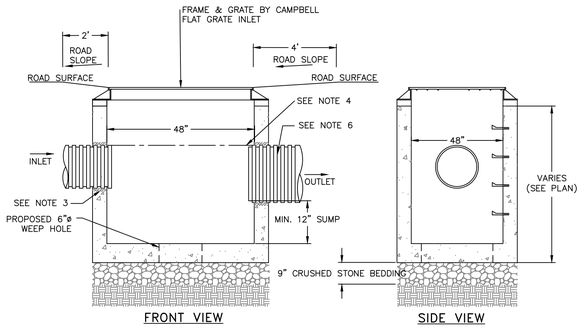
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. TRENCH BACKFILL SHALL BE NYSDOT ITEM 304.12 FOR ENTIRE LENGTH OF 24" STORM LINE RELOCATION.

STORM LINE TRENCH DETAIL
NOT TO SCALE



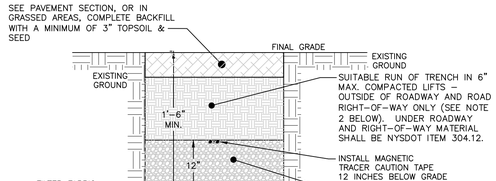
NOTES:
1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



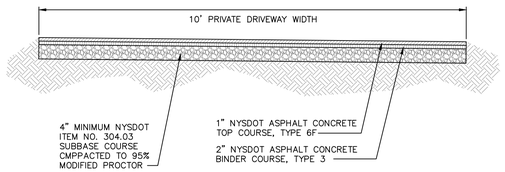
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

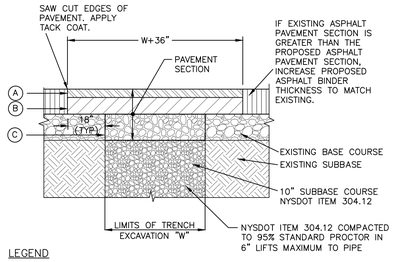


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



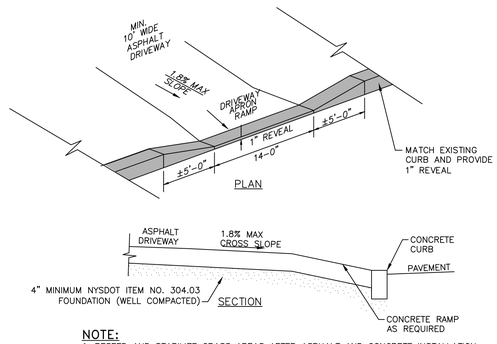
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



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

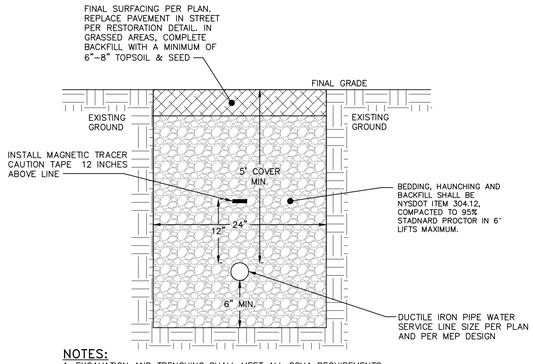
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



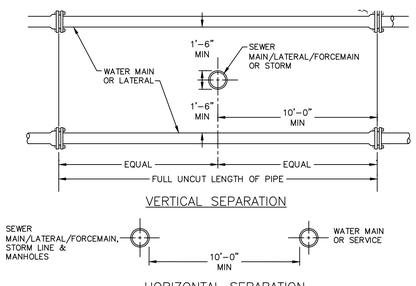
NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



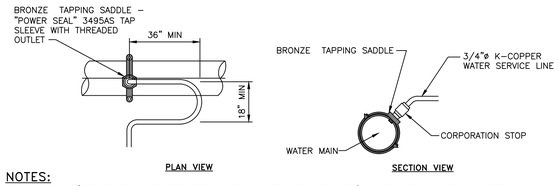
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL 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				
2	9/30/25	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. BOSCHETTI 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

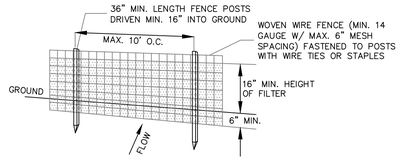
CONSTRUCTION DETAILS

105 CATHERINE STREET SUBDIVISION

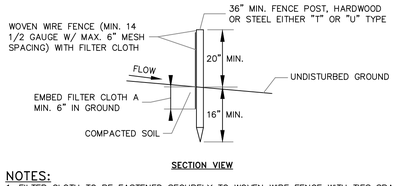
CATHERINE STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-949764, 937771 & 931757

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



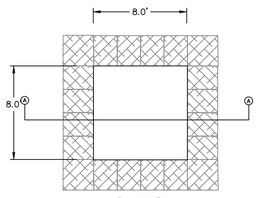
PERSPECTIVE VIEW



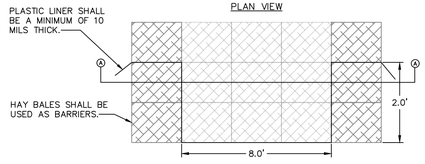
SECTION VIEW

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



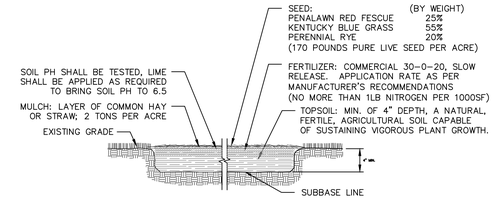
PLAN VIEW



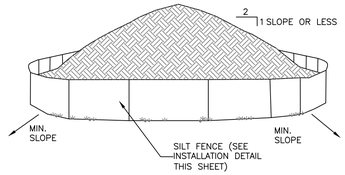
SECTION VIEW

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

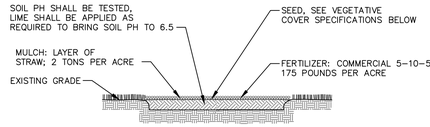


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

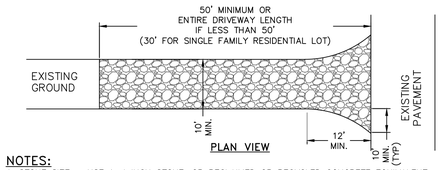


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



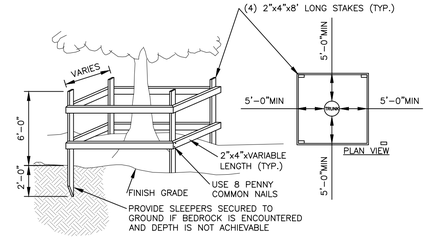
TEMPORARY SEEDING DETAIL
NOT TO SCALE



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

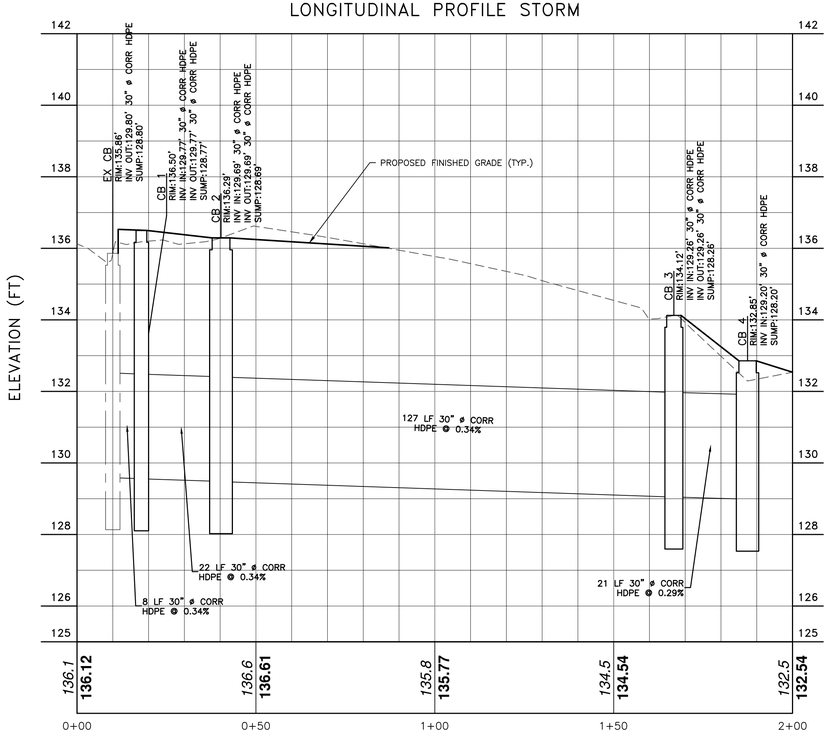


PLAN VIEW

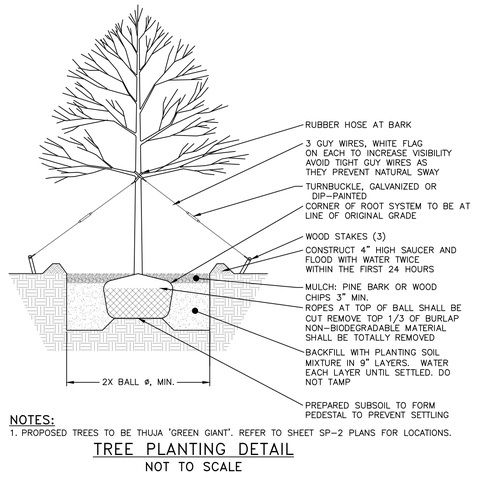
NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

LONGITUDINAL PROFILE STORM



STORMWATER PROFILE
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



NOTES:
1. PROPOSED TREES TO BE THUJA 'GREEN GIANT'. REFER TO SHEET SP-2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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				
2	9/30/25	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. BODENMAKER 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

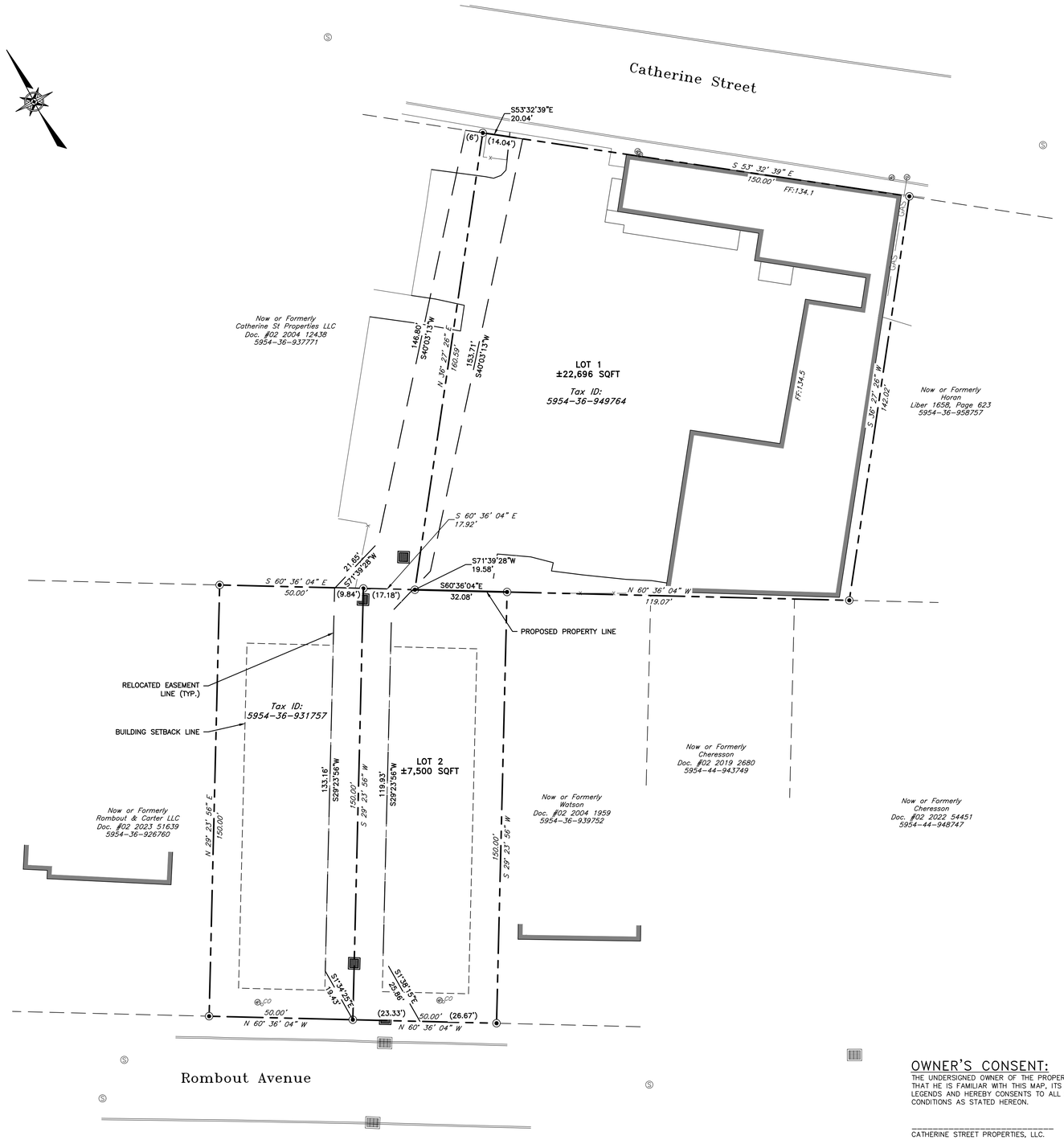
CONSTRUCTION DETAILS

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
- 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
- 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, D.P.C.

October 13, 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 September 30, 2025, from Hudson Land Design.
- Public Improvement Cost Estimate dated September 30, 2025, as prepared by Hudson Land Design.
- Plan titled "Preliminary Subdivision Plat – 105 Catherine Street Subdivision", with the latest revision date of 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 September 30, 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. Our office has reviewed the submitted construction cost estimate ad offer the following comments:
   a) The unit cost for 48"x48" structures with casting should be revised to $6,500.00 each.

Subdivision Plat:

1. 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 prior to signature of plans by Chair person.***

Plan Set Comments:

Sheet 3 of 6 (Subdivision Plan):

1. The extension of the water and sewer utilities towards the homes should be provided with additional separation from one another as they travel towards the homes.

Sheet 5 of 6 (Construction Details):

1. The "Catch Basin Detail" shall be revised to reflect the model number of the domestically made casting to be used on the structure. Note No. 7 of the detail shall also be revised as catch basin 1 will be a new structure requiring a new casting.

2. The "Water Service Connection Detail" for the connection of a service to a main should be removed since water service lines extend into each of the lots already.

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: October 13, 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 September 30, 2025
- Public Improvement Cost Estimate by Hudson Land Design, dated September 30, 2025
- Subdivision Plan Set (7 Sheets) by Hudson Land Design, dated July 29, 2025, last revised September 30, 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. **Tree Preservation and Building Placement.** 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 site contains existing mature trees along Rombout Avenue that currently provide natural screening and contribute to neighborhood character. The revised plans indicate that three (3) pine trees are proposed to be retained, with a note stating that if any are compromised during construction, replacement trees shall be planted on the lot. To strengthen this commitment, the applicant should supplement the temporary tree protection note on Sheet CD-2 with specific measures to protect root zones during excavation and foundation work**.**

   In addition, the proposed single-family dwellings have been shifted from a 32-foot to a 35-foot front yard setback. A modest further adjustment could be considered without affecting the required 20-foot rear yard setback. Setting the structures slightly farther back would remain consistent with the setback of the adjacent home at 218–220 Rombout Avenue while increasing clearance from the tree line and reducing the risk of root disturbance during construction.

2. **Driveway Placement and Potential Common Driveway.** Under the zoning definition of "yard," driveways are permitted within side yards. Shifting the proposed driveways closer to the side property lines could allow them to extend alongside each of the proposed houses, enabling parking behind the front façade line, a pattern consistent with the neighborhood's historic character.

   Alternatively, pursuant to §195-24(A) and (C), the Board may consider whether a common driveway serving the two Rombout lots would be "more beneficial to the safety, welfare or convenience" of residents and the public. A shared access could reduce the number of curb cuts, centralize parking, and preserve more green area and fencing along the side lot lines.

3. **Chain Link Fencing / Screening.** Sheet XC-1 indicates chain link fencing in red, suggesting removal; however, Sheet SP-1 still labels existing chain link. The applicant should clarify whether all chain link fencing will be removed and whether any new fencing is proposed between the two new dwellings or along side and rear property lines.

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

City of Beacon Planning Board Agenda
10/15/2025

Title:

Public hearing and continue 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 10.15.25 Submission (Final).pdf

Lanc & Tully 416-420 Main 10-13-25 review.pdf

KARC Review PB_416-420 Main Street_2025.10.13.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

October 1, 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 - Supplemental Submission
Site Plan Amendment to Remove Live/Work Building
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 respectfully submit this letter in furtherance of an Application for Site Plan Amendment Approval (the "Application"), proposing to omit a previously contemplated live/work building and add a minor additional landscaped area in its place.[1]

At the September 9, 2025 Planning Board meeting, this Board determined the Application required a public hearing and a consistency determination pursuant to the State Environmental Quality Review Act ("SEQR"). The Board then set the public hearing for the October 15, 2025 meeting date and declared its intent to continue serving as lead agency under SEQR.

On September 18, 2025, in accordance with the discussions at the September 9th Planning Board meeting, the Applicant met with the City Building Inspector and City Attorney to review the existing conditions on the Premises and minor field changes from the approved site plan that arose over the course of construction. These changes included the shift of benches from the western property line to the east along the outside of the dumpster enclosure. The Building Inspector accepted this as a field change. Another change involved the expansion of the dumpster enclosure to allow for sufficient space to store the trash receptacles, generator, and air conditioner and refrigeration condensers. The Building Inspector, whilst acknowledging that it could qualify as a field change, decided to refer this change to the Planning Board as he was unable to locate any documents from his predecessors in the Building Department regarding said change. Accordingly, the Applicant

[1] The Application proposes to amend the site plan approved in the May 11, 2021 Planning Board Resolution. This 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 that 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 now set to expire on December 25, 2025. The City Building Inspector renewed the TCO on September 24, 2025 in advance of the prior September 25, 2025 expiration.

respectfully requests that the Planning Board accept the enclosure enlargement as it currently exists and is depicted on the enclosed site plan.

To further assist the Planning Board in completing its review, the Applicant's team has prepared a further revised Site Plan and exhibit comparing the current versus original site plan, together with a written memorandum in response to comments made by this Board and its consultants at and in advance of the September 9th meeting date. *See* enclosed Site Plan Set prepared by Hudson Land Design ("HLD"), dated August 26, 2025, last revised September 30, 2025; *see also* **Exhibit A** – Site Plan Comparison Plan; **Exhibit B** – HLD Response to City Engineer & Planner Comments.

As detailed within that memorandum, the Site Plan now depicts a proposed a landscaped buffer between the public green space and the existing gravel parking area. As a result of the landscaped buffer, the gravel parking area has been reduced from the prior iteration, and an expansion of the curb cut is proposed to accommodate the vehicles parking therein. The reconfigured gravel parking area shows three (3) parking spaces, as opposed to the two (2) previously shown. Additional lighting on the Premises is not needed given the several streetlamps immediately surrounding the parking area. The Site Plan Set also details the current layout of the dumpster enclosure.

We look forward to appearing before the Planning Board at its October 2025 meeting date, at which time we respectfully request that this Board open and close the public hearing, declare itself lead agency, and authorize its attorney to draft SEQR findings and a decision on the Application. The Applicant respectfully submits the at the omission of the live/work building, the addition of a landscaped buffer, and the expansion of the dumpster enclosure are minor alterations from the previously approved site plan that will not and have not resulted in any potential adverse environmental impacts.[2] Should the Planning Board or City Staff have any questions in the meantime, please do not hesitate to contact us.

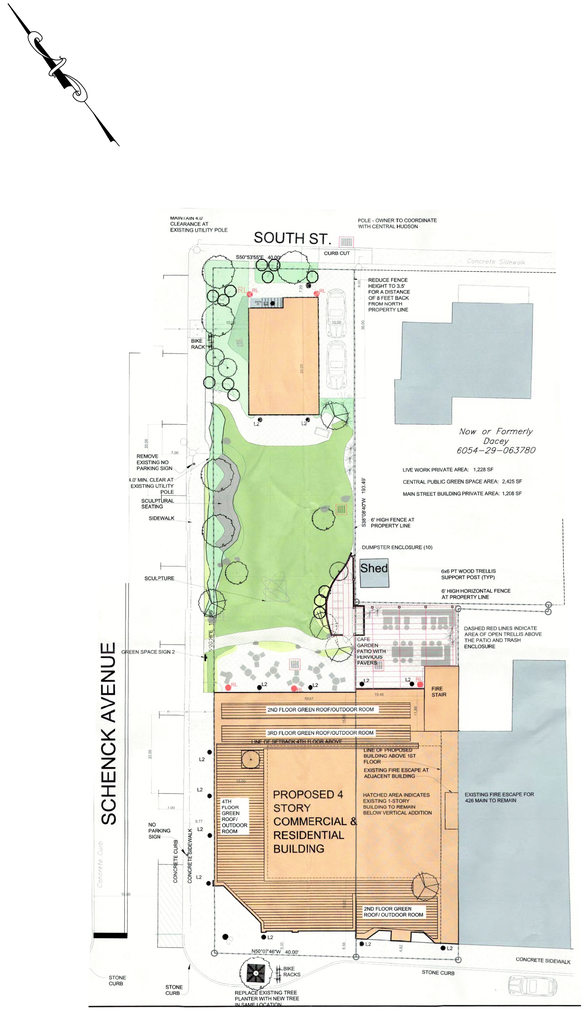
Thank you in advance for your consideration in this matter.

Very truly yours,

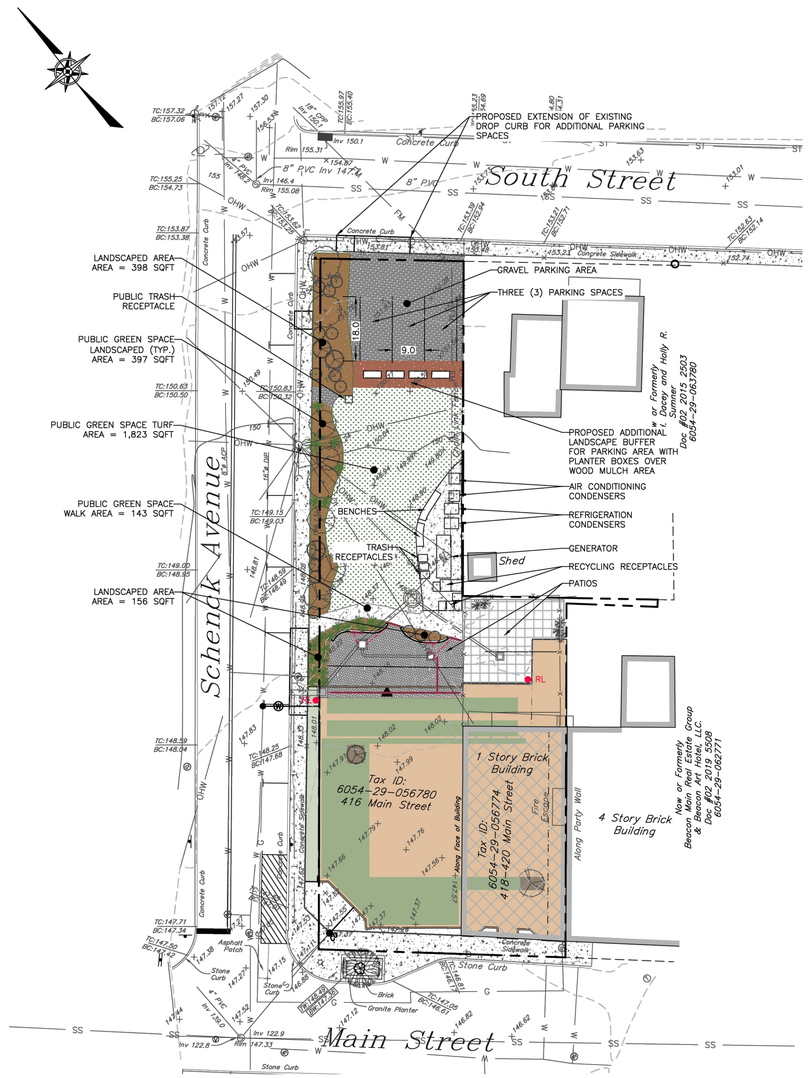
Taylor M. Palmer
Enclosures
cc: Bryan Murphy – Building Inspector; Jennifer L. Gray, Esq.– City Attorney

[2] Note: It is worth reiterating that 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). The installation of the dumpster enclosure would similarly be exempt from environmental review by the Board. *See* 6 NYCRR § 6175(c)(9).

EXHIBIT A



APPROVED SITE PLAN
SCALE: 1" = 20'



AMENDED SITE PLAN
SCALE: 1" = 20'

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

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

Dig Safely. New York. Call 811 before you dig

SEAL

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

416-420 MAIN STREET COMPARISON PLAN

416-420 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780

JOB #: 2020:005
DATE: 9/30/2025
SCALE: 1" = 20'
TITLE: EXHIBIT A
SHEET: 1 OF 1

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

EXHIBIT B

HUDSON LAND DESIGN

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

September 29, 2025

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

Re: 416-420 Main Street Subdivision, Site Plan and Special Use Permit
416-420 Main Street
416 Main Street Beacon LLC (Applicant)
Tax parcel: 6054-29-056780, ±0.24 ac. (416 Main Street)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's August 27, 2025 comment letter and KARC's comment memorandum dated September 8, 2025. Below is a point-by-point response to the comments received.

Lanc & Tully August 27, 2025 Comment Letter

General Comments

1. Three parking spaces are proposed within the existing gravel area behind the public green space. The plan has been revised to indicate the three proposed parking spaces, and expansion of the curb cut to accommodate the three parking spaces.
2. A label has been added to the plan indicating the gravel parking area.
3. A third proposed parking space has been added to the plan. The gravel parking area has been pulled away from the public green space to provide a landscaped buffer area between the parking and the public green space.

KARC September 8, 2025 Comment Memorandum

1. Lighting. There is no lighting proposed for the parking area.
2. Parking Layout. There is not sufficient room to provide a backup area on the site. A third parking space has been added to the plan and the drop curb is proposed to be widened to accommodate the three spaces.

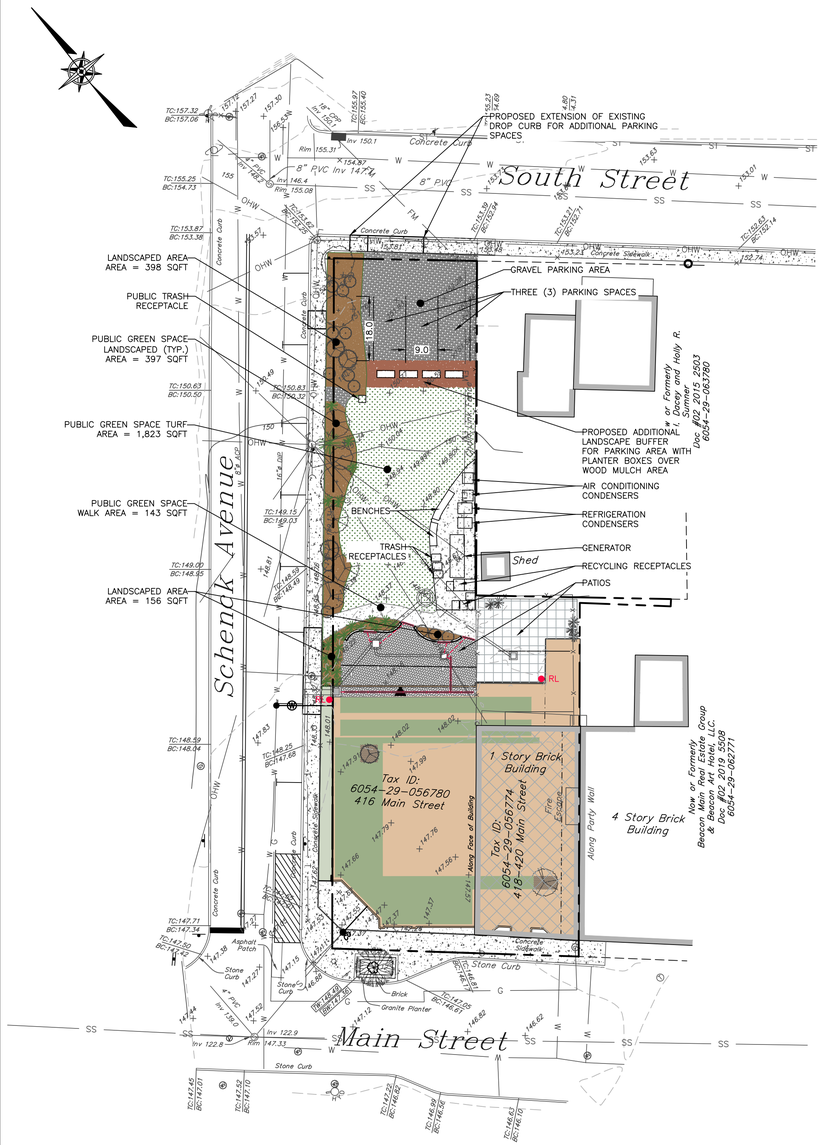
3. Curb Cut Width. The curb cut is proposed to be expanded to accommodate the additional parking spaces.
4. Parking/Green Space Balance. See above responses.

Five (5) copies of a revised plan is provided with his submission for review. We look forward to discussing this project at your October 15, 2025 planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: 416 Main Street Beacon, LLC
Taylor Palmer, Esq.
Allison Fausner, Esq.
Daniel G. Koehler, P.E. (HLD file)



AMENDED SITE PLAN
SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- ADJOINING PROPERTY LINE
- 150 EXISTING MAJOR CONTOUR
- 148 EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- W EXISTING WATER LINE
- SS EXISTING SANITARY SEWER LINE
- OHW EXISTING OVERHEAD WIRE
- G EXISTING GAS LINE
- T EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- 150 PROPOSED PROPERTY LINE
- 148 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ST PROPOSED STORM PIPE
- W PROPOSED DIP WATER LINE
- WS PROPOSED K-COPPER WATER LINE
- S PROPOSED SEWER LINE
- LOD PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

SCHEDULE OF REGULATIONS (CMS & T DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT	PROPOSED
LOT AREA:	N/A	10,673 S.F.
FLOOR AREA:	N/A	11,715 S.F.
LOT WIDTH:	N/A	75 FEET
LOT DEPTH:	75 FEET	105 FEET
FRONT YARD:	0 FEET; 10 FEET MAX	6 FT 3 IN – 7 FT 3 IN (2)
SIDE YARD:	0 FEET	0 FEET
REAR YARD:	20 FEET	118 FEET
MIN. LANDSCAPED AREA:	10% MIN.	25% (2,710 S.F.) (5)
MAX. STORIES:	3 STY/38 FEET MAX W/ 4TH BY SPECIAL PERMIT	4 STORIES (3)

LOT 6054-29-056780 (416 MAIN STREET) IS LOCATED IN BOTH CMS & T ZONING DISTRICTS. NO BUILDING IS LOCATED WITHIN THE T DISTRICT.

(1) MAIN BUILDING LIES WITHIN THE CMS DISTRICT.
(2) FRONT SET BACK VARIES ALONG MAIN STREET.
(3) SPECIAL USE PERMIT FOR 4TH-STORY W/ 15' BUILDING SETBACK GRANTED BY CITY COUNCIL RESOLUTION ON MARCH 1, 2021.
(4) PROVISION OF 2 PARKING SPACES AND WAIVER OF 21 SPACES GRANTED BY PLANNING BOARD RESOLUTION DATED MAY 11, 2021.
(5) THE TOTAL LANDSCAPED AREA IS 2,710 S.F.. THE PUBLIC GREEN SPACES AREA IS 2,363 S.F.

AMENDED SITE PLAN NOTES:

1. THE PLANNING BOARD GRANTED SITE PLAN APPROVAL ON MAY 21, 2021 FOR A 4-STORY BUILDING LOCATED IN THE CMS DISTRICT AND A LIVE-WORK RESIDENTIAL BUILDING LOCATED WITHIN THE T DISTRICT.
2. THE AMENDED SITE PLAN ELIMINATES THE LIVE-WORK UNIT IN THE T DISTRICT.

SITE
MAIN STREET
MAIN STREET
MAIN STREET
SCHENCK AVENUE
LIBERTY STREET
CHURCH STREET
ELIZABETH STREET
VERPLANCK AVENUE
HENRY STREET
VETERANS PLACE
FISHKILL AVENUE
WILLIAM STREET
ROMBOUT AVENUE
SARAH WELLS TRAIL
CROSBY AVENUE
NORTH WALNUT STREET
SOUTH WALNUT STREET
NORTH CHESTNUT STREET
SOUTH CHESTNUT STREET
NORTH ELM STREET
SOUTH ELM STREET
NORTH MAPLE STREET
SOUTH MAPLE STREET
NORTH CLINTON STREET
SOUTH CLINTON STREET
NORTH ACADEMY STREET
SOUTH ACADEMY STREET
NORTH NORWOOD AVENUE
SOUTH NORWOOD AVENUE
NORTH HOWARD AVENUE
SOUTH HOWARD AVENUE
NORTH TIOGA AVENUE
SOUTH TIOGA AVENUE
NORTH CEDAR AVENUE
SOUTH CEDAR AVENUE
NORTH ROSE AVENUE
SOUTH ROSE AVENUE
NORTH MOUNTAIN AVENUE
SOUTH MOUNTAIN AVENUE
NORTH MOUNTAIN PASS
SOUTH MOUNTAIN PASS
MAIN STREET
MAIN STREET
MAIN STREET

LANC & TULLY
Engineering and Surveying, D.P.C.

October 13, 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 October 1, 2025.
- Correspondence from Hudson Land Design dated September 29, 2025.
- Plan titled "Amended Site Plan – 416 Main Street", with the latest revision date of September 30, 2025, as prepared by Hudson Land Design.
- Plan titled "Comparison Plan – 416-420 Main Street", dated September 30, 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 amended site plan shall accurately show the location of utility poles located along the South Street adjacent to the project. Based upon a recent site visit, it appears that utility pole that was located towards the center of the parking area along the sidewalk walk was relocated to the southeast towards the property line.

2. The plan shall note the removal and replacement of the existing drop curb along South Street, as it has been damaged from the pole relocation and is also severely cracked throughout several of the panels.

3. Although a wood mulch area with planter boxes is proposed between the lane area and the proposed 3 stall parking area, the applicant should consider additional shrub and trees plantings in this area to provide for a better-defined separation between the

lawn and parking area, and to reduce the impact of headlights into the rear of the building.

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: October 13, 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 October 1, 2025
- Exhibit A: Site Plan Comparison Plan by Hudson Land Design, dated September 30, 2025
- Exhibit B: Response to City Comments by Hudson Land Design, dated September 29, 2025
- Site Plan (1 sheet) by Hudson Land Design, last revised September 30, 2025

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. **Curb Cut Width and Parking Balance.** The Planning Board should weigh the benefit of additional parking against potential impacts to pedestrian safety and the streetscape along Schenck Avenue. To assist in evaluating this balance, the applicant should clarify the width of the existing vs. proposed curb cut, the intended users of the parking spaces, and whether the three parking spaces remain necessary given the removal of the previously approved live/work unit. These clarifications will help the Board assess whether the proposed parking configuration and expanded curb cut appropriately balances access and convenience with pedestrian safety and streetscape preservation.

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
10/15/2025

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 10.15.25 Supplemental Submission Cvr Ltr.pdf

291 Main PB 10.15.25 Exhibit A - Response Memo by Aryeh Siegel , Architect 9-30-25.pdf

291 Main PB 10.15.25 Exhibit B - Response Memo by Hudson Land Design 9-30-25.pdf

291 Main PB 10.15.25 Exhibit C - Right-of-Way Work Cost Estimatey by Hudson Land Design 9-30-25.pdf

291 Main PB 10.15.25 Plans prepared by AJS and HLD.pdf

291 Main PB 10.15.25 Supplemental Submission.pdf

Lanc & Tully 291 Main 10-13-25 review.pdf

KARC Review PB_291 Main Street_2025.10.13.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

October 1, 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 September 30, 2025, and Hudson Land Design Professional Engineering, P.C. ("HLD"), dated October 29, 2024 and last revised September 30, 2025 (collectively, the "Plans") have been revised in response to comments provided by this Board and contained in the City Planning Consultant's comment memorandum.[1] Point-by-point responses prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively.

At this Board's August 12th and September 9th meeting Agendas, the Applicant presented some important renderings which highlighted where the Telephone Building would be most visible, and provided additional references to the built environment surrounding the Premises. The Applicant also presented an evolution of the Project design from the initial proposal to the current reduced design proposal, highlighting how the refined building design relates to the preservation and

[1] Please note that the latest comment memorandum issued by the City's Engineering Consultant Lanc & Tully Engineering & Surveying, P.C., dated August 27, 2025 indicated that all previous engineering comments had been addressed. As of the date of this submission, and following the Board's discussion at the September 9th meeting Agenda where a full complement of the seven (7) member Board was not available, the Applicant is still waiting to be advised regarding who the City has retained or will be retaining to further review this Application, which review will be in addition to the detailed reviews already provided and completed by the City's consultants.

prominence of the Telephone Building by emphasizing the character defining features of the existing historic structure.[2] Since that time, the Applicant has incorporated further refinements to the Project to address the minor specific comments provided by this Board and its consultants. Specifically, the previously proposed linear LED lighting along the lower cornice of the Telephone Building has been removed. In lieu of this proposal, the Applicant now proposes to replace the four (4) existing light fixtures on the front façade of the Telephone Building with cylinder fixtures with cutoff shields to provide uplighting, which will achieve the intended purpose of the prior proposal of emphasizing the profile of the historic cornice on the existing structure. These lights, as well as all other proposed lighting fixtures for the Project, can be dimmed and will be controlled by a dusk-to-dawn photocell sensor. In addition, the width of the first pier on the Addition, adjacent to the glass connection to the existing Telephone Building, has been increased in response to comments from this Board, with the modulation of the pier widths along this façade retained to provide the suggested visual balance and retain the dominance of the historic building.

The Plans also include the following updates:

- The two (2) previously proposed Flowering Dogwood street trees along the South Brett Street frontage of the Premises have been replaced with Eastern Redbud trees, which provide a more upright tree configuration to accommodate pedestrian clearance below the trees, and the grates surrounding these street trees have been reduced in size to provide additional pedestrian clearway. In addition, the existing street tree on Main Street will be preserved during the Project.

- The two (2) proposed bicycle racks have been rotated so that they are parallel to the South Brett Street frontage of the Premises to further contribute to establishing a larger pedestrian clearway on this sidewalk.

- A note has been added to the Plans confirming that the Applicant will grant the public the right to use the sidewalk on the Premises along South Brett Street as a pedestrian clearway.

- An additional note has been added to the Plans indicating that window treatments within the front apartment on the second floor will be provided by the owner.

- Screening along the southern property line has been supplemented with an American Boxwood hedge separating the Premises from the adjacent parcel.

[2] It should be noted that, since the Project was initially presented to this Board, significant design changes have been incorporated which reduce the overall scale of the Project. For example, the footprint and proposed height of the Addition have been reduced, the step back of the proposed Addition from Main Street has been increased, and the alterations to the rear of the building have been modified to an abbreviated L-shape which is stepped back further from the Brett Street frontage.

- Refined lighting details have been incorporated into the Plans, including updated footcandle isolines and average lighting levels, updated luminaire schedule including CRI values, and information related to photocell sensors to be utilized for the Project.

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 the proposed uplighting of 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.

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).[3]

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 September 30, 2025, providing responses to City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated September 5, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated September 30, 2025, providing responses to City Planning Consultant KARC Planning Consultants, Inc.'s memorandum dated September 5, 2025; and

[3] 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. Finally, please note that the latest comment memorandum issued by the City's Planning Consultant KARC Planning Consultants, Inc., dated September 5, 2025, included the following statement: "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."

Exhibit C: Right-of-Way Work Cost Estimate, prepared by Hudson Land Design Professional Engineering, P.C., dated August 26, 2025 and revised September 30, 2025.

In addition, enclosed please find five (5) full-size sets of Plans prepared by Aryeh Siegel and HLD, last revised September 30, 2025.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on October 15, 2025 to continue the review of the Project with the full completement of the Board, 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 November meeting.[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

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.

[4] 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

September 30, 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 September 5, 2025.

KARC Planning Consultant's Comment Responses:

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.

   Response: The specification for the (2) new street trees has been changed to Eastern Redbuds to allow for a more upright and vase-shaped tree that allows for pedestrian clearance below the canopy. Bicycle racks have been rotated to maintain a larger pedestrian clearway. A note has been added to Sheet 1-Site Plan for the public use of the sidewalk on the property.

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.

   Response: Comment Acknowledged.

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

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.*

    Response: Updated footcandle isolines have been added along with a note on Sheet 1 – Site Plan 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.

    Response: All exterior lights are capable of being dimmed and controlled by a photocell (dusk-to-dawn) sensor. A note has been added to Sheet 1 – Site Plan.

    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.

    Response: CRI values are listed on the Luminaire Schedule found on Sheet 1 – Site Plan.

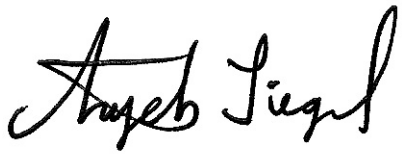
    d. For the cornice lighting (L-3), the Board should confirm that the concealed strip lighting does not project above the cornice line into the night sky, and that no visible conduit or penetrations alter the historic façade.

    Response: The strip lighting for the cornice has been eliminated. A specification is provided on Sheet 1 – Site Plan for the fixtures proposed to replace the existing wall sconces. A diagram of the pier lighting has also been added to Sheet 4 – Elevations.

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

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

September 30, 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 27, 2025 comment letter, and KARC's September 5, 2025 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully August 27, 2025 Comment Letter

1. All comments are satisfied at this time.

KARC September 5, 2025 Comment Memorandum

1. The bicycle racks have been rotated 90 degrees so that they are parallel with South Brett St.. The proposed trees along S. Brett have been changed to Eastern Red Bud in response to comments received at the October Planning Board meeting. The tree grates have been reduced in size from 4'X4' to 3'X3' which allows for the trees to be placed 6" closer to S. Brett St., and thus providing six additional inches of clearway between the building and the tree. The specified tree grate is ADA compliant and noted on sheet 7 of the revised plan.
2. Aryeh Siegel has responded to this comment under separate cover.
3. 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 October 15, 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)

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

Project: **291 Main Street**
Location: **City of Beacon, NY**
Date: **8/26/2025; Revised 9/30/2025**

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	2	$ 3,000	
	Subtotal				$ 3,000	
Total all Items					**$ 34,081**	
	10% Contingency				$ 3,408	
Grand Total					**$ 37,489**	

Bulk Zoning Regulations Table

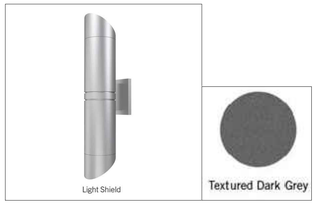
	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear							
Zoning District													
CMS	0'-10'	0'	20'	10'	0'	20'	75'	125' existing	3 stories / 38' & 4th Story w/ Special Permit	3 stories / 35'-6"	10% 5% if open to public	10.3%	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	4	Lampas	Anto	2,700 K	80
L3 - Wall mounted light (replacement at existing locations)	4	Gotham	Incito	2,700 K	90

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



L3: WALL MOUNTED LIGHT (REPLACEMENT AT EXISTING LOCATIONS)

GOTHAM "INCITO" WALL MOUNTED DIRECT/INDIRECT CYLINDER. MODEL #CO4LIDWC WITH CUTOFF SHIELD. COLOR: TEXTURED DARK GREY. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 14 FEET - MATCH EXISTING LOCATION. MOCKUP TO BE REVIEWED BY OWNER & ARCHITECT TO ENSURE LIGHT DOES NOT SPILL BEYOND CORNICE OR DIRECT GLARE TO ANY SIDEWALK / STREET.

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.

AVERAGE LIGHTING LEVELS ON SITE WILL NOT EXCEED THE MAXIMUM AVERAGE OF 1 FOOTCANDLE.

EXTERIOR LIGHTS ARE CAPABLE OF BEING DIMMED & SHALL BE CONTROLLED BY A PHOTOCELL (DUSK-TO-DAWN) SENSOR.

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

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

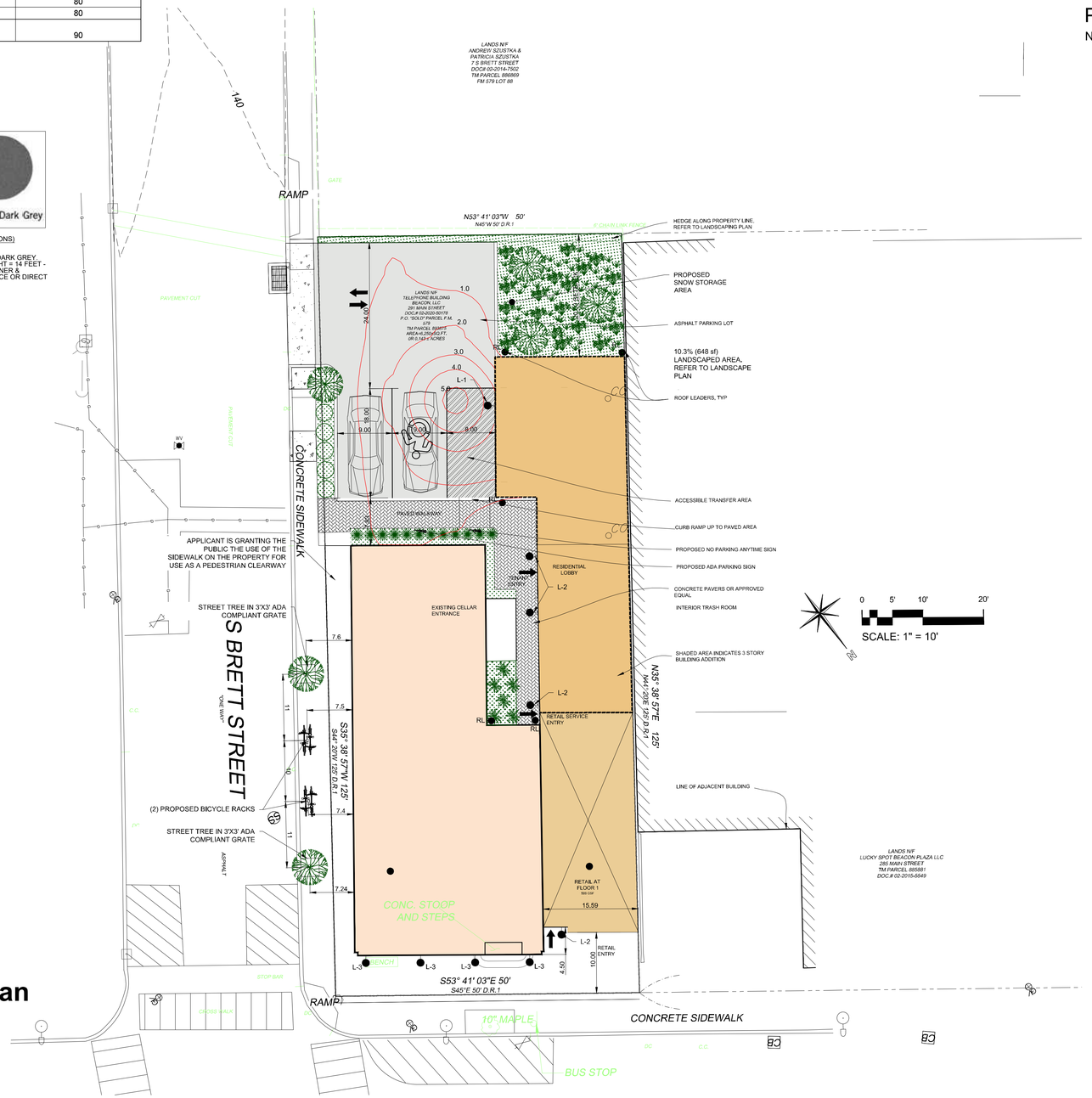
SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

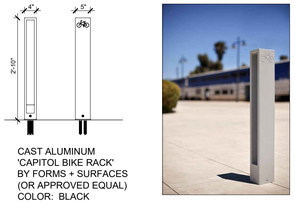
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

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

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/31/24	REVISE PER PLANNING BOARD COMMENTS	AJS
2	01/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	02/25/25	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
9	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

Existing Conditions Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions Plan

291 Main Street - Telephone Building

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

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

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

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

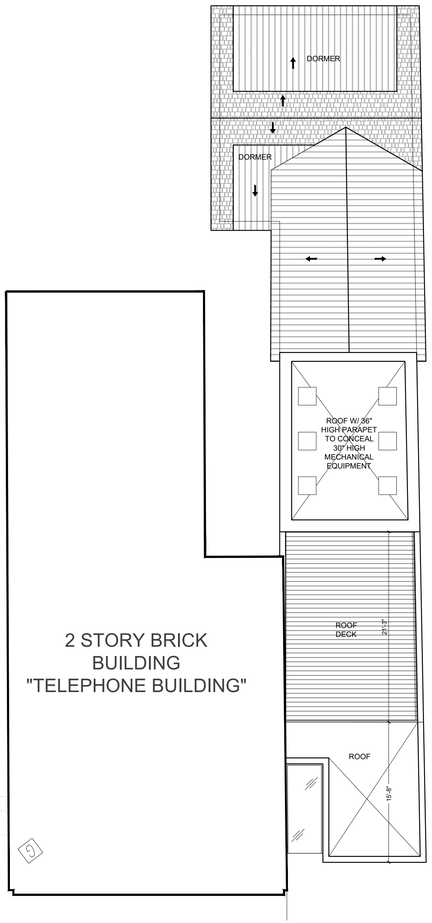
_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____, BY

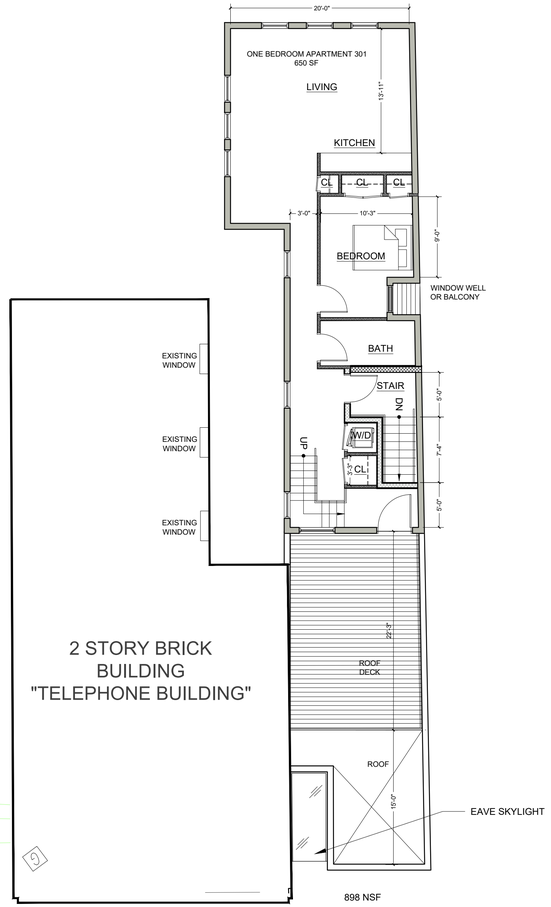
_____ CHAIRMAN

_____ SECRETARY

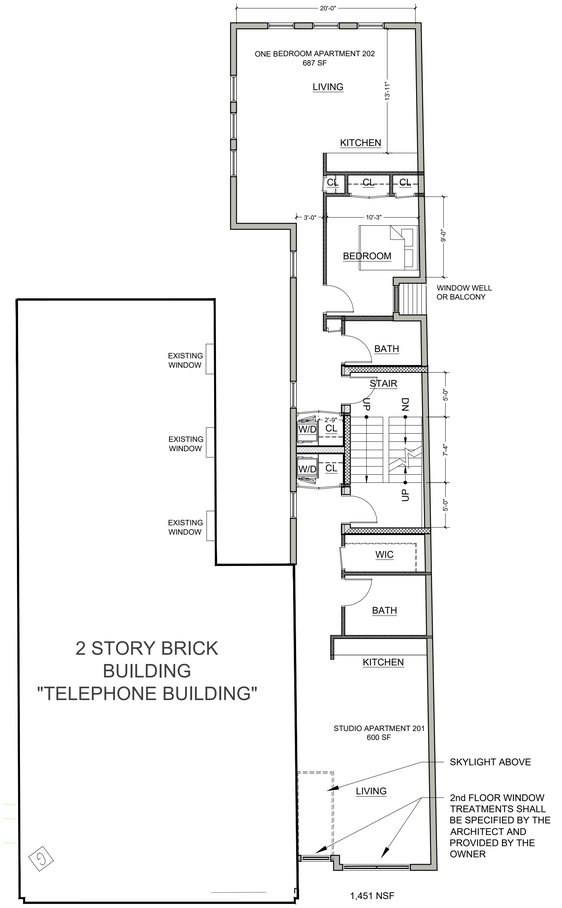
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.



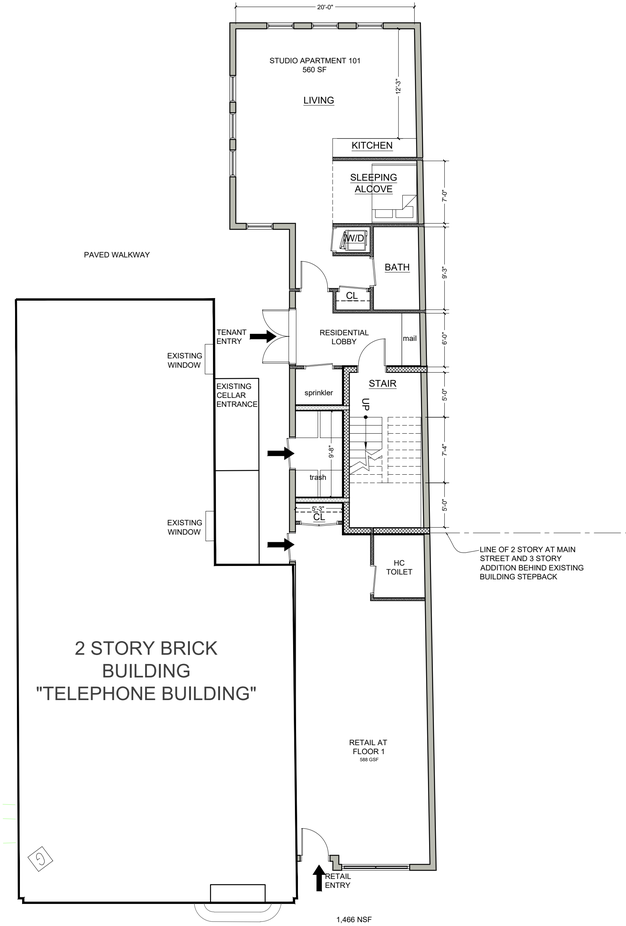
4 Roof Plan
1/8" = 1'-0"



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



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



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

Site Plan Application

Sheet 3 of 8 - Floor Plans

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

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

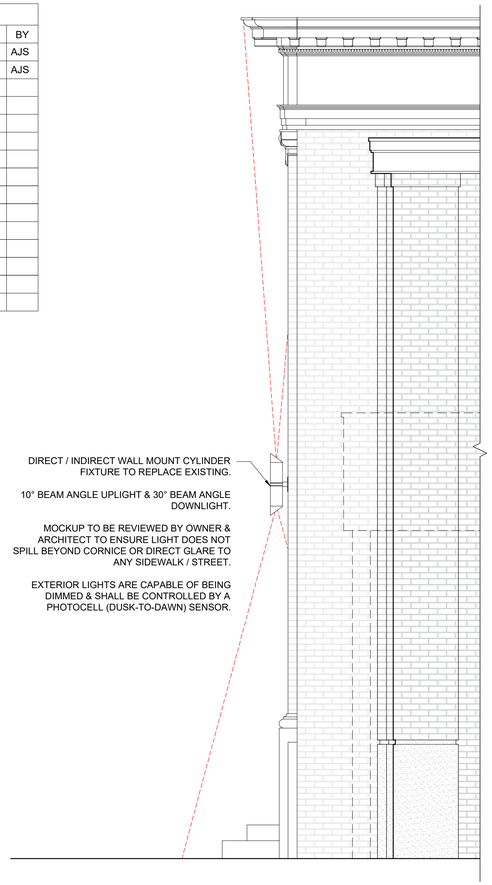
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

291 Main Street - Telephone Building

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
8	8/26/25	ADDED PER PLANNING BOARD COMMENTS	AJS
9	9/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS



Pier Lighting Diagram

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

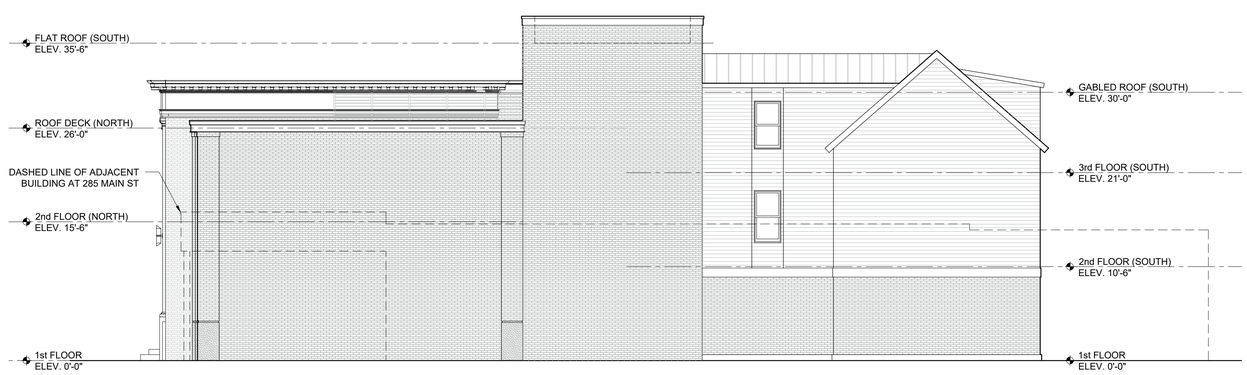
ALUMINUM & GLASS STOREFRONT
COLOR: BENJAMIN MOORE CHELSEA GRAY (HC-168)

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

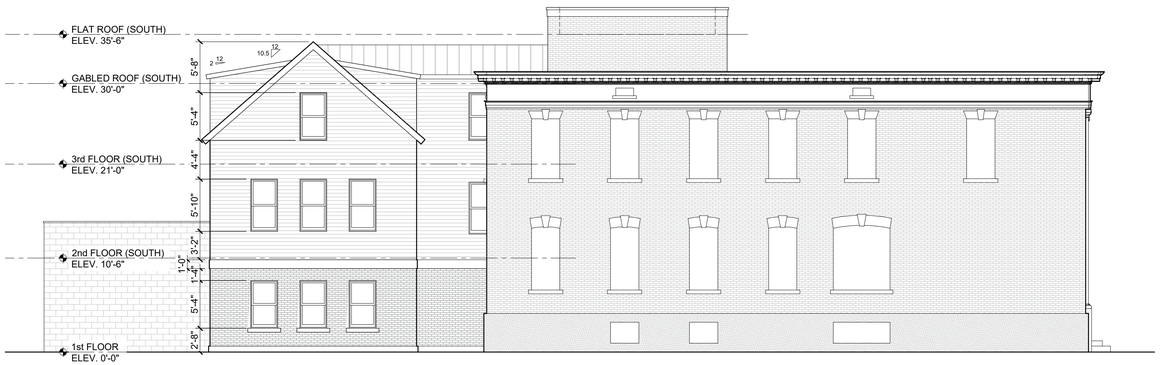
GABLE & DORMER ROOF
STANDING SEAM
COLOR: HARTFORD GREEN (27)

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

South Elevation



West Elevation



East Elevation

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"
October 1, 2024

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

View 1: Main Street

Scale: NTS

Site Plan Application

Sheet 4a of 8 - Building Views

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

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

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

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

291 Main Street - Telephone Building

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

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

View 3: South Brett Street

Scale: NTS

View 2: Main Street (Looking East)

Scale: NTS

Site Plan Application

Sheet 4b of 8 - Building Views

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

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

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

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

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

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

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

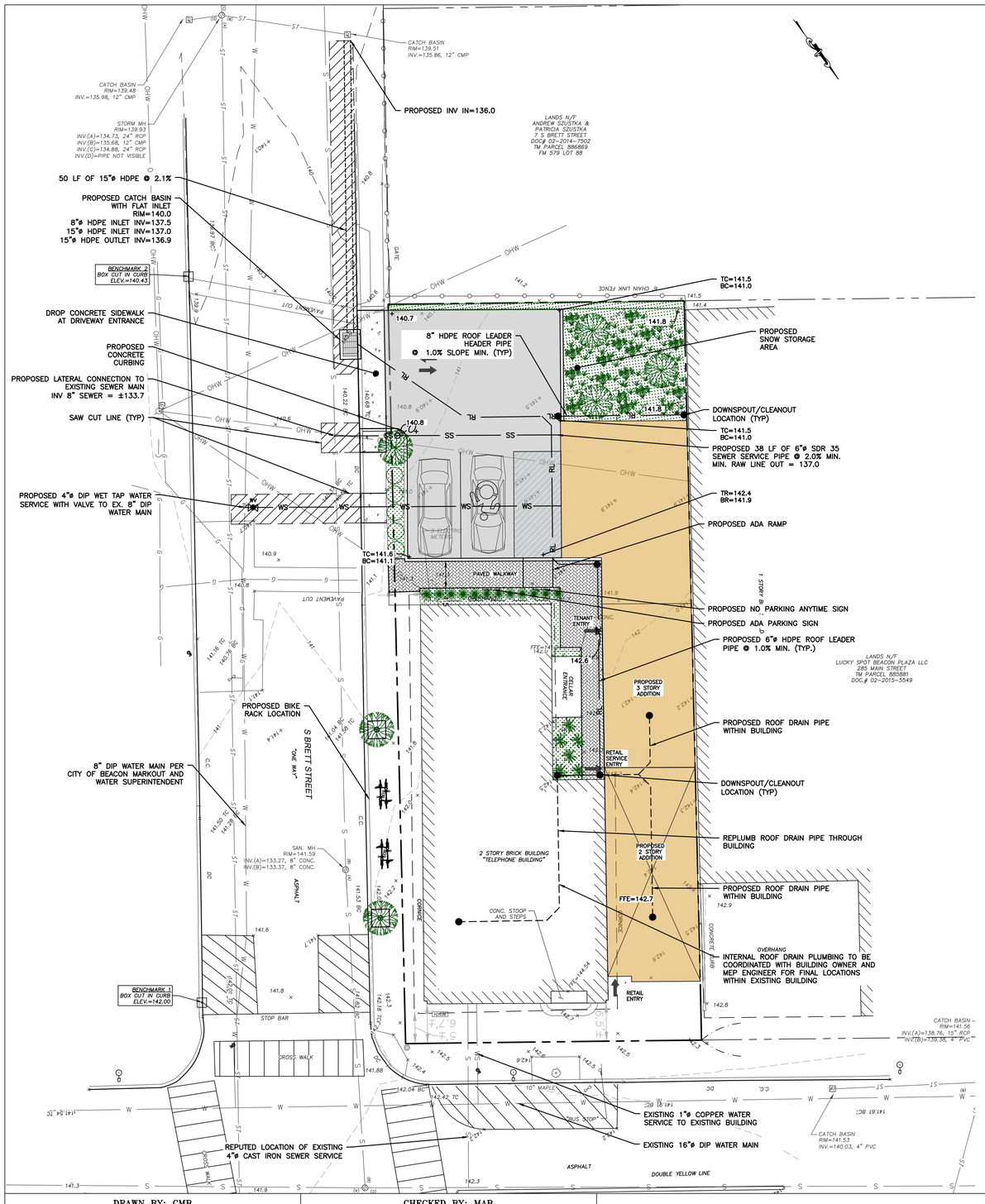
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

291 Main Street - Telephone Building

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- 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
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	10	9/30/25	PER PLANNING BOARD COMMENTS	CMB
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB				
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN

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

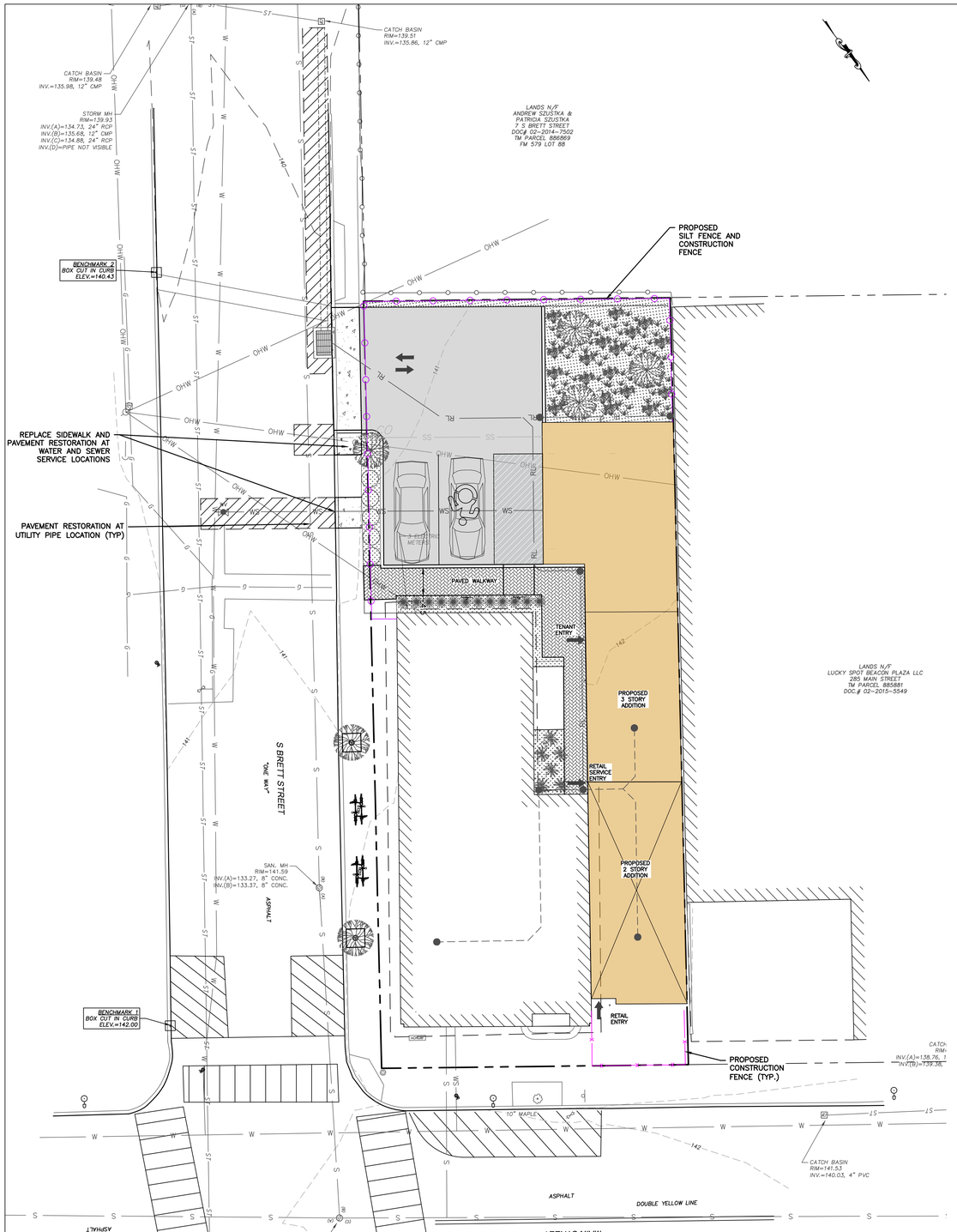
GRADING & UTILITY PLAN

291 MAIN STREET-TELEPHONE BUILDING

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

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

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



LEGEND:

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

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

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

SILT FENCE:

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

DUST CONTROL:

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

CATCH BASINS:

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
8	7/29/25	PER PLANNING BOARD COMMENTS	CMB
9	8/26/25	PER PLANNING BOARD COMMENTS	CMB
10	9/30/25	PER PLANNING BOARD COMMENTS	CMB

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOEDIGHEIMER · 084466 · LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

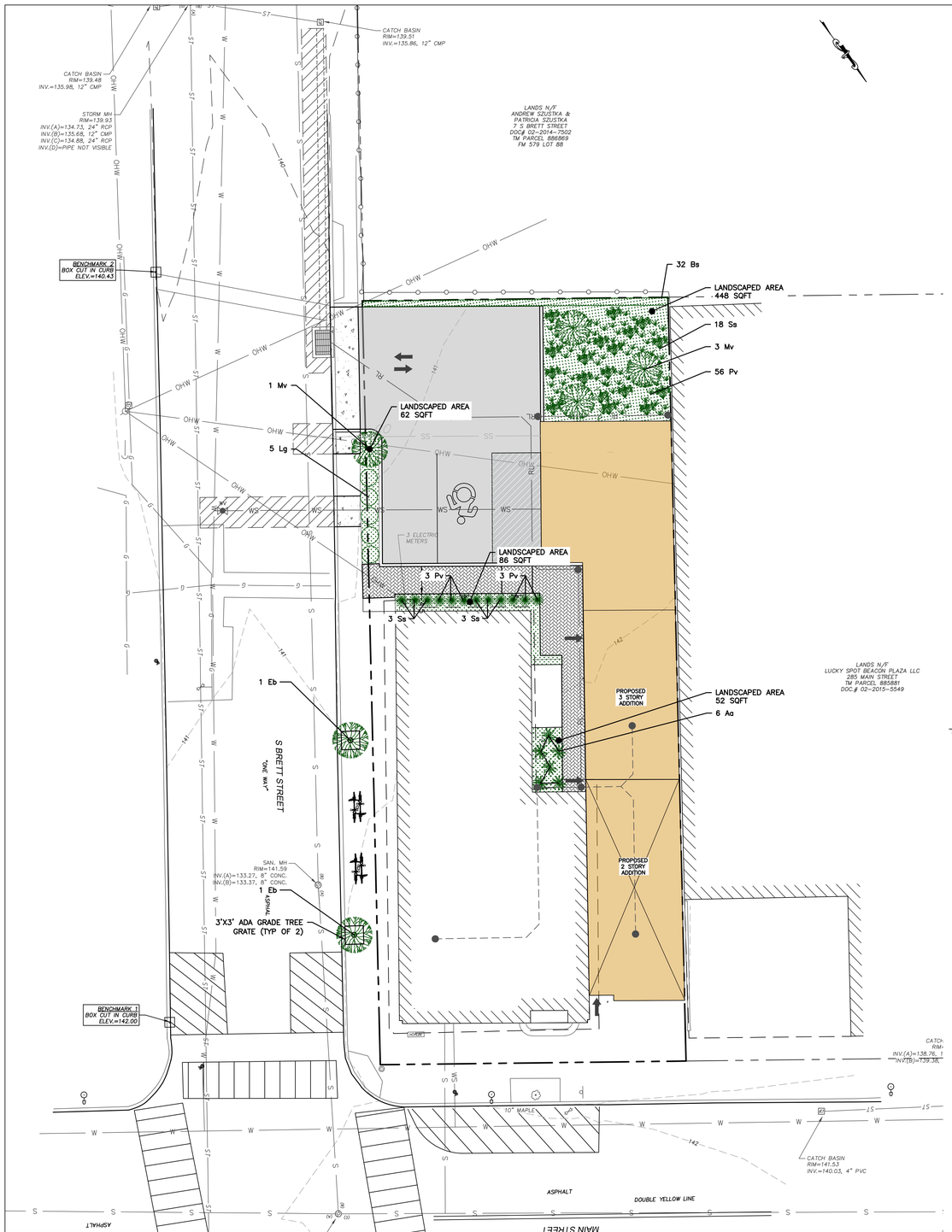
EROSION & SEDIMENT CONTROL PLAN

291 MAIN STREET-TELEPHONE BUILDING

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

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

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS 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
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

PLANTING SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
Mv	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6 FEET	AS SHOWN
Eb	2	CERCIS CANADENSIS	EASTERN REDBUD	6 FEET	AS SHOWN

SHRUBS

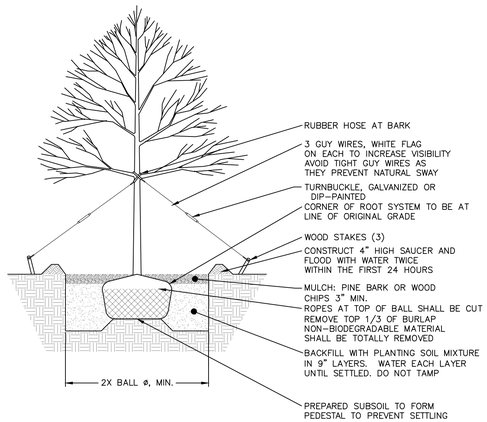
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Bs	32	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	1 GALLON	1.5 FT
Aa	10	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Pv	62	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	24	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GALLON	1 FT
Ig	5	ILEX GLABRA	INKBERRY	2 GALLON	3 FT

LANDSCAPE AREA REQUIREMENTS:

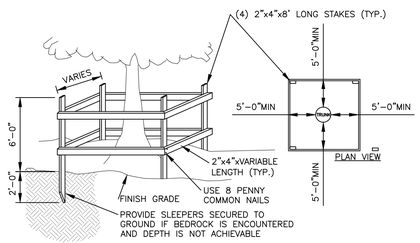
SECTION 223-41.18(E)(12) OF THE CITY OF BEACON CODE REQUIRES LANDSCAPING TO BE A MINIMUM OF 10% OF THE TOTAL PARCEL AREA ON PARCELS WITHIN THE CMS DISTRICT. THE PROPOSED LANDSCAPING TOTALS 648 S.F., WHERE THE TOTAL LOT AREA IS 6,250 S.F.; THEREFORE, THE LANDSCAPED AREA IS 10.3% OF THE TOTAL PARCEL AREA.

LANDSCAPE NOTES:

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

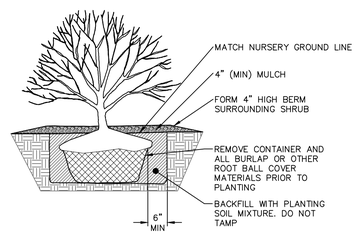


TREE PLANTING DETAIL
NOT TO SCALE



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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



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

SHRUB PLANTING DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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	10	9/30/25	PER PLANNING BOARD COMMENTS	CMB
5	4/29/25	PER PLANNING BOARD COMMENTS	CMB				
6	5/28/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BUDENSKY 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

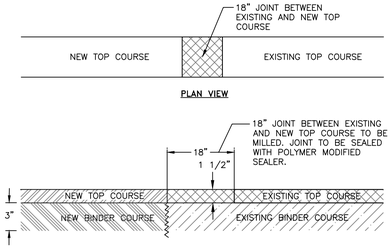
LANDSCAPING PLAN

291 MAIN STREET-TELEPHONE BUILDING

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

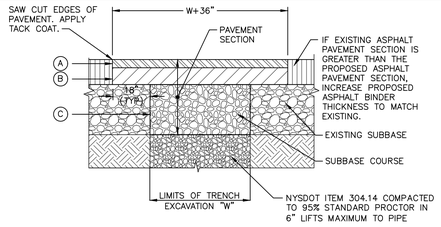
JOB #:	2024:034
DATE:	10/29/24
SCALE:	1" = 10'
TITLE:	LS-1
SHEET:	7 OF 8

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



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

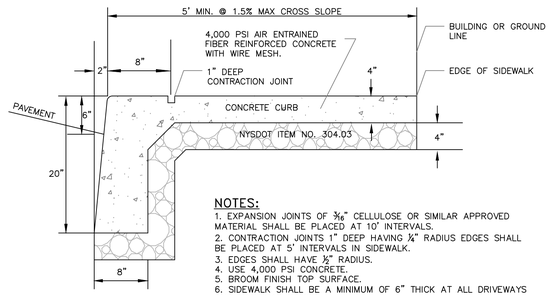
MILLED KEYWAY DETAIL
NOT TO SCALE



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

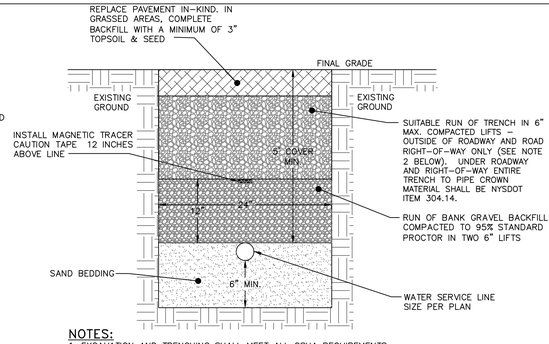
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



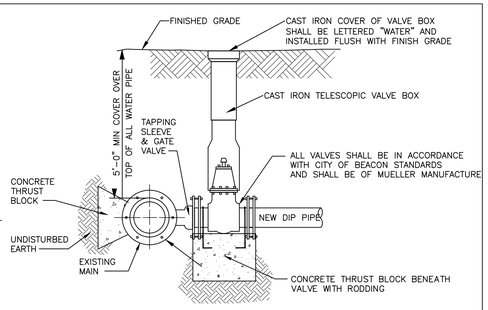
NOTES:
1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK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

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



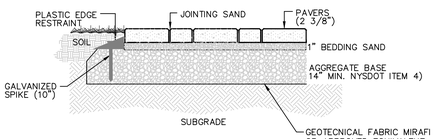
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



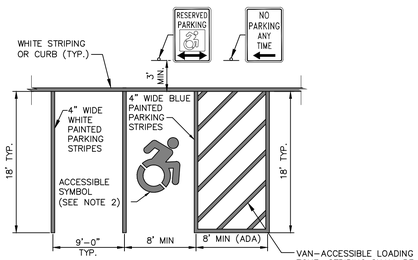
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2–INCH SQUARE–OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH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

TAPPING SLEEVE DETAIL
NOT TO SCALE



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

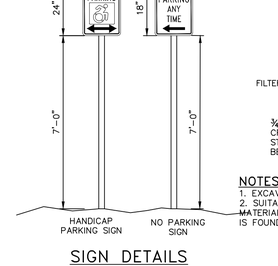
CONCRETE PAVER DETAIL
NOT TO SCALE



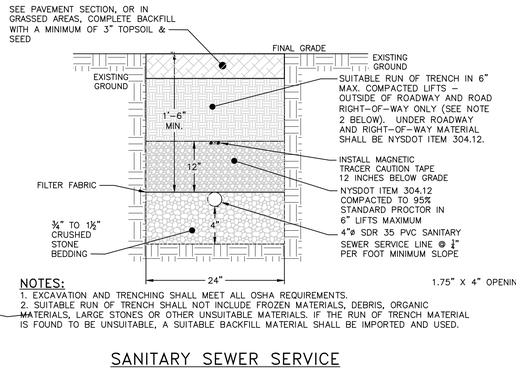
TYPICAL PARKING STRIPING — ACCESSIBLE PARKING STRIPING

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

PARKING AND STRIPING DETAIL
NOT TO SCALE

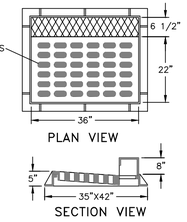


SIGN DETAILS
NOT TO SCALE



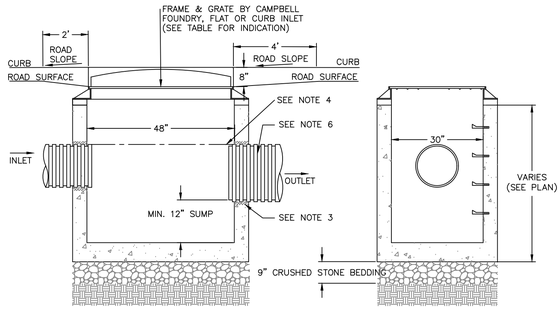
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



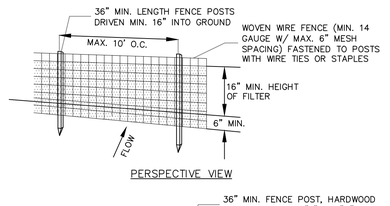
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. ALL CATCH BASINS TO RECEIVE CURB INLETS UNLESS OTHERWISE NOTED.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



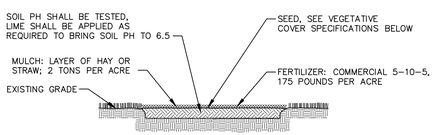
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



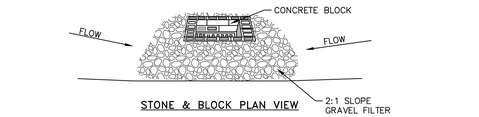
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



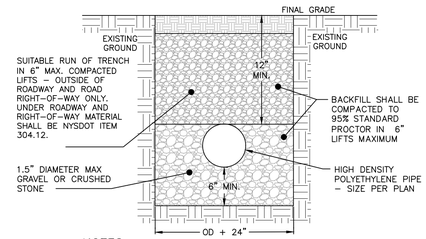
NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

STORM LINE TRENCH DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/31/24	PER PLANNING BOARD COMMENTS	CMB	7	6/24/25	PER PLANNING BOARD COMMENTS	CMB
2	1/28/25	PER PLANNING BOARD COMMENTS	CMB	8	7/29/25	PER PLANNING BOARD COMMENTS	CMB
3	2/25/25	PER PLANNING BOARD COMMENTS	CMB	9	8/26/25	PER PLANNING BOARD COMMENTS	CMB
4	3/25/25	PER PLANNING BOARD COMMENTS	CMB	10	9/30/25	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 082465 LICENSED PROFESSIONAL ENGINEER

SEAL

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

CONSTRUCTION DETAILS

291 MAIN STREET–TELEPHONE 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

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

October 13, 2025

BY EMAIL AND FEDERAL EXPRESS
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Site Plan Approval for Proposed Mixed-Use Addition to Telephone Building
Supplemental Submission – Additional SHPO Correspondence
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 enclosure 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").

As the Project had been refined since it was initially presented to the New York State Office of Parks, Recreation and Historic Preservation ("OPRHP"), the Applicant contacted the OPRHP again on September 17, 2025 to request OPRHP's review of the 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., dated October 29, 2024 and last revised August 26, 2025 (the "Prior Plans"). As indicated in the enclosed letter, dated October 2, 2025, the OPRHP reviewed the Prior Plans in its capacity as subject-matter expert in historic preservation, and provided two (2) minor recommendations for the Project to achieve compatibility with the applicable New York State historic preservation standards. Specifically, OPRHP recommended avoiding the installation of lighting at the cornice to prevent moisture-related damage, and recommended that any replacement lighting fixtures on the Main Street façade be smaller with a darker finish to reduce visual prominence.

Please note that the plan set submitted to this Board on October 1, 2025, prepared by Aryeh Siegel, Architect, dated October 1, 2024 and last revised September 30, 2025, and Hudson Land Design Professional Engineering, P.C., dated October 29, 2024 and last revised September 30, 2025 (the "Current Plans") incorporate minor additional modifications from the version submitted to OPRHP. The Current Plans eliminate the previously proposed linear LED lighting along the lower cornice of the Telephone Building, and propose textured dark gray replacement lighting fixtures on the Main Street façade, which provide uplighting to highlight the profile of the historic cornice without penetrating the façade of the Telephone Building. With these refinements, it is respectfully submitted that the Application complies with all architectural and design standards for properties

located in the City's Historic District and Landmark Overlay ("HDLO") and Central Main Street ("CMS") Zoning District, as outlined in City Code Sections 134-7 and 223-41.18(J), as well as all applicable New York State historic preservation standards considered by OPRHP and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

We certainly plan to present this information at the Planning Board's regular meeting on October 15, 2025, but we wanted to include this correspondence in the record of proceedings in this matter. In the meantime, we look forward to the continued review of the Project with the full complement of the Board, 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 November meeting.[1]

Thank you in advance for your consideration of this matter. Should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us.

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.

[1] 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.

October 2, 2025

Clayton M Bodendorf
174 Main Street
Beacon, NY 12508

Re: SEQRA
291 Main Street - Telephone Building
291 Main St, Beacon, NY 12508
24PR09728

Dear Clayton M Bodendorf:

Thank you for continuing to consult with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Our office, in its capacity as subject-matter expert in historic preservation under SEQRA, has reviewed the updated site plan, set of architectural drawings, and renders, dated September 9, 2025, a letter from the City of Beacon Planning Board consultant, and the cover letter to SHPO, all submitted to our office on September 17, 2025. We understand that the new construction increased the set back from the sidewalk on the South Brett Street side of the building, with an overall reduction in the massing at the front portion facing Main Street. Based upon our review, the OPRHP offers the following comments regarding potential impacts to architectural resources:

1. We recommend avoiding the installation of lighting at the cornice, as drilling holes into it could lead to moisture-related damage over time.
2. If existing lighting fixtures on the Main Street façade of the historic building require replacement, we recommend selecting smaller fixtures in a darker finish so they are less visually prominent.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Mariana Staines
Historic Site Restoration Coordinator
518-268-2142 | mariana.montesstaines@parks.ny.gov

LANC & TULLY
Engineering and Surveying, D.P.C.

October 13, 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 October 1, 2025.
- Correspondence from Aryeh Siegel, Architect, dated September 30, 2025.
- Correspondence from Hudson Land Design, dated September 30, 2025.
- Construction Cost Estimate, with latest revision date of September 30, 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 September 30, 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.

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

Based upon our review of the revised plans, we offer the following comments:

Site Plan (Sheet 1 of 8):

1. The proposed boxwood hedge row along the back of the property should be clearly shown. Although called out on the plan, the plan is only showing grass in this area. We would recommend the other plans in the set reflecting landscaping also be revised accordingly.

2. Based upon the photometric lines provided on the plan, the lighting in the parking lot does not appear to comply with Section 223-14, Paragraph B(3)(b), which states "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." Although a note has been included on the plan stating "Average lighting levels on site will not exceed the maximum average of 1 footcandle", what was the average that was determined?

This completes our review at this time. Further comments may be provided based on future submissions prepared for the project. **A written response letter addressing each of the above comments shall 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: October 13, 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 October 1, 2025
- Exhibit A: Response to Comments Memorandum by Aryeh Siegel, dated September 30, 2025
- Exhibit B: Response to Comments Memorandum by Hudson Land Design, dated Sept. 30, 2025
- Exhibit C: Right-of-Way Work Cost Estimate, prepared by Hudson Land Design, dated August 26, 2025, revised September 30, 2025
- Site Plan Set (11 sheets) prepared by Aryeh Siegel and Hudson Land Design, dated October 1, 2024, last revised September 30, 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:
The applicant has responded to and addressed the comments provided in my September review letter regarding streetscape design and lighting. From a planning perspective, the revised plans are sufficient, pending review by the Board's historic preservation consultant to confirm compliance with the CMS and HDLO Architectural Design Standards.

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
10/15/2025

Title:

Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

ATTACHMENTS

193-195 Main PB 10.15.25 Supplemental Submission cvr ltr.pdf

193-195 Main PB 10.15.25 Exhibit A - Response Memo by Aryeh Siegel, Architect 10-1-25.pdf

193-195 Main PB 10.15.25 Exhibit B - Response Memo by Hudson Land Design 9-30-25.pdf

193-195 Main PB 10.15.25 Exhibit C - Updated Traffic & Parking Assessment by Colliers Engineering & Design 9-29-25.pdf

193-195 Main PB 10.15.25 Plans prepared by AJS and HLD.pdf

Lanc & Tully 193-195 Main 10-13-25 review.pdf

KARC Review PB_193-195 Main St_2025.10.13.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

October 1, 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 two (2) residential units per floor, for a total of six (6) residential units. Access will be provided to the Addition both through the Building via an existing egress path and proposed pedestrian pathway 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 September 30, 2025 (collectively, the "Plans") have been revised in response to comments provided by this Board and contained in the City Planning Consultant's and Engineering Consultant's comment memoranda. Point-by-point responses to the City Planning Consultant and Engineering Consultant's recent comment memoranda prepared by Aryeh Siegel and HLD are enclosed as **Exhibit A** and **Exhibit B**, respectively.

As is further detailed on the Plans, the overall Project design has been substantially changed in response to concerns related to the balance of vehicular and pedestrian access and traffic circulation within the Premises. Specifically, the two (2) parking spaces which were formerly

proposed to be installed beneath the Building have been eliminated, which obviates the need for passenger or commercial vehicles to access the rear of the Premises.[1] In addition, the existing concrete surface of the Cliff Street access parcel is proposed to be removed. In its place, permeable concrete pavers will be installed on the central portions of the Cliff Street access parcel, with grass grid pavers with grass-filled voids installed along the outer portions of this access parcel abutting the adjacent properties at 8 Cliff Street and 10 Cliff Street.[2] The permeable and grass grid paver design will be carried through onto the larger parcel, forming a pedestrian-focused pathway stretching between Cliff Street and the Building entrance.

As discussed during the September 9, 2025 meeting of this Board, the Applicant has commenced discussions with the City regarding an easement or license over a portion of the Cliff Street Parking Lot to provide an alternate means of pedestrian access to the Premises. It is our understanding that the City is not interested in granting an easement, but may consider a license agreement. To facilitate discussions related to the potential license agreement, a proposed five (5)-foot wide striped pedestrian path has been included in the Plans within the southern portion of the Cliff Street Parking Lot. An agreement of this type has the flexibility to be adjusted if the City wishes to pursue development of the Cliff Street Parking Lot in the future. Additionally, future building development at the Cliff Street Parking Lot would be subject to a twenty (20)-foot rear yard setback requirement, such that building construction could not continue to the rear property line. The proposed pathway has been located within the required setback area, so as not to interfere with future development of this parcel.

Further, as discussed in the updated Traffic & Parking Assessment provided by Colliers, the Project is not anticipated to result in any noticeable impact to traffic operating conditions in the vicinity of the Premises or significant parking related impacts in the area. Further, the Traffic & Parking Assessment confirms that there is sufficient public parking available in the area to accommodate the parking needs of the Project. *See* **Exhibit C**.

In addition, the enclosed Plans also include the following updates, including refinements related to the visual interest and appearance of the proposed Addition and taking into consideration the architectural and design standards for properties located within the City's Historic District and Landmark Overlay ("HDLO") and the Central Main Street ("CMS") Districts:

- The entrance to the proposed Building has been relocated from the southern to the western side of the Building.

---

[1] As demonstrated in the updated Traffic & Parking Assessment, prepared by Colliers Engineering & Design CT, P.C. ("Colliers") and enclosed herewith as **Exhibit C**, emergency vehicle access to the rear portions of the Premises will be maintained in the current site design.

[2] Based upon a review of publicly available historic land records for the Premises and the adjacent 8 Cliff Street and 10 Cliff Street properties, it appears that the owners of the identified parcels may hold certain easements or rights-of-way for shared use of the existing Cliff Street access parcel. The modified design of the Cliff Street access parcel provides a more pedestrian-oriented approach to encourage pedestrian usage of this parcel while preserving its utility for vehicular travel within any easement areas or rights-of-way.

- The proposed Building has been set back by 5 feet from the western adjacent property line. Based upon the distance between the Building and the property line, additional windows have been incorporated into the Building façade.

- Due to the removal of the proposed paved parking areas from the Premises, the second-story overhang over the prior ground-level passage has been eliminated. The ground-level space has been repurposed to provide an additional residential unit, for a total of six (6) proposed residential apartment units.

- The areas of proposed landscaping at the Premises have been supplemented. The current Plans include landscaped areas comprising at least 10% of the overall combined Premises.

- Both proposed apartments on the first floor have been configured to provide garden views.

- Additional renderings of the Building, from additional requested vantage points, have been provided within the Plans.

It is respectfully submitted that the Application substantially complies with the architectural and design standards for properties located within the HDLO and CMS District, as outlined in City Code Sections 134-7 and 223-41.18(J). Please refer to the previously submitted CMS and HDLO Design Standards Analysis, prepared by Aryeh Siegel, Architect, dated May 28, 2025 and revised July 29, 2025 for additional information.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel, Architect, dated October 1, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated August 27, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated September 8, 2025;

Exhibit B: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated September 30, 2025, providing responses to City Engineering Consultant Lanc & Tully's memorandum dated August 27, 2025 and City Planning Consultant KARC Planning Consultants' memorandum dated September 8, 2025; and

Exhibit C: Updated Traffic & Parking Assessment prepared by Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., dated September 29, 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 October 15, 2025 to continue the Board's review of the Project, and to request that the Board consider setting a public hearing on the Application.[3] In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

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

[3] 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.

Exhibit A

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

October 1, 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 September 8, 2025, and Lanc & Tully's comment letter dated August 27, 2025.

KARC Planning Consultant's Comment Responses:

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.

    Response: Elevation labels have been included and contextual renderings have bee added to Sheet 4 – Building Elevations & Views.

    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

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

primary access for residents, a direct and safe pedestrian connection to Cliff Street should be required.

Response: The entrance is proposed to be connected to Cliff Street by a permeable paver driveway (Parcel II). A temporary license agreement for a proposed 5' wide striped pedestrian path along the rear of the City owned parking lot is also being sought.

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.

Response: Material specifications have been added to Sheet 4 - Building Elevations & Views.

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.

Response: Comment acknowledged. The applicant does not intend to use the municipal parking lot for deliveries.

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.

Response: The applicant is researching potential easements related to adjacent properties so a formal agreement detailing the rights and shared maintenance obligations of neighboring parcels can be put into place. Based on initial property research and in an abundance of caution, it may be inferred that the owner of 8 Cliff Street and 10 Cliff have easements and/or rights of way over this access parcel (Parcel II).

4. **Elevations**. The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

Response: Material specifications and dimensions have been added to Sheet 4 – Building Elevations & Views. Additional specifications and dimensions will be provided upon a general agreement on the direction of the design.

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.

Response: The landscaped area has been increased to 974 square feet to comply with the 10% requirement. The updated areas can be seen on Sheet 7 – Landscaping Plan.

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.***

   Response: Comment acknowledged. The lighting along the driveway is under review.

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.***

   Response: Comment acknowledged. The lighting strategy is under review.

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.***

   Response: Comment acknowledged.

Lanc & Tully Comment Responses:

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.***

   Response: The applicant is researching potential easements related to adjacent properties so a formal agreement detailing the rights and shared maintenance obligations of neighboring parcels can be put into place. Based on initial property research and in an abundance of caution, it may be inferred that the owner of 8 Cliff Street and 10 Cliff have easements and/or rights of way over this access parcel (Parcel II).

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

Exhibit B

HUDSON
LAND DESIGN

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

September 30, 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 27, 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. The driveway is no longer proposed to be used for vehicles to the new building. The driveway will serve as the walking path connection to Cliff Street. The neighbors that are currently using the driveway will continue to use the driveway.
3. Colliers has responded to this comment under separate cover.
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.

Existing Conditions and Demolition Plan (Sheet 2 of 9):

1. Cuddy and Feder has responded to this comment under separate cover.

Grading & Utility Plan (Sheet 5 of 9):

1. The concrete encasement around the water service has been removed as it is no longer required.

KARC Planning Consultants, Inc. Review Letter, Dated September 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. Aryeh Siegel has responded to this comment under separate cover.
3. Cuddy and Feder has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Comment noted.
6. Aryeh Siegel has responded to this comment under separate cover.
7. Aryeh Siegel has responded to this comment under separate cover.
8. 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 at your October 14, 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)

Exhibit C

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

Colliers
Engineering & Design

September 29, 2025

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

193-195 Main Street – Traffic & Parking Assessment
City of Beacon, Westchester County, New York
Colliers Engineering & Design Project No. 25005557A

Dear Chairman Gunn and Members of the Planning Board,

The following report has been prepared to assess the potential traffic and parking impacts of the proposed 193-195 Main Street residential development project ("the Project"). The following provides a description of the Project and the tasks undertaken in our evaluation of the Project related traffic and parking needs. This report accounts for recent changes to the proposed development program that have been made since our previous June 24th, 2025 report.

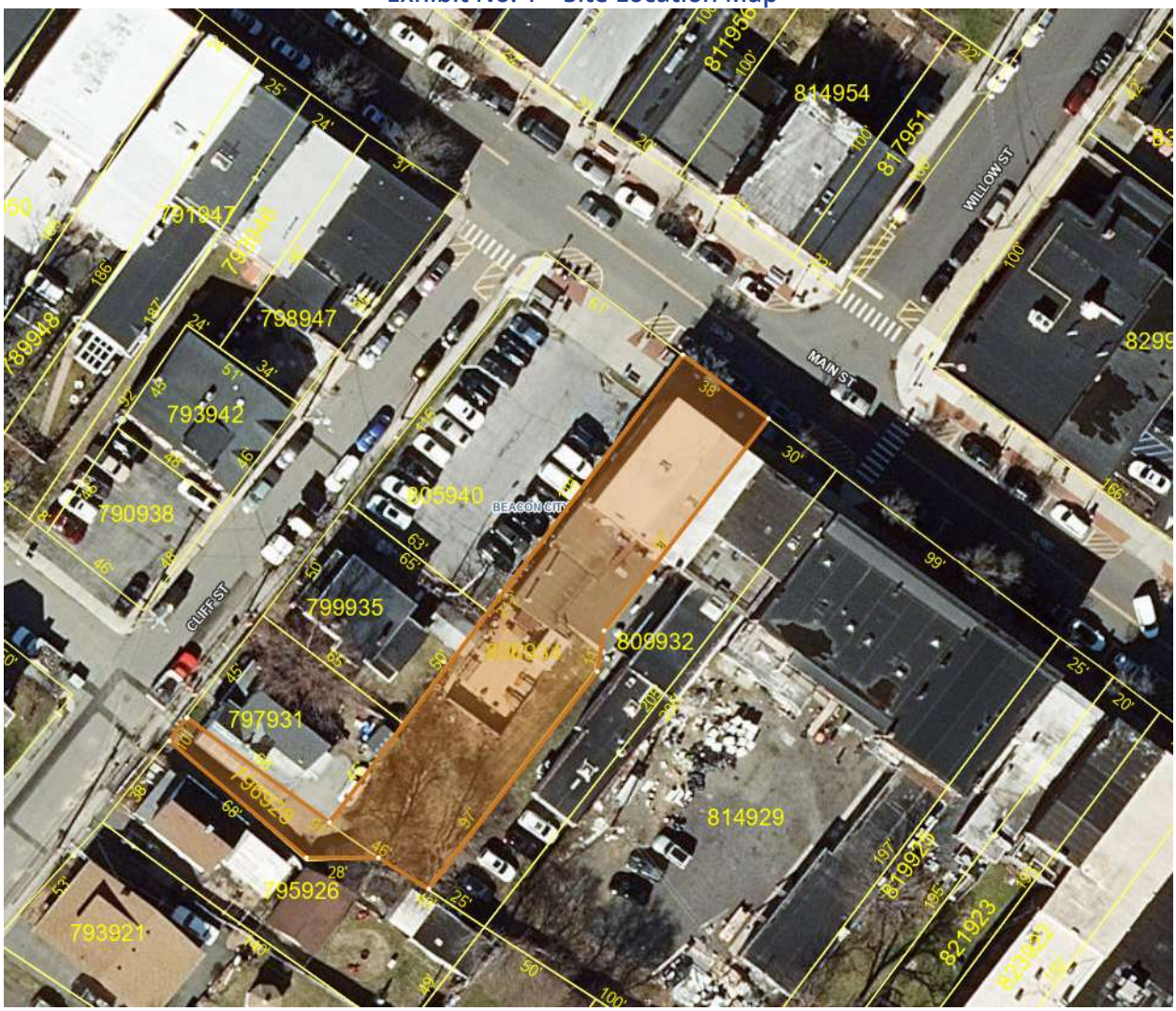
Project Description and Location

The subject property is located at 193-195 Main Street in the City of Beacon, Dutchess County, New York. The site consists of two lots identified as Tax Parcel IDs 5954-27-806934 and 796928. The site is located on the south side of Main Street just east of Cliff Street and is bordered to the west by a City of Beacon public parking lot (Cliff Street Lot). The majority of the property is located within the Central Main Street (CMS) and the Historic District and Landmark Overlay (HLDO) zoning districts. A small portion of the property that fronts on Cliff Street is also located within the Transitional (T) zoning district. The site is currently occupied by two (2) existing three (3) story buildings, with attached partial one (1) story buildings, fronting on Main Street. These buildings are occupied by retail uses on the first floor (Beacon Bread Company) and residential units on the second and third floors. The existing site location is identified in Exhibit No. 1 below.

The Project proposes to construct an expansion of the existing buildings to include an additional three (3) story multi-family residential building on the rear of the existing property. The building will contain a total of six (6) residential units including two (2) one-bedroom units on the first floor and two (2) two-bedroom units on both the second and third floors. No parking is proposed to be provided on the site therefore all parking associated with the Project will need to be accommodated by off-site public parking in the area. In addition, the existing driveway that is currently utilized for access to the rear of the property is proposed to be modified with a combination of grass pavers permeable concrete paver surface treatments to make the driveway more inviting to pedestrian access between the new building and cross street.

Colliers
Engineering & Design

Exhibit No. 1 – Site Location Map



Source: Dutchess County Parcel Access Viewer

Colliers Engineering & Design

Traffic Assessment

In order to assess the potential traffic impacts of the Project, estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled ***Trip Generation 12th Edition***, 2025, based on Land Use 220 – Multifamily Housing (Low-Rise). Exhibit No. 2 below summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM and Weekday Peak PM Hours.

As indicated in the Exhibit below, the Project is estimated to result in fewer than five (5) total vehicular trips during each of the peak hours. This level of traffic generation is considered insignificant and will not result in any noticeable impact to traffic operating conditions in the vicinity of the site.

Exhibit No. 2 – Project Traffic Generation Estimates

	Entry	Exit	Total
Weekday AM Peak Hour)	1	2	3
Weekday PM Peak Hour	2	2	4
Saturday Peak Hour	1	2	3

Notes:

1. Traffic generation estimates are based on ITE Land Use 220 – Multifamily Housing (Low-Rise).

Parking Assessment

(Appendix A)

In order to assess the parking needs of the Project, it is first necessary to assess the anticipated parking demands of the Project. As indicated previously, the Project development area falls within the City of Beacon Central Main Street (CMS) District. The City of Beacon Zoning Code (the "Zoning Code"), provides specific off-street parking requirements in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Zoning Code specifies a maximum parking standard for various uses for properties located in the CMS District, while no minimum number of off-street parking spaces are required within the CMS District due to the proximity of municipal parking areas, public transportation, and pedestrian-oriented streetscapes. The City Code specifies a maximum parking standard of 1 space per dwelling unit which equates to a maximum of six (6) spaces permitted on the site. As indicated previously, the Project will not be provided with any onsite parking and therefore all parking for the project will need to be accommodated by publicly available parking in the area.

Colliers Engineering & Design

The Code further specifies that the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § 223- 26C(2), compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

Therefore, in order to further assess the actual anticipated parking demands associated with the Project, parking data has been obtained for the existing apartments within the 193 & 195 Main Street buildings. These two buildings have a total of four (4) apartment units. Based on resident interviews each residence has one (1) car equating to a parking demand ratio of 1 space per dwelling unit for the 193 & 195 Main Street residences. This parking ratio is consistent with the maximum parking standard indicated by the Zoning Code and would equate to a parking demand of six (6) spaces for the new proposed six (6) unit apartment building.

As a further comparison, data provided by the Institute of Transportation Engineers (ITE) was also referenced as contained in the ***Parking Generation Manual, 6th Edition***. ITE provides parking demand data for Land Use 220 – Multifamily Housing (Low-Rise). The relevant ITE parking data is provided in Appendix A for reference. Based on the ITE data, the anticipated peak parking demand for the Project is estimated to be between 7 and 10 parking spaces generally occurring in the late evening and overnight hours.

Based on the existing parking data for the existing 193 & 195 Main Street buildings as well as the parking data provided by ITE, the anticipated shortfall in parking associated with the project is anticipated to be between 6 and 10 parking spaces. This excess parking demand would need to be accommodated by available public parking in the area.

In order to assess the availability of public parking in the vicinity of the site, observations of both on-street parking and City owned lots within an approximately 500-ft. radius of the site were conducted on Tuesday June 17, 2025 between the hours of 5:00 PM and 10:00 PM. The areas of observation, which are identified on the Parking Area Map contained in Appendix A, generally include the following:

- Main Street between Cross Street and Elm Street
- Cliff Street between Main Street and Dewindt Street
- Commerce Street between South Avenue and Cliff Street
- Dewindt Street between Cliff Street and Elm Street
- Cliff Street Parking Lot
- Cross Street Parking Lot
- Digger Phelps Parking Lot
- Beacon Center Parking Lot

Colliers Engineering & Design

The parking observations are summarized in Table No. P-1, contained in Appendix A. Based on the observations the minimum number of available parking spaces identified during the study time period was 153 parking spaces occurring between 5PM and 6PM, which is consistent with the peak of retail parking utilization along Main Street and within the public parking lots within the study area. Parking availability increases towards the late evening and overnight hours. In fact, if the parking study area is just narrowed down to the closest public parking areas to the site within the Cliff Street parking lot and the on-street parking along Cliff Street between Main Street and Dewindt Street it was found that there was a minimum of 11 parking spaces available during all time periods up to a maximum of 22 spaces available during the night time hours. Given the limited number of vehicles from the Project that may need to be accommodated by available public parking in the area, it is anticipated that there will continue to be sufficient public parking available to meet the needs of the Project. It should also be noted that there is no existing usage of the rear of the 193-195 Main Street property for parking therefore there will be no vehicles displaced by the construction of the proposed apartment building.

Pedestrian/Emergency Access

(Appendix B)

As indicated above, there will be no parking provided on the site and therefore there will be no need for vehicular access to the building other than potential emergency vehicle access. Primary access to the building will be via pedestrian access through the Cliff Street driveway, which is proposed to be upgraded to include a combination of grass pavers and concrete pavers to make the driveway more inviting to pedestrians walking to and from Cliff Street. While the proposed project will not require vehicular access through this driveway, vehicular access will be maintained for the 8 and 10 Cliff Street properties which also utilize this driveway for access to their properties. Note that in the infrequent event that a vehicle is utilizing the driveway to access the neighboring properties at the same time that a pedestrian is walking along the driveway, the vehicle would be required to yield to the pedestrian given the width of the driveway as is typical along any public street.

Emergency vehicle access to the Project including fire access, is generally proposed to be provided via the adjacent public roadways. It is not anticipated that emergency vehicles would need to enter the Cliff Street driveway. However, if an ambulance decided to utilize the driveway to access the site, as depicted on the enclosed vehicle maneuvers diagrams (Sheet No. TT-01 and TT-02, Appendix B), an ambulance could successfully navigate into and out of the driveway.

Summary and Conclusion

As summarized above, the Project is not anticipated to result in any significant traffic and/or parking related impacts in the area since the Project will generate an insignificant amount of traffic volume and parking demand and there is sufficient available public parking in the area to accommodate the parking needs of the Project.

Sincerely,

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

Richard G. D'Andrea, P.E., PTOE
Department Manager

R:\Projects\2025\25005557A\Reports\Traffic\Word\250929RGD_Parking Study_Final.docx

Colliers
Engineering
& Design

Appendix

Appendix A | Parking Analysis Data

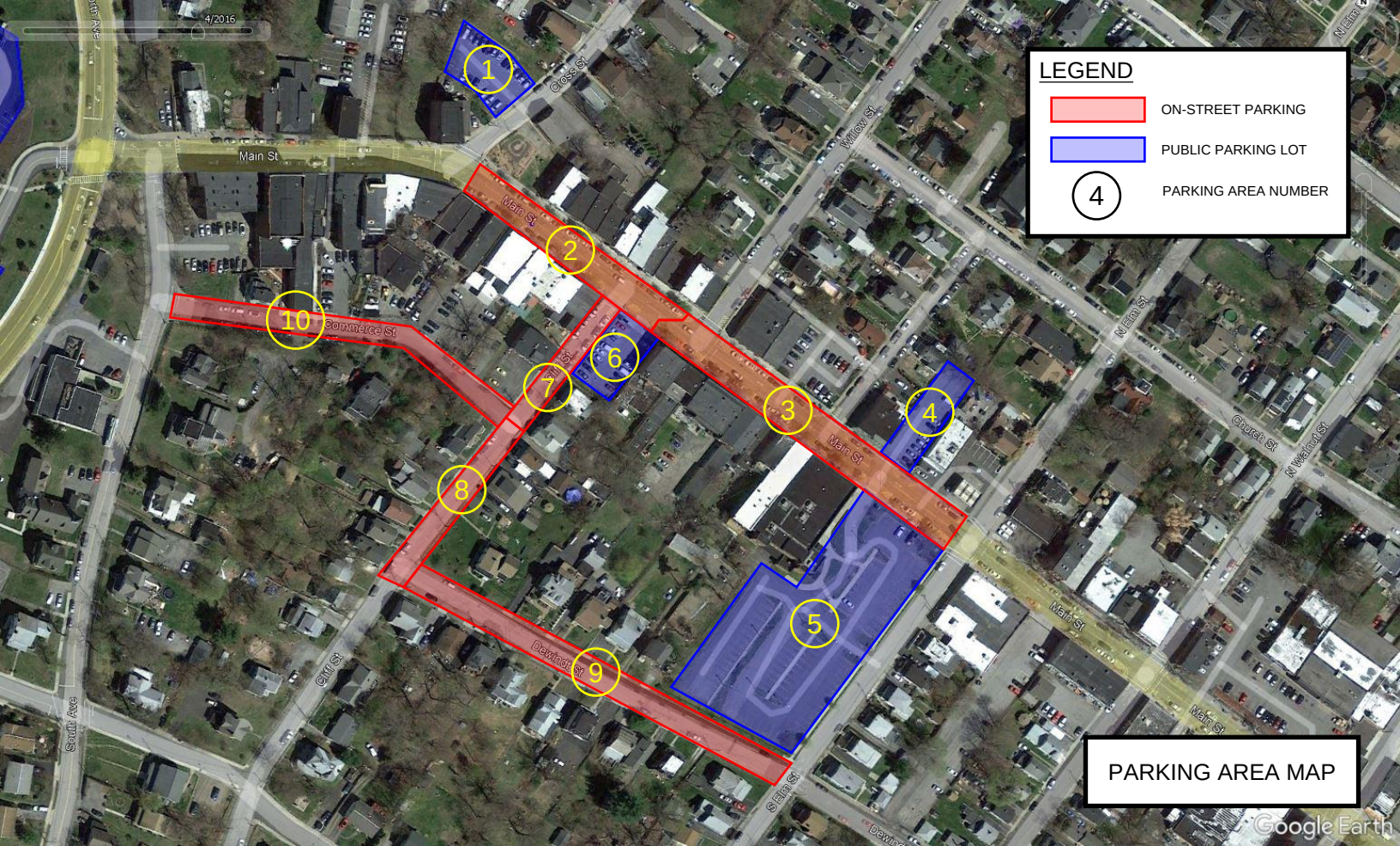

LEGEND
ON-STREET PARKING
PUBLIC PARKING LOT
4
PARKING AREA NUMBER
1
2
3
4
5
6
7
8
9
10
Main St
Cross St
Willow St
N Elm St
Church St
N Walnut St
Commerce St
Mill St
South Ave
S Elm St
Dewhurst St
PARKING AREA MAP
Google Earth

Table P-1
Summary of City of Beacon Parking Observations
City of Beacon, NY
Tuesday 6/17/25

Time		Parking Areas										Total Occupied Parking Spaces	Total Unoccupied Parking Spaces
		1	2	3	4	5	6	7	8	9	10		
		Total Parking Spaces by Area											
		18	21	21	13	92	19	12	9	53	21		279
Start	End	Occupied Spaces by Area											
5:00 PM	6:00 PM	12	12	19	5	28	15	12	2	10	11	126	153
6:00 PM	7:00 PM	13	12	16	6	30	12	11	-	10	8	118	161
7:00 PM	8:00 PM	13	11	17	4	16	11	5	1	9	7	94	185
8:00 PM	9:00 PM	12	12	14	6	14	13	5	1	9	7	93	186
9:00 PM	10:00 PM	11	8	10	6	4	10	7	1	11	8	76	203
												Minimum Unoccupied Parking Spaces	153

Notes:

1) See Parking Area Map for identification of parking areas

Land Use: 220 Multifamily Housing—2+ BR (Low-Rise)

Description

Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms.

Various configurations can fit this description, including the following:

- Walkup apartment or multiplex-access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway
- Mansion apartment-several dwelling units within what appears from the outside to be a single-family dwelling unit
- Stacked townhouse-designed to match the external appearance of a townhouse, but which have dwelling units that share both floors and walls and with access through a central entry and stairway

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand (1) on a weekday (13 study sites) and a Saturday (eight study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00-4:00 a.m.	97	92	89	100
5:00 a.m.	100	100	100	92
6:00 a.m.	96	99	97	92
7:00 a.m.	85	97	84	84
8:00 a.m.	67	92	58	76
9:00 a.m.	54	83	55	81
10:00 a.m.	48	79	47	78
11:00 a.m.	45	71	55	86
12:00 p.m.	45	68	55	81
1:00 p.m.	42	65	55	73
2:00 p.m.	42	62	42	70
3:00 p.m.	47	66	45	49
4:00 p.m.	49	66	47	51
5:00 p.m.	56	67	50	46
6:00 p.m.	64	70	68	43
7:00 p.m.	72	78	58	49
8:00 p.m.	77	77	58	59
9:00 p.m.	85	80	61	62
10:00 p.m.	92	82	74	76
11:00 p.m.	95	88	84	86

Additional Data

The average parking supply ratios and average peak parking occupancy for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (21 sites)	73%
	Not within ½ mile of rail transit	1.3 (18 sites)	70%
General Urban/ Suburban	Within ½ mile of rail transit	1.6 (31 sites)	72%
	Not within ½ mile of rail transit	1.7 (114 sites)	72%

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, California, Colorado, District of Columbia, Maine, Maryland, Massachusetts, New Jersey, Ontario (CAN), Oregon, Pennsylvania, Tennessee, Virginia, Washington, and Wisconsin.

Source Numbers

209, 218, 219, 247, 255, 277, 314, 402, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 538, 544, 545, 577, 578, 579, 580, 584, 585, 587, 603, 604, 610, 611, 617, 620, 631

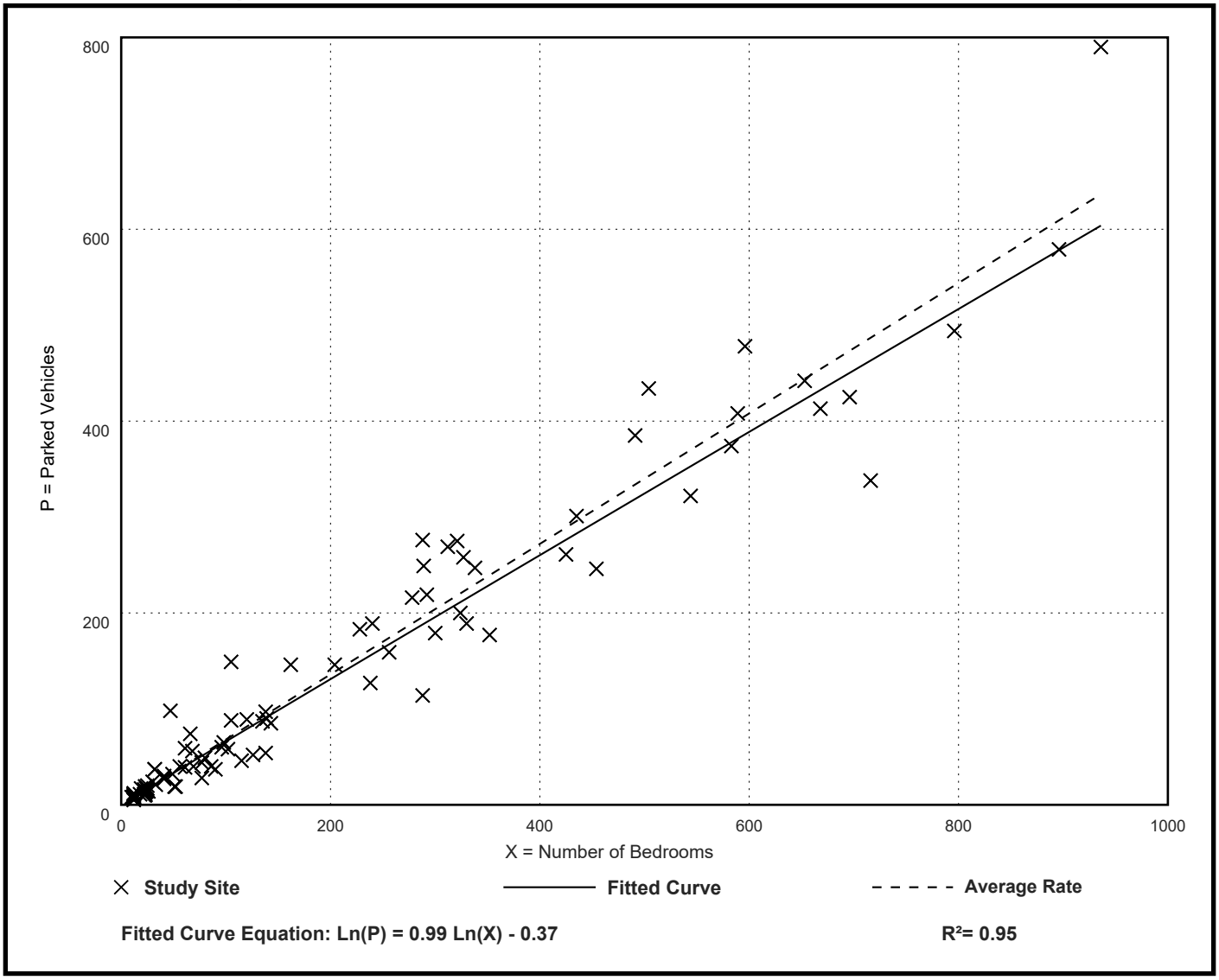
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 97
Avg. Num. of Bedrooms: 192

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.36 - 2.09	0.61 / 0.86	0.65 - 0.71	0.16 (24%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.99 Ln(X) - 0.37

R^2= 0.95

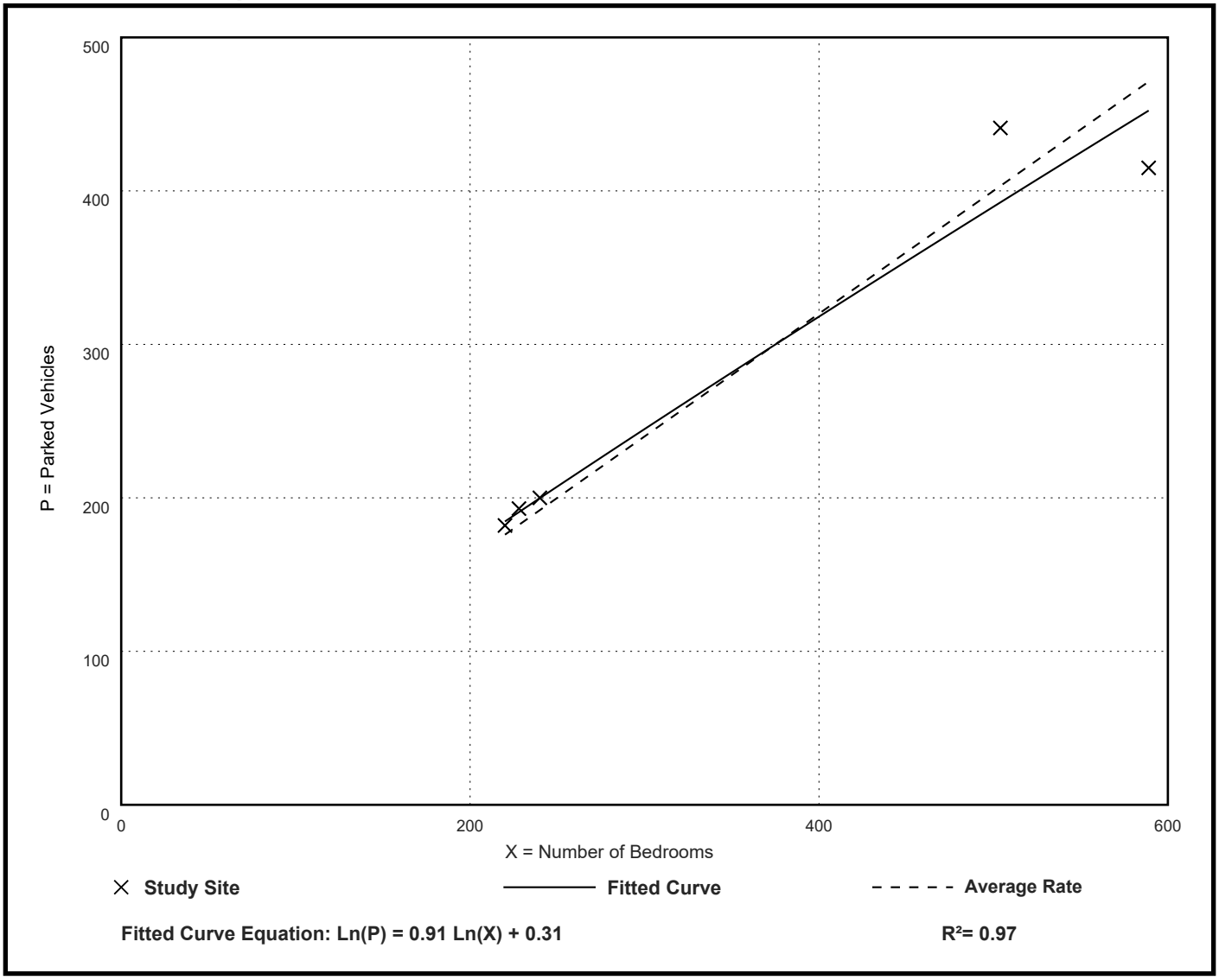
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Bedrooms: 356

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.80	0.70 - 0.88	0.82 / 0.88	***	0.08 (10%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.91 Ln(X) + 0.31

R^2= 0.97

Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

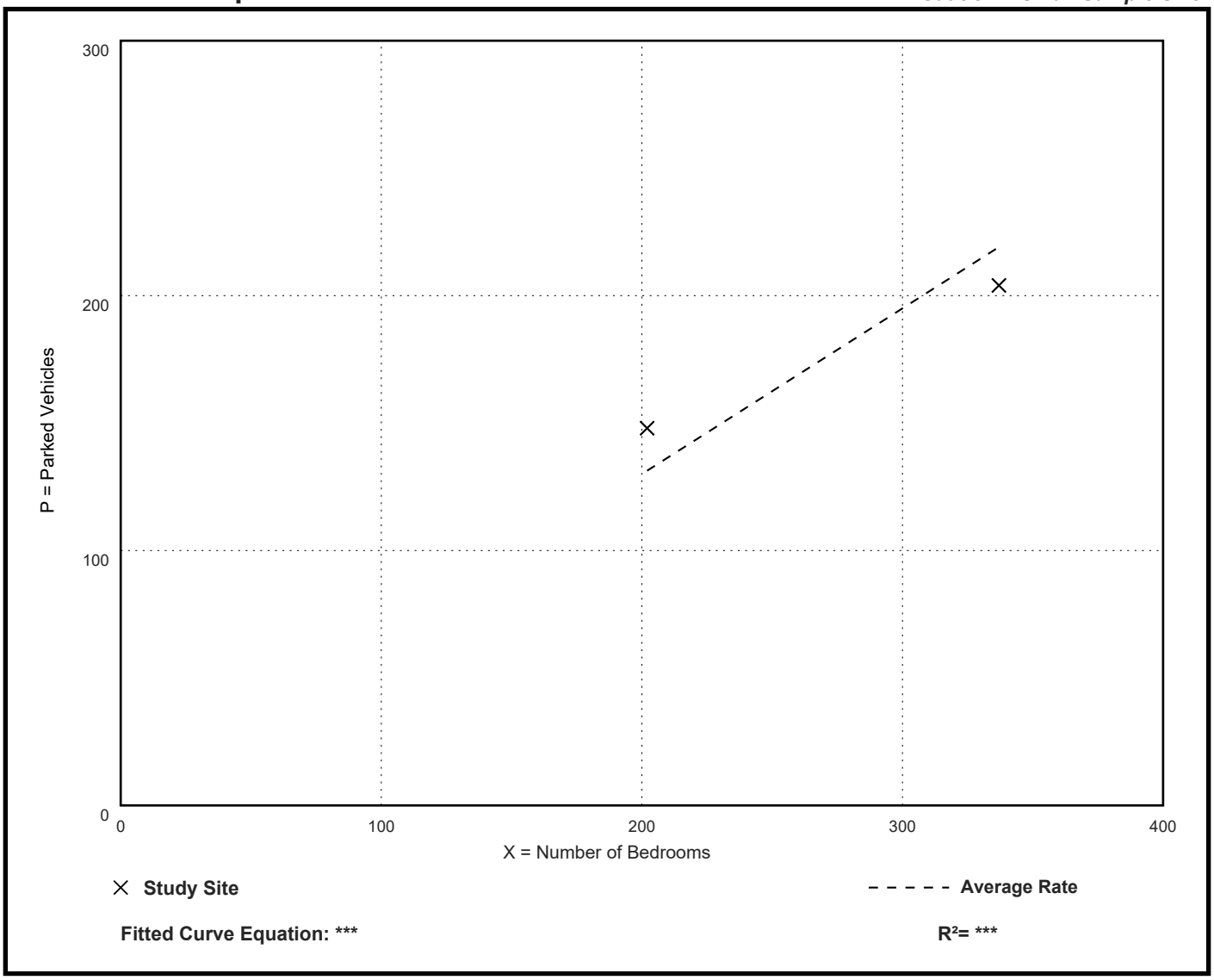
Peak Period Parking Demand vs: Bedrooms
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Bedrooms: 270

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.61 - 0.73	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

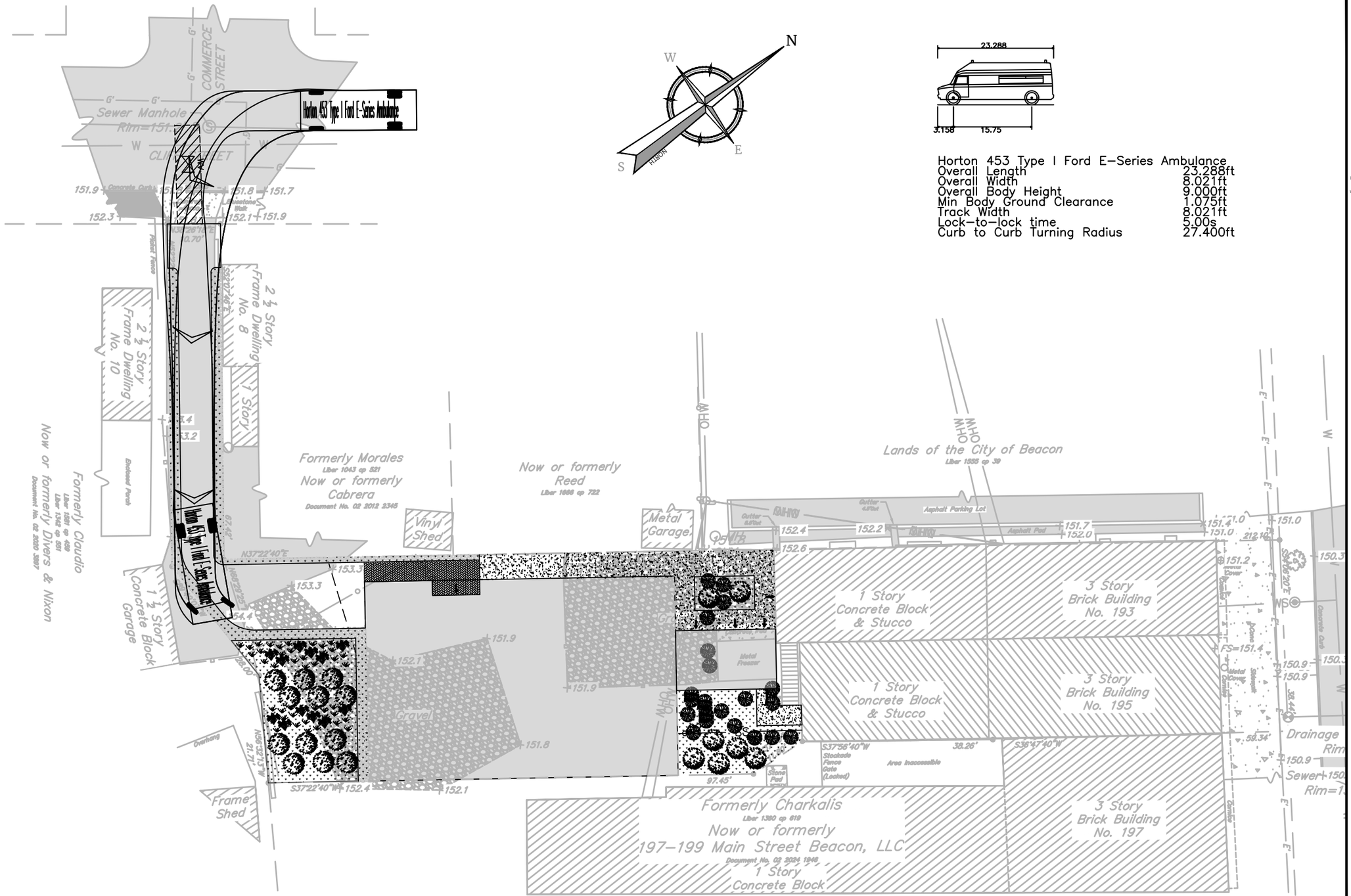
R^2= ***

Colliers
Engineering
& Design

Appendix

Appendix B | Vehicle Manuevering Plans

Horton 453 Type I Ford E-Series Ambulance	
Overall Length	23.288ft
Overall Width	8.021ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.075ft
Track Width	8.021ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	27.400ft



20 0 20

SCALE : 1" = 20'

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

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design

WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone:914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	R.V.V.
DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

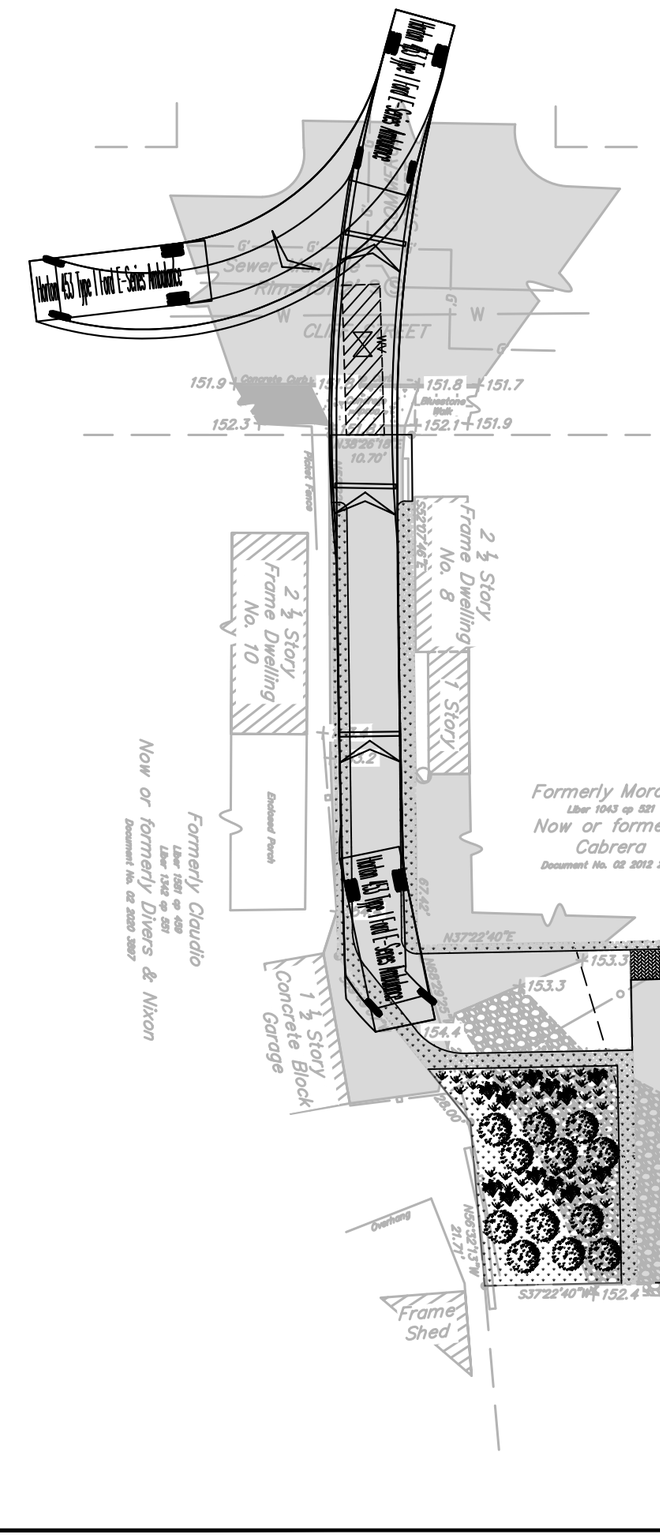
VEHICLE MANEUVERING PLAN AMBULANCE ENTERING

DRAWING NUMBER:

TT-01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg TT-05 By: KRISTEN.BARNA on 2025-09-30 - 08:45am

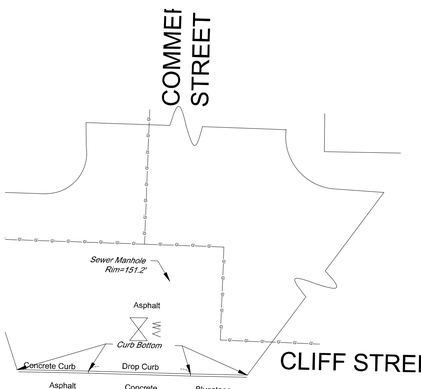

Horton 453 Type I Ford E-Series Ambulance
CLINTON STREET
151.9
151.8
151.7
152.3
152.1
151.9
Picket Fence
2 ½ Story Frame Dwelling No. 8
2 ½ Story Frame Dwelling No. 10
1 Story
Enclosed Porch
Now or formerly Divers & Nixon
Formerly Claudio
Liber 1591 cp 459
Liber 1342 cp 551
Document No. 02 2020 3807
Formerly Morales
Liber 1043 cp 521
Now or formerly
Cabrera
Document No. 02 2012 2345
Now or formerly
Reed
Liber 1666 cp 722
Vinyl Shed
Metal Garage
Lands of the City of Beacon
Liber 1555 cp 39
OHW
Gutter 4.6Dia
Asphalt Parking Lot
Asphalt Pad
152.4
152.2
152.6
151.7
152.0
151.4
151.0
212.12'
151.2
Concrete Curb
150.3
FS=151.4
150.9
Metal Coping
Sidewalk
38.44'
58.34'
Drainage Manh
Rim=150
Sewer
150.2
Rim=150.4
1 ½ Story Concrete Block Garage
153.3
154.4
151.9
152.1
Gravel
Overhang
N37°22'15"W
21.71'
S37°22'40"W
152.4
152.1
Frame Shed
Metal Freezer
Stone Pad
97.45'
S37°56'40"W
Stockade Fence Gate (Locked)
38.26'
S36°47'40"W
Area Inaccessible
1 Story Concrete Block & Stucco
3 Story Brick Building No. 193
3 Story Brick Building No. 195
3 Story Brick Building No. 197
Formerly Charkalis
Liber 1380 cp 619
Now or formerly
197–199 Main Street Beacon, LLC
Document No. 02 2024 1948
1 Story Concrete Block
N37°22'40"E
153.3
Gutter
Concrete Curb
Asphalt Pad
Metal Coping
Sidewalk
Concrete Curb
Area Inaccessible
Stockade Fence Gate (Locked)
Stone Pad
Metal Freezer
Gravel
Overhang
Frame Shed
Vinyl Shed
Metal Garage
Enclosed Porch
Picket Fence
Concrete Curb
Asphalt Parking Lot
Asphalt Pad
Metal Coping
Sidewalk
Concrete Curb
Drainage Manh
Rim=150
Sewer
Rim=150.4
Concrete Curb
Metal Coping
Sidewalk
Concrete Curb
Asphalt Pad
Asphalt Parking Lot
Gutter 4.6Dia
Gutter 4.6Dia

Plans

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
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

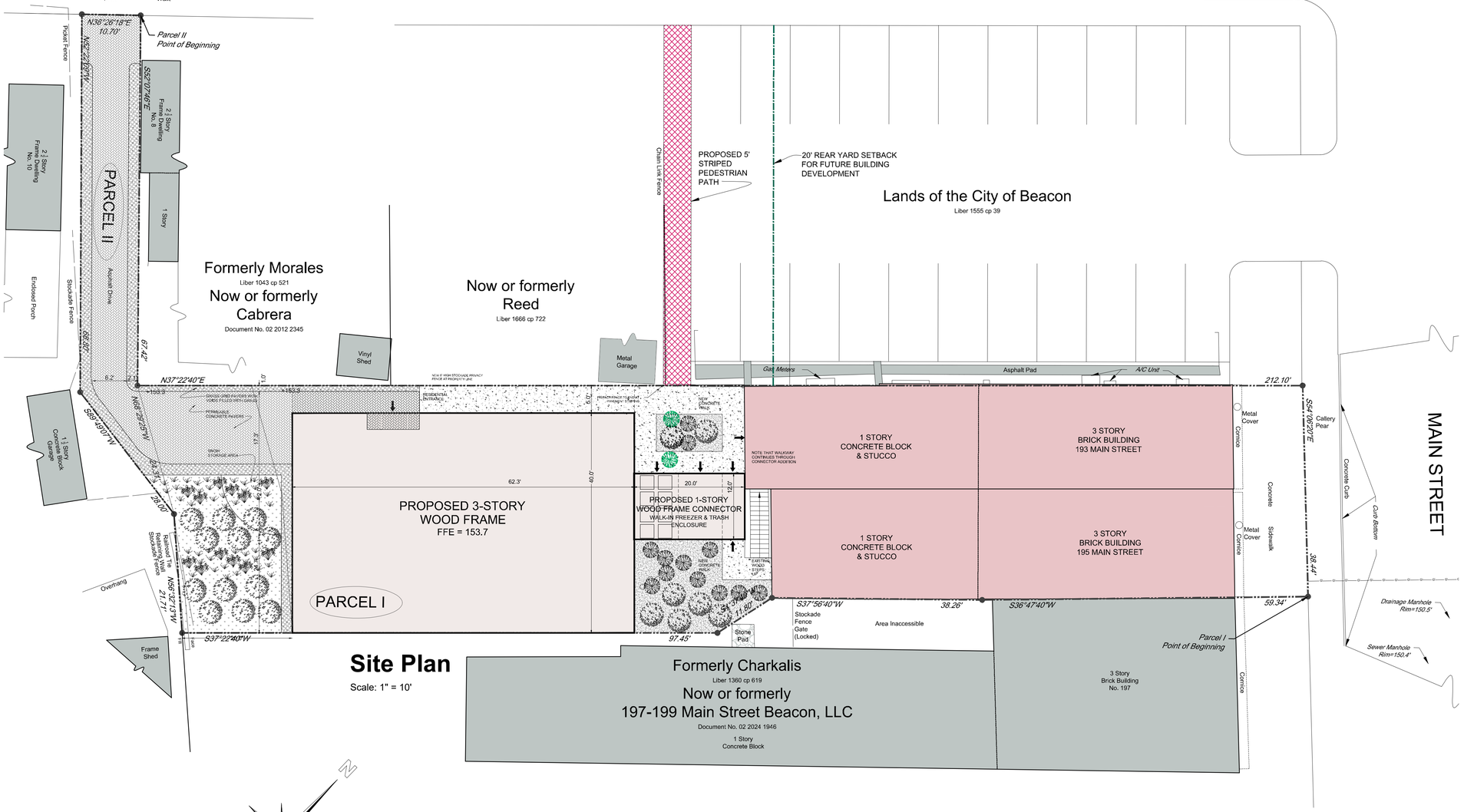
Bulk Zoning Regulations Table

	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' (South) 5' (North)	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'



Site Plan

Scale: 1" = 10'

0 5' 10' 20'

SCALE: 1" = 10'

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 5954-27-796928
Lot Area:	8,697 sf (Parcel 1) & 844.8 sf (Parcel 2)
Building Footprint:	2,735 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		
0 spaces (minimum) 1 space per dwelling unit (maximum)	6 dwelling units	0 parking spaces minimum 6 parking spaces maximum
Total Required		**0 parking spaces minimum** **6 parking spaces maximum**
Total Provided		**0 parking spaces**

Notes:

1. There are municipal parking lots and ample street parking within walking distance from the property
2. 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.
3. 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.
4. Note that the Building Inspector determined that the proposed project is an addition to the existing building at 193-195 Main Street.
5. The building shall be fully sprinklered per NFPA 13R

Index of Drawings

Sheet 1 of 1	Lot Consolidation Plat
Sheet 1 of 9	Site Plan
Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
Sheet 5 of 9	Grading & Utility Plan
Sheet 6 of 9	Erosion and Sediment Control Plan
Sheet 7 of 9	Landscaping Plan
Sheet 8 of 9	Construction Details 1
Sheet 9 of 9	Construction Details 2

Site Plan Application

Sheet 1 of 9 - Site Plan

Owner:
Berisha
Beacon, NY 12508

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

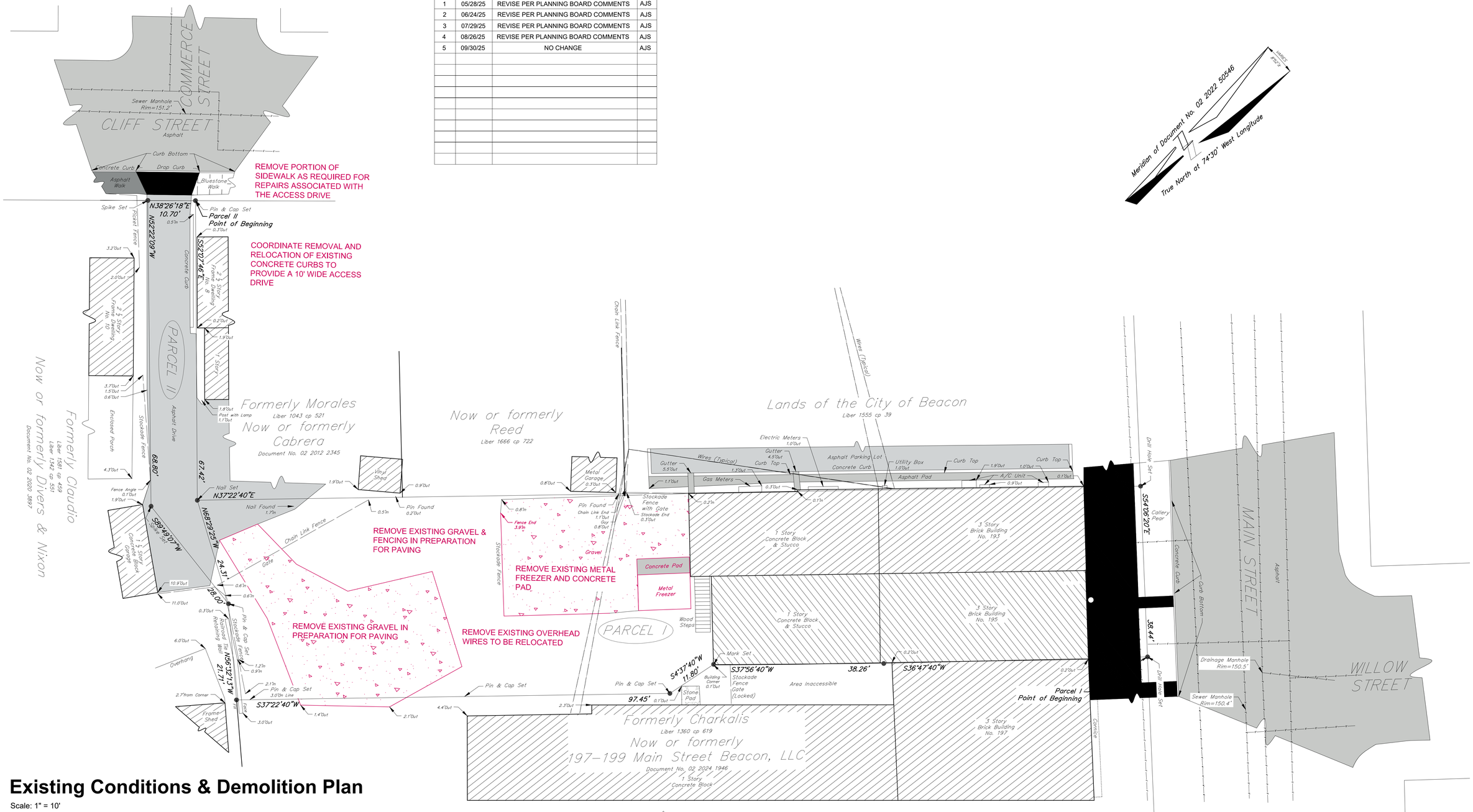
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	NO CHANGE	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

SCALE: 1" = 10'

Site Plan Application

Sheet 2 of 9 - Existing Conditions & Demolition Plan

Owner:
Berisha
Beacon, NY 12508

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

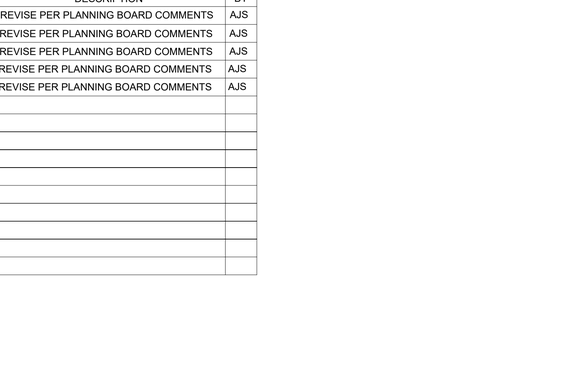
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
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
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS



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

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

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

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
Berisha
Beacon, NY 12508

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

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

View 3

Scale: NTS

View 2

Scale: NTS

View 1

Scale: NTS

CORNICE & TRIM:
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE - MOHEGAN SAGE (2138-30)

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

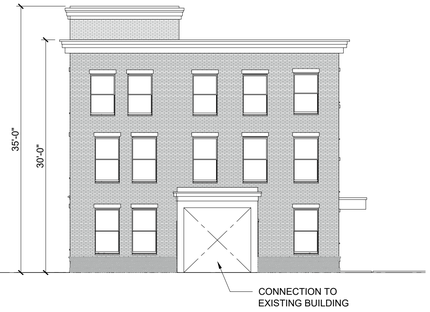
DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: STEEL GRAY

CAST STONE SILLS & LINTELS
CORINTHIAN CAST STONE
COLOR: MEDIUM GRAY LIMESTONE

ALUMINUM & GLASS STOREFRONT
COLOR: STEEL GRAY

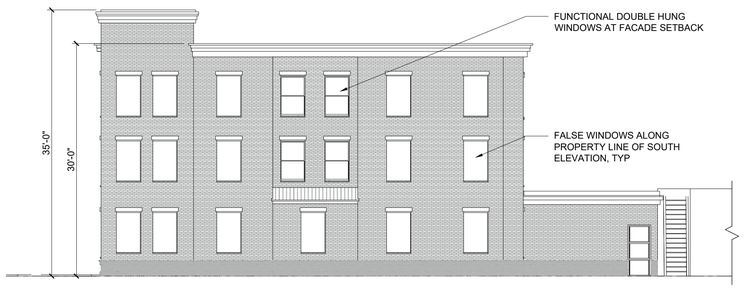
West Elevation

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



East Elevation

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



South Elevation

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

North Elevation

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

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
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

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: As Noted
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.

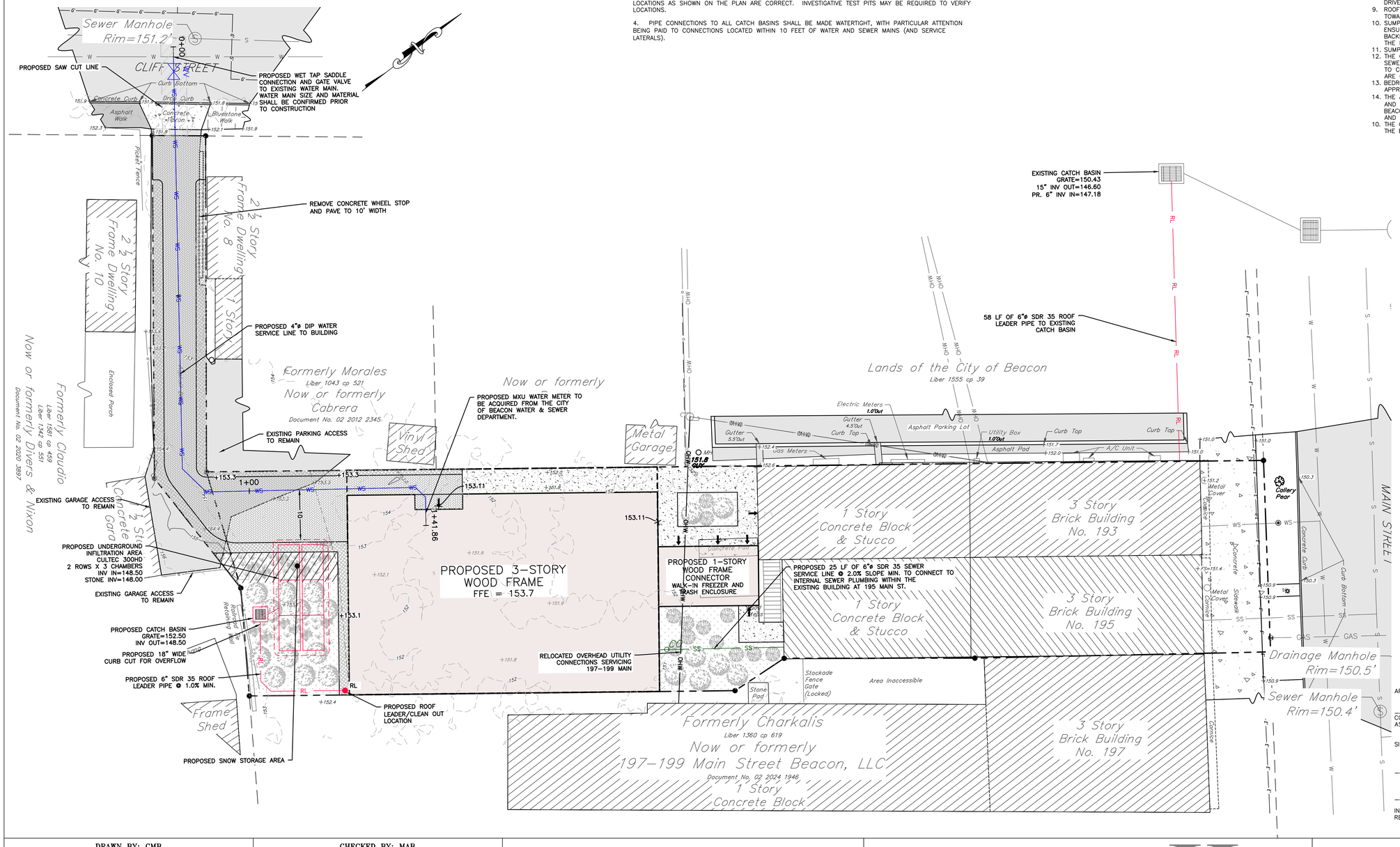
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

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				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	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 — JOSHUA A. BOSSONE — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

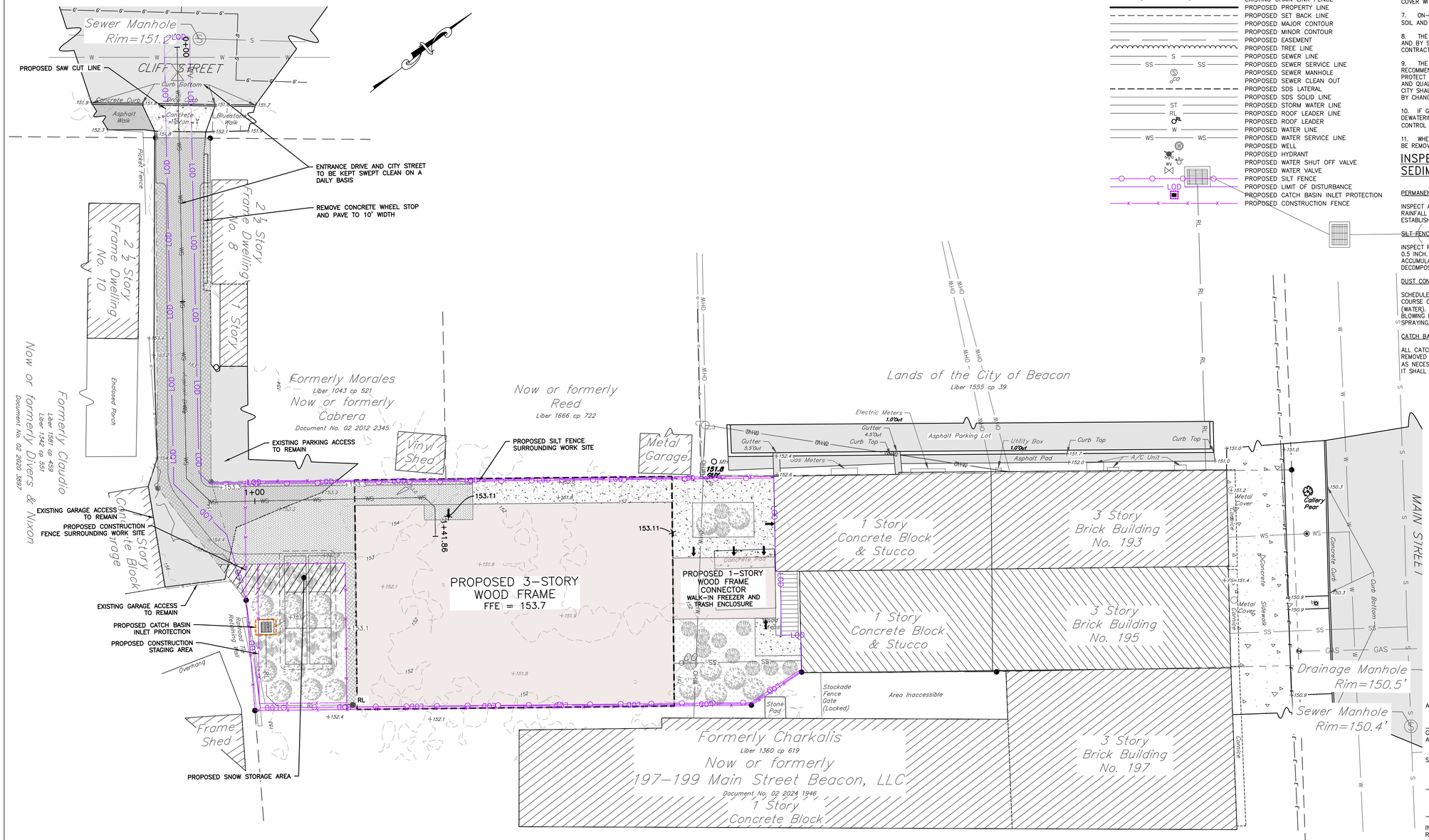
GRADING & UTILITY PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 9

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



LEGEND:

- EXISTING PROPERTY LINE
- 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
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

SILT FENCE:

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

DUST CONTROL:

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

CATCH BASINS:

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOSKOFF · 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

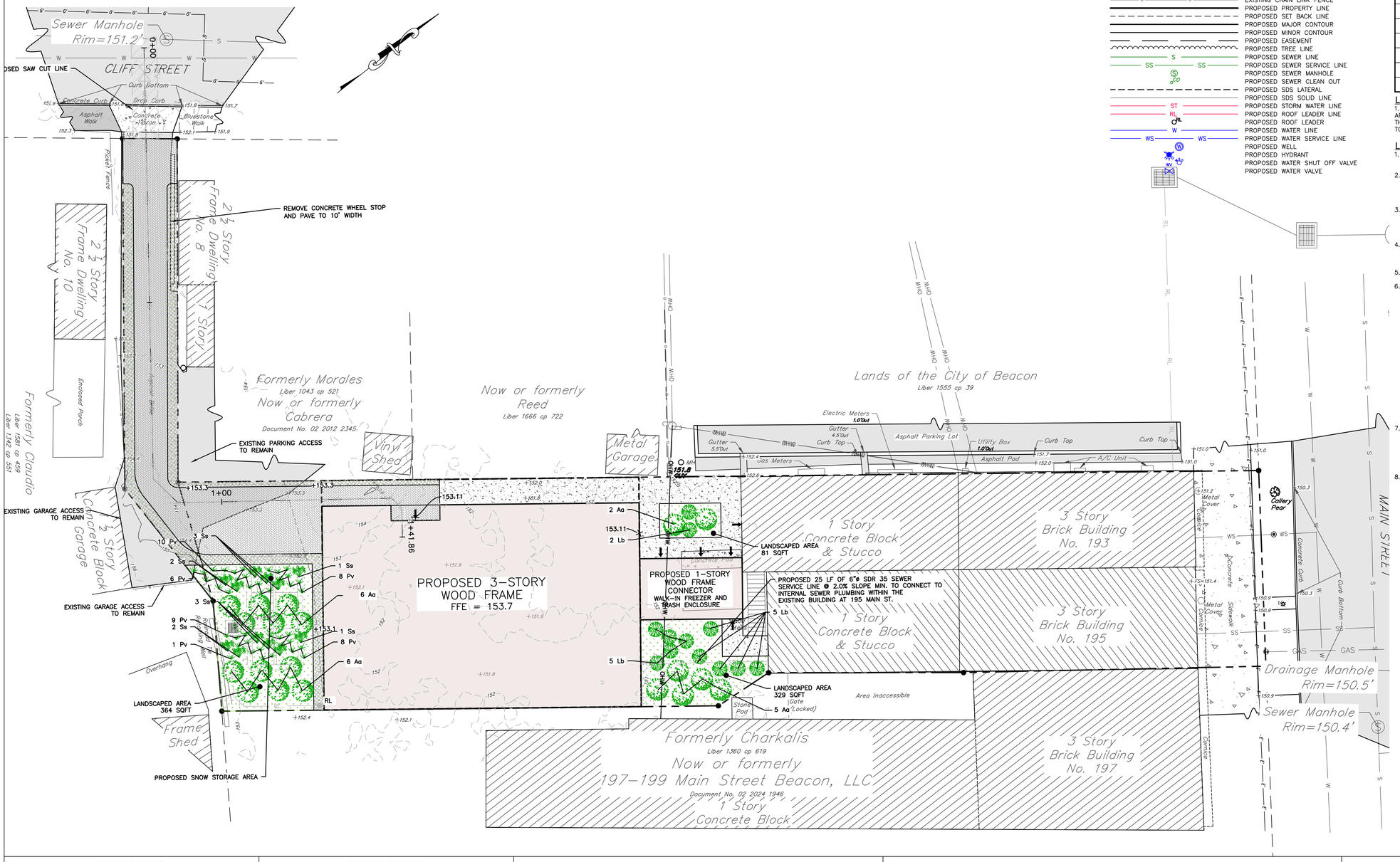
EROSION AND SEDIMENT CONTROL PLAN

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	19	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Lb	3	LINDERA BENZOIN	SPICEBUSH	1 GALLON	6 FT
Pv	38	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	12	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 ±564 SQUARE FEET. THE LANDSCAPED AREA BETWEEN THE EXISTING BUILDING AND NEW BUILDING IS ±410 SQUARE FEET. THE TOTAL LANDSCAPED AREA IS THEREFORE ±974 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:				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				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSKOFF 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

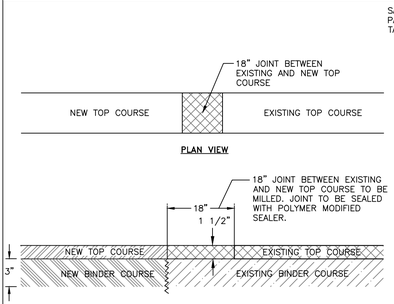
LANDSCAPING PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 4/29/2025
SCALE: 1" = 10'
TITLE: LS-1
SHEET: 7 OF 9

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

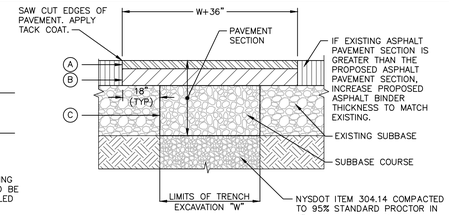


NOTES:

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

MILLED KEYWAY DETAIL

NOT TO SCALE



LEGEND

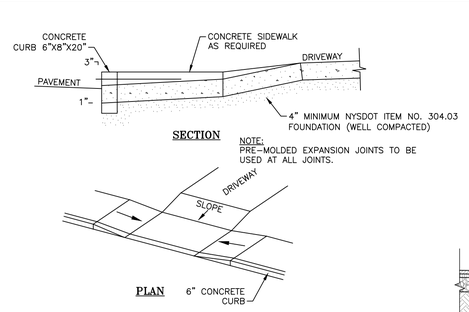
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

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

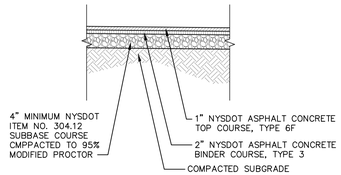
STREET PAVEMENT RESTORATION DETAIL

NOT TO SCALE



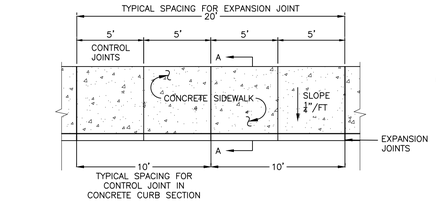
DRIVEWAY ENTRANCE DETAIL

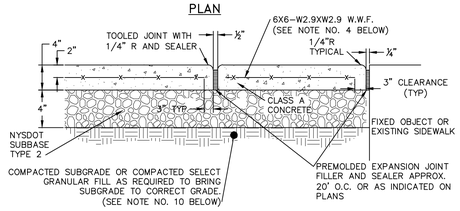
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL

NOT TO SCALE

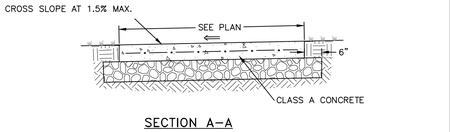


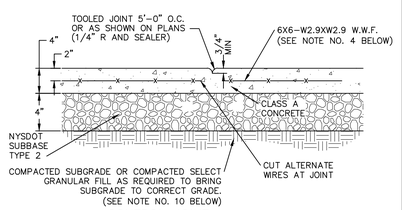


NOTES:

EXPANSION JOINT

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

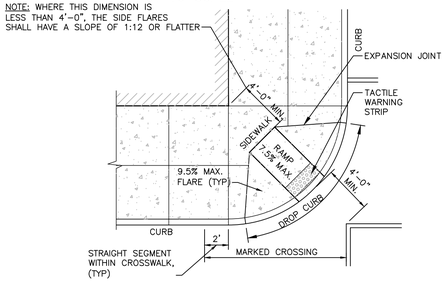




CONTROL JOINT

CONCRETE APRON REPAIR DETAIL

NOT TO SCALE

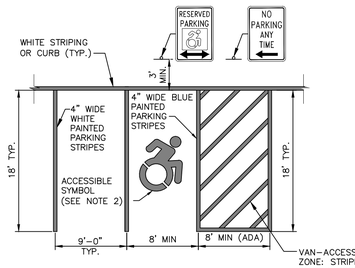


NOTES:

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

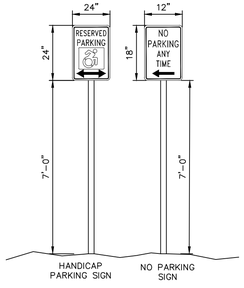


NOTES:

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'.

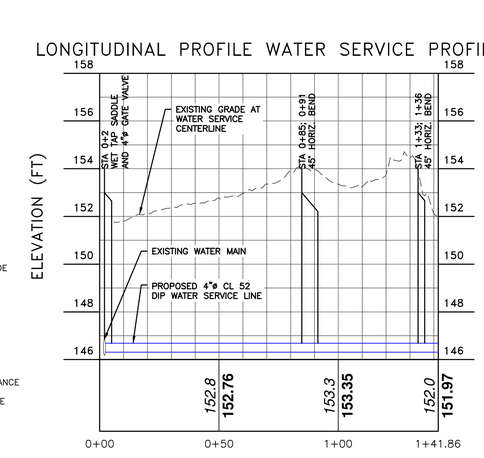
PARKING AND STRIPING DETAIL

NOT TO SCALE



SIGN DETAILS

NOT TO SCALE



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

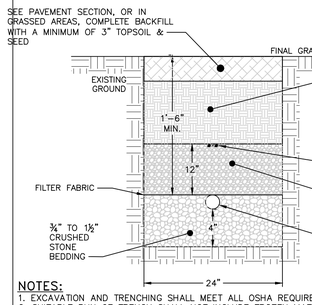
_____ DAY OF _____, 20_____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.

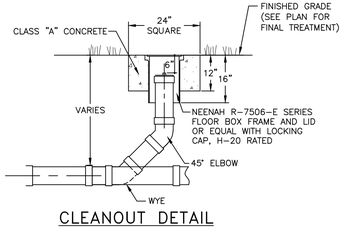


NOTES:

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.

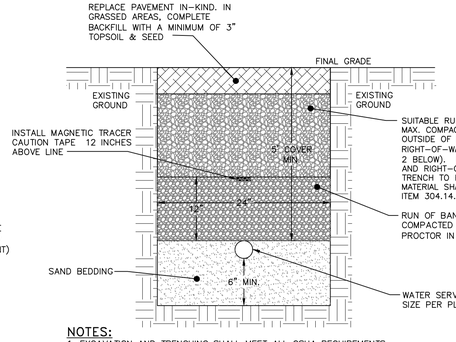
SANITARY SEWER SERVICE LINE TRENCH DETAIL

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE

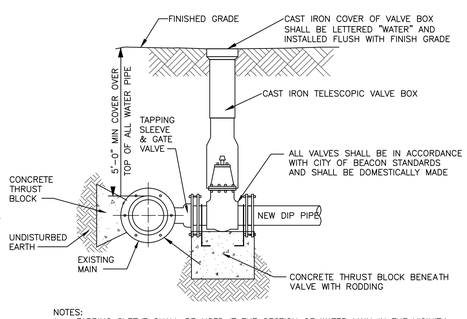


NOTES:

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

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				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOSKOFF 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

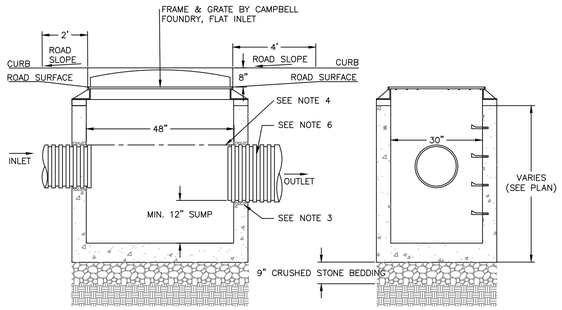
CONSTRUCTION DETAILS 1

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	8 OF 9

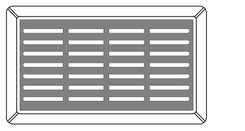
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



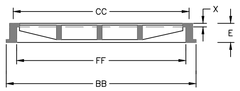
NOTES:

1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATERTIGHT.
4. PROVIDE A DROP OF 0.1' FOR PIPE 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 WOLVERINE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

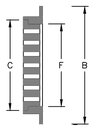
CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

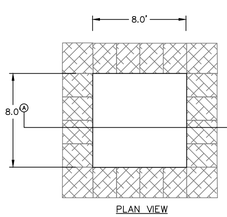
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

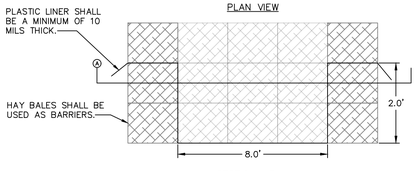
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

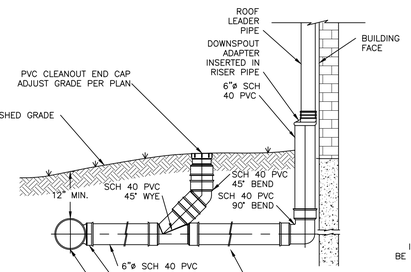


SECTION VIEW

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.

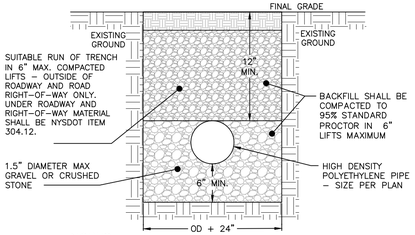
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



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.

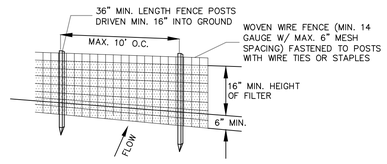
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



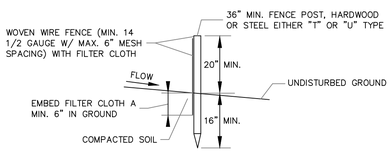
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



PERSPECTIVE VIEW

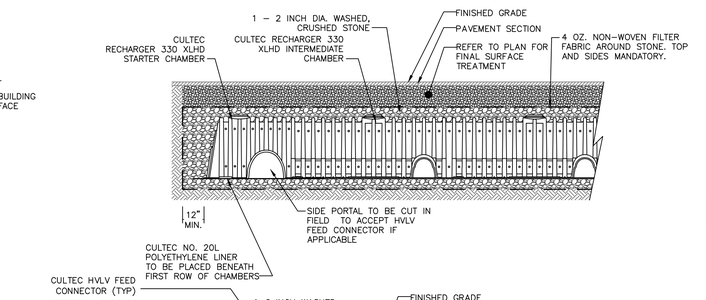


SECTION VIEW

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



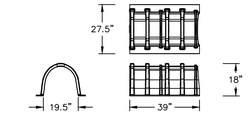
SECTION VIEW

NOTES:

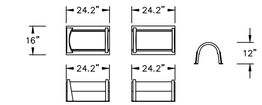
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	127.9	128.4	131.45	124.95 SQFT	8.5'X14.7'	4

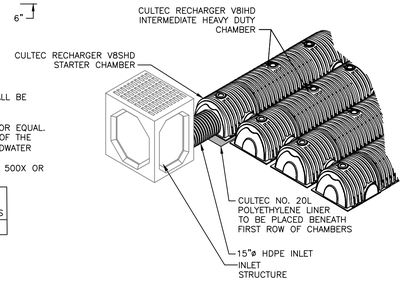
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



CULTEC HVLV F-110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



CULTEC HVLV FC-24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]



INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

UNDERGROUND DETENTION SYSTEM:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6–INCH PIPE WITH A SCREW–IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM STRUCTURE. THE ACCESS POINT THROUGH THE UPSTREAM STRUCTURE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE STRUCTURE. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE UPSTREAM STRUCTURE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK–FLUSHED INTO THE INLET STRUCTURE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

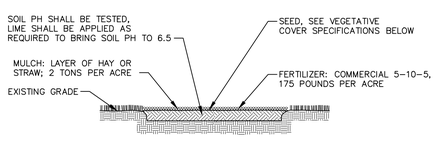
MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE–ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES.



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

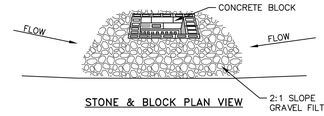
65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

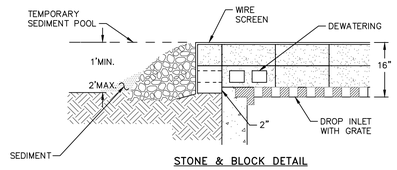
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

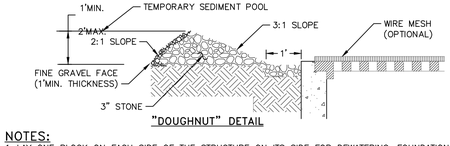
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — RODNEY A. BOSSOMWORTH — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

CONSTRUCTION DETAILS 2

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	9 OF 9

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

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:		
PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	9543 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				
5	9/30/25	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

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

October 1, 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 September 8, 2025, and Lanc & Tully's comment letter dated August 27, 2025.

KARC Planning Consultant's Comment Responses:

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.

    Response: Elevation labels have been included and contextual renderings have bee added to Sheet 4 – Building Elevations & Views.

    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

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

primary access for residents, a direct and safe pedestrian connection to Cliff Street should be required.

Response: The entrance is proposed to be connected to Cliff Street by a permeable paver driveway (Parcel II). A temporary license agreement for a proposed 5' wide striped pedestrian path along the rear of the City owned parking lot is also being sought.

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.

Response: Material specifications have been added to Sheet 4 - Building Elevations & Views.

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.

Response: Comment acknowledged. The applicant does not intend to use the municipal parking lot for deliveries.

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.

Response: The applicant is researching potential easements related to adjacent properties so a formal agreement detailing the rights and shared maintenance obligations of neighboring parcels can be put into place. Based on initial property research and in an abundance of caution, it may be inferred that the owner of 8 Cliff Street and 10 Cliff have easements and/or rights of way over this access parcel (Parcel II).

4. **Elevations**. The current elevations lack dimensions and material specifications. Full architectural elevations with height annotations, dimensions, and material callouts should be provided.

Response: Material specifications and dimensions have been added to Sheet 4 – Building Elevations & Views. Additional specifications and dimensions will be provided upon a general agreement on the direction of the design.

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.

Response: The landscaped area has been increased to 974 square feet to comply with the 10% requirement. The updated areas can be seen on Sheet 7 – Landscaping Plan.

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.***

   Response: Comment acknowledged. The lighting along the driveway is under review.

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.***

   Response: Comment acknowledged. The lighting strategy is under review.

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.***

   Response: Comment acknowledged.

Lanc & Tully Comment Responses:

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.***

   Response: The applicant is researching potential easements related to adjacent properties so a formal agreement detailing the rights and shared maintenance obligations of neighboring parcels can be put into place. Based on initial property research and in an abundance of caution, it may be inferred that the owner of 8 Cliff Street and 10 Cliff have easements and/or rights of way over this access parcel (Parcel II).

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

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

September 30, 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 27, 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. The driveway is no longer proposed to be used for vehicles to the new building. The driveway will serve as the walking path connection to Cliff Street. The neighbors that are currently using the driveway will continue to use the driveway.
3. Colliers has responded to this comment under separate cover.
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.

Existing Conditions and Demolition Plan (Sheet 2 of 9):

1. Cuddy and Feder has responded to this comment under separate cover.

Grading & Utility Plan (Sheet 5 of 9):

1. The concrete encasement around the water service has been removed as it is no longer required.

KARC Planning Consultants, Inc. Review Letter, Dated September 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. Aryeh Siegel has responded to this comment under separate cover.
3. Cuddy and Feder has responded to this comment under separate cover.
4. Aryeh Siegel has responded to this comment under separate cover.
5. Comment noted.
6. Aryeh Siegel has responded to this comment under separate cover.
7. Aryeh Siegel has responded to this comment under separate cover.
8. 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 at your October 14, 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)

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

Colliers
Engineering
& Design

September 29, 2025

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

193-195 Main Street – Traffic & Parking Assessment
City of Beacon, Westchester County, New York
Colliers Engineering & Design Project No. 25005557A

Dear Chairman Gunn and Members of the Planning Board,

The following report has been prepared to assess the potential traffic and parking impacts of the proposed 193-195 Main Street residential development project ("the Project"). The following provides a description of the Project and the tasks undertaken in our evaluation of the Project related traffic and parking needs. This report accounts for recent changes to the proposed development program that have been made since our previous June 24th, 2025 report.

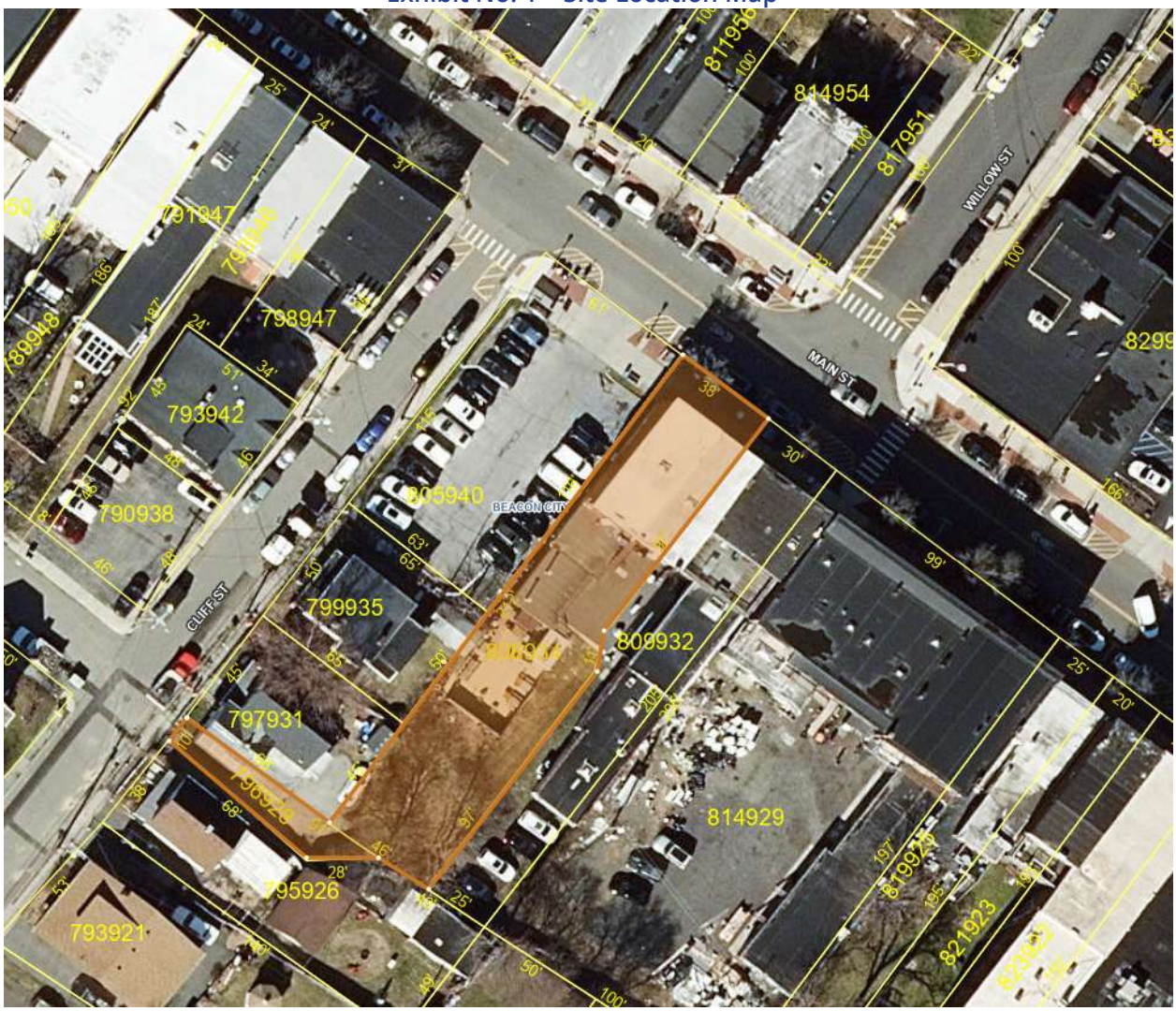
Project Description and Location

The subject property is located at 193-195 Main Street in the City of Beacon, Dutchess County, New York. The site consists of two lots identified as Tax Parcel IDs 5954-27-806934 and 796928. The site is located on the south side of Main Street just east of Cliff Street and is bordered to the west by a City of Beacon public parking lot (Cliff Street Lot). The majority of the property is located within the Central Main Street (CMS) and the Historic District and Landmark Overlay (HLDO) zoning districts. A small portion of the property that fronts on Cliff Street is also located within the Transitional (T) zoning district. The site is currently occupied by two (2) existing three (3) story buildings, with attached partial one (1) story buildings, fronting on Main Street. These buildings are occupied by retail uses on the first floor (Beacon Bread Company) and residential units on the second and third floors. The existing site location is identified in Exhibit No. 1 below.

The Project proposes to construct an expansion of the existing buildings to include an additional three (3) story multi-family residential building on the rear of the existing property. The building will contain a total of six (6) residential units including two (2) one-bedroom units on the first floor and two (2) two-bedroom units on both the second and third floors. No parking is proposed to be provided on the site therefore all parking associated with the Project will need to be accommodated by off-site public parking in the area. In addition, the existing driveway that is currently utilized for access to the rear of the property is proposed to be modified with a combination of grass pavers permeable concrete paver surface treatments to make the driveway more inviting to pedestrian access between the new building and cross street.

Colliers
Engineering & Design

Exhibit No. 1 – Site Location Map



Source: Dutchess County Parcel Access Viewer

Colliers Engineering & Design

Traffic Assessment

In order to assess the potential traffic impacts of the Project, estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled ***Trip Generation 12th Edition***, 2025, based on Land Use 220 – Multifamily Housing (Low-Rise). Exhibit No. 2 below summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM and Weekday Peak PM Hours.

As indicated in the Exhibit below, the Project is estimated to result in fewer than five (5) total vehicular trips during each of the peak hours. This level of traffic generation is considered insignificant and will not result in any noticeable impact to traffic operating conditions in the vicinity of the site.

Exhibit No. 2 – Project Traffic Generation Estimates

	Entry	Exit	Total
Weekday AM Peak Hour)	1	2	3
Weekday PM Peak Hour	2	2	4
Saturday Peak Hour	1	2	3

Notes:

1. Traffic generation estimates are based on ITE Land Use 220 – Multifamily Housing (Low-Rise).

Parking Assessment

(Appendix A)

In order to assess the parking needs of the Project, it is first necessary to assess the anticipated parking demands of the Project. As indicated previously, the Project development area falls within the City of Beacon Central Main Street (CMS) District. The City of Beacon Zoning Code (the "Zoning Code"), provides specific off-street parking requirements in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Zoning Code specifies a maximum parking standard for various uses for properties located in the CMS District, while no minimum number of off-street parking spaces are required within the CMS District due to the proximity of municipal parking areas, public transportation, and pedestrian-oriented streetscapes. The City Code specifies a maximum parking standard of 1 space per dwelling unit which equates to a maximum of six (6) spaces permitted on the site. As indicated previously, the Project will not be provided with any onsite parking and therefore all parking for the project will need to be accommodated by publicly available parking in the area.

Colliers Engineering & Design

The Code further specifies that the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § 223- 26C(2), compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

Therefore, in order to further assess the actual anticipated parking demands associated with the Project, parking data has been obtained for the existing apartments within the 193 & 195 Main Street buildings. These two buildings have a total of four (4) apartment units. Based on resident interviews each residence has one (1) car equating to a parking demand ratio of 1 space per dwelling unit for the 193 & 195 Main Street residences. This parking ratio is consistent with the maximum parking standard indicated by the Zoning Code and would equate to a parking demand of six (6) spaces for the new proposed six (6) unit apartment building.

As a further comparison, data provided by the Institute of Transportation Engineers (ITE) was also referenced as contained in the ***Parking Generation Manual, 6th Edition***. ITE provides parking demand data for Land Use 220 – Multifamily Housing (Low-Rise). The relevant ITE parking data is provided in Appendix A for reference. Based on the ITE data, the anticipated peak parking demand for the Project is estimated to be between 7 and 10 parking spaces generally occurring in the late evening and overnight hours.

Based on the existing parking data for the existing 193 & 195 Main Street buildings as well as the parking data provided by ITE, the anticipated shortfall in parking associated with the project is anticipated to be between 6 and 10 parking spaces. This excess parking demand would need to be accommodated by available public parking in the area.

In order to assess the availability of public parking in the vicinity of the site, observations of both on-street parking and City owned lots within an approximately 500-ft. radius of the site were conducted on Tuesday June 17, 2025 between the hours of 5:00 PM and 10:00 PM. The areas of observation, which are identified on the Parking Area Map contained in Appendix A, generally include the following:

- Main Street between Cross Street and Elm Street
- Cliff Street between Main Street and Dewindt Street
- Commerce Street between South Avenue and Cliff Street
- Dewindt Street between Cliff Street and Elm Street
- Cliff Street Parking Lot
- Cross Street Parking Lot
- Digger Phelps Parking Lot
- Beacon Center Parking Lot

Colliers Engineering & Design

The parking observations are summarized in Table No. P-1, contained in Appendix A. Based on the observations the minimum number of available parking spaces identified during the study time period was 153 parking spaces occurring between 5PM and 6PM, which is consistent with the peak of retail parking utilization along Main Street and within the public parking lots within the study area. Parking availability increases towards the late evening and overnight hours. In fact, if the parking study area is just narrowed down to the closest public parking areas to the site within the Cliff Street parking lot and the on-street parking along Cliff Street between Main Street and Dewindt Street it was found that there was a minimum of 11 parking spaces available during all time periods up to a maximum of 22 spaces available during the night time hours. Given the limited number of vehicles from the Project that may need to be accommodated by available public parking in the area, it is anticipated that there will continue to be sufficient public parking available to meet the needs of the Project. It should also be noted that there is no existing usage of the rear of the 193-195 Main Street property for parking therefore there will be no vehicles displaced by the construction of the proposed apartment building.

Pedestrian/Emergency Access

(Appendix B)

As indicated above, there will be no parking provided on the site and therefore there will be no need for vehicular access to the building other than potential emergency vehicle access. Primary access to the building will be via pedestrian access through the Cliff Street driveway, which is proposed to be upgraded to include a combination of grass pavers and concrete pavers to make the driveway more inviting to pedestrians walking to and from Cliff Street. While the proposed project will not require vehicular access through this driveway, vehicular access will be maintained for the 8 and 10 Cliff Street properties which also utilize this driveway for access to their properties. Note that in the infrequent event that a vehicle is utilizing the driveway to access the neighboring properties at the same time that a pedestrian is walking along the driveway, the vehicle would be required to yield to the pedestrian given the width of the driveway as is typical along any public street.

Emergency vehicle access to the Project including fire access, is generally proposed to be provided via the adjacent public roadways. It is not anticipated that emergency vehicles would need to enter the Cliff Street driveway. However, if an ambulance decided to utilize the driveway to access the site, as depicted on the enclosed vehicle maneuvers diagrams (Sheet No. TT-01 and TT-02, Appendix B), an ambulance could successfully navigate into and out of the driveway.

Summary and Conclusion

As summarized above, the Project is not anticipated to result in any significant traffic and/or parking related impacts in the area since the Project will generate an insignificant amount of traffic volume and parking demand and there is sufficient available public parking in the area to accommodate the parking needs of the Project.

Sincerely,

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

Richard G. D'Andrea, P.E., PTOE
Department Manager

R:\Projects\2025\25005557A\Reports\Traffic\Word\250929RGD_Parking Study_Final.docx

Colliers
Engineering
& Design

Appendix

Appendix A | Parking Analysis Data

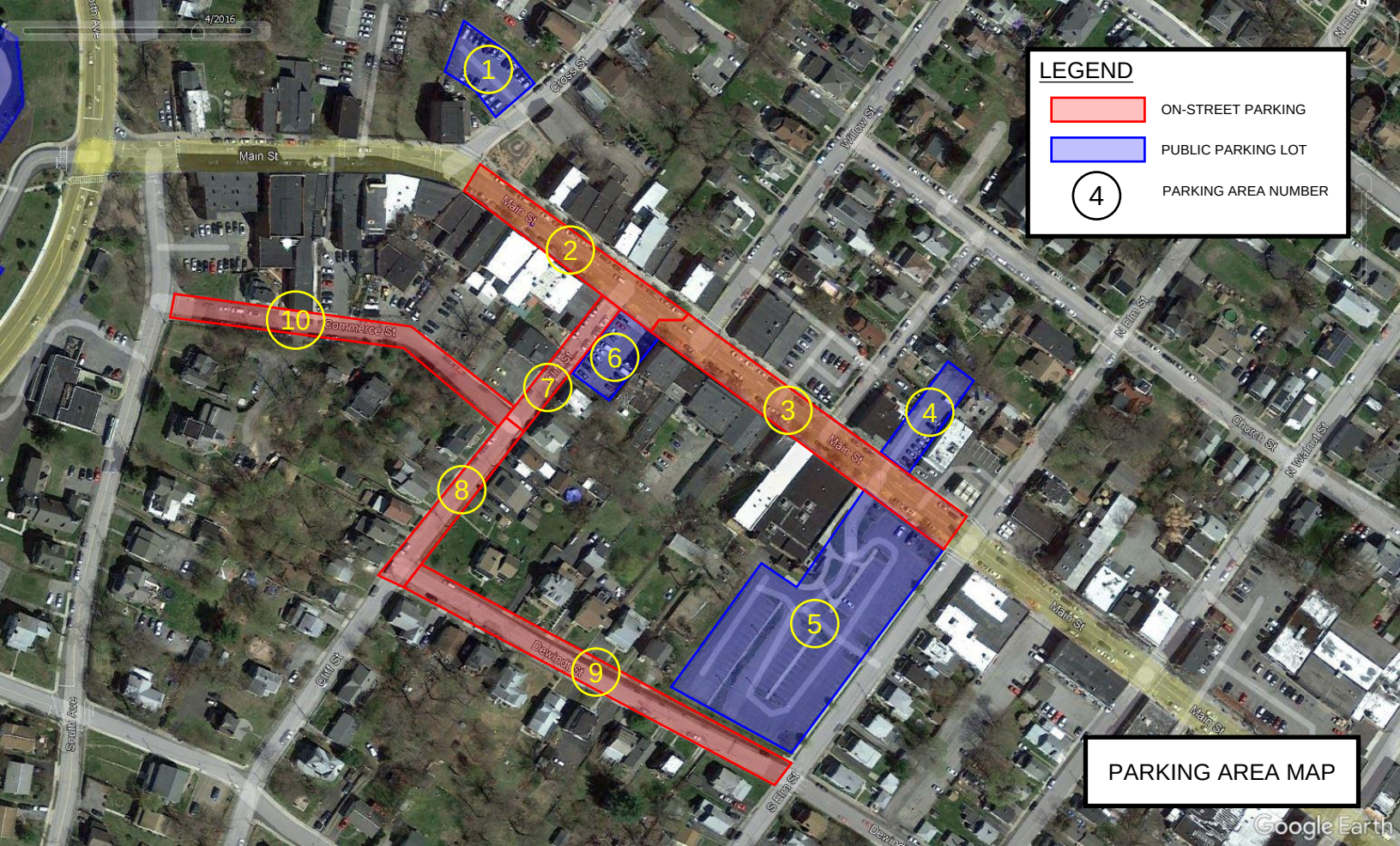

LEGEND
ON-STREET PARKING
PUBLIC PARKING LOT
4
PARKING AREA NUMBER
1
2
3
4
5
6
7
8
9
10
Main St
Cross St
Willow St
N Elm St
Church St
N Walnut St
Commerce St
Mill St
South Ave
S Elm St
Dewhurst St
PARKING AREA MAP
Google Earth

Table P-1
Summary of City of Beacon Parking Observations
City of Beacon, NY
Tuesday 6/17/25

Time		Parking Areas										Total Occupied Parking Spaces	Total Unoccupied Parking Spaces
		1	2	3	4	5	6	7	8	9	10		
		Total Parking Spaces by Area											
		18	21	21	13	92	19	12	9	53	21		279
Start	End	Occupied Spaces by Area											
5:00 PM	6:00 PM	12	12	19	5	28	15	12	2	10	11	126	153
6:00 PM	7:00 PM	13	12	16	6	30	12	11	-	10	8	118	161
7:00 PM	8:00 PM	13	11	17	4	16	11	5	1	9	7	94	185
8:00 PM	9:00 PM	12	12	14	6	14	13	5	1	9	7	93	186
9:00 PM	10:00 PM	11	8	10	6	4	10	7	1	11	8	76	203
											Minimum Unoccupied Parking Spaces		153

Notes:

1) See Parking Area Map for identification of parking areas

Land Use: 220 Multifamily Housing—2+ BR (Low-Rise)

Description

Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms.

Various configurations can fit this description, including the following:

- Walkup apartment or multiplex-access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway
- Mansion apartment-several dwelling units within what appears from the outside to be a single-family dwelling unit
- Stacked townhouse-designed to match the external appearance of a townhouse, but which have dwelling units that share both floors and walls and with access through a central entry and stairway

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand (1) on a weekday (13 study sites) and a Saturday (eight study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00-4:00 a.m.	97	92	89	100
5:00 a.m.	100	100	100	92
6:00 a.m.	96	99	97	92
7:00 a.m.	85	97	84	84
8:00 a.m.	67	92	58	76
9:00 a.m.	54	83	55	81
10:00 a.m.	48	79	47	78
11:00 a.m.	45	71	55	86
12:00 p.m.	45	68	55	81
1:00 p.m.	42	65	55	73
2:00 p.m.	42	62	42	70
3:00 p.m.	47	66	45	49
4:00 p.m.	49	66	47	51
5:00 p.m.	56	67	50	46
6:00 p.m.	64	70	68	43
7:00 p.m.	72	78	58	49
8:00 p.m.	77	77	58	59
9:00 p.m.	85	80	61	62
10:00 p.m.	92	82	74	76
11:00 p.m.	95	88	84	86

Additional Data

The average parking supply ratios and average peak parking occupancy for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (21 sites)	73%
	Not within ½ mile of rail transit	1.3 (18 sites)	70%
General Urban/ Suburban	Within ½ mile of rail transit	1.6 (31 sites)	72%
	Not within ½ mile of rail transit	1.7 (114 sites)	72%

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, California, Colorado, District of Columbia, Maine, Maryland, Massachusetts, New Jersey, Ontario (CAN), Oregon, Pennsylvania, Tennessee, Virginia, Washington, and Wisconsin.

Source Numbers

209, 218, 219, 247, 255, 277, 314, 402, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 538, 544, 545, 577, 578, 579, 580, 584, 585, 587, 603, 604, 610, 611, 617, 620, 631

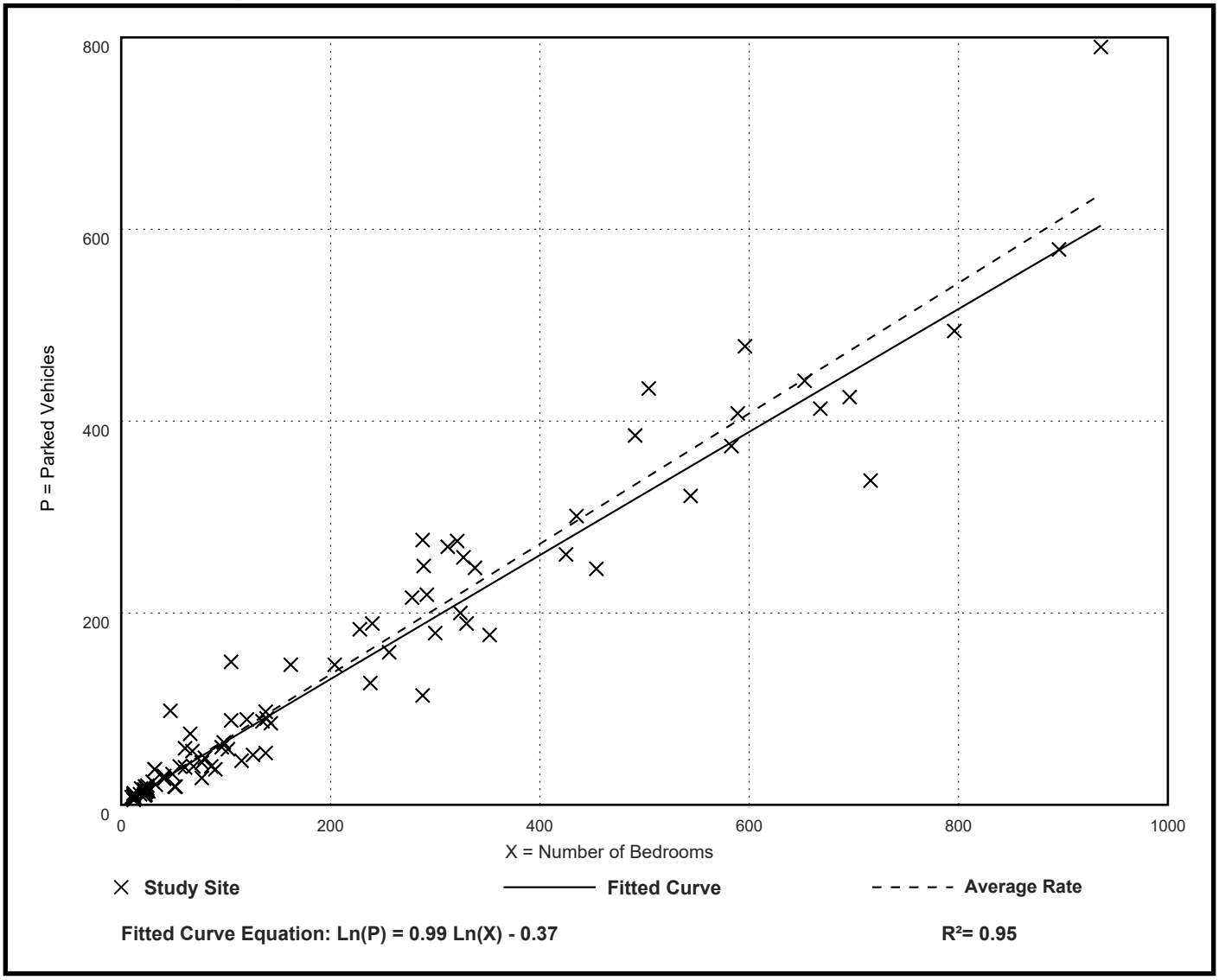
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 97
Avg. Num. of Bedrooms: 192

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.36 - 2.09	0.61 / 0.86	0.65 - 0.71	0.16 (24%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.99 Ln(X) - 0.37

R^2= 0.95

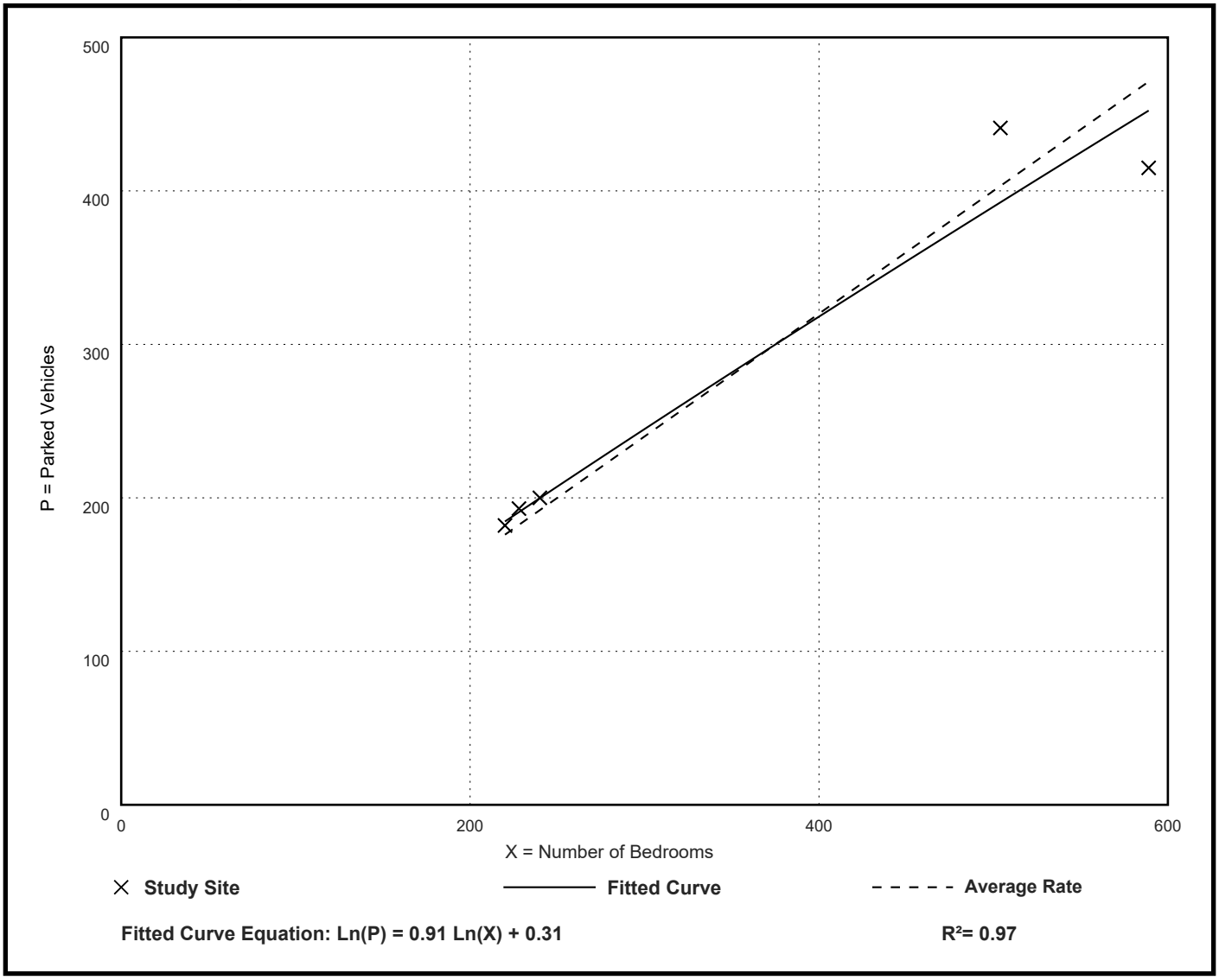
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: Bedrooms
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Bedrooms: 356

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.80	0.70 - 0.88	0.82 / 0.88	***	0.08 (10%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.91 Ln(X) + 0.31

R^2= 0.97

Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

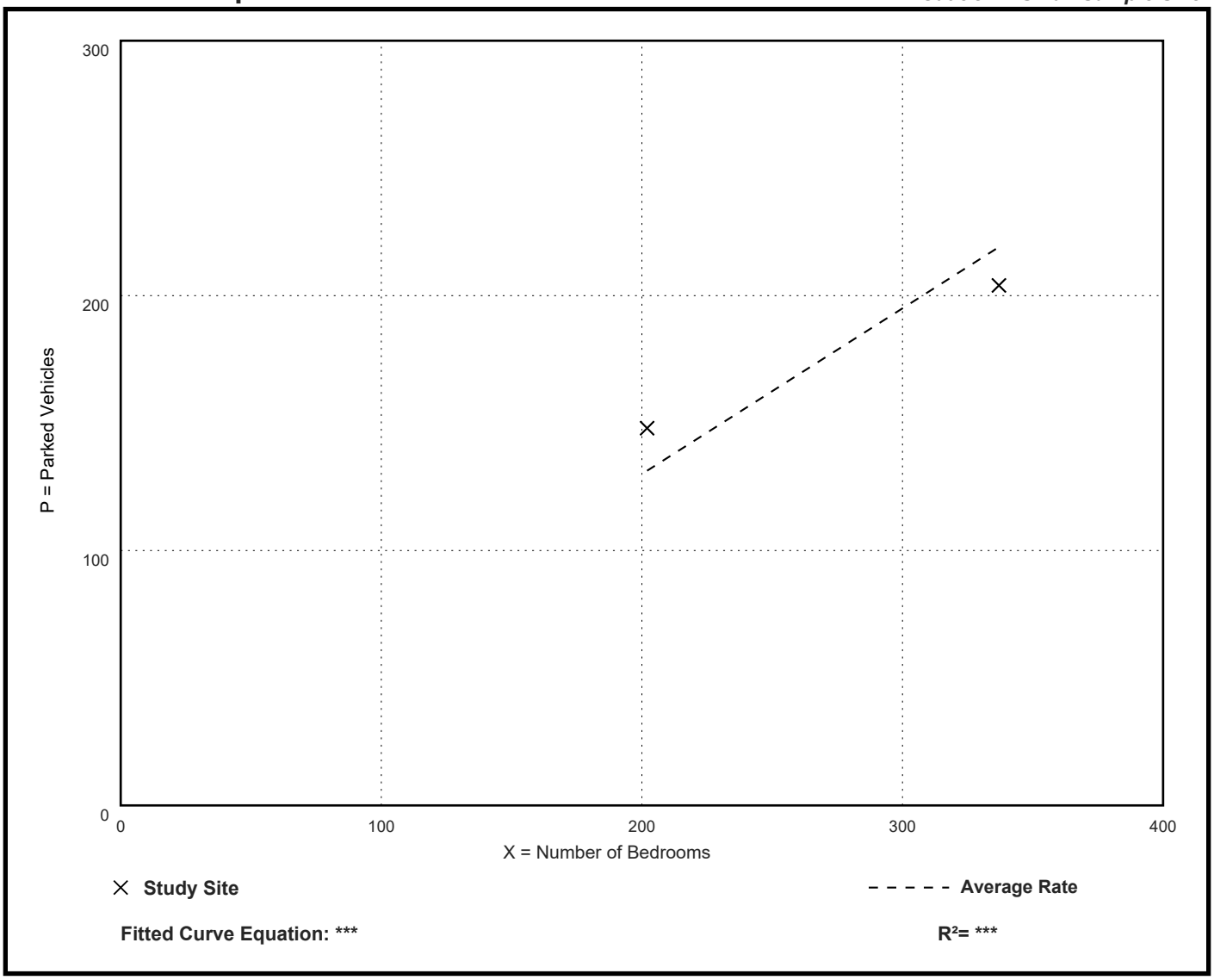
Peak Period Parking Demand vs: Bedrooms
On a: Sunday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Bedrooms: 270

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.61 - 0.73	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

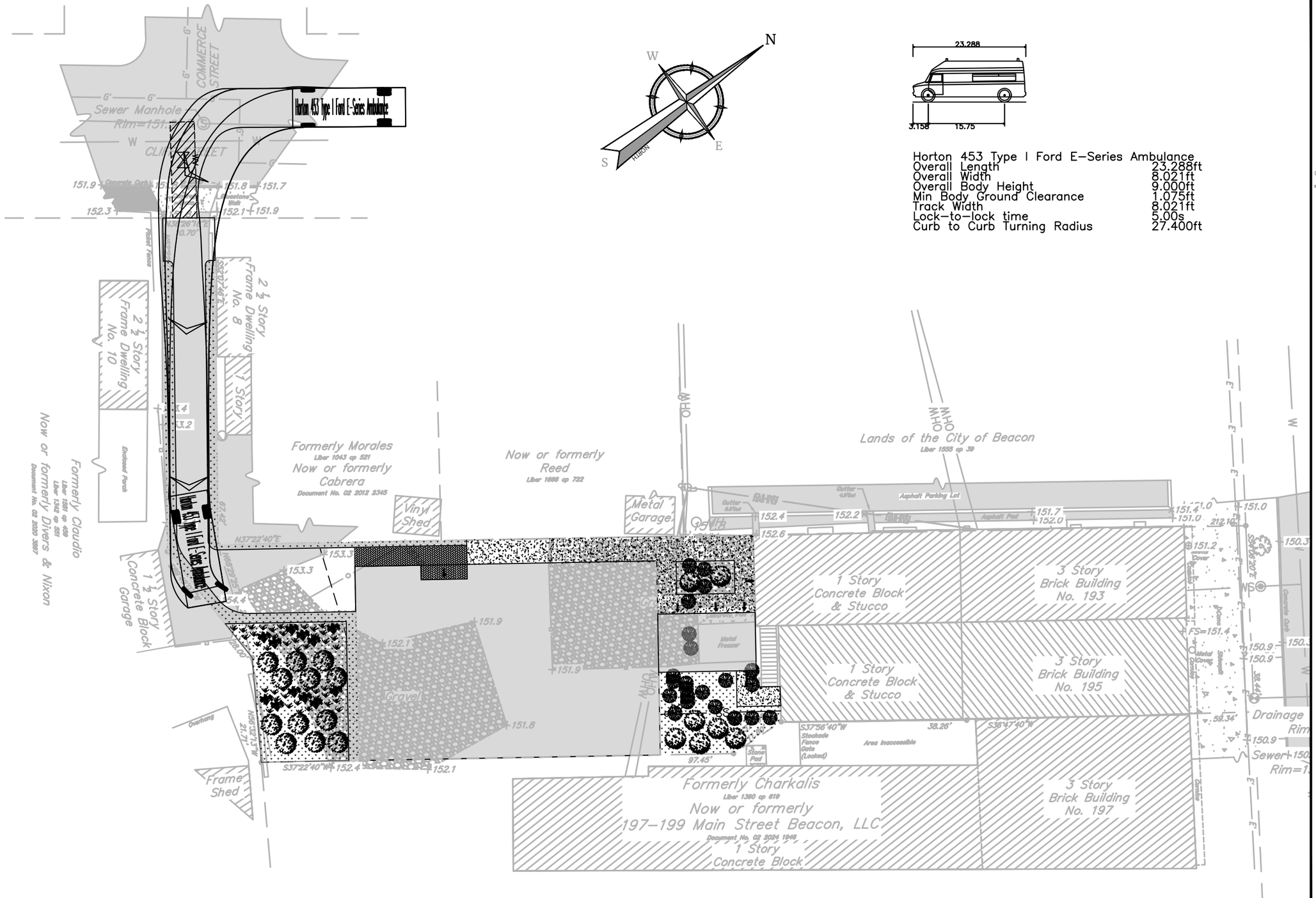
R^2= ***

Colliers
Engineering
& Design

Appendix

Appendix B | Vehicle Manuevering Plans

Horton 453 Type I Ford E–Series Ambulance	
Overall Length	23.288ft
Overall Width	8.021ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.075ft
Track Width	8.021ft
Lock–to–lock time	5.00s
Curb to Curb Turning Radius	27.400ft



20 0 20

SCALE : 1" = 20'

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

Colliers

Engineering & Design

www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone:914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	R.V.V.
DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

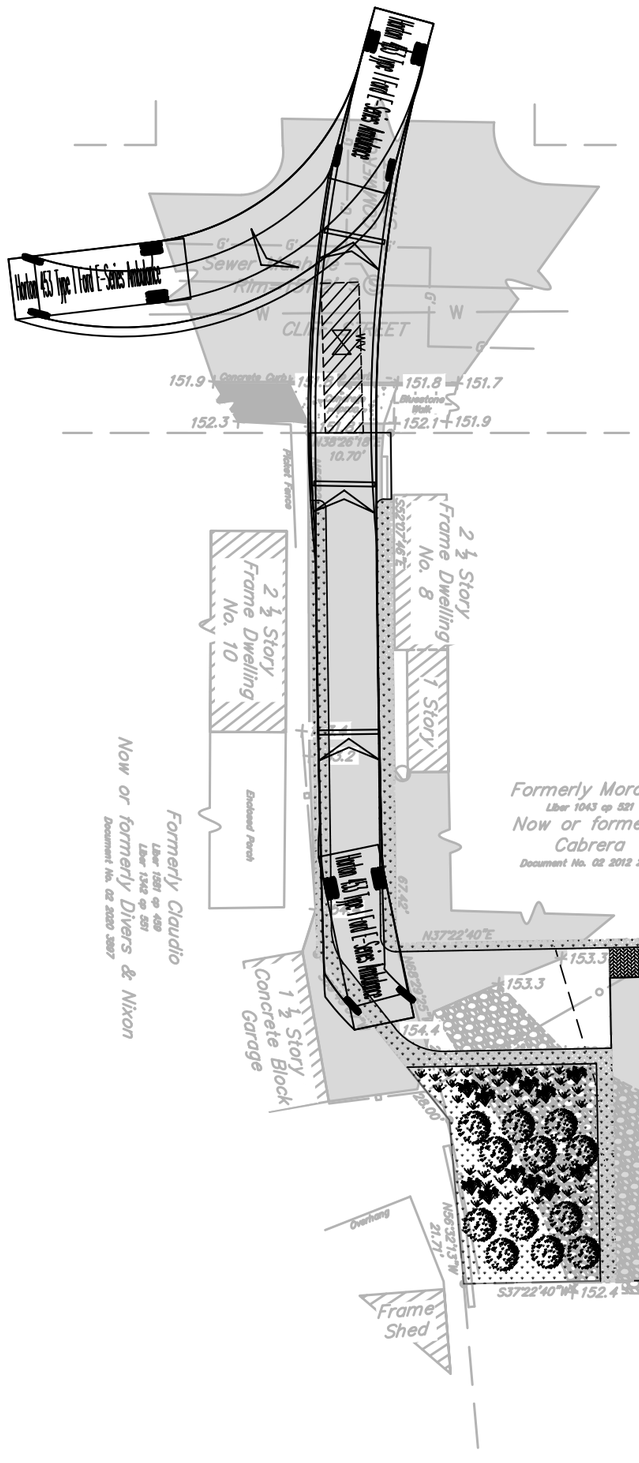
VEHICLE MANEUVERING PLAN AMBULANCE ENTERING

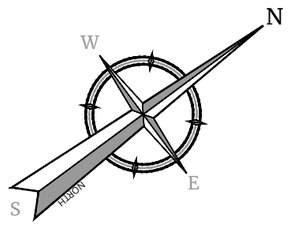
DRAWING NUMBER:

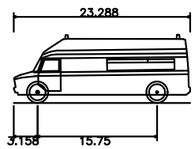
TT-01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg TT-05 By: KRISTEN.BARNA on 2025-09-30 - 08:45am







Horton 453 Type I Ford E–Series Ambulance	
Overall Length	23.288ft
Overall Width	8.021ft
Overall Body Height	9.000ft
Min Body Ground Clearance	1.075ft
Track Width	8.021ft
Lock–to–lock time	5.00s
Curb to Curb Turning Radius	27.400ft

SCALE : 1" = 20'

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

Colliers

Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION

KOSOVA LANE PROPERTIES, LLC.

PRELIMINARY CONCEPT PLAN

193-195 MAIN STREET RESIDENTIAL

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design

WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SCALE:	DRAWN BY:
AS SHOWN	R.V.V.
DESIGNED BY:	REVIEWED BY:
R.V.V.	R.G.D.
DATE ISSUED:	PROJECT NUMBER:
6/9/25	25005557A

SHEET NAME:

VEHICLE MANEUVERING PLAN AMBULANCE EXITING

DRAWING NUMBER:

TT-02

C:\Civil 3D Projects\2025\25005557A\Transportation\R-PL01-TT.dwg\TT-06 By: KRISTEN.BARNA on 2025-09-30 -- 08:45am

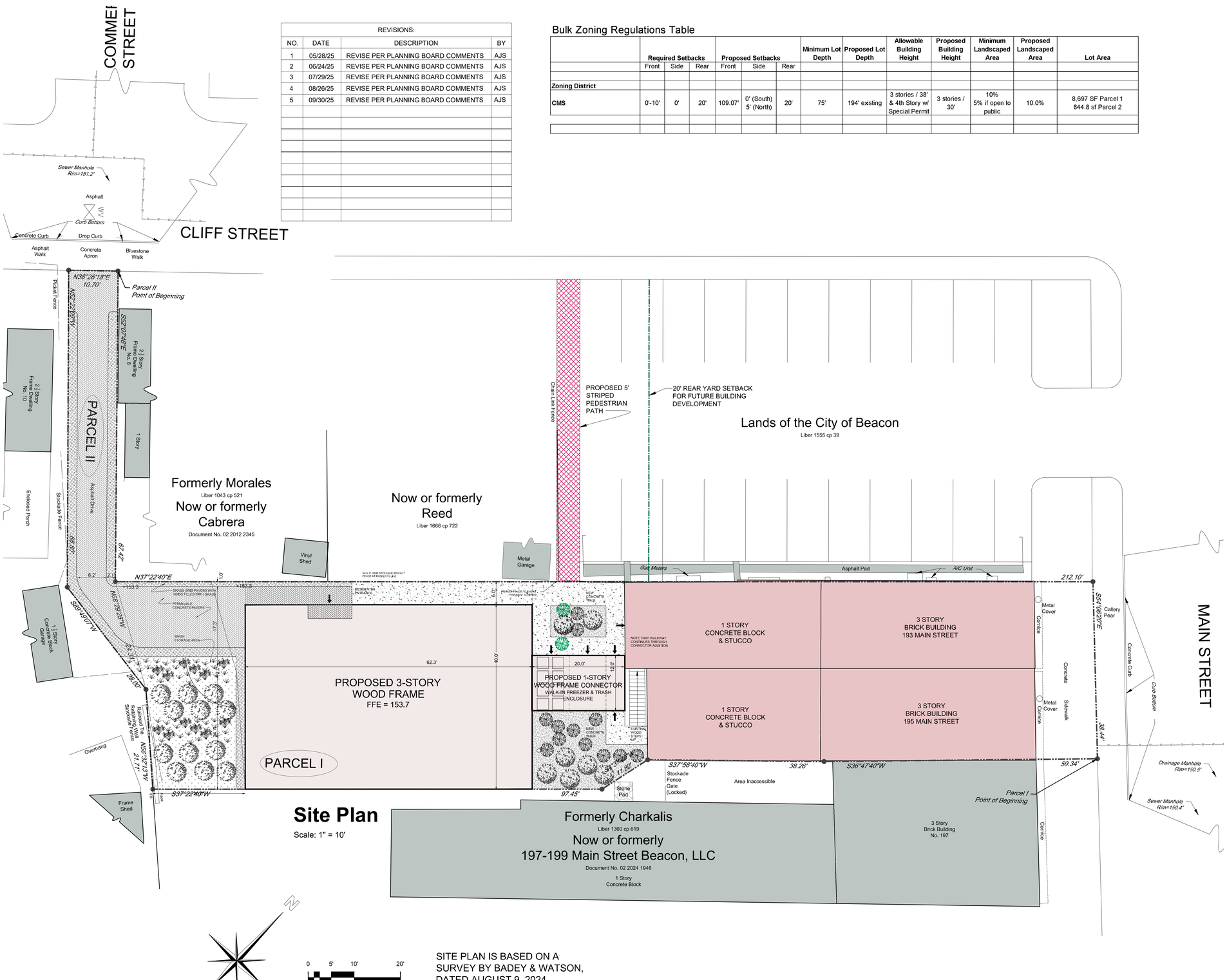
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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
5	09/30/25	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' (South) 5' (North)	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'



Site Plan
Scale: 1" = 10'

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

SITE PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-806934 & 5954-27-796928
Lot Area:	8,697 sf (Parcel 1) & 844.8 sf (Parcel 2)
Building Footprint:	2,735 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		
0 spaces (minimum) 1 space per dwelling unit (maximum)	6 dwelling units	0 parking spaces minimum 6 parking spaces maximum
Total Required		**0 parking spaces minimum** **6 parking spaces maximum**
Total Provided		**0 parking spaces**

Notes:

1. There are municipal parking lots and ample street parking within walking distance from the property
2. 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.
3. 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.
4. Note that the Building Inspector determined that the proposed project is an addition to the existing building at 193-195 Main Street.
5. The building shall be fully sprinklered per NFPA 13R

Index of Drawings

Sheet 1 of 1	Lot Consolidation Plat
Sheet 1 of 9	Site Plan
Sheet 2 of 9	Existing Conditions & Demolition Plan
Sheet 3 of 9	Building Plans
Sheet 4 of 9	Building Elevations & Renderings
Sheet 5 of 9	Grading & Utility Plan
Sheet 6 of 9	Erosion and Sediment Control Plan
Sheet 7 of 9	Landscaping Plan
Sheet 8 of 9	Construction Details 1
Sheet 9 of 9	Construction Details 2

Site Plan Application
Sheet 1 of 9 - Site Plan

Owner:
Berisha
Beacon, NY 12508

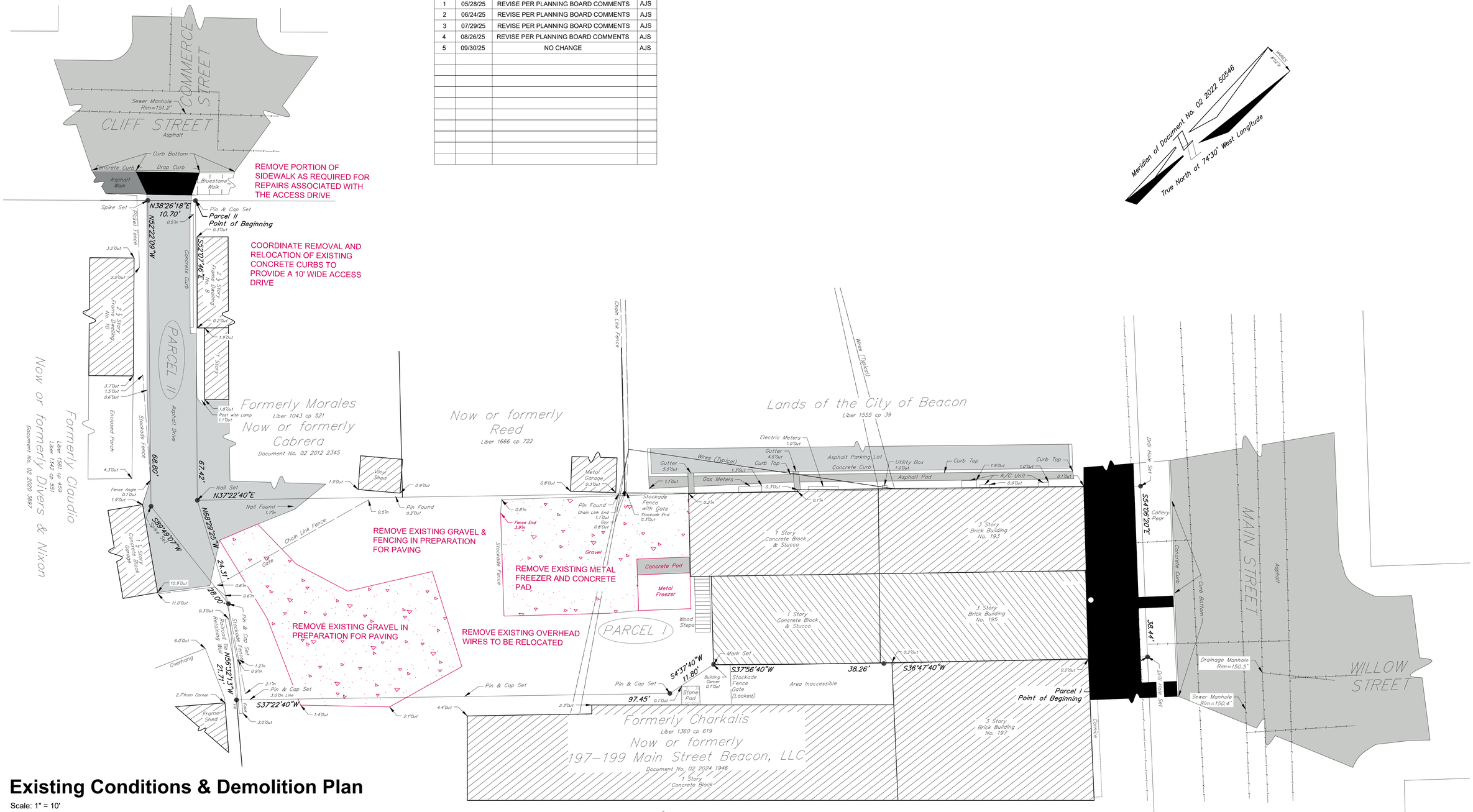
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	NO CHANGE	AJS



Existing Conditions & Demolition Plan

Scale: 1" = 10'

EXISTING CONDITIONS AND DEMOLITION PLAN IS BASED ON A SURVEY BY BADEY & WATSON, DATED AUGUST 9, 2024

SCALE: 1" = 10'

Site Plan Application

Sheet 2 of 9 - Existing Conditions & Demolition Plan

Owner:
Berisha
Beacon, NY 12508

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

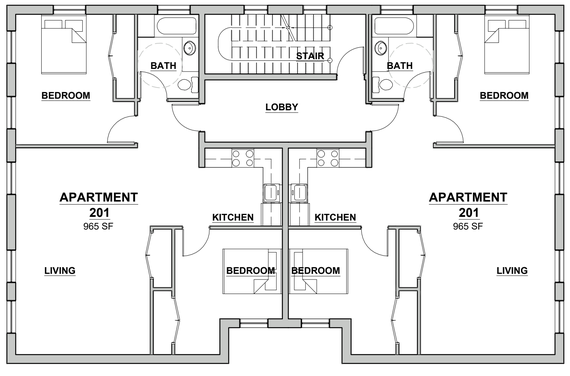
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

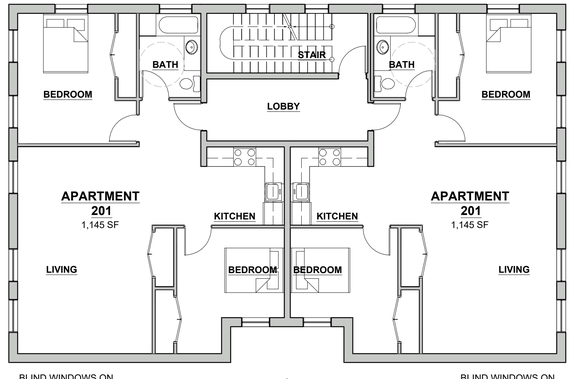
193-195 Main Street

Beacon, New York
Scale: 1" = 10'
January 1, 2025

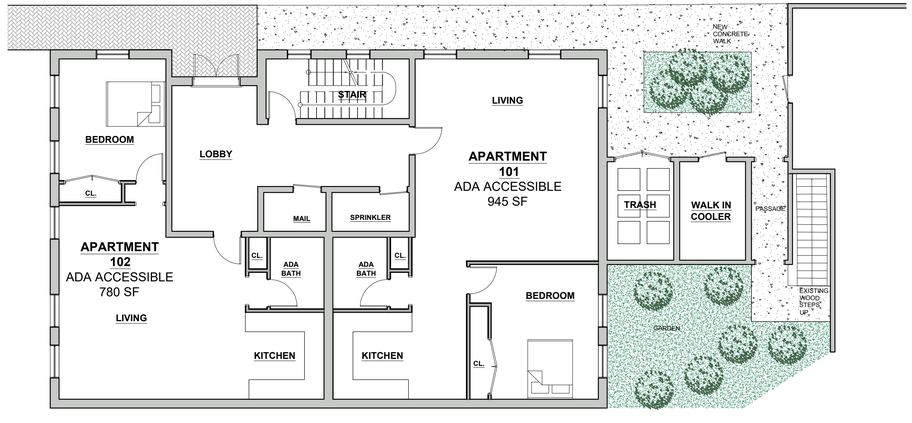
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/28/25	REVISE PER PLANNING BOARD COMMENTS	AJS
2	06/24/25	REVISE PER PLANNING BOARD COMMENTS	AJS
3	07/29/25	REVISE PER PLANNING BOARD COMMENTS	AJS
4	08/26/25	REVISE PER PLANNING BOARD COMMENTS	AJS
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS



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



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



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

Site Plan Application

Sheet 3 of 9 - Floor Plans

Owner:
Berisha
Beacon, NY 12508

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

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

Surveyor:
Badey & Watson
3063 Route 9
Cold Spring, New York 10516

193-195 Main Street
Beacon, New York
Scale: 1" = 10'
January 1, 2025

View 3

Scale: NTS

View 2

Scale: NTS

View 1

Scale: NTS

CORNICE & TRIM:
PAINTED CELLULAR PVC
COLOR: BENJAMIN MOORE - MOHEGAN SAGE (2138-30)

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

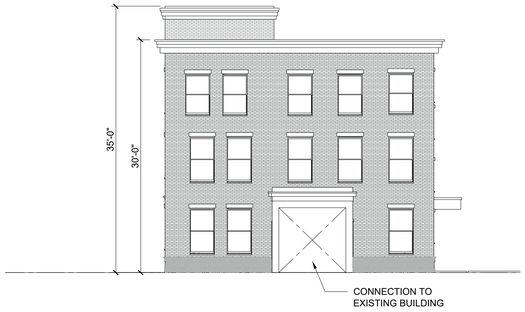
DOUBLE GLAZED ALUMINUM CASEMENT WINDOWS
COLOR: STEEL GRAY

CAST STONE SILLS & LINTELS
CORINTHIAN CAST STONE
COLOR: MEDIUM GRAY LIMESTONE

ALUMINUM & GLASS STOREFRONT
COLOR: STEEL GRAY

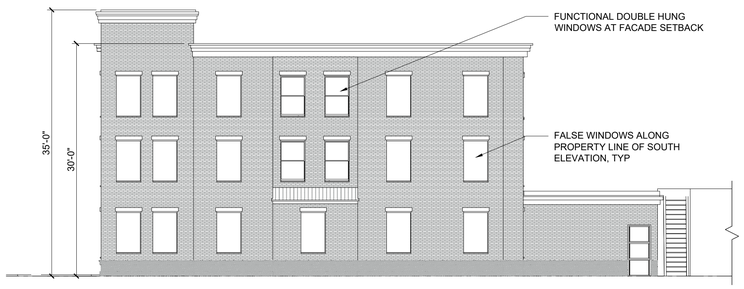
West Elevation

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



East Elevation

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



South Elevation

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

North Elevation

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

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
5	09/30/25	REVISE PER PLANNING BOARD COMMENTS	AJS

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: As Noted
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.

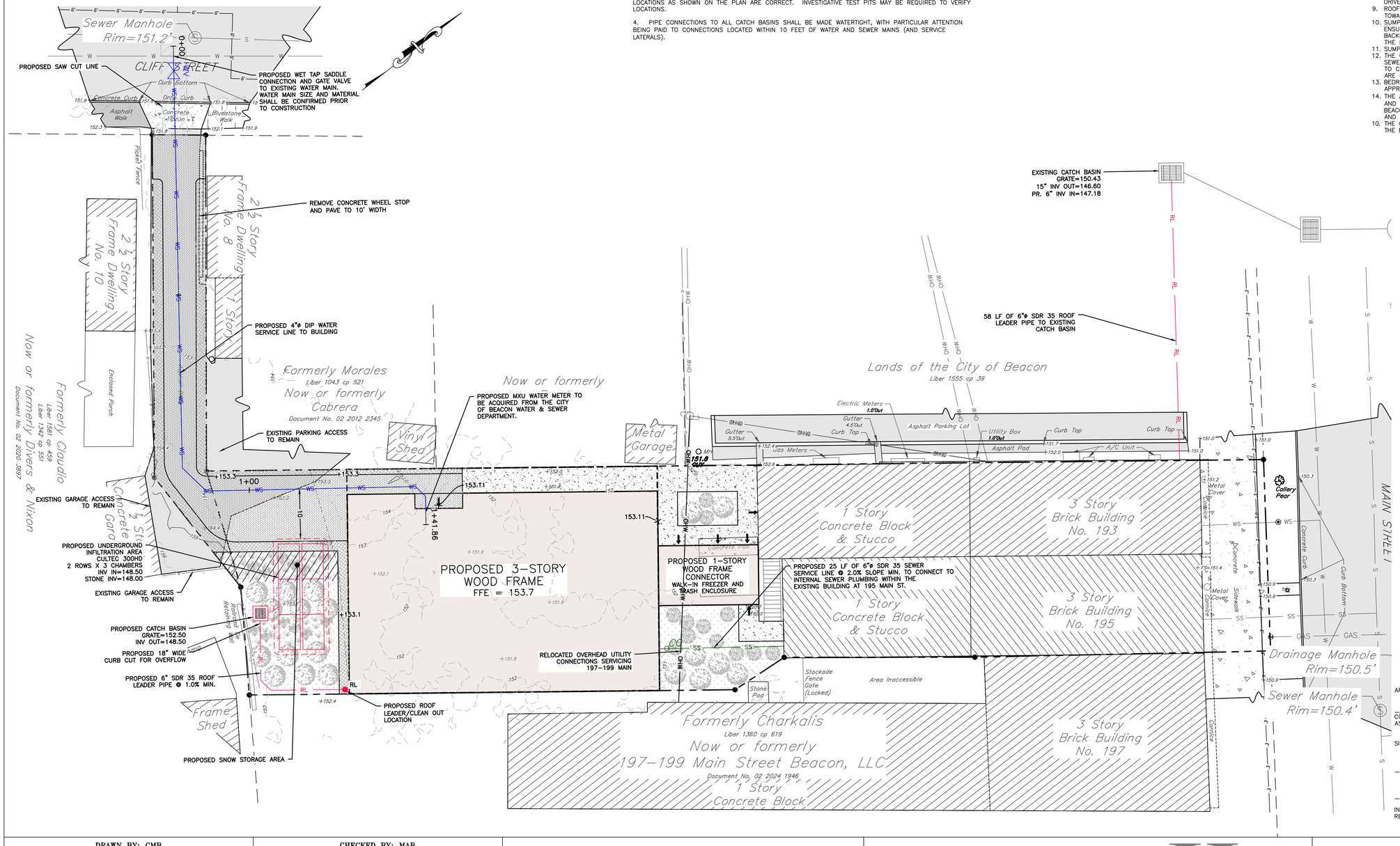
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

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				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	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 — ANDREA A. BODENDORF — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

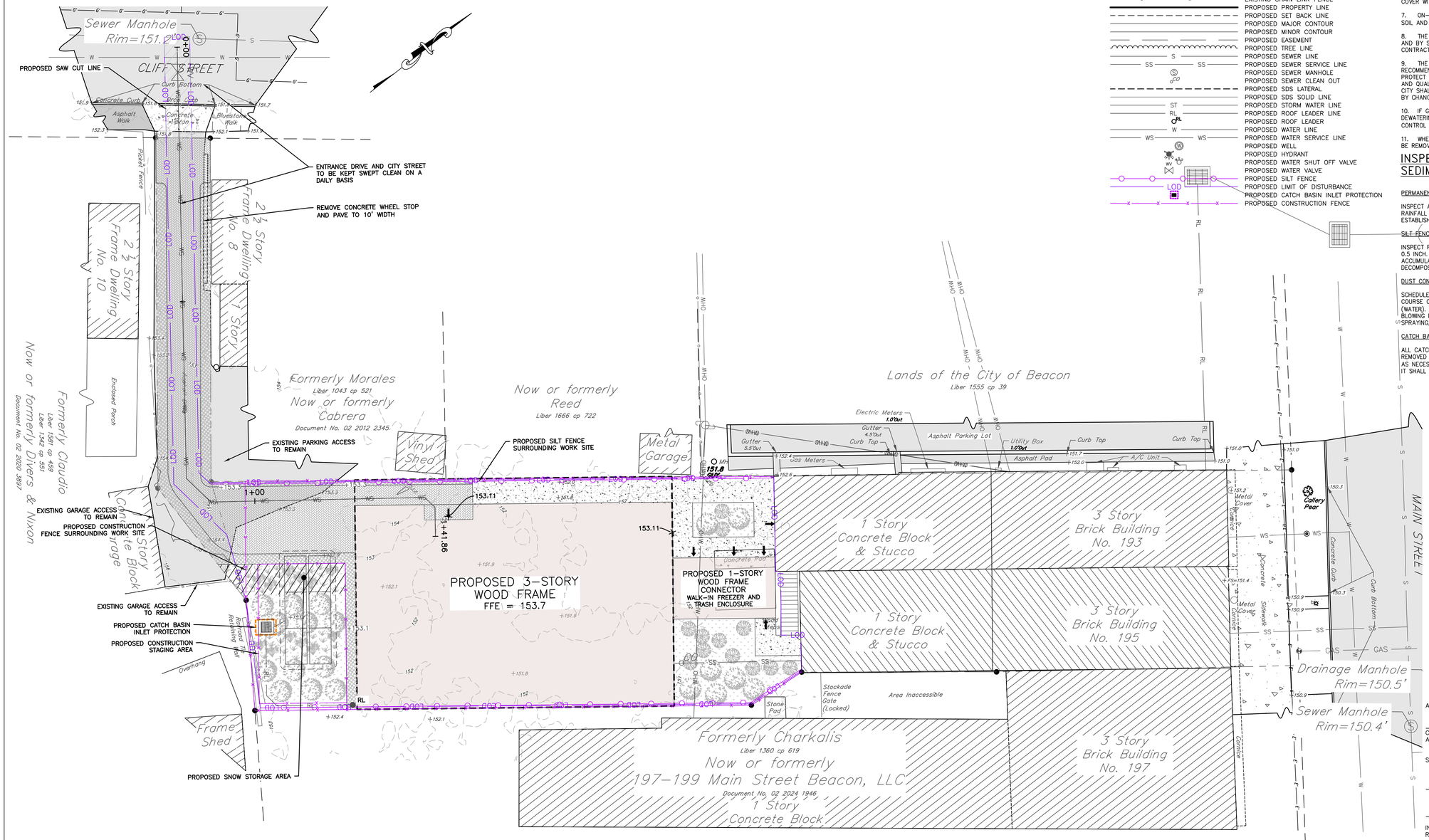
GRADING & UTILITY PLAN

193-195 MAIN STREET

193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #:	2024:052
DATE:	4/29/2025
SCALE:	1" = 10'
TITLE:	GU-1
SHEET:	5 OF 9

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



LEGEND:

- EXISTING PROPERTY LINE
- 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
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

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

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

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

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

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

SILT FENCE:

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

DUST CONTROL:

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

CATCH BASINS:

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
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				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK · MICHAEL A. BOSKOFF · 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

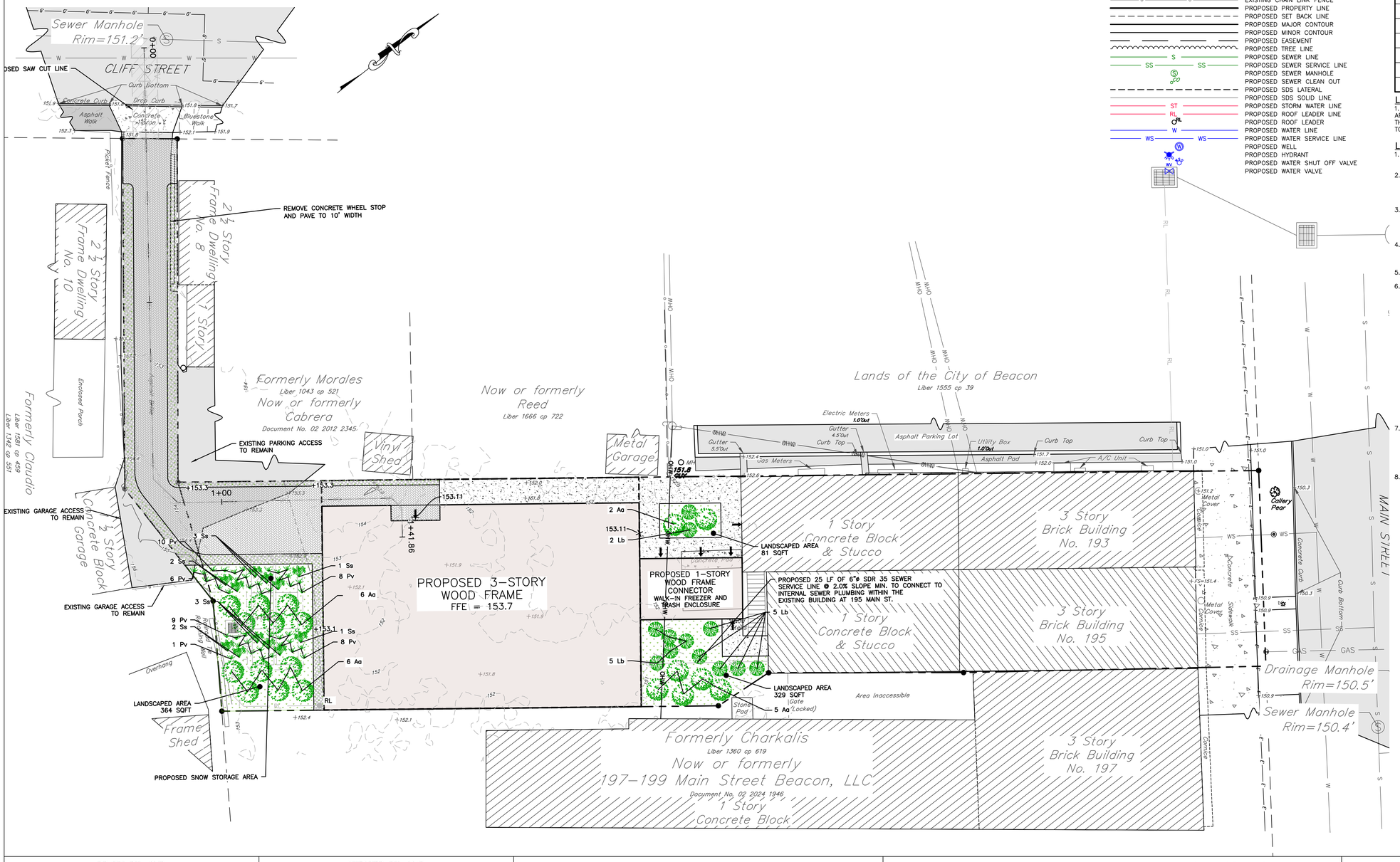
EROSION AND SEDIMENT CONTROL PLAN

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	19	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2 GALLON	3 FT
Lb	3	LINDERA BENZOIN	SPICEBUSH	1 GALLON	6 FT
Pv	38	PANICUM VIRGATUM	SWITCHGRASS	1 GALLON	2 FT
Ss	12	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 ±564 SQUARE FEET. THE LANDSCAPED AREA BETWEEN THE EXISTING BUILDING AND NEW BUILDING IS ±410 SQUARE FEET. THE TOTAL LANDSCAPED AREA IS THEREFORE ±974 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:				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				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

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

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

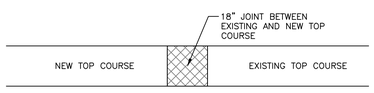
LANDSCAPING PLAN

193-195 MAIN STREET

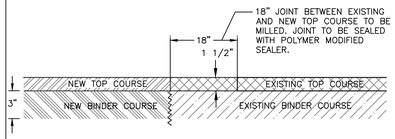
193-195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-806934 & 796928

JOB #: 2024:052
DATE: 4/29/2025
SCALE: 1" = 10'
TITLE: LS-1
SHEET: 7 OF 9

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



PLAN VIEW



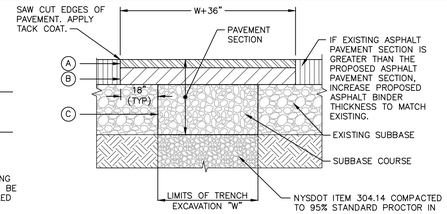
SECTION VIEW

NOTES:

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

MILLED KEYWAY DETAIL

NOT TO SCALE



LEGEND

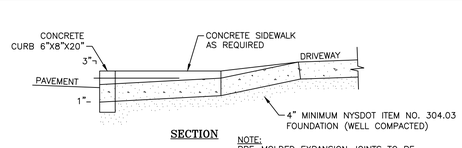
- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 4" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

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

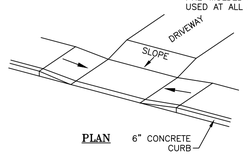
STREET PAVEMENT RESTORATION DETAIL

NOT TO SCALE



SECTION

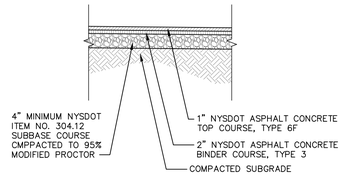
NOTE:
PRE-MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.



PLAN 6" CONCRETE CURB

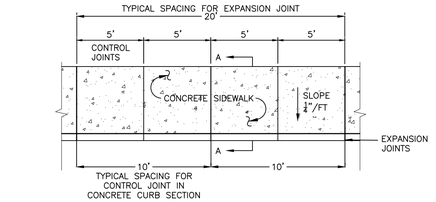
DRIVEWAY ENTRANCE DETAIL

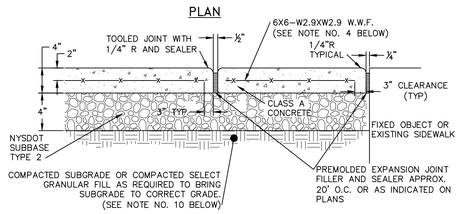
NOT TO SCALE



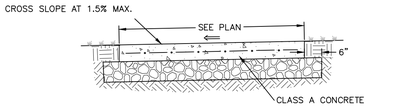
PAVED DRIVEWAY SECTION DETAIL

NOT TO SCALE

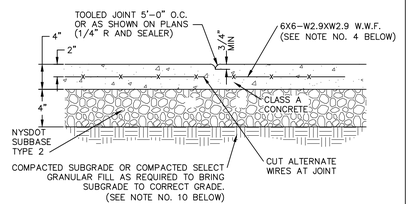




EXPANSION JOINT



SECTION A–A



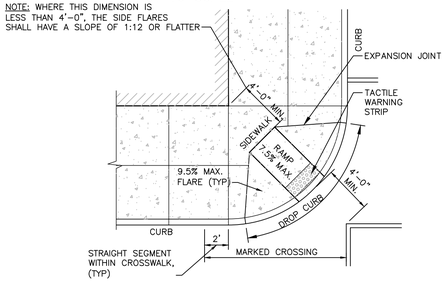
CONTROL JOINT

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 APRON REPAIR DETAIL

NOT TO SCALE

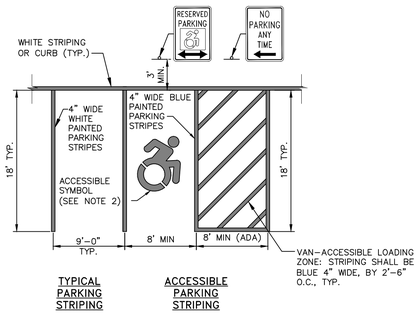


NOTES:

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



TYPICAL PARKING STRIPING

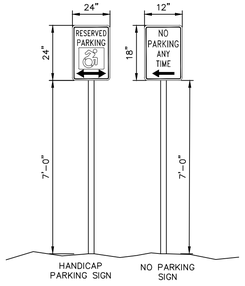
ACCESSIBLE PARKING STRIPING

NOTES:

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

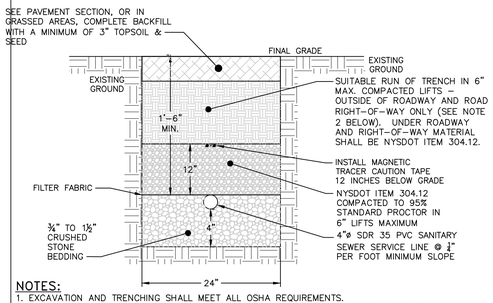
PARKING AND STRIPING DETAIL

NOT TO SCALE



SIGN DETAILS

NOT TO SCALE

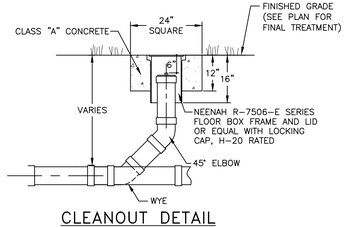


NOTES:

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

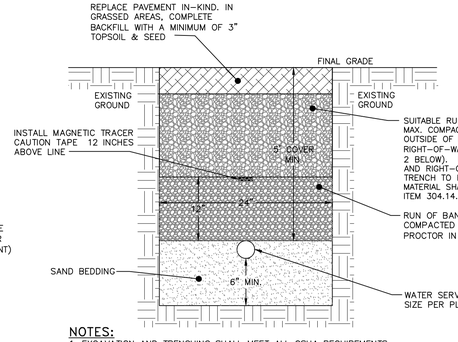
SANITARY SEWER SERVICE LINE TRENCH DETAIL

NOT TO SCALE



CLEANOUT DETAIL

NOT TO SCALE

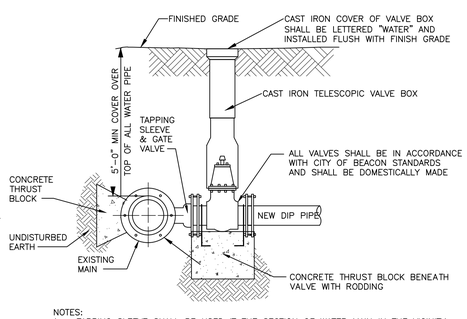


NOTES:

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

WATER SERVICE LINE TRENCH DETAIL

NOT TO SCALE



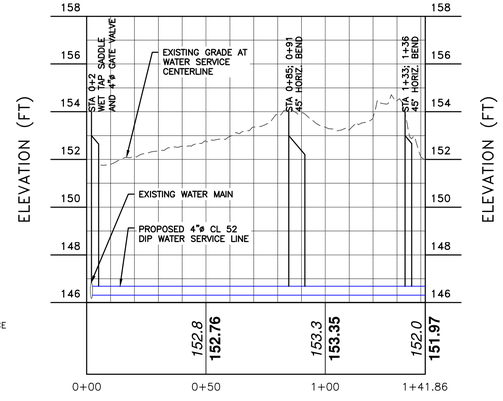
NOTES:

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

TAPPING SLEEVE DETAIL

NOT TO SCALE

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				
5	9/30/25	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

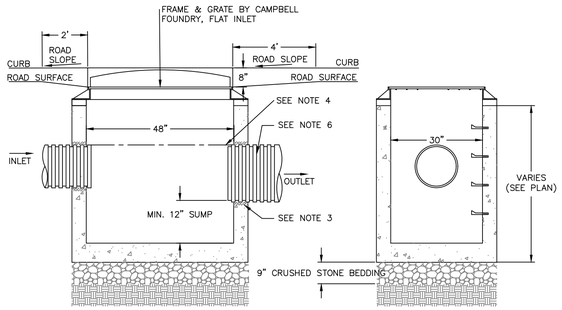
CONSTRUCTION DETAILS 1

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
TITLE:	CD-1
SHEET:	8 OF 9

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

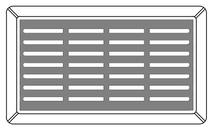


FRONT VIEW SIDE VIEW

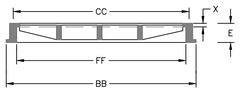
NOTES:

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 DIFFERENCE OF 0.1' DROP BETWEEN PIPE 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 WOLVERINE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

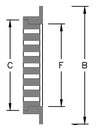
CATCH BASIN DETAIL
NOT TO SCALE



PLAN VIEW



SECTION VIEW 1



SECTION VIEW 2

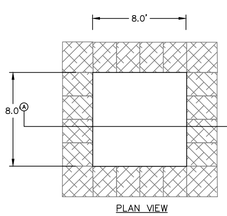
DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	1"	41"	36"	34"

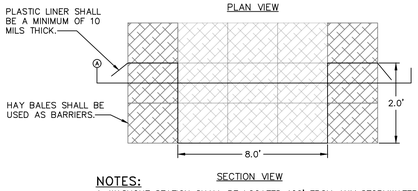
NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 101, CB 101A, CB 102, CB 103, CB 202, CB 208, CB 304A, CB 305A AND CB 305B.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



PLAN VIEW

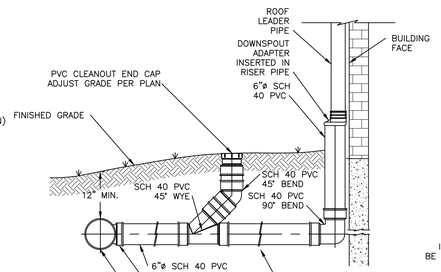


SECTION VIEW

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.

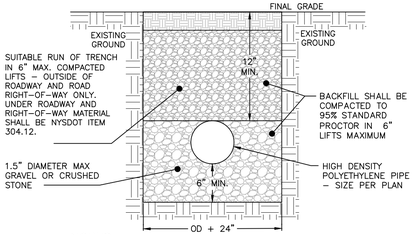
CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



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.

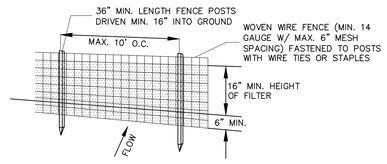
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



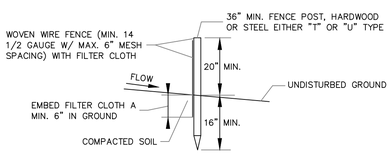
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE



PERSPECTIVE VIEW

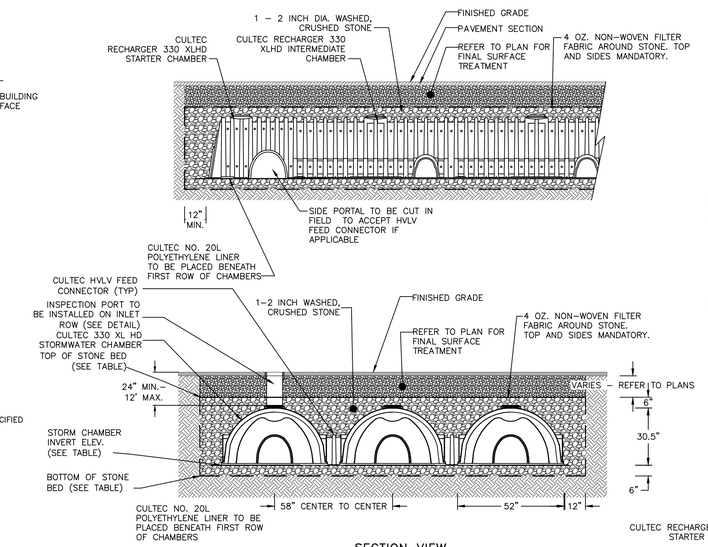


SECTION VIEW

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



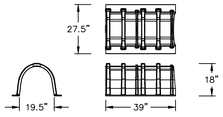
SECTION VIEW

NOTES:

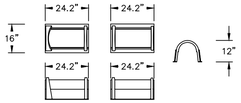
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. SEPARATOR ROWS AS INDICATED ON THE PLAN TO FULLY WRAPPED WITH WOVEN GEOTEXTILE, MIRAFI 500X OR APPROVED EQUAL.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	127.9	128.4	131.45	124.95 SQFT	8.5'X14.7'	4

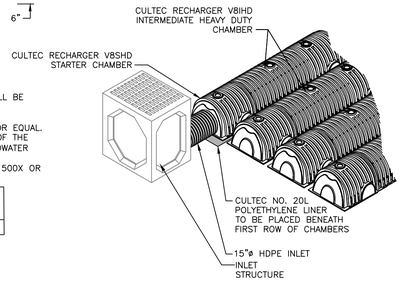
UNDERGROUND INFILTRATION SYSTEM DETAIL
NOT TO SCALE



CULTEC HVLV F-110x4 FEED CONNECTOR CHAMBER MAY BE USED ON V8SHD STARTER AND V8EHD END UNITS. STORAGE = 1.968 CF/FT [0.18 m3/m]



CULTEC HVLV FC-24 FEED CONNECTOR CHAMBER MAY BE USED ON V8IHD INTERMEDIATE UNITS. STORAGE = 0.913 CF/FT [0.08 m3/m]



INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

UNDERGROUND DETENTION SYSTEM:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND DETENTION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
2. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR. WHEN THE LID IS REMOVED, A 6–INCH PIPE WITH A SCREW–IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM STRUCTURE. THE ACCESS POINT THROUGH THE UPSTREAM STRUCTURE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH THE PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE STRUCTURE. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE UPSTREAM STRUCTURE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK–FLUSHED INTO THE INLET STRUCTURE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

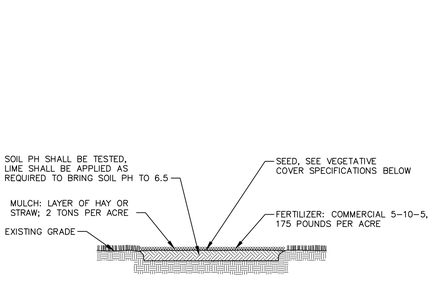
MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE–ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

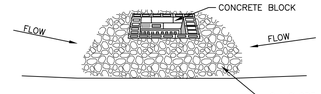
THE FACILITY OWNER SHALL PROVIDE FOR THE PERIODIC INSPECTION OF THE STORMWATER FACILITIES IN ACCORDANCE WITH THE DRAINAGE REPORT, AND SHALL HAVE THE FACILITIES INSPECTED ON A YEARLY BASIS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK, TO DETERMINE THE CONDITION AND INTEGRITY OF THE STORMWATER CONTROL MEASURES. THE INSPECTING PROFESSIONAL SHALL PREPARE AND SUBMIT TO THE CITY OF BEACON WITHIN 30 DAYS OF THE INSPECTION BUT NOT LATER THAN JUNE 1 OF EACH YEAR, A WRITTEN REPORT OF THE FINDINGS INCLUDING RECOMMENDATIONS FOR THOSE ACTIONS NECESSARY FOR THE CONTINUATION OF THE STORMWATER CONTROL MEASURES.



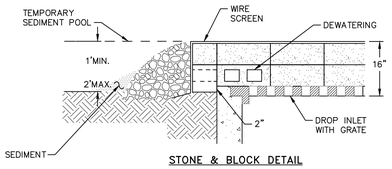
NOTES:

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

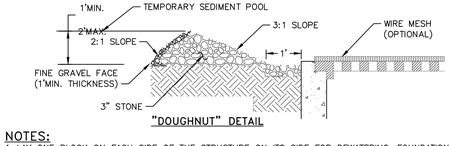
TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL



"DOUGHNUT" DETAIL

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	5/28/25	PER PLANNING BOARD COMMENTS	CMB				
2	6/24/25	PER PLANNING BOARD COMMENTS	CMB				
3	7/29/25	PER PLANNING BOARD COMMENTS	CMB				
4	8/26/25	PER PLANNING BOARD COMMENTS	CMB				
5	9/30/25	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — RODNEY A. BOSSOMWORTH — 084466 — LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

CONSTRUCTION DETAILS 2

193–195 MAIN STREET

193–195 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–806934 & 796928

JOB #:	2024:052
DATE:	1/28/2025
SCALE:	AS SHOWN
TITLE:	CD–2
SHEET:	9 OF 9

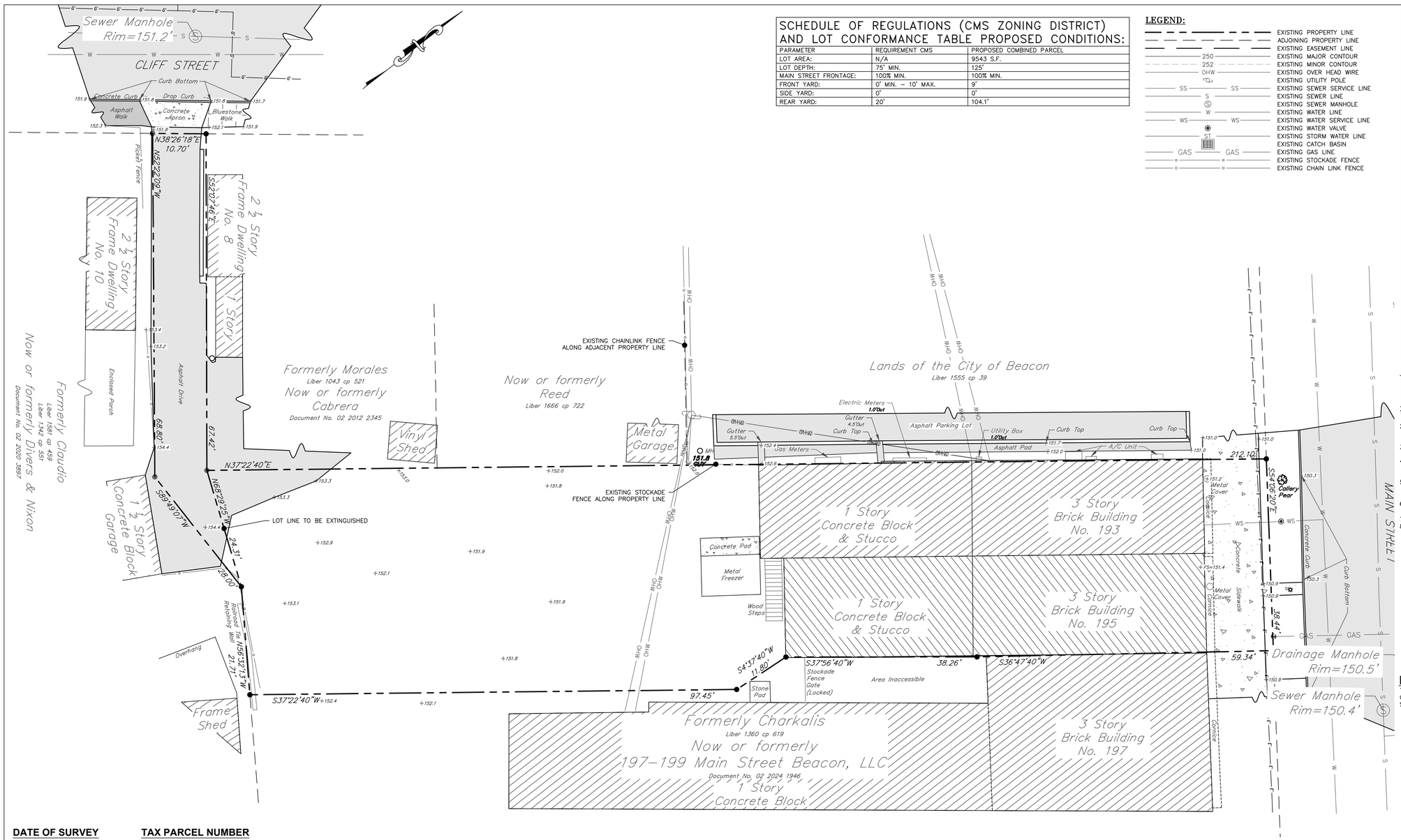
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:		
PARAMETER	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	N/A	9543 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				
5	9/30/25	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, D.P.C.

October 13, 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 October 1, 2025, from Cuddy & Feder LLP.
- Correspondence dated October 1, 2025, from Aryeh Siegel, Architect.
- Correspondence dated September 30, 2025, from Hudson Land Design.
- Correspondences dated September 29, 2025, from Colliers Engineering & Design.
- Plan titled "Lot Consolidation Plat – 193-195 Main Street", with the latest revision date of September 30, 2025, as prepared by Hudson Land Design.
- Plan set titled "193-195 Main Street", with the latest revision date of September 30, 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 a 3-story addition connected to the rear of the existing building, by means of a proposed 1-story structure containing a walk-in cooler and trash enclosure area. The new 3-story addition will provide for 6 residential units. At present, 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. As applicant is stating that the existing drive from Cliff Street will serve as a walking path connection to Cliff Street and that neighbors that are currently using the driveway will continue to use the driveway, will ingress/egress easements and maintenance agreements be prepared between the applicant and the neighbors?

3. As the ability to access the rear of the site is limited, how will trucks and material deliveries occur at the site to allow for the construction of the proposed addition?

4. The applicant's traffic engineer has prepared an updated parking study for the proposed project based upon parking being provided on the proposed project site. Based upon the study, the applicant's traffic engineer has determined that there is sufficient parking along the adjacent streets and within local municipal parking lots to account for the needed parking for the project. We would recommend that this be confirmed by the City's Traffic Consultant.

5. A stormwater maintenance and easement agreement will be required for the proposed underground stormwater system. This should be prepared and submitted for our review and the City Attorney's review. ***Applicant's engineer states that this will be provided in a future submission.***

Lot Consolidation Plat:

1. Our office finds the Lot Consolidation Plat to be acceptable.

Site Plan (Sheet 1 of 9):

1. The existing drive leading in from Cliff Street is noted to be an asphalt drive but is also noted as being permeable concrete pavers in the enlarged area behind the new addition. The plan should clearly distinguish where the change occurs between the asphalt drive and the permeable concrete pavers.

2. If the access from Cliff Street to the rear of the parcel is proposed to be for pedestrian access to the building, what is the need for the enlarged permeable concrete paver area behind the addition? Could this area not be reduced to provide additional grass and landscaping area?

3. As a license agreement is being considered across the rear of the Cliff Street parking lot, the plan should be revised to reflect all structures and objects that are located

within this area (fencing, light poles, utility poles, signage, curb lines, utility castings, dumpsters, etc.), as consideration will need to be given to al structures and objects within this proposed pedestrian path. The plan should also note what this pedestrian path will be surfaced with (pavement, concrete, pavers, etc.).

4. As the lots are proposed to be combined into a single parcel, it is recommended that the labeling of Parcel I and Parcel II be removed from the site plan so as not to provide confusion in the future.

Grading & Utility Plan (Sheet 5 of 9):

1. The lowest sewerable elevation for the proposed 3-story residential additional shall be noted on the plan.

2. The proposed mitigation measures for infiltration and inflow (I&I) as noted in Notes No. 2 and 3 under I&I Mitigation shall be shown on the plan. Plans shall clearly show where the sump pumps and roof leaders will drain to as part of the mitigation.

Erosion & Sediment Control Plan (Sheet 6 of 9):

1. The limits of disturbance (LOD) line should be adjusted to account for all work to occur on the site and along the rear access lane.

Landscape Plan (Sheet 7 of 9):

1. The planting schedule in the upper right-hand corner of the plan notes the planting of 3 trees, but the location of these 3 trees was unable to be determined on the plan. The plan should clearly label the 3 proposed trees.

Construction Details I (Sheet 8 of 9):

1. As the proposed project has been revised, those construction details that are not necessary for the project (parking and striping, signs, etc.) should be removed from the plan. The plan shall also be updated to include construction details for the grass grid pavers and permeable concrete pavers.

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: October 13, 2025

RE: 193-195 Main Street Site Plan Application and Subdivision Approval (Lot Merger), Kosova Lane Properties, LLC

I have reviewed the following materials regarding the proposed residential building located at 193-195 Main Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated October 1, 2025
- Exhibit A: Response to Comments Memo prepared by Aryeh Siegel, dated October 1, 2025
- Exhibit B: Response to Comments Memo prepared by HLD, dated September 30, 2025
- Exhibit C: Updated Traffic & Parking Assessment prepared by Colliers Engineering, dated September 30, 2025
- Site Plan Set (9 sheets) by Aryeh Siegel and Hudson Land Design, last revised September 30, 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 six (6) 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. Access will also be provided through the existing Cliff Street parcel, redesigned with permeable pavers and grass-grid surfacing to function as a pedestrian corridor. No on-site parking is proposed.

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. The resulting 0.21-acre lot is located within the CMS zoning district and HDLO overlay district, with the proposed access lot 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 revised project materials:

a. **Entrance Orientation & Functional Connectivity.** 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."

   Although the applicant states that "access will be provided through the existing building," the current submission still omits complete ground-floor plans for the existing Main Street structure and does not demonstrate how residents of the new rear addition would traverse the building to access from Main Street. 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.

2. **Pedestrian Path Through City Lot**. The Applicant proposes a secondary 5-ft striped pedestrian path through the City's Cliff Street Parking Lot under a potential license. Given that the Cliff Street parcel itself is now a fully pedestrian link, the functional need for this additional route should be explained.

3. **Driveway Easement – Existing and Proposed.** The Applicant indicates potential shared rights for 8 and 10 Cliff Street but has not provided documentation. A formal easement map and written description of rights and maintenance obligations should be submitted. Additionally, the Applicant notes that "neighbors will continue to use the driveway." It should be clarified whether this includes vehicle use or is limited to pedestrian or service access.

4. **Lighting and Photometrics.** A lighting plan for the site and access driveway, including fixture types and photometric data shall be provided to demonstrate compliance with §223-14(B). ***The Applicant has stated that lighting is under review.***

5. **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 assist the Planning Board in its ongoing review and to ensure that the proposed project conforms to applicable zoning, design, and safety standards. Several technical items remain open - particularly related to access, easement documentation, lighting, and construction logistics—and should be addressed or conditioned prior to any final action.

Additional comments may be provided upon receipt of revised or supplemental materials. Please contact our office with any questions or requests for clarification.

KARC
PLANNING CONSULTANTS, INC.

Natalie Quinn
Beacon Planning Consultant

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

City of Beacon Planning Board Agenda
10/15/2025

Title:

Review of application for Subdivision Approval, Residential, 17 Church Street, submitted by Scott Lerman.

ATTACHMENTS

17 Church PB 10.15.25_Cover Letter.pdf

17 Church PB 10.15.25 Subdivision-App-2022-1 (EXECUTED).pdf

17 Church PB 10.15.25 Short EAF_(EXECUTED).pdf

17 Church PB 10.15.25 I&I Report- (COMPLETE).pdf

17 Church PB 10.15.25 Sheets.pdf

Lanc & Tully 17 Church Street 10-13-25 review.pdf

KARC Review PB_17 Church Street_2025.10.14.pdf

HUDSON LAND DESIGN

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

September 29, 2025

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

Re: 17 Church Street Subdivision
Scott Lerman (Applicant)
17 Anderson Street
Tax Parcel ID: 5954-27-873931 (±0.46 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 a subdivision application with a copy of the short EAF, I&I Study Report, and preliminary subdivisions plans to the City of Beacon planning board for initial review. The proposed project site is located at 17 Church Street and consists of 0.46 acres located in the City of Beacon's Transitional (T) zoning district. The existing property currently contains a two-family dwelling, a detached garage and a driveway which provides access to North Elm Street. The parcel is a corner lot and fronts North Elm Street along its west boundary and fronts Church Street along its north boundary.

The Applicant wishes to subdivide the lot into two (2) residential building lots. The lot will be subdivided into east and west portions. The west portion will retain the existing structures on site, including the two-family house and detached garage as-is, and will comprise Lot 1 of the subdivision. The existing parcel's east portion, which is currently an open residential yard, will comprise Lot 2 of the subdivision. Lot 2 will then be developed through the construction of a single-family house along with a driveway for vehicle access from Church Street. Water & sewer arrangements for the house on Lot 1 will continue to be provided by the existing water and sewer service connections to the dwelling. For Lot 2, water & sewer arrangements for the new house will be provided via new service lines that will be constructed and connected to the existing water & sewer mains on Church Street.

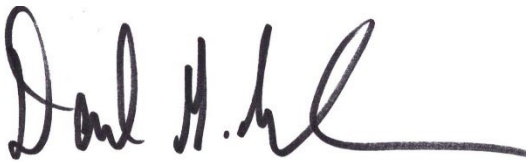
The following documents in support of the proposal are being submitted for initial review:

- Five (5) copies of the subdivision application (signed by the applicant); and
- One (1) private check for the covering of the $950.00 subdivision application fee (private check # 182); and
- One (1) private check for the covering of the $3,000.00 initial escrow (private check # 181); and
- Five (5) preliminary subdivision sets (7 Sheets each); and
- Five (5) copies of the I&I Study; and
- Five (5) copies of the Short EAF.

With the exception of the checks, electronic copies of the above items will also be submitted to the Planning Board via email.

We look forward to discussing this project at your October 15, 2025, planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Daniel G. Koehler, P.E.
Principal

cc: Scott Lerman, Applicant (via email)
Michael A. Bodendorf, P.E. (HLD file)

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Scott Lerman

Address: 40 North Street
Beacon, NY 12508

Signature: [signature]

Date: 9/11/25

Phone: (917) 561-0444

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Daniel G. Koehler, P.E.

Address: 174 Main Street
Beacon, NY 12508

Phone: (845) 440-6926

Fax: None

Email address: DKoehler@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
17 Church Street Subdivision

Street which property abuts: Church Street and North Elm Street (corner lot)

Current Tax Map Designation: Section 5954 Block 27 Lot(s) 873931

Property ~~(does)~~ (does not) connect directly into a ~~(State) (County)~~ highway.

Land in subdivision ~~(is)~~ (is not) within 500 feet of a Municipal boundary.

Total area of property is +/- 0.46 acres

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS ***(if not currently before PB)***

* *if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 17Church, LLC (Scott Lerman as primary contact)

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.
Scott Lerman & Susan Keiser

List all properties in the City of Beacon that you hold a 5% interest in:
179 Main St. (Tax ID#: 5954-27-793946, owned by Coldfire Holdings, LLC which is owned by the same persons as 17Church, LLC); 40 North St. (Tax ID#: 6054-29-086785, private residence of 17Church, LCC owners); and Unnumbered Lot on South St. (Tax ID#: 6054-29-083776, vacant lot owned by owners of 17Church, LLC)

Applicant Address: 40 North Street, Beacon, NY 12508

Project Address: 17 Church Street, Beacon, NY 12508

Project Tax Grid # 130200-5954-27-873931

Type of Application Subdivision of existing property

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, Scott Lerman, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

1. No violations are pending for ANY parcel owned by me situated within the City of Beacon — X
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon —
3. ALL tax payments due to the City of Beacon are current — X
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon —
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon —
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — X

member

Signature of Owner

Co-owner of 17Church, LLC

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
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 17 Church Street Subdivision

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	X	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	X	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	X	
Location, size and nature of any area proposed to be reserved for park purposes.		X
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.		X
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:		
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.	X	
Location of all existing and proposed monuments and other subdivision improvements.		X
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 17 Church Street Subdivision

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.		
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.		
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.		
The names of all existing and proposed streets and private roads.		
The locations of all water bodies and watercourses.		
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.		
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.		
Location of all existing and proposed monuments.		
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.		
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.		
Endorsement of approval by the Dutchess County Health Department.		
Plan for the provisional delivery of mail, as approved by the local postmaster.		
Endorsement of the owner as follows: "Approved for filing: _____ _____" Owner Date		

FINAL SUBDIVISION PLAT *(continued)*	**YES**	**NO**
Form for endorsement by Planning Board Chairman as follows: "Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20_____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval. Signed this _____ day of _____, 20_____, by _____, Chairman _____, Secretary In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.		

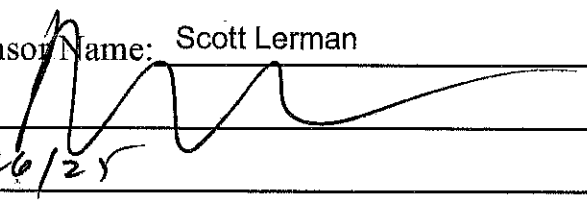
FINAL CONSTRUCTION PLANS	**YES**	**NO**
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:		
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.		
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.		
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.		
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.		

FINAL CONSTRUCTION PLANS ***(continued)***		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.		
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"		
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.		

For all items marked "NO" above, please explain below why the required information has not been provided:

All items marked "NO" are not applicable to this particular application/project.

Applicant/Sponsor Name: Scott Lerman

Signature: 

Date: 9/26/25

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-61.4 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
17Church, LLC	40 North Street, Beacon, NY 12508
Place where such business entity was created Dutchess County	Official Registrar's or Clerk's office where the documents and papers creating entity were filed Dutchess County Clerk Office
Date such business entity or partnership was created 7/22/2020	Telephone Contact Information (917) 561-0444

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 encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Scott Lerman	40 North Street Beacon, NY 12508	(917) 561-0444	50% Co-owner of LLC
Susan Keiser	40 North Street Beacon, NY 12508	(917) 561-0444	50% Co-owner of LLC

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.
17Church, LLC (LLC owners Scott Lerman & Susan Keiser	40 North Street Beacon, NY 12508 (address for both LLC and co-owners)	(917) 561-0444	9/2/2020, Sale of Property	9/11/2020, Deed recorded with the Dutchess County Clerk Office (Document # 52056)

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
17Church, LLC	40 North Street, Beacon, NY 12508
JANET MARLENE ORTQUIST TRUST	17 Church Street, Beacon, NY 12508 (previously)

SECTION H. If the applicant is not a record owner of the subject property, describe the applicant's interest in the subject property and the relationship the applicant has to the record owner(s) of the subject property.

_____

_____

_____

SECTION I. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application. Any sensitive or confidential information may be redacted from the contract prior to production.

SECTION J.

1. Where the record owner or contract vendee is a corporation, the following additional information shall be submitted**:**

Name of the Corporation	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, Scott Lerman being first duly sworn, according to law, deposes and says that I am (Title) Co-owner, an active and qualified member of the 17Church, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Scott Lerman

(Signature) _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

17 Church Street Subdivision

Project Location (describe, and attach a location map):

17 Church Street, Beacon, NY 12508

Brief Description of Proposed Action:

The subject property is a developed residential parcel located at 17 Church Street in the City of Beacon (Tax ID#:130200-5954-27-873931). The owners of the property wish to subdivide the property into two (2) individual residential lots. Lot 1 of the subdivision will retain the existing, 2-family, house and garage from the original property. Lot 2 (new vacant lot) will be developed thought the construction of a new, single-family, house and driveway for access from Church Street. Water & Sewer arrangements for the existing house are provided via service connections to the exiting mains on Church Street and shall remain post-subdivision. Water & Sewer arrangements for the Lot 2 house will be provided via (new) service connections to the existing mains on Church Street (public system connections).

Name of Applicant or Sponsor:	Telephone: (917) 561-0444
Scott Lerman	E-Mail: scotthlerman@gmail.com

Address:

40 North Street

City/PO:	State:	Zip Code:
Beacon	New York	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Planning Board- Subdivision Approval; Beacon Water & Sewer-Water & Sewer Service Connection Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 0.46 acres
   b. Total acreage to be physically disturbed? +/- 0.13 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.46 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
New house shall conform with latest building and energy codes.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

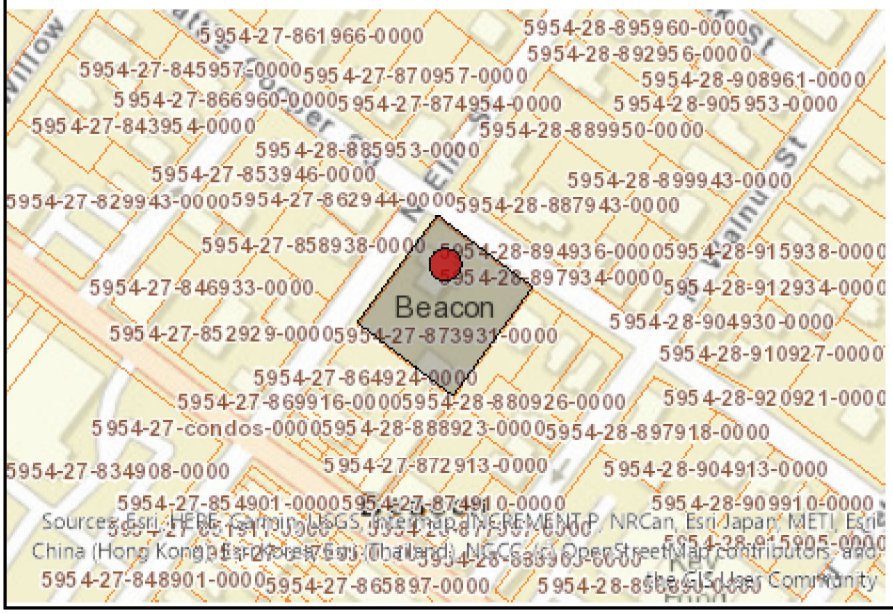
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes, a. Will storm water discharges flow to adjacent properties?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe: Surface flow from stormwater events shall be directed to Church Street and the existing conveyance system along the public road.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: DEC Remediation Site B00130-Classification Code: C (Completed). Please refer to the end of this form for copy of the NYSDEC Remediation Database Report for the above site.	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel G. Koehler, P.E. Date: 9/26/2025

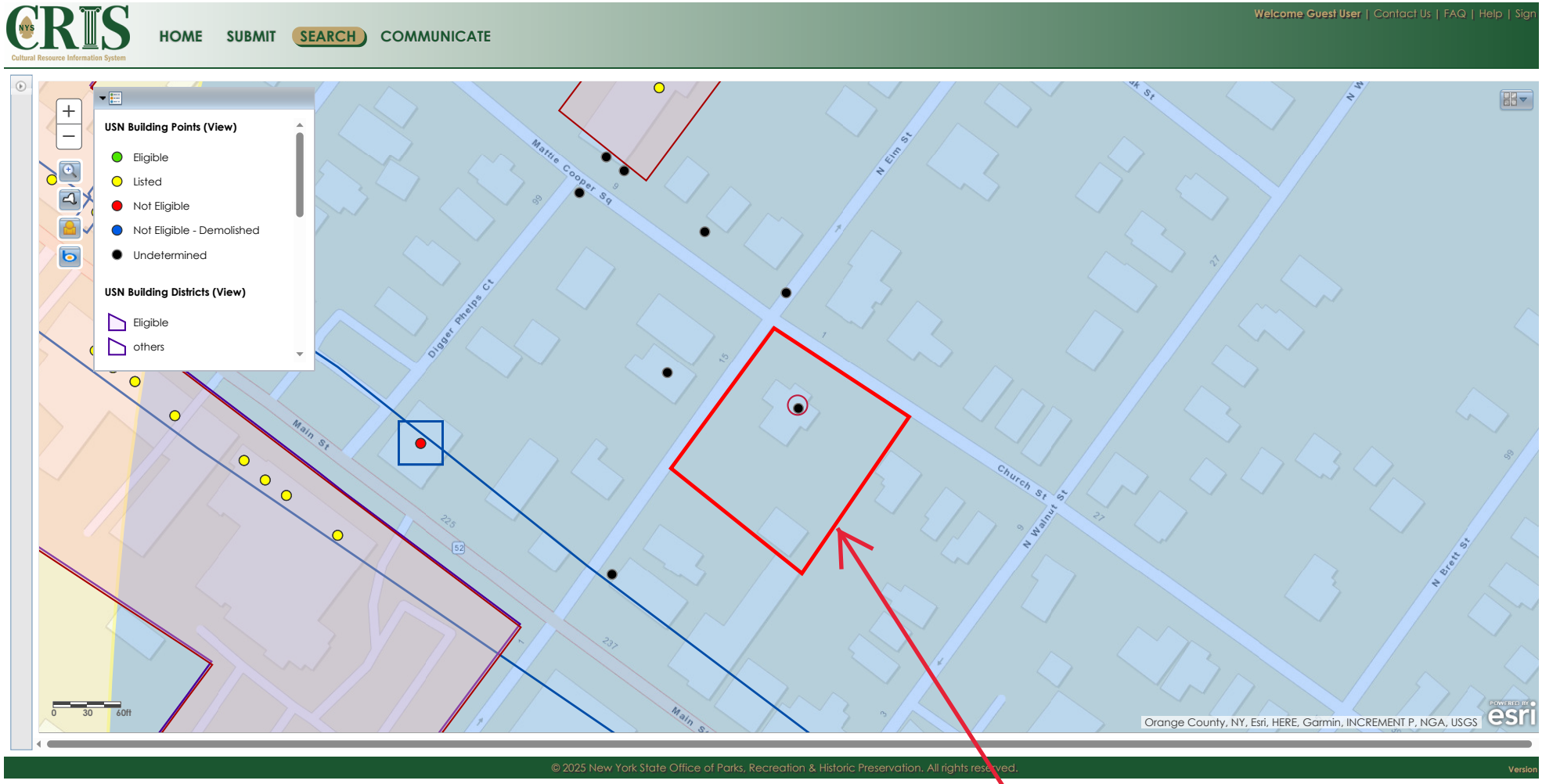
Signature: _____ Title: Engineer for Applicant

PRINT FORM

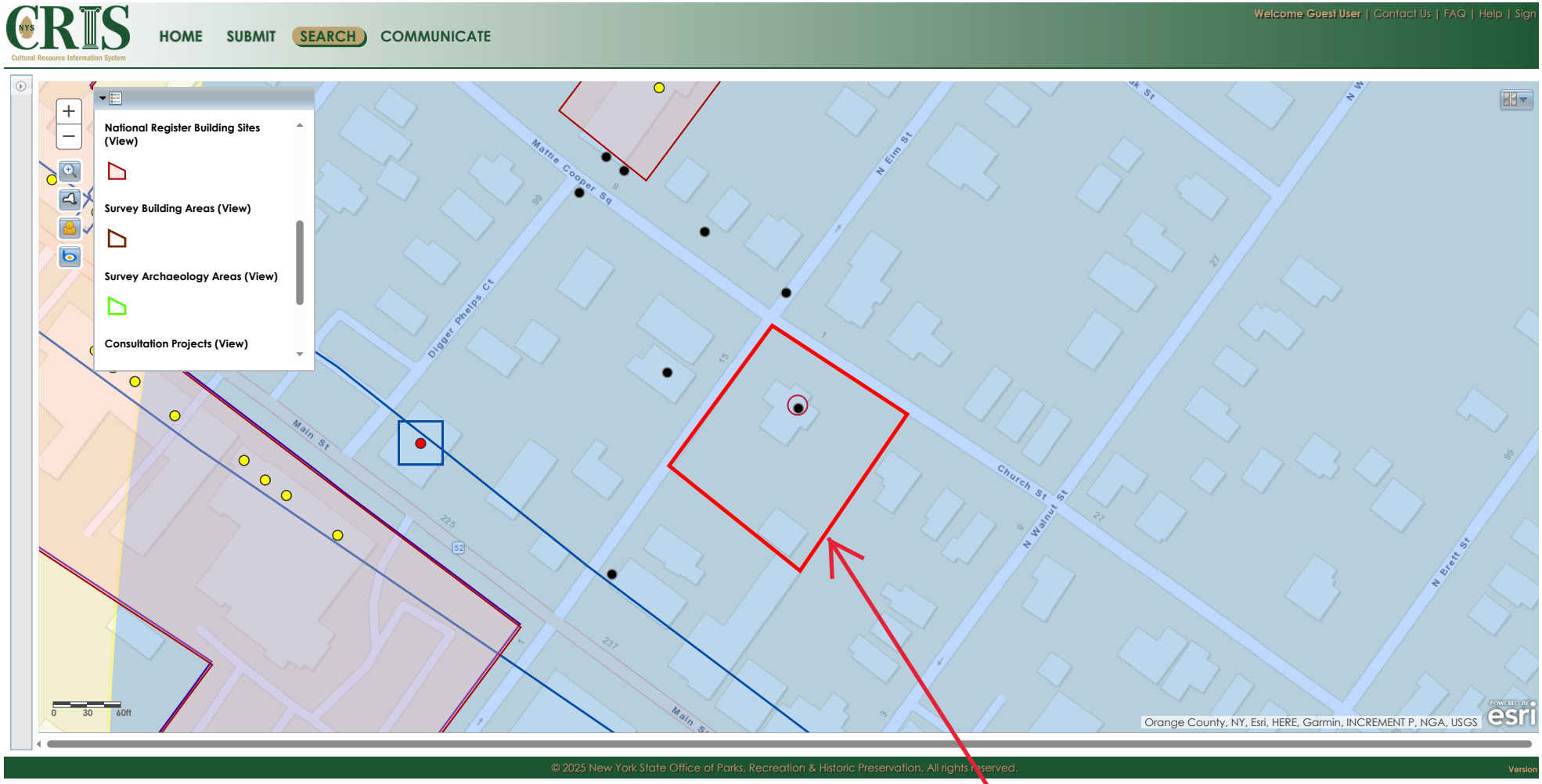


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

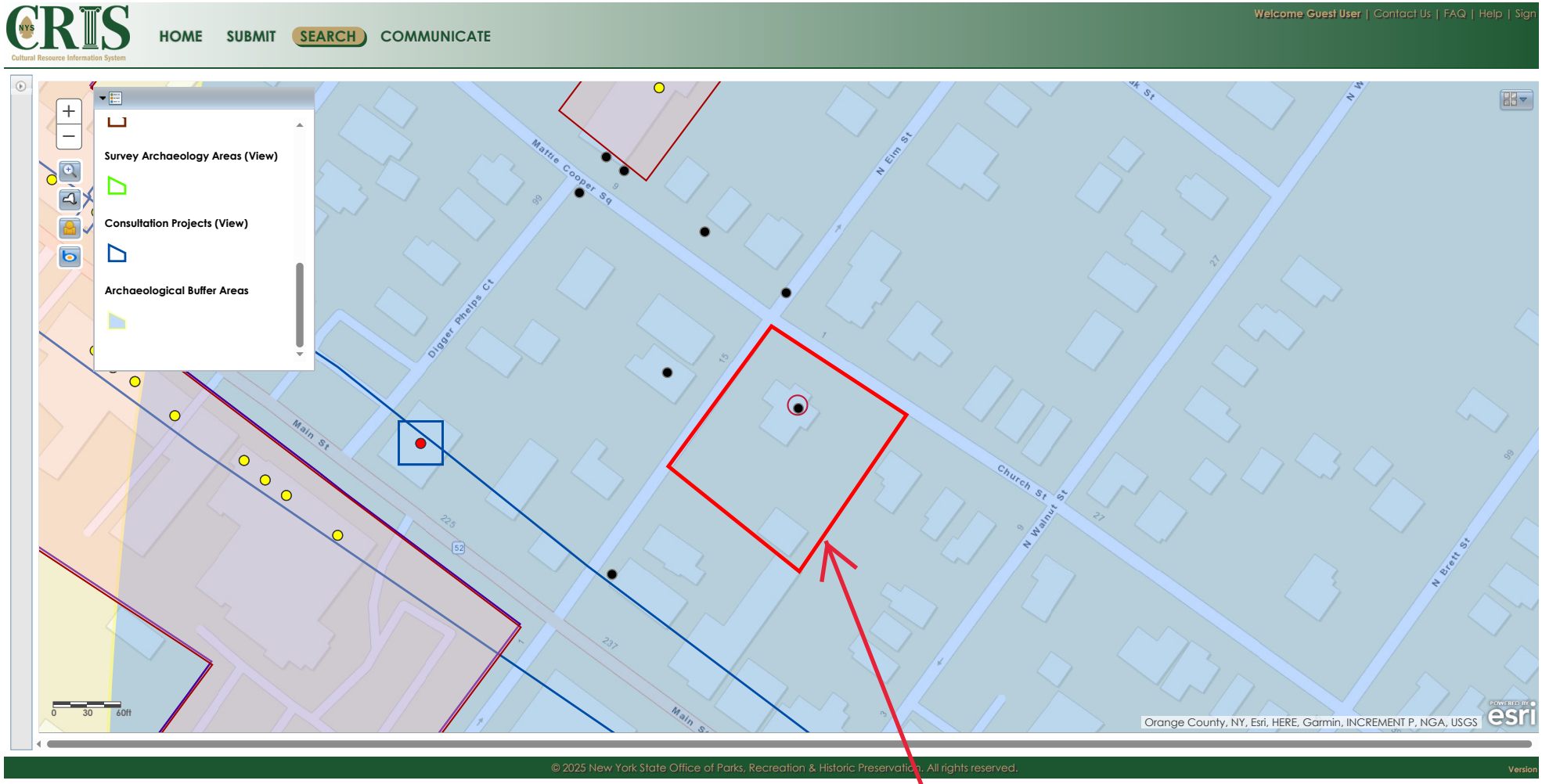
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Project Site:
17 Church Street
Beacon, NY 12508



Project Site:
17 Church Street
Beacon, NY 12508



Project Site:
17 Church Street
Beacon, NY 12508

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

NYS Department of Environmental Conservation
DER Environmental Remediation Databases

Search Details from Environmental Remediation Databases

Site Record

Document Repository

Site-related documents are available for review through the DEC Info Locator

Administrative Information

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c)
Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823
Site Type:
Estimated Size: 1.4 Acres

Hazardous Waste Disposal Period

No Hazardous Waste Disposal information available.

Institutional And Engineering Controls

No Institutional And Engineering Controls Information Available

Site Owner(s) and Operator(s)

Current Owner Name: Information Not Available

Site Document Repository

No Repository Information Available

Site Description

The City of Beacon's State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999.

The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service.

Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and contained fuel oil or gasoline which was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment.

Based on the results of the SI, previous investigations, and the Interim Remedial Measures

(contaminated soil removals) conducted at the site, a “no further action” remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision.

Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Contaminants of Concern (Including Materials Disposed)

No materials information available.

Site Environmental Assessment

This property was contaminated with fuel oil and gasoline which was found to be leaking into the surrounding soils from the former on-site underground storage tanks. All tanks and contaminated soils have been removed from the site.

Site Health Assessment

No complete exposure pathways currently exist at this site.

For more Information:

E-mail Us

Refine This Search

- Español
- 中文
- 繁體中文
- Русский
- יידיש
- বাংলা
- 한국어
- Kreyòl Ayisyen
- Italiano
- العربية
- Polski
- Français
- اردو

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

INFILTRATION AND INFLOW (I&I) REPORT

September 25, 2025

Mr. John Gunn, Chairman, & Members of the City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
17 Church Street Subdivision
Tax ID: 5954-27-873931 (±0.46 Acres Total)
City of Beacon, New York

As required by the City of Beacon code, §179-6, Hudson Land Design has conducted an infiltration and inflow investigation (I&I study) of the parcel at 17 Church Street to determine if any illicit inflow connections to the City's sewage system exist on the site. Illicit inflows include any type of water discharge that is not sanitary wastewater; and can include discharges from stormwater collection, groundwater pumping, or other prohibited inflow sources. On September 23rd, 2025, Hudson Land Design personnel visited the project site to conduct the I&I study. Please find below a summary of the investigation carried out and the conclusions obtained from the study.

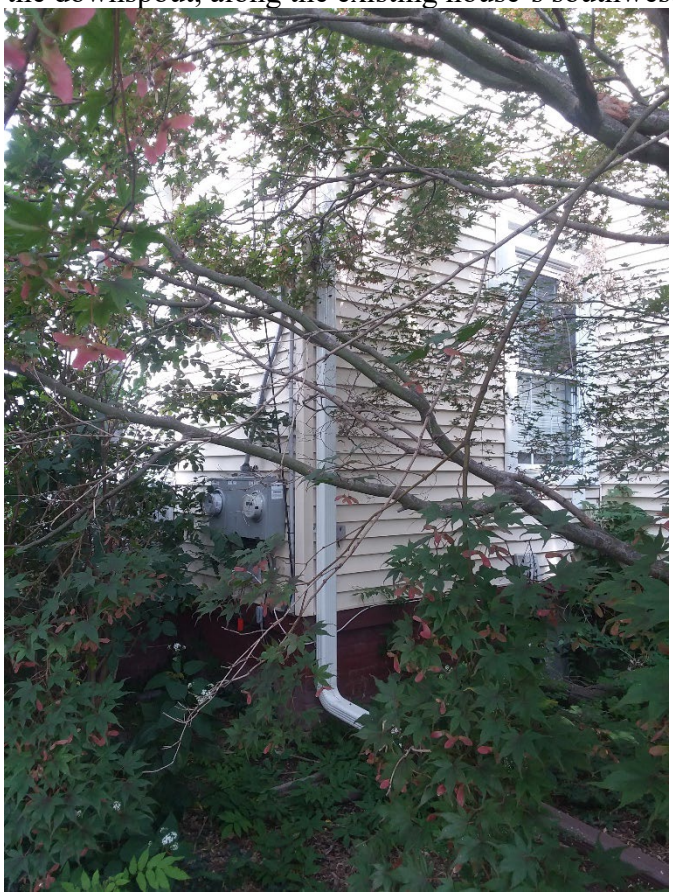
The project site is a developed residential parcel located on the southeast corner of the intersection of North Elm Street and Church Street. On the parcel are situated a 3-story, two-family, house and a, single-story, detached garage with a driveway that provides access to North Elm Street. Phase 1 of the study consisted of a visual inspection of the existing structures' exteriors to determine if there are any connections to the sewer system from the house & garage's stormwater collection systems (gutter and downspouts). The outsides of the house and garage were visually inspected to find any and all existing roof gutters and downspouts and observe & record the downspouts' discharge points. The existing residence has multiple roof gutters distributed along all 4 sides of the residence and a total of 7 downspouts. All of the downspouts encountered were followed down to their discharge/outfall points to determine if any of the stormwater collected by the gutters was being discharged into/had a connection to the public sewer system. Per our observation, all of the house's 7 downspouts discharge onto ground and no illicit connections to the sewer system were found.

View of the downspout along the existing house's northwest corner. The downspout was followed to its outlet end and found to discharge directly onto the ground.

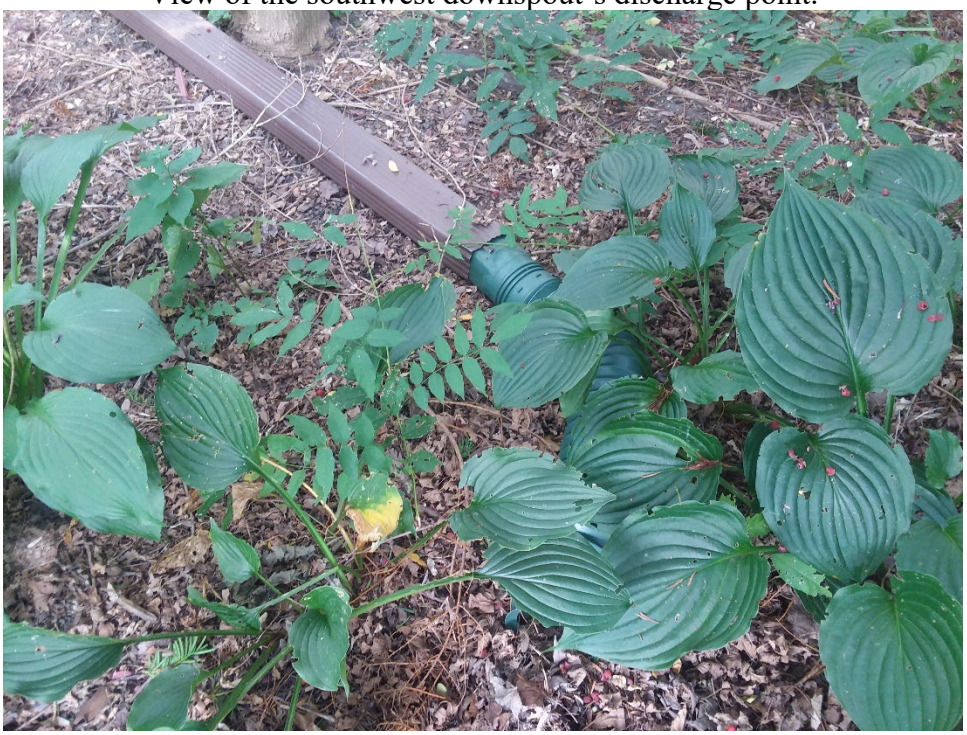
View of the downspout along the existing house's northeast corner. The downspout discharges directly onto the ground.

View of the downspout, along the existing house's southeast corner, and the spout's discharge point.

View of the downspout, along the existing house's southwest corner.



View of the southwest downspout's discharge point.



The garage on the property was also inspected for potential illicit stormwater connections. The garage only has one roof gutter, along the structure's north side, with no other gutters observed along the structure's other 3 sides. The north gutter has a single downspout, located near the garage's northeast corner, which was followed from the north gutter to its outlet and found that it discharges directly onto the ground. The garage's interior was also inspected, but, as a slab on grade construction, there were no sump pumps or other stormwater discharging implements on the inside of the structure.

View along the garage's north side and the downspout near the structure's northeast corner. The garage's single downspout was found to discharge directly onto the ground.

View along the garage's south side. No gutter is present along this or the east or west sides of the garage.

Phase 2 of the study consisted of an inspection of the house's interior to determine if there were any illicit connections from sump pumps, floor drains, or other illicit discharges sources (non-sanitary wastewater discharges) to the building's internal sewer plumbing or sewer service line. The house's basement level was accessed and visually inspected to see if any sump/dewatering pumps were installed in the house. A sump pit was found along the north side of the basement (near the foundation's north wall) with the a pump that appears to be in operational condition. The discharge line for the pump was followed and carefully inspected to determine if the discharges from the pump were being conveyed into the house's sewer plumbing/service line. The sump pump's discharge line was observed to not be connected to any of the house's internal plumbing and goes directly into the house's north foundation wall, where it appears to pass through and go to the outside of the house. Further investigation of the basement, and the locating of the sewer service line's cleanout, indicates that the house's sewer discharge point located along the residence's east side, far away from the sump pump's discharge line. The inspection was then moved outside to attempt to find the discharge point for the sump pump's discharge line. The pump's discharge line appears to come out of the house's north foundation, at about where the front steps of the residence's front porch are located, and then go west parallel to the house's front side to its discharge point which is located near the center point of the house's north side

No illicit discharge connections were found in the house's internal plumbing or sewer service line. The sump pump that was found in the basement discharges directly onto the ground on the property's north yard. From our inspection, no illicit discharges or connections were found on/around the existing residence for Phase 2 of the I&I study.

View of the sump pump in the house's basement (located near north foundation wall).

View of the sump pump's discharge line and the north foundation wall.

View of the sump pump's discharge line at the point where it goes into the north foundation wall (no connection between the discharge line to any other pipes were found).

View of the sump pump's discharge line along the property's front yard.

View of the end (discharge point) for the basement sump pump on the property's front yard.

Through our investigation, HLD did not find any illicit connections from the house located at 17 Church Street to the City of Beacon's sanitary sewer collection system.

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

Sincerely,

Daniel G. Koehler, P.E.
Principal

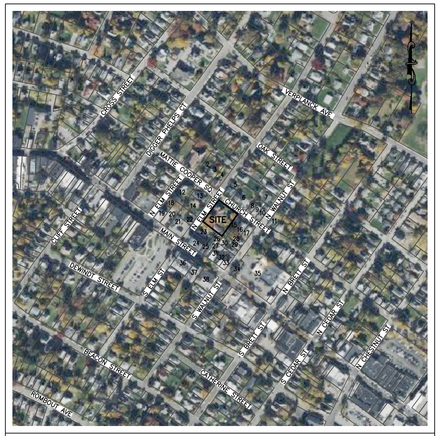
cc: Scott Lerman (via email)
Michael A. Bodendorf, P.E. (HLD file)

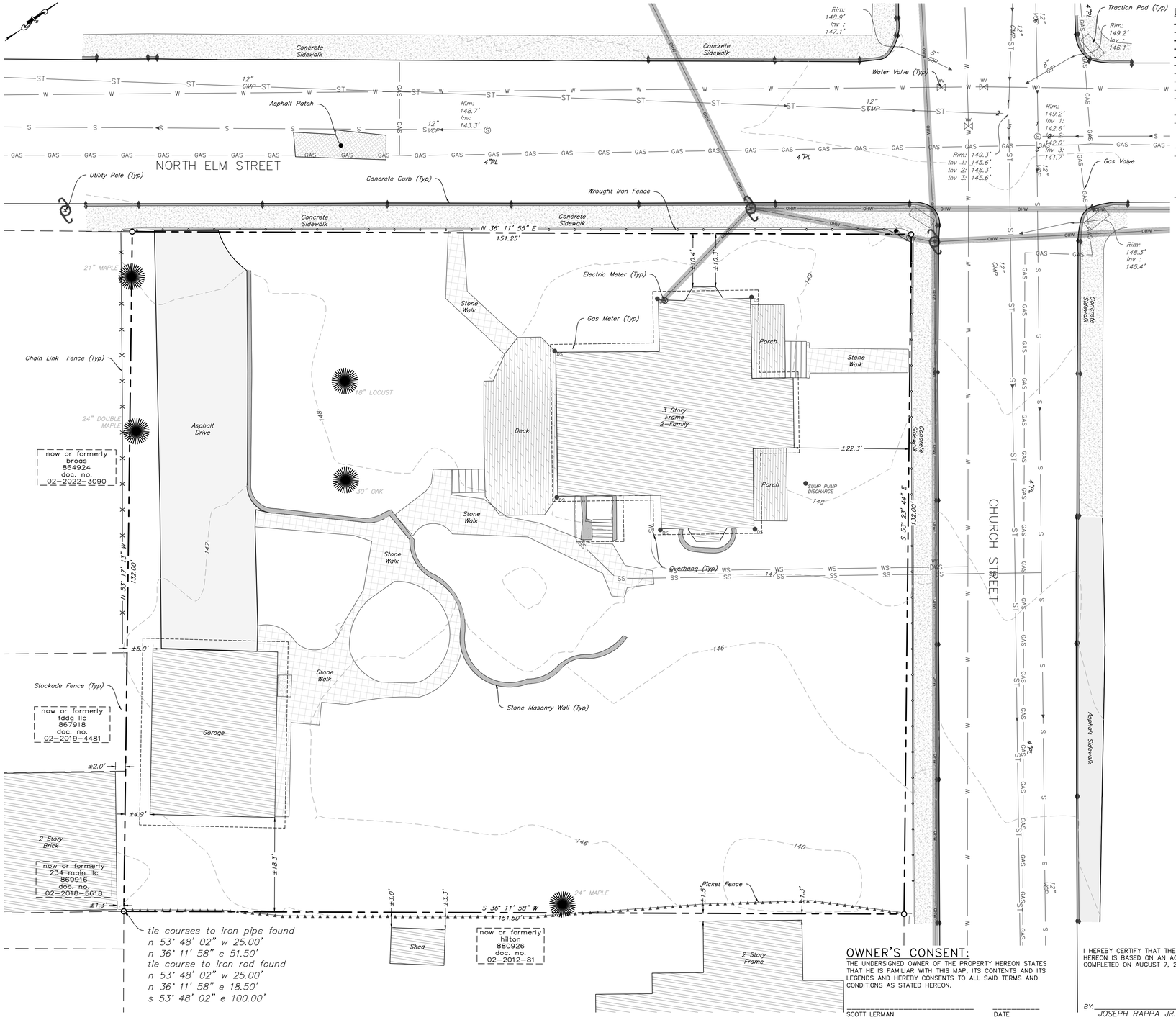
17 CHURCH STREET

RESIDENTIAL SUBDIVISION

17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 5954-27-873931
TOTAL LOT AREA: ±0.46 ACRES
ZONING DISTRICT: T


SITE
MAIN STREET
CHURCH STREET
NORTH CLINTON STREET
NORTH WILLIAMS STREET
NORTH ELM STREET
NORTH WALNUT STREET
NORTH CHESTNUT STREET
NORTH ACADEMY STREET
NORTH ADELAIDE STREET
NORTH NELSON AVENUE
NORTH CLOVE ROAD
MATTIE COOPER SQUARE
CHURCH SQUARE
CHURCH ALLEY
CHURCH ALLEY
CHURCH ALLEY



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

PROJECT INFORMATION:

PARCEL OWNER:	SCOTT LERMAN, 40 NORTH STREET, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	17 CHURCH STREET, BEACON NY 12508
TAX PARCEL ID:	5954-27-873931
PARCEL AREA:	±0.46-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. PARCEL BOUNDARY AND TOPOGRAPHY PER MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR SCOTT LERMAN" PREPARED BY RAPPA & BURNETT LAND SURVEYORS, P.C., DATED 9/2/2025.

SURVEY NOTES:

1. COPYRIGHT RAPPA & BURNETT LAND SURVEYORS, P.C. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATIONS OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS, AND AGREEMENTS OF RECORD IF ANY.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING REAL-TIME KINEMATIC GPS OBSERVATIONS.
11. CONTOUR INTERVAL IS ONE FOOT AND IS REFERENCED TO NAVD88. THE TOPOGRAPHY SHOWN HEREON IS DERIVED FROM UAV PHOTOGRAMMETRY UTILIZING BASE-ROVER GPS WITH AN ON-SITE BASE AND 10 INDEPENDENT CHECK POINTS. CHECK POINTS HAVE THE FOLLOWING ACCURACY: HRMS 0.093' (NORTHING), 0.089' (EASTING), VRMS 0.137' (ELEVATION).
12. PARCEL AREA NOTED HEREON DERIVED FROM BOTH MEASURED AND RECORD EVIDENCE.
13. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR COMPUTATIONAL PURPOSES ONLY.

DEMOLITION NOTES:

1. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
SCOTT LERMAN DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 7, 2025.

BY: _____
JOSEPH RAPPA JR., L.S. N.Y. State Lic. no. 051206

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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. KOEPPEL 082716 LICENSED PROFESSIONAL ENGINEER
SEAL

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

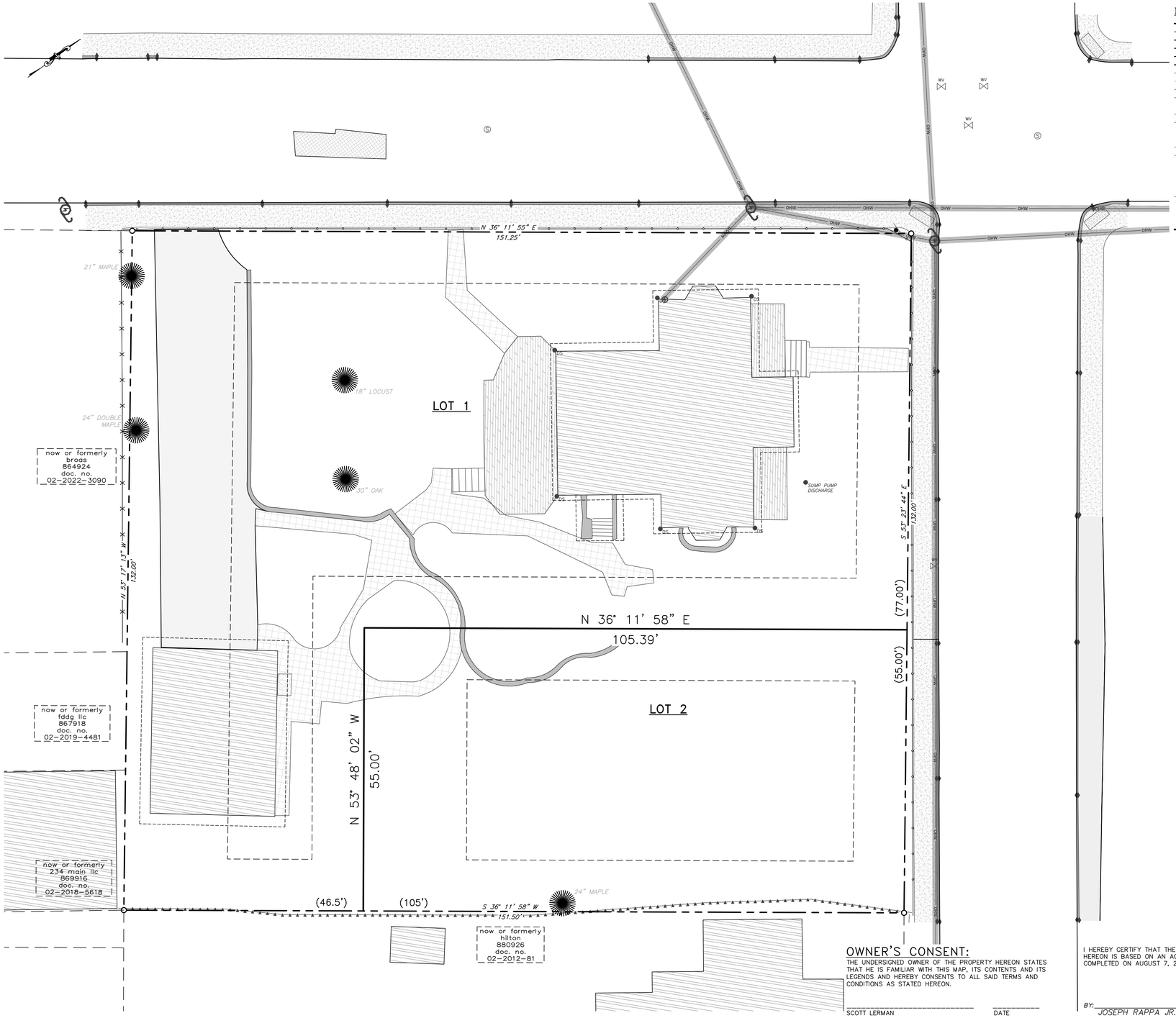
EXISTING CONDITIONS & REMOVALS PLAN

17 CHURCH STREET

17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-873931

JOB #:	2025:033
DATE:	9/30/25
SCALE:	1" = 10'
TITLE:	XC-1
SHEET:	2 OF 7

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 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
- PROPOSED PROPERTY LINE

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT
LOT AREA:	5,000 SQFT MIN./UNIT
LOT WIDTH:	50 FEET MINIMUM
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	10 FEET MINIMUM
SIDE YARD:	10 FEET MINIMUM
REAR YARD:	20 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES
MAX. BUILDING COVERAGE:	40% MAX.

MAP REFERENCE:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR SCOTT LERMAN" PREPARED BY BOUNDARY & BENCHMARK LAND SURVEYORS, P.C., DATED AUGUST 7, 2025.

TOTAL PARCEL AREA:

±19,994 S.F. OR ±0.46 ACRE

TAX MAP REFERENCE:

CITY OF BEACON 130200-5954-27-873931

HORIZONTAL DATUM:

NAD 83-NY EAST

VERTICAL DATUM:

NAVD 88

FLOOD BOUNDARY:

SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PANEL 36027C0464E DATED MAY 2, 2012.

WETLAND NOTE:

NO NYSDEC OR FEDERAL WETLANDS WERE FOUND ONSITE.

ENCROACHMENT NOTE:

THE FILING OF THIS PLAT DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
SCOTT LERMAN DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 7, 2025.

BY: _____
JOSEPH RAPPA JR., L.S. *N.Y. State Lic. no. 051206*

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

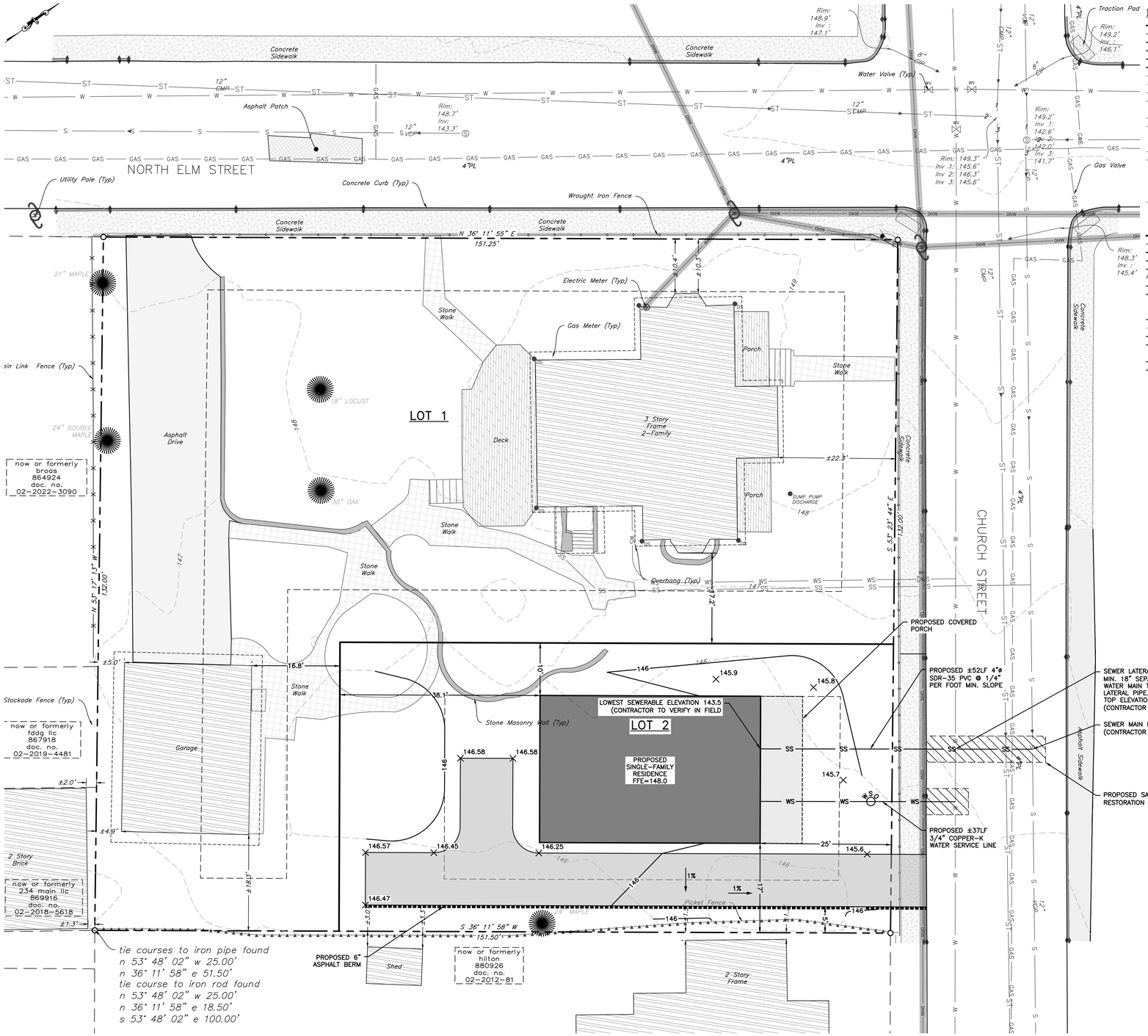
PRELIMINARY SUBDIVISION PLAT

17 CHURCH STREET

17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-873931

JOB #:	2025:033
DATE:	9/30/25
SCALE:	1" = 10'
TITLE:	SP-1
SHEET:	3 OF 7

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



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
- 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 VALV
- PROPOSED WATER VALVE

SCHEDULE OF REGULATIONS (T ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA:	5,000 SQFT MIN./UNIT	±14,195 SQFT	±5,896 SQFT
LOT WIDTH:	50 FEET MINIMUM	±77 FEET	±55 FEET
LOT DEPTH:	100 FEET MINIMUM	±151.25 FEET	±105 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	10 FEET	22.3 FEET	25 FEET
SIDE YARD:	10 FEET	10.3 FEET	10 FEET
REAR YARD:	20 FEET MINIMUM	82.5 FEET	38.1 FEET
MAX. BUILDING HEIGHT:	35 FT, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX.	±16%	±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 1: CLEAR LINE OF SIGHT TO BOTH INTERSECTIONS, BOTH ARE STOP CONTROLLED

    LOT 2: CLEAR LINE OF SIGHT TO BOTH INTERSECTIONS, BOTH ARE STOP CONTROLLED

11. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.

INFILTRATION AND INFLOW MITIGATION NOTES:

1. AT AN INSPECTION PERFORMED ON SEPTEMBER 23, 2025, HUDSON LAND DESIGN OBSERVED NO ILLICIT STORMWATER OR SUMP PUMP CONNECTIONS TO THE CITY OF BEACON'S SANITARY SEWER COLLECTION SYSTEM.

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.

_____ _____
SCOTT LERMAN DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

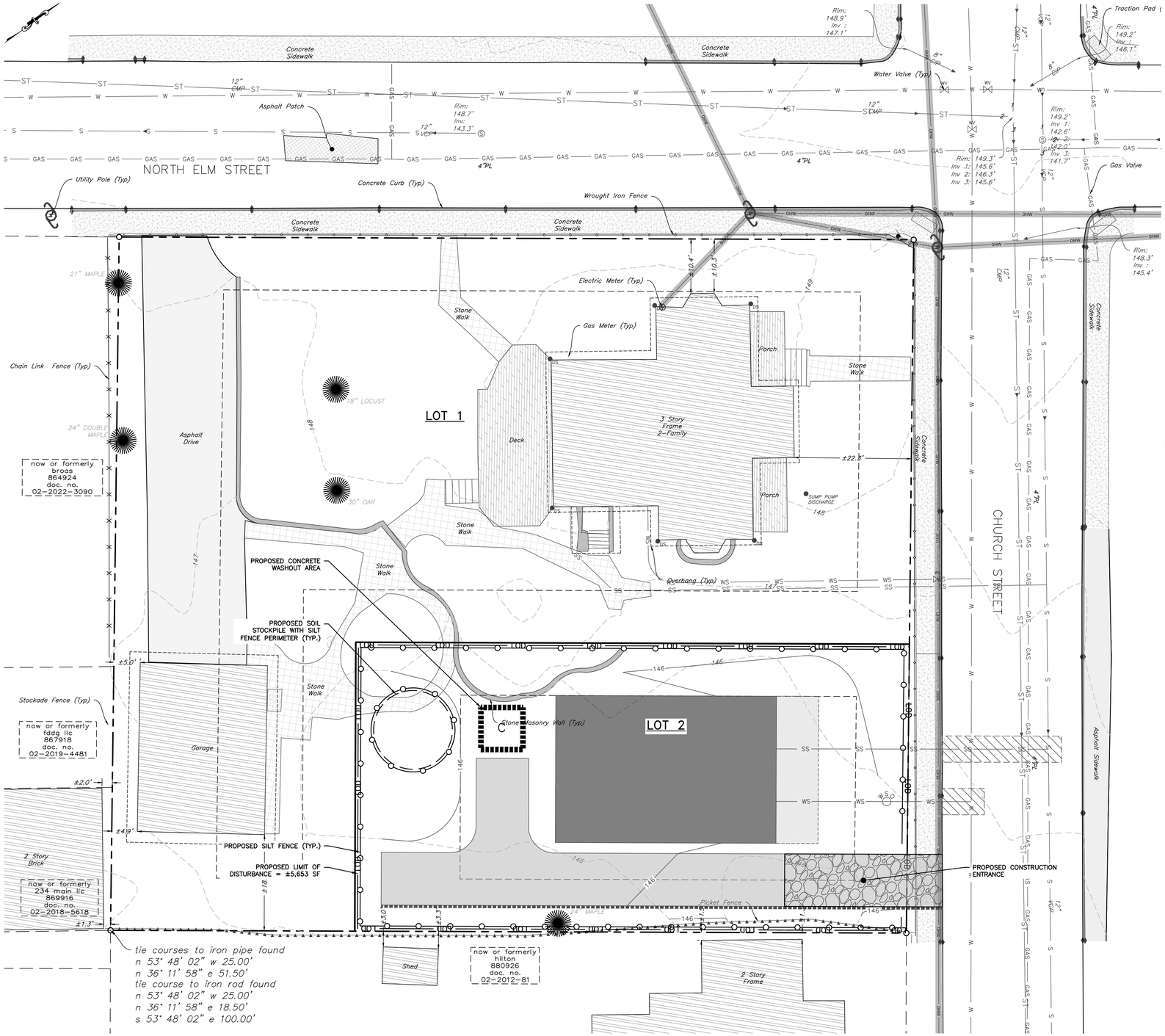
SUBDIVISION PLAN

17 CHURCH STREET

17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-873931

JOB #:	2025:033
DATE:	9/30/25
SCALE:	1" = 10'
TITLE:	SP-2
SHEET:	4 OF 7

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING 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
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

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

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
SCOTT LERMAN DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

Dig Safely. New York Call 811 before you dig

SEAL

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

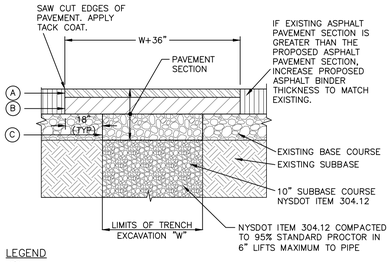
EROSION & SEDIMENT CONTROL PLAN

17 CHURCH STREET

17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-873931

JOB #:	2025:033
DATE:	9/30/25
SCALE:	1" = 10'
TITLE:	ESC-1
SHEET:	5 OF 7

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



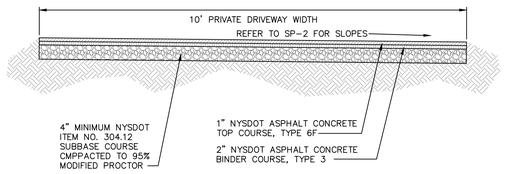
LEGEND

(A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
(B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
(C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

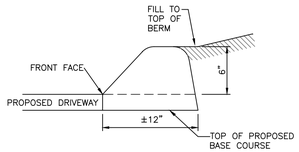
NOTES:

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

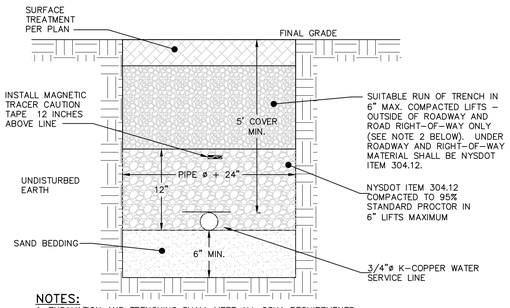
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



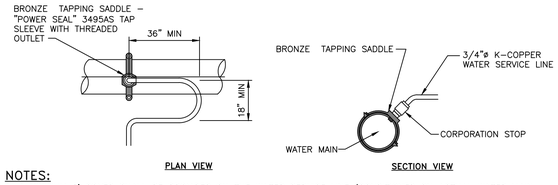
ASPHALT BERM DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

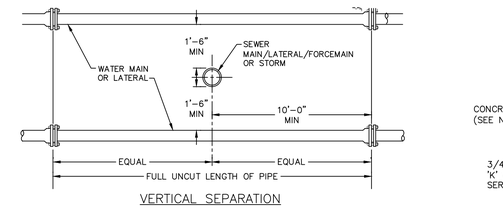
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



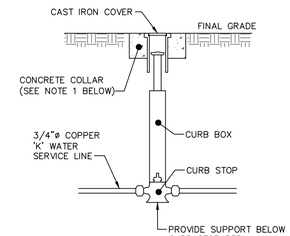
VERTICAL SEPARATION

HORIZONTAL SEPARATION

NOTE:

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

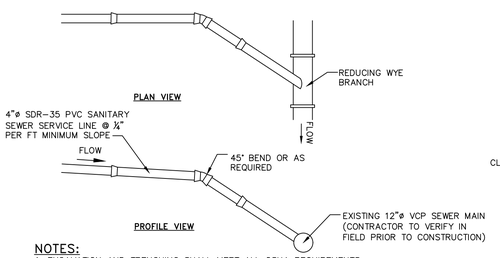
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

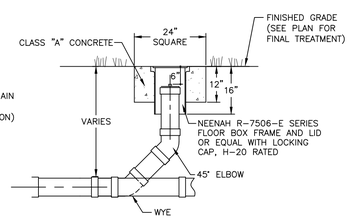
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



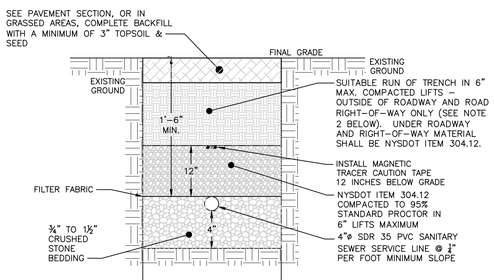
NOTES:

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.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION 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, 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

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.

_____ _____
SCOTT LERMAN DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

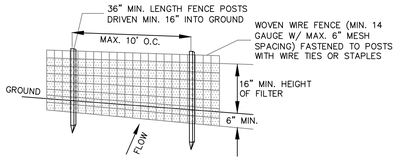
CONSTRUCTION DETAILS

17 CHURCH STREET

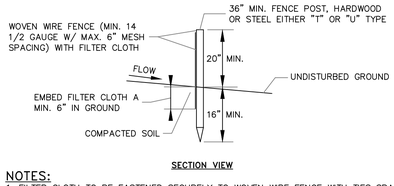
17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–27–873931

JOB #:	2025:033
DATE:	9/30/25
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 7

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



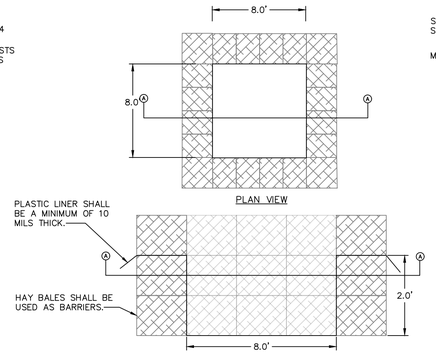
PERSPECTIVE VIEW



SECTION VIEW

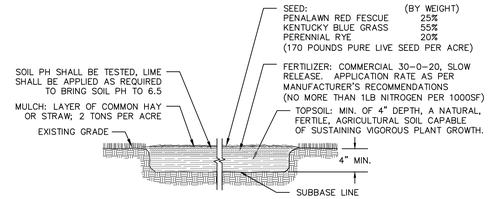
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE

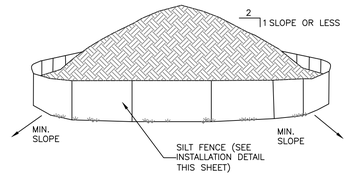


NOTES:
1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE

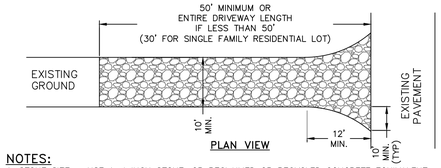


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

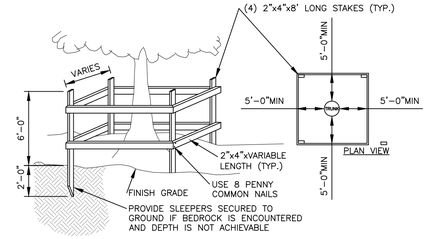
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



PLAN VIEW

NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO LARGE COMMERCIAL OF RESIDENTIAL SITE.
4. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



PLAN VIEW

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

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

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.

_____ _____
SCOTT LERMAN DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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

17 CHURCH STREET

17 CHURCH STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-873931

JOB #:	2025:033
DATE:	9/30/25
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	7 OF 7

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

LANC & TULLY
Engineering and Surveying, D.P.C.

October 13, 2025

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

RE: 17 Church Street
Tax No. 5954-27-873931
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed residential subdivision proposed at 17 Church Street:

- Correspondence dated September 29, 2025, from Hudson Land Design.
- Application for Subdivision Approval
- Short Environmental Assessment Form dated September 26, 2025.
- Infiltration and Inflow (I&I) Report dated September 25, 2025, as prepared by Hudson Land Design.
- Plan set titled "17 Church Street – Residential Subdivision", consisting of Sheets 1 of 7 through 7 of 7, dated September 30, 2025, as prepared by Hudson Land Design.

The proposed project is a residential subdivision of a 0.46± acre parcel situated at the intersection of Church Street and North Elm Street. The project is in the "T" (Transitional) Zone, with the existing parcel consisting of an existing three-story residential dwelling. The applicant is proposing to subdivide the existing parcel into 2 parcels with one parcel (Lot 1) continuing to include the existing residential structure accessory garage structure, and the other parcel (Lot 2) for a single-family residential dwelling that would front on Church Street. As the "T" zone allows for minimum lot areas of 5,000 square feet, the applicant is proposing Lot 1 to be 14,195 square feet (0.326 acres), and Lot 2 to be 5,896 square feet (0.135 acres).

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

General Comments:

1. The applicant's consultant conducted an Inflow & Infiltration (I&I) Study of the subject parcel. Based upon the study, no illicit discharges or connections were found to enter into the City's sanitary sewer collection system.

Existing Conditions & Removals Plan (Sheet 2 of 7):

1. The plan shall be revised to reflect the areas of sidewalk to be removed and replaced along Church Street, as well as areas of pavement restoration for proposed utilities. This would

also include any other removal of objects or structures on or adjacent to the subject parcel. Areas of distressed sidewalk and uneven sidewalks should also be replaced as part of the project.

Subdivision Plan (Sheet 4 of 7):

1. The plan shows the circular portion of the stone walk to overlap onto proposed Lot 2, as well as the stone masonry wall. These should be removed and/or relocated to Lot 1 so as not to encumber Lot 2 with these structures. The future owner of Lot 2 may wish to not have others walking across the back of their parcel.

2. It is recommended that landscaping be provided along the lot lines between Lots 1 and 2 to provide for privacy between the two parcels.

3. The roof leaders for the proposed dwelling on Lot 2 should be shown and where they will drain to. Grading on Lot 2 should be done in a way to ensure that drainage is not directed towards neighboring parcels.

4. The "Encroachment Note" on Sheet 3 of 7 shall also be added to this plan sheet.

5. The plan shall note the size and material of the existing water main within Church Street.

6. Grading of Lot 2 should be looked at further, as it appears a low area is being created between the rear of the lot and the existing garage on Lot 1.

7. The proposed sewer lateral shall be provided with a clean-out near the proposed dwelling.

8. The actual clear line of sight distance to the left and right for both lots shall be provided as part of Note No. 10 under "Site Specific Notes".

9. Is the proposed dwelling on Lot 2 proposed to have a basement? If so, what will be the finished grade of the basement? If not, the plan shall note the dwelling to be slab on grade.

10. The plan shall show the location of any steps and walks from the porch area to the road and/or driveway.

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: October 14, 2025

RE: 17 Church Street Subdivision, Scott Lerman

I have reviewed the following materials regarding the proposed subdivision at 17 Church Street:

- Cover letter by Daniel Koehler of Hudson Land Design, dated September 29, 2025
- Subdivision Application by Scott Lerman, dated September 26, 2025
- Infiltration & Inflow Report by Hudson Land Design, dated September 25, 2025
- Short EAF by Hudson Land Design, dated September 26, 2025
- Subdivision Plan (7 sheets) by Hudson Land Design, dated September 30, 2025

Project Description:
The proposed project includes subdivision of a 0.46-acre corner lot (Tax Parcel ID 5954-27-873931) at the corner of Church Street and N. Elm Street into two lots. Lot 1 will retain the existing two-family house and detached garage with driveway to N. Elm Street on approximately 14,195 sq ft. Lot 2 will be improved with a new single-family dwelling and a new driveway to Church Street on approximately 5,896 sq ft. The project site is located in the Transitional (T) zoning district.

Comments & Recommendations:

1. **Zoning Conformance.** Both proposed lots comply with the dimensional regulations of the T District as outlined in §223-17(C) and Schedule of Bulk Regulations (Attachment 1). Each lot provides conforming lot area, width, and required yard setbacks. The subdivision plan depicts sufficient driveway area to accommodate at least one off-street parking space per dwelling unit, meeting the minimum requirement of §223-26 for a combined total of three spaces across both lots. All existing mature trees identified on the plan are to be retained, consistent with §223-25(B)(2).

Based on the submitted materials, the application is sufficient from a planning perspective to support subdivision approval. 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
10/15/2025

Title:

City Council request to review proposed Local Law concerning residential uses in the R1-5 Zoning District.

ATTACHMENTS

PB 10.15.25 Resolution Referring Proposed LL Concerning Residential Uses in R1-5 Zoning District.pdf

PB 10.15.25 Memo to CC re Permitted Uses in R1-5 Zone (4898-2981-0022.1).pdf

PB 10.15.25 Memo to CC re Rev LL Concerning Permitted Uses - R1-5 Zoning District (FINAL) (4927-9302-9992.1).pdf

PB 10.15.25 2025.08.29_KARC_Beacon R1-5 and T District Discussion.pdf

PB 10.15.25 Schedule of Dimensional Regs (LL re R1-5 Zoning District) 4914-3531-7867 v.1.pdf

PB 10.15.25 FEAF Part 1 Narrative re Proposed LL concerning uses in R1-5 Zoning District 4918-6143-7033 v.2.pdf

PB 10.15.25 Full EAF Part 1 re Proposed LL concerning uses in R1-5 Zoning District (4898-2143-2169.2).pdf

PB 10.15.25 Draft 223b Schedule of Use Regs (R1-5 Zoning District Permitted Uses) 4903-6671-2678 v.2.pdf

PB 10.15.25 Draft LL re Permitted Uses in R1-5 Zoning District 4903-3243-7350 v.1.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 88 OF 2025

RESOLUTION REFERRING A PROPOSED LOCAL LAW CONCERNING RESIDENTIAL USES IN THE R1-5 ZONING DISTRICT TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning code concerning residential uses in the R1-5 zoning district; and

WHEREAS, the City Council wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code Chapter 223 concerning residential uses in the R1-5 zoning district to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for October 6, 2025 at 7:00 pm for a Proposed Local Law concerning residential uses in the R1-5 zoning district.

Resolution No. 88 of 2025		**Date: September 15, 2025**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant					**x**
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski					**x**
		Pam Wetherbee	**x**				
x		**George Mansfield**	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

KEANE & BEANE P.C.
ATTORNEYS AT LAW

■ **Westchester**
445 Hamilton Avenue
Suite 1500
White Plains, NY 10601
Phone 914.946.4777

■ **Long Island**
534 Broadhollow Road
Suite 460
Melville, NY 11747
Phone 631.776.5910

■ **Mid-Hudson**
200 Westage Business Center
Suite 120
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City**
60 East 42nd Street
Suite 810
New York, NY 10165
Phone 646.794.5747

MEMORANDUM

TO: **Lee Kyriacou, Mayor**
Members of the Beacon City Council

FROM: **Keane & Beane, P.C.**

RE: **Proposed Local Law Concerning Permitted Uses in the R1-5 Zone**

DATE: **September 5, 2025**

At the City Council's September 2, 2025 workshop discussion, our office, in consultation with the City Planner, was directed to prepare a local law which will permit certain residential uses within the R1-5 Zoning District. These additional residential uses are only to be allowed within a close proximity to Main Street. The proposed Local Law also provides a carve-out in the City's Zoning Code, Chapter 223, to permit destroyed nonconforming multi-family dwellings in the R1-5 to be reconstructed. As such, this memorandum will address both aspects of the proposed Local Law.

Additional Residential Uses in a Limited Portion of the R1-5 Zoning District

In lieu of expanding the Transitional (T) Zoning District, the City Council determined that allowing certain additional residential uses in the R1-5 Zoning District would be more appropriate. As such, the Local Law will allow the following residential uses in the R1-5 Zoning District, provided that the parcel is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue:

(a) One-family attached/semidetached dwellings;

(b) Two-family dwellings; and

(c) Artist Live/Work Spaces.

For convenience, a map is attached to his memorandum showing the areas of the R1-5 Zoning District the above uses will be permitted. For clarity, the aforementioned uses will not be allowed in any other R1 Zoning District nor any other areas of the R1-5 Zoning District.

The Council also requested that a map be prepared showing parcels within 1,000 feet of Main Street as an alternative method of limiting the above uses within the R1-5 Zoning District. However, upon additional consideration several issues arose with a distance

threshold, including, but not limited to: (1) How will an applicant or the Building Department readily determine whether the property is 1,000 feet of Main Street (a survey appears to be burdensome for this limited purpose); (2) Would the 1,000 feet distance be measured from the centerline of Main Street or a Curb (Main Street is not a straight road); (3) Additional parcels east of the Fishkill Creek would be eligible; and (4) Certain parcels slightly more than 1,000 feet from Main Street would be omitted, contrary to the Council's intent.

As such, using defined roadways is a more precise manner of articulating parcels in the R1-5 Zoning District that are eligible for this exception.

Restoration of Destroyed Multi-Family Dwellings in the R1-5 Zoning District.

The proposed Local Law also provides a limited exception to Beacon City Code § 223-10D. This City Code provision prohibits the continuation of nonconforming uses when more than 50% of any nonconforming building is destroyed. If 50% or less of the nonconforming building is destroyed, Beacon City Code § 223-10D provides the nonconforming use may be continued if restoration commences within 6 months and is diligently pursued.

There are thirty (30) nonconforming multifamily buildings in the R1-5 Zoning District because multifamily buildings are not permitted uses in this District. Hence, if more than 50% of any one of those multifamily buildings are destroyed, the owner must cease the nonconforming use and may only continue with a permitted use.

As such, the proposed Local Law will allow destroyed nonconforming multi-family dwellings in the R1-5 Zoning District to be reconstructed subject to the following conditions:

(1) The multi-family dwelling must be a nonconforming structure at the time of destruction registered with the City per Beacon City Code 223-10F;

(2) The nonconforming multifamily dwelling must be located in the R1-5 Zoning District;

(3) The reconstruction must be dimensionally in-kind and there shall be no increases to any dimensional nonconformity, including density or parking, that existed on the date of destruction. The owner may reduce or eliminate any prior dimensional nonconformities but is not required to do so;

(4) The reconstruction shall be subject to planning board approval pursuant to § 223-25 of the Beacon City Code; and

(5) A bona-fide and complete application for approval pursuant to § 223-25 of the Beacon City Code shall be submitted to the City within one (1)

year of the date of the destruction and the applicant shall diligently pursue approval of such application.

If 50% or less than of the nonconforming multi-family building is destroyed, the owner may rehabilitate the building pursuant to Beacon City Code § 223-10D. This exception to the continuance of nonconforming multi-family dwellings will be available in all areas of the R1-5 Zoning District but no other District.

Please do not hesitate to contact us with any questions. Thank you.

cc: Chris White, City Administrator
Natalie Quinn, City Planner

KEANE & BEANE P.C.
ATTORNEYS AT LAW

■ **Westchester**
445 Hamilton Avenue
Suite 1500
White Plains, NY 10601
Phone 914.946.4777

■ **Long Island**
534 Broadhollow Road
Suite 460
Melville, NY 11747
Phone 631.776.5910

■ **Mid-Hudson**
200 Westage Business Center
Suite 120
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City**
60 East 42nd Street
Suite 810
New York, NY 10165
Phone 646.794.5747

MEMORANDUM

TO: **Lee Kyraciou, Mayor**
Members of the Beacon City Council

FROM: **Keane & Beane, P.C.**

RE: **Revised Local Law Concerning Permitted Uses in the R1-5 Zoning District**

DATE: **September 12, 2025**

The proposed Local Law concerning permitted residential land uses in the R1-5 Zoning District has been revised per City Council comments made at the Council's September 8th meeting. New revisions are highlighted in the proposed Local Law and Schedule of Uses.

I. **Expansion of Applicability to the Southern Side of Rombout Avenue**.

The proposed Local Law will allow one-family attached/semidetached dwellings, two-family dwellings, and artist live/work spaces in a limited area of the R1-5 Zoning District only and no other R1 Zoning District. These uses will be permitted as of right for any parcel in the R1-5 Zoning District that is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. However, the City Council desires to include certain parcels fronting the southern side of Rombout Avenue which would be omitted under previous draft. As such, language has been added to the City of Beacon's Schedule of Permitted Uses newly proposed Footnote 2 as follows:

> For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

II. **Reconstruction of Legal Nonconforming Two-Family Dwellings**.

The proposed Local Law has also been revised to provide that nonconforming two-family dwellings which are destroyed by more than 50% in the R1-5 Zoning District may be reconstructed, subject to the same requirements proposed for the reconstruction of legal nonconforming multi-family dwellings.

cc: Chris White, City Administrator
Natalie Quinn, City Planner
Bryan Murphy, Building Inspector

KARC
PLANNING CONSULTANTS, INC.

TO: Lee Kyriacou, Mayor &
Beacon City Council

FR: Natalie Quinn, KARC Planning Consultants, Inc.

DATE: August 28, 2025

RE: Follow-Up on Transitional (T) District Expansion Considerations

---

At the Council's request, this follow-up memo supplements my August 15th memorandum regarding potential expansion of the Transitional (T) District adjacent to the Central Main Street (CMS) District into areas currently zoned R1-5. Since that discussion, I have reviewed additional parcel- and land use–level data prepared by Dutchess County Planning & Development and conducted a site walk/drive-through of the study area. The County's analysis and on-the-ground observations provide a clearer picture of existing conditions within the R1-5 District. Together, this information highlights key considerations as the Council evaluates whether expanding the T District is the most effective tool for achieving the City's housing objectives. Based on my analysis, my recommendation is to expand the permitted residential uses in the R1-5 District and not expand the T District. This will increase residential options while limiting the potential for expansion of non-residential uses in these neighborhoods.

Attached are additional reference materials to illustrate the distinctions between the R1-5 and T districts:

1. Existing Land Use Map
2. Bulk Regulations Comparison
3. Use Regulations Comparison
4. Use Category Definitions

Parcel Size and Land Use Distribution in the R1-5 Zoning District

There are four distinct R1-5 neighborhoods containing approximately 1,495 parcels. The majority of lots (86%) are under 10,000 square feet. Based on the current Minimum Lot Size Area Per Unit requirement[1] within the T District, lots of 10,000 SF or less could not support more than four (4) residential units. Thirty percent of the lots within the R1-5 District are under 5,000

[1] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

SF, which means if rezoned to T they would likely only be able to accommodate up to two (2) units.

R1-5 District Parcel Size		
Under 5,000 SF	444	30%
5,000-10,000 SF	837	56%
Over 10,000 SF	214	14%
Total	1,495	

Nearly one in five parcels within the R1-5 District are currently occupied by two-family, townhome, or multifamily residences, as shown on the attached Existing Land Use Map and summarized in the table below. This demonstrates that the district is not, in practice, exclusively single-family. Instead, it contains a significant share of housing types that are presently considered nonconforming under the zoning code.

Land Use	**Number of Parcels**	**Percentage**
1 Family Res	1,114	75%
2-3 Family Res/Townhome	245	16%
Vacant	57	4%
Multifamily	30	2%
Municipal/Institutional	23	2%
1 Family Res w/Apt	8	1%
Commercial	7	0%
Mixed-Use	4	0%
Manufacturing	3	0%
Utility/Transportation	1	0%
Parking Lot	1	0%
Public Park	1	0%
Water	1	0%

Discussion: Alternatives for Proceeding

One-family detached dwelling units are permitted as of right in both the T and R1-5 Districts. The following four residential uses are allowed as of right in the T District, but are not permitted in the R1-5 District (but as noted above, such uses exist in significant number as non-conforming uses):

1) One-family attached/semidetached Including townhouses
2) Two-family dwelling
3) Multifamily dwelling
4) Artist live/work space

Based on the Council's discussion at the August 15th meeting and the analysis here within, expansion of the T District may not be the most appropriate tool to achieve the desired policy outcomes. If the Council's priority is simply to preserve and modestly expand two-family housing opportunities without broadly introducing new commercial or multifamily uses, the following narrower alternatives that directly address the preservation and modest expansion of two-family housing within the R1-5 District may be considered:

1. Allow all 4 residential uses as permitted as of right use in the R1-5 District.

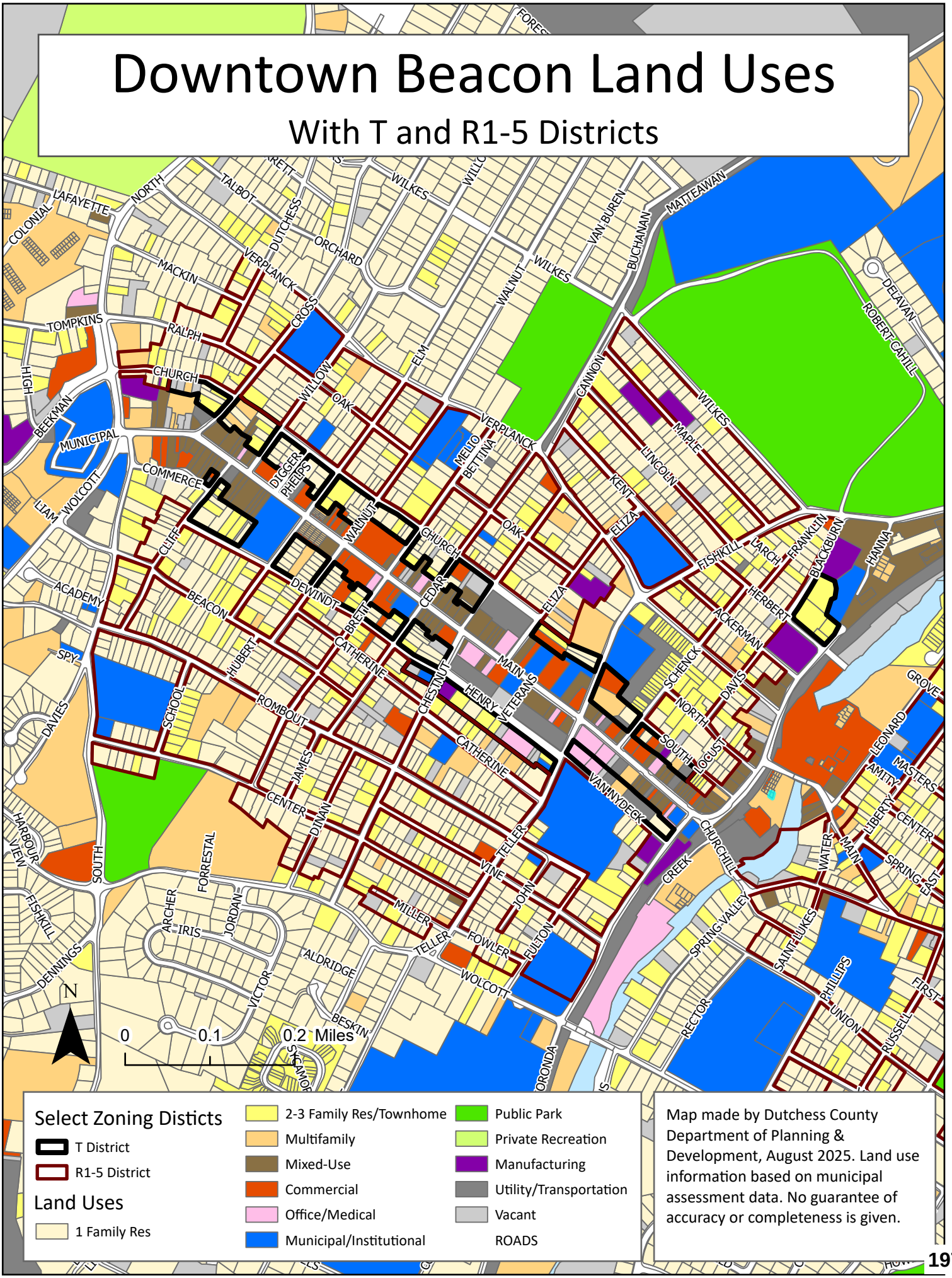
2. Allow residential uses 1, 2 and 4 as of right, but prohibit multifamily uses in the R1-5 District.

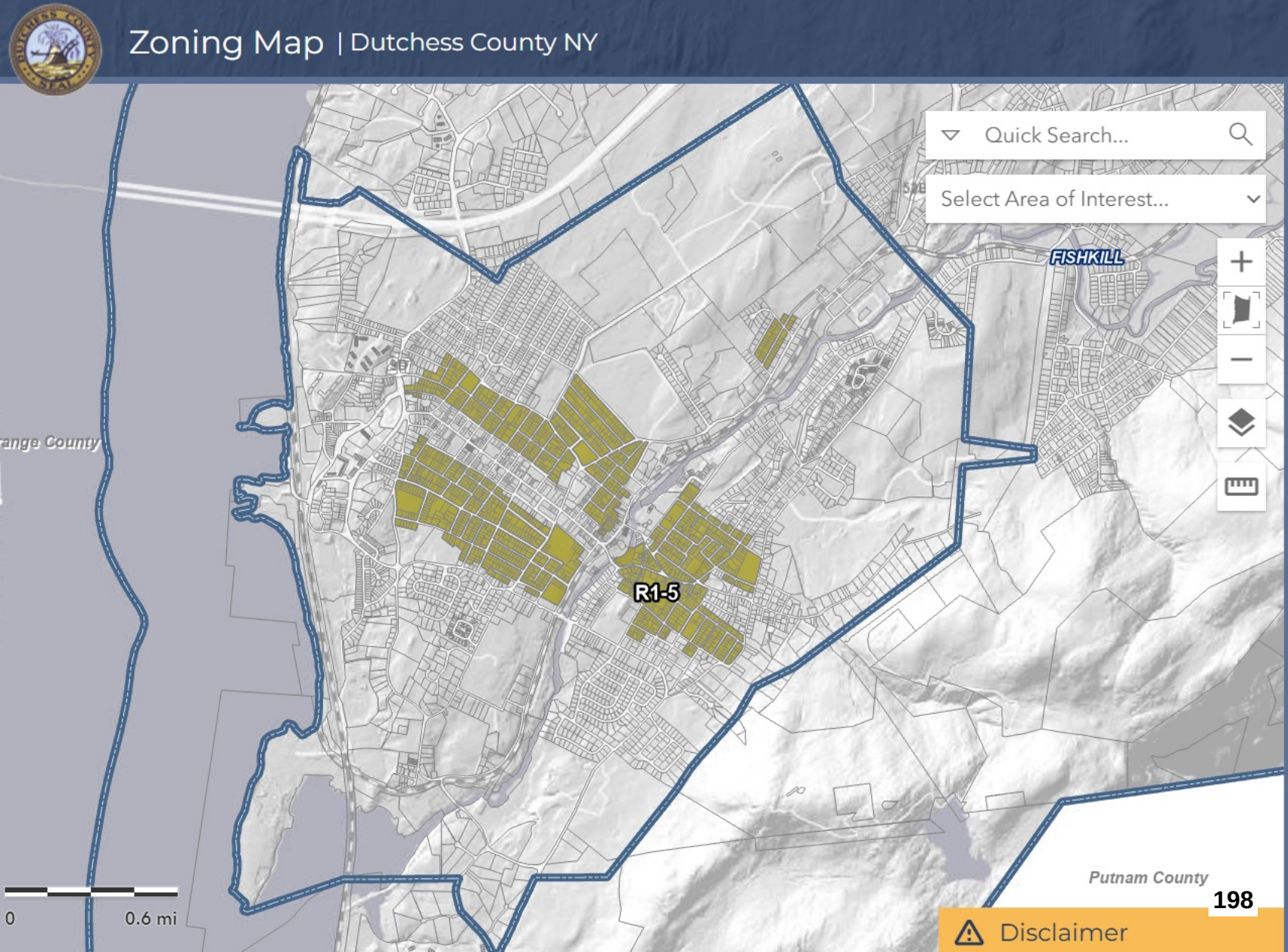
Increasing the permitted uses in the R1-5 District instead of rezoning the properties to the T District avoids expanding the permitted non-residential uses in the R1-5 District. This will allow the R1-5 District to maintain its residential character, but increase housing opportunities as reflected in the Council's discussions over the past years. This would also remove the non-conforming use status for any property that would now be in compliance with the new zoning. In drafting the Local Law, there can be consideration of a provision that would allow reconstruction of nonconforming multifamily that are destroyed, provided that replacement is in-kind (cannot increase any nonconformities that existed prior to destruction and site plan approval is obtained).

Note there are four neighborhoods presently zoned R1-5 as per the attached zoning map - north and south of the T District on Main Street, Mead Avenue, and east of Fishkill Creek between Grove Street and Madison Avenue.

Downtown Beacon Land Uses

With T and R1-5 Districts




Zoning Map | Dutchess County NY
Quick Search...
Select Area of Interest...
FISHKILL
R1-5
Putnam County
0
0.6 mi
Disclaimer

City of Beacon

EDITED § 223-17. Schedule of Dimensional Regulations TO SHOW ONLY R1-5 AND T DISTRICT

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Zoning District
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)		Multifamily	All Other		
R1-5	5,000	5,000	50	100	10	10	20	2.5 / 35	N.A.	40%	1	R1-5
T[c]	5,000	i	50	100	10	10	20	2.5 / 35	—	40%	—	T[c]

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than ½ the minimum side yard setback of the least restrictive adjoining residential district.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

1

City of Beacon

MODIFIED City of Beacon Schedule of Use Regulations COMPARING R1 AND T DISTRICT

Permitted Uses by District	Reference Notes	All R1	T
Residential			
One-family detached dwelling		P	P
One-family attached/semidetached	Including townhouses	X	P
Two-family dwelling		X	P
Multifamily dwelling		X	P
Artist live/work space	Subject to § 223-14.2	X	P
Retail/Office/Service			
Retail, personal service, or bank		X	X
Office		X	P
Artist studio, art gallery/exhibit space		X	P
Funeral home		X	X
Commercial recreation, indoor		X	X
Auction gallery		X	X
Adult use	Subject to § 223-20.1	X	X
Food/Lodging			
Restaurant or coffee house		X	X
Bar/brew pub/microbrewery/microdistillery		X	X
Food preparation business		X	X
Short-term rental	Subject to § 223-26.5	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP
Inn		X	X
Hotel	Subject to § 223-14.1	X	X
Social/Community			
Spa/fitness center/exercise studio		X	SP
Day-care center		X	P
Park, preserve, community garden		P	P
Theater, concert or conference space		X	X
Museum		SP*	SP*
Place of worship/religious facility		P	P
Social club	Subject to § 223-24.2	SP	SP
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->		

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All R1		T
Government facility		P		P
Golf course		SP*		X
Health Care				
Hospital or nursing home	Subject to 223-21.1/22	SP*		X
Animal care facility		SP		X
Educational				
College or university		SP*		X
Trade school or training program		X		X
Private school or nursery school		SP		SP
Parking/Auto-Oriented				
Off-street parking or parking structure	Subject to § 223-26	X		SP
Vehicle sales or rental lot		X		X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X		X
Auto body or repair shop	Subject to Chapter 210	X		X
Ambulance service		SP		SP
Industrial or Assembly				
Wholesale business		X		X
Self-storage facility and warehouse storage	Subject to § 223-24.5	X		X
Workshop		X		SP
Industrial or manufacturing use		X		X
Other				
Wireless communication facility	Subject to § 223-26.4	P		P
Small cell wireless facility	Subject to § 223-26.4	P		P
Farm		P		X
Horticultural nursery		P		X
Historic District Overlay Use	Subject to § 223-24.7	SP*		SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)				
Accessory apartment	Subject to § 223-24.1	P		P
Private tennis court or pool	Subject to § 223-13	P		P
Home occupation or artist studio	Subject to § 223-17.1	P		P
Parking structure		X		SP
Drive-through facilities, standalone or accessory		X		X
Garden, roof garden, or greenhouse		P		P
Solar collectors	Subject to Article X	P		P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->			

Definitions of commercial uses permitted in T District but not in R1

OFFICE

A building or part thereof used primarily for the conduct of business relating to administrative, clerical, financial, social services, or consulting, as well as medical, dental, veterinarian, and other professional or client services not related to retail sales.

[Added 6-15-2020 by L.L. No. 7-2020]

ARTIST STUDIO

The working and/or teaching space for one or more painters, print makers, photographers, jewelry makers, sculptors or artisans working with paper, ceramics, clay and/or other fine art or craft materials, persons working in the graphic or computer arts, or performing artists such as musicians, dancers or theater artists. Tattoo appliers, body piercers and similar businesses shall not be considered artists for the purposes of this definition. An artist studio as an accessory use is considered a home occupation, subject to § **223-17.1**. See also "home occupation."

[Added 6-16-2003 by L.L. No. 6-2003; amended 2-19-2013 by L.L. No. 3-2013; 6-15-2020 by L.L. No. 7-2020]

ART GALLERY or EXHIBIT SPACE

A space in which works of art are bought, sold, loaned, appraised and/or exhibited to the general public.

[Added 5-2-2005 by L.L. No. 2-2005]

SPA/FITNESS CENTER/EXERCISE STUDIO – not defined

DAY-CARE CENTER

A program or facility, which is not a residence, in which child day care is provided to more than six children for more than three hours but less than 24 hours per day per child for compensation or otherwise, as certified under the laws of the State of New York.

[Added 6-15-2020 by L.L. No. 7-2020]

PARKING AREA

An off-street area containing one or more parking spaces, with passageways and driveways appurtenant thereto. In general, there shall be an average of about 350 square feet of parking area per parking space.

PARKING STRUCTURE

A multilevel structure for the parking of vehicles, conducted as a business or to serve a business or district.

[Added 6-15-2020 by L.L. No. 7-2020]

WORKSHOP

Workplaces, including retail sales, for carpenters, plumbers, cabinetmakers, upholsterers, electricians, printers, tailors, dressmakers, shoemakers, jewelers, sculptors, watch and clock makers, opticians and musical or scientific instrument repairers, or shops which employ similarly skilled persons.

[Added 6-15-2020 by L.L. No. 7-2020]

223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5 / 35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5 / 35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5 / 35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5 / 35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5 / 35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5 / 35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	~~5,000~~2,500	50	100	10	10	20	—	2.5 / 35	N.A.	40%	~~2~~1	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3 / 35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5 / 35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3 / 35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5 / 35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5 / 45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b] / 100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f] / 55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	— / 35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3 /| 38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4 / 48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
WD	5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	WD	Art. IVA
LI	—	1,500	60	100	20	20	25	—	— / 35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	— / 40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than ½ the minimum side yard setback of the least restrictive adjoining residential district.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning Permitted Uses in the R1-5 Zoning District

On September 8, 2025, the Beacon City Council introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to allow certain residential uses in a limited portion of the R1-5 Zoning District. The proposed Local Law will also allow legal nonconforming multi-family and two-dwellings anywhere in the R1-5 Zoning that are destroyed by more than 50% to be rebuilt in-kind subject to certain requirements. The proposed Local Law is intended to advance the City Council's housing goals without substantially modifying the City's Schedule of Dimensional Regulations. The proposed Local Law will also further the City Council's housing goals by legalizing certain nonconforming residential uses in a limited portion of the R1-5 Zoning District and help to maintain the housing stock of legal nonconforming multi-family and two-family dwellings throughout the R1-5 Zoning District.

Additional Permitted Uses in a Limited Portion of the R1-5 Zoning District.

The proposed Local Law will amend the City's Schedule of Permitted Uses, § 223-17C of the Zoning Code, to allow one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces in a limited portion of the R1-5 Zoning District only and no other R1 Zoning District. The aforementioned residential uses will only be allowed in in a close proximity to the City's' downtown Central Main Street (CMS) Zoning District on parcels that are located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For parcels in the R1-5 Zoning District that are located on the southern side of Rombout Avenue such uses will not be permitted on a corner lot unless the driveway and the front of the house are located on Rombout Avenue.

The proposed uses in a limited portion of the R1-5 Zoning District are consistent with the City's surrounding neighborhood and character of this area of the City. The City's Transitional (T) Zoning District, which serves as a northern and southern buffer zone between the R1-5 Zoning District and the City's CMS Zoning District, allows one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces. Moreover, there are several nonconforming two-family dwellings and townhouses in this limited portion of the R1-5 Zoning that will be legalized. As such, the proposed Local Law will allow the areas of the R1-5 Zoning District nearest to the City's downtown district to maintain its residential character but increase housing opportunities on parcels which satisfy existing dimensional requirements.

The Schedule of Dimensional Regulations annexed to the proposed local law is also proposed to be amended to reduce the R1-5 Zoning District "Per Unit" minimum lot size area from 5,000 sqft to 2,500 sqft and to increase the "Maximum number of units per building" from 1 to 2. Per the City Planner's memorandum dated August 28, 2025, 86% of parcels in the entire R1-5 Zoning District are under 10,000 sqft. Accordingly, the existing "Per Unit" minimum lot

size area of 5,000 means that a parcel must be at least 10,000 sqft to legally accommodate attached/semidetached dwellings, two-family dwellings, and artist live/work spaces. This limitation precludes a significant number of parcels within the limited geographic area subject to the proposed Local Law from actually constructing the proposed residential uses. Therefore, amending the City's Schedule of Dimensional Regulations is necessary to allow a number of parcels within the limited geographical area subject to the proposed Local Law's additional residential uses in the R1-5 Zoning District to legally accommodate attached/semidetached dwellings, two-family dwellings, and artist live/work spaces. No impact to other areas of the R1-5 Zoning district are expected to stem from the changes to the Schedule of Dimensional Regulations because the aforementioned uses will only be permitted on parcels located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue, and no other area of the R1-5 Zoning District or R1 Zoning District.

Reconstruction of Destroyed Multi-Family and Two-Family Dwellings.

The proposed Local Law will also add a Subsection I to Zoning Code § 223-10 thereby providing a limited exception to § 223-10D of the Zoning Code. Beacon Zoning Code § 223-10D provides a blanket prohibition on the reconstruction of nonconforming uses that are destroyed by more than 50%. However, if 50% or less of a nonconforming building is destroyed, Zoning Code § 223-10D allows nonconforming building uses to be continued if restoration commences within 6 months of destruction and is diligently pursued. Thus, the new Subsection I of Zoning Code § 223-10 will allow the in-kind reconstruction of multi-family and two-family dwellings that are destroyed by more than 50% anywhere in the R1-5 Zoning District. As such, the proposed Local Law builds upon the existing exception for the reconstruction of partially damaged nonconforming buildings by allowing the reconstruction of nonconforming multi-family and two-family dwellings that are destroyed by more than 50% in the R1-5 Zoning District (which is currently prohibited).

The proposed Local Law will only legalize some of the two-family dwellings in the R1-5 Zoning District and legalize none of the multi-family dwellings. However, there are currently thirty (30) nonconforming multifamily dwellings and a substantial number of nonconforming two-family dwellings elsewhere in the R1-5 Zoning District. Therefore, the proposed Local Law will lessen the risk of losing existing housing stock or possible permanent displacement of residents in the event their nonconforming multi-family and two-family dwellings are destroyed. As these two (2) types of nonconforming uses are currently existing, this limited exception to the reconstruction of multi-family and 2-family dwellings in the R1-5 Zoning District will not change the character of existing neighborhoods or increase demand on public and municipal resources in the event of reconstruction. This limited exception will be applicable to all areas of the R1-5 Zoning District but no other Zoning District.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A local law to amend the City of Beacon Code Chapter 223 concerning residential uses in the R1-5 Zoning District.		
Project Location (describe, and attach a general location map): R1-5 Zoning District of the City of Beacon		
Brief Description of Proposed Action (include purpose or need): The City of Beacon (the "City") Code does not permit one-family attached/semidetached dwellings (townhouses), two-family dwellings, and artist live/work spaces in any of the City's R1 (residential) Zoning District. As such, the proposed Local Law will allow the aforementioned residential uses in a limited portion of the R1-5 Zoning District near to the City's downtown Central Main Street (CMS) Zoning District and no other R1 Zoning District. Specifically, these uses will be permitted as of right in a limited portion of the R1-5 Zoning District if the parcel is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D, and west of Fishkill/Teller Avenue. These residential uses will also be permitted on parcels in the R1-5 Zoning District located on the southern side of Rombout Avenue but excluding corner lots unless the driveway and the front of the house is located on Rombout Avenue. The proposed Local Law will also allow legal nonconforming multi-family and two-family dwellings that are destroyed by more than 50% to be reconstructed in-kind subject to site plan review and other requirements.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kryiacou	Telephone: 845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Council, Town Board, ☑Yes☐No or Village Board of Trustees	City Council - Legislative Action re Adoption of Local Law.	Draft of proposed Local Law introduced at September 8, 2025 meeting.
b. City, Town or Village ☐Yes☐No Planning Board or Commission		
c. City, Town or ☐Yes☐No Village Zoning Board of Appeals		
d. Other local agencies ☐Yes☐No		
e. County agencies ☐Yes☐No		
f. Regional agencies ☐Yes☐No		
g. State agencies ☐Yes☐No		
h. Federal agencies ☐Yes☐No		
i. Coastal Resources. *i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No *ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes☐No *iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No		

C. Planning and Zoning

C.1. Planning and zoning actions.
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes☐No • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1
C.2. Adopted land use plans.
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☐No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☐No If Yes, identify the plan(s): _____ _____ _____
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☐No If Yes, identify the plan(s): _____ _____ _____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐Yes☐No
If Yes, what is the zoning classification(s) including any applicable overlay district?

_____
_____

b. Is the use permitted or allowed by a special or conditional use permit? ☐Yes☐No

c. Is a zoning change requested as part of the proposed action? ☐Yes☐No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

_____

c. Which fire protection and emergency medical services serve the project site?

_____

d. What parks serve the project site?

_____
_____

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

_____

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐Yes☐No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐Yes☐No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

_____
ii. Is a cluster/conservation layout proposed? ☐Yes☐No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐Yes☐No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

_____
_____

f. Does the project include new residential uses? ☐Yes ☐No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☐No
If Yes,
i. Total number of structures _____
ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length
iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☐No
If Yes,
i. Purpose of the impoundment: _____
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
_____
iii. If other than water, identify the type of impounded/contained liquids and their source.
_____
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☐No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging? _____
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
_____
_____
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe. _____
_____
v. What is the total area to be dredged or excavated? _____acres
vi. What is the maximum area to be worked at any one time? _____ acres
vii. What would be the maximum depth of excavation or dredging? _____ feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan: _____
_____
_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☐No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____
_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☐No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐Yes ☐No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐Yes ☐No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐Yes ☐No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐Yes ☐No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐Yes ☐No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐Yes ☐No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

_____

- Operation: _____

_____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

_____

- Operation: _____

_____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes☐No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes☐No
If Yes,
i. Identify Facilities:
_____
_____

e. Does the project site contain an existing dam? ☐Yes☐No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:
_____
_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes☐No
If Yes:
i. Has the facility been formally closed? ☐Yes☐ No
- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
_____
_____

iii. Describe any development constraints due to the prior solid waste activities: _____
_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes☐No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
_____
_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes☐No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____
_____
_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes☐No
If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
_____
_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐Yes☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes☐No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes☐No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes☐No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes☐No

j. Is the project site in the 100-year Floodplain? ☐Yes☐No

k. Is the project site in the 500-year Floodplain? ☐Yes☐No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes☐No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐Yes ☐No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐No

If Yes:

i. Species and listing (endangered or threatened): _____

_____

_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☐No

If Yes:

i. Species and listing: _____

_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☐No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☐No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☐No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☐No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☐No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name City Council of the City of Beacon Date September 16, 2025

Signature _____ Title City Attorney

PRINT FORM

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025]

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	~~X~~P[2]	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		~~X~~P[2]	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	~~X~~P[2]	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	X	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

[2] These uses, excluding townhouses, are only permitted on a parcel within the R1-5 Zoning District and not any other R1 Zoning District. Additionally, these uses are only permitted on a parcel in the R1-5 Zoning District if such parcel is located north of either side of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue. For a parcel on the southern side of Rombout Avenue, such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

Permitted Uses by District	Reference Notes	All R1	All RD	T	GB	CMS	L	WD	WP	FCD	LI	HI
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	X	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

LOCAL LAW NO. ___ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW TO AMEND THE BEACON CITY CODE CHAPTER 223 CONCERNING RESIDENTIAL USES IN THE R1-5 ZONING DISTRICT

A LOCAL LAW to amend the Beacon City Code Chapter 223 entitled "Zoning" to allow certain one-family attached / semidetached dwellings, two-family dwellings, artist live/work spaces, and reconstruction of destroyed nonconforming multi-family and two-family dwellings in the R1-5 Zoning District.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations," is hereby amended as shown on the attached Schedule of Dimensional Regulations.

SEE ATTACHED SCHEDULE OF DIMENSIONAL REGULATIONS

Section 2.

Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations", is hereby amended to add Footnote 2 as shown on the attached Schedule of Use Regulations to permit one-family attached/semidetached dwellings, two-family dwellings, and artist live/work spaces in a limited portion of the R1-5 Zoning District only and no other R1 Zoning District. Additionally, the aforementioned uses are only permitted as of right for any parcel in the R1-5 Zoning District that is located north of Rombout Avenue, south of Verplank Avenue, east of South Avenue (a/k/a Route 9D) and west of Fishkill/Teller Avenue, including those parcels on the southern side of Rombout Avenue, however, on the southern side of Rombout Avenue such use is not permitted on a corner lot unless the driveway and the front of the house is located on Rombout Avenue.

SEE ATTACHED SCHEDULE OF USE REGULATIONS

DRAFT

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-10 entitled "Nonconforming uses and structures", is hereby amended to add Subsection I as follows:

§ 223-10 **Nonconforming uses and structures.**

• • •

I. Restoration of destroyed nonconforming multi-family and two-family dwellings in the R1-5 Zone. Notwithstanding Subsection D above, if a preexisting nonconforming multi-family or two-family dwelling in the R1-5 Zoning District shall be destroyed by any means to an extent of more than 50%, the multi-family or two-family dwelling may be reconstructed in-kind and the nonconforming uses continued as follows:

(1) The multi-family or two-family dwelling must be a nonconforming structure at the time of destruction registered with the City per Subsection F above and located in the R1-5 Zoning District;

(2) The reconstruction must be dimensionally in-kind and there shall be no increases to any dimensional nonconformity, including density or parking, that existed on the date of destruction provided that the applicant may reduce any prior dimensional nonconformities;

(3) The reconstruction shall be subject to planning board approval pursuant to § 223-25 of this Code; and

(4) A bona-fide and complete application for approval pursuant to § 223-25 of this Code shall be submitted to the City within one (1) year of the date of the destruction and the applicant shall diligently pursue approval of such application.

Section 3. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as

DRAFT

required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

City of Beacon Planning Board Agenda
10/15/2025

Title:

City Council request to review proposed Local Law concerning the Train Station Zoning District.

ATTACHMENTS

PB 10.15.25 Res Referring Proposed LL Concerning Train Station Distr.pdf

PB 10.15.25 FEAF Part 1 Narrative re Train Station Zoning LL (4901-3572-6193.1).pdf

PB 10.15.25 FEAF Part 1 re Train Station Zoning LL (4911-6804-7985.1).pdf

PB 10.15.25 ZoningMap-May-14-2025.pdf

PB 10.15.25 Schedule of Use Regs LL re Train Station Zoning 4914-3852-9899 v.1.pdf

PB 10.15.25 Schedule of Dim Regs LL re Train Station Zoning 4934-1496-4331 v.1.pdf

PB 10.15.25 Draft LL re Train Station Zoning 4923-9934-2188 v.3.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 95 OF 2025

RESOLUTION REFERRING A PROPOSED LOCAL LAW CONCERNING THE TRAIN STATION DISTRICT TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law which would amend the City's zoning code concerning the Train Station District; and

WHEREAS, the City Council wishes for both the City of Beacon and Dutchess County Planning Boards to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers a Proposed Local Law amending City Code Chapter 223 concerning the Train Station District to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for November 3, 2025 at 7:00 pm for a Proposed Local Law concerning the Train Station District.

Resolution No. 95 of 2025		**Date: October 6, 2025**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	**Paloma Wake**	**x**				
x		**Amber Grant**	**x**				
		Molly Rhodes	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee	**x**				
		George Mansfield	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

October 9, 2025

Beacon – FEAF Part 1 Narrative
Proposed Local Law Concerning the Train Station (TS) District

On September 29, 2025, the Beacon City Council (the "City Council") introduced a Local Law to amend Chapter 223 of the Beacon City Code (the "Zoning Code") to create the Train Station (TS) District (the "Proposed Action"). The proposed Local Law is a hybrid zoning text and zoning map amendment. The City has determined that the existing Waterfront Development (WD) District is no longer a relevant title nor sufficiently captures the uses originally intended to be permitted in this zone. Accordingly, the Local Law renames the WD District as the TS District and the purpose of the Local Law shifts the goals of the TS District to encourage compact, mixed-use, pedestrian-oriented development near transit facilities that supports increased mobility, housing choice, and economic vitality while balancing automobile dependence development near Metro-North's train station in Beacon. The other purposes of the WD District will still be applicable to the TS District. For avoidance of doubt, all development in the TS District shall be subject to separate and independent environmental review pursuant to the State Environmental Quality Review Act ("SEQRA"), and this narrative is expressly intended to only address the proposed Local Law.

The proposed Local Law will, in summary, make the following changes to the Zoning Code:

- Change the name of the Waterfront Development (WD) District to the Train Station (TS) District, which automatically rezones all parcels in the WD to the TS.

- Encourage compact, mixed-use, pedestrian-oriented development near transit facilities that supports increased mobility, housing choice, and economic vitality while balancing automobile dependence in the TS District.

- Eliminate redundancies in Article IVA of the Zoning Code by referring to the City of Beacon Schedule of Uses and Schedule of Dimensional Regulations in lieu of restating same.

- Eliminate redundant site plan requirements provisions found under Article IVA and simply refer to the existing Zoning Code § 223-25. This provides the Planning Board with clear procedural direction when reviewing site plan applications.

- Codify the procedure for modifications of all site plans regardless of Zoning District.

- Revise development standards to conform with the purpose of the TS District.

- Clarify screening requirements of parking structures and decks.

- Add screening and aesthetic requirements for rooftop structures and equipment.

- Decrease the minimum lot size from 5 acres to 3 acres.

- Rezone all Waterfront Park (WP) parcels, or portions thereof, which are east of the Metro-North train tracks to the TS District, which is appropriate given the separation from the waterfront.

- Rezone a small portion of a parcel west of the train tracks from the WD District to the WP District, which is appropriate given the closer proximity to the waterfront.

- Only two (2) new uses are proposed within the TS District, *artist studio, art gallery/exhibit space*s and *home occupation or artist studio*. All other uses currently permitted in the WD District will similarly be permitted in the TS District. No uses are proposed to be eliminated.

The Local Law will only affect the area near the Beacon Metro-North train station and no amendments to areas outside of this location are proposed. However, the proposed Local Law will codify site plan modification procedures applicable to all zoning districts. The proposed Local Law is not expected to have a significant adverse environmental impact because it does not substantively alter the existing uses permitted in the existing zoning district (i.e., only adds two (2) low impact uses permitted as of right), nor does it amend existing bulk regulations except to reduce the minimum lot size from 5 acres to 3 acres.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A Local Law Amending Chapter 223 of the Beacon City Code Concerning the Proposed Train Station (TS) District		
Project Location (describe, and attach a general location map): The City of Beacon		
Brief Description of Proposed Action (include purpose or need): The City Council is considering a proposed zoning text and map local law to amend City of Beacon Code Chapter 223, Zoning, to change the existing Waterfront Development (WD) District into the Train Station (TS) District. The purpose of the local law is to encourage compact, mixed-use, pedestrian-oriented development near transit facilities that supports increased mobility, housing choice, and economic vitality while balancing automobile dependence development near Metro-North's train station in Beacon. All parcels currently in the WD District which are east of the train tracks would be rezoned to the proposed TS District and a small portion of an existing parcel in the WD District will be rezoned to the Waterfront Park (WP) District because it is west of the train tracks. Additionally, certain portions of real property in the WP District which are east of Metro-North's train tracks will be rezoned to the TS District given the physical separation from the Hudson River caused by the train tracks. There are also proposed amendments to the City's Zoning Code text which remove duplicative provisions found in other provisions of the City's zoning text (e.g., site plan procedure, listing of permitted uses, etc.). Amendments to the Planning Board's review standards for the TS District will largely remain the same as the former WD District, except for tailored revisions to accommodate the amended purpose of the TS District.		
Name of Applicant/Sponsor: City Council of the City of Beacon	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address: 1 Municipal Plaza		
City/PO: Beacon	State: New York	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Mayor Lee Kryiacou	Telephone: (845) 838-5010 E-Mail: cityofbeacon@beaconny.gov	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☑Yes ☐No	City Council - Legislative Action re Adoption of Local Law.	Draft of local law introduced at September 29, 2025 City Council meeting.
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☑Yes ☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Amendment of the Waterfront Development District to the Train Station District.

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
Beacon City Police Department and additional outside agencies per IMAs and Mutual Aid Agreements.

c. Which fire protection and emergency medical services serve the project site?
Beacon City Fire Department, additional outside agencies per IMAs and Mutual Aid Agreements.

d. What parks serve the project site?
River Front Park, 2 Red Flynn Drive, Beacon, NY.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☐No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☐No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☐No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☐No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☐No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☐Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

_____

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☐No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☐No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☐No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

_____

_____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

n. Will the proposed action have outdoor lighting? ☐ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

_____

_____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

_____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

_____

_____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:_____

_____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

_____

_____

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____

  _____
- Operation: _____

  _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____

  _____
- Operation: _____

  _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☐No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☐No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☐No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☐No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☐No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☐No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

_____

_____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ _____%
_____ _____%
_____ _____%

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☐ Well Drained: _____% of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☐ No
If Yes, describe: _____

_____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

_____

i. Is the project site in a designated Floodway? ☐ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☐ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

_____

_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☐ No

If Yes:

i. Species and listing: _____

_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☐ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☐ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☐ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☐ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☐ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name City Council of the City of Beacon Date October 9, 2025

Signature Nicholas M. Ward-Willis Title City Attorney

PRINT FORM

N

Town of Fishkill

Town of Fishkill

Town of Fishkill

Town of Fishkill

WP

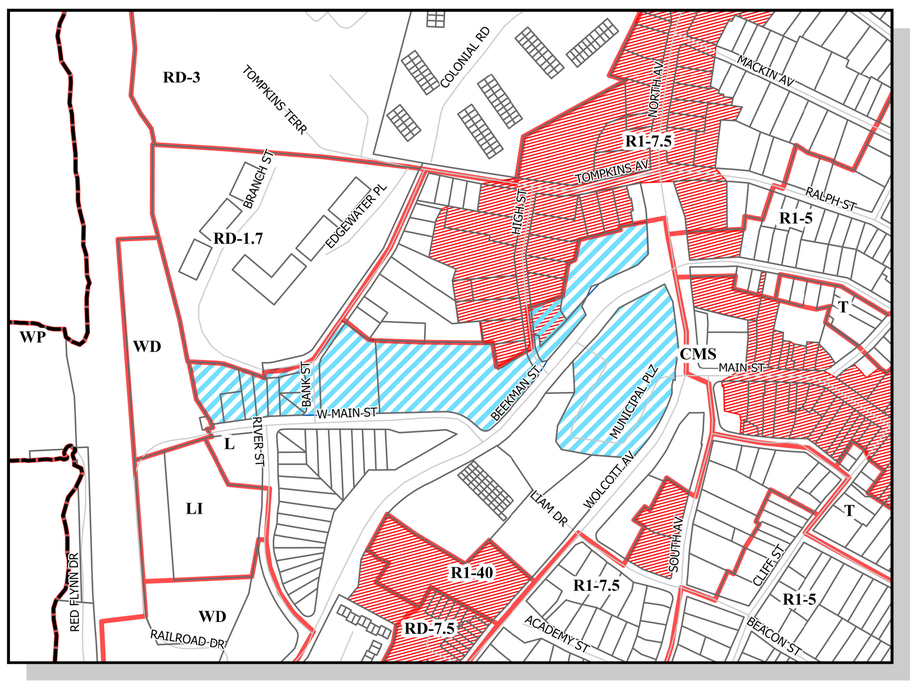
DENNINGS POINT

FCD

1,000 500 0 1,000 Feet

1 inch equals 600 feet

ENLARGED LINKAGE AREA - 1"=300'



600 300 0 600 Feet

LEGEND

- Roads
- Parcels
- boundary
- Senior Affordable Housing Overlay District
- Historic District and Landmark Overlay Zone
- L District Overlay - additional commercial and industrial uses permitted
- Flood Prone Areas based upon FEMA mapping

ZONING

INDUSTRIAL DISTRICTS

- LI Light Industrial
- HI Heavy Industrial

WATERFRONT DISTRICTS

- WP Waterfront Park
- WD Waterfront Development
- FCD Fishkill Creek Development

COMMERCIAL DISTRICTS

- GB General Business
- T Transitional Zone
- CMS Central Main Street
- L Linkage

RESIDENTIAL DISTRICTS

- R1-120 One Family - 120,000 sq.ft./dwelling
- R1-80 One Family - 80,000 sq.ft./dwelling
- R1-40 One Family - 40,000 sq.ft./dwelling
- R1-20 One Family - 20,000 sq.ft./dwelling
- R1-10 One Family - 10,000 sq.ft./dwelling
- R1-7.5 One Family - 7,500 sq.ft./dwelling
- R1-5 One Family - 5,000 sq.ft./dwelling
- RD-7.5 Designated Residence - 7,500 sq.ft./dwelling
- RD-6 Designated Residence - 6,000 sq.ft./dwelling
- RD-5 Designated Residence - 5,000 sq.ft./dwelling
- RD-4 Designated Residence - 4,000 sq.ft./dwelling
- RD-3 Designated Residence - 3,000 sq.ft./dwelling
- RD-1.8 Designated Residence - 1,800 sq.ft./dwelling
- RD-1.7 Designated Residence - 1,700 sq.ft./dwelling

COPYRIGHT 2025, LANC & TULLY, P.C.

LANC & TULLY Engineering and Surveying, P.C.
P.O. Box 687, Rte. 207
Goshen, NY 10924
(845) 294-3700

ZONING MAP PREPARED FOR

CITY OF BEACON

DUTCHESS COUNTY, NEW YORK

Date:	Revisions:	GIS File:	Layout:	Sheet No:
4/30/25	5/14/25	BEACON ZONING MAP		1 OF 1

Drawn By:	Chk'd By:	Scale:	Tax Map No:	Drawing No:
TH		1" = 600'		A-17-5070-01

223 Attachment 2

City of Beacon

§ 223-17. City of Beacon Schedule of Use Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 2-16-2021 by L.L. No. 2-2021; 9-19-2022 by L.L. No. 8-2022; 9-19-2022 by L.L. No. 9-2022; 5-5-2025 by L.L. No. 4-2025; 6-2-2025 by L.L. No. 5-2025; 7-7-2025 by L.L. No. 8-2025]

Permitted Uses by District	Reference Notes	All RI	All RD	T	GB	CMS	L	~~WD~~TS	WP	FCD	LI	HI
Residential												
One-family detached dwelling		P	P	P	X	X	X	X	X	X	X	X
One-family attached/semidetached	Including townhouses	X	P	P	X	X	P	X	X	P	X	X
Two-family dwelling		X	P	P	X	X	X	X	X	X	X	X
Multifamily dwelling		X	SP*	P	P	P	P	P	X	P	X	X
Artist live/work space	Subject to § 223-14.2	X	X	P	P	P	P	P	X	P	P	X
Retail/Office/Service												
Retail, personal service, or bank		X	X	X	P	P	P	P	X	X	P	X
Office		X	X	P	P	P	P	P	X	P	P	X
Artist studio, art gallery/exhibit space		X	X	P	P	P	P	~~X~~P	X	P	P	X
Funeral home		X	X	X	P	X	X	X	X	X	P	X
Commercial recreation, indoor		X	X	X	P	P	X	X	X	X	P	P
Auction gallery		X	X	X	P	X	X	X	X	X	P	P
Adult use	Subject to § 223-20.1	X	X	X	X	X	X	X	X	X	SP	X
Food/Lodging												
Restaurant or coffee house		X	X	X	P	P	P	P	SP*	P	X	X
Bar/brew pub/microbrewery/microdistillery		X	X	X	P	P	P	P	X	P	P	P
Food preparation business		X	X	X	P	SP	SP	X	X	X	P	P
Short-term rental	Subject to § 223-26.5	P	P	P	P	P	P	P	P	P	P	P
Bed-and-breakfast	Subject to § 223-24.4	SP	SP	SP	P	X	P	X	SP*	P	P	X
Inn		X	X	X	P	P	P	P	SP*	P	P	X
Hotel	Subject to § 223-14.1	X	X	X	P	P	P	P	X	X	P	X
Social/Community												
Spa/fitness center/exercise studio		X	X	SP	P	P	P	P	X	P	P	X
Day-care center		X	X	P	P	X	P	P	X	P	SP	X
Park, preserve, community garden		P	P	P	P	P	P	P	P	P	P	X
Theater, concert or conference space		X	X	X	P	P	P	P	X	P	P	X
Museum		SP*	SP*	SP*	P	P	P	P	X	P	P	SP
Place of worship/religious facility		P	P	P	P	X	X	X	X	X	P	X
Social club	Subject to § 223-24.2	SP	SP	SP	SP	P	X	X	X	X	SP	X
Government facility		P	P	P	P	P	P	P	P	P	P	P
Golf course		SP*	SP*	X	X	X	X	X	X	X	X	X
Health Care												
Hospital or nursing home	Subject to 223-21.1/22	SP*	SP*	X	X	X	X	X	X	P	P	P
Animal care facility		SP	SP	X	SP	X	X	X	X	X	SP	X
Educational												

[1] Editor's Note: This local law also repealed former 223 Attachment 2, § 223-17D, Schedule of Regulations for Nonresidential Districts, as amended.

Permitted Uses by District	Reference Notes	All RI	All RD	T	GB	CMS	L	~~WD~~TS	WP	FCD	LI	HI
College or university		SP*	SP*	X	P	P	P	X	X	P	P	P
Trade school or training program		X	X	X	P	P	P	X	X	P	P	P
Private school or nursery school		SP	SP	SP	P	X	P	X	X	P	SP	X
Parking/Auto-Oriented												
Off-street parking or parking structure	Subject to § 223-26	X	X	SP	SP	SP	X	X	X	X	X	X
Vehicle sales or rental lot		X	X	X	SP	X	X	X	X	X	SP	X
Gas filling station and/or car wash	Subject to Ch. 210/§ 223-21	X	X	X	SP	X	X	X	X	X	SP	X
Auto body or repair shop	Subject to Chapter 210	X	X	X	SP	X	X	X	X	X	SP	X
Ambulance service		SP	SP	SP	P	X	X	X	X	X	P	X
Industrial or Assembly												
Wholesale business		X	X	X	P	X	X	X	X	X	P	P
Self-storage facility and warehouse storage	Subject to § 223-24.5	X	X	X	P/SP	X	X	X	X	X	P/SP	P/SP
Workshop		X	X	SP	P	P	P	X	X	P	P	P
Industrial or manufacturing use		X	X	X	X	X	SP	X	X	P	P	P
Other												
Wireless communication facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Small cell wireless facility	Subject to § 223-26.4	P	P	P	P	P	P	P	P	P	P	P
Farm		P	X	X	X	X	X	X	X	X	X	X
Horticultural nursery		P	P	X	P	X	X	X	X	X	P	X
Historic District Overlay Use	Subject to § 223-24.7	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
Permitted Accessory Uses (includes uses/structures customarily incidental to a permitted principal use, but not an activity for commercial gain in a residential district)												
Accessory apartment	Subject to § 223-24.1	P	P	P	P	P	P	P	P	P	P	P
Private tennis court or pool	Subject to § 223-13	P	P	P	X	X	X	X	X	X	X	X
Home occupation or artist studio	Subject to § 223-17.1	P	P	P	X	X	X	~~X~~P	X	X	X	X
Parking structure		X	X	SP	X	P	P	P	X	P	X	X
Drive-through facilities, standalone or accessory		X	X	X	X	X	X	X	X	X	X	X
Garden, roof garden, or greenhouse		P	P	P	P	P	P	P	P	P	P	P
Solar collectors	Subject to Article X	P	P	P	P	P	P	P	P	P	P	P
X = Use Not Permitted P = Permitted Use SP = Special Permit Use by Planning Board SP* = Special Permit Use by City Council	For specific standards see -->					Article IVD	Article IVE	Article IVA	Article IVA	Article IVC		

223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022; 9-3-2024 by L.L. No. 8-2024]

Zoning District	Minimum Lot Size Area[h] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5 / 35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5 / 35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5 / 35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5 / 35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5 / 35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5 / 35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	5,000	50	100	10	10	20	—	2.5 / 35	N.A.	40%	1	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3 / 35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5 / 35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3 / 35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5 / 35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5 / 45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[b] / 100	25%	40%	__[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f] / 55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T[e]	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T[e]	
GB	—	1,500	—	100	15	20	25	—	— / 35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3 /| 38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4 / 48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
~~WD~~TS	~~3~~5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%[j]	~~WD~~TS	Art. IVA
LI	—	1,500	60	100	20	20	25	—	— / 35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	— / 40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setbacks for end unit dwellings shall not be reduced further than ½ the minimum side yard setback of the least restrictive adjoining residential district.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[h] For all development proposals involving a total lot area of more than three acres within an R1, RD, or Fishkill Creek Development zoning district, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

PROPOSED LOCAL LAW NO. ___ OF 2025

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING THE TRAIN STATION (TS) DISTRICT

A LOCAL LAW to amend Chapter 223 of the Beacon City Code concerning the change of the Waterfront Development (WD) Zoning District into the Train Station (TS) District .

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article II – Establishment of Districts; Map; Boundaries, Section 223-2 entitled "Establishment of Districts," Subsection E is hereby amended as follows:

§ 223-2 **Establishment of districts.**

…

E. ~~WD Waterfront Development~~TS Train Station District ~~Zone~~.

…

Section 2. Chapter 223 of the Beacon City Code, Article II – Establishment of Districts; Map; Boundaries, Section 223-3 entitled "Zoning Map" is hereby amended to change the name of the "Waterfront Development" and "WD" zoning district labels shown on the Zoning Map of the City of Beacon to the "Train Station District" and "TS" zoning district, respectively, and in each instance.

Section 3. Article IVA of Chapter 223 of the Beacon City Code entitled "Waterfront Zones" is hereby renamed as follows:

Article IVA **Waterfront ~~Zones~~ and Train Station Area**

Section 4. Chapter 223 of the Beacon City Code, Article IVA ~~–~~ – Waterfront and Train Station Area, Section 223-41.4 entitled "Waterfront Development (WD) Zone is hereby renamed to the "Train Station (TS) District" and amended as follows:

§ 223-41.4 ~~Waterfront Development (WD) Zone~~Train Station (TS) District .

This article establishes a comprehensive review for land uses in the Train Station (TS) District. Development within the TS shall be governed by this article, except to the extent that this article specifically incorporates by reference other sections of this chapter. In the event that any other provision of this chapter is inconsistent with the provisions of this article, then the provisions of this article shall control.

A. Purpose. The purposes of this section shall be as follows:

(1) To encourage compact, mixed-use, pedestrian-oriented development near transit facilities that supports increased mobility, housing choice, and economic vitality while balancing automobile dependence~~stimulate the revitalization of the City and its waterfront by establishing a well-designed central focus for the City's waterfront area~~.

(2) To provide for land uses consistent with the Beacon Local Waterfront Revitalization Plan and Comprehensive Plan, including residential and ~~waterfront~~ commercial uses, to serve as a catalyst for the economic and physical revitalization of the entire waterfront area.

(3) To encourage a mix of uses ~~on the waterfront~~ with a consistent set of design standards to assure a unified and comprehensively planned development that will function effectively and achieve a high standard of site planning and architectural design.

(4) To eliminate deteriorated structures and incompatible, visually unattractive or otherwise deleterious land uses.

(5) To increase pedestrian public access to, and the potential for the enjoyment of, the waterfront and public park(s) and to integrate that access with existing and anticipated pedestrian public access opportunities on adjacent public lands.

B. Permitted principal uses. Permitted principal uses shall be those uses listed in the Schedule of Uses ~~as follows, subject to a requirement that a minimum of 25% of the total development's floor area within 400 feet of the train station shall be permitted nonresidential uses, not including artist live/work spaces~~. Additionally, the City Council may permit by resolution other uses which are similar to those uses permitted in the Schedule of Uses within the TS District~~, which must be built out before or concurrently with any residential development of the site~~:

~~(1) Any principal use permitted in the WP Zone.~~

~~(2) Residential multifamily dwelling unit.~~

DRAFT

~~(3) Convenience retail and personal service shop designed to serve the needs of area residents and commuters.~~

~~(4) Restaurant, bar, or brew pub.~~

~~(5) Inn, hotel, fitness center, spa, or day-care centers.~~

~~(6) Art, craft, or fine arts gallery.~~

~~(7) Office. The Planning Board may limit the extent of office uses on the first floor, depending on the building location within the overall development.~~

~~(8) Professional, small business and service facilities in the lower floors of multistory residential buildings.~~

~~(9) Artist live/work spaces.~~

~~(10) Public square, plaza, promenade, or pocket park.~~

~~(11) Public or semipublic use; live theater, concert hall, museum, or meeting room suitable for social, civic, cultural or education activity.~~

~~(12) Conference space or conference center.~~

~~(13) Microbrewery or microdistillery.~~

~~(14) Other use similar to the above uses as determined by resolution of the City Council.~~

~~(15)~~(1) ~~Wireless telecommunication services facilities, subject to § 223-26.4.~~

~~C.~~ ~~Special permit uses. The following uses may require a special permit:~~

~~(1) (Reserved)~~

~~D.~~C. Permitted accessory uses. Permitted accessory uses shall be as ~~follows:~~set forth in the Schedule of Uses.

~~(1) Public festivals, street fairs, craft and art fairs and concerts. (Requires prior approval from City Council under § 23-7 of the City Code.)~~

~~(2) Uses customarily incidental to permitted uses, and support facilities necessary to serve permitted uses.~~

~~(3) Public garages and off-street parking.~~

~~(4) Enclosed storage.~~

DRAFT

~~(5) Rooftop gardens, greenhouses and solar collectors.~~

~~(6) Public or semipublic accessory uses, such as bandshells, kiosks and gazebos.~~

~~(7) Short-term rentals in any dwelling unit, or room(s) therein, located in a one-family home, two-family home, accessory apartment, or multifamily dwelling, as provided in § **223-26.5**.~~

~~**E.** Procedure for review of waterfront development proposals.~~

~~(1) Each waterfront development project shall require:~~

~~(a) Special permit approval by the Planning Board; and~~

~~(b) Site plan approval by the Planning Board.~~

~~(2) The Planning Board's review of a special permit application for a waterfront development project or projects shall also include review of a waterfront development concept plan, which contains a proposed designation of the appropriate land uses, or a range of land uses, for the overall development of the site. The purpose of this review is to assure that the site will be developed in accordance with an overall comprehensive plan, even though the total waterfront development may consist of several separate waterfront development projects, which might be constructed at different times.~~

~~**F.** Application fees. Applications to the Planning Board as provided herein shall be accompanied by the appropriate fees which may be set from time to time by the City Council for such applications. If such fees are not sufficient to defray the costs of review, the applicant shall also be required to pay such additional fees as may be necessary for the reasonable expenses of technical assistance to the City in reviewing the technical aspects of the application.~~

~~**G.** Procedure for special permit and waterfront development concept plan review.~~

~~(1) Application. The application for a waterfront development special permit for one or more waterfront development projects shall be submitted to the Planning Board. The application shall consist of narrative text, drawings and/or illustrations describing the proposed waterfront development project and concept plan. Drawings shall be submitted approximately to scale, but need not be to the precision of a finished engineering drawing, or a final site plan. The application shall include the following:~~

~~(a) A written description of the waterfront development project(s) and concept plan and a description of the manner in which such proposal meets the purposes of the Waterfront Development Zone; how it is consistent with the City of Beacon Local Waterfront Revitalization~~

Plan; and describing the manner in which the public interest would be served by the proposed waterfront development, including the description of the benefits to the City as a whole and the waterfront neighborhood.

(b) A land use plan showing the various proposed land uses and their spatial arrangement, including the proposed general location of buildings, parking areas, public, community and/or recreation facilities, utility and maintenance facilities and open space.

(c) An indication of the approximate square footage of buildings and the approximate number of dwelling units of each housing type and size.

(d) An indication of the appropriate number of parking and loading spaces in relationship to their intended use, accompanied by a description of any alternative means of parking to be utilized.

(e) A general indication of any phasing of construction.

(f) The general configuration of the interior road system and connection/access to the adjoining road system.

(g) Waterfront development concept plan showing the relation of the proposed uses to existing and proposed uses adjacent to the site.

(h) The general configuration of the pedestrian circulation system, including the general location of any public access to or along the riverfront, and the connection of such pedestrian passageways to adjoining properties.

(i) The proposed architectural treatment of views and viewing points from the site to the Hudson River; to the site from the Hudson River and from Riverfront Park and Dennings Point; and over the site from any viewsheds identified in the LWRP.

(j) Descriptions, sketches and elevations showing the general architectural treatment and design scheme contemplated for the entire development and specifically for any public spaces or major elements of the site plan.

(k) Such additional information as the Planning Board may deem necessary in order to properly evaluate the application.

(2) Planning Board review of special permit and waterfront development concept plan application.

DRAFT

~~(a) Environmental compliance.~~

~~[1] The approval of a waterfront development project is an action under the State Environmental Quality Review Act, and all proceedings to review such project shall comply with applicable requirements of SEQR.~~

~~[2] Upon receipt of an application for a special permit and waterfront development concept plan, the Planning Board shall commence a coordinated review under SEQR and institute lead agency procedures after identifying all involved and interested agencies, as provided by law.~~

~~[3] Because any waterfront development will constitute an important element in the implementation of the City's Local Waterfront Revitalization Plan, the preparation of a Draft Environmental Impact Statement shall be required by the lead agency. Such DEIS shall comply with all requirements of law. To the extent possible in accordance with law, the DEIS submitted in connection with the special permit and waterfront development concept plan approval shall be sufficiently specific so as to eliminate the need for additional and/or supplemental DEIS's during the site plan stage of the approval process.~~

~~[4] To the extent possible in accordance with law, the preparation of the DEIS shall be integrated into the existing agency review processes and should occur at the same time as the other agency reviews, including the special permit and waterfront development concept plan review. When a SEQR hearing is to be held, it should be conducted jointly with other public hearings on the proposed action, whenever practicable.~~

~~[5] Notwithstanding Subsection G(2)(a)[1] through [4] immediately above, where a waterfront development project includes a phase (or phases) comprised solely of uses permitted in the Waterfront Park District, and where a lead agency has been established and has scoped a DEIS for the overall waterfront development project, said phase (or phases) may be segmented for the purposes of environmental review in accordance with the provisions of SEQR. In such case, the lead agency shall require the preparation of a full environmental assessment form (EAF) for its use in rendering a determination of significance regarding said phase(s). Further, the lead agency shall notify all involved and~~

DRAFT

interested agencies that the phase(s) will be segmented and shall send a copy of the EAF with said notification.

(b) Special permit approval. The Planning Board may authorize the issuance of a special permit for a waterfront development project, provided that it shall find that the following conditions and standards have been met.

[1] The proposed waterfront development project will fulfill the purposes of the waterfront development zone.

[2] The proposed waterfront development project meets the Waterfront Development Design Standards set forth in § 223-41.4J, to the extent applicable at the special permit stage.

[3] The proposed waterfront development project will be in harmony with the appropriate and orderly development of the City's waterfront area.

[4] The proposed waterfront development project will not hinder or discourage the appropriate development and use of adjacent lands.

[5] The proposed land uses will be in accordance with the approved waterfront development concept plan.

[6] The proposed waterfront development uses meet the standards of § 223-41.4B.

[7] The proposed project is otherwise in the public interest.

(c) Conditions. In approving any waterfront development concept plan and special permit, the Planning Board may attach such conditions, safeguards and mitigation measures as it deems necessary or appropriate to assure continual conformance to all applicable standards and requirements and to fulfill the intent and purposes of this chapter.

(3) (Reserved)

(4) Time periods for development pursuant to special permit. At the time of approving a special permit, the Planning Board may set forth the time period in which construction is to begin and be completed. The Planning Board may, in its discretion, extend any time period it has previously set where it finds that changing market conditions or other circumstances have acted to prevent the timely commencement or completion of work, and that the developer has

DRAFT

~~proceeded with reasonable diligence in an effort to assure completion of the work within the permitted time period. The extension of these time periods shall not require the holding of a new public hearing.~~

~~**(5)** Revisions to waterfront development special permit. After approval of a waterfront park special permit, any proposed revisions in the approved special permit shall be submitted to the Planning Board or its designee. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revisions, and whether such revision is material enough to require further environmental analysis, further project review and/or a further hearing, as it may deem appropriate.~~

~~**(6)** Processing of phases comprised of Waterfront Park District uses. Notwithstanding other provisions of the waterfront development review and approval process, where a waterfront development project includes a phase (or phases) comprised solely of uses permitted in the Waterfront Park District, the Planning Board may process and grant special permit approval to said phase(s) in advance of the complete processing of the overall project so long as the SEQR process has been complied with in accordance with the provisions of § 223-41.4G herein; said phase is an integral part of an appropriate waterfront development concept plan, as determined by the Planning Board; and the overall review and approval process for waterfront development special permits as outlined herein, including all referrals and hearings, has been complied with for said phase(s). After the granting of special permit approval, said phase(s) may proceed to site development plan review and approval for said phase(s) in accordance with Subsection H immediately below.~~

~~H.~~**D.** Site ~~development~~ plan review. ~~After approval of the waterfront development special permit the~~Each project shall require site plan approval by the Planning Board pursuant to § 223-25A. The Planning Board may grant site plan approval ~~to a waterfront development project~~as follows:~~.~~

(1) Application for site plan approval. The application for site ~~development~~ plan approval shall contain all the material set forth in § **223-25B** of this Zoning Ordinance. In addition, the applicant shall submit the following:

(a) Information to establish that the proposed site plan meets the ~~waterfront development~~ standards set forth in Subsection **E~~J~~**.

~~**(b)** Information to establish that the proposed site plan is in substantial conformance with the approved waterfront development concept plan.~~

DRAFT

~~(c)~~(b) Preliminary elevations showing the general architectural and design treatment of all buildings, public and open spaces and other site plan elements.

~~(d) Information to establish the relationship of the proposed project to later elements of the development of the site, including any other adjacent and nearby lands that are not part of the applicant's planned waterfront development projects.~~

~~(e)~~(c) Such other information as the Planning Board may reasonably require in order to evaluate the site plan application.

~~(f)~~(d) Application fees ~~as may be required pursuant to Subsection F~~.

(2) Planning Board review of site plan.

(a) The Planning Board shall conduct a detailed review of the adequacy, location, arrangement, design and appearance of each aspect of the proposed development. ~~While the scope of the Planning Board's review of the site plan will generally relate to the waterfront project at issue, T~~the Planning Board shall have the authority to assure that aspects of the overall development of the site (e.g., stormwater management, domestic water and fire protection, sanitary sewer, all utilities, streets, etc.) shall be adequate to suit the purposes and needs of the ~~entire waterfront~~ area, as it is finally developed.

(b) In acting on any site ~~development~~ plan application, the Planning Board shall take into consideration ~~any approved special permits and waterfront development concept plans,~~ the proposed design and layout of the entire ~~waterfront area~~district, including the proposed location, height and buffer of buildings, traffic circulation within and without the site, provision of off-street parking, exterior lighting, display of signs, landscaping, buffer areas and open spaces and architecture and design, so that any development will have a harmonious relationship with the existing or permitted development of contiguous land and of adjacent neighborhoods, and so that pedestrian and vehicular traffic will be handled adequately and safely within the site and in relation to the adjoining street system. Particularly, the Planning Board shall assure that the proposed site plan meets the ~~waterfront development~~ standards set forth in Subsection **E~~J~~**.

~~(c) The proposed site development plan shall be in general conformance with the waterfront development concept plan. While the waterfront development concept plan approval will approve a general layout on~~

~~the site, the individual site plans for particular waterfront development projects will provide detailed building envelopes, elevations and site design details regarding proposals for various projects within the site. The Planning Board may exercise its discretion in allowing minor variations from the waterfront development concept plan so long as the site plan is, in the Planning Board's judgment, generally in keeping with the waterfront development concept plan. In no case, however, shall the Planning Board have the authority to approve a total number of dwelling units or total density in the waterfront development which exceeds the number approved as part of the special permit and waterfront development concept plan. Nor shall the Planning Board have the authority to approve the total square footage of nonresidential space above that approved in the special permit.~~

(3) Time period for construction. At the time of approving the site plan, the Planning Board may set forth the time period in which construction is to begin and be completed. The Planning Board may, in its discretion, extend any time period it has previously set where it finds that changing market conditions or other circumstances have acted to prevent the timely commencement or completion of work, and that the developer has proceeded with reasonable diligence in an effort to assure completion of the work within the permitted time period. The extension of these time periods shall not require the holding of a new public hearing.

~~**(4)** Adjustments to site plan during construction. During the construction of an approved site plan, the Building Inspector or the City Engineer may authorize minor adjustments to the approved plans which are consistent with the overall approved site plan, when such adjustments appear necessary in the light of technical or engineering considerations which develop during actual construction, or when such adjustments are required in order to comply with law, rules or regulations made applicable to the subject property by any agency or instrumentality of the United States, New York State, Dutchess County or City government. The Building Inspector or City Engineer may, in his discretion, refer any such proposed change to the Planning Board for review. The Planning Board may determine to treat the modification as a minor site plan adjustment under this section or to treat it as a site plan amendment under Subsection **G(5)**. If treated as a minor site plan adjustment, the Planning Board may authorize the Engineer or Building Inspector to approve the requested change.~~

~~**(5)** Site plan amendments. If the Planning Board determines that the character of the proposed changes requires a site plan amendment, the Planning Board shall process the application as an amended site plan under this Subsection **G(5)** and~~

DRAFT

~~shall have discretion to determine the extent of further environmental analysis and project review that is required. After appropriate review, the Planning Board shall approve the site plan amendment by resolution.~~

~~I. Subdivision within a waterfront development. The Planning Board may review any proposed subdivision applications within a waterfront development at any time. Any requests for subdivision approval shall follow the procedures set forth in the City of Beacon's Subdivision Regulations. The bulk standards, setbacks and other dimensional requirements of the WD Zone shall apply to the gross land area of the total waterfront development, whether or not the gross land area is or will remain in one ownership, and shall not apply to individual or subdivided lots.~~

~~J.~~E. Development standards ~~for Waterfront Development District~~. It is essential that development in this district meet the following ~~development~~ standards.

(1) Comprehensive design. The ~~WD~~ TS Zone allows for ~~flexibility of design to encourage innovative~~ site planning and ~~creative~~ use of the two specified areas ~~specified~~: north area and south area. While the TS ~~WD~~ north area is expected to contain primarily residential development, the southern portion of the district is expected to contain various elements of mixed-use development (e.g., residential, commercial, retail, cultural, etc.). Each area must be planned with a comprehensive plan for ingress, egress, circulation and utility service. The architectural styles of various buildings must be compatible within each ~~portion~~ area of the TS ~~WD~~ district and must attain high standards of design.

(2) Relationship to river and ~~MNRR~~ train station. All elements of a project within the TS ~~WD~~ Zone shall ~~also be sensitive to~~consider the site's relationship to the river and the ~~MNRR~~ train station, and shall be designed accordingly.

(3) Provision of view corridors. The sites shall be developed in such a way as to preserve important public views from upland locations as specified but not limited to view corridors identified in the Local Waterfront Revitalization Program (LWRP). For the TS ~~WD~~ north area, building rooflines should step down, from north to south, to follow contour and elevation of the topography directly to the east of the development site. For the TS ~~WD~~ south area, building roofline should step down, from east to west, to protect views from Beekman and River Streets to maximum extent practicable. No building in the TS south area shall ~~be taller than~~exceed 32 feet in height as measured from the ~~above~~ average grade at the curb line of Beekman Street, consistent with the bulk regulations of §223-41.7 and as illustrated in Attachment 4.

(4) Architectural design standards.

(a) The various elements of any project shall be integrated by cohesive architectural treatment and compatible design.

DRAFT

(b) Buildings shall be designed in consideration of appearance from all vantage points.

(c) Architectural elements shall be used to provide visual interest, reduce apparent scale of the development and promote integration of the various design elements in the project.

(d) Groups of related buildings shall be designed to present a compatible appearance in terms of architectural style. Compatible appearance should seek to achieve non-excessive difference rather than identical similarity.

(e) Building lines shall be varied to the extent practicable in order to provide an interesting interplay of buildings and open spaces.

(f) Appurtenances on buildings and auxiliary structures, such as mechanical equipment or water towers, parking facilities, or storage buildings, shall receive architectural treatment and screening consistent with that of principal buildings.

(g) Parking decks should be screened from public view to maximum extent practicable~~, preferably with "green screen" techniques~~. Screening should prioritize "green screen" or similar landscaped treatments (such as climbing vines, living walls, or planter systems) to soften the appearance of the structure. Where green screening is not feasible due to site constraints or maintenance considerations, alternative architectural treatments – including decorative façade panels, louvers, patterned masonry, or other high-quality materials – may be used, provided they achieve an equivalent level of visual mitigation and complement the design of adjacent buildings and streetscape."

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

(i) Wherever practicable, buildings should employ texture or additional detailing to accentuate the base of buildings and provide human scale.

(j) Architectural features and windows should be continued on all sides of the building that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls. Larger buildings shall incorporate

significant breaks in the facades and rooflines at intervals of no more than 35 feet.

(k) Primary individual window proportions shall be greater in height than in width. Mirrored, reflective, or tinted glass, all-glass walls, and exterior roll-down security gates shall not be permitted. Any shutters shall match the size of the window opening, appear functional, and be attached to the window frame.

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

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

(n) Buildings, excluding entrances to parking structures or areas of a building solely for parking, shall have a front entrance door facing the primary street and connected to the sidewalk. Front entrance doors for commercial buildings and retail storefronts shall be active and provide main access during business hours.

(o) Commercial buildings, excluding parking structures or areas of a building solely for parking, shall have at least 70% glass on the first-floor facades, located between two feet and 10 feet above the sidewalk. Residential buildings shall have at least 30% glass on the first-floor facades.

(p) Finish building materials should be wood, brick, traditional cement-based stucco, stone or fiber-cement siding or other material deemed acceptable by the Planning Board. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic stone or brick, or synthetic stucco, exterior insulation and finishing system (EIFS), or direct-applied finish system (DAFS), and chain link fencing shall not be permitted.

DRAFT

(5) Energy efficiency. The plan for development of any project shall be designed and arranged in such a way as to promote energy efficiency to the maximum extent practicable for all buildings. All buildings should meet or exceed LEED Silver rating or equivalency.

(6) Landscaping, screening and buffering.

(a) All sidewalks, open spaces, parking areas and service areas shall be landscaped and/or paved in a manner that will harmonize with proposed buildings. Materials for paving, walls, fences, curbs, benches, etc., will be attractive, durable, easily maintained and compatible with the exterior materials of adjacent buildings.

(b) The Planning Board may require buffer landscaping, fencing or screening to separate land uses, and to screen utility buildings, refuse collection areas, cooling systems and other similar installations and features.

(c) All plants, trees and shrubs shall be installed in accordance with a planting schedule provided by the developer and approved by the Planning Board. Landscape materials selected shall be appropriate to the growing conditions of the shoreline environment and this climatic zone.

(7) Lighting. Streets, drives, walks and other outdoor areas shall be properly lighted to promote safety and encourage pedestrian use. All exterior lighting for the project shall be directed downward or otherwise appropriately shielded and designed to minimize excessive light. It shall have an attractive appearance compatible with the overall project design and waterfront character. Lighting type, number and locations shall be subject to Planning Board review and approval as part of the site plan review.

(a) Lighting fixtures shall be a maximum of 15 feet in height, except pole lights in rear parking lots shall be a maximum of 20 feet high.

(b) All exterior lighting shall comply with the standards in § **223-14B**.

(8) Signage.

(a) All signs shall be planned and designed in accordance with an overall comprehensive signage plan, which shall be subject to Planning Board review and approval as part of site plan review.

(b) All signs shall be of a size and scale as determined appropriate by the Planning Board to accomplish their intended purpose.

DRAFT

(9) Vehicular circulation system and traffic access. The rights-of-way and pavement widths for all internal streets, drives, parking structures, walks or other access ways for vehicles and/or pedestrians shall be determined on the basis of sound current planning and engineering standards, which shall accommodate projected demand but minimize impervious surface to the maximum extent possible.

(10) Public access. While development in ~~WD~~ the TS north area is expected to be primarily residential, development in ~~WD~~ the TS south area is expected to accommodate public access to the ~~MNRR~~ train station and Beacon waterfront. This will require certain private elements for the security and benefit of its residents and property owners. A clear boundary should be maintained between publicly accessible and private space. Development that provides access to the ~~MNRR~~ train station (i.e. the ~~WD~~ TS south area) public pedestrian access should be created in a manner which:

(a) Enhances existing public access opportunities to the riverfront, in furtherance of the City's Comprehensive Plan and Local Waterfront Revitalization Program (LWRP) and the state's coastal policies.

(b) Coordinates such public access with existing or anticipated opportunities for public access to the ~~MNRR~~ train station and Beacon waterfront west of the railroad tracks.

(c) Provides a public promenade along length of development facing the river.

(11) Off-street parking and loading shall be provided in accordance with § **223-26**.

(a) General parking requirements.

[1] Off-street parking and loading areas shall be designed with careful regard to their relationship to the uses served and to the objectives for other open spaces. They shall be coordinated with the public street system serving the project in order to avoid conflicts with through traffic or obstruction to pedestrian walks.

[2] Parking and loading facilities not enclosed in structures shall be suitably landscaped and/or screened as determined appropriate by the Planning Board.

(12) On-site utilities and services:

(a) Underground lines. All on-site television, power and communication lines, as well as on-site water, sewer and storm drainage lines, shall

DRAFT

be installed underground in the manner prescribed by the regulations of the government agency or utility company having jurisdiction. Any utility equipment which will be necessarily located above ground will be adequately screened from view in an attractive manner.

(b) Approval of appropriate jurisdiction. All buildings within the waterfront development and train station zones ~~projects~~ shall be served by water supply, sanitary sewage and stormwater drainage systems as approved by the appropriate government agency or agencies having jurisdiction thereof. Stormwater drainage shall minimize siltation and nonpoint source discharge of salted areas and any other pollutants. Best management practices shall be required.

~~**(c)** Television hookups. Television hookups shall either be by cable television or a central antenna system designed to minimize adverse aesthetic impact.~~

~~**(d)**~~**(c)** Refuse collection. The waterfront development shall provide an adequate means of separation, and storing refuse between collections, which shall comply with all applicable City requirements, including recycling requirements. Such storage systems shall be designed to minimize adverse aesthetic impact.

~~**(e)**~~**(d)** Cooling systems. Cooling systems shall be designed so as to minimize adverse aesthetic and noise impacts.

(e) Placement of utilities. Where possible, all utilities shall be placed within the right-of-way, and all possible steps shall be taken to avoid placement of utilities under the pavement, in order to assure ease of future maintenance.

(f) Rooftop structures and equipment. A separate plan shall be submitted detailing all rooftop structures and equipment, including, but not limited to, utility equipment. Provision shall be made for screening and aesthetic considerations related to both visual and noise impacts to public views from higher elevations and river locations as specified but not limited to view corridors identified in the Local Waterfront Revitalization Program (LWRP).

(13) Floodplain. The ~~waterfront~~ TS development plan shall comply with the applicable provisions of ~~the Beacon Local Law for Flood Damage Prevention~~Chapter 123 of this Code.

DRAFT

Section 5. Chapter 223 of the Beacon City Code, Article IVA – Waterfront and Train Station Area, Section 223-41.7 entitled "Bulk regulations applicable to Waterfront Development Zone," is hereby amended as follows:

§ 223-41.7 **Bulk regulations applicable to ~~Waterfront Development Zone~~Train Station District.**

A. Minimum site size: ~~3~~5 acres.

B. Maximum height.

(1) Area north of West Main Street (see illustration[1]): Average of four stories of residential/mixed use over parking. Height may not exceed average of 75 feet from average ~~ground level~~grade of the existing Metro-North parking.

(2) Area south of Light Industry (LI) zone (see illustration[2]): Average of three stories of residential/mixed use over parking. Height may not exceed average of 32 feet at Beekman Street, nor more than average of 70 feet above the average ~~ground level~~grade of the existing Metro-North parking.

(3) The illustrations of height attached in this subsection shall not be exceeded so that the public views to the east are adequately protected.

C. Minimum open space: 15% of the site area, 10% of which must be publicly accessible.

Section 6. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations" is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 7. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection C, Attachment 2 entitled "Schedule of Use Regulations is hereby amended as follows:

SEE ATTACHED SCHEDULE

Section 8. The zoning map of the City of Beacon is hereby amended to change the Zoning District designation of a portion of the following parcel extending west of the train tracks, owned by MTA, from the Waterfront Development (WD) Zone to the Waterfront Park (WP) District as follows:

City of Beacon Tax Parcel No.: 5954-33-549777, but only that limited portion extending west of the train tracks shall be rezoned from the WD District to the WP District.

DRAFT

Section 9. The zoning map of the City of Beacon is hereby amended to change the Zoning District designation of a portion of the following parcel that is north of the existing WD Zoning District and east of the train tracks, owned by MTA, from the Waterfront Park (WP) District to the Train Station (TS) District as follows:

> City of Beacon Tax Parcel No.: 5954-33-549777, but only that limited portion of said parcel that is east of the train tracks, north of Parcel No. 5954-25-549980, and for a distance of 465 feet north therefrom shall be rezoned from the WP District to the TS District.

Section 10. The Zoning Map of the City of Beacon is hereby amended to change the Zoning District designation of a portion of the following parcel that is south of Red Flynn Drive and east of the train tracks, owned by MTA, from the Waterfront Park (WP) District to the Train Station (TS) District as follows:

> City of Beacon Tax Parcel No.: 5954-33-549777, but only that limited portion of said parcel that is east of the train tracks and south of Red Flynn Drive and for a distance of 335 feet therefrom shall be rezoned from the WP District to the TS District.

Section 11. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-25, entitled "Site development plan approval" is hereby amended to add Subsection K as follows:

§ 223-25 Site development plan approval.

...

K. Adjustment or amendment to site plan.

(1) Adjustments to site plan during construction. During the construction of an approved site plan, the Building Inspector or the City Engineer may authorize minor adjustments to the approved plans which are consistent with the overall approved site plan, when such adjustments appear necessary in the light of technical or engineering considerations which develop during actual construction, or when such adjustments are required in order to comply with law, rules or regulations made applicable to the subject property by any agency or instrumentality of the United States, New York State, Dutchess County or City government. The Building Inspector or City Engineer may, in their sole discretion, refer any such proposed change to the Planning Board for review. If the proposed change is referred to the Planning Board, the Planning Board shall process the proposed change in accordance to Subsection K(2) below.

(2) Site plan amendments. If the Planning Board determines that the character of the proposed changes requires a site plan amendment, the Planning Board shall

DRAFT

process the application as an amended site plan under this Subsection and shall have discretion to determine the extent of further environmental analysis and project review that is required. After appropriate review, the Planning Board shall approve the site plan amendment by resolution or authorize the Engineer or Building Inspector to approve the requested change.

Section 12. Consistency Revisions to the Beacon City Code, Comprehensive Plan, and Local Waterfront Revitalization Plan (LWRP), and other City of Beacon Planning and Zoning Documents.

The City Council authorizes the publisher of the City Code to change any remaining reference in the City Code to the WD and/or Waterfront Development zoning district so that it shall be revised to reference the TS and/or Train Station District. Additionally, it is the intent of the City Council that reference in planning and zoning documents created by the City of Beacon, including, but not limited to, the Comprehensive Plan and the Local Waterfront Revitalization Plan (LWRP) be read so that any reference to the WD and/or Waterfront Development zoning district shall be deemed to be a reference the TS and/or Train Station District.

Section 13. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 14. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 15. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

DRAFT

Section 16. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

City of Beacon Planning Board Agenda
10/15/2025

Title:

Certificate of Appropriateness: 139 Main Street, Sign

ATTACHMENTS

139 Main PB 10.15.25 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
10/15/2025

Title:

Certificate of Appropriateness: 201 Main Street, Sign

ATTACHMENTS

201 Main PB 10.15.25 Gather ARB app.pdf

Docusign Envelope ID: 8C679850-7DD1-4DEE-A638-1D9CB80891D7

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/8/2025

Project Address: 201 Main Street , Beacon NY 12508

Project Architect/Engineer: _____

Owner/Builder: 201-211 MAIN ST LLC

Contact Phone No.: 646 552 4060 Email: mconstructionny@gmail.com

Approval Requested: X Certificate of Appropriateness _____ New Single-Family House
(sign or façade change)

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...

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

← 2 feet →

Amy Burtis
201 Main St
Beacon

347-366-8176

Oval Premier Cellular PVC Sign Blank

SKU: AB100-V

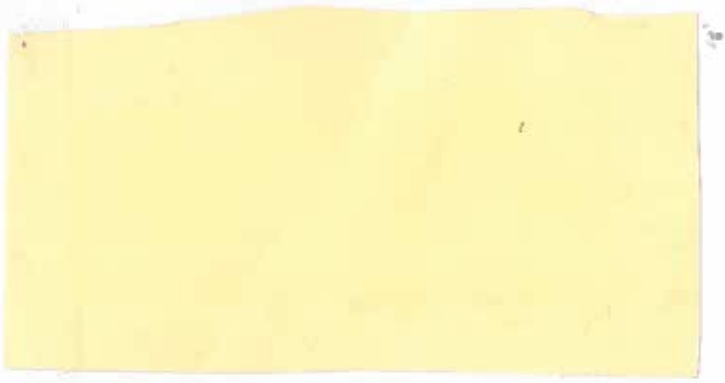
Chat with an Expert

Mercedes Perez

From: Amy Burtis[redacted]
Sent: Tuesday, September 30, 2025 12:09 PM
To: Mercedes Perez
Subject: Info!

201 MAIN ST
GATHER

Hi Mercedes..
The manufacturer/Grade:
Oracal 651
Color:
Cream 023
My Best,
Amy
Sent from my iPhone



Mercedes Perez

From: Amy Burtis [redacted]
Sent: Wednesday, October 1, 2025 2:10 PM
To: Mercedes Perez
Subject: Sign application!

201 MAIN ST
GATHER

Hi Mercedes..
Great meeting you in person and thank you so so much for all your help!!

The sign will be 16 inches top to bottom.. not including the frame And should be about 8 feet up from the ground..
Let me know if you need anything else!
Sincerely,
Amy Burtis

Sent from my iPhone

Docusign Envelope ID: DD4B6CDE-BB88-4657-AE61-08B918F2EE4C

BUILDING DEPARTMENT

City of Beacon

Approved: _____ 20___

Disapproved: _____ 20___

_____

Building Inspector

Application for Sign Permit

Date: 9/8/2025

Address of Sign: 201 Main street , Beacon NY 12508

Property Owner

Name: 201-211 MAIN STREET LLC **Phone:** 646 552 4060

Address: 201-211 MAIN ST , BEACON NY 12508

Business Owner

Name of Business Owner: Amy Burtis **Phone:** 347-366-8176

Name of Business: Gather UP LLC (DBA Gather)

Sign Company

Name: Signs and printing by Olson **Phone:** 845-878-2644

Address: 2671 Route 22 Patterson, Ny. 12563

Type of Sign:

_____ **Ground ($35)** __X__ **Wall ($25)** _____ **Temporary Sign ($10)**

Sign Content: Gather

Height of Sign (if Applicable): _____ **Sign Dimensions:** 2 feet

Type of Materials to be Used: Aluminum Composit

Means of Anchoring: Bracket screwed into Wood

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.

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...

(Signature of Property Owner)

Docusign Envelope ID: DD4B6CDE-BB88-4657-AE61-08B918F2EE4C

City of Beacon
Building Department

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: 201-211 MAIN ST LLC
(Applicant)

If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

Lendita Mavraj

List all properties in the City of Beacon that you hold a 5% interest in.

12 DAVIS ST, 1166 NORTH AVE, 6 CLIFF ST, 206-208 MAIN ST, 197-199 MAIN ST

Applicant Address: 533 RIVERSIDE DRIVE, SLEEPY HOLLOW, NY 10591
Project Address: 201 -211 MAIN ST , BEACON NY 12508
Project Tax Grid #: 5954-27-814929
Type of Application:

*** Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent interest in a corporation or partnership or other business.**

I, Lendita Mavraj, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(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

DocuSigned by:
Lendita Mavraj
827A238F6C4F499...

Signature of Owner

MEMBER

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)			
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)			
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)			

City of Beacon Planning Board Agenda
10/15/2025

Title:

Certificate of Appropriateness: 9 Rombout Avenue, Facade

ATTACHMENTS

9 Rombout PB 10.15.25_Cover Letter_251001.pdf

9 Rombout PB 10.15.25_ARB Form.pdf

9 Rombout PB 10.15.25_Sheet 1_Site Plan_251001.pdf

9 Rombout PB 10.15.25_Sheet 2_Existing and Demolition_251001.pdf

9 Rombout PB 10.15.25_Sheet 3_Plans and Elevations_251001.pdf

ARYEH SIEGEL
ARCHITECT

Mercedes Perez
Planning Board Secretary
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

Re: 9 Rombout Ave.
Architectural Review Board – Certificate of Appropriateness

October 1, 2025

Dear Mercedes,

Please find the following enclosed:

- (7) Sets of plans
- Architectural Review Board Application
- Check for application fee

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

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/30/25

Project Address: 9 Rombout Avenue. Beacon, NY. 12508

Project Architect/Engineer: Aryeh Siegel Architect

Owner/Builder: Ilinca Bartolomeu

Contact Phone No.: 845-838-2490 Email: ajs@ajsarch.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____New Single-Family House

Color/Materials:

Siding: James Hardie or approved equal. Smooth plank lap siding w/ 5" exposure (painted Benjamin Moore - Waterbury Green HC136) and board & batten (painted Benjamin Moore - Bone White OC-143).

Roofing: GAF - Architectural Shingles (Charcoal)

Windows: Color: Cloud Type: Kolbe - Ultra Series (or approved equal). Double Hung, Casement & Fixed (Similar to existing)

Trim: Cellular PVC (Azek or approved equal) - painted Benjamin Moore - Bone White OC-143.

Garage Door: Raynor - Eden Coast - painted Benjamin Moore - Bone White OC-143.

Stone/Brick: Existing to remain.

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	9/30/25	PLANNING BOARD SUBMISSION	AJS

Location Map
NTS

Zoning Summary

Zoning District:	R1-40 One-Family Residence District
Historic District and Landmark Overlay Zone:	Yes
Tax Map No:	5954-34-656846
Lot Area:	1.82 acres +/-
Existing Principal Building Area:	3,406 SF
Existing Garage Area:	1,316 SF
Proposed Area of New Garage to Replace Existing:	1,316 SF

Regulations for Accessory Buildings on Residential Lots

Zoning District	Minimum Front Yard	Minimum Rear Yard (FT)	Minimum Side Yard (FT)	Maximum Square Footage Permitted for Each Accessory Building (Based on total square footage of principal building)
R1-40	Not permitted in front yard	25	25	50%
Existing Garage	Compliant	21.7	2.5	38.6%
Proposed Garage to Replace Existing	Compliant	21.7	2.5	38.6%

Notes:
1. The proposed garage is to be built using the existing brick foundation, and shall maintain the same footprint as the existing garage.

L-1: WALL MOUNTED

SAVOY HOUSE 'RYDER DARK SKY OUTDOOR WALL LIGHT'
MODEL#: SVY1406564
1xA19/MEDIUM (E26)/120V 9W LED (60 WATT EQUIVALENT)
2,700 KELVIN
COLOR: MATTE BLACK, OR APPROVED EQUAL
MOUNTING HEIGHT = 6'-8"
DARK SKY COMPLIANT

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

AVERAGE LIGHTING LEVELS ON SITE WILL NOT EXCEED THE MAXIMUM AVERAGE OF 1 FOOTCANDLE.

WOLCOTT AVENUE A.K.A. ROUTE 9D

ROMBOUT AVENUE

CONCRETE SIDEWALK
CONCRETE MONUMENT
PILLAR
S 78°25'40" E 223.74'
SEWER MANHOLE (TYP)
WATER VALVE
GRAVEL DRIVEWAY
45.8'
FIRE HYDRANT
UTILITY POLE (TYP)
CHAIN LINK FENCE ON LINE
LIGHT POST (TYP)
L=289.17'
R=542.58'
WOOD DECK
SCREEN PORCH
2 STORY FRAME
86.7'
FIRE PIT
DIRT DRIVEWAY
N/F CAMPBELL DOCUMENT NO. 2016-7780
S14°40'30"W 190.13'
AREA=1.82 ACRES +/-
STONE WALL
SHED
2 STORY FRAME
LIMITED AREA OF SITEWORK
26.7'
24.7'
L1
PROPOSED 2-STORY GARAGE
BLUESTONE TREADS & RISERS TO COORDINATE W/ EXISTING GRADE
CLR 2.5'
BLUESTONE PATIO ON GRADE
REPAIR AREAS OF LAWN AS REQ'D
21.7'
WOOD DECK
2 STORY FRAME
CONCRETE
ENC 0.9'
CHAIN LINK FENCE ENC 3.2'
STOCKADE FENCE
S82°17'20"W 100.19'
2 STORY FRAME
PILLAR
CONCRETE MONUMENT
CATCH BASIN (TYP)
CONCRETE MONUMENT
N 22°54'10" E 435.63'
CONCRETE MONUMENT
DRAINAGE EASMENT
CONCRETE MONUMENT
CONCRETE MONUMENT
SHED
S57°36'14"W 129.99'
WIRE FENCE
WIRE FENCE ENC 5.7'
N73°37'52"W 159.20'
N/F BARTOLOMEN DOCUMENT NO. 2020-30
N/F GUILLIN DOCUMENT NO. 2012-6102
N

Site Plan

Scale: 1" = 20'

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Existing Conditions & Demolition Plan
Sheet 3 of 3	Building Plans & Elevations

Certificate of Appropriateness

Sheet 1 of 3 - Site Plan

Owner:
Ilinca Bartolomeu
9 Rombout Avenue
Beacon, New York 12508

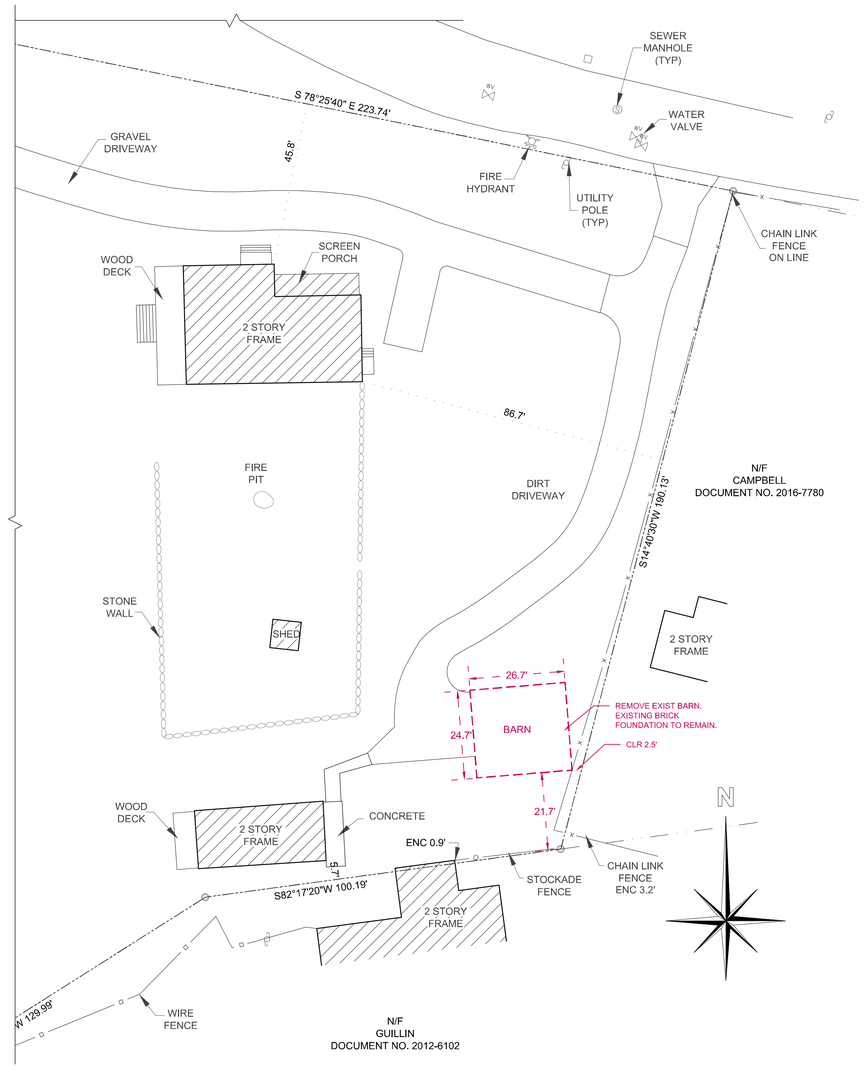
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

9 Rombout Avenue

Beacon, New York
Scale: 1" = 20'
September 30, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	9/30/25	PLANNING BOARD SUBMISSION	AJS



Photos of Existing Conditions

NTS

Partial Existing Conditions & Demolition Plan

Scale: 1" = 20'

Certificate of Appropriateness

Sheet 2 of 3 - Existing Conditions & Demolition Plan

Owner:
Ilinca Bartolomeu
9 Rombout Avenue
Beacon, New York 12508

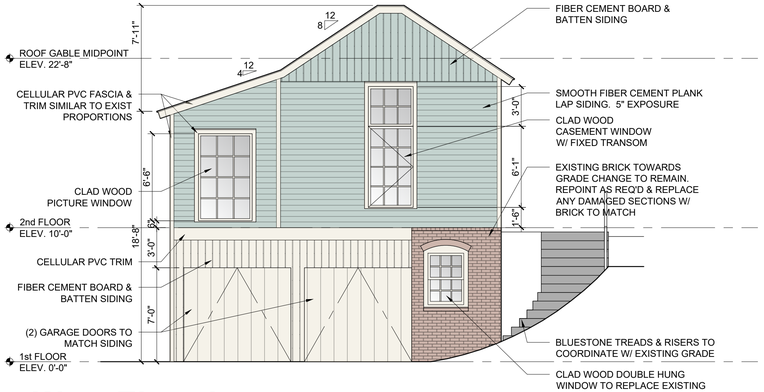
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

9 Rombout Avenue

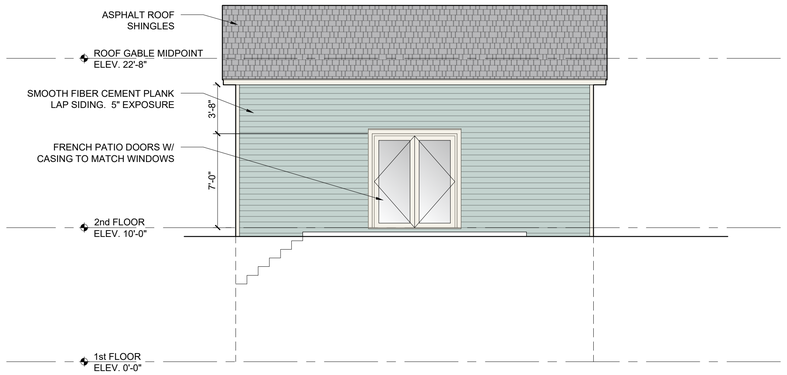
Beacon, New York
Scale: 1" = 20'
September 30, 2025

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	9/30/25	PLANNING BOARD SUBMISSION	AJS



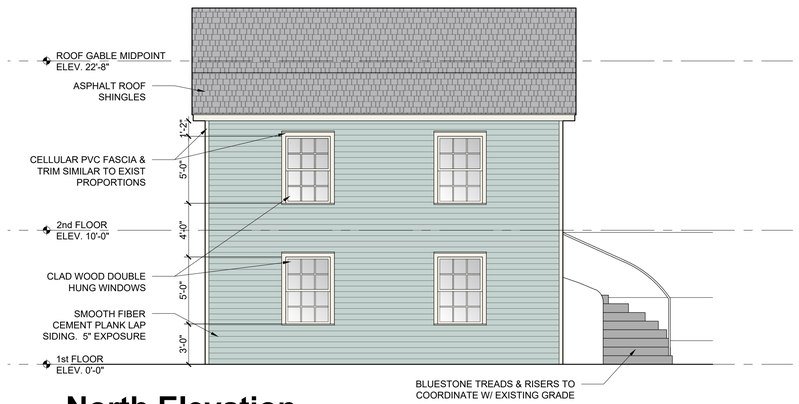
West Elevation

Scale: 3/16" = 1'-0"



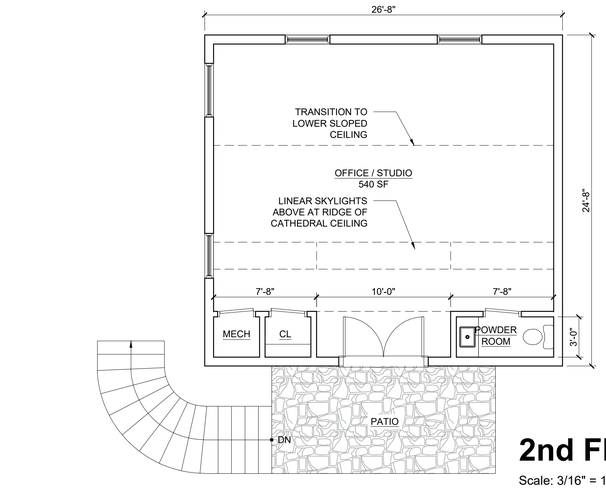
South Elevation

Scale: 3/16" = 1'-0"



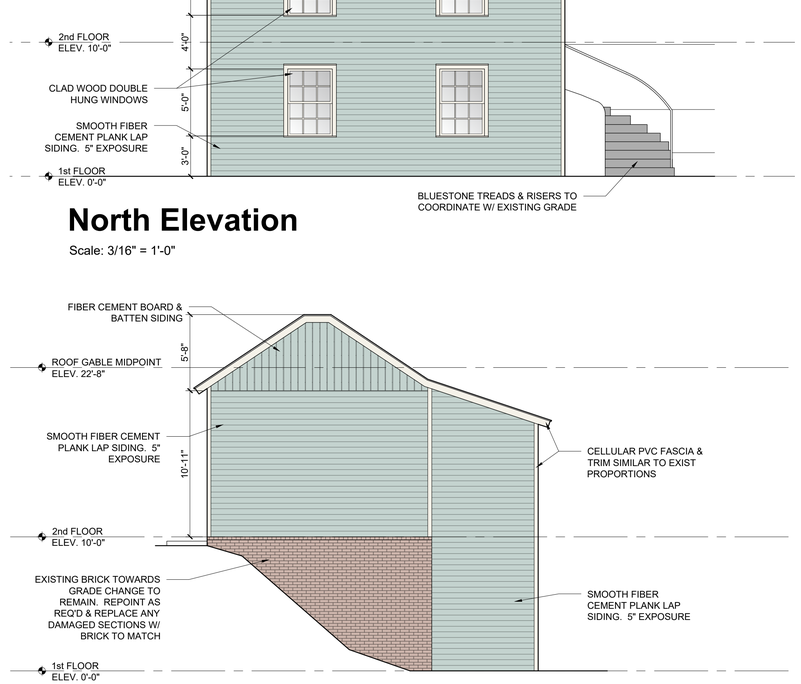
North Elevation

Scale: 3/16" = 1'-0"



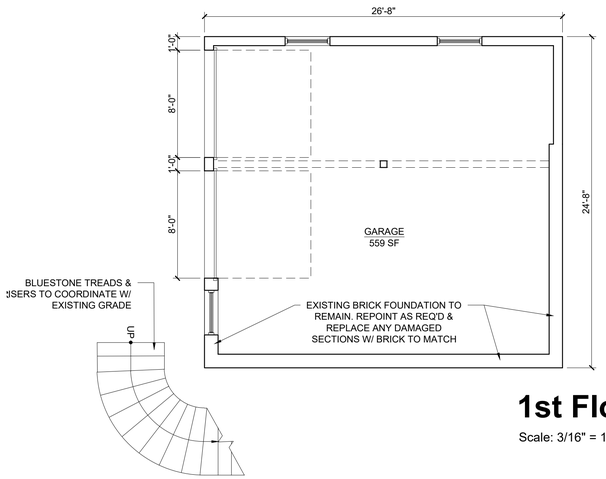
2nd Floor Plan

Scale: 3/16" = 1'-0"



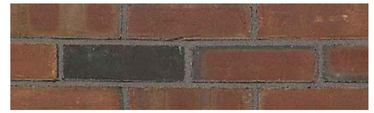
East Elevation

Scale: 3/16" = 1'-0"



1st Floor Plan

Scale: 3/16" = 1'-0"



BRICK VENEER - EXISTING TO REMAIN

BENJAMIN MOORE - WATERBURY GREEN (HC-136)

BENJAMIN MOORE - BONE WHITE (OC-143)

Certificate of Appropriateness

Sheet 3 of 3 - Plans and Elevations

Owner:
Ilinca Bartolomeu
9 Rombout Avenue
Beacon, New York 12508

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

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

9 Rombout Avenue
Beacon, New York
Scale: 3/16" = 1'-0"
September 30, 2025

City of Beacon Planning Board Agenda
10/15/2025

Title:

Certificate of Appropriateness: 425 Main Street (existing fire house building), Facade

ATTACHMENTS

425 Main Mase FH PB 10.15.25 - ARB for Cert of Appropriateness Cvr Ltr.pdf

425 Main Mase FH PB 10.15.25 Exhibit A - ARB Application Form.pdf

425 Main Mase FH PB 10.15.25 Exhibit B - Email from Building Inspector.pdf

425 Main Mase FH PB 10.15.25 Architectural Drawings by Aryeh Siegel, Architect 9-30-25.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

October 1, 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: Architectural Review Board Application for Certificate of Appropriateness
Proposed Façade Changes to Existing Mase Firehouse Building
Premises: 425 Main Street, Beacon, New York 12508
Tax Parcel ID: 6054-29-042776

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Hook & Ladder 425 LLC (the "Applicant"), the contract-vendee of the above-referenced Premises,[1] we respectfully submit this letter and the referenced enclosures in support of an Architectural Review Board Application for Certificate of Appropriateness (the "Application"), proposing certain exterior improvements in connection with the adaptive reuse of the existing Mase Firehouse building (the "Building") located at the Premises (the "Project").

THE PREMISES AND THE PROPOSED PROJECT:

The 0.119+/- acre parcel is located on the south side of Main Street, and is classified in the Central Main Street ("CMS") Zoning District and the Historic District and Landmark Overlay ("HDLO") Zoning District in the City of Beacon (the "City"). The Premises is presently improved with the three (3) story Building, with concrete drives and walkways, small landscaped beds, and paved areas on the remainder of the Premises. Originally constructed in 1911, the Building was built in the Renaissance Revival style, and the front of the building, facing Main Street, has two (2) arched former fire-cart doors that have been closed, with one now being the main entrance door and both have arched glass-paneled doors and arched stone labels. Verizon Wireless has an existing lease for rooftop space for its wireless antenna that is installed on the top of the building, with its fenced equipment cabinets and generator located on the ground. The area surrounding the Premises includes a mix of residential, commercial, and institutional uses within the CMS, HDLO, and R1-5 One-Family Residence District ("R1-5") Zoning Districts.

[1] Note: As this Board may be aware, please be advised that the Premises is presently owned by the City of Beacon (the "City"). The Applicant and the City are in the process of scheduling the closing on the Premises, which is anticipated to be completed prior to the October meeting of this Board.

As is more detailed in the enclosed plan set prepared by Aryeh Siegel, Architect, dated September 30, 2025 (the "Plans"), the Applicant proposes to convert the Building for mixed-use development, with commercial space on the first floor and two (2) residential apartments on each of the second and third floors, for a total of four (4) residential units. The City of Beacon recently completed an administrative lot line adjustment that created the lot that now comprises the Premises, and the Premises will benefit from a perpetual easement such that the Premises will have exclusive access to the four (4) dedicated parking spaces closest to the Building and adjacent to the public parking lot behind the Building.[2] The Building will be largely maintained in its existing form and appearance, as most of the work required for the Project will consist of interior alterations, with no changes proposed to the footprint of the Building.

The Applicant proposes minor exterior improvements to the Building to facilitate the adaptive reuse and redevelopment of the Premises. Specifically, along the northern façade of the Building, facing Main Street, the Applicant proposes only to install four (4) dome sconces with gooseneck mounts; six (6) additional sconces will be installed on the southern and eastern façades of the Building. On the eastern façade of the Building, the Applicant proposes to install a residential entrance door with a canopy above to provide separate access to the residential portions of the Building. At the southern (rear) façade of the Building, the Applicant proposes to remove the existing external metal staircase and replace with two (2) black steel balconies, and to provide access to the two (2) adjacent residential units from the balconies with insulated glass doors installed in the place of existing door and window openings on the Buildings. The Applicant also proposes to replace certain double hung windows, sills, and lintels with new components, and to infill any openings below the new sills with brick to match the existing Building façade. Finally, the Applicant proposes to repair, reinforce, and/or repaint any deteriorated areas of the existing façade, trim, and door panels on the Building with materials and colors to match the existing façade.

For the benefit of the Board, the Applicant met with City Staff on September 8, 2025 to review the instant Application and the existing conditions at the Premises. Following that meeting, Building Inspector Bryan Murphy confirmed in email correspondence dated September 23, 2025, that the Project, as proposed, requires only a Certificate of Appropriateness for the exterior modifications and a Building Permit for the interior renovations.[3] *See* **Exhibit B**. Therefore, and in consideration of the criteria outlined in City Code Section 134-6.C, the Applicant respectfully requests that the Planning Board issue a Certificate of Appropriateness for this Project.

---

[2] Note: The final easement agreement will be part of the closing that is anticipated to take place prior to the Board's October meeting Agenda. One (1) space will be on the Premises itself, and three (3) additional spaces will be pursuant to a perpetual easement agreement with the City.

[3] Note: As noted in email correspondence from Bryan Murphy, dated September 23, 2025, a prospective future tenant of the proposed commercial space within the Building (which is anticipated to be an existing bookstore in Beacon) may wish to install certain outdoor patios, which patios would require Site Plan Approval. The commercial use on its own (internal to the Building) would not itself require Site Plan Approval. The Applicant acknowledges that future renovations to the exterior of the Building, such as the referenced patios for the prospective commercial tenant may necessitate additional approvals from this Board, and that if needed, application(s) for such approvals will be filed at the appropriate time.

INDEX OF ENCLOSURES:

In support of this Application, please find one (1) copy of the following documents:

Exhibit A: Architectural Review Board Application for Certificate of Appropriateness; and

Exhibit B: Email Correspondence from City of Beacon Building Inspector Bryan Murphy, regarding the approvals process for the Project, dated September 23, 2025.

In addition, enclosed please find one (1) full size set of Plans prepared by Aryeh Siegel, including photographs of the existing Building and renderings of the proposed alterations to the Building.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on October 15, 2025 for review of this Application. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: 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
Jessica Zalin, Esq.

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: September 30, 2025

Project Address: 425 Main Street, Beacon, New York 12508

Project Architect/Engineer: Aryeh Siegel, Architect, 84 Mason Circle, Beacon, NY 12508

Contract Vendee/
~~Owner/~~Builder: Michael Bensimon/Hook & Ladder 425 LLC, 245 Westchester Avenue # 247, Port Chester, New York 10573

Project Contact: Attorney for Contract Vendee/Applicant: Taylor M. Palmer, Esq., Cuddy & Feder LLP

Contact Phone No.: (914) 761-1300 Email: tpalmer@cuddyfeder.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: N/A.

Roofing: Existing to remain. New aluminum standing seam shed awning at residential entry - Atas '1" Field-Lok.' Color: Black

Windows: Color: Existing to remain. Match existing color for (1) new window proposed to replace 3rd floor door. Type: Existing to remain. Match existing double hung for (1) new window proposed to replace 3rd floor door.

Trim: Existing to remain. Repair as required and paint to match existing. Benjamin Moore - Aura.

Garage Door: N/A. - Existing to remain.

Stone/Brick: N/A. - Existing to remain.

Signature of ~~Owner~~ Contract Vendee

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

From: Bryan Murphy
To: Zalin, Jessica; jgray@kblaw.com
Cc: Palmer, Taylor M.; Persico, Moira
Subject: RE: Request for Confirmation of Approvals Process - 425 Main Street (Mase Firehouse)
Date: Tuesday, September 23, 2025 7:18:03 AM
Attachments: image002.png

Good morning,

I have reviewed the parking requirements for 425 Main St using your email as a reference. I have determined that the project, as proposed, will only require a Certificate of Appropriateness for the exterior modification and a building permit for the interior renovation.

FYI:

I met the prospective tenant for the 1st floor yesterday, and they are looking to have front and rear patios, which would require site-plan approval.

Bryan Murphy, Building Inspector
1 Municipal Plaza Beacon, NY 12508
P. 845-838-5020 F.845-838-5026
bmurphy@beaconny.gov

12" DOME SCONCE WITH
16" GOOSENECK MOUNT.
BARN LIGHT ELECTRIC CO.
COLOR: MATTE BLACK

ALUMINUM STANDING SEAM
SHED AWNING.
ATAS - '1" FIELD-LOK'
CLASSIC W/ SMITH SCROLLS
COLOR: BLACK

ALUMINUM BALUSTER RAILINGS
W/ VERTICAL PICKETS.
COLOR: BLACK

NEW RESIDENTIAL ENTRANCE WITH 4" CONCRETE LANDING.

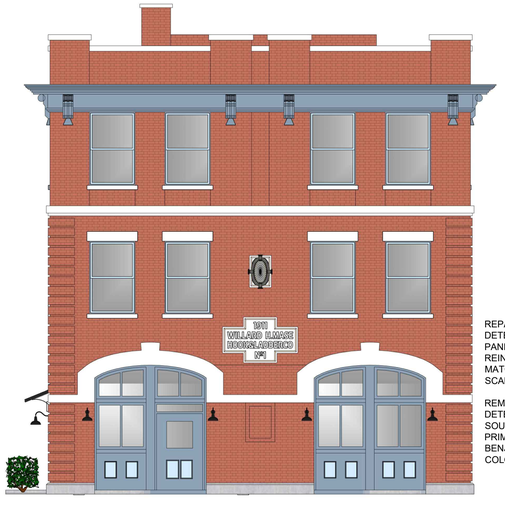
WOOD DOOR WITH INSULATED GLASS 1/2 LITE & (2) LOWER PANELS. MOLDING PROFILE TO MATCH EXISTING OPENINGS. PROVIDE (1) COAT OF PRIMER AND (2) FINISH COATS. BENJAMIN MOORE - AURA. CUSTOM COLOR TO MATCH EXISTING.

STONE LINTEL TO MATCH EXISTING.

ALUMINUM STANDING SEAM SHED AWNING OVER ENTRY DOOR.
ATAS - 1" FIELD LOCK. COLOR: BLACK

NEW DOME LIGHTS W/ GOOSENECK MOUNT.
BARN LIGHT ELECTRIC CO.
COLOR: MATTE BLACK

Residential Entrance Elevation



Front Elevation

NEW DOUBLE HUNG WINDOW AT EXISTING DOOR OPENING, MATCH EXISTING DOUBLE HUNG WINDOWS, SILLS AND LINTELS.

INFILL OPENING BELOW SILL W/ BRICK TO MATCH EXISTING

REPAIR ANY AREAS OF DETERIORATED WOOD TRIM & DOOR PANELS BY PATCHING, SPLICING AND REINFORCING AS REQUIRED TO MATCH THE MATERIAL, DESIGN AND SCALE OF THE EXISTING WOODWORK.

REMOVE ANY DAMAGED OR DETERIORATED PAINT TO THE NEXT SOUND LAYER. PROVIDE (1) COAT OF PRIMER AND (2) FINISH COATS. BENJAMIN MOORE - AURA. CUSTOM COLOR TO MATCH EXISTING.

Rear Elevation

STEEL BALCONIES:
6X6 TUBE STEEL COLUMNS.
(2) 2X6 C-CHANNEL STEEL BEAM & 2X6 GALVANIZED STEEL JOISTS AT 16" ON CENTER. THROUGH BOLT EXTERIOR FACING CHANNEL W/ 1/2" DIAMETER GALVANIZED BOLTS.

PROVIDE (1) COAT OF PRIMER AND (2) FINISH COATS FOR ALL STEEL. BENJAMIN MOORE - AURA. COLOR: BLACK (HC-190).

5/4" X 6" WOOD DECKING WITH SEMI-TRANSPARENT MINWAX STAIN. COLOR: PHANTOM GRAY (MW1089)

42" ALUMINUM RAILINGS W/ VERTICAL PICKETS. COLOR: BLACK

FULL LITE, INSULATED GLASS DOORS. COLOR: BLACK

Existing

Existing

Proposed

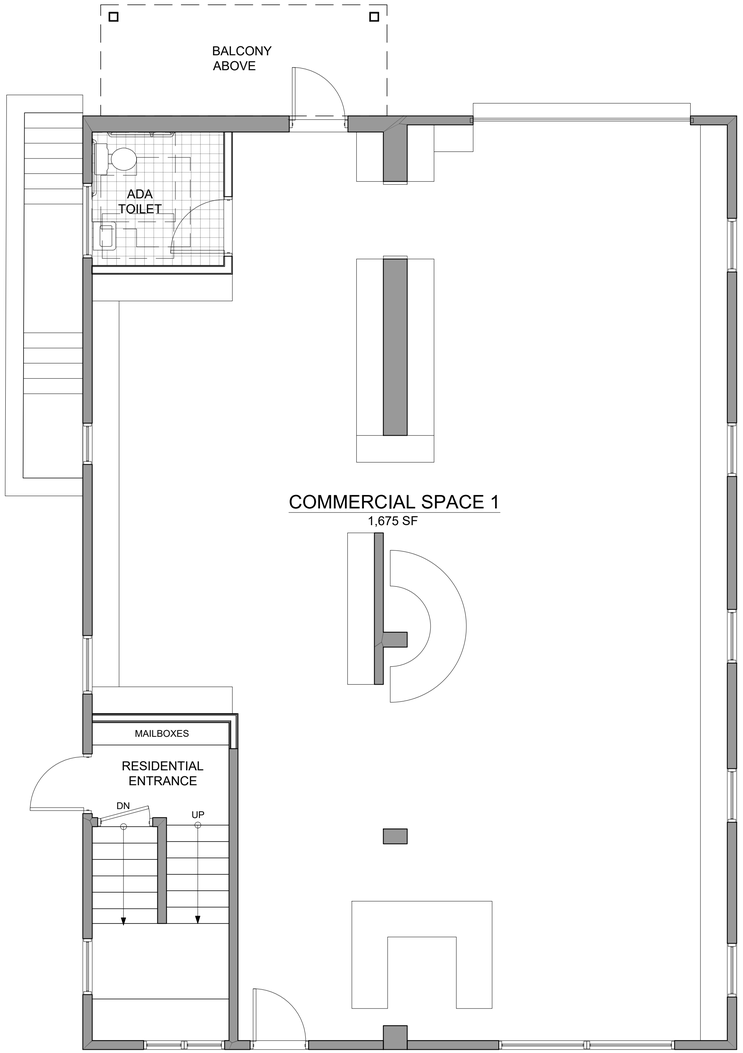
Proposed

Proposed Elevation
Architectural Review Board Application

Owner:
Simon Fox Properties
245 Westchester Avenue
Port Chester, NY 10573

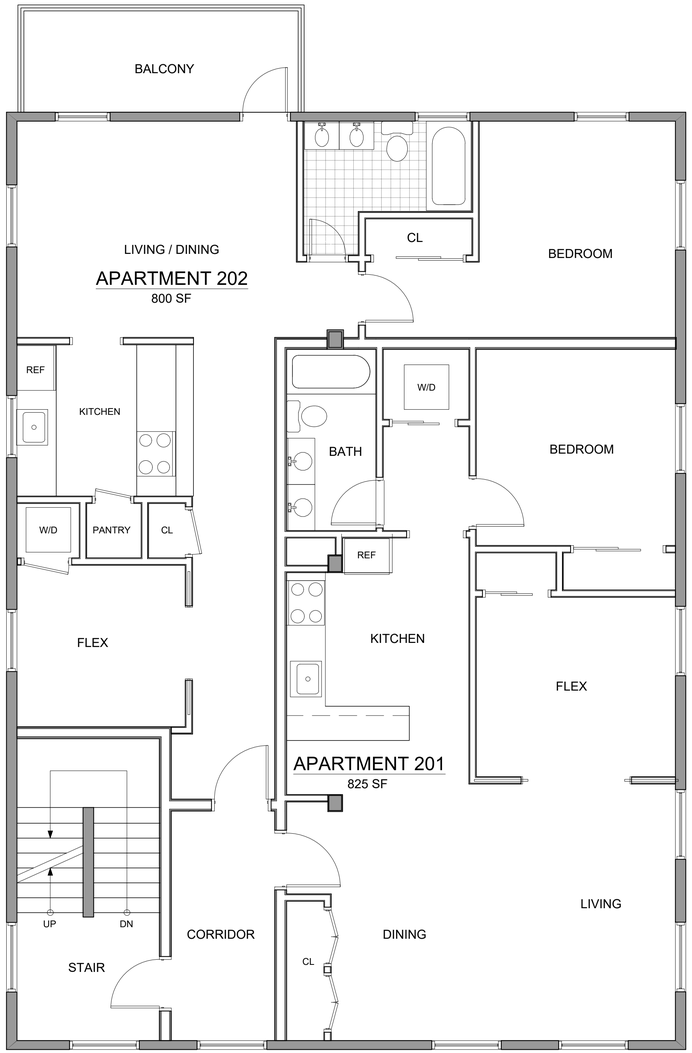
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

425 Main Street
Beacon, NY
Scale: NTS
September 30, 2025



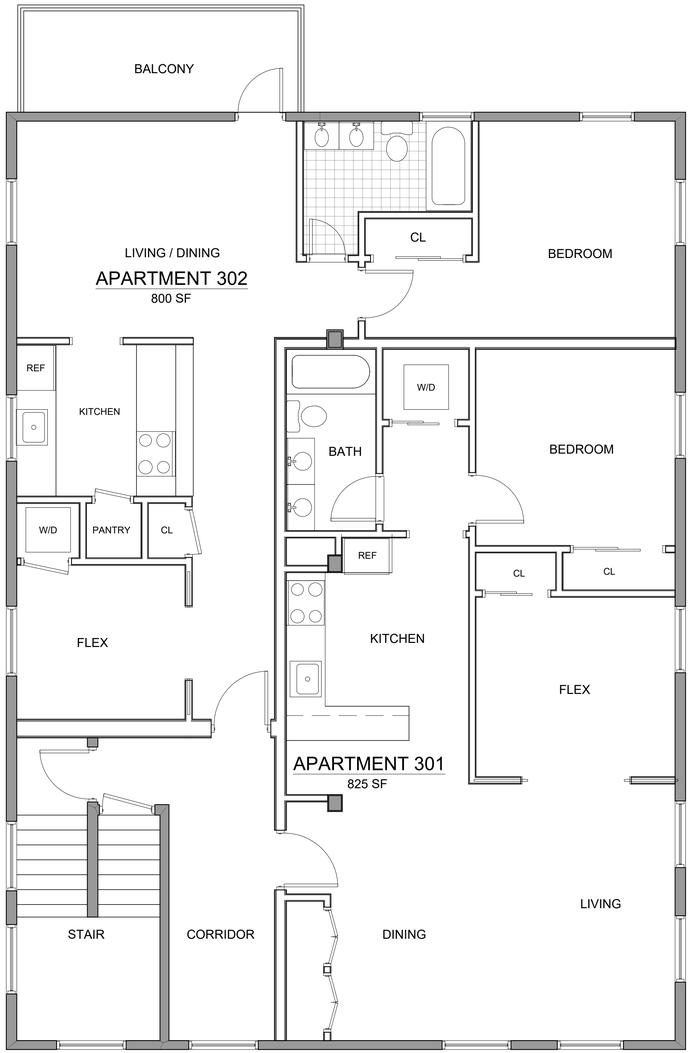
1st Floor Plan

Scale: 1/4" = 1'-0"



2nd Floor Plan

Scale: 1/4" = 1'-0"



3rd Floor Plan

Scale: 1/4" = 1'-0"

Proposed Plans
Architectural Review Board Application

Owner:
Simon Fox Properties
245 Westchester Avenue
Port Chester, NY 10573

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

425 Main Street
Beacon, NY
Scale: 1/4" = 1'-0"
September 30, 2025